



**Tentative Subdivision Map
 Applicant Information**

Applicant:		Phone:	
Mailing address:	City:	State:	Zip:
Property Owner:		Phone:	
Mailing address:	City:	State:	Zip:
Agent:		Phone:	
Mailing address:	City:	State:	Zip:

IMPORTANT! Please read filing instructions before completing this application

When an application for any proposal is left for filing, the mere act of leaving the application does not mean the application has been accepted as being complete. You will be notified within thirty (30) days in writing whether the application has been accepted as being complete and setting a tentative public hearing date. This is not a local requirement, but a State requirement found in Chapter 65943 of the Government Code

This application must be filled out completely and with full answers to every statement and question. This application must be signed by the owner or owners, or legally authorized agent.

NOTE: A preliminary meeting with the Planning and Building Division staff is required. A pre-filing conference with Planning, Building, Engineering, Parks, Solid Waste, Fire, and other City staff will be set up for all Tentative Subdivision applications.

Please submit the following information with your application:

1. Twenty-seven (27) copies of 18" x 26" minimum size of the subdivision map or parcel map, drawn to a scale large enough to show all details clearly and shall include the following information:
 - a) Description of original parcel(s)
 - b) Description of new parcels
 - c) Location, names, and present width of adjacent streets, highways, alleys, pedestrian ways and bicycle paths.
 - d) Proposed access, street improvements including paving, curb and gutters, sidewalks, street-names, stop signs, street lighting, bus stops, and fire hydrants.
 - e) The width and location of all easements for drainage, sewage and public utilities.
 - f) Approximate location of areas subject to inundation by storm water or overflow, the location, width and direction of flow.
 - g) Source of water supply. Location of nearest city water line.
 - h) Method of sewerage and sewage disposal. Location of sewer lines to be used.
 - i) Proposed use of property and zoning.

- j) Date, north arrow, and scale.
- k) Radius of each curve and its interior angle.
- l) All existing surface and underground structures and improvements located on the original parcel should be shown.
- m) Contours at two foot intervals shall be provided if the elevation of the property is 2 feet greater than the adjacent street or grade elevation between any two adjacent lots is greater than one foot. Any waiver of this requirement shall be made in writing to the Planning and Building Director.
- n) Each lot shall have width and depth dimensions.
- o) List each lot with the net square footage on the tentative map or separate attachment.
- p) Tentative and final map is required to contain appropriate "Right to Farm" statement.
- q) State whether a landscape maintenance district is proposed.
- r) State if the property is within the "airport influence area."

2. Submit a current Legal Title Report.

3. Submit an accurate scale drawing of the site and the surrounding area for distance of at least three hundred feet (300') from each boundary of the site showing the location of streets and property lines and the names and last known addresses of the recorded legal owners of all properties shown on the drawings. In addition, mobile home park residents will need to be identified. PLEASE TYPE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS ON MAILING LABELS and including mobile home residents which shall be identified by "resident" and "space-number." In addition, the Planning Director may at his discretion, expand the noticing requirements in high growth areas, where it is clear that the county assessor's roll is not current with names and address. (Council authorization 7-2-2002)

4. Complete and submit the Environmental Information Form.

Subject Site Information

Site address or location of property:

Assessor's Parcel Number:

Total property size in acres or square footage (gross/net):

Current Zoning:

Describe how the site is currently developed:

REQUEST: Describe fully the type of use and improvements proposed; how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property and neighborhood; and why there is a need for such use:

Existing land use:

Existing land use of adjacent properties:

- North: _____
- South: _____
- East: _____
- West: _____

Floodplain Management (FEMA)

Floodplain Management Regulations Section 10.104.01 is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas.

Does the proposed structure or improvements to be located within floodway, will the structure or improvement result in any increases in flood levels during the base flood discharge (100-year flood)?

If so, please identify the base flood elevation _____

Project Description

Will the development of the project be in phases? Yes No

Describe each phase and estimated time frames:

Specify the number of units and on-site parking spaces.

- a) Number of single family units _____
- b) Number of multi-family units _____
- c) Number of on-site parking spaces _____

Agency Authorization

I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the City of Tulare is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

Print Name - Firm	Address	Date
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Signature

Print Name - Preparer of this form	Address	Date
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Signature

Print Name - Applicant	Address	Date
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Signature

Print Name - Landowner	Address	Date
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Signature

NOTE: Attach acknowledgment of signature(s) by Notary Public if executed outside the State of California

Approved:

City of Tulare

Signature

Date

Supplemental Information For Applications for any Development Projects

Section 65962.5(e) of the California Government Code states:

“(e) Before a local agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project is located on a site which is included on any of the lists compiled pursuant to this section. If the site is included on a lists, the list shall be specified on the statement.”

Before any application can be accepted as completed by the City of Tulare, the owner of the subject property, or the owner’s authorized agency, must complete this form.

STATEMENT:

I HAVE REVIEWED THE “Identified Hazardous Waste Sites” list <http://www.envirostor.dtsc.ca.gov/public> dated _____, 20____, and state that:

The site(s) of the project subject to this application **is** **is not** on the “Identified Hazardous Waste Sites” lists.

Address

APN

CERTIFICATION:

I hereby certify that the information furnished herein presents to the best of my knowledge and belief, true and correct facts, statements, and information, and that I am the owner, or the authorized agent of the owner, of the subject property.

Signature

Date