



Development Agreement

Planning Division	Site Plan Review	Planning Commission
Received:	Date:	Hearing Date:
		Action:
		Resolution No.:

This space for staff use only

Applicant Information

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

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:
Maximum height and size of buildings:
Proposed use:
Proposed density or intensity:
Describe existing land use of adjacent properties: <ul style="list-style-type: none"> • North: _____ • South: _____ • East: _____ • West: _____
Legal Description:

Project Description

Describe the reason for the proposed Development Agreement:

Describe any specific land use entitlements (special use permits, planned unit developments, parcel maps, etc.) for the proposed development project, which the City has been requested to approve:

Describe the anticipated time frame from completion of the development project, including any phasing and a description of each phase:

Describe any limitations on the permitted use of the property, which the applicant is willing to agree to as a part of the development agreement:

Describe any payment, reservations and dedications of land for public use which the applicant is willing to offer as a part of the development agreement:

Describe any subsequent discretionary actions on the development project which will be requested of the City after the development agreement is approved:

Describe any public improvements, facilities and/or services which the applicant is willing to provide as part of the development agreement:

If the applicant believes that one or more of the requirements for filing an application for development agreement should be waived because the requirements have been fulfilled in conjunction with other applications for development approval, please complete the following section.

The applicant hereby requests the City Planning & Building Director to waive the following requirements for this development agreement application:

Development Plan - This information was previously submitted with an application for:

Date Submitted

Environmental Setting Information – This information was previously submitted with an application for:

Date Submitted

Will the project require the expansion of public service facilities (roads, sewer lines, water lines, etc.)?

Existing land use of adjacent properties:

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

The purpose of a Development Agreement is to provide a mechanism that assures the applicant of a development project that upon approval, the applicant may proceed with the project in accordance with existing policies, rules and regulations, and conditions that were applicable at the time of project approval, and in a manner consistent with State requirement Government Code Section 65864.

The City of Tulare regulations for Development Agreements are located in the Tulare Municipal Code under Section 10.152 of Title 10.

NOTE: Approval of a Development Agreement shall require the recommendation of the Planning Commission and the approval of the City Council, upon review and recommendation of the Planning Director. The Planning Director shall review the application for a Development Agreement and may, where deemed appropriate, require the filing of additional information and materials. When the Planning Director deems the application complete, he shall direct a staff report and recommendation to be prepared which, among other things, shall state whether or not the agreement as proposed would be consistent with the City's general plan and any applicable zoning ordinances and specific plans.

NOTE: Should the Planning and Building Director find that the developer is in non-compliance or not performing consistent with the development agreement, the Director shall report this finding to the City Council. The City Council may terminate the development agreement consistent with Section 10.252.11.

This application for a Development Agreement must be filled out with full and complete answers and must be signed by at least one of the legal property owners or the authorized agent of the owner(s). A signed letter by at least one of the legal owners of the site authorizing the agent to act on behalf of the applicant must be attached.

Please submit the following information with your application:

- Site plan map (to scale) showing lot dimensions, existing structures, and easements (17 copies) 18" x 26" minimum size.
- Floor Plan map (to scale) 17 copies 18" x 26" minimum size
- All elevations of the new or existing structure (17 copies), include one color elevation depicting proposed color scheme 18" x 26" minimum size.

- Please provide one reduced copy (8 1/2" x 11") of site plan, floor plan, and all elevations.
- Copy of the Assessor's Map, a copy of the deed, contract of sale, or other legal description.
- Submit a list of the names and addresses of all property owners within a 300-foot radius of the subject property and gummed labels with the same data with this application. The labels will be used to mail notice of the time and place of the public hearing required.
- Complete and submit the Environmental Information form.

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 list, 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

Property Owners Affidavit

STATE OF CALIFORNIA)
CITY OF TULARE)
COUNTY OF TULARE)

WE,
I, _____ being duly sworn, depose and say that **(we are) (I am)** the owner(s) of the property involved in this application and that **(we) (I)** have been familiarized with the rules and regulations of the City of Tulare with respect to preparing and filing this application and that the foregoing statements and answers contained in this information on the attached map thoroughly and completely to the best of **(our) (my)** ability present the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respect true and correct to the best of **(our) (my)** knowledge and belief.

Telephone: _____

Signed: _____

