

BDCSP APPLICATION
 (Building Design)
 &
 (Conceptual Site Plan)

Replaces former SPBE application



FILE #: 200 - BDCSP - FILING DATE: _____ RECEIVED BY: _____
 FEE: **No Fee** FEES PAID: N/A RECEIPT #: N/A

Re: Multiple-Family Residential Zone / Density of 12 DU/Ac. or more and more than 20 DU Chapter 7C “Multiple Family Residential” Section 10-7C-7(M) “Design Review”, A Multi-family development with a density of twelve (12) dwelling units/acre or more and having twenty (20) or more total dwelling units shall be subject to design review and approval by the City Council...”

Re: PD Zone Chapter 8 “Planned Development Zone” Section 10-8-3(C) requires the submittal of a colored site development plan, a written text, colored elevations, a colored rendering, and a color and materials sample board for the entire property proposed to be developed in a PD zone.

Re: AP Zone Chapter 9 “Administrative and Professional Zone” Section 10-9-7 requires new buildings with a ground floor area of 20,000 square feet or a site with an aggregate ground floor of 20,000 SF or more shall be subject to design review and approval by the City Council... the review requires the submittal of a colored site development plan, a written text, colored elevations, a colored rendering, and a color and materials sample board.

Re: Commercial Zone / by Freeway Chapter 10 “Commercial Zones” Section 10-10-5 “Special Provisions”, 10-10-5 (G) “New Buildings Within I-15 Right -Of -Way” *New buildings which are located within two hundred feet (200’) of the I-15 right of way shall comply with the following minimum design principles and shall be subject to design approval by the Planning Commission prior to the issuance of a building permit...*”

Re: Commercial Zone / Bldg’s 20,000 SF + Chapter 10 “Commercial Zones” Section 10-10-5 “Special Provisions”, 10-10-5 (I) requires new buildings with a ground floor area of 20,000 square feet or a site with an aggregate ground floor of 20,000 SF or more shall be subject to design review and approval by the City Council... the review requires the submittal of a colored site development plan, a written text, colored elevations, a colored rendering, and a color and materials sample board.

(Check here *before* submitting application to Planning Department)
 I have completed a traffic review with the City Traffic Engineer for this site.
 A memo is attached from the engineer with required conditions.

APPLICANT INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: _____

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

APPLICANT : _____
 (If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

CONTACT PERSON/REPRESENTATIVE: _____
(If different than owner)

MAILING ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

PROPERTY INFORMATION

STREET ADDRESS OF PROPERTY: _____

ASSESSOR'S PARCEL NUMBER(S): _____

ZONING: _____ GENERAL PLAN: _____

LEGAL DESCRIPTION: (Attach separate sheet if necessary) _____
Lot / Plat

EXISTING USE: _____
Use of property and/or Buildings

PROPOSED USE: _____
Use of property and/or Buildings

SUBMITTAL "CHECK LIST"

- | YES | N/A | |
|-----|-----|--|
| — | — | 1. Completed General Information form (page 1 &2 of this application) |
| — | — | 2. Written text (Project proposal / narrative) |
| — | — | 3. Colored elevation drawing(s) showing all four sides of proposed buildings, and photo simulations, if applicable. |
| — | — | 4. Color and materials board, or approved equivalent, as required. |
| — | — | 5. Three (3) full sets of plans that include a fully dimensioned colored site plan, floor plan, landscape plan, grading plan, and elevations for all sides of the buildings. The scale should be no smaller than 1" = 20' for the site plan, and 1" = 4' or 1" = 8' for the floor plan and elevations. |
| — | — | 6. 8 1/2 x 11 reduced copy of site plan, floor plan, grading plan, and elevations. |
| — | — | 7. Optional: Provide mailing labels for adjacent neighbors. |

SITE PLAN INFORMATION

Please include the following information on your site plans

- | YES | N/A | |
|-----|-----|--|
| — | — | 1. Current address of project, plat name, assessor parcel number(s), and the applicant's and plan preparer's name, address, phone and fax numbers. |
| — | — | 2. North arrow and scale. |
| — | — | 3. Property lines, with dimensions, and the location, width, and description of any easements. |
| — | — | 4. Existing and proposed streets, including names, centerlines, widths, and existing and future rights of way and improvements. |
| — | — | 5. Show existing fire hydrants within 300 feet of the project site. Indicate |

- any proposed fire hydrants.
- — 6. Show proposed Fire Department vehicle access lane(s).
 - — 7. Show and dimension all existing and proposed buildings and structures, and indicate existing features to be removed. Show distances between buildings and distances from buildings to property lines, and indicate required and proposed building setback lines. Show any nearby buildings within 30 feet of the subject property lines. Indicate proposed walls, fences. Trash enclosures, utility vaults, mechanical equipment, accessory buildings, paved areas, tanks, or other site features.
 - — 8. Show proposed and existing parking, driveways and access points, both on-site and off-site within the vicinity. Indicate width of driveways and drive aisles, and show distances between driveways. Show parking space dimensions, and indicate handicapped accessible spaces. Indicate one-way and two-way drive aisles.
 - — 9. Show any significant natural features such as rock outcroppings and water courses.
 - — 10. Show proposed landscaping, including quantity, location, variety, and container size; a separate **landscaping plan** may be submitted instead of showing this information on the site plan.
 - — 11. Show locations and dimensions of pedestrian access ways, loading areas, and access to service areas.
 - — 12. Show proposed lighting fixtures in parking areas, adjacent to walkways, and on buildings, and indicate type.
 - — 13. Show all existing and proposed public improvements, including water, sewer, catch basins, curbs, gutters, sidewalks, street lights, signals, power lines, and utility poles.
 - — 14. Show existing contour lines and proposed contour lines indicating finished grade on the site; a **grading plan** may be substituted instead of showing contours on the plan, if desired.
 - — 15. Show location of on-site and off-site drainage, both existing and proposed.
 - — 16. Provide a **legend** on the site plan that includes:
 - a. Current zoning
 - b. General Plan
 - c. Any proposed changes in zoning or general plan
 - d. Total lot square footage
 - e. Total building square footage
 - f. Lot coverage
 - g. Setbacks
 - h. Building height
 - i. Parking (show calculations)
 - j. Open Space
 - k. Landscaping (show calculations)(%)
 - l. Proposed use (e.g. restaurant, retail, office, etc.)(show square footage allocated to each use within all buildings).
 - m. For multifamily residential projects, include the unit type, number of bedrooms, square footage per unit, and the unit mix.
 - n. Indicate the intended occupancy type of all buildings
 - o. Identify building sprinkled and non-sprinkled.

COMMENTS

1. Please be aware that, if determined necessary by City staff, additional information and/or special studies may be required to review the project. These studies may include, but not be limited to: a soils report, hydrology report, traffic study, etc.

2. Until the following information is submitted, your application will be considered incomplete:

3. The applicant has the ability and intention to utilize said BUILDING DESIGN AND CONCEPTUAL SITE PLAN (BDCSP) within twelve (12) months from date of final approval; and the applicant understands this BDCSP application, if granted, becomes null and void and of no effect if unused within twelve (12) months from the date of filing the application, or if any time after granting the use is discontinued for a period of twelve (12) months, or developed by someone other than the applicant
4. A BDCSP approval does not eliminate the necessity of obtaining a building permit, which is required for construction of all buildings in the project.
5. Are there any deed restrictions affecting the use of the property involved? Give the expiration date of these restrictions, if applicable.

6. Required site improvements such as pavement for parking areas, curb and gutter, privacy walls, landscaping, storm drain facilities, and all other improvements required under City Ordinance shall be completed prior to the issuance of a certificate of occupancy or approval for permanent electric power service. In the event such improvements cannot be completed prior to receiving permanent or a certificate due to weather conditions or other unusual circumstances, a financial guarantee in the form of a cashiers check, bond, escrow, or other financial guarantee acceptable to the City attorney shall be provided to the City guaranteeing that such improvements will be fully completed within ninety (90) days of the issuance of permanent power and/or a certificate of occupancy.

APPLICANT AGREEMENT

I (we) have read and understood the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Signature

Date

Signature

Date