



MAJOR SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

The purpose of a Major Site Plan and Architectural Review is for the review of the design and layout of new development in the City to ensure that it is consistent with this title and will not result in a detriment to the city or the environment. (See Section 9-2B-15-B of the Municipal Code for applicability)

Section 9-5 of the Zoning Code lists the applicable rules and standards for all development and land uses and includes a) development standards by Zoning District (except Downtown and Mixed-Used districts), b) architectural and site design, c) landscaping, d) water reporting (when applicable), e) off-street parking and loading and f) signage.

The following material constitutes a completed application to be submitted to the Development Services Department:

- a. Application form filled out completely.
- b. Five (5) sets 11" x 17" (or larger, depending on the project type) of Site Plans drawn to scale (showing property lines, streetscape, drive approaches, setbacks, lighting, trash, etc.) with conceptual and existing landscape included or on separate plans, color elevations and floor plans as applicable to the project and other such data as required by the Development Services Director.
- c. Pre-typed address labels with the names and addresses of property owners within 300 feet of the subject property and a map showing all properties within a 300 foot radius of the site. **The map and list of property owners must be certified by the Kings County Tax Assessor's Office and not be more than 30 days old.**
- d. Environmental Checklist Form and Environmental Review Fees.
- e. Preliminary Title Report not more than 90 days old to show existing easements if any.
- f. Application Filing Fee payable by cash or check to the City of Lemoore.

GENERAL INFORMATION

1. APPLICANT/ENGINEER: Name: _____ Address: _____ Telephone: _____ Fax: _____ Email: _____	2. PROPERTY OWNER: (if other than applicant, signature required) Name: _____ Address: _____ Telephone: _____ Fax: _____ Email: _____
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SITE & PROJECT SPECIFIC INFORMATION

3. Location/Address of Site: _____
4. Site Area: _____
5. Zone District: _____
6. Existing Use: _____
7. Proposed Use: _____
8. Describe the project and changes being made to the site.

9. Size of Proposed Building: _____
10. Height of Proposed Building: _____
11. Existing Parking Spaces: _____
12. Proposed Parking Spaces: _____
13. How much and what portions of the site are already or proposed to be landscaped? (Show on Site Plan)
 (a) Square footage: _____ (b) % of open Space: _____ (c) % of Site area: _____
15. Proposed construction of any fences or walls?
 (a) Height: _____ (b) Material: _____ (c) Location: _____
16. How much and what kind of outdoor lighting is proposed? _____
17. Type, location and size of any easements on the site?
 (a) Type of easement: _____
 (b) Location of easement: _____ (c) Size of easement: _____

Approval by the Planning Commission can only be granted if the proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City as well as those other findings listed in Section 9-2B-15-E.

1. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City;
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;
3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties;
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and
5. In the case of proposed alterations, additions, or demolitions to nonresidential buildings that are more than seventy five (75) years old:
 - a. Alterations and Additions: The alteration or addition is compatible with the downtown revitalization plan.
 - b. Demolitions: The applicant has demonstrated that the existing use cannot generate reasonable rate of return' the existing building constitutes a hazard to public safety and is economically infeasible to rehabilitate, the design quality of the replacement building will be superior to the existing building and will be compatible with adjacent buildings and the character of downtown Lemoore, or the proposed demolition or removal is necessary to allow a project that will have public benefits outweighing the public benefits of retaining the existing building.

I certify that the information provided on this form is true and correct and contains all the proposed work being done on the site. I understand that should I modify or add to the work described herein, I may have to submit a new application if the tasks are not exempt from City approval. I further understand that if I have a previous Site Plan Review or Administrative Review approval for this site, I agree to rescind the approval with this signature.

18. Applicant Signature: _____ 19. Date: _____
20. Print Name: _____
21. Property Owner's Signature: _____ 22. Date: _____
23. Print Name: _____

FOR OFFICE USE ONLY

File Number: _____	Date filed: _____	Receipt No.: _____	Fee Paid : _____
Major Site Plan Review <input type="checkbox"/> Approved or <input type="checkbox"/> Denied by: _____			Date: _____
Other Conditions of Approval: _____			
Reason for Denial: _____		Per Section 9-2A-8 Option for Appeal Expires: / /	