



Community Development Department • 69-825 Highway 111 • Rancho Mirage, CA 92270

Phone: 760-328-2266 • Fax: 760-324-9851

MODIFICATION OF CONDITIONAL USE PERMIT APPLICATION

APPLICANT:

_____ Phone: _____
Mailing Address: _____ Fax: _____
City: _____ State: _____ Zip: _____ Email: _____

LEGAL OWNER:

_____ Phone: _____
Mailing Address: _____ Fax: _____
City: _____ State: _____ Zip: _____ Email: _____

REPRESENTATIVE/CONTACT PERSON:

_____ Phone: _____
Mailing Address: _____ Fax: _____
City: _____ State: _____ Zip: _____ Email: _____

Please send correspondence to (check one) Applicant Property Owner Representative/Contact

BUSINESS LICENSE NUMBER (Required) _____
License Number Expiration Date

Project Address: _____ Name of Project: _____

Existing General Plan/Zoning: _____ Existing Land Use _____

Assessor's Parcel Number(s) _____ Acres/Sq.Ft. _____
(Photo essays are encouraged to be submitted)

Legal Description: _____

Project Summary: _____
(REQUIRED)

**Any false or misleading information shall be grounds for denial
If Not Legal Owner, Notarized Authorization From Owner of Record Must Be Attached.**

Wet Ink Signature _____ Print Name _____ Date _____

OFFICE USE ONLY

CASE NUMBER: _____ RELATED CASE NUMBER: _____
FILINIG FEE: \$ _____ RECEIPT NUMBER: _____ CHECK NUMBER: _____
DATED SUBMITTED: _____ SUBMITTED TO: _____

SUBMITTAL REQUIREMENTS

Plans for submittal of a complete application shall include, but not be limited to the following:

- 1) Applicable Fees.
- 2) Environmental Information form completed by applicant.
- 3) All conditional use plans shall be submitted on sheets containing a licensed architect's title block. As an alternative, a licensed architect's stamp and signature on each sheet will be accepted.
- 4) Twenty (25) fully dimensioned Preliminary Site Plans, drawn to scale, folded to 8 ½" x 11", showing square footage and acreage of parcel(s), North Arrow, scale, existing and proposed structures, parking, width of paving, trash storage, loading and maintenance areas, and adjacent streets.
- 5) Seven (7) sets fully-dimensioned Floor Plans drawn to scale, showing proposed square footage of covered area.
- 6) Seven (7) sets fully dimensioned elevations drawn to scale.
- 7) Seven (7) sets fully dimensioned roof plans drawn to scale including demonstration of screening of mechanical equipment.
- 8) Seven (7) sets Preliminary Landscape Plans (showing all plant specimens, sizes, quantities and locations, lighting locations and light stand detail, and mechanical equipment).
- 9) One (1) colored set of items 3) through 6) submitted prior to the Architectural Review Board and for public presentation.
- 10) One colored rendering (approximately 18"x 24").
- 11) One (1) aerial photo with project on transparent overlay; including all property within a 500-foot radius.
- 12) One 3"x 3" vicinity map suitable for publication.
- 13) Three (3) sets of mailing labels for property owners within a 500-foot radius of the project. The labels need to include the assessor parcel number. Said labels shall be prepared and certified by a Title Insurance Company, Civil Engineer or surveyor. The applicant is responsible for the accuracy of the 500-foot radius and address certification. An error may result in denial or continuance of the project by the reviewing authority. The list shall be prepared on 8 ½" x 11" sheets of self-adhesive labels. The labels shall be accompanied by a map showing every property within a 500-foot radius of the subject property.
- 14) If any proposed building exceeds twenty (20) feet in height or is more than one (1) story, a sight line study and demonstration of compliance with standards in the Rancho Mirage Municipal Code Section 17.18.030(B) is required.
- 15) A complete materials board, including but not limited to: paint sample, roof material sample, window and door material samples, and masonry sample.
- 16) Any other requirements deemed necessary by City staff.
- 17) Written demonstration of compliance with Findings (see below).

FINDINGS

Section 17.48.060 Findings for Conditional Use Permit

- A. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of this Ordinance;

- B. The proposed use is consistent with the General Plan and Specific Plan, if applicable;
- C. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
- D. The subject site is physically suitable for the type and density/intensity of use being proposed;
- E. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety; and
- F. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA.

Any determination or action taken by the Planning Commission to approve or disapprove an application may be appealed to the City Council by the applicant, Rancho Mirage citizen, or any person having an interest. Appeals must be filed with the City Clerk on an application form with the appeal-filing fee of \$1,114.00 within ten (10) days of the date of Planning Commission action. (Appeals cannot be filed if the City Council is the approving body.)