COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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Supplemental Planning Entitlement Application

Development Agreement

The following information is requested to expedite the review process necessary to process your permit request. Please complete thoroughly and attach reference materials as appropriate. Contact Planning if you have any questions; omissions and errors could delay your project.

Requirements for a Complete Application

The following items are **REQUIRED** for a complete application:

- ☐ Completed Applications for any related Supplemental Applications (e.g.; Architectural Review or Tentative Map) (separate forms)
- ☐ Draft Development Agreement
- ☐ Written Justification Statements (see below)
- ☐ Real Time Billing Application (separate form)

Draft Development Agreement

The Development Agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and to the intensity of development set forth in the agreement. The agreement may provide that construction shall be commenced within a specific time and that the project or any phase thereof be completed within a specified time. The agreement may also include terms and conditions relating to applicant financing of necessary public facilities and subsequent reimbursement over time. The draft Development Agreement shall specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes.

Justification for Development Agreement

Provide written statement(s) justifying the need for a development agreement:

1. Why would the development agreement be in the best interests of the City?

2. How would the development agreement promote the public interest and welfare of the City?