

Commercial Development Approval Checklist

I. PURPOSE (17.66.20)

Y N N/A A. Staff review and recommendation - Date(s) Reviewed: _____

Y N N/A B. Planning Commission review(s) - Date(s) Reviewed: _____

II. PERMITTED USES (17.66.20)

A. Indicative use: _____

1 General Requirements (17.66.40)

Y N N/A a. Minimum lot area no minimum

Y N N/A b. Minimum zone area no minimum

Y N N/A c. Minimum yard setbacks-unless otherwise approved by the planning commission.

Y N N/A i. Front 25'

Y N N/A ii. Side facing street 25'

Y N N/A iii. Interior side 10'

Y N N/A iv. Rear 10'

Y N N/A d. Building Height 35' maximum

Unless specifically approved to a greater height by the planning commission.

Y N N/A e. Site plan, drawn to scale, of sufficient size and detail showing:

Y N N/A i. Building Locations

Y N N/A ii. Yard setbacks

Y N N/A iii. Ingress and egress drives

Y N N/A iv. Parking areas

Y N N/A v. Landscaped areas

Y N N/A vi. Other improvements required relating to specific use

Y N N/A f. Site plan, in addition to above site plan, drawn to scale showing:

Y N N/A i. Utility locations (water, power, telephone, cable TV, sewer)

Y N N/A ii. Fire hydrants

Y N N/A iii. Street improvements

Y N N/A iv. Other improvements

Y N N/A g. Planning Commission must approve all plans prior to any building or construction permits being issued.

Y N N/A i. Planning Commission approval - Date(s) Approved: _____

2 Special Provisions (17.66.050)

Y N N/A a. Materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight obscuring fence or wall of not less than 6 feet in height.

Y N N/A b. No trash, rubbish, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone.

Y N N/A c. No junk, debris, abandoned or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any commercial zone.

Y N N/A d. All solid waste storage facilities shall be located at the rear of the main building or behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.

Y N N/A e. Where a commercial development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line, a decorative sight obscuring fence, or a 10 foot wide planting strip or any combination of fencing or landscaping, which, in the opinion of the planning commission, adequately protects the adjoining residential property.

3 Conformance with City Standards and Criteria (16.12.040 (I))			
Y	N	N/A	a. Historic Preservation Ordinance Requirements (Chapter 17.76)
Y	N	N/A	b. Building Codes
Y	N	N/A	c. Zoning Ordinance (Title 17)
Y	N	N/A	d. City Standards
4 Technical Review Committee (TRC)			
Y	N	N/A	a. Deliver to Directors and Supervisors
Y	N	N/A	b. Review for Adequate Public Facilities (16.12.040(M)(3)).
Y	N	N/A	c. Submittal and Review of Staff Comments
Y	N	N/A	d. Inclusion of Staff Comments
Y	N	N/A	e. Planning Commission Review and Recommendation
Date(s) of review:		Date(s) of recommendation:	

NOTE: The City Council may require the applicant to submit such additional information, data, studies, plans, analyses, or maps as may be necessary to make a factual determinations set forth herein. If so required, the applicant shall bear the full cost of meeting this requirement (16.12.040(M)(3)).