

**SITE DEVELOPMENT PLAN APPLICATION
and REQUIREMENTS**

	Minor Site Plan (less than 50% modification)	\$ 1000.00
	Full Site Plan	\$2000.00

No building, structure or use shall be erected, altered, installed or maintained except in conformity with the provisions of the zoning ordinance of the CITY OF CRESCENT CITY. The PLANNING and ZONING COMMISSION must approve the Development Plan. The following information must be completed in its entirety and submitted to the Planning and Zoning Department prior to the Planning and Zoning meeting at which it is to be heard. Lack of submission of the following required information and attachments may cause tabling of the review process until complete information is furnished.

(1) LEGAL DESCRIPTION OF THE PROPERTY: (Provide supporting documentation)

(2) OWNERSHIP OF THE PROPERTY: (Provide supporting documentation)

(3) PERSON REPRESENTING OWNER (Name and relationship- provide supporting documentation):

(4) DESCRIPTION OF THE PURPOSE AND SCOPE OF THE PROJECT:

(5) WILL THIS PROJECT REQUIRE A CHANGE IN ZONING, CONDITIONAL USE, OR VARIANCE?:

(6) OTHER COMMENTS:

SIGNATURE OF PROPERTY OWNER

DATE

STAFF USE ONLY

RECEIVED BY

DATE

CURRENT ZONING _____ PROPOSED USAGE/ZONING _____
 PERMITTED USE (YES or NO) _____ CONDITIONAL US (YES or NO) _____
 FACILITIES AVAILABLE: WATER _____ SEWER _____ GAS _____

SITE PLAN CHECK LIST

SITE PLANS(LDC Sec, 5.3)

COMPLETED

12 Copies

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| A | GENERAL INFO: Name of Project, Intended Use, Legal description and size of parcel Name, address and telephone # of owners of record, Name, address, registration and signature of professional preparing the plans, Date, North arrow and scale not smaller than 1:50, Existing topography, proposed finish grade, existing and proposed building restriction lines, vicinity map, zoning on all adjacent land, rights of way and curb cuts. | _____ |
| B | ELEVATIONS, FLOOR PLANS and USE OF ALL BUILDINGS and STRUCTURES | _____ |
| C | LANDSCAPING PLAN AND PRESERVATION OF EXISTING VALUABLE TREES. | _____ |
| D | LOCATION and CHARACTER OF ALL OUTSIDE FACILITIES FOR WASTE DISPOSAL | _____ |
| E | ALL CURB CUTS, DRIVEWAYS, PARKING AREAS, LOADING AREAS, and SURFACING MATERIALS and CROSS-SECTIONS OF SAME. | _____ |
| F | ALL PEDESTRIAN WALKS, MALLS, YARDS and OPEN AREAS. | _____ |
| G | LOCATION, SIZE, CHARACTER, HEIGHT and ORIENTATION OF ALL SIGNS | _____ |
| H | LOCATION, HEIGHT and CHARACTER OF ALL WALLS and FENCE | _____ |
| I | LOCATION and CHARACTER OF PERIPHERAL LANDSCAPING | _____ |
| J | FRONT, SIDE and REAR YARD SETBACK LINES | _____ |
| K | EASEMENTS | _____ |
| L | DRAINAGE, WATER, SEWER and FIRE PROTECTION PLANS and PERMITS | _____ |
| M | LIGHTING PLAN | _____ |
| N | CIRCULATION PLAN (TRAFFIC FLOW) | _____ |
| O | CALCULATION SHOWING ADEQUACY OF PARKING AS REQUIRED BY ORDINANCE. | _____ |
| P | CALCULATIONS SHOWING LOT COVERAGE AND OPEN SPACE | _____ |