



City of Fowler Planning Department

APPLICATION No. _____

City of Fowler
Planning Department
128 S. Fifth Street
Fowler, CA 93625

Phone: (559)834-3113 ext. 118
Fax: (559)834-4832
Email: maguilar@ci.fowler.ca.us

APPLICATION FOR:

- Administrative Approval
- Annexation/Prezone
- Classification of Use
- Conditional Use Permit
- Environmental Review
 - Cat Exempt
 - Neg Dec
 - Mit Neg Dec
 - EIR
- Garage Sale Permit
- General Plan Amendment
- Home Occupation
- Minor Deviation
- Site Plan Review
 - for Accessory Dwelling Unit
- Temporary Use Permit
- Variance
- Zoning Amendment
- Zoning Text Amendment
- Agreements
- Other _____

***See separate applications for Land Divisions**

DESCRIPTION OF PROPOSED USE OR REQUEST:

PLEASE USE FILL-IN FORM IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified. **Attach Copy of Deed, including Legal Description.**

LOCATION OF PROPERTY: _____ side of _____
between _____ and _____
Street address: _____

APN: _____ Parcel size: _____ Address (if known) _____

ADDITIONAL APN(s): _____

I, _____ (*signature*), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Owner (Print or Type)	Address	City	Zip	Phone
Applicant (Print or Type)	Address	City	Zip	Phone
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: _____

OFFICE USE ONLY

Application Type / No.: _____ Fee: \$ _____

Application Type / No.: _____ Fee: \$ _____

Application Type / No.: _____ Fee: \$ _____

Application Type / No.: _____ Fee: \$ _____

Received By: _____ Invoice No.: _____ TOTAL: \$ _____

Notes:

1. All applications require that a detailed operational statement be submitted unless waived by the Director.
2. A letter of agency is required authorizing a representative to act on behalf of the owner and/or applicant.
3. Additional information may be required by the Director to ensure a complete application.

Related Application(s): _____

General Plan and Zoning Designation: _____

**REQUIRED FINDINGS FOR GRANTING A
CONDITIONAL USE PERMIT**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.
4. That the proposed development is consistent with the General Plan.

**REQUIRED FINDINGS NECESSARY FOR GRANTING A
VARIANCE**

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such variance will not be contrary to the objectives of the General Plan.

REQUIREMENTS FOR SUBMITTING SITE PLANS

The purpose of the site plan is to enable the Planning Department to determine whether a proposed development conforms to Zoning Ordinance regulations. The requirements below are necessary to ensure proper and timely review based on complete information, and to prevent unnecessary delays in the processing of applications. Incomplete site plans will not be accepted.

General Requirements

1. The plan must be drawn on a sheet having the following minimum dimensions:
 - 18" x 24" for CUPs and SPRs
 - 8.5" x 11" for Variances, Admin Appr. and Temp uses.
2. The plan must show the entire parcel of property described in the application. If only a portion of an existing parcel is to be developed, a key map shall be included showing the entire parcel.
3. The plan must be drawn to scale, and the scale must be clearly shown. (Scale should also be large enough to adequately show required information). Parking and circulation plans must be drawn to a scale of 1"= 30', 1/32= 1', or larger.
4. The plan shall be drawn so that north is at the top of the page and shall include a north arrow.
5. Each plan shall be folded individually, with the bottom right- hand corner facing up. Maximum acceptable folded size shall be 8.5" x 11"

Specific Information to be Shown

1. All existing and proposed building and structures, including buildings to be removed. Buildings should be labeled as either existing (E) or proposed (P).
2. The proposed use of all buildings and structures.
3. All adjacent streets and roads and their names.
4. Access to the property: pedestrian, vehicular, and service.
5. Proposed street improvements and dedications.

**REQUIRED FINDINGS FOR GRANTING AN
ADMINISTRATIVE APPROVAL**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.
4. That the proposed development be consistent with the General Plan.

6. Existing and proposed off-street parking and loading areas: location and type of paving, number of spaces (including detailed layout) and internal circulation pattern.
7. Existing and proposed signs: location, type of lighting, face area (text) and height.
8. Existing and proposed on-site lighting: location, type of fixtures, height and method of controlling glare and illumination.
9. The following measurements:
 - All dimensions of the site (or sites)
 - All dimensions of buildings and structures (including height).
 - All dimensions of off-street parking and loading areas.
 - The distance of all buildings and structures from property lines.
 - The distance between all buildings and structures.
10. Walls and fences: location, height and type of material.
11. Landscaping: location and type of plant material.
12. Pedestrian walkways: location, width and type of paving.
13. Existing wells and private sewage disposal systems.
14. Such other information as may be pertinent to the application.