



Community Development Department

Planning Division

14177 Frederick Street
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Moreno Valley, CA 92552-0805



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DEVELOPMENT AGREEMENT / AMENDMENT

A Development Agreement is a contract between a developer and the City to establish the conditions under which a particular development may occur. A Development Agreement (or Amendment) requires public hearings before the Planning Commission and the City Council. A Pre-Application with staff is recommended prior to filing an application for a Development Agreement or Development Agreement Amendment.

SUBMITTAL REQUIREMENTS

- Completed and Signed Project Application
- Current Deposit Application Fee \$ _____
- Copy of Preliminary Title Report, if easements exist
- Copy a Written Explanation of the reasons for the proposed agreement
- (3) Copies of the proposed development agreement. The agreement shall address:
 - a. The proposed duration of the agreement
 - b. The proposed use of the property
 - c. The range of permitted density and intensity of use
 - d. The maximum height and size of proposed structures; and
 - e. Provisions for reservation or dedication of land for public purposes or payment of in-lieu fees
- CD with electronic copy of all project drawings in PDF format and project text documents in WORD format.

AMENDMENTS TO AN EXISTING DEVELOPMENT AGREEMENT

- (3) Copies of an explanation of the proposed amendment
- (3) Copies of the amendment with the proposed additions underlined and deletions crossed-out
- CD with electronic copy of all project drawings in PDF format and project text documents in WORD format.

PUBLIC HEARING ITEMS

- (1) One assessor's parcel map indicating all parcels within 300' feet of the exterior boundaries of the development agreement area (or a radius as stipulated by the Community & Economic Development Director). Indicate the radius line and the change of zone.
- (2) Sets of gummed labels and one "paper" copy which contain the names, addresses and parcel numbers of properties within the 300' feet radius of the exterior boundaries of the subject property (or alternative radius as determined by the Planning Division) of the subject property owner(s), applicant and representative.
- (1) Certification of Property Owners List – If the public hearing noticing information is prepared by other than a Title Company doing business in Riverside.

APPLICATION PROCESS

Each application must be submitted with the required processing fee and all applicable submittal requirements. Additional information or materials may be needed before an application is accepted as COMPLETE. An incomplete application may be closed if it remains inactive for (180) days or more.

PROPERTY OWNERS LIST CERTIFICATION

I, _____ certify that on _____
(Print name) (Date)

the attached property owner(s) list was prepared by _____
(Print name)

Pursuant to the noticing requirements of the City of Moreno Valley Community & Economic Development Department – Planning Division. Said list is a complete compilation of owner(s) of the subject property and all other property owners within a 300' foot radius of the exterior boundaries of the subject property and is based upon the latest equalized assessment rolls.

I declare under penalty of perjury that the information is true and correct to the best of my knowledge; I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

(Signature)

(Date)