



CITY OF RIDGECREST – PLANNING DEPARTMENT

100 West California Avenue

Ridgecrest, CA 93555-4054 (760) 499-5060

FAX (760) 499-1580

Or (760) 499-5063, 5066

DATE: _____ Case # _____

Phone# _____ Applicant Name _____

Email _____

APPLICATION FOR: _____ **SITE PLAN REVIEW (SPR)**
_____ **CONDITIONAL USE PERMIT (CUP)**
_____ **VARIANCE**

Consult Planner before submitting application package, incomplete packages will not be accepted.

City of Ridgecrest Review Fees: (Determined by Planner)

Staff:

Building less than 3,000 ft² \$680 _____

Planning Commission:

Property Less than 10,000 ft² in size \$1275 _____

Property 10,000-25,000 ft² in size \$2450 _____

Property more than 25,000 ft² in size \$3620 _____

Variance \$1210 _____

Conditional Use Permit \$1800 _____

CEQA Review Fees (Determined by Planner)

Categorical Exemption \$ 60 _____

Initial Study & Simple Negative Declaration \$500 _____

Mitigated Negative Declaration \$1575 _____

EIR (20% deposit/Full Recovery) \$ _____ TO BE DETERMINED _____

Appeal of Staff Action to Planning Commission \$ 140 _____

Make Check Payable to City of Ridgecrest TOTAL SUBMITTED \$ _____

Ck# _____

Department of Fish and Game Notice of Determination Fees: Collected by County Recorder After project approved, Planner will request a Cashier's Check for NOD payment as needed

Negative or Mitigated Declaration** \$ 2,010.25 _____

EIR** \$ 2,792.25 _____

No Effect Filing Form signed by DFG-Need Form Letter N/C _____

****Separate Check for Posting Fee \$50 for all documents \$50 _____**

Separate check Payable to Kern County Recorder **TOTAL SUBMITTED** _____

CK# _____

Geologic and Seismologic Report Review Fees: Check with Engineering

In compliance with the Alquist Priolo Special Studies Zone Act shall be on a per cost basis

***** **ALL MAPS/SITE PLANS TO BE FOLDED TO 8 1/2" X 11"** *****

***** **& PC ITEMS MUST INCLUDE AN ELECTRONIC COPY OF MAP ON A CD** *****

See attached: Page 1,2 Application Form Page 9,10 Code Section (20-22) Site Plan

Page 3 Submittal Requirements

Page 4,5 Environmental Information Form

Page 6,7,8 Code Section (20-21) Conditional Use Permit

Date Application Received: _____ By: _____

Application Complete: _____ Items Missing: _____

APPLICANT'S NAME _____

Email address: _____

APPLICANT'S ADDRESS _____

PROPERTY OWNER'S NAME **(must have signature or authorization letter from property owner.)** _____

PROPERTY OWNER'S ADDRESS _____

PROPERTY DESCRIPTION (ADDRESS, ASSESSOR'S PARCEL NUMBER, PARCEL MAP NUMBER AND LOT, TRACT NUMBER AND LOT, OR OTHER ACCEPTABLE PROPERTY DESCRIPTION):

I (we), the undersigned hereby certify that I am (we are) **the owners** of the above described property or that I am the authorized agent of the owner **(with authorization letter attached)**. Executed under penalty of perjury this _____ day of _____ 20____.

Applicant _____
Print Name and Sign

Owner _____
Print name and Sign **(Or attach Letter)**

Date _____

Date _____

Telephone _____

Telephone _____

Email _____

Email _____

Planning Department Use

Application No: _____

Electronic Copy Received _____

Zoning _____

General Plan Designation _____

Staff Assigned _____

Tentative PC Hearing _____

NOTE: INCOMPLETE APPLICATION WILL BE RETURNED TO APPLICANT WITHIN 30 DAYS AND PROCESSING CEASED UNTIL SUBMITTAL OF COMPLETE APPLICATION.

MINIMUM APPLICATION PACKAGE REQUIREMENTS (AS IDENTIFIED BY STAFF CONSULTATION)

Needed	Received	
_____	_____	1. APPLICATION
_____	_____	2. APPLICATION FEE _____
_____	_____	3. ASSESSORS PARCEL MAP _____
_____	_____	4. ENVIRONMENTAL ASSESSMENT FORM
_____	_____	5. SITE PLANS (5 COPIES AND ELECTRONIC VERSION IN PDF)
_____	_____	6. ELEVATIONS OF BUILDING (max size 11x17 or electronically)
_____	_____	7. PICTURES OF SITE FROM ALL FOUR DIRECTIONS
_____	_____	8. ONE 8 ½ X 11 REDUCED MAP (or electronically)
_____	_____	9. GEOLOGIC REPORT IF IN ALQUIST PRIOLO ZONE
_____	_____	10. PROOF OF OWNERSHIP (CURRENT TAX, TITLE REPORT, DEED)
_____	_____	11. PRE-LIMINARY TITLE REPORT
_____	_____	12. MAILING LIST OF PROPERTY OWNERS WITHIN 300' OF PROPERTY LINES/MAILING LABELS
_____	_____	13. LOCATION MAP
_____	_____	14. ECONOMIC FEASIBILITY REPORT (GPA ONLY)
_____	_____	15. GENERAL PLAN REFERRAL FROM COMMITTEE REVIEW
_____	_____	16. BIOTA REPORT IF REQUIRED
<u> X </u>	_____	17. LETTER OF REQUEST WITH DESCRIPTION OF PROJECT
_____	_____	18. CURRENT TAX STATEMENT
_____	_____	19. CHECK MADE OUT TO CITY OF RIDGECREST IN THE AMOUNT OF _____
_____	_____	20. OTHER _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Environmental Information Form
(To be completed by applicant)

Project Title: _____ Date Filed _____

General Information

1. Name and address of developer or project sponsor _____

2. Address of Project _____
3. Name, address and telephone number of person to be contacted concerning this project:

4. Indicate number of the permit application for the project to which this form pertains

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: _____

6. Existing zoning district _____
7. Proposed use of site (Project for which this form is filed): _____

Project Description

8. Site Size _____
9. Square footage _____ Number of floors of construction: _____
10. Amount of off street parking provided (Existing) _____ (Proposed) _____
11. Attach plans: (type and size) _____
12. Proposed scheduling: _____
13. Associated projects: _____
14. Anticipated incremental (phased) development: _____
15. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected: _____

16. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area and loading facilities: _____

17. If industrial, indicate type, estimated employment per shift and loading facilities: _____

18. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities and community benefits to be derived from the project: _____

19. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: _____

20. Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES	NO	
		21 Change in existing feature of any bays, tidelands, beaches, lakes, or hills or substantial alteration of ground contours
		22 Change in scenic views or vistas from existing residential areas or public lands or roads.
		23 Change in pattern, scale or character of general area project.
		24 Significant amounts of solid waste or litter.
		25 Change in dust, ash, smoke, fumes or odors in vicinity.
		26 Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of Existing drainage patterns.
		27 Substantial change in existing noise or vibration levels in the vicinity.
		28 Site on filled land or on slope of 10 percent or more.
		29 Uses of disposal of potentially hazardous materials such as toxic substances, flammable or explosives.
		30 Substantial change in demand for municipal services (police, fire, water, sewage, etc.)
		31 Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)
		32 Relationship to a larger project or series of projects.

Environmental Setting (attached additional sheets as necessary)

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site and the use of the structures. Attach photographs of the site _____

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects, indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity _____

35. Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: _____ By: _____

Title _____

For _____

Code 20-21 Conditional Use Permit.

20-21.1 *Purposes.* In certain districts, as specified in this chapter, conditional uses may be authorized by the granting of a use permit. Because of their special characteristics, conditional uses require extraordinary consideration to minimize possible adverse impact upon surrounding properties. In order to give the district flexible use regulations that are necessary to achieve the objectives of this chapter, the Planning Commission is empowered to grant and to deny applications for use permits and to impose reasonable conditions upon the granting of use permits. (Ord. 84-08, A 21, § 2101)

20-21.2 *Powers of City Planning Commission.* The Planning Commission may grant or deny Use Permits for conditional uses in such districts as are prescribed in the regulations for each district in this chapter with the procedures prescribed in this section. (Ord. 84-08, A 21, § 2102)

20-21.3 *Application and Fee.* Application for a Use Permit shall be made to the Secretary of the Planning Commission on a form prescribed by the Commission which shall include the following data:

- a. Name, address and signature of the property owner.
- b. Statement that the applicant is the owner of the property or is the authorized agent of the owner.
- c. Address and legal description of the property.
- d. A concise statement setting forth the precise circumstances or conditions applicable to the land, structure or use which makes the granting of a Use Permit necessary for the preservation and enjoyment of a substantial property right, together with all data pertinent to the findings prerequisite to the granting of a use permit.
- e. The complete application, together with the information required in subsection 20-22.4d. that may be required by the Planning Commission to make the necessary findings, shall be accompanied by a fee set by resolution of the City Council sufficient to cover the cost of handling the application as prescribed in this section. If the application is incomplete, the application shall be returned to the applicant.
- f. In the event that an application for a conditional use permit requires the concurrent approval of other development plans, the plans shall be processed in accordance with other requirements as set forth in this Code. (Ord. 84-08, A 21, § 2103)

20-21.4 *Public Hearing - Notice.* The Planning Commission shall hold a public hearing on each application for a conditional use permit. Notice of the public hearing shall be given by the Secretary of the Commission not less than ten days nor more than 20 days prior to the hearing as follows.

- a. Notice shall be mailed or delivered to the owner of the property or the owner's duly authorized agent and to the project applicant;
- b. Notice shall be mailed or delivered to each local agency expected to provide water, sewage, streets, roads, schools or other essential facilities or services to the project whose ability to provide those facilities and services may be significantly affected;
- c. Notice shall be mailed or delivered to all owners of real property shown on the last equalized assessment rolls within 300 feet of the subject property; and
- d. The notice shall either be published once in a newspaper of general circulation within the City or posted in at least three public places in the City including one public place in the area directly affected by the proceeding. (Ord. No. 84-08, A 21, § 2104; Ord. no. 85-20, § 4)

20-21.5 *Public Hearing -- Procedure.* At the public hearing, the Planning Commission shall review the application and the statement and drawings submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in subsection 20-21.7. (Ord. 84-08, A 21, § 2105)

20-21.6 *Investigation, Report and Notice.* The Secretary of the Planning Commission shall make an investigation of the application as to its compliance with subsection 20-21.3 and shall prepare a report thereon which shall be submitted to the Planning Commission. Such report shall include a recommendation as to the action to be taken by the Commission and a statement supporting such recommendation. The Secretary of the Planning Commission shall give written notice to the applicant of the time when the application will be considered by the Planning Commission. (Ord. 84-08, A 21, § 2106)

20-21.7 *Action by the Planning Commission.* The Planning Commission may approve an application for a conditional use permit as applied for or in modified form if, on the basis of the application and the evidence submitted the Commission makes all of the following findings:

a. That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to or inharmonious with properties or improvements in the vicinity.

b. That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right.

c. That the proposed location of the conditional use is in accordance with the objectives of the zoning chapter and the purposes of the district in which the site is located. (Ord. 84-08, A 21, § 2107)

21-21.8 *Conditional Use Permit Revocable.* A use permit may either be revocable or be approved for a limited time period, or may be approved subject to such conditions as the Commission may prescribe.

The Commission also may deny an application for a use permit. (Ord. 84-08, A 21, § 2108)

20-21.9 *Effective Date.* A use permit shall be effective five working days following the date on which the use permit is granted. The approved Use Permit with any conditions shown thereon or attached thereto, shall be dated and signed by the Secretary to the Planning Commission. One copy of the said use permit and conditions shall be mailed to the applicant. (Ord. 84-08, A 21, § 2109)

20-21.10 *Appeal of Planning Commission Decision.*

a. An applicant, the City, any concerned property owner or resident may appeal, in writing a decision of the Planning Commission if the applicant, property owner or resident is of the opinion that the Commission's decision does not conform to City policies and standards. The appeal shall be accompanied by an appropriate fee as set by the City Council.

b. Such appeal of a Planning Commission decision must be filed within five working days following the Commission decision. The Secretary of the Commission shall then transmit to the City Clerk the use permit application and all other data filed therewith, the minutes of the public hearing, the staff report, the findings of the commission and its decision on the application.

c. The Council shall review the decision of the Planning Commission not sooner than 45 days nor later than 90 days after receipt of the written appeal. The record on appeal shall consist of the evidence presented to the Planning Commission and additional evidence the Council deems relevant. The Council shall affirm, reverse or modify the Commission's decision or remand the matter to Commission for further proceedings. Findings shall be prepared if the Council reverses or modifies the decision or affirms the decision on the grounds other than those stated by the Commission. (rd. No. 84-08, A 21, § 2110; Ord. No. 86-35. § 1)

20-21.11 *Building Permit.* Before a building permit may be issued for any building or structure proposed as part of the approved conditional use permit application, the Building Official shall determine that the proposed building location, facilities and improvements are in conformity with the site plan and conditions approved by the Planning Commission and/or City Council. For this purpose the application shall stake the property lines deemed necessary by the Building Official. Before a building may be occupied, the Building Official shall certify to the planning agency that the site has been developed in conformity with the site plan and conditions approved by the Planning Commission or the City Council. (Ord. 84-08, A 21, § 2111)

20-21.12 *Lapse of Use Permit.* A use permit shall lapse and become void one year following the date on which the permit became effective unless by conditions of the use permit a lesser or greater time is prescribed in accordance with subsection 20-21.13, or unless prior to the expiration of one year, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the site which was the subject of the use permit application. A use permit may be renewed for an additional period of up to one year provided that, prior to the expiration of the time period granted, an application for renewal of the use permit is filed with the Planning Commission. The Commission may grant or deny an application for renewal of a use permit. (Ord. 84-08, A 21, § 2112)

20-21.13 *Time Limit for Development.* The Planning Commission may establish a lesser or greater time limit than that provided by subsection 20-21.12 within which the subject property and use or any stage of phase thereof shall be commenced and completed. The time limits set by the Planning Commission shall be reasonable, based on the size, nature and complexity of the proposed development. (Ord. 84-08, A 21, § 1223)

20-21.14 *Pre-Existing Conditional Uses and Use Permits.* A conditional use permanently and legally

established prior to enactment of this chapter shall be permitted to continue and may be either a conforming use or a nonconforming use.

A conditional use permit granted under the provisions of the Kern County Zoning ordinance and supplementary provisions thereto prior to the enactment of this chapter shall, upon the annexation of the property affected to the City, become null and void at the end of one year following the date of its original approval or extension thereof granted by the County prior to the annexation and shall thereafter be classified as a nonconforming use or be the subject of a new CUP application.

A use permit shall be required for the reconstruction of a structure housing a conditional use established prior to enactment of this chapter if the structure is destroyed by fire or other calamity or by an act of God or by the public enemy to the extent of 75 percent or more. The extent of such partial destruction shall be determined by the Building Official.

An accessory structure added to a conditional use may be administratively approved by the Planning Director. (Ord. 84-08, A 21, § 2114)

20-21.15 *Revocation.* Upon violation of any applicable provisions of this chapter, or failure to comply with the conditions of approval, a use permit shall be suspended. Notice of such suspension shall then be sent immediately by the Secretary of the Planning Commission to the holder of the use permit with a copy thereof to the City Council. Within 30 days of the suspension, the City Council shall consider the suspension. If not satisfied that the regulations, general provisions, conditions or conditions of approval are being substantively complied with, the City Council shall revoke the use permit and take such appropriate action as may be necessary to insure compliance with the regulations, general provisions and conditions of approval. The Secretary of the Planning Commission shall notify the applicant in writing of the City Council's decision. Upon notification of suspension, the holder of the use permit shall cease all activities on the property which are subject to the use permit. (Ord. 84-08, A 21, § 2115)

20-21.16 *Notation on Zoning Map.* A use permit shall be indicated on the appropriate zoning map by a number located on the site of the conditional use (e.g. CUP 81-5). (Ord. 84-08, A 21, § 2116)

20-21.17 *New Application.* Following the denial of a use permit application or the revocation of a use permit, no application for a use permit for the same or substantially the same conditional use on the same site shall be filed within one year from the date of denial or revocation of the use permit. (Ord. 84-08, A 21, § 2117)

20-21.18 *Use Permit to Run With the Land.* A use permit granted pursuant to the provisions of this section may run with the land and may continue to be valid upon a change of ownership of the site or structure which was the subject of the use permit application, or those which, by their terms, are not made permanent. (Ord. 84-08, A 21, § 2118)

20-21.19 *Density Limit or Intensity of Use.* No use for which a conditional use permit has been applied for shall exceed the residential density criteria as specified in the General Plan. For example, the Low-Density Residential criteria of the General Plan allows no more than six units per gross acre. The only exception to this section is when an applicant applies for and is granted a conditional use for a mobile home park as regulated by Section 20-12. (Ord. 84-08, A 21, § 2119)

Code 20-22 Site Plan Review.

20-22.1 *Purpose.* The purpose of site plan review is:

- a. To insure that the projects listed in subsection 20-22.2 conform to the General Plan and all applicable code provisions of the City and State;
- b. To maintain and encourage high standards of development; and
- c. To provide the applicant with an informative review to assist in the efficient and coordinated processing of projects consistent with City standards and requirements. (Ord. No. 84-08, A 22, § 2201; Ord. No. 86-29, § 1)

20-22.2 *Included Projects.* These projects shall not be considered for approval or permit until site plan review has been completed:

- a. Conceptual development plans.
- b. Preliminary development plans required by subsection 20-23.4.
- c. Municipal reorganizations and annexations.
- d. Specific plans.
- e. Tentative tract maps.
- f. Parcel maps.
- g. Precise development plans required by subsection 20-23.5.
- h. Conditional use permit applications where new buildings or substantial alterations are proposed.
- i. Conversion of residential structures to commercial or industrial uses.
- j. Any proposed new development, a building, or substantial alteration within a zoning district that requires site plan review. (Ord. No. 86-29, § 2; Ord. No. 92-07, § 3)

20-22.3 *Application Content.* Site plans for staff review shall be submitted to the Director of Community Development in a number the director determines necessary to facilitate staff review. All site plans shall be on folded sheets of a minimum eight and one-half by eleven inch (8-1/2" x 11") size to a maximum twenty-four by thirty-six inch (24" x 36") size, and shall be at an easily readable scale.

- a. All submittals shall include the following information:
 - _____ 1. Name, address, and telephone number of the property owner.
 - _____ 2. Name, address, and telephone number of the property developer.
 - _____ 3. Name, address, and telephone number of person preparing plan.
 - _____ 4. North arrow oriented to top of plan sheet.
 - _____ 5. Scale.
 - _____ 6. Vicinity map showing site location.
 - _____ 7. Property lines of the entire legal parcel(s).
 - _____ 8. Delineations of any easements on the property.
 - _____ 9. Names of adjacent streets and intersections.
 - _____ 10. Width of adjacent streets and alleys.
 - _____ 11. Legal description of the subject property.
 - _____ 12. Street address of the subject property (if assigned).
 - _____ 13. Zoning designation of the subject property and surrounding properties.
 - _____ 14. Existing land uses of the site and surrounding properties.
 - _____ 15. Area of the subject property.
- b. Projects described in subsection 20-22.2, paragraph e. through i., shall also include the following:
 - _____ 1. Street and/or alley dedications, if applicable.
 - _____ 2. All existing and proposed public improvements within adjacent streets and alley rights-of-way (curb, gutter, sidewalk, street lights, parkways, fire hydrants, power poles, water lines, gas lines, sewer lines, telephone lines, etc.).
 - _____ 3. Existing and proposed public rights-of-way within the subject property.
 - _____ 4. Existing or proposed easements within or immediately outside the site.
 - _____ 5. Location of on-site and off-site drainage facilities.
 - _____ 6. Area of each parcel (gross and net).
 - _____ 7. Physical features on the property and immediately adjacent to property lines (fences, walls, power poles, buildings, slopes, etc.).
- c. Projects described in subsection 20-22.2, paragraphs h. through i. shall also include the following:
 - _____ 1. Location of all buildings (main and accessory), fences and/or walls, paved areas and landscape areas, and all shall be labeled as either existing or proposed.
 - _____ 2. Percentage of area covered by buildings, landscaping and pavement on each parcel.

- _____3. Location of existing and proposed on-site water lines, sewer lines, septic tanks and fire hydrants.
- _____4. Type of construction per Uniform Building Code.
- _____5. Height and number of stories of all buildings and structures.
- _____6. Dimensions from building(s) to property lines and to other buildings or structures on the property.
- _____7. Uses of all buildings (existing and proposed) and areas on the property.
- _____8. Exterior building materials including materials of fences, walls and accessory structures.
- _____9. Off-street parking including dimensions of individual parking spaces, internal circulation pattern for pedestrian and vehicular traffic, wheel stops and type of surfacing proposed.
- _____10. Driveway widths.
- _____11. Computation of total parking required per use on each parcel and indication of total number of spaces provided (covered and uncovered indicated separately) on each parcel by type (e.g.: normal stall size, compact stall, handicap stall).
- _____12. Computation of landscape areas required and the square footage of areas proposed for landscaping.
- _____13. Location of landscaping including existing and proposed trees, shrub masses and ground cover area.
- _____14. Loading spaces including dimensions.
- _____15. Estimated quantities of earth to be moved.
- _____16. Direction of drainage flow with slope in percentage.
- _____17. Signs including area, location, height, illumination and mechanical movement.
- _____18. On-site lighting.
- _____19. Trash enclosures.
- _____20. Location of outdoor storage areas.
- _____21. Exterior architectural projections.
- _____22. Location of all entrances.
- _____23. Location of mechanical equipment and proposed screening.
- _____24. Proposed swimming pools, patios and/or recreation areas.

d. The Director of Community Development may require additional information or materials when necessary to accurately and adequately review a specific project. The Director of Community Development may waive any information described above upon determination that it is not relevant to the review. Any decision made by the Director pursuant to this subsection shall include a written justification which shall become part of the project record and accompany the application before the Planning Commission. (Ord. No. 86-29, § 3; Ord. No. 92-07 § 4)

20-22.4 Procedure.

- a. The Director of Community Development, directed by City staff, and such utility service representatives as may be available shall, within 21 working days after completion of filing, conduct a review of the submitted project. The applicant shall be invited to attend the review meeting.
- b. The Director of Community Development shall, within 15 working days after the review, prepare and mail to the applicant a site plan review letter summarizing the Code requirements and recommendations of staff. (Ord. No. 86-29, § 4)

20-22.5 Fees. Fees, established by resolution of the City Council, shall be paid by the applicant at the time of filing or appeal, to defray costs incurred by the City related to the application or appeal. (Ord. No. 86-29, § 5)

20-22.6 Appeal. The applicant may appeal any of the conditions set forth in the Director's letter of determination by filing a written request for review with the Planning Commission within 30 calendar days of the date of the Director's letter. Such appeal must be made in writing, shall stipulate the points of disagreement, shall be accompanied by a sufficient number of copies of the plan to facilitate Commission review. (Ord. No. 86-29, § 6)

20-22.7 Subsequent Site Plan Review. A subsequent site plan review application shall be required prior to issuance of building permits or Commission consideration if more than 18 months have lapsed since any prior site plan review for an uncompleted project or if the applicant revises the proposed project in such a way as to materially change the requirements as determined by the Director. (Ord. No. 86-29, § 7)

20-22.8 Effect of Code Change. Site plan review shall not be construed to vest or grant any development right. Should legal requirement changes occur subsequent to any site plan review, the changes will be incorporated into any building permits issued on the project or any Commission actions. (Ord. No. 86-29, § 8)