

## Design Review

Design Review is required for all major (five or more parcels) residential subdivisions, multi-family, commercial, industrial and public and quasi public developments. Design review is a discretionary process established to ensure quality development in accordance with the City's Design Guidelines and to ensure that the appearance of development will be compatible and harmonious with the use and enjoyment of surrounding properties. Design Review approval is required prior to issuance of any ministerial building permits or site improvement plans and prior to or in conjunction with discretionary action of corresponding development applications (e.g., Conditional Use Permit, Variance).

### Guiding Principles

- To encourage high quality land/site planning, architecture and landscape design;
- To ensure physical, visual, and functional compatibility between uses: and
- To ensure proper attention is paid to site and architectural design, thereby protecting land values.

### Pre-Application Meeting

Prior to submitting a formal application, the City encourages the applicant to schedule a Preliminary Review meeting (\$75.00) with the Planning Department to review and discuss the project.

### Submittal Requirements

- Completed Application
- Building Plans (10 copies) and Elevations (10 color copies and CD pdf or jpeg copy)
- Landscaping Plans (10 color copies and CD pdf or jpeg copy)
- Irrigation Plans (2 copies)
- Photometric Plans (2 copies)
- Sign Plans (2 copies)
- Deposit: \$500.00 made payable to the City of Rio Dell

Please note that the application can only be deemed complete upon submittal of **ALL** the above materials. Please refer to Ordinance 291-2012 for additional information, or contact the Planning Department at (707) 764-3532.