



## Development Services Department

# Model Home Complex

### INSTRUCTIONS TO APPLICANT

Note: An Engineering Plan Check Review Application must be submitted for Precise Grading at the same time as this application.

The applicant must complete the attached form as prescribed, all of the following information must be attached, and a **compact disc of all information including this application** shall be included before it can be accepted for filing by the Planning Department.

- a. Application deposit of \$564.00 – Checks should be made payable to the City of Adelanto.

**Processing Costs:** The City operates on the basis of full cost recovery for the processing of planning projects. Deposits made at the time of application are estimated costs for processing of applications, however, additional deposits may be required to cover the projected costs for review of projects. If at any time deposits are insufficient to cover projected costs, processing of the project will be stopped until sufficient additional funds are deposited with the City. Lack of sufficient funds or deposit(s) will suspend any required processing time frames.

- b. Parking Lot Layout – Parking lot shall adhere to the standards set forth in Chapter 17.65 Parking and Loading of the City of Adelanto Zoning Code. On-street parking may be considered in situations where traffic safety is not impacted and does not affect adjacent or future residences.
- c. Residential Districts – Model Home Complexes shall operate under the Residential Development Standards as defined by Chapter 17.20 Residential Districts of the City of Adelanto Zoning Code.
- d. Signs – Signage for the Model Home Complex shall conform to Chapter 17.70 of the City of Adelanto Zoning Code.
- e. Temporary Uses & Structures – Model Home Complexes are temporary real estate offices and have a maximum approval period of two years. At the end of the two (2) year period, the use must either be terminated or the permit re-applied for.
- f. Landscape & Irrigation Plans – Three (3) copies of the Landscape and Irrigation Plans are required with the submittal of the Model Home Complex Application. These plans shall be in compliance with Section 17.60 of the City of Adelanto Zoning Code. Landscape and Irrigation plans shall be drawn at a minimum scale of one (1) inch equals thirty (30) feet (maximum sheet size 30" X 42") and contain the following information:

## APPLICATION FOR MODEL HOME COMPLEX

- Building footprints and roof overhangs, walkways, parking surfaces and vehicular overhang lines, property lines, right-of-way lines, and easement lines;
  - Calculations showing the total square footage and percentages of all the site elements including building footprints, parking, and landscaped areas. Landscaped areas shall be further subdivided into subcategories of turf, shrubs/groundcover, and inorganic materials;
  - The location of existing and proposed plant materials;
  - Plant graphic symbol legend and a plant schedule including botanical and common names, planting size, number of plants, and on-center spacing of massed shrubs and ground cover plants on each landscape plan sheet;
  - Planting details, specifications and required guarantee (see Section 17.60.60.B);
  - Schedule of inorganic materials including type (i.e. decomposed granite, river rock, screened rock, etc.), quantities and depth;
  - Irrigation plan showing location of controller, existing or proposed meters, backflow preventer, water lines, heads, and materials schedule on each landscape plan sheet. Irrigation systems shall be designed to minimize maintenance and water consumption, and shall be properly designed and installed to ensure that overspray onto fences, walls and structures is eliminated to the maximum extent feasible;
  - Irrigation details and pressure loss calculations.
  - A diagrammatic plan showing the amount of shading that the landscaping is expected to provide at its maturity with the sun at its apex.
- g. Required Compliance Items for Landscaping – The following items are required for all landscaping plans in addition to the requirements in the Landscaping Ordinance, Chapter 17.60. These items shall be addressed in the landscaping plans submitted:
- A weed barrier shall be installed wherever crushed rock, mulch, or similar materials are used.
  - A root barrier shall be installed for all trees within 15 feet of street sidewalks.
  - Turf may not be permitted, depending on the findings of the project's Utility Feasibility Study.
  - Decomposed Granite is not permitted adjacent to public right of way lines or street sidewalks.
  - A statement similar to the following shall be included in the irrigation notes: "Contractor shall adjust irrigation timers to eliminate runoff and to water the minimum amount of time necessary to keep plants healthy."

## APPLICATION FOR MODEL HOME COMPLEX

The following temporary use of a Model Home Complex shall be subject to review and approval or conditional approval by the Director of Planning pursuant to 17.20, 17.60, 17.65, 17.70, 17.75, 17.155 and all other applicable Chapter(s) of the Adelanto Municipal Code and General Plan.

DEPOSIT	\$275.00
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CASE NO. \_\_\_\_\_ DATE FILED \_\_\_\_\_

Total Fees Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Name of Applicant*		Phone	
Address			
City	State	Zip Code	
Name of Representative		Phone	
Address			
City	State	Zip Code	
Name of Engineer		Phone	
Address			
City	State	Zip Code	

\*Applicant must be the owner of the land, the lessee having a leasehold interest of not less than three (3) years, or the agent of the foregoing, duly authorized in writing.

Project Location (Include Tract Number and specific lots):

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**Certification:** I hereby certify that I understand the information regarding deposits for processing costs, information, and requirements referenced in this application and that the information furnished above and in any attached exhibits is true and correct. The property owner further certifies that they are the legal owner of the property and consent to the application.

\_\_\_\_\_  
Applicant's Signature                      Date

\_\_\_\_\_  
Property Owner's signature                      Date

\_\_\_\_\_  
Applicant's Printed Name

\_\_\_\_\_  
Property Owner's Printed Name

**APPLICATION FOR MODEL HOME COMPLEX**

\*\*\*\*\***PROPERTY OWNER'S CONSENT**\*\*\*\*\*

I/We the owner(s) of the above property hereby grant permission for the above listed applicant(s) to conduct said temporary use as requested.

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Name (Print)	Signature	Phone	Date
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\*\*\*\*\***DEPARTMENTAL USE ONLY**\*\*\*\*\*

Receipt # \_\_\_\_\_

Applicant's information complete \_\_\_\_\_

Sign information \_\_\_\_\_

Property owner's permission statement \_\_\_\_\_

Other department's review: Fire \_\_\_\_\_ Building \_\_\_\_\_ Public Works \_\_\_\_\_

Approved \_\_\_\_\_ Approved subject to conditions (see below) \_\_\_\_\_ Disapproved \_\_\_\_\_

Conditions: \_\_\_\_\_

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Planner Signature	Date
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