



City of Palm Desert / Department of Community Development

ADJUSTMENT APPLICATION

73-510 Fred Waring Drive • Palm Desert • California • 92260 • (760) 346-0611 • Fax (760) 776-6417

Applicant:

_____ Telephone: _____

Mailing Address: _____ Fax number: _____

City: _____ State: _____ Zip: _____ Email: _____

Property Owner:

_____ Telephone: _____

Mailing Address: _____ Fax number: _____

City: _____ State: _____ Zip: _____ Email: _____

Representative:

_____ Telephone: _____

Mailing Address: _____ Fax number: _____

City: _____ State: _____ Zip: _____ Email: _____

Please send correspondence to (check one): _____ Applicant _____ Property Owner _____ Representative

Project Address(s): _____

Assessor Parcel Number(s): _____

Existing Zoning: _____ **General Plan Designation:** _____

An Adjustment from Section _____ of the Palm Desert Municipal Code is requested to permit the following:

Property Owner Authorization: The undersigned states that they are the owner(s) of the property described and herein give authorization for the filing of the application.

Signature _____ Print Name _____ Date _____

Applicant / Representative Signature: By signing this application I certify that the information provided is accurate. I understand that the City might not approve what I am applying for and/or might require conditions of approval.

Signature _____ Print Name _____ Date _____

OFFICE USE ONLY

PROJECT NO: **ADJ** _____

DATE: _____

ACCEPTED BY: _____

City of Palm Desert Adjustment Application

I. PURPOSE:

An adjustment from the terms of the zoning ordinance may be granted only when, because of special circumstances applicable to the property, including size, shape topography, location or surroundings, the strict application of the zoning ordinance would deprive such property of privileges enjoyed by other properties in the vicinity and under the identical zoning classification.

II. SUBMITTAL REQUIREMENTS:

- A. Complete application form filled out with required signatures and complete answers in Section III in this application.
- B. The applicant shall submit three (3) copies of an accurate scale drawings of the site and any adjacent properties affected, showing, when pertinent, the contours at intervals of not more than two (2) feet and all existing and proposed locations of streets, property lines, uses, structures, driveways, pedestrian walks, off-street parking facilities, and landscaped areas.
- C. Additional information may be required by the Director of Community of Development to enable a determination as to whether the circumstances justify the approval.

III. PROCEDURE:

- A. Submit a complete application with the required fee and plans to Department of Community Development for staff review.
- B. Application submitted to the Director of Community Development/Planning for approval or denial. The normal review time for these requests is two (2) to three (3) days.
- C. An Adjustment may only be granted for the following:
 - A decrease of not more than 10 percent of the required building site area or width.
 - A decrease of not more than 20 percent of the required width of a side yard or the yard between buildings.
 - A decrease of not more than 40 percent of the required rear yard.
 - A decrease of not more than 40 percent of the distance required between the front property line and the building line.
 - A decrease of not more than 10 percent of the required parking spaces.
 - An increase of not more than 10 percent of the permitted projection of steps, stairways, landings, eaves, overhangs, masonry chimneys, and fireplaces, into any required front, rear, side or yard between buildings.

IV. SUPPORTING EVIDENCE:

- A. What practical difficulties or unnecessary physical hardships inconsistent with the objectives of this Ordinance would result if an Adjustment were not granted?

- B. What exceptional or extraordinary circumstances or conditions apply to your property that does not apply generally to other properties in the same zone?

City of Palm Desert
Adjustment Application

- C. To what extent would the strict or literal interpretation and enforcement of the specified regulation deprive you of privileges enjoyed by the owners of other properties in the same vicinity and zone?

- D. To what extent would the granting of this Adjustment be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity?
