# TENTATIVE TRACT MAP REPHASING

**A. ITEMS REQUIRED FOR FILING:**

☐ 1. Completed Application Form.

☐ 2. Processing fee of $2,375.00

☐ 3. Ten (10) copies 11 x 17" (folded to 8 ½ x 11") site plan drawn to scale which shall include vicinity map, and tentative tract (or parcel) map showing requested revised phasing lines.

☐ 4. A letter signed and dated by the applicant demonstrating how the request meets the following criteria, of CMC 17.98.160, necessary for grading approval.

☐ 5. Submit one (1) CD containing the following information organized in the following folders:

a. Application Materials: Including but not limited to a completed application, environmental application, grant deeds, noticing package, letter of authorization, title reports, etc.

b. Technical/Environmental Studies if applicable.

c. Plans: Including but not limited to a subdivision maps, site plans, grading plans, utility plans, architectural elevation plans and renderings, floor plans, conceptual landscape plans, sign program, etc. as applicable to the respective application type.

*17.98.160 Rephasing Approved Tentative Tract Maps.*

*The board shall hear and decide applications for rephasing tentative tract maps pursuant to the provisions of Section 16.12 of this Code and subject to the following conditions:*

1. *Any modification shall be consistent with the General Plan;*
2. *Any modification shall be consistent with Title 16 of the Corona Municipal Code;*
3. *Any modification shall not adversely affect the implementation of any specific plan or community facilities plan covering the area, or the orderly development of the area;*
4. *Any modification shall not be detrimental to the public health, safety, or welfare; and*
5. *Any modification shall not delay the construction of subdivision improvements necessary to properly serve all or any portion of the development.*

*The board may make nonsubstantive or procedural changes to the conditions of approval on the tentative map if necessary to reflect revised phasing. If any changes are made to the conditions of approval of the tentative map, the secretary of the board shall distribute a list of such changes to the subdivider, the city clerk, and the affected City departments within three days of board action. (Ord. 2131 § 3,1992.)*

**B. NOTICE TO APPLICANTS:**

1. This application is acted on by the Board of Zoning Adjustment per Corona Municipal Code Chapter 17.98.
2. It is recommended that applicant, representative or property owner should be present at all hearings.
3. All correspondence and reports will be mailed to the project proponent only.
4. If you have any questions regarding the above, please call the Community Development Department at (951) 736-2262.
5. All plans or maps submitted shall be folded to a maximum size of 8 x 14" with the title block visible.

**C. ATTACHMENTS:**

Tentative Tract Maps & Parcel Map Submittals

***Items to show on Tentative Tract Maps & Parcel Map Submittals***

1. North arrow and scale.
2. Lot lines and dimensions.
3. Vicinity map.
4. Existing and proposed street locations, width, approximate grade, on cul-de-sac bulbs, show both a curb line and a property line dimension for each lot (show all proposed streets by letter until proper name is determined).
5. Typical street cross-sections showing curb, gutter, sidewalk, parkway, dimension to centerline.
6. Approximate site grades (existing and proposed).
7. Legal description.
8. Site and surrounding zoning and land uses.
9. Owner, developer and engineers name, address and phone numbers.
10. List of utilities and the serving agency.
11. Number of subdivision (Tentative Tract Map or Parcel Map Number).
12. DPR or other related project file numbers on the margin.
13. Phasing and number of final maps. If one phase and one final map is planned, please indicate on map.
14. Existing buildings.
15. All easements, existing and proposed and their width.
16. Building setback lines.
17. List of all lot areas, widths and depths as measured by Corona Municipal Code Sections 17.04.390 and 17.04.357. (May be on separate sheet).
18. Street centerline radii.
19. Total site net acreage.
20. Site zoning and general plan.
21. Existing land use.
22. Proposed land use.
23. Pad elevations.
24. Fire hydrant locations.
25. Storm drains.
26. Sewer lines.
27. Water lines.
28. Location of all existing on-site trees and existing street trees.
29. Date of preparation and revisions.
30. Total linear footage of each street.