



CITY OF EASTVALE
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752
(951) 361-0900

For City Use Only	
Project No:	_____
Date submitted:	_____
Rec'd by:	_____ Fee: _____

PRE-APPLICATION REVIEW*

(To facilitate a preliminary review of a development project)

PROJECT INFORMATION

Project Address/Location
Assessor Parcel Number(s)
Description and Purpose of the Project

CONTACT INFORMATION

***The applicant and property owner are considered jointly and severally liable for all project expenses.**
Please check the box indicating which address invoices should be sent to.

Property Owner:	Financially Responsible	Applicant:	Financially Responsible
Name:	_____	Name:	_____
Contact:	_____	Contact:	_____
Address:	_____	Address:	_____
City, Zip:	_____	City, Zip:	_____
Phone:	_____	Phone:	_____
Fax:	_____	Fax:	_____
E-mail:	_____	E-mail:	_____

Check here if additional Property Owner Certifications are attached to this application.

Agent: Financially Responsible

Name: _____

Contact: _____

Address: _____

City, Zip: _____

Phone: _____

Fax: _____

E-mail: _____

Other: Financially Responsible

Name: _____

Contact: _____

Address: _____

City, Zip: _____

Phone: _____

Fax: _____

E-mail: _____

The Planning Department will notify the applicant and one other individual of all proceedings regarding this application. Please supply the name, address, and phone of the additional person to receive such notification.

*** Property Owner, or authorized agent thereof acknowledges that this Pre-Application, together with all information stated therein may be part of the complete application package which the City of Eastvale will use in both evaluating and assessing a proposed project(s). As a result, this Pre-Application is a public record under the California Public Records Act.**

Agreement and Representations of Applicant and Property Owner

This application is not complete, and processing of this application will not begin, until all initials and signatures are provided:

1) Applicant(s) acknowledge and agree that by making this application, and under the authority of Government Code Section 65105, that in the performance of their functions, City staff and its consultants may enter upon the subject property and make examinations and surveys, provided that the entries, examinations and surveys do not unreasonably interfere with the use of the land by those persons lawfully entitled to the possession thereof. _____(Initial)

2) Applicant(s) certify under penalty of perjury that I am the legal owner(s) (all individual owners must sign as they appear on the deed to the land), Corporate Officer(s) empowered to sign for the corporation, Owner's Legal Agent having power of Attorney (a notarized Power of Attorney document must accompany this application), or the owner's authorized representative (include a notarized consent form from the owner). _____(Initial)

3) Applicant(s) agree to defend, indemnify and hold harmless the City of Eastvale ("City") and its agents, officers, consultants, independent contractors and employees ("City's Agents") from any and all claims, actions or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the Project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant of any Claim or if the City fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing in this paragraph shall obligate the City to defend any Claim and the City shall not be required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City. Nothing contained in this paragraph shall prohibit the City from independently defending any Claim, and if the City does decide to independently defend a Claim, the City shall bear its own attorney's fees, expenses of litigation and costs for that independent defense. The Applicant may agree to reimburse the City for attorney's fees, expenses of litigation and costs for that independent defense. Should the City decide to independently defend any Claim, the Applicant(s) shall not be required to pay or perform any settlement arising from any such Claim unless the settlement is approved by the Applicant. _____(Initial)

4) Applicant(s) acknowledges and certifies that with this application I am financially obligated to the City of Eastvale for

all expenses related to the time and effort spent by the employees, agents, consultants, and legal representatives that are used to process this/these applications. I understand that once an application processing deposit has been depleted, additional deposits will be required prior to continuing work on this/these applications.

5) Applicant(s) acknowledges and agrees that this application sets forth all covenants, promises, conditions and understandings between the parties regarding the advance of Funds and the uses thereof, and there are no promises, conditions or understandings either oral or in writing between the parties other than as set forth herein. No contemporary or subsequent alteration, amendment, change or addition to this application form shall be binding upon the City unless reduced to writing and signed by the City Manager or his/her designee. No course of conduct shall be binding upon the City and waiver of one or more provisions or violations shall not be construed as a course of conduct to be relied upon and may not be the basis for any expectation of future waiver or estoppel. _____(Initial)

6) No employee, agent, independent contractor or other representative of the City, other than the City Manager or the City Council, has the authority to alter the terms or effect of this application and Applicant(s) acknowledge and agree that it/they have not relied upon any promises, representations, conditions or understandings other than those set forth in this application. _____(Initial)

7) This Application shall be a public record. _____(Initial)

8) This Application is made under, and shall in all respects be interpreted, enforced, and governed by, the laws of the State of California. In the event of a dispute concerning the terms of this Application, the venue for any legal action shall be with the appropriate court in the County of Sacramento, State of California. Should legal proceedings of any type arise out of this Agreement, the prevailing party shall be entitled to costs, attorney’s fees, and legal expenses, including but not limited to expert fees and costs. _____(Initial)

IT IS SO AGREED:

Applicant Signature

Date

Property Owner Signature

Date

Attach additional signatures on a separate sheet.

MINIMUM REQUIREMENTS CHECKLIST

- Three (3) full-size, scaled and dimensioned, development plans. A complete plan set should consist of one of each of the following: site plan, floor plan (as applicable) and architectural elevation details (as applicable). *Because this is a preliminary review, it is understood that these exhibits may be in draft or preliminary form. The City will review plans at whatever level of detail is available, but very preliminary plans may hinder our ability to provide comments.*

- CD of all information submitted, including the development plans

- Other Items (to be determined): _____