

STEP

1

Where Do I Start?

From applications to zoning, introduce yourself to how our entitlement process works.

Goal: Make sure your development proposal is feasible.

PLUS
if required

Development Agreement

Discuss the need of a Development Agreement with Economic Development and Planning Staff.

STEP

2

Come In for Conceptual Review

Meet with Planning & Economic Development staff to review your proposal. We'll help you prepare your formal submittal.

Goal: Expose any potential issues early.

PLUS

Neighborhood Meeting

A meeting with residents or HOA's in the development area may be required at this point.

STEP

3

Submit Application

Submit either new or revised:

- application (new projects)
- plans
- other documents
- fees

to Planning staff. Your plans are reviewed by City departments and outside agencies.

Goal: Get your proposal ready for public hearing.

STEP

4

Staff Review

Staff reviews the submittal for any potential issues.

First review takes 30 days, subsequent reviews take up to 30 days.

Make Revisions

Revise your project to address comments from Staff Review. Once Staff has deemed your submittal complete, proceed to the next step.

Ending Step 4 and Finishing Step 5

Once the application is completed and any comments/concern have been addressed staff will work with the applicant to proceed to step 5.

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5

Present at a Public Hearing

Attend Architectural Review Board to determine if your project is:

- approved
- conditionally approved
- denied

Attend Planning Commission to determine if your project is:

- approved
- conditionally approved
- denied

Attend City Council to determine if your project is:

- approved
- conditionally approved
- denied

Reviews by each governing body take up to 4 weeks.

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6

Submit Final Plans

Your final plans are reviewed by City departments and outside agencies.

STEP

7

Staff Review

Staff reviews the Final Development Plan submittal. Review may take up to 30 days.

First review takes 30 days, subsequent reviews take up to 30 days.

Make Revisions

Revise your project to address comments from Staff Review. Once Staff determines it is ready, proceed to the next step.

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8

Sign Development Agreement

Finalize Development Agreement.

PLUS

Record Final Maps

Submit mylars with completed owner certifications. Staff collects City stamp and signatures and records mylars with City and County.

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Entitlements Approved

Your project is done with development review.

CITY OF RANCHO MIRAGE



Development Review Guide

RanchoMirageCA.gov