



City of
Laguna Woods

CONCURRENT PLAN REVIEW AFFIDAVIT

Planning & Environmental Services Department
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I. INTRODUCTION

This Concurrent Plan Review Affidavit is only required when an applicant wishes to commence building and engineering plan review for a development project in advance of the City of Laguna Woods' approval of any pending or not yet initiated planning actions that may be required for the development project.

II. PROJECT INFORMATION (MUST MATCH "LAND USE PERMIT APPLICATION")

1) Project Address: _____

2) Assessor's Parcel Number(s): _____

III. TYPE OF PERMIT(S) (MUST MATCH "LAND USE PERMIT APPLICATION;" MAY ABBREVIATE)

IV. APPLICANT INFORMATION (MUST MATCH "LAND USE PERMIT APPLICATION")

1) Applicant's Legal Name: _____

2) Applicant's Firm's Name (if applicable): _____

3) Submitting on Behalf of: Self/Employer Client: _____

V. AFFIDAVIT

I request that building and engineering plan review commence for the project identified in Sections II, III, and IV above, in advance of the City of Laguna Woods' approval of any pending or not yet initiated planning actions that may be required for the project, regardless of whether they are known or unknown at the time this Concurrent Plan Review Affidavit is signed (e.g., change plans, commercial cannabis permits, conditional use permits, sign programs, site development permits, and other types of ministerial or discretionary actions). I acknowledge and understand that building and engineering permits that require allowances sought in any planning action cannot be approved by the City of Laguna Woods, and no development rights will be conferred, unless and until, all required planning actions are approved.

While commencing building and engineering plan review in advance of the approval of required planning actions may expedite project processing, I acknowledge and understand that there is substantial financial risk in doing so. I acknowledge, understand, and accept the risk that any of the following events may occur, which would result in increased costs: (1) any or all of the required planning actions are not approved, (2) the approval of any or all of the required planning actions results in conditions of approval

Case # (CITY USE ONLY): _____

or similar requirements that result in the need to modify or redesign building or engineering plans that have been or are in the process of being prepared for plan review submittal, (3) the City of Laguna Woods identifies the need for additional planning actions required that result in the need to modify or redesign building or engineering plans that have been or are in the process of being prepared for plan review submittal, or (4) provisions of the Laguna Woods Municipal Code or applicable federal, state, or local laws change between the dates of submittal for building and engineering review and the dates of approval of required planning actions that result in the need to modify or redesign building and engineering plans that have been or are in the process of being prepared for plan review submittal (e.g., changes in the applicable California Building Standards Code). Specific financial risk includes, but is not limited to, monies paid to the City of Laguna Woods, for professional services, or for other purposes, and other costs incurred, ultimately prove non-refundable, duplicative, or unnecessary, as well as project processing delays and related costs including, but not limited to, opportunity costs related to operation of the business.

I acknowledge, understand, and agree that neither the City of Laguna Woods nor any of its respective elected or appointed boards, officials, officers, agents, employees, or volunteers have made any representation or warranty, express or implied, regarding the outcome of any required planning actions.

I acknowledge that I have had an opportunity to consult with legal counsel and accept the risk described in this affidavit. I further acknowledge and understand that the City of Laguna Woods neither encourages nor discourages concurrent plan review, but strongly encourages applicants to carefully consider the risk thereof and consult with legal counsel prior to making such a request.

Signature of Applicant identified in Line IV(#1) above: _____

Date Signed by Applicant identified in Line IV(#1) above: _____

**THE SIGNATURE ON THIS DOCUMENT MUST BE NOTARIZED. ATTACH
ACKNOWLEDGEMENT FORM.**