

## Valley Business Park

Architectural Review Board  
Application for Development Review  
[www.valleybusinesspark.org](http://www.valleybusinesspark.org)



### Type of Application

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| <input type="checkbox"/> Conditionally Allowed Use * | <input type="checkbox"/> Preliminary Plans (\$300)                          |
| <input type="checkbox"/> Monument Sign               | <input type="checkbox"/> Final Plans (\$300)                                |
| <input type="checkbox"/> Fence                       | <input type="checkbox"/> Changes to Approved Plans (\$300)                  |
| <input type="checkbox"/> Other                       | <input type="checkbox"/> Plans for Changes to Existing Improvements (\$150) |

### General Data Required

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Name of Applicant: \_\_\_\_\_

Address or Location of Property: \_\_\_\_\_

Assessor's Parcel Number(s): \_\_\_\_\_

Description of Proposal (attach additional pages if needed):

### \* For Conditionally Allowed Uses Only

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The following uses are conditionally allowed if specifically approved by the Architectural Review Board:

- (1) Day care center;
- (2) Gymnasium or health club;
- (3) Indoor recreation and sports facility;
- (4) Trade school
- (5) Recreation vehicle storage; and
- (6) Private noncommercial club and lodge

While the Board encourages child-based businesses to be located within the park to serve the surrounding community, they place particular scrutiny on the following factors when considering whether to approve or deny:

1. **Child Safety.** The Board is unlikely to approve an application when a child-based business requests to be located within a multi-tenant industrial building, or to be located in close proximity to truck doors, or highly trafficked ingress / egress areas. Office or stand-alone buildings are preferred.
2. **Parking.** Pick-up and drop-off times create a high demand for parking during small windows. Please ensure that your desired location has plenty of parking for your current and future needs without impacting your neighbors.
3. **Traffic.** Similar to parking, pick-up and drop-off times create a high volume of traffic in a small, concentrated area. Please ensure your traffic estimates are reasonable for your current and future needs.
4. **Aesthetic Integrity.** Landscaped setbacks create a "green" area between the street and building which provides a professional look and feel to the park. Any fenced in area must be located on the side or rear of a building.
5. **Licensing Requirements.** Please provide proof that all state, county, city, etc... licensing requirements have either (1) been completed, (2) actively applied for or (3) documentation showing why your business is exempt.

## Authorization of Property Owner

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**Property Owner:** In signing this application, I, as property owner, have full legal capacity to, and hereby do, authorize the filing of this application. I understand that conditions of approval are binding and agree to be bound by those conditions, subject only to the right to object at the hearings or during the appeal period. I certify that the information and exhibits submitted are true and correct.

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Telephone: \_\_\_\_\_ Other Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Applicant Other than Property Owner:** In signing this application, I, as applicant, represent to have obtained authorization from the property owner to file this application. I agree to be bound by conditions of approval, subject only to the right to object during the appeal period. I certify that the information and exhibits submitted are true and correct.

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Telephone: \_\_\_\_\_ Other Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please submit your completed application to [admin@vbpark.org](mailto:admin@vbpark.org). You will receive a written response within 5 – 7 business days. If your application is approved, you may still be required to receive additional permit approval from the City of Pleasanton. If your application is denied, you may appeal the decision to the Valley Business Park Board of Directors.