

City of Sacramento Planning Division  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: 2229 15 <sup>th</sup> Avenue	APN: 018-0021-012
DRPB AREA / PUD / SPD: N/A	ZONING: R-3
EXISTING LAND USE: Vacant	
PROPOSED USE: New Construction - Garages for duplex development	
<p><b>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</b></p> <p><input type="checkbox"/> Planning review is NOT required.</p> <p><input type="checkbox"/> Use is NOT allowed; applicant CANNOT submit for plan check.</p> <p><input type="checkbox"/> Requires APPLICATION(s):    PC        ZA        IR        ER        DR        PB</p> <p>Required Planning application must be submitted <i>before</i> project can be submitted for plan check.</p> <p><input type="checkbox"/> Application(s) IN PROGRESS:</p> <p>Applicant may submit for concurrent building permit plan check, at applicant's risk.          Building Division must check with Planning staff and/or SITE before issuing building permit.</p> <p><input type="checkbox"/> Application(s) COMPLETED:</p> <p>Building permit must conform to approved plans and comply with all conditions of approval.          Do NOT issue building permit prior to end of 10 day appeal period.</p> <p><input checked="" type="checkbox"/> Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.</p> <p><input checked="" type="checkbox"/> Meets setback &amp; lot coverage requirements as shown on site plan provided.</p> <p><input checked="" type="checkbox"/> Plans to be submitted have been stamped/signed by Planning counter staff.</p> <p><input type="checkbox"/> Route to SITE for plan check and inspection.</p> <p><input type="checkbox"/> Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.</p>	
<p>COMMENTS: Lot area = 8835. Lot coverage = 2800 + 845 (garages proposed) = 3645 / 8835 = 41% total lot coverage, allowable in zone is 50%.</p> <p>Meets setback and lot coverage requirements. All exterior materials and colors to match existing structure.          REVISION TO ORIGINAL APPROVAL (ER03-241) FROM T-111 SIDING TO STUCCO.</p>	
DATE: 08/25/05	BY: Bonnie Surgeon



Downtown Permit Center  
 1231 I Street, Suite 200  
 Sacramento, CA 95814  
 Help Line: 1-916-264-5656

**CITY OF SACRAMENTO**  
 DEVELOPMENT SERVICES DEPARTMENT  
 BUILDING DIVISION  
[www.cityofsacramento.org](http://www.cityofsacramento.org)

North Permit Center  
 2101 Arena Blvd., Suite 200  
 Sacramento, CA 95834  
 Inspection: 1-916-808-4677

## SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 018 - 0021 - 012 PERMIT # 0512999  
 SITE ADDRESS 2229 15th Ave, Subdiv A & B ACREAGE \_\_\_\_\_

The City of Sacramento requires a building site to be graded to drain correctly and site drainage routed to an approved location. To help us understand the site drainage for your project and determine if a driveway permit or an encroachment permit is required please answer the following questions. All questions must be answered.

- |  |                                     |                                     |     |
|--|-------------------------------------|-------------------------------------|-----|
| 1. Are there existing structures on the site?                                      | <input checked="" type="radio"/> Y  | <input type="radio"/> N             |     |
| 2. Is there an existing concrete or paved driveway to this parcel from the street? | <input type="radio"/> Y             | <input checked="" type="radio"/> *N |     |
| 3. Will the existing access to this parcel be changed in any way for this project? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  |     |
| 4. Are all portions of the lot higher than the crown of the street?                | <input type="radio"/> Y             | <input checked="" type="radio"/> N  |     |
| 5. Are all portions of the lot higher than the back of the sidewalk?               | <input checked="" type="radio"/> Y  | <input checked="" type="radio"/> *N |     |
| 6. Is there a curb and gutter at the street level?                                 | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  |     |
| 7. Is there a sidewalk with a curb and gutter at the street?                       | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  |     |
| 8. Is the curb at the street square?   | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  | N/A |
| 9. Is there a rolled curb at the street?   | <input type="radio"/> Y             | <input checked="" type="radio"/> N  | N/A |
| 10. Is there a drainage ditch or culvert at the street?                            | <input checked="" type="radio"/> Y  | <input checked="" type="radio"/> *N | N/A |
| 11. Does the lot drain from back to front?   | <input type="radio"/> Y             | <input checked="" type="radio"/> *N |     |
| 12. Does the lot drain from front to rear?   | <input checked="" type="radio"/> Y  | <input checked="" type="radio"/> *N |     |
| 13. Does another lot drain across this parcel?                                     | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  |     |
| 14. Does the lot drain from side to side?  | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  |     |
| 15. Does the site have an existing low area or drainage swale?                     | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  |     |
| 16. Does the drainage swale drain to an adjacent parcel?                           | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  | N/A |
| 17. Does the drainage swale drain to the street?                                   | <input type="radio"/> Y             | <input checked="" type="radio"/> N  | N/A |
| 18. Will existing drainage be re-routed?   | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  |     |
| 19. Will drainage ditches or culverts be constructed or modified?                  | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  | N/A |
| 20. Did this project require approval from the Zoning Administrator?               | <input checked="" type="radio"/> *Y | <input type="radio"/> N             |     |
| 21. Did the project require approval from the Planning Administrator?              | <input checked="" type="radio"/> *Y | <input type="radio"/> N             |     |

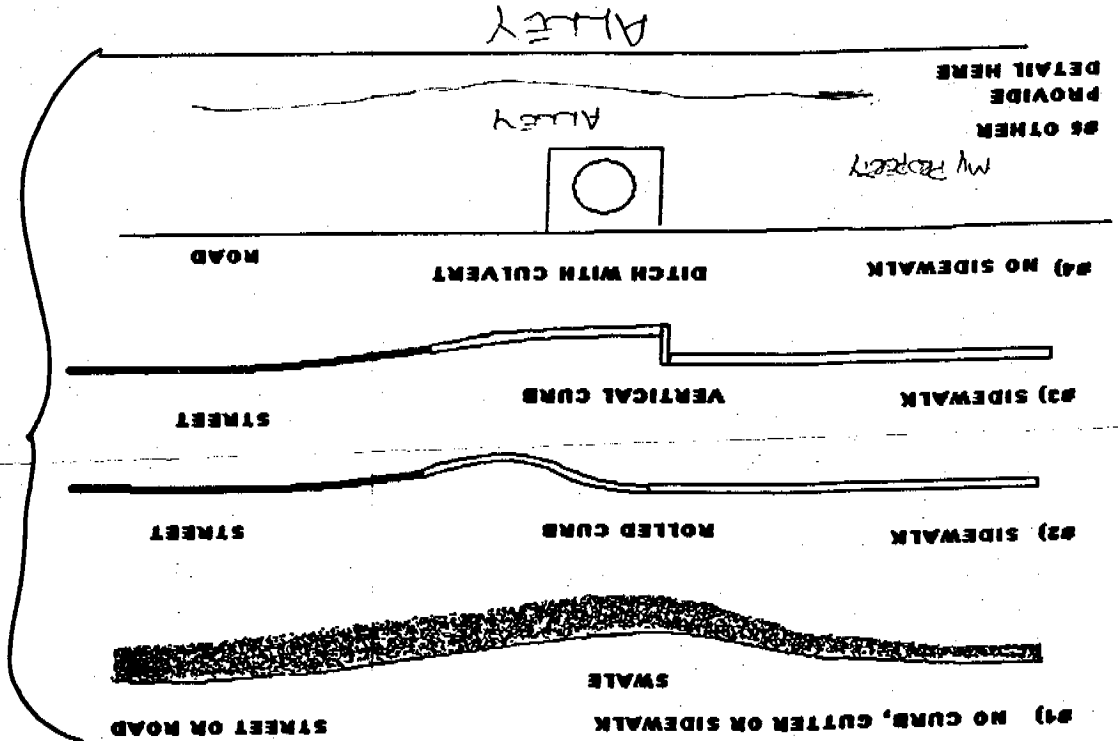
PHONE NO. 916 801 4735

TITLE OWNER

SIGNED Mark Jackson

DATE SEPT 12TH 05

The information provided on this document is accurate. I understand that if this form is incomplete, contains inaccurate or misleading information, the project located at this address may be delayed until any drainage or encroachment issues are resolved to the satisfaction of the City of Sacramento.



INDICATE PER INSTRUCTION

CIRCLE THE DRAWING NUMBER BELOW THAT BEST ILLUSTRATES THE EXISTING CONDITION AT THE LOCATION OF THE PROPOSED DRIVEWAY OR SITE ACCESS.

22. Is there any tree, telephone pole, guy wire or similar obstruction located at the front of the property adjacent to the street or road?  Y  N
23. Is this a corner lot?  Y  N
24. Is the posted speed limit on this street greater than 25 MPH?  Y  N
25. Is this parcel located on a four-lane street?  Y  N
26. If site is greater than 1/2 acre has an erosion and sediment control plan been submitted?  Y  N/A
27. If site disturbs 1 acre or more has a copy of the State General Permit NOI and SWPPP been submitted?  Y  N/A
28. If site is part of a larger subdivision greater than 1 acre has a copy of the State General Permit NOI and SWPPP been submitted?  Y  N/A

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