

City of Sacramento
Development Services Department
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 5733 BEADNELL WAY	APN: 201-0760-024
DRPB AREA / PUD / SPD: NORTHPOINTE PARK PUD	ZONING: R-1A-PUD
EXISTING LAND USE: SFR WITH ATTACHED GARAGE	
PROPOSED USE: COVERED PATIO	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER DR PB
	Required Planning application must be approved <i>before</i> project can be submitted for plan check
<input type="checkbox"/>	Application(s) IN PROGRESS: File Number:
	Application must be approved before project can be submitted for plan check.
<input type="checkbox"/>	Application(s) COMPLETED: File Number & approval date:
	Building permit must conform to approved plans and comply with all conditions of approval. Do NOT accept applications for a building permit prior to the end of the 10-day appeal period.
<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.
<input checked="" type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input checked="" type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Route to SITE for inspection only, plan check not required.
<input type="checkbox"/>	Preliminary review ONLY ; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
CONDITIONS AND COMMENTS:	
<p>Lot is 5457 SF per MetroScan. Proposed lot coverage including existing structure and new patio is approximately 2553 SF. By giving 100 SF allowance for patio cover, lot coverage calculation is 2453 / 5457 SF = under 45%, which meets the maximum 45% lot coverage in Northpointe Park PUD Single Story home requirement. Proposed side yard setback is 5 ft from side property line to the support column. Maximum 2 ft overhang is allowed. More than 2 ft overhang will towards the setback measurement to the roofline. Site plan shows 16.5 ft W x 22 ft D patio. No impact to the existing rear setback. Proposed lot coverage and setbacks are okay. No other planning entitlement apparent.</p>	
DATE: July 22, 2005	BY: Elise Gumm