



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

135 N. 'D' STREET, PERRIS, CA 92570-2200
TEL.: (951) 943-5003 FAX: (951) 943-3293

FOR OFFICE USE ONLY

DATE SUBMITTED _____

RECEIVED BY _____

PLANNING RECEIPT NO. _____

PRELIMINARY REVIEW APPLICATION

Applicant: _____ Phone: _____
Last First

Email Address: _____

Mailing Address: _____
Street City State/Zip

Owner: _____ Phone: _____
Last First

Mailing Address: _____
Street City State/Zip

Engineer: _____ Phone: _____
Last First

Mailing Address: _____
Street City State/Zip

Summary Description: _____

General location/address: _____

Assessor's Parcel No: _____

Acreage: _____

Application Review:

_____ Specific Plan
_____ Environmental Review (EIR/ND)
_____ General Plan Amendment
_____ Other _____

_____ Tentative Map
_____ Development Plan Review
_____ (Pre) Zone Change

Applicant's Signature: _____ **Date:** _____

Owner's Signature: _____ **Date:** _____

Submittal Requirements:

7 SETS OF FULL SIZE SITE PLANS AND ELEVATIONS no larger than 24" x 36" (folded 8 1/2" x 11")

1 DIGITAL SET OF PDF PLANS ON EITHER USB OR CD

Assessor Parcel Map Page (s)

Payment of \$1,008.45 for review payable to the City of Perris

Eastern Municipal Water District has requested dialogue with the applicant at the outset of the applicant process. Additional information may be found at http://www.emwd.org/new_biz/new-biz-dev.html

MANDATORY INFORMATION REQUIRED ON PLANS

Additional information may be required on site plan if deemed appropriate by the Director of Community Development

Staff Initial App's Initial

Site Plan/Plat

- | | | |
|-------|-------|--|
| _____ | _____ | Assessor's parcel no. |
| _____ | _____ | Acreage |
| _____ | _____ | Building eaves, canopies |
| _____ | _____ | Building foot prints and gross building area by use |
| _____ | _____ | Drainage plan to control both on and off site drainage |
| _____ | _____ | Driveways, parking backup and radii |
| _____ | _____ | Easements |
| _____ | _____ | Employee amenity areas |
| _____ | _____ | Fences, walls (location & design) |
| _____ | _____ | Fire - Location of fire hydrants |
| _____ | _____ | Land - Existing land uses adjacent to the site |
| _____ | _____ | Landscape - Area calculation of landscaped areas, common open space |
| _____ | _____ | Landscape percentage of parking area, excluding setbacks and parking overhang (max 2' into landscaped area) |
| _____ | _____ | Legal description |
| _____ | _____ | Loading area/spaces (include dimensions) |
| _____ | _____ | Lot - Percentage of lot coverage |
| _____ | _____ | Lot Dimensions |
| _____ | _____ | North arrow & Scale (no. of feet per inch) |
| _____ | _____ | Open space areas |
| _____ | _____ | Owner and applicant name/address |
| _____ | _____ | Parking spaces (include dimensions) parking overhang maximum 2 feet |
| _____ | _____ | Patios, Balconies (show square footage) |
| _____ | _____ | Pedestrian walkways and paseos |
| _____ | _____ | Power poles |
| _____ | _____ | Recreational amenities |
| _____ | _____ | School District(s) |
| _____ | _____ | Setbacks |
| _____ | _____ | Signature & license number of architect, landscape architect, civil engineer or land surveyor (where required) |
| _____ | _____ | Street lights (existing if any) |
| _____ | _____ | Street status (adjacent) |
| _____ | _____ | Streets, names, locations and widths of rights-of-way of proposed streets, street cross sections, alleys and easements, are they paved |
| _____ | _____ | Trash - Location of trash enclosures |
| _____ | _____ | Utility lines, sewer access |
| _____ | _____ | Utility Purveyors |
| _____ | _____ | Zoning |

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(For Parcel/Tract Map also Include:)

____ ____
 ____ ____
 ____ ____

- Contour intervals
- Density (net & gross)
- Lot - Minimum and average lot sizes

Lot #	Lot Size	Useable Area (devoid of slope)	Lot width	Depth	Street Frontage

____ ____
 ____ ____
 ____ ____
 ____ ____

- Lot - Total of lettered lots
- Lot - Total of numbered lots
- Park & open space acreage
- Street. lineal lengths/cul-de-sac

Preliminary Grading and Drainage Plans

____ ____
 ____ ____
 ____ ____
 ____ ____
 ____ ____
 ____ ____

- Proposed grades, elevations, slopes, and structures on the site
- All existing contours and structures on the site and within twenty-five feet (25') of the boundaries of the site
- Show proposed sections around property boundaries
- Show locations and limits of any existing floodway and floodplain areas
- Location and elevation of all existing and proposed circulation and drainage improvements, including streets, curbs, driveways, sidewalks, median islands, and drainage courses on the site and within 100 feet of the boundaries of the site
- Preliminary drainage plan shall show or explain the drainage area tributary to the site and include a statement setting forth in detail the manner in which storm water runoff will enter the site, the manner in which it will be carried through the site, and the manner in which disposal beyond the site boundaries be accomplished. Detention basins may be required unless storm water is directed to an improved storm drain facility.

Architectural Elevations

____ ____
 ____ ____
 ____ ____
 ____ ____
 ____ ____
 ____ ____
 ____ ____

- Fully dimension all elevations from lowest to highest points
- Call out material and colors (digital pictures 8 ½ x 11)
- Provide at least one colored rendering
- Show variation in plane and textures and demonstrate architectural compatibility (with City's site and architectural guidelines)
- Full lighting specifications
- Full tabulations of existing and proposed signs, including area(s) and types and size of letters
- Other signs existing and proposed, including all incidental, directional, menu-board and ancillary type signs

Floor Plans

____ ____
 ____ ____
 ____ ____

- Show dimensions and Square footage of unit(s)
- Show eave projections past wall
- Shade in additions(s)

Conceptual Landscaping Plans

- _____ _____ Plant pallet and sizes of materials
- _____ _____ Locations and numbers of trees, shrubs and acres of ground covering, including spacing of ground cover. Identify slope areas.
- _____ _____ Proposed wall & fences and their materials
- _____ _____ For Tentative Tract Maps landscape plans should address streetscapes, entry statements, and public spaces such as detention basins and median islands.

Special Studies

Studies that may be appropriate to identify necessary mitigation measures to support findings of "No Significant Impact". These may typically include the following:

- _____ _____
- _____ _____
- _____ _____
- _____ _____
- _____ _____
- _____ _____
- _____ _____
- _____ _____
- Air Quality Assessment
- Cultural Resource Assessment
- Drainage and hydrology studies
- Habitat Survey (In Narrow Endemic Plant Survey Area identified in MSHCP)
- Noise Studies
- Soils/Geologic Studies (Where significant rock outcroppings, or septic systems proposed)
- Traffic Studies