



# CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

135 N. 'D' STREET, PERRIS, CA 92570-2200

TEL.: (951) 943-5003 FAX: (951) 943-8379

FOR OFFICE USE ONLY

DATE SUBMITTED \_\_\_\_\_

RECEIVED BY \_\_\_\_\_

PLANNING RECEIPT NO. \_\_\_\_\_

## PRELIMINARY REVIEW APPLICATION

**Applicant:** \_\_\_\_\_ Phone: \_\_\_\_\_

Last First

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 - 8 1/2 x 11 Transparency of project

Assessor Parcel Map Page (s)

## 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	<b>Site Plan/Plat</b>
_____	_____	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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Additional information may be required on site plan if deemed appropriate by the Director of Community Development

**(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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_