



Planning and Building Division
2220 Magnolia Street
Ceres, CA 95307
(209) 538-5774
FAX (209) 538-5759

PREDEVELOPMENT REVIEW APPLICATION NO. 12-_____

Project Description: _____

Assessor's Parcel Number(s): _____ General Plan Designation _____

Zoning District: _____ Rezone or GPA? Yes ___ No ___ (If Yes, indicate new zone or designation) _____

Project Address or Location: _____

Applicant/Representative: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: () _____ Email address: _____

Property Owner: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: () _____

Date of Submittal: _____ Re-submittal? Yes ___ No ___

The purpose of the predevelopment meeting is to provide you with comments and identify important issues early in the review process to allow time for adjustments before either a formal application or building plans are submitted. It is important to recognize that the comments provided in this letter are preliminary and are not necessarily a complete list of City comments or issues. Staff does, however, make every attempt to address all known issues as soon as possible in the process.

However, as the project changes or as additional information regarding the project is received, staff may identify other issues or have additional requirements and recommendations. Therefore, the more specific information that can be provided initially, the more specific and definitive the City can make its preliminary comments.

The following information is required to be illustrated on Site Plans A & B and Building Elevations:

Site Plan

A. Sheet 1 - Illustrate Project Site

- A vicinity map on the cover sheet.
- A scale (i.e. 1" = 30', etc.) and north arrow.
- Dimensions of the property.
- A legend with the following notations: Name of Project; Address and/or Assessor Parcel Number (APN); current and/or proposed zoning designation; proposed land use; square footage/acreage of the site; square footage of proposed building area(s); lot (building) coverage; landscape coverage; proposed parking ratio for anticipated uses for the site and indicate existing and proposed number of parking spaces.
- The location of existing (E) and proposed (N) improvements on the project site. These improvements shall be dimensioned and shall include, but not be limited to: buildings and/or structures, driveways and streets, curb/sidewalks; parking areas, loading areas; refuse enclosures; landscape areas, walls and fences; drainage systems; easements (i.e. utility, access, etc.); trees (type/species, that are 6" or greater in diameter measured at 2 feet above grade level).
- Building setbacks from property lines, dimensioned parking stalls and drive aisle widths, and landscape planter widths.
- Identify existing and proposed land uses on the property and the uses extending at least 100 feet beyond the property lines of the site.

B. Sheet 2 - Illustrate Project Site and Surrounding Area

- A scale (i.e. 1" = 30', etc.) and north arrow.
- Dimensions of the project site.
- Building setbacks from property lines, dimensioned parking stalls and drive aisle widths, and landscape planter widths of the project site.
- The location of existing and proposed improvements on the project site and all improvements extending at least 100 feet beyond all the property lines. These improvements shall be dimensioned and shall include, but not be limited to: buildings and/or structures, driveways and streets, curb/sidewalks; parking areas, loading areas; refuse enclosures; landscape areas, walls and fences; drainage systems; easements (i.e. utility, access, etc.); trees (type/species, that are 6" or greater in diameter measured at 2 feet above grade level).
- Identify existing and proposed land uses on the project site and the uses extending at least 100 feet beyond the property lines of the project site.

Building Elevations

- Illustrate the north, south, east, and west direction views of all proposed buildings and structures, including all mechanical, duct work, utility boxes, etc. The illustrations shall also include notations of overall building height, as well as heights at the finished floor, first floor and second floor (if applicable) levels.
- Clearly identify the type, texture, size and colors of the building materials proposed for all buildings or structures.

NOTE: **13 copies of the plan(s)** must be submitted on a minimum 11"x17" sheet and 1 full size copy that is at least 24"x36". **(We ask that the plans be folded to letter size (8½"x11"))**. These plans shall include the following information:

Predevelopment Review Meetings will be held on **Wednesdays**. Please check with the office as to the location of the meeting. **APPLICANTS MUST BE REPRESENTED**. All plans to be considered at these meetings must be submitted to the Planning Division before **5:00 p.m. the Wednesday prior to the meeting**.

Signature (Contractor, Owner or Authorized Agent)