



CITY OF MANTECA

PLANNING DEPARTMENT

P.O. Box 3000
1001 W. Center Street
Manteca, California 95336
(209) 239-8427

File Number: 87-7

Assessors Parcel Number: _____

UNIFORM APPLICATION FORM

TYPE OF APPLICATION

- | | | |
|--|---|---|
| <input type="checkbox"/> Major Use Permit | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Tentative Subdivision Map (5 or more lots) |
| <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Rezone PUD | <input type="checkbox"/> Minor Subdivision Map (4 or less lots) |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Sign Review | <input type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Rezone | <input type="checkbox"/> Prezone | <input type="checkbox"/> Lot Line Abandonment |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Consideration |

1. Site Address 486 Button Ave.

2. Name of Project Manteca Christian School expansion

3. Property Owner First Assembly of God Phone (209) 239 - 1371
Address 275 N. Main St.

4. Applicant Manteca Christian School Phone (209) 239 - 3436
Address 486 Button Ave.

5. Notification of Public Hearing and/or completion of evaluation will be forwarded to:

Property Owner Project Applicant Other

Name Manteca Christian School Phone (209) 239 - 3436

Address 486 Button Ave.

6. Project Description (attach separate sheets if needed) _____

24' x 60' portable being added for use at First Assembly

of God's Manteca Christian School

7. Property Zone _____ 8. General Plan Designation _____

9. Signature of Owner _____

10. Signature of Applicant *Karen Martin*

DO NOT WRITE BELOW THIS LINE

Fee M/C Receipt Number *(Signature)*

7-6-87

Environmental Determination: Categorical Exempt, Class 14

Referred to Environmental Review Committee meeting on _____



PRELIMINARY

SITE PLAN REVIEW

This site plan has been reviewed to determine its conformance with the City of Manteca Site Plan review Ordinance No. 537 (copy available from the Planning Department). The City of Manteca Site Plan Review Ordinance is designed to guide and assist the development of property in a manner conforming with the quality of improvements required for public projects and subdivision developments in the City of Manteca. The City of Manteca involvement in the development of private property is mainly to insure that the development of the property and ensuing use of the property is in conformity with similar developments in the City of Manteca and is developed in a manner not to create legal, aesthetics or architectural infringements to properties in the immediate vicinity of the proposed development.

IMPORTANT - PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, REQUIRED MODIFICATIONS (CORRECTIONS OR ADDITIONS, AND OTHER APPROPRIATE SITE PLAN REVIEW CONDITIONS, ETC.) MUST BE MADE TO THE ORIGINAL SITE PLAN, EXTERIOR ELEVATIONS, AND LANDSCAPE DRAWING SHEETS.

The following conditions for development and acceptance of the project by the City of Manteca are attached to the site plan:

1. The applicant is responsible for contacting all appropriate utility companies to obtain their agreement to extension and/or relocation of services necessary for the proposed development.
2. Place or expose all property corners necessary as reference points for the construction of the development.
3. Minimum interference with and protection of traffic: All work shall be planned and carried out so there will be the least inconvenience to the traveling public. Placing of lights, barricades, warning signs and other safety devices required for public safety shall be the responsibility of the permittee. All safety measures required by law shall be taken.
4. The applicant is responsible for contacting the Manteca Fire Department to obtain requirements for fire and safety protection. All fire department requirements, whether listed below, attached hereto or implied, shall be strictly adhered to.
5. Landscaping and overall site appearance shall be properly maintained at all times, inclusive of replacement of landscape material and vegetation.

6. Any new sign or sign structure shall require a Sign Permit from the Planning Department prior to its installation. A building permit may also be required dependant upon the sign type.
7. All site plan conditions of approval shall be completed prior to finalization or occupancy of the structure. The structure may be finalized or occupied prior to completion of said conditions, ONLY upon submittal to the Planning Department of an appropriate performance bond or certificate of deposit.
8. Electrical and gas meters shall not be located on any building side visible from the street, unless fully obscured from view by a decorative enclosure.
9. A separate site plan review and approval will be required for any future structures shown on the site plan.
10. Roof mounted appliances or other mechanical equipment shall be effectively screened from the view of passing pedestrians or motorists.

The City reserves the right to withhold the finalization of the structure and/or terminate City utilities service (shut off water and sewer) until all conditions of the City approved site plan have been completed. Please contact this office if you are unable to complete the site plan improvements prior to occupancy of the project.

The fees associated with this development (payable with the application for building permit) include, but not limited to, the following:

Storm Drainage fee _____ -0-

Sewer Connection fee _____ Water Meter fee _____

Building Permit fee _____ Strong Motion _____

Park Acquisition & Improvement (Bedroom Tax) _____

Street Tree fee _____ School Tax _____

Plumbing, Mechanical & Electrical Fee _____

TO BE DETERMINED

The following signatures of the Director of Public Works and the Planning Director signify PRELIMINARY approval of the Site Plan, Exterior Elevations, and Landscape plans. Final approval requires the same signatures on the ORIGINAL drawings.

7-23-87
Date

Bruce O. Hopper
Fire Chief

7-21-87
Date

[Signature]
Director of Public Works

7-21-87
Date

[Signature]
Planning Director

I, as the site plan applicant or authorized agent for the site plan applicant, have read and understand the conditions of development and acceptance of this site plan and the associated developmental fees. I, further, understand that this site plan runs with the ownership of the land and any agreement for transfer of ownership must include all uncompleted site plan requirements. I, therefore, agree to abide by all conditions of the site plan.

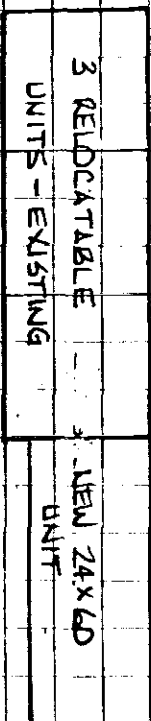
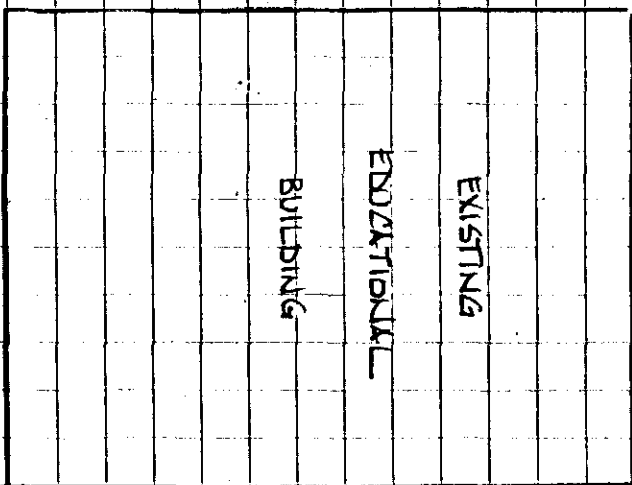
Name of Applicant or Authorized Agent Samuel Martin

DATE 7/31/87

486 BUTTOL AVE

FIRST ASSEMBLY OF GOD
MATELA CHRISTIAN SCHOOL
486 BUTTOL AVE
239-3436

SITE PLAN # 87-7



PROPERTY LINES

1 SQUARE = 10 FEET

#87-7