

ONE & TWO FAMILY RESIDENTIAL ZONING PLAN REVIEW SHEET

APPLICANT: This sheet is part of your approved building permit. This sheet must be attached to the plans at the construction site.

Address: 5424 Alta Mira Circle  
R# 104259 Lot Size: 8408 sq ft  
Addition, Block, and Lot: Alta Mira, lot 9  
Zone: R10 Plan District: None  
Property Status (circle one) Lot Lot of Record  
Lot of Record Deed Provided? Y N Year: \_\_\_\_\_

Permit # 15-187574  
Planner: Slusarenko Date: 7/7/2015  
Transit Street or Pedestrian District Y N  
Parking Required? Y N

LU/PR HISTORY:

CU 25-79 • Conditions: Min distance between any structure & adjacent property outside PUD is 20 ft.  
Conditions of approval satisfied? Y N N/A  
CC & R's  
Conditions of approval satisfied? Y N N/A

BASE ZONE STANDARDS

Per CC & R's: Minimum Setbacks Req'd Proposed Projection  
Front 20' 5' \* Check eaves vs. setbacks  
Left Side 5' L 6.25' R 5'  
Right Side 6' 1' bay w/ no eaves shown  
Rear 20' 20'+ 2' approved  
Garage 20' 5'  
Max Transit N/A N/A  
Maximum Height 35' (allowed) 135' (proposed)  
2 1/2 stories max Base Point 1 Base Point 2 Base Point Elevation? 734.5  
23 feet above avg street grade - Avg. Street Grade N/A  
\* Need Bldg Corners & demonstrate on elevation  
Maximum Building Coverage 2771 sq ft (allowed) 2197.5 sq ft (proposed)  
Min 1st floor 1400 sq ft (one story)  
Min each floor 1000 sq ft for two story  
Minimum Outdoor Area 250 s.f. & 12 ft by 12 ft Met? Y N

Tree Preservation Required: Yes ☒ No ☐ Tree Fund ☐  
Tree Density Required: 3388 sq feet Tree Fund ☒  
7 x 500 = \$3500  
Arborist Report: Yes ☐ No ☐

Maximum Front/Side Yard Paving  
40% or 20% = 20.8 (allowed) 20' (proposed)  
Driveway not indicated, pls include ok  
Parking Pad outside front or side street setback? Y N N/A  
9' X 18' clear parking space? garage Y N N/A

FLAG LOT STANDARDS Apply? Y N  
Setbacks (N) (S) (E) (W)  
Building Coverage met? (flag portion only) Y N  
Landscaping Met for flag lots less than 10k sf? Y N N/A

BASE ZONE DESIGN STANDARDS (9-3-99)

Apply? Y N  
Longest Street Facing Dwelling Unit Wall?  
Main Floor Second Floor Both/Other  
33.110.230 Main Entrance Faces Street? and Y N  
13' behind Within 8' of longest DU Wall? and Y N  
Faces public street if corner (4/24/10)? Y N N/A  
33.110.253 Length of Garage Wall is 50% or less? or Y N  
12' or less on a façade 24' or less? Y N N/A  
33.110.253 Garage flush/behind longest DU wall? or Y N  
Within 6' of DU wall (40% gar. and porch)? Y N N/A  
No more than 3 car garage  
33.110.232 15% of Street Facing Façade windows/Main Entrance Doors?  
Front: (req'd) (prop'd)  
Side: (req'd) (prop'd) N/A

JOHNSON CREEK STANDARDS (South Sub. or Floodplain)

Apply? Y N  
Maximum Impervious Area 50% x (site size) =  
(allowed) (proposed)  
Tree Removal? Y N  
Tree Preservation Plan? Y N

COMMUNITY DESIGN STANDARDS

Apply? Y N

OTHER OVERLAYS, DISTRICTS, INSPECTOR NOTES, ETC.

\* Compressor in side setback

ADDITIONAL DEVELOPMENT STANDARDS (33.110.213)

Apply? Y N  
Maximum Height  
1.5 x (width) = (allowed) (proposed)  
Maximum Building Coverage  
40% = (allowed) (proposed)  
Main Entrance less than 4' above grade? Y N  
Minimum 3.5" Trim? Y N  
Garage Door facing street no greater than 8' wide? Y N  
Minimum 12" Eaves? Y N  
Exterior Finish Materials okay? Y N  
Maximum of 2 attached Houses? Y N N/A

NARROW LOT STANDARDS (7-1-02/4-24-10)

Apply? Y N  
33.110.215 Maximum Height  
1.2 or 1.5 x (width) = (allowed) (proposed)  
33.110.253 Maximum Width of Garage Wall  
50% = (allowed)\* (proposed)  
\*Not allowed on front façade if façade is less than 22' long  
33.110.230 Main Entrance less than 4' above grade? Y N  
(attached houses only; new narrow lots)  
33.610.200.D Alley Access Used? Y N  
33.110.240.C Minimum Landscaping for attached houses? Y N

View Easement submitted

1st Review

$$\frac{747 + 749}{2}$$

$$\frac{726 + 725 + 718}{3}$$

$$\frac{125 + 127.05}{2}$$

$$\frac{747 + 749}{2} - \frac{725 + 718}{2}$$

$$\frac{748 - 723 = 25}{126.025} = .198\% \text{ slope}$$

$$\times \frac{100}{19.8\%}$$

body coverage

$$49 \times 55.833 = 2735.67$$

$$-15.833 \div 2 \times 7.5825 = 60$$

$$-20 \times 14 = 280$$

$$-6 \times 2.25 = 13.5$$

$$-26 \times 6 = 156$$

$$-6 \times 13 = 78$$

$$-587.5 = 2148.17$$

Bay

$$\frac{9.75 \times 10.75}{\times 1.3} = 105.7$$

$$\frac{9.15}{9.15} \neq \text{neg'd}$$

$$8 \times 4 = 32 \neq \text{shown } \textcircled{86}$$

$$51 \times 11 = 561$$

$$35.75 \times 2 = 71.5$$

$$\frac{489.5}{\times 1.15}$$

$$\frac{13.425 \neq \text{neg'd}}{\times 1.15}$$

shown!  $\textcircled{13}$

$$\text{Slidex} \times 8 = \text{Door} = 21$$

Allowed 2250

$$+ 3468 \times 1.15 = 520.2$$

$$2770.2$$

$$2197.5.77$$

$$\begin{aligned} 1 \times 9.75 &= 9.75 \\ 50 \times 55.75 &= 2787.5 \\ - 26 \times 6 &= -156 \\ - 6 \times 13 &= -78 \\ - 13 \times 7 &= -91 \\ - 11.91 \times 13 &= -154.908 \\ - 15.75 \div 2 \times 7.6 &= -119.765 \end{aligned}$$

2nd Review after 15-852585 flu