Community Development Department
1 Plaza, PO Box 667
Patterson, CA 95363
209.895.8020
email: planning@pattersonca.gov
www.pattersonca.gov

FRONT YARD FLATWORK APPLICATION

This information is provided as a guide to assist you in the preparation of the application for a **Front Yard Flatwork Permit**. It is also intended to explain the process by which the City analyzes and acts upon the application.

What is a Front Yard Flatwork Application?

Interested in making changes to your front yard and/or the existing driveway. You will need to apply for and obtain a permit for front yard flatwork prior to construction. Please review the information below:

Patterson Municipal Code Section 18.78.070 – Single Family Residence Landscaping

A. For single family residential properties, no more than 50 percent of the front yard and street side yard area shall be non-pervious surface (e.g., used as a driveway). Deviations from these standards may be allowed through architectural and site plan review for small-lot single-family developments at the time of master home plan review where these standards preclude the maximum lot coverage from being achieved.

B. Remaining unpaved portions of the setback areas shall be landscaped, irrigated, and maintained. At least one-third of the landscaped area shall be provided by trees, shrubs, and other plant material. All other areas shall have wood chips, decorative rock, decomposed granite or other as approved by the Community Development Department. All landscaping shall be maintained by the Patterson Municipal Code and/or as often as necessary to prevent a nuisance. No junk, debris, or other similar materials shall be stored in the landscaped areas.

C. Pervious surfaces shall not be used for off-street parking of vehicles or loading spaces.

D. A driveway permit shall be required for construction of a new driveway, expansion of an existing driveway, or construction of a new walk. Repair or replacement of an existing driveway or walk shall not require a driveway permit.

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Application Submittal

An application for a Front Yard Flatwork Permit shall be filed by the property owner or their representative/agent on forms prescribed for this purpose more than thirty (30) days before the expiration of the project/use. The application shall be submitted to the Planning Department, 1 Plaza (P.O. Box 667), Patterson, CA 95363.

**NOTE: If you are encroaching on the public right of way you will also need to apply for an encroachment permit with the City Public Works Department

Additional information may be required by the Community Development Director and/or City Planner during the review of the application.

Building Permits

Separate building permits are required prior to any construction. Building permits shall not be issued until the appeal period has expired or any appeals filed have been made by the Planning Commission/City Council

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Application for Front Yard Flatwork

Application #:_____

_____
Applicant Name

_____
Mailing Address/City/State/Zip

_____ _____
Phone Number Email

_____
Property Owner

_____
Mailing Address/City/State/Zip

_____ _____
Phone Number Email

Explanation of Construction: Type of Material/Dimensions

_____

_____

_____

Current TOTAL Front Yard Square Footage: _____

Existing Impervious Surface Square Footage: _____

Proposed Impervious Surface Square Footage: _____

SIGNATURES:
The above information as well as the plans and materials submitted herewith in support of this application are, to the best of my/our knowledge, true and correct.

APPLICANT: _____ **DATE**:_____

OWNER: _____ **DATE**: _____

PROPERTY OWNER:	PLAN:	SCALE:
PROPERTY ADDRESS:	DRAWN BY:	SIGNATURE:
APN:	SCOPE OF WORK:	DATE:

PLEASE FILLOUT AND SUBMIT THIS SITE PLAN WITH YOUR APPLICATION