



COMMENT RESPONSE SHEET – 10635 SW 63th Ave.

PERMIT / PROCESS NUMBER: City of Pinecrest_ BL2024-1665

DATE: 06-16-2025

Zoning

PLEASE HAVE ARCHITECT PHOTOCOPY THESE COMMENTS AND NEXT TO EACH COMMENT PUT WHERE THE REQUESTED INFORMATION IS LOCATED WHAT SHEET AND SHEET NUMBER

- Must update application to list all items permit is for must at a minimum be for the house and driveway and all details are required and if any other items like walkways, fence, columns, gates that must be listed on application and all details are required
(We are going to add this information in the application)

RE: Permit application list has been updated. Also, please refer to sheet A100 to see just the Swimming Pool will be submitted as a separate permit.

-PLEASE UPDATE THE PERMIT APPLICATION WITH ITEMS THAT ARE TO BE INCLUDED IN THE PERMIT (DRIVEWAY, FENCE, ETC). PLEASE SHOW THE HEIGHT OF THE FRONT FENCE/GATES ALONG SW 63 AV -THE PERMIT IS ONLY FOR THE HOUSE. DRIVEWAYS, FENCE, ALUMINUM TRELLIS (???) ARE NOT INCLUDED IN THIS PERMIT

RE: Permit Application list has been updated. Also, please refer to sheet A100 to see just the Swimming Pool will be submitted as a separate permit.

-Must submit separate tree removal permits and plans now as landscape plans will not have a review until this has been approved. PENDING. PLEASE NOTE THAT A COMPLETE REVIEW OF LANDSCAPE PLAN AND ZONING APPROVAL WILL BE PENDING APPROVAL OF TREE REMOVAL PERMIT APPLICATION -Mark on perimeter line drawings all balconies on the second floor and must be included in the second-floor area.

-PLEASE CONFIRM THAT THE BALCONY ASSOCIATED WITH BEDROOM 1 IS INCLUDED IN THE LOT COVERAGE.

RE: This comment has been addressed in prior cycles. Please refer to response sheet of city comments #3, Comment #13 to see the provided answer and references.

-DECLARATION OF RESTRICTION DOCUMENT TO TRANSFER UNUSED 50 SFT OF BUILDING AREA FROM FIRST FLOOR TO THE SECOND FLOOR TO BE USED FOR OPEN BALCONIES IS READY FOR PICK UP FROM THE FRONT DESK. PLEASE REVIEW, EXECUTE AND RECORD THE DOCUMENT AND UPLOAD TO THE SYSTEM BEFORE ZONING APPROVAL.

RE: Declaration of restriction document has been provided.