

## FAQ's

**Question:** How long does the Preliminary Review Process take?

**Answer:** Typically 30-45 days. Review may take longer due to City Holidays and full Development Review Committee Meeting Agendas.

**Question:** Is the Preliminary Review an approval for my project?

**Answer:** No, a Preliminary Review is for informational purposes to help an applicant determine the feasibility of a project and **does not entitle any projects.**

**Question:** What is the purpose of the Airport Development District?

**Answer:** To reduce large assembly uses due to airport noise and/or safety impacts from the Southern California Logistics Airport.

**Question:** What is the current population of the City of Adelanto?

**Answer:** As of January 1<sup>st</sup>, 2006, the population for the City of Adelanto was estimated to be 27,000 people.

**Question:** What are "deposits" and what does it mean that the City works on a "recovery fee basis"?

**Answer:** Deposits are monetary amounts that are paid to the City for a specific project. Staff time is recoverable by accounting for the hours spent on each project. Any amount that is not used by the end of the project (typically by the time the project gets its Certificate of Occupancy) is returned to the applicant. Often times, the initial deposit will not cover the full cost of processing an application and additional deposits are needed.

**Question:** What does "unincorporated county" mean and how do I find out about my property if it is in that area?

**Answer:** The geographical portions of land that are not included within a City or Town fall under San Bernardino County jurisdiction. For property information, you may contact the San Bernardino County Building and Safety Department at (760) 241-7691 or San Bernardino County Tax Assessor (760) 245-7904.

**Question:** What is the difference between a Tentative Parcel Map and a Tentative Tract Map?

**Answer:** If the subject property is zoned for residential use, a subdivision of five (5) lots or more requires a Tentative Tract Map. If the subject property is zoned for residential use, a subdivision of four (4) lots or fewer requires a Tentative Parcel Map. A Tentative Parcel Map is also required for any subdivision of land zoned for Manufacturing/Industrial or Commercial uses.

**Question:** How do I find out information about the [Southern California Logistics] Airport?

**Answer:** The Southern California Logistics Airport is owned by the City of Victorville and their phone number is (760) 243-1900.

**Question:** How do I find out the owner of a property?

**Answer:** The San Bernardino County Tax Assessor (phone number above) and/or a Title Company are able to assist in the name and mailing address of a property owner by parcel number.

**Question:** Can I give you a list of parcels I want zoning for and get the information right away?

**Answer:** The Planning Department can provide zoning for up to two (2) parcels each day. If you request zoning information for more than two non-contiguous parcels, the City will require a deposit of \$55.00 for each four parcels and make every effort to complete the request within two working days.

**Question:** What are your hours, and what days are you open?

**Answer:** City Hall is open Monday through Thursday between the hours of 8:00 a.m. to 6:00 p.m. and alternating Fridays between the hours of 8:00 a.m. to 5:00 p.m. The Planning Department is closed for lunch between 12:00 p.m. and 1:00 p.m.



City of Adelanto

*The opportunity is here.*

# City of Adelanto



Community Development Department  
Informational Sheet

Tel: (760) 246-2300

# Patio Covers & Enclosures

## Patio Covers

The edge of the patio cover must be set back the following minimum distances from property lines:

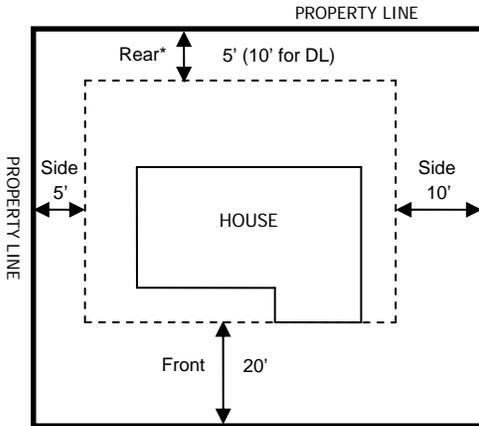
- Front Property Line: 20 feet
- Side: 5 feet on one side and 10 feet on the other.
- Rear: 10 feet for DL (Desert Living) zones; 5 feet for all other residential zones.

## Patio Enclosures

\*All minimum setback requirements for buildings apply to patio enclosures.



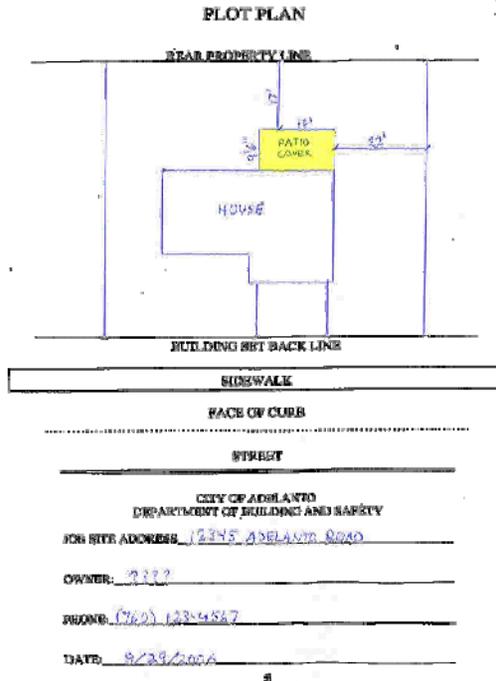
Diagram: Minimum Setbacks for Patio Covers



## City Approval and Permitting

- A plot plan is submitted to the Planning Department. The proposed patio cover or enclosure is usually approved or denied by Planning over the counter.
- Plot plans must include the following information:
  - Applicant name, phone number, and address of property
  - Property lines
  - Location of house and other buildings on property
  - Location and dimensions of patio cover or enclosure
  - Distance of patio cover or enclosure from all adjacent property lines
- After Planning Department approval, the approval page, 3 copies of the stamped plot plan, and all other required documents are submitted to the Building and Safety Department for Building Permits.

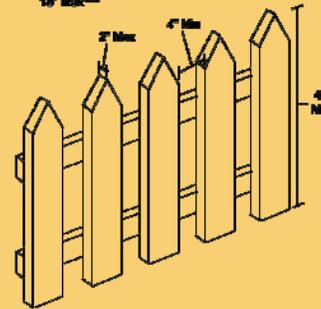
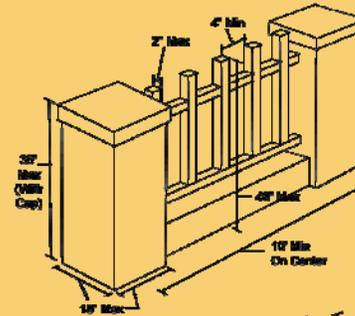
## Example



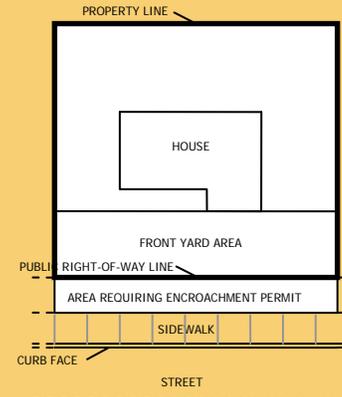
# Walls & Fences

## Wall & Fence Height Limitations

- The maximum height in residential districts is six feet (6'), except in the front yard area (see Front Yard definition below on next panel).
- The maximum height in all other districts is eight feet (8'), except in the front yard area.
- The maximum height in the front yard area for all zoning districts is 48 inches, including a retaining portion.



Yard and Property Areas Pertaining to Walls & Fences



## Specifications for Walls and Fences in Front Yard Areas

Front Yard as defined in the Zoning Code: "the open space extending across the full width of the front of the lot, the depth of which is the horizontal distance between the front lot line and the front setback line."

- Pilasters used in conjunction with wrought iron can be a maximum of 18 inches by 18 inches wide, and a maximum of 36 inches high. Pilasters must also be spaced at least 10 feet apart.
- Wrought iron used in conjunction with pilasters can be a maximum of 48 inches high.
- Open fence material, wood or wrought iron, cannot be more than 2 inches thick, and must be spaced at least 4 inches apart.
- Retaining walls or retaining portions of walls may not be more than 30 inches high.

The City of Adelanto General Plan discourages the use of chain-link fences in residential districts, other than the Desert Living (DL) districts.

## Right-of-Way and Corner Lot Limitations

- Walls and fences in public right-of-way: Walls or fences may encroach into public right-of-way lines, with the approval of an Encroachment Permit through the Public Works Engineering Department. With an Encroachment Permit, a wall or fence may be built up to the edge of the sidewalk. If no sidewalk exists, the fence may be up to six feet (6') from the curb face.
- Fences along corner lots: A clear corner area is required for properties at street corners. Fences, walls, or other structures may not be built in the clear corner area. Other documentation is available for details on clear corner areas.

## City Approval and Permitting

- A plot plan must be submitted to the Planning Department, and if requested, an elevation drawing of the wall and/or color pictures of proposed material.
- For walls or fences to be built within public right-of-way, an encroachment permit is required, through the Public Works Engineering Department concurrently with Planning Approval.
- After Planning and Public Works Engineering approval, the stamped plot plan and the approval page are submitted to the Building Department for Building Permits.

All patio covers, enclosures, walls and fences require Planning Department approval and Building Permits.