



## Residential New Building Permit Plan Review Comments

**Application:** PB25-10537

**Date Submitted:** 07/23/2025

**Status:** Issued

**Date Issued:** 08/07/2025

**Address:** 117 PINELAND PL

**Parcel:** 1064591

**Zoning:** PD

**Subdivision:** RIVERCREST ADDITION

**Lot/Block:** 25/16R

**Description of Work:** New Single Family Residence w/3rd Party Review and Inspections

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Adriana Perez

**Owner:** SHAW, ROBERT W

100 E 15th St 100

5408 BIRCHMAN AVE

Fort Worth, TX 76102

FORT WORTH,, TX 76107

9722446925

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	4918		Living Space
U	VB	1203		Utilities

**Sprinkler Sys Req:**

**Comment:** Signs, Retaining Walls over 4', Fences, Dumpster Enclosures over 6', and Parkway Approaches and Sidewalks require separate permits and reviews.

**Required Corrections:**

Planning Development Department



## Residential New Building Permit Plan Review Comments

### ***Building***

**Reviewer:** Adriana Perez

**Email:** [Adriana.A.Perez@BureauVeritas.com](mailto:Adriana.A.Perez@BureauVeritas.com)

**Phone:** 682-227-7436

1. Bureau Veritas Zoning Notes: PD990 to A-5

Address: 117 Pineland Pl

Lot coverage: 49.2% (not over 60%)

Height: 31'-4"

Lot width at build line over 50': 67.12'

Verified driveway does not exceed more than 50% of front yard: 23.02%

(Measured from front wall of house to front property line)

Provided front yard setback: 15'

Provided side yard setback L: 5'-0 3/4" R: 5'-3 1/8"

Provided rear yard setback: 5'-2 1/8"

Number of bedrooms: 5

Parking spaces (9' x18') provided: 2 in Garage, 2 Driveway

(Requirements: 3 bdrms=2; 4 bdrms=3; 5 bdrms= 4; 6 bdrms=5)

Houses on either side: Left: 15' Right: 15'

Masonry Requirements:

(Masonry is considered brick, stone, cementitious fiber concrete products or stucco)

Over 50% on all sides? yes

Trees shown on plot plan: 0

### ***PARD***

**Reviewer:** Germaine Joseph

**Email:** [Germaine.Joseph@fortworthtexas.gov](mailto:Germaine.Joseph@fortworthtexas.gov)

**Phone:**

1. PARD/PDP: This development is within the boundaries of Park Planning District 4; the Neighborhood & Community Park Dedication Policy applies.  
There is a required \$1,393.58 due for each single-family residential unit or duplex on an undeveloped lot.  
On a lot with a teardown, there is a required \$1,393.58 due for each additional residential unit (duplex). Please upload the demolition/razing permit. Tear down and replace in kind, no PARD-PDP fee is due.  
Call Development Services @ 817-392-2222, if you need assistance on making a payment.  
Call Lori Gordon @ 817-392-5743 for information regarding the fee and to what it is applied.  
All fees must be paid in full for single family residential or duplex, at or before building permit issue. No city permits will be issued until the PDP fees have been paid.

### **Approval Table:**

Planning Development Department

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	07/24/2025	Taryn Wilson
Water Development Review	Approved	08/04/2025	Elizabeth Armendariz
Transportation Impact Review	Not Required	08/01/2025	Lamonica Smith
Urban Forestry Review	Approved	08/07/2025	Jesus Olmos
Zoning Review	Approved	08/07/2025	Jesus Olmos
PARD Review	Approved	07/25/2025	Germaine Joseph
Building Plan Review	Approved	08/01/2025	3PTY BUREAU VERITAS
Issue Permit	Issued	08/07/2025	Ziri Hernandez
Inspections			
Mechanical Plan Review	Approved	08/01/2025	3PTY BUREAU VERITAS
Plumbing Plan Review	Approved	08/01/2025	3PTY BUREAU VERITAS
Electrical Plan Review	Approved	08/01/2025	3PTY BUREAU VERITAS
Plan Distribution	Routed for Electronic Review	08/05/2025	Jesus Olmos
Plans Coordination	Approved	08/07/2025	Jesus Olmos

**General Comments and Additional Permit Information:**

**Reviewer:**

**Email:**

**Phone:**

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Planning Development Department