

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0607620

PAID CITY OF SACRAMENTO

Insp Area: 4 Thos Bros: 278A2

Site Address: 1537 YOUNGS AV SAC Parcel No: 237-0163-020

JUN 28 2006

Sub-Type: NSFR Housing (Y/N): N

CONTRACTOR

OWNER NEIGHBORHOODS PLANNING AND DEVELOPMENT SERVICES C/D GROUP P.O. BOX 348346 SACRAMENTO, CA 95834

ARCHITECT

Nature of Work: NEW 1STORY SFRW/ ATTACHED GARAGE-1474SQFT LIVING, 336SQFT GARAGE, 167SQFT PORCH--IN DESIGN REVIEW AREA-

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name Lender's Address

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class License Number Date Contractor Signature

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00);

I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. B & PC for this reason:

Date 6/29/06 Owner Signature

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 6/29/06 Applicant/Agent Signature

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier Policy Number Exp Date

(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.


Date 6/29/06 Applicant Signature

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

RECORDING REQUESTED BY:

Fidelity National Title Company
Escrow No.: 06-1402861-SF
Locate No.: CAFNT0934-0934-0014-0001402861
Title No.: 06-1402861

**When Recorded Mail Document
and Tax Statement To:**
Conceptual Development Group CA LLC
300 Gelato St.
Sacramento, CA 95838


Sacramento County Recording
Craig A Kramer, Clerk/Recorder
BOOK 20060519 PAGE 1799
Check Number 3848
Friday, MAY 19, 2006 3:28:28 PM
Ttl Pd \$18.88 Nbr-0004300017
008-Sacramento Cy DTT PRID
SAH/45/1-2

APN: 237-0163-020

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$137.50 City Tax \$343.75

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of Sacramento,



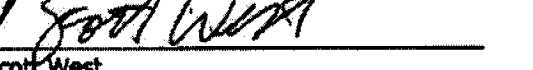
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Rosanna Garcia and Jeffrey S. Slodowitz, wife and husband and Scott West, an unmarried man

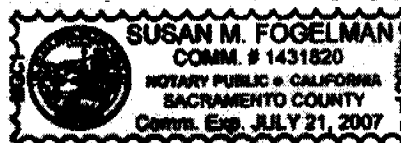
hereby **GRANT(S)** to Conceptual Development Group CA LLC, a California Limited Liability Company

the following described real property in the City of Sacramento, County of Sacramento, State of California:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

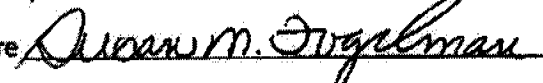
DATED: May 9, 2006

STATE OF CALIFORNIA)
COUNTY OF Sacramento)
ON May 9, 2006 before me,
Susan M. Fogelman, notary public
(here insert name and title of the officer), personally
appeared Rosanna Garcia, Jeffrey S. Slodowitz and Scott West
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted,
executed the instrument.


Rosanna Garcia

Jeffrey S. Slodowitz

Scott West



Witness my hand and official seal.

Signature 

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Estrow No.: 06-1402861-SF
Locate No.: CAFNT0934-0934-0014-0001402861
Title No.: 06-1402861

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 21 in Block 5 of Young's Heights, as shown on the official plat thereof, filed in the Office of the Recorder of Sacramento County, California, April 2, 1912 in Book 13 of Maps, Map No. 14.



CITY OF SACRAMENTO
 PLANNING & BUILDING DEPARTMENT
 BUILDING DIVISION
 www.cityofsacramento.org
 Help Line: 1-916-808-5956 OR 1-888-EZ-PERMIT
 Inspection: 1-916-808-7822



Fax # 916-808-1901 Downtown Permit Center, New City Hall
 915 I Street, 3rd Floor, Sacramento, CA 95814
 Fax # 916-808-8370 North Permit Center
 2101 Arena Blvd., Suite 200, Sacramento, CA 95834

Activity # 0607620 **FAXED PERMIT APPLICATION** Date: 5-25-06
 (certain restrictions apply)

*Faxed request must be received in this office by 3:00 P.M. to be processed the following workday.
 Note: Contractors must have a current certificate of Worker's Compensation Insurance.*

Note: Work started before a Building Permit is issued will be subject to a surcharge.

IN ORDER TO PROCESS THIS REQUEST, ALL THE FOLLOWING INFORMATION MUST BE PROVIDED:

Job Address: 1537 Youngs Ave RESIDENTIAL APARTMENTS (4+ units per building) COMMERCIAL (limited)
 Contact Person: Ruthie Hobbs Unit # 1 Contract Price \$ 200,000

Property Owner: James Beaver Contractor: _____ License # _____
 Address: PO Box 348387 City/State/Zip: _____
 City/State/Zip: Sacramento CA 95834 Phone: _____ Fax: _____
 Phone: (916) 203-9403

Nature of Work: (Provide detailed description of work & indicate type of work in selections below).
 Description of Work: NEW HOUSE ON VACANT LOT

<input type="checkbox"/> Reroof (excluding tile) <input type="checkbox"/> Tear-Off <input type="checkbox"/> Resheet <input type="checkbox"/> House <input type="checkbox"/> Garage # Stories: _____ # Squares: _____ Material: <input type="checkbox"/> Siding <input type="checkbox"/> Wood <input type="checkbox"/> T-111 <input type="checkbox"/> Horiz <input type="checkbox"/> Vinyl <input type="checkbox"/> Stucco *Design Review approval may be required.	<input type="checkbox"/> HVAC Installations (Residential Only) <input type="checkbox"/> Change-out <input type="checkbox"/> New <input type="checkbox"/> Heat Pump <input type="checkbox"/> Package <input type="checkbox"/> Split system <input type="checkbox"/> Roof mount <input type="checkbox"/> Cut-in <input type="checkbox"/> Heat pump or elect. unit to gas. <input type="checkbox"/> Wall furnace <input type="checkbox"/> Other (describe below) Value of duct work: _____ Equipment: \$ _____ Cut-in: \$ _____ *Design Review approval may be required.	<input type="checkbox"/> Water Heater (Residential Only) <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Change-out <input type="checkbox"/> Electric to Gas <input type="checkbox"/> Relocate <input type="checkbox"/> New <input type="checkbox"/> Dry Rot or Termitte Damage Repair (Describe Locations Below) *Design Review approval may be required.	<input type="checkbox"/> Minor Electric and/or Minor Plumbing (Residential Only) <input type="checkbox"/> Electric Service Change # amps <input type="checkbox"/> New electric circuits <input type="checkbox"/> Re-wire <input type="checkbox"/> Water Service Replacement <input type="checkbox"/> Sewer Service Replacement <input type="checkbox"/> Gas Line Replacement <input type="checkbox"/> Re-plumb <input type="checkbox"/> Water <input type="checkbox"/> Waste	<input type="checkbox"/> Public Utilities Safety Inspection (Residential and single apartment units Only) <input type="checkbox"/> SMUD <input type="checkbox"/> PG&E ♦ NOTE: Correction Notice items will require an additional building permit.
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Living 1474
 Porch 112 + 55 = 167
 Garage 336

City of Sacramento
Development Services Department
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 1537 YOUNG AVE	APN: 237-0163-020
DRPB AREA / PUD / SFD: EXPANDED NORTH IR	ZONING: R-1
EXISTING LAND USE: ACCESSORY STRUCTURE IN REAR TO BE DEMOLISHED.	
PROPOSED USE: NEW SINGLE FAMILY RESIDENCE W/ATTACHED GARAGE.	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input checked="" type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER XX DR PB Required Planning application must be approved <i>before</i> project can be submitted for plan check
<input type="checkbox"/>	Application(s) IN PROGRESS : File Number: Application must be approved <i>before</i> project can be submitted for plan check.
<input checked="" type="checkbox"/>	Application(s) COMPLETED : File Number & approval date: ER06-110 APPROVED 5-17-2006 Building permit must conform to approved plans and comply with all conditions of approval. Do NOT accept applications for a building permit prior to the end of the 10-day appeal period.
<input type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.
<input checked="" type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input checked="" type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Route to SITE for inspection only, plan check not required.
<input checked="" type="checkbox"/>	Preliminary review ONLY ; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
CONDITIONS AND COMMENTS:	<p>BUILDING PERMIT MUST CONFORM TO APPROVED PLANS AND COMPLY WITH ALL CONDITIONS OF APPROVAL FOR ER06-110. CURRENTLY AN ACCESSORY STRUCTURE ON [REDACTED] NEEDS TO BE DEMOLISHED. [REDACTED] MAY REQUIRE PRESERVATION [REDACTED] WILL NEED TO PROVIDE DOCUMENTATION OF WHEN BUILT. APPLICANT PROPOSES TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE. CURRENTLY LOT COVERAGE OK AS SHOWN ON SITE PLAN, LOT AREA: 7405 PER METRICAN. NEW RESIDENCE: 1477.5', BACK PATIO: 7.5x7=52.5', FRONT PORCH: 14x8=112', GARAGE: 15x21=336', TOTAL: 1978/7405=27% LOT COVERAGE, WHICH MEETS ZONING CODE REQUIREMENTS. SETBACKS OK AS SHOWN ON SITE PLAN, APPLICANT IS PROVIDING A 5' INTERIOR SIDE YARD, OVER 15' REAR YARD, AND 20' FRONT YARD SETBACK. FRONT YARD PAVING IS UNDER 40% MAX. NO OTHER PLANNING ENTITLEMENTS APPARENT AT THIS TIME.</p>
DATE: 5-17-2006	BY: CHRISTINA MONTANEZ

Robla

Certification of Compliance School District Development Fees

PART 1 To be completed by APPLICANT

Owner's Name & Address CD Group CA LLC ~ PO Box 348346 Sac

Project Address 1537 Youngs 95834

Parcel Number 237-0163-020 Lot No. _____

Subdivision Name _____ Number of Units _____

Applicant's Signature & Title [Signature]

Date 6/28/06 Phone No. _____

CITY OF SACRAMENTO
NORTH PERMIT
CENTER

JUN 29 2006

RECEIVED

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020(d), this will serve to notify you that the 30-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

PART 2 To be completed by BUILDING DEPARTMENT

Plan Identification Number 0607620

Square Feet of Chargeable Building Area 1474

Signature [Signature]

Title BI 3

Building Type (CHECK ONE)

Residential

Apartment/Condominium

Commercial/Industrial

Date 6-14-06

PART 3 To be completed by SCHOOL DISTRICTS

Grant Joint Union High School District
 District Certification No. 06-0616
 EXEMPT _____
 Comments _____
 RESIDENTIAL / APARTMENT / CONDOMINIUM
1474 Sq.Ft. x \$ 1.40 = \$ 2063.60
 COMMERCIAL / INDUSTRIAL
 _____ Sq.Ft. x \$ _____ = \$ _____
 OTHER FEE: TYPE _____
 _____ Sq.Ft. x \$ _____ = \$ _____
 TOTAL FEES COLLECTED = \$ 2063.60

Robla Elementary School District
 District Certification No. 06-159
 EXEMPT _____
 Comments _____
 RESIDENTIAL / APARTMENT / CONDOMINIUM
1474 Sq.Ft. x \$ 1.23 = \$ 1813.02
 COMMERCIAL / INDUSTRIAL
 _____ Sq.Ft. x \$ _____ = \$ _____
 OTHER FEE: TYPE _____
 _____ Sq.Ft. x \$ _____ = \$ _____
 TOTAL FEES COLLECTED = \$ 1813.02

This Certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance. As the authorized school district official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

GRANT	ROBLA
Authorized School District Official	
Signature <u>[Signature]</u>	Signature <u>[Signature]</u>
Title _____	Title <u>Admin</u>
Date <u>6/28/06</u>	Date <u>6/29/06</u>

Original: Grant Joint Union High School District/
Robla Elementary School District
1st Copy: Building Department
2nd Copy: Applicant

GJUHSD: Facilities Planning and Construction Department
Certificate of Compliance Form (rev. 10/02) bep



CITY OF SACRAMENTO

New City Hall
915 I Street, 3rd Floor
Sacramento, CA 95814

www.cityofsacramento.org

Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
Inspection: 1-916-808-7622

North Permit Center
2101 Arena Blvd., Suite 200
Sacramento, CA 95834

RESIDENTIAL PLAN REVIEW
2001 CBC Adopted Codes
Effective November 1st, 2002

PROJECT DESCRIPTION NEW SFR 1537 Youngs DATE 6-14-06 PERMIT No. 0607620

These sheets, when attached to a set of plans, become part of those plans and must remain attached thereto. The approval of this plan and the specifications shall not be held to permit or approve the violation of any City ordinance or State or Federal law. (Note: Authorized agent must provide a letter from Owner verifying Authorization.) (The code requirements circled do not limit the code requirements for this project.

I have read and will comply with the items in this document and as marked on the plans.

Date 6-28-06

Signature of: Owner Authorized Agent Contractor Architect/Engineer

BUILDING CODE REQUIREMENTS

- B-1 **Smoke detector location within dwelling units.** In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level except that, when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. In new construction, required smoke detectors shall receive their primary power from a commercial source and have a battery back up. 2001 CBC, Section 310.9.1.
- B-2 **When alteration, repairs, or additions having a value in excess of \$1,000 are made, provide an approved smoke detector to protect existing sleeping rooms.** The detector may be battery operated as per 2001 CBC, Section 310.9.1.2.
Exception: Repairs to the exterior surfaces of a Group R occupancy are exempt from the requirements of this section.
- B-3 **Emergency escape and rescue.** Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public way, yard, or exit court. Escape or rescue windows shall have a minimum net clear openable area of 5.7square feet / 821 SQ. inches. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. Emergency escape or rescue windows shall have a finished sill height not more than 44 inches above the floor. 2001 CBC, Section 310.4.
- B-4 **All Group U occupancies attached to Group R, Division 3 occupancies shall be separated by materials approved for one-hour fire-resistive construction.** The separation may be limited to the garage side only and requires a self-closing, tight fitting solid wood door 1 3/8 inches in thickness or a self-closing, tight fitting door having a fire protection rating of not less than 20 minutes. 2001 CBC, Section 302.4, Exception 3.



SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 237 - 0163 - 020 PERMIT # 0607620
SITE ADDRESS 1537 Youngs ACREAGE _____

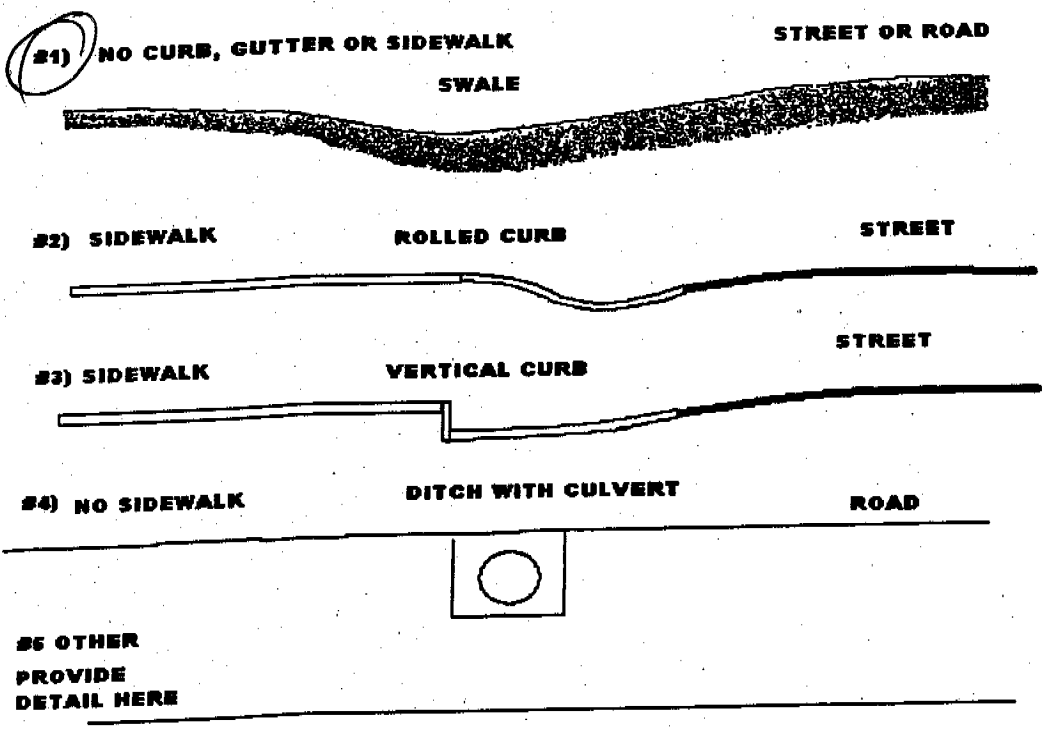
The City of Sacramento requires a building site to be graded to drain correctly and site drainage routed to an approved location. To help us understand the site drainage for your project and determine if a driveway permit or an encroachment permit is required please answer the following questions. All questions must be answered.

- | | | |
|------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------|
| 1. Are there existing structures on the site? | <input checked="" type="radio"/> Y | <input type="radio"/> N |
| 2. Is there an existing concrete or paved driveway to this parcel from the street? | <input type="radio"/> Y | <input checked="" type="radio"/> *N |
| 3. Will the existing access to this parcel be changed in any way for this project? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 4. Are all portions of the lot higher than the crown of the street? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> *N |
| 5. Are all portions of the lot higher than the back of the sidewalk? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> *N |
| 6. Is there a curb and gutter at the street level? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 7. Is there a sidewalk with a curb and gutter at the street? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 8. Is the curb at the street square? | <input checked="" type="radio"/> *Y | <input type="radio"/> N <input checked="" type="radio"/> N/A |
| 9. Is there a rolled curb at the street? | <input type="radio"/> Y | <input type="radio"/> N <input checked="" type="radio"/> N/A |
| 10. Is there a drainage ditch or culvert at the street? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> *N <input type="radio"/> N/A |
| 11. Does the lot drain from back to front? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> *N |
| 12. Does the lot drain from front to rear? | <input type="radio"/> Y | <input checked="" type="radio"/> *N |
| 13. Does another lot drain across this parcel? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 14. Does the lot drain from side to side? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 15. Does the site have an existing low area or drainage swale? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 16. Does the drainage swale drain to an adjacent parcel? | <input checked="" type="radio"/> *Y | <input type="radio"/> N <input checked="" type="radio"/> N/A |
| 17. Does the drainage swale drain to the street? | <input type="radio"/> Y | <input checked="" type="radio"/> *N <input checked="" type="radio"/> N/A |
| 18. Will existing drainage be re-routed? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 19. Will drainage ditches or culverts be constructed or modified? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N <input type="radio"/> N/A |
| 20. Did this project require approval from the Zoning Administrator? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 21. Did the project require approval from the Planning Administrator? | <input checked="" type="radio"/> *Y | <input type="radio"/> N |

- 22. Is there any tree, telephone pole, guy wire or similar obstruction located at the front of the property adjacent to the street or road?
- 23. Is this a corner lot?
- 24. Is the posted speed limit on this street greater than 25 MPH?
- 25. Is this parcel located on a four-lane street?
- 26. If site is greater than 1/2 acre has an erosion and sediment control plan been submitted?
- 27. If site disturbs 1 acre or more has a copy of the State General Permit NOI and SWPPP been submitted?
- 28. If site is part of a larger subdivision greater than 1 acre has a copy of the State General Permit NOI and SWPPP been submitted?

Y N
 Y N
 Y N
 Y N
 Y *N N/A
 Y *N N/A
 Y *N N/A

CIRCLE THE DRAWING NUMBER BELOW THAT BEST ILLUSTRATES THE EXISTING CONDITION AT THE LOCATION OF THE PROPOSED DRIVEWAY OR SITE ACCESS.



The information provided on this document is accurate. I understand that if this form is incomplete, contains inaccurate or misleading information, the project located at this address may be delayed until any drainage or encroachment issues are resolved to the satisfaction of the City of Sacramento.

SIGNED [Signature] DATE 6-27-06
 TITLE DESIGNER
 PHONE NO. (916) 370-2342



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND
BUILDING DEPARTMENT
PLANNING DIVISION

1231 I STREET, ROOM 200
SACRAMENTO, CA
95814-2998

WATER DEVELOPMENT FEE WAIVER

Applicant: _____ Phone: _____

Property Address: 1537 Youngs Ave

APN: 237-0163-020 Zoning: R-1 Number of Units: 1

This project qualifies for the waiver because it is in a:

___ REDEVELOPMENT AREA; or

DESIGNATED INFILL AREA; or

___ QUALIFIED INFILL AREA, meeting all of the following requirements:

- ___ 1. The site is located in a neighborhood where the median year of housing construction is 1965 or earlier as shown on the Neighborhood Statistics Boundary Map, or the applicant has proof to the satisfaction of the Planning Director that the median age of housing within 500 feet of the site was developed prior to 1965; and
- ___ 2. The lot is surrounded on three sides by existing or approved development; and
- ___ 3. The project is consistent with the General Plan or more specific plan designation; and
- ___ 4. The site is no more than 5 acres in size for single family development, or 2 acres in size for multiple family development; and
- ___ 5. The site has City sewer, water, and drainage services, or is within proposed or existing assessment district for these services; and the services provided are capable of serving the proposed development to the satisfaction of the Public Works Director.

Fee Waiver Denied by: _____ Date: _____

Fee Waiver Approved by: Bonnie Surgen Date: 6-29-02

WD No: _____