

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0507333

Insp Area: 3

Thos Bros: 317F2

Site Address: 4019 34TH ST SAC

Parcel No: 020-0052-010

OAK PARK DESIGN REVIEW

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

WORLD FM CONSTRUCTION CO
7616 19TH ST
SAC CA 95832

OWNER

XIONG LUEXA
7920 ALBION WY
SACRAMENTO, CA 95832

ARCHITECT

Nature of Work: NEW 561sf SFR W/ 205sf att. garage & covr porch 60sf

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 B License Number 740981 Date 7/29/05 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);

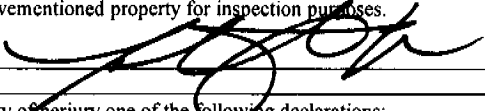
FM I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, 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.)

FM 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 & C to _____
Date _____ **PAID**
CITY OF SACRAMENTO
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 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.

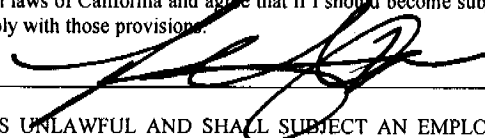
Date 7/29/05 Applicant/Agent Signature 

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

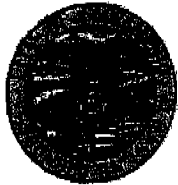
Carrier NO EMPLOYEES Policy Number _____ Exp Date _____

(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 7/29/05 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.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.



CITY OF SACRAMENTO
PLANNING & BUILDING DEPARTMENT
 BUILDING DIVISION

www.cityofsacramento.org
 Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
 Inspection: 1-916-808-5191



Downtown Permit Center
 1231 I Street, Suite 200, Sacramento, CA 95814

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

PRELIMINARY RESIDENTIAL APPLICATION
 1-916-808-5656 OR 1-866-EZ-PERMIT

4019 34th ST. SUITE 3 INSP. AREA
020-0052-010 ASSESSOR'S PARCEL NO. COMMUNITY PLAN NO. PLAN CHECK NO. 0507333

| NAME OF APPLICANT | ADDRESS | ZIP CODE | PHONE # | FAX # |
|---------------------|------------------------|----------|----------------|----------------|
| FOURTHYLYSSES MOUA | 7630 TAMARINDO BAY DR. | 95808 | (916) 870-2344 | (916) 682-2913 |
| PROPERTY OWNER | | | | |
| LUKXOT XIONG | 7180 ALBION WAY | 95832 | (916) 806-0617 | |
| LICENSED CONTRACTOR | | | LICENSE #: | |
| FOURTHYLYSSES MOUA | 7630 TAMARINDO BAY DR. | B-740981 | (916) 870-2344 | (916) 682-2913 |
| ARCHITECT/ENGINEER | | | | |

| No. of Stories | No. of Rooms | Roof Covering | Area 1 st Floor | Total Area | Garage Area | Patio Area |
|----------------|--------------|-----------------------|----------------------------|------------|--------------------------|------------|
| <u>1</u> | <u>2</u> | <u>Asphalt Single</u> | <u>560</u> | <u>560</u> | <u>205</u> <u>200</u> | |

THIS PERMIT IS FOR:
 BUILDING MECHANICAL PLUMBING ELECTRICAL SITE FIRE

NATURE OF WORK IN DETAIL
New Home, New Foundation, concrete, under Grant plumbing, new gas line, water line, new septic line, and new structure frame.

\$ 55,000.00
 VALUATION

12/28/2004

City of Sacramento Planning Division
*** PRELIMINARY ***
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

| | |
|--|---|
| ADDRESS: 4019 34 th street | APN: 020-0052-010 |
| DRPB AREA / PUD / SPD: Oak Park design review area | ZONING: R1 |
| EXISTING LAND USE: Vacant, and two trees. | |
| PROPOSED USE: Remove one tree (dead, per applicant) and build 561 square foot single family home with attached one-car 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 type="checkbox"/> | Requires APPLICATION(s): PC ZA IR ER DR PB Application must be approved before project can be submitted for plan check. |
| <input type="checkbox"/> | Application(s) IN PROGRESS: |
| <input checked="" type="checkbox"/> | Application(s) COMPLETED: DR05-090, Approved May 5, 2005. 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 checked="" type="checkbox"/> | Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards prior to issuance 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"/> | Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal. |
| <p>COMMENTS: Small lot: 40' x 68.65' = 2,745 sq. ft. lot area; Times 40% = 1,984.4 sq. ft. maximum allowable footprint; Proposed footprint including garage is 766.74 square feet (27.9% lot coverage). Proposed living area is 561 square feet; Proposed garage is just over 200 square feet. Do not issue permits until/unless DR05-090 completed. Residential plan check shall check for compliance with approved design review project, when available. Applicant is responsible for proper action regarding on-site trees. Site plans submitted 3/15/05 and viewed 3/14/05 have been checked for setbacks and lot coverage and have been stamped for compliance with same, but that is not a design review approval.</p> <p><i>Revised site plan shows 20 ft front setback, which is okay because the average front setbacks of the two closest neighbors is 17 ft. Proposed setback and lot coverage are okay as shown on the site plan. EWG</i></p> | |
| DATE: 3/15/2005 / 05-06-2005 | BY: Monica May / Elise Gumm |

Certification of Compliance
School District Development

Part I—To be completed by the APPLICANT

Owner's Name/Address LUEXA Xiang 7920 Albion City Suite 6 9728
 Project Address 4019 34th St.
 Parcel Number 020-0052-010 Lot No. _____
 Subdivision Name _____ No. of Units ONE
 Applicant's Signature [Signature] Title _____
 Phone No. (916) 806-0617 Date 7-7-05

Notice to Applicant: Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-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 II—To be completed by the BUILDING DEPARTMENT

Plan Identification Number 0507333
 Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
 Square Feet of Chargeable Building Area 561 sq'
 Signature/Title [Signature] B.T. IV Date 6-8-05

Part III—To be completed by the SCHOOL DISTRICT

School District SCUSD Certificate No. 10732
 Exempt Comments _____

| | | |
|--|-----------------------------|----------------------|
| <u>Residential/Apartment/etc.</u> <u>561</u> | Square ft. x \$ <u>2.24</u> | = \$ <u>1,256.64</u> |
| Commercial/Industrial _____ | Square ft. x \$ _____ | = \$ _____ |
| Total fees collected..... | | = \$ <u>1,256.64</u> |

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 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.

Signature [Signature] Date 7/7/05

White - Canary - School District • Pink - Building Department • Goldenrod - Applicant



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND
BUILDING DEPARTMENT
PLANNING DIVISION

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

WATER DEVELOPMENT FEE WAIVER

Applicant: FOURTHYLYSSES MOUA Phone: (916) 870-2344

Property Address: 4019 34TH ST.

APN: 020-0052-010 Zoning: R1 No. of Units: 01/18

This project qualifies for the fee 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: [Signature]

Date: 5-24-03

WD No: _____



Downtown Permit Center
 1231 I Street, Suite 200
 Sacramento, CA 95814
 Help Line: 1-916-264-5656

CITY OF SACRAMENTO
 DEVELOPMENT SERVICES DEPARTMENT
 BUILDING DIVISION
www.cityofsacramento.org

North Permit Center
 2101 Arena Blvd., Suite 200
 Sacramento, CA 95834
 Inspection: 1-916-808-4677

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 020 - 0052 - 010 PERMIT # 0507333
 SITE ADDRESS 4019 34th St. 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? | Y | <input checked="" type="radio"/> | |
| 2. Is there an existing concrete or paved driveway to this parcel from the street? | Y | <input checked="" type="radio"/> | |
| 3. Will the existing access to this parcel be changed in any way for this project? | <input checked="" type="radio"/> | <input checked="" type="radio"/> | N |
| 4. Are all portions of the lot higher than the crown of the street? | Y | <input checked="" type="radio"/> | |
| 5. Are all portions of the lot higher than the back of the sidewalk? | Y | <input checked="" type="radio"/> | |
| 6. Is there a curb and gutter at the street level? | <input checked="" type="radio"/> | <input checked="" type="radio"/> | N |
| 7. Is there a sidewalk with a curb and gutter at the street? | <input checked="" type="radio"/> | <input checked="" type="radio"/> | N |
| 8. Is the curb at the street square? | <input checked="" type="radio"/> | <input checked="" type="radio"/> | N N/A |
| 9. Is there a rolled curb at the street? | <input checked="" type="radio"/> | <input checked="" type="radio"/> | N N/A |
| 10. Is there a drainage ditch or culvert at the street? | <input checked="" type="radio"/> | <input checked="" type="radio"/> | *N N/A |
| 11. Does the lot drain from back to front? | <input checked="" type="radio"/> | <input checked="" type="radio"/> | *N |
| 12. Does the lot drain from front to rear? | Y | <input checked="" type="radio"/> | |
| 13. Does another lot drain across this parcel? | *Y | <input checked="" type="radio"/> | |
| 14. Does the lot drain from side to side? | <input checked="" type="radio"/> | <input checked="" type="radio"/> | N |
| 15. Does the site have an existing low area or drainage swale? | *Y | <input checked="" type="radio"/> | |
| 16. Does the drainage swale drain to an adjacent parcel? | *Y | <input checked="" type="radio"/> | N/A |
| 17. Does the drainage swale drain to the street? | Y | <input checked="" type="radio"/> | N/A |
| 18. Will existing drainage be re-routed? | *Y | <input checked="" type="radio"/> | |
| 19. Will drainage ditches or culverts be constructed or modified? | *Y | <input checked="" type="radio"/> | N/A |
| 20. Did this project require approval from the Zoning Administrator? | *Y | <input checked="" type="radio"/> | |
| 21. Did the project require approval from the Planning Administrator? | *Y | <input checked="" type="radio"/> | |