

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0405836

Insp Area: 3

Thos Bros: 317F4

Site Address: 3000 ST JOSEPHS DR SAC

Parcel No: 019-0221-038

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

LONE WOLF CONSTRUCTION
PO BOX 661713
SACRAMENTO CA 95866

OWNER

BIGELOW BRIAN
3000 ST JOSEPHS DR
SACRAMENTO, CA

ARCHITECT

Nature of Work: NEW 2 STORY SINGLE FAMILY 1717 SQ FT LIVING, W/ ATTACHED GARAGE 260 SQ FT, & 70 SQ FT COVERED 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.

X License Class B License Number 628865 Date 8/25/05 Contractor Signature [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 _____ 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.

X Date 8/25/05 Applicant/Agent Signature [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 _____

X (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.

X Date 8/25/05 Applicant Signature [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.

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

ADDRESS: 3000 St. Joseph Drive	APN: 019-0221-038
DRPB AREA / PUD / SPD: None	ZONING: R1
EXISTING LAND USE: Vacant	
PROPOSED USE: Construct 2-story single family home with attached garage. Proposing 7'8" street side yard setback, 5' interior side setback, 12'6' rear setback, 30' front setback to front of house, 25' setback to front of front porch.	
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 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: <i>P04-242, rezone from C2R to R1 – approved at Planning commission, and approved at city council on 4/5/05 per Antonio Ablog. Z05-152 and ER05-143 (Approved 07-06-05)</i> 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 <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 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: P04-242 was a rezone – it did not address setbacks or design of new home. See Z05-152 and ER05-143 for conditions.	
DATE: 5/31/2005 (07-06-05)	BY: Monica May (Evan Compton)

Rev to

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 6, 2005 the Zoning Administrator approved with conditions a variance to reduce the rear yard setback for new single family residence in the Standard Single Family (R-1) zone for the project known as (File Z05-152). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Variance** to reduce the required rear yard setback of 15 feet to 12 feet 11 inches and a **Zoning Administrator Variance** to reduce the street side yard setback from 12 feet 5 inches to 7 feet 8 inches for a new 1,977 square foot single family dwelling on 0.08± undeveloped acres in the Standard Single Family (R-1) zone.

Location: 3000 Saint Joseph Drive (D5, Area 3)

Assessor's Parcel Number: 019-0221-038

Applicant: Power Inn Services, Inc. (Andy Dierrsen)
P.O. Box 192061
Sacramento, CA 95819

Property Owner: Same as Applicant

Project Planner: Evan Compton

General Plan Designation: Low Density Residential 4-15 du/na
Existing Land Use of Site: Vacant
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Residential
South: C-2; Commercial
East: R-1; Residential
West: C-2; Commercial

Property Dimensions: 40 feet x 90 feet
Property Area: 0.08± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Z05-152

July 6, 2005

Item 2