

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0503345

Insp Area: 4

Thos Bros: 298B1

Site Address: 1780 CHALLENGE WY SAC

Parcel No: 277-0271-028

EXTERIOR OF BUILDING

Sub-Type: REM

Housing (Y/N): N

CONTRACTOR

ONE WAY DEV & CONST
19826 HIRSCH CT #1
ANDERSON CA 96007

OWNER

TWO FORTY ASSOCIATES
PO BOX 2440
SPOKANE, WA 99210

ARCHITECT

Nature of Work: REPLACE EXISTING EXTERIOR AWNINGS WITH CEDAR TRELLIS

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 6 License Number 654576 Date 4-4-05 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, or 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 _____

PAID
CITY OF SACRAMENTO
APR 04 2005
CIVIL ENGINEER

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 4-4-05 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.

X [Signature] 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 STATE FUND Policy Number 1485405 Exp Date 07/01/2005

_____, (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 4-4-05 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.

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

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 1780 Challenge Way	APN: 277-0271-028
DRPB AREA / PUD / SPD: Point West PUD	ZONING: SC-R-PUD
EXISTING LAND USE: Olive Garden Restaurant	
PROPOSED USE: Remove existing awnings and add new open cedar trellises.	
<p>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</p> <p><input type="checkbox"/> Planning review is NOT required.</p> <p><input type="checkbox"/> Use is NOT allowed; applicant CANNOT submit for plan check.</p> <p><input type="checkbox"/> Requires APPLICATION(s): PC ZA Y IR ER DR PB</p> <p style="padding-left: 40px;">Required Planning application must be submitted <i>before</i> project can be submitted for plan check.</p> <p><input type="checkbox"/> Application(s) IN PROGRESS:</p> <p style="padding-left: 40px;">Applicant may submit for concurrent building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.</p> <p><input checked="" type="checkbox"/> Application(s) COMPLETED: Z05-030 Approved March 1, 2005.</p> <p style="padding-left: 40px;">Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 10 day appeal period.</p> <p><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.</p> <p><input type="checkbox"/> Meets setback & lot coverage requirements as shown on site plan provided.</p> <p><input type="checkbox"/> Plans to be submitted have been stamped/signed by Planning counter staff.</p> <p><input type="checkbox"/> Route to SITE for plan check and inspection.</p> <p><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>	
<p>COMMENTS: Z05-030, Minor Modification to Plan Review & Special Permit. Approved March 1, 2005.</p> <p>Plans must comply with all Conditions of Approval.</p>	
DATE: 11 March 2005	BY: Robert W. Williams



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

PLANNING DIVISION
1231 I STREET, RM 200
SACRAMENTO, CA 95814
(916) 808-5381 Phone
(916) 808-5543 Fax

MINOR MODIFICATION TO PREVIOUS APPROVAL

FILE NUMBER:	Z05-030		
PREVIOUS FILE NUMBERS:	Multiple. (Planned Unit Development)		
SPECIAL PERMIT:	XX	OR	PLAN REVIEW: XX
PROJECT ADDRESS:	1780 Challenge		
APN:	277-0271-028	ZONING:	SC-R-PUD
APPLICANT'S NAME & ADDRESS:	Tim Fitzpatrick (One Way Construction)		
	19826 Hirsch Ct.		
	Anderson, CA 96007		
<p>PROPOSED PROJECT: The applicant is requesting a minor modification to the previously approved Special Permit and Plan Review to construct a 450 sq ft open cedar trellis to replace an existing green awning. The trellis will be located above windows and doorways on at least three sides of the existing building and have posts in the ground to support the trellis. The project is on a 1.38-acre site in the Shopping Center, Plan-Review (-R), Point West Planned Unit Development (SC-R-PUD) Zone. The -R-designation requires a Plan Review for any new construction on a vacant property and Plan Review modification review to any exterior renovations to an existing developed property. Planned Unit Developments require a Special Permit for any new construction on a vacant property and Special Permit modification review to any exterior renovations to an existing developed property.</p>			
<p>ANALYSIS & CONDITIONS: Staff supports The Special Permit Modification because it will enhance the existing structure and will not affect any site conditions. The Special Permit Modification is approved on the Condition that all existing trees on the property will not be affected by the trellis addition. If the trees have to be altered in anyway, the applicant must contact the City arborist.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) The trellis structure addition shall constructed in conformance with submitted plans. 2) The applicant shall comply with any other previously approved Planning conditions of approval. 3) The trees on the property shall not be removed, injured or altered in anyway without additional Planning Division review. 4) The applicant shall obtain all necessary building permits prior to commencing construction. 5) Any other changes or modifications proposed design or future changes to the site shall be reviewed again by the Planning Division. 			
APPROVED BY:	Robert W. Williams, Assistant Planner		
FOR: JOY D. PATTERSON, ZONING ADMINISTRATOR			
DATE: March 11, 2005			

cc. Z Log Book Applicant File (Original)