

CITY OF SACRAMENTO

Permit No: 0112515

1231 I Street, Sacramento, CA 95814

Insp Area: 3

Thos Bros:

Site Address: 6110 LEMON BELL WY SAC

Sub-Type: NSFR

Parcel No: 038-0122-010

LEMON BELL ESTATES LOT 40 Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

GOLDEN HILLS CONSTRUCTION
6332 FLORIN RD
SACRAMENTO 95823

Nature of Work: MP 2171 2 STORY 9 ROOM SFR

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 655435 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: ANIANDA HOMES INC.
Date 09/28/01 Owner Signature By [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 above mentioned property for inspection purposes.

Date 09/28/01 Applicant/Agent Signature ANIANDA HOMES INC. By [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 do 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 comply with those provisions.

Date 09/08/01 Applicant Signature ANIANDA HOMES INC. By [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.

ABC INSULATION & SUPPLY CO.
11386 AMALGAM WAY
RANCHO CORDOVA, CA 95670
Phone (916) 635-7171
Fax (916) 635-7717
State License No. 369263

THIS IS TO CERTIFY THAT INSULATION HAS BEEN INSTALLED IN CONFORMANCE WITH CURRENT ENERGY REGULATIONS, CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, STATE OF CALIFORNIA, IN THE BUILDING LOCATED AT:

LOT# 40 TRACT Lemon Hi 11
STREET 6110 Lemon Bell CITY Sacramento

EXTERIOR WALLS:

Manufacturer Certainteed Thickness 3 1/2" R Value 13

CEILINGS:

Batts Manufacturer Certainteed Thickness 10" R Value 30

Blown In Manufacturer Greenfiber Thickness 8.1" R Value 30

Square footage covered 1,080

Garage ceiling - living space above
Manufacturer Certainteed Thickness 6 1/4" R Value 19

FLOORS:

Manufacturer N/A Thickness R Value

POLYSEAL/CAULK PER TITLE 24: Yes

GENERAL CONTRACTOR

CALIFORNIA CONTRACTORS LICENSE# DATE

SIGNATURE TITLE

INSULATION CONTRACTOR ABC INSULATION & SUPPLY CO. DATE 3-28-03

Frankie Deibel OFF. Mgr. TITLE
SIGNATURE

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, December 20, 2001, the Zoning Administrator approved with conditions a variance to allow a single family residence to reduce the front yard setback for the project known as Z01-220. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: **Zoning Administrator Variance** to reduce the required front yard setback from 25 feet to 18 feet for a 2,171 square foot single family residence on 0.12± vacant acres in the Standard Single Family (R-1) zone.

Location: 6110 Lemon Bell Way (D6, Area 3)

Assessor's Parcel Number: 038-0122-010

Applicant: D. C. MacDonald
1032 Justin Way
Dixon, CA 95620

Property Owner: MHL Investments Inc
40 Anguido court
Hillsborough, CA 94010

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
South Sacramento

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Vacant

Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks Required	Proposed
North: R-1; Single Family Residential	Front: 25'	18'
South: R-1; Single Family Residential	Side(N.): 5'	5'
East: R-1; Single Family Residential	Side(S.): 5'	13.5'
West: R-1; Vacant	Rear: 15'	25'

Property Dimensions: Irregular
Property Area: 0.12± acres
Square Footage of Building: House: 2,171 square feet
Height of Building: Two Story; 15.5 feet

Z01-220

December 20, 2001

ITEM 2

Exterior Building Materials: Stucco
Roof Materials: Tile
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-E

Previous Files: None

Additional Information: The applicant is requesting a variance to build a new single family residence on a vacant lot with a 18 foot front yard setback. There are two heritage size trees in the rear portion of the yard that would have to be removed if the house is required to have the standard 25 foot front yard setback. The City Arborist has indicated the trees should be saved and the required non-buildable distance necessary to protect the root structures. The applicant is requesting relief from the front yard setback requirement.

The project has been noticed and staff received no calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.


Conditions of Approval

1. There shall be no further expansion of the house, garage, porch, or any other structure into the front yard setback areas.
2. Size and location of the buildings shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits to complete construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed setback reduction will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
3. Granting the variance request does not constitute a use variance in that the single family residence is residential use that is permitted in the R-1 zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:

- a. there is adequate available yard area; and
 - b. allowing the unit to reduce the front setback will permit saving two heritage size trees at the rear of the lot.
5. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.


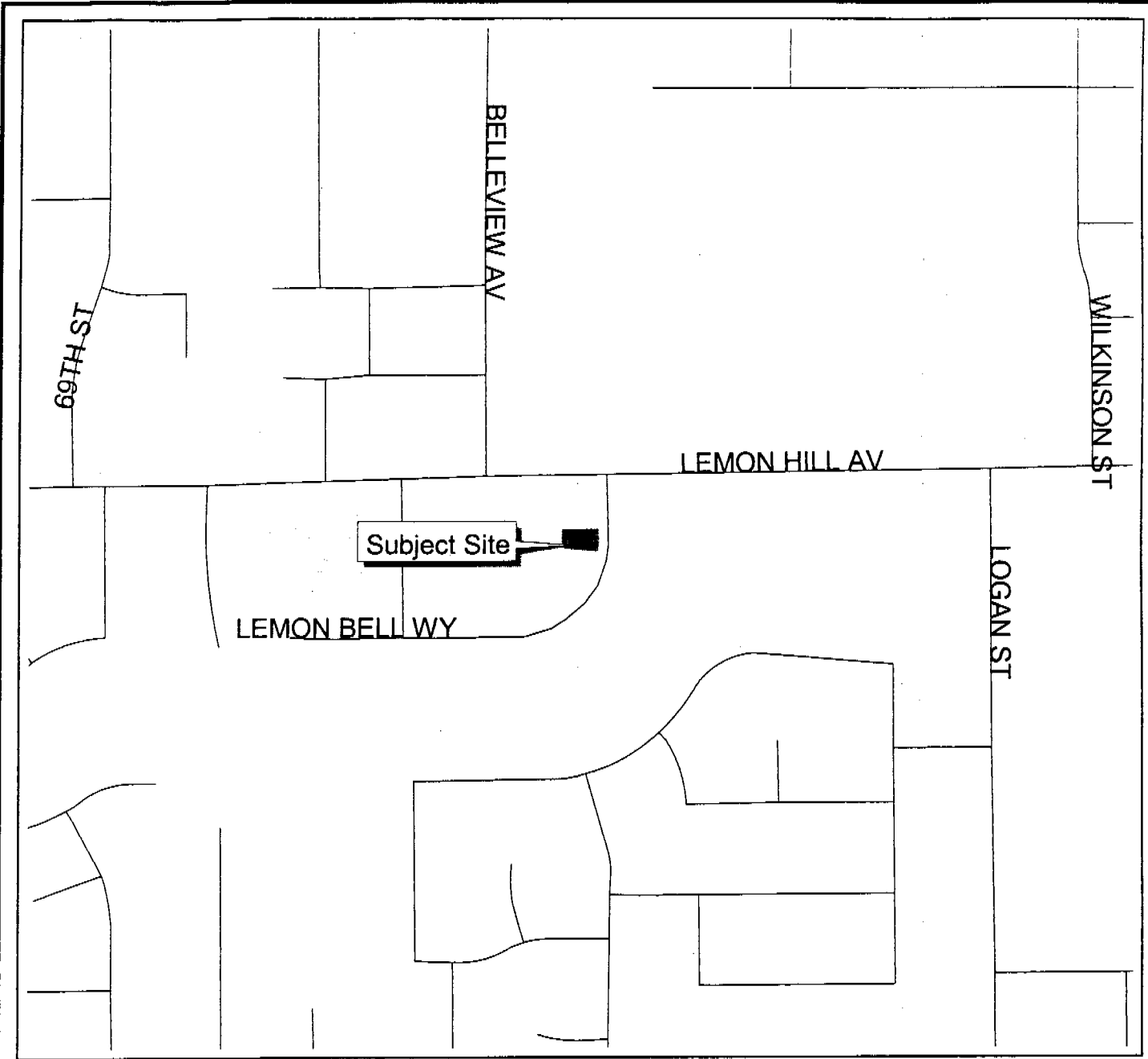


Joy D. Patterson
Zoning Administrator

A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book

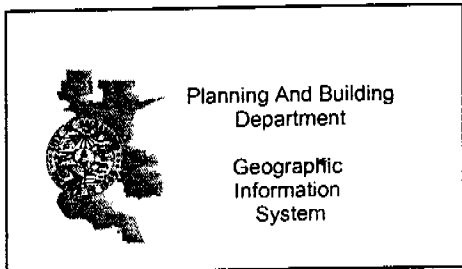
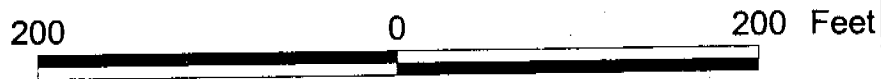
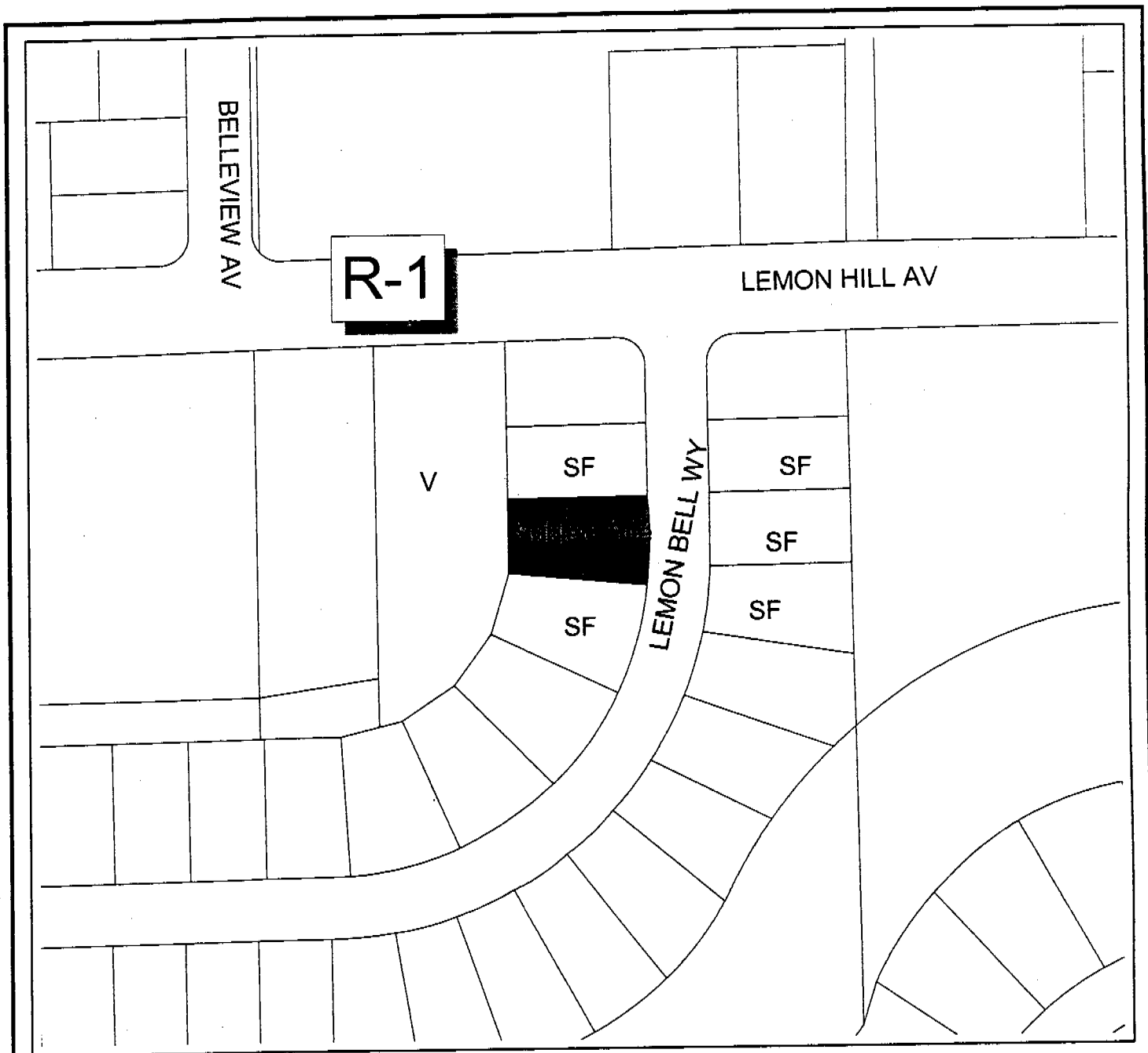


Planning And Building
Department

Geographic
Information
System

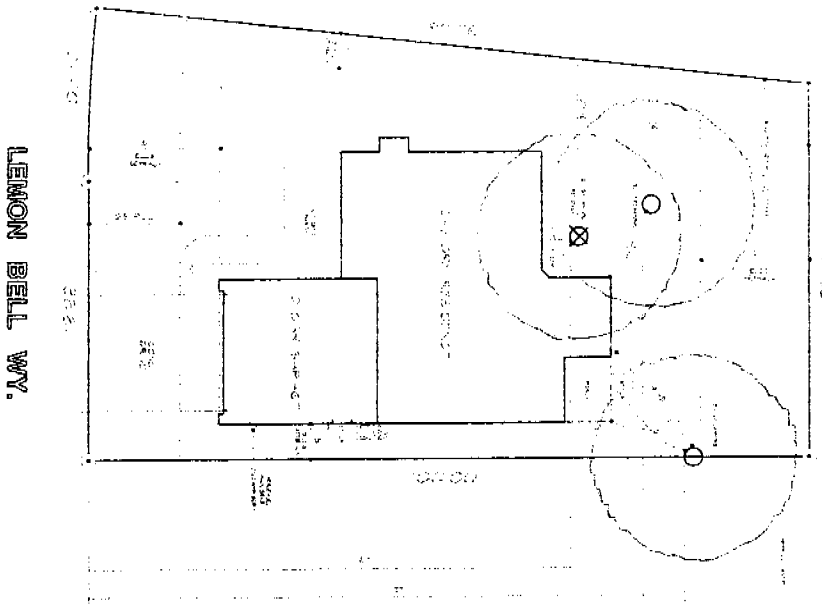
VICINITY MAP





LAND USE AND ZONING





SITE PLAN

AMANDA HOMES / MODEL 2171-A

LOT #40

LEMON BELL WAY

SACRAMENTO, CALIFORNIA

A.P. #

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO CORRECT ANY DISCREPANCIES BEFORE COMMENCING CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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Z 01 220

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<p>PROJECT</p> <p>AMANDA HOMES MODEL 2171-A</p> <p>December 20, 2001</p>	<p>CALIFORNIA-WESTERN GROUP</p> <p>3100 HORTON AVENUE • SUITE 201 SACRAMENTO, CALIFORNIA • 95834 (916) 425-1447</p>
	<p>DATE</p> <p>NOV 2001</p> <p>CONTRACT NUMBER</p> <p>NO. 01-220</p> <p>SCALE</p> <p>1/8" = 1'-0"</p> <p>DRAWN BY: JH</p> <p>CHECKED BY:</p> <p>DESIGN BY:</p>

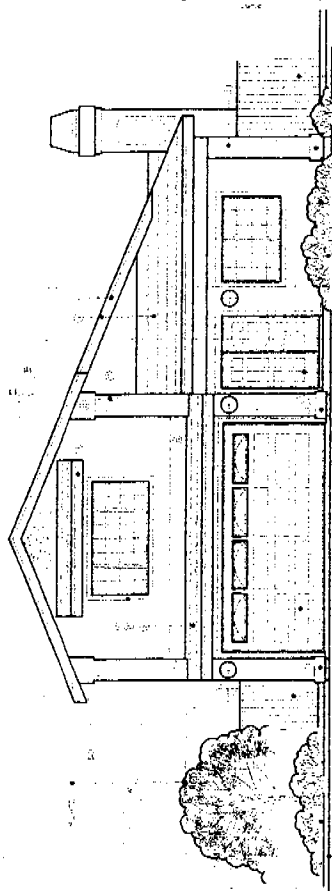
Z01-220

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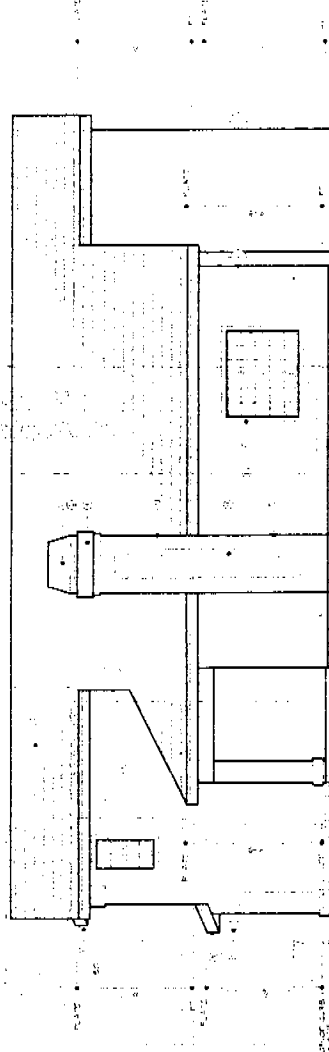
ITEM 2

EXHIBIT C

PROJECT SHEET NO. 01 DATE: 11/15/01 DRAWN BY: J. J. [unreadable]	AMANDA HOMES MODEL 2171-B		4
	2100 W. [unreadable] AVENUE • SUITE 100 DALLAS, TEXAS 75244 (972) 552-8447		



EXTERIOR ELEVATION (FRONT)



EXTERIOR ELEVATION (RIGHT)

ALL SMALL AREAS SHOWN WITH "X"
 ARE TO BE PAINTED WITH "X"
 ALL OTHER AREAS TO BE PAINTED
 WITH "X" UNLESS OTHERWISE NOTED
 ALL FINISHES TO BE AS SHOWN
 UNLESS OTHERWISE NOTED
 ALL DIMENSIONS TO FACE UNLESS
 OTHERWISE NOTED
 ALL MATERIALS TO BE AS SHOWN
 UNLESS OTHERWISE NOTED
 ALL WORK TO BE DONE IN ACCORDANCE
 WITH THE LATEST EDITIONS OF THE
 INTERNATIONAL RESIDENTIAL CODE
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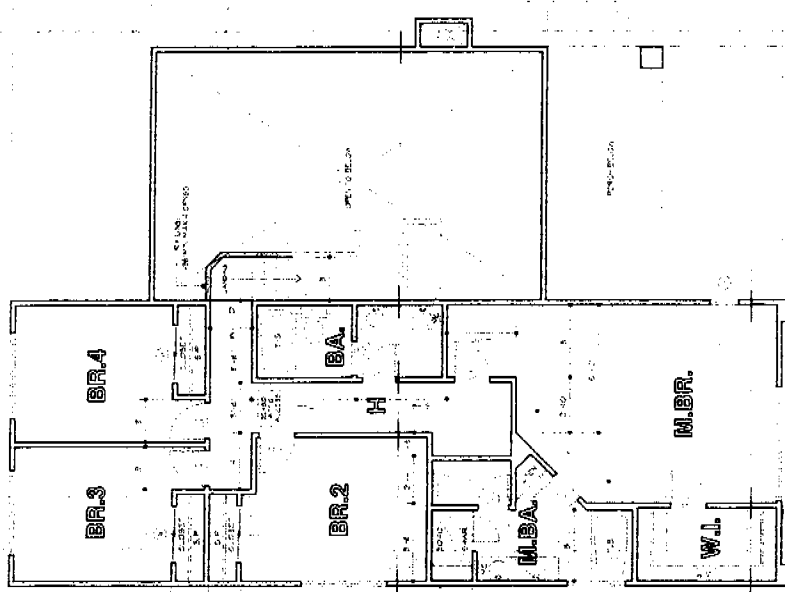
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EXHIBIT D

PROJECT AMANDA HOMES MODEL 2171-B	122 NORTHBAY AVENUE • SUITE 100 OAKLAND, CALIFORNIA 94612 (415) 432-5447	SHEET NO. 2171-B-01 DATE: 11/14/01	DRAWN BY: [Name] CHECKED BY: [Name]	SCALE: 1/8" = 1'-0"	PROJECT NO.	
	CALIFORNIA ARCHITECTS 2000					



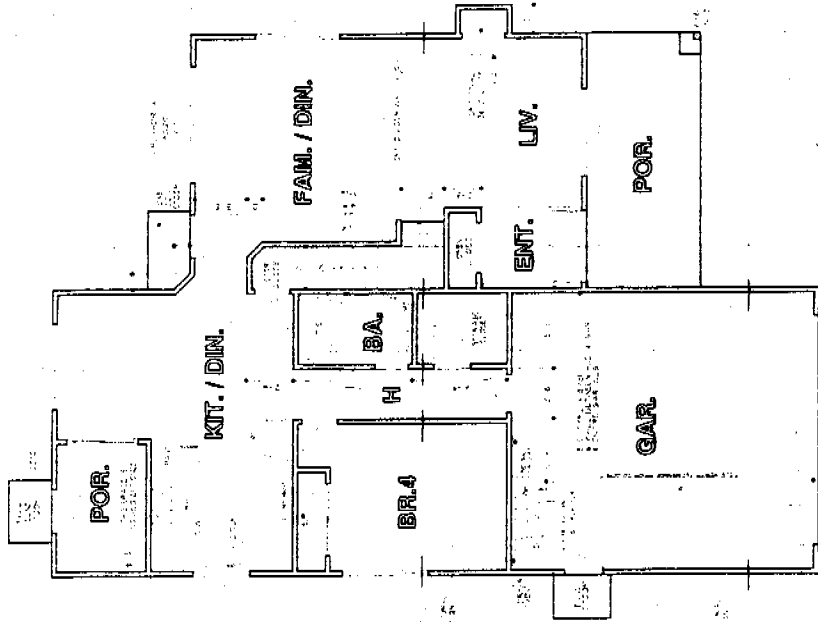
FLOOR PLAN @ 2ND.

Z 01 220

NOV 14 01

EXHIBIT E

PROJECT AMANDA HOMES MODEL 2171-B	SHEET NO. 2
	2150 NORTHOP AVENUE, SUITE 200 SACRAMENTO, CALIFORNIA 95834 (916) 522-8844



FLOOR PLAN @ 1ST.

Z 01 220

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