

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0603853
Insp Area: 4
Thos Bros: 277F4

Site Address: 50 FORD RD SAC
Parcel No: 250-0174-022

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

CONTRACTOR

OWNER
KOTYAKOV VITALIY/LEONID MATEU
2010 LADERA DR
LINCOLN, CA 95648

ARCHITECT

Nature of Work: New SFR 1650sf w/ att. garage 533sf, covr porch & patio

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 the owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that the building or improvement is 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.)

PAID
CITY OF SACRAMENTO
MAY 05 2006
NEW CITY HALL

____ 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 herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

✓ Date _____ 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 _____ 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
CALIFORNIA

PLANNING AND
BUILDING DEPARTMENT
PLANNING DIVISION

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

WATER DEVELOPMENT FEE WAIVER

X Applicant: LEONID LENNY MATEUSH Phone: 916 813 4463
X Property Address: 50 FORD RD SACRAMENTO CA 95
X APN: 250-0174-022 Zoning: _____ Number of Units: 1

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

____ REDEVELOPMENT AREA; or

____ DESIGNATED INFILL AREA; or

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

- X 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
- X 2. The lot is surrounded on three sides by existing or approved development; and
- X 3. The project is consistent with the General Plan or more specific plan designation; and
- X 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
- X 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: _____

X Fee Waiver Approved by: D. M. Wat Date: 3-21-06

WD No: _____

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

ADDRESS: 50 Ford Road	APN: 250-0174-022
DRPB AREA / PUD / SPD: Residential Manor Design Review	ZONING: R-1
EXISTING LAND USE: Vacant	
PROPOSED USE: New SFR	
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 and project CANNOT submit for plan check.
<input type="checkbox"/>	Requires APPLICABLE ORDINANCE: PC ZA IR ER DR X PB Required Planning application must be approved before project can be submitted for plan check
<input type="checkbox"/>	Application(s) in progress File Number: Application must be approved before project can be submitted for plan check.
<input checked="" type="checkbox"/>	Application(s) COMPLETED: File Number: DR05-395 / completed 2/10/2006 approval date: 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"/>	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: Applicant proposes to build a new SFR on an 85' X 160' vacant lot consisting of 13,600 sq. ft. Proposed lot coverage is 2,142/13,600 = 15.75% which is under the 40% max. Setback requirements are met. Driveway is 21'-01/2" wide by 15' long, which meets the garage outside of the front yard setback, and the enclosed garage meets the 20'X10' interior requirement. Applicant shall comply with all conditions of DR05-394. No other entitlements are apparent.	
DATE: 12-13-05	BY: Andrea Di Matteo



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

X 50 FORD RD SACRAMENTO CA
 BUILDING SITE ADDRESS SUITE INSP. AREA

ASSESSOR'S PARCEL NO. COMMUNITY PLAN NO. PLAN CHECK NO.
 0603853

NAME OF APPLICANT	ADDRESS	ZIP CODE	PHONE #	FAX #
X LEONID MATEUSH	2010 LA VERA DR ⁹⁵⁶⁴⁸	95648	916 813 4463	916 543 3251
PROPERTY OWNER				
X LEONID MATEUSH	LICENSE #:			
LICENSED CONTRACTOR				
X OB	ARCHITECT/ENGINEER			

No. of Stories	No. of Rooms	Roof Covering	Area 1 st Floor	Total Area	Garage Area	Patio Area

THIS PERMIT IS FOR:
 BUILDING MECHANICAL PLUMBING ELECTRICAL SITE FIRE

NATURE OF WORK IN DETAIL
 NSFR

\$ _____
 VALUATION

12/28/2004

Certification of Compliance School District Development Fees

PART 1 To be completed by APPLICANT

Owner's Name & Address LEONID LENNY MATEUSU
 Project Address 50 FORD RD.
 Parcel Number 250-0174-022 Lot No. _____
 Subdivision Name _____ Number of Units ONE
 Applicant's Signature & Title Leonid Mateusu Owner
 Date _____ Phone No. _____

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 2 To be completed by BUILDING DEPARTMENT

Plan Identification Number 0003853 Building Type (CHECK ONE)
 Residential
 Apartment/Condominium
 Commercial/Industrial
 Square Feet of Chargeable Building Area 1650 sq'
 Signature Cory Boyd Date 4-11-06
 Title B.I. II

PART 3 To be completed by SCHOOL DISTRICTS

Grant Joint Union High School District	
District Certification No. <u>06-0395</u>	
EXEMPT _____	
Comments _____	
RESIDENTIAL / APARTMENT / CONDOMINIUM	
<u>1650</u> Sq. Ft. x \$ <u>2.63</u>	= \$ <u>4339.50</u>
COMMERCIAL / INDUSTRIAL	
_____ Sq. Ft. x \$ _____	= \$ _____
OTHER FEE: TYPE _____	
_____ Sq. Ft. x \$ _____	= \$ _____
TOTAL FEES COLLECTED	= \$ <u>4339.50</u>

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

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 _____
Title _____	Title _____
Date <u>4/14/06</u>	Date _____

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

Permit # 0603853

Project Address: 50 FORD RD.

Owner Certification of Lot Lines, Building Location and Required Setbacks

Release and Indemnity

A property owner proposing construction for which a building permit is issued by the City of Sacramento is required to verify for the City and the City's building inspectors the location of the property lines at the construction site and the applicable required setbacks for the improvement to be constructed.

This certification and release and indemnity is required when the required building setback is five feet or less and a survey is not provided. This form must be completed, signed, and submitted to the City's building inspector prior to the first foundation inspection.

The Building official may require evidence of property line location (including ordering a property survey) whenever the Building Official, in his or her sole discretion, determines that the location of the proposed work is in question or is disputed. (California Building Code Section 108.1 (2001))

Certification of Lot Lines, Building Location and Required Setbacks

I, LEONID LENNY MATEUSH hereby declare, acknowledge, and affirm the following:

1. That I am the owner of the real property located at 50 FORD RD 95838, Sacramento, CA.
2. That I have used reasonable care to verify the location of all property lines, measurements, and locations at the construction site and that they correspond to the property lines, measurements, and locations shown on the application and the accompanying drawings.
3. That the construction project is located on the site in full compliance with the approved building plans and applicable building setbacks under the Sacramento Zoning Code and conditions of approval, if any.
4. That I have clearly and accurately marked at the construction site all boundaries which are five feet or less from proposed construction.

**CITY OF SACRAMENTO
DOWNTOWN PERMIT
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Release and Indemnity

I acknowledge and agree that the City's building inspectors will rely on my representations regarding the location of all property lines, measurements, and locations at the construction site, and that I shall be fully and solely responsible for any and all losses, damages, costs, expenses, judgments, penalties, and liabilities of every type and description that may arise from the City's reliance on my representations regarding the location of all property lines, measurements and locations at the construction site. I waive and release the City, its officers, employees, elected officials, and agents from any and all claims, damages, actions, liabilities, causes of action, attorney's fees, cost, and any other claims, known or unknown, suspected or unsuspected, hereafter arising out of or relating to City's reliance on my representations regarding the location of all property lines, measurements, and locations at the construction site.

I further agree and promise to indemnify and hold harmless the City of Sacramento, its officers, employees, elected official, and agents from any and all losses, damages, costs, expenses, judgments, penalties, and liabilities, of every type and description, including any fees and costs of City's staff, staff attorneys, and outside attorneys, reasonably incurred by City by reason of, or resulting from, directly or indirectly, City's reliance on my representations regarding the location of all property lines, measurements, and locations at the construction site.

Owner

By: *Leonid Mafevsky*

Name: LEONID MAFEVSKY

Title: Owner

Date: 05 05 06

City of Sacramento:

By: *C. Boyd*

Name: COREY BOYD

Title: Plans Examiner

Date: 5-4-06



**CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
BUILDING DIVISION**

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

OWNER BUILDER VERIFICATION

1. Check one below - I or my immediate family (parent, spouse, or child) will perform:

- A - all the work authorized by this permit.
- B - a portion of the work.
- C - none of the work.

If B or C is checked, complete 2 or 3 below.

2. A State licensed contractor (*) will be hired to do:

- all of the authorized work.
- a portion of the authorized work.

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

3. I will utilize unlicensed person(s) other than my immediate family to perform all or portions of the authorized work. A Certificate of Workers Compensation must be on file at this office.

I declare under penalty of perjury that the above is true and correct. I have read and understand the owner-builder information on the reverse side of this form.

Signed: Property Owner *David M. [Signature]*

Date 05 05 06 Case No. _____ Permit No. _____

Job Address 50 FORD RD SACRAMENTO CA

Note: * Information regarding unknown contractors or change in subcontractors shall be submitted to the Building Inspection field office.



CITY OF SACRAMENTO

WWW.CITYOFSACRAMENTO.ORG

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1-916-808-5656 or 1-866-EZ-PERMIT

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 250 - 0174 - 022 PERMIT # 0603853
 SITE ADDRESS 50 FORD RD ACREAGE 1/4

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

**CITY OF SACRAMENTO
 DOWNTOWN PERMIT
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SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

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? Y N
23. Is this a corner lot? *Y N
24. Is the posted speed limit on this street greater than 25 MPH? Y N
25. Is this parcel located on a four-lane street? *Y N
26. If site is greater than 1/2 acre has an erosion and sediment control plan been submitted? Y *N N/A
27. If site disturbs 1 acre or more has a copy of the State General Permit NOI and SWPPP been submitted? Y *N N/A
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 N/A


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

#1) NO CURB, GUTTER OR SIDEWALK STREET OR ROAD

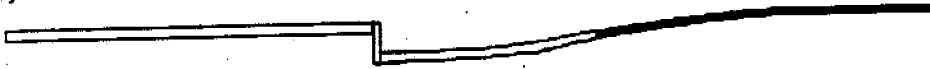
SWALE




#2) SIDEWALK ROLLED CURB STREET



#3) SIDEWALK VERTICAL CURB STREET



#4) NO SIDEWALK DITCH WITH CULVERT ROAD



#5 OTHER
PROVIDE
DETAIL HERE

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 Carol Madewell DATE 04 24 06

TITLE Owner

PHONE NO. 916 813 44 63