

**CITY OF SACRAMENTO**

**1231 I Street, Sacramento, CA 95814**

**Permit No: 0507046**

**Insp Area: 2**

**Thos Bros:**

**Sub-Type: ASFR**

**Housing (Y/N): N**

**Site Address: 8058 ARROYO VISTA DR SAC**

**Parcel No: 117-1340-048**

**CONTRACTOR**

PETKUS BROS  
3068 SUNRISE BL  
RANCHO CORDOVA CA

**OWNER**

CHOI ANN K L & GEORGE W H  
8058 ARROYO VISTA DR  
SACRAMENTO CA 95823

**ARCHITECT**

**Nature of Work: ADDITION OF 6x15 SF SUNROOM**

**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 670242 Date 5-18-05 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);

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.

Date 5-18-05 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:

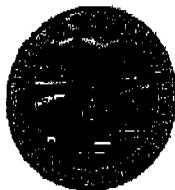
Carrier STATE FUND Policy Number 0000502-2004 Exp Date 10/01/2005

(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.

Date 5-18-05 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

117-1340-048

2R

BUILDING SITE ADDRESS	SUITE	INSP. AREA
8058 Arroyo Vista Dr.		0507046
ASSESSOR'S PARCEL NO.	COMMUNITY PLAN NO.	PLAN CHECK NO.

NAME OF APPLICANT	ADDRESS	ZIP CODE	PHONE #	FAX #
Luigi Ruiz	3600 Sunrise Blvd	95292	635-9960	
PROPERTY OWNER				
George Choi	8058 Arroyo Vista Dr	95823		
LICENSED CONTRACTOR		LICENSE #: 670242		
Petkus Bros Co.	3600 Sunrise Blvd.	95742	635-9960	635-9981
ARCHITECT/ENGINEER				

No. of Stories	No. of Rooms	Roof Covering	Area 1 <sup>st</sup> Floor	Total Area	Garage Area	Sun Room Patio Area
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THIS PERMIT IS FOR:

BUILDING  MECHANICAL  PLUMBING  ELECTRICAL  SITE  FIRE

NATURE OF WORK IN DETAIL

Sun Room (Elec) 6x15-90 SF

\$11,500  
VALUATION

12/28/2004

= METROSCAN PROPERTY PROFILE =

Sacramento (CA)

OWNERSHIP INFORMATION

Parcel Number :117 1340 048 0000
Owner :Choi Ann K L & George W H
CoOwner :
Site Address :8058 Arroyo Vista Dr Sacramento 95823
Mail Address :8058 Arroyo Vista Dr Sacramento Ca 95823
Telephone :Owner: Tenant:

SALES AND LOAN INFORMATION

Transferred :08/05/2003 Loan Amount :
Document # :3219 Split Lender :
Sale Price :\$193,000 Full Loan Type :
Deed Type :Grant Deed Interest Rate :
% Owned :100 Vesting Type :Married Persons

ASSESSMENT AND TAX INFORMATION

Land :\$40,000 Exempt Type :Homeowners
Structure :\$152,900 Exempt Amount :\$7,000
Other : Tax Rate Area :03117
Total :\$192,900 04-05 Taxes :\$2,194.62
% Improved :79

PROPERTY DESCRIPTION

Map Grid :338 C6 Recorder's Bk-Pg:306-03
Census :Tract:96.06 Block:1
Zoning :R1a City R1a.. Single Family Townhouse
Land Use :A1A00A Res,Single Family In Subdiv
Sub/Plat :Regency Place 05
Legal :REGENCY PLACE 05 LOT 1

DISTRICT INFORMATION

Elem School: Fire :
High School: Elk Grove Unified Park/Rec :
Com College: Los Rios Water : Co

PROPERTY CHARACTERISTICS

TotalRms :5 Other Rms :1 Lot Acres :.13 Appliance:Typical
Bedrooms :2 Patio :No Lot SqFt :5,453 Units :1
Bathrms :2.00 Stories :1 Bldg SqFt :1,483 Cnt1Ht/AC:Both
DiningRm : Fireplace :Yes Addition SF : Foundatn :Slab
FamilyRm : Spa/HotTub :No Garage SF :464 1st FlrSF:1,483
Utility :1 Year Built :2003 BsmtTotSF : 2nd FlrSF:
Pool :No Roof Type :Wd Shake\slate\conc\clay Tile

Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

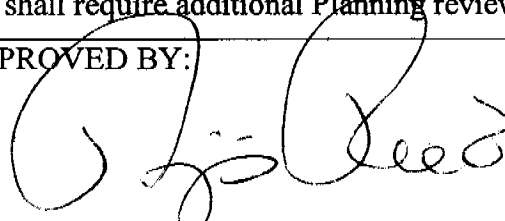


DEVELOPMENT SERVICES  
DEPARTMENT  
PLANNING DIVISION

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998  
916-808-5656  
916-264-5543 FAX

**MINOR MODIFICATION TO PREVIOUS APPROVAL**

FILE NUMBER: <b>Z05-085</b>	PREVIOUS FILE NUMBERS: P89-255				
SPECIAL PERMIT <u>XXX</u>	OR PLAN REVIEW _____				
PROJECT ADDRESS: <b>8058 Arroyo Vista Drive</b>	APN: <b>117-1340-048</b>				
APPLICANT'S NAME & ADDRESS:					
<table border="1"> <tr> <td>Petkus Bros (Luis Paz)</td> <td>916-635-9966 / 416-3025</td> </tr> <tr> <td colspan="2">3600 Sunrise Blvd, Rancho Cordova, CA 95742</td> </tr> </table>		Petkus Bros (Luis Paz)	916-635-9966 / 416-3025	3600 Sunrise Blvd, Rancho Cordova, CA 95742	
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3600 Sunrise Blvd, Rancho Cordova, CA 95742					
<b>PROPOSED PROJECT:</b> A 136 sq.ft. sunroom (approx 10' x 14') is proposed to be located behind the existing house within the rear yard setback area only five (5) feet from the rear property line.					
<p><b>ANALYSIS &amp; CONDITIONS:</b> The house is located within the Alternative Single-Family Residential (R-1A) zone and subject to a prior Special Permit approval. The R-1A zone allows for non-standard lot sizes, reduced setbacks, and increased lot coverage as a part of the Special Permit approval. The subject property and other lots in the subdivision are narrower, shorter and smaller in area than a standard lot. Since the existing house was approved with an 11' rear yard setback, there is an implicit (if not explicit) approval of reduced setbacks for the development; therefore, the request may be reviewed as a Minor Modification to the prior approval. Total lot coverage will be under 40% with the sunroom added, the existing 11-foot rear yard is already virtually unusable and other houses in the development have made similar additions in their rear yard areas. The surrounding neighbors were contacted and have expressed no objection to the proposal; therefore, the request is approved subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Exterior walls of the sunroom shall set closer than five (5) feet from any property line.</li> <li>2. The applicant shall obtain all necessary building permits prior to commencing construction.</li> <li>3. This approval is valid only for installation of the sunroom proposed, with dimensions and location as shown on the attached approved plans. Any other proposal, changes or additions shall require additional Planning review and approval.</li> </ol>					
APPROVED BY:	Philip Reed, Associate Planner				
	FOR: JOY D. PATTERSON, ZONING ADMINISTRATOR				
DATE: 5/13/05					

cc. Applicant, Z Log Book, File (Original)

Exhibits: 1. Approved Plans