

**CITY OF SACRAMENTO**

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

**Permit No: 0502356**

**Insp Area: 4**  
**Thos Bros: 277H3**

**Site Address: 631 HAYES AV SAC**  
**Parcel No: 250-0150-046**

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

CONTRACTOR  
PARKER BROTHERS CONSTRUCTION SVC  
1611 5TH ST # 19  
SACTO, CA 95814

OWNER  
631 HAYES AV  
SACRAMENTO, CA 95838

ARCHITECT  
AGUILAR MICHAEL

**Nature of Work: 1 STORY SFD, W/ 1777 SF LIVING, W/521 SF ATTACHED GARAGE & 32 SQ FT COVERED PATIO --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:

License Class B License Number 821353 Date May 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.

Date May 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 \_\_\_\_\_

(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 May 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.**

PAID  
CITY OF SACRAMENTO  
MAY 04 2005  
CIVIL ENGINEER CENTER

Department of Planning and Development  
Building Inspection Division  
Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 631-Hayes A.P.N. 250-10150-046

Applicant Information

Name Michael Aguilar  
Address 5648 Dry Creek Rd  
Rio Linda, Calif. 95073  
Phone 916 478 7005

Project Information (Check One)

Single Family Dwelling  X  
Duplex   
Triplex   
Deep Lot Development

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

- Are there existing structures on site?  Y  N
- Does the site front on a paved road?  Y  N \*
- Is the site higher than the crown of adjacent road?  Y  N \*
- Is the proposed building site higher than the back of the sidewalk or curb?  Y  N \*
- Describe existing frontage improvements along road.
  - Ditch \*  Curb and Gutter  Curb, Gutter, and Sidewalk
- The direction of drainage on this site is:
  - Front to Rear \*  Rear to Front  Side to Side \*
- Does an adjacent site drain across this parcel?  Y \*  N
- Does this site have an existing low area or drainage swale?  Y \*  N
- Will construction require cut or fill on site? (\* >50FT3 or >2FT)
  - Y  N
  - How much cut? \_\_\_\_\_ Yards Depth
  - How much fill? \_\_\_\_\_ Yards Depth
- Has building site been previously been filled?  Y \*  N
- Will existing drainage be re-routed?  Y \*  N
- Do you plan to construct or modify culverts or drainage ditches?  Y \*  N

Print Name Michael S. Aguilar Title owner  
Signature Michael S. Aguilar Date 2-23-05  
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? \_\_\_\_\_ Acres

If greater than 1/2 acre has an approved erosion and sediment control plan been provided?  Y  N

If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP?  Y  N  
Site visit by drainage to street

Is the parcel to be built on part of a larger subdivision?  Y  N  
Subdivision Name: \_\_\_\_\_

If yes has an approved erosion and sediment control plan been provided?  Y  N

If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP?  Y  N

Is grading and drainage approval required prior to permit issuance?  Y  N

Approved by: [Signature] Date 3/14/05

Building permit #: \_\_\_\_\_

White Copy - Permit Jacket  
Yellow - Utilities  
Pink - Bldg. Div.

031 Hayes Av.

P.C.# 05-02356

Department of Planning and Development  
Building Inspection Division

0502356

Grading and Erosion Control Questionnaire

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Triplex   
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Print Name Michael S. Aguilar Title owner

Signature Michael S. Aguilar Date 2-23-05  
Owner or Contractor

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Subdivision Name: \_\_\_\_\_  
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Is grading and drainage approval required prior to permit issuance?  Y  N  
Approved by: [Signature] Date: 3/11/05  
Building permit #:

White Copy - Permit Jacket  
Yellow - Utilities  
Pink - Bldg. Div.

in/rdg.wk.1

MICROFILM THIS DOCUMENT

City of Sacramento Planning Division  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: 631 Hayes Avenue	APN: 250-0150-046
DRPB AREA / PUD / SPD: Del Paso Nuevo	ZONING: R-1 SPD
EXISTING LAND USE: Vacant	
PROPOSED USE: Single Family Residence	
<b>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</b>	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input checked="" type="checkbox"/>	<b>Requires APPLICATION(s):</b> PC            ZA            IR            ER            DR    X    PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	<b>Application(s) IN PROGRESS:</b> 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.
<input checked="" type="checkbox"/>	<b>Application(s) COMPLETED:</b> DR04-263 12/10/04 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.
<input checked="" type="checkbox"/>	<b>Plans may be submitted for plan check.</b> 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"/>	<b>Route to SITE</b> for plan check and inspection.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form <b>must be reviewed again and confirmed</b> at the time of building permit submittal.
COMMENTS: Lot coverage $2,330/14,784 = 15.8\% < 40\%$ , okay. Paving in front setback area $< 40\%$ . Design Review required. <i>Del Paso Nuevo guidelines are very specific and must be adhered to. The front setback from the entry courtyard element to the front property line is at 15', okay. The allowable range is from 12' 6" minimum to 15' maximum for the porch/entry element. The building setback is at 22', maximum 23', okay. The garage is recessed 5' from the face of the primary structure as required. The side setbacks are at 5' and the rear exceeds the required minimum of 15', okay. Any changes to the stamped approved plans require Planning and Design Review approval. See DR conditions.</i>	
DATE: 09/22/04	BY: Ashley Feeney

224 P 877471, 964.48

### Certification of Compliance School District Development Fees

#### PART 1 To be completed by APPLICANT

Owner's Name & Address AGUILAR  
 Project Address 631 Hayes Ave.  
 Parcel Number 250-0150-046 Lot No. \_\_\_\_\_  
 Subdivision Name \_\_\_\_\_ Number of Units 1  
 Applicant's Signature & Title [Signature] Contractor  
 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 05-02356 Building Type ( CHECK ONE )  
 Square Feet of Chargeable Building Area 1777  Residential  
 Signature [Signature]  Apartment/Condominium  
 Title \_\_\_\_\_  Commercial/Industrial  
 Date \_\_\_\_\_

#### PART 3 To be completed by SCHOOL DISTRICTS

**Grant Joint Union High School District**  
 District Certification No. 05-0989  
 EXEMPT 900 sq ft Same.  
 Comments  
 RESIDENTIAL / APARTMENT / CONDOMINIUM  
877 Sq.Ft. x \$ 2,24 = \$ 1964.48  
 COMMERCIAL / INDUSTRIAL  
 \_\_\_\_\_ Sq.Ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 OTHER FEE: TYPE  
 \_\_\_\_\_ Sq.Ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 TOTAL FEES COLLECTED ..... = \$ 1964.48

**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** Authorized School District Official **ROBLA**

Signature <u>[Signature]</u> Title _____ Date <u>2/24/05</u>	Signature _____ Title _____ Date _____
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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