

CITY OF SACRAMENTO

Permit No: 0112819

1231 I Street, Sacramento, CA 95814

Insp Area: 2

Site Address: 5300 KARBET WY SAC

Thos Bros:

Parcel No: 016-0332-051

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

ABRAHAMS CONSTRUCTION
2774 14TH ST
SACRAMENTO CA 95818

OWNER

GEHL ROBERT A & MARGARET A
4910 CRESTWOOD WY
SACRAMENTO CA 95822

ARCHITECT

Nature of Work: (TWO SFR ON ONE PARCEL):SOUTH UNIT 1087-SF HOUSE; 435-SF GAR; 28-SF PORCH;;; NORTH UNIT 1065-SF HOUSE;299-SF GAR;20-SF PORCH.

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 662204 Date 11/6/01 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 11/6/01 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 STATE FUND Policy Number 229-01 UNIT 0021058 Exp Date 01/01/2002

(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 11/6/01 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.

PLANNING AND ZONING REVIEW

..... to be filled out by Planning staff

ADDRESS: 5300 Kachet Way

APN: 016-0332 051

ZONING: R2

DESIGN REVIEW AREA: _____

PREVIOUS FILES RELATED TO SITE: 201-121

EXISTING LAND USE: VACANT

PROPOSED USE: 2 SFR -

COMMENTS: _____

*Plans on
microfilm*

DATE: _____ BY: _____

DOES IT APPEAR THAT THE PROJECT WILL REQUIRE A PLANNING APPLICATION?

YES

NO

(If yes, circle applications needed below)

.....Staff..... ZA..... Planning Commission..... Design Review..... Preservation Review.....

CONCLUSION: 201-121 Approved -

Front setback shall be no less than the average of the two closest houses on the same side of the street.

DATE: 11-27-01 BY: L. Hay

ROBERT GEHL
4410 CRESTWOOD AVE WY
SAC 95822

PLANNING AND ZONING REVIEW

..... to be filled out by Planning staff

ADDRESS: 5300 Karbet Way

APN: 016-0332-051034 ZONING: R-2

DESIGN REVIEW AREA: NO

PREVIOUS FILES RELATED TO SITE: _____

EXISTING LAND USE: Vacant

PROPOSED USE: New Duplex

COMMENTS: Z01-121 Approved Variance for rear setback. However plans must be routed through utilities to ensure utility conditions are met.

DATE: 4 Oct 01 BY: S. Yaffe

DOES IT APPEAR THAT THE PROJECT WILL REQUIRE A PLANNING APPLICATION?

YES NO Already Approved
(If yes, circle applications needed below)

.....Staff..... ZA..... Planning Commission..... Design Review..... Preservation Review.....

CONCERN: ROUTE 120
UTILITIES

DATE: _____ BY: _____

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Previous Files: None

Background Information: The northern portion of the site was the former Casilada Way that was abandoned during the construction of Interstate 5.

Additional Information: The applicant is requesting a variance to build two new single family residences on a vacant lot with a 7.5 foot rear yard setback at the narrowest portion for the attached garage of the southern unit. The rear yard abuts Interstate 5. None of the required living space is located within any setback area. The southern unit is located approximately 43 feet from the front property line in order to save an existing large oak tree on the site. Both units have attached two car garages located to the rear of the site with a shared driveway. The applicant is requesting relief from the rear yard setback requirement.

The project has been noticed and staff received one call requesting additional information regarding the proposed project.

Agency Comments: The proposed project has been reviewed by the City Utilities Department and the Building Division. The comments received pertaining to the variance have been included as conditions.

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 rear yard setback areas.

*Checked
5/23/01*

2. Size and location of the buildings shall conform to the plans submitted. The applicant may modify the proposed footprint locations of the units (no closer to the rear set back line and still meeting all other Zoning Ordinance requirements) to meet **Utility Department requirements**. If the plans are revised then the applicant shall submit a revised set of plans to Planning staff for review and approval prior to submitting for building permits.

3. The applicant shall obtain all necessary building permits to complete construction.

4. Show all existing easements on the plans.

5. There are currently City sanitary sewer and water mains adjacent to the northerly and westerly property lines of the subject parcel. There is also an underground fire alarm

system along the northerly and westerly property lines connected to the control box located at the south westerly corner of the parcel. Prior to design, the applicant shall field verify the exact locations of the sewer and water mains and the fire alarm conduit, and show these utilities with the distances dimensioned from the property lines on the construction plans. The proposed structure including footings shall be a minimum of three feet from the center of the utility service farthest from the property line, or five feet from the property line whichever is the greater distance. The Department of Utilities Field Services will assist the applicant in field verifying the locations of City utilities. The applicant shall call the following for assistance: Farrell Crawford at (916)433-6224 for sewer mains and Jeff Heard at (916) 433-6229 for water mains. Also contact Terry Annesley at 264-8514 to ascertain whether the fire alarm system is still in service.

6. The applicant is responsible for the protection and repair of the City sanitary sewer and water mains during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444 48 hours before work to begin.

Advisory Notes:

1. The project site is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.
2. The abandonment of the portion of Casilada Way westerly of Karbet Way per City of Sacramento Resolution # 226 recorded on 5/16/1968 reserving thereto a 10 foot easement along the northerly and westerly property lines of the subject parcel for the existing utility services. This easement shall be retained for maintenance and repair of underground services. This requirement shall be met by the applicant to the satisfaction of the Department of Utilities.

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 duplex is residential use that is permitted in the R-2 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;

**Certificate of Compliance
School District Development Fees**

(Print or Type) If Printing, press hard for four copies

PART I - To be completed by APPLICANT

OWNER'S NAME ROBERT NEHL
 OWNER'S ADDRESS 4910 CREST WOOD WAY SAC, CA 95834
 PROJECT ADDRESS 5300, 5302 FORT DET WY, SAC, CA 95818
 PARCEL NUMBER _____ LOT NO. _____
 SUBDIVISION NAME _____
 NUMBER OF UNITS _____

Upon payment of the fees listed below, a 90-day approval period commences upon which the applicant paying the fees may protest such fees. Any failure to file such protest within the 90-day period shall result in forfeiture of any rights to challenge such fees, through litigation or otherwise.

APPLICANT'S SIGNATURE [Signature]
 TITLE OF APPLICANT Owner
 DATE 11/5/01 PHONE NUMBER 498-9734

PART II - To be completed by BUILDING DEPARTMENT

PLAN IDENTIFICATION NUMBER (2211) 5300, 5302 Fort Det WY
 BUILDING TYPE
 RESIDENTIAL () APARTMENT/CONDOMINIUM () COMMERCIAL/INDUSTRIAL ()
 SQUARE FEET OF CHARGEABLE BUILDING AREA 2153
 SIGNATURE _____
 TITLE _____ DATE 11/2/01

PART III - To be completed by SCHOOL DISTRICT

SCHOOL DISTRICT 112
 DISTRICT CERTIFICATION NO. _____

EXEMPT	COMMENTS		
RESIDENTIAL/APT/CONDO	SQ FT X \$	=	\$
COMMERCIAL/INDUSTRIAL	SQ FT X \$	=	\$
OTHER FEE TYPE	SQ FT X \$	=	\$
TOTAL FEES COLLECTED		=	\$3701.44

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.

AUTHORIZED SCHOOL DISTRICT OFFICIAL

SIGNATURE _____
 TITLE _____ DATE 11/5/01