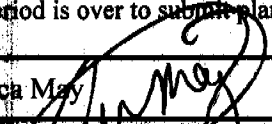


0603402

City of Sacramento
Development Services Department

PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 5931 79 th Street		APN: 027-0341-035	
DRPB AREA / PUD / SED: Citywide Expanded Review		ZONING: R1	
EXISTING LAND USE: Vacant lot (fire-damaged home was demolished, permit H040042870)			
PROPOSED USE: Build new single family home with attached forward garage. (Note: this pink sheet supersedes the preliminary pink sheet written 2/27/06.)			
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; applicant CANNOT submit for plan check.		
<input type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER DR 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 & approval date: ER06-047, approved 3/3/2006		
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; all information on this form must be reviewed again and confirmed at the time of building permit submittal.		
CONDITIONS AND COMMENTS: Lot is 40 x 120 (4800); footprint of house, garage, and covered front porch is 1800 / 4800 = 37.5% lot coverage out of 40% possible. Side setback are 5'; rear is 23.5; front is 30'. Must meet conditions of approval for ER06-047. Must wait until 10-day appeal period is over to submit plans.			
DATE: March 3, 2006		BY: Monica May 	



CITY OF SACRAMENTO
DOWNTOWN CENTER
MAR 13 2003

RECEIVED

SACRAMENTO CITY DESIGN REVIEW/PRESERVATION BOARD
NOTICE OF STAFF ACTION

Notice is hereby given that on 03-03-06, the City of Sacramento Design Review Staff APPROVED the following project with Conditions of Approval and Findings of Fact:

ER/DR PROJECT NUM.: ER06-047

ASSESSOR'S PARCEL NUM.: 027-0341-035

LOCATION: 5931 79th Street

PROJECT DESCRIPTION

The applicant proposes to construct a 1,748 sq. ft. single family residence with attached garage. This project is located in the City Wide Design Review District.

The decision rendered by Staff is appealable to the Design Review/Preservation Board. An appeal must be filed within ten days of written notice of the Staff decision. Any questions regarding this project may be directed to Luis R. Sanchez, AIA, Design Review Director at 915 "I" Street, 3rd Floor, Sacramento, California, at 916-808-5957.



Luis R. Sanchez, AIA
Design Review Director



ALTERNATE MATERIALS OR METHODS

Permission has been granted for the installation of :

MAA per Tom HA 04.07.06

Job name/location TOM HA 5931 79TH ST.

Total no. of buildings 1

REQUIREMENTS

1. Permission is granted to above named address only.
2. Installers must be certified by manufacturers and city of Sacramento.
3. Manufactures installation instructions must be on jobsite and available to inspectors.
4. This notice must be posted on jobsite with permits.
5. Permission to use alternate materials or methods can be revoked if found to have been unlawfully issued.
6. This permission has been granted per the following code sections:
CPC 301.2—CMC 105.0—CBC 104.2.8—CEC 90-2

Administrative Authority
Keith A. Winkle
CHIEF PLUMBING INSPECTOR

Date

I request permission to use the product or method shown above. I am the legal owner/or authorized agent of owner.

NAME: *[Signature]*

DATE: 4/5/06



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 # 0603402

Project Address: 5931 79th ST.

**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, TOM HA, hereby declare, acknowledge, and affirm the following:

1. That I am the owner of the real property located at 5931 79th ST., 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 property lines that are five feet or less from propose construction.

Permit # 0603402

Project Address: 5931 79TH ST

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: _____
Name: _____
Title: _____
Date: _____

City of Sacramento:
By: [Signature] MAB
Name: _____
Title: Building Inspector
Date: 04-07-06



Downtown Permit Center
 1231 I Street, Suite 200
 Sacramento, CA 95814
 Help Line: 1-916-264-5656

CITY OF SACRAMENTO
 DEVELOPMENT SERVICES DEPARTMENT
 BUILDING DIVISION
www.cityofsacramento.org

North Permit Center
 2101 Arena Blvd., Suite 200
 Sacramento, CA 95834
 Inspection: 1-916-808-4677

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 027 - 0341 - 035 PERMIT # 0603402
 SITE ADDRESS 5931 79th St. ACREAGE

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

OVER ↓

Certification of Compliance
School District Development

Part I - To be completed by the APPLICANT

Owner's Name/Address Tom HA
Project Address 5931 79th St.
Parcel Number 027-0341-035 Lot No. _____
Subdivision Name _____ No. of Units _____
Applicant's Signature [Signature] Title owner
Phone No. 916-616-1728 Date 4/6/06

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 II - To be completed by the BUILDING DEPARTMENT

Plan Identification Number 0603402
Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
Square Feet of Chargeable Building Area 1290 sq
Signature/Title [Signature] Date 04-01-06
Building Inspector

Part III - To be completed by the SCHOOL DISTRICT

School District SCUSD Certificate No. 11210
 Exempt Comments demol 870 A
 Residential/Apartment/etc. 420 Square ft. x \$ 2.24 = \$ Ø
Commercial/Industrial _____ Square ft. x \$ _____ = \$ Ø
Total fees collected..... = \$ Ø

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 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.

Signature [Signature] Date 4/6/06

White & Canary - School District • Pink - Building Department • Goldenrod - Applicant



CITY OF SACRAMENTO

www.cityofsacramento.org

Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
Inspection Request: 1-916-808-7622

Downtown Permit Center
1231 I Street, Suite 200
Sacramento, CA 95814

North Permit Center
2101 Arena Blvd., Suite 200
Sacramento, CA 95834

Fax # 916-264-1901

MINOR PERMIT APPLICATION

Date: 3-2-06

Faxed/web request must be received in this office by 3:00 P.M. to be processed the following workday. Contractors must have a current certificate of Worker's Compensation Insurance. Note: Work started before a Building Permit is issued will be subject to quad fee.

Permits requiring Plan Review are not eligible for the MINOR PERMIT PROGRAM

Design Review and Historic Preservation approval may be required if job address is located in those areas (additional forms may be required)

IN ORDER TO PROCESS THIS REQUEST, ALL THE FOLLOWING INFORMATION MUST BE PROVIDED:

Bldg Type: RESIDENTIAL APARTMENTS (4+ units per building) COMMERCIAL (limited)

Job Address: 5931 79th Street Unit # 1 Contract Price

CONTACT INFO Name: TOM HA Phone #: _____ Email: _____

Property Owner: TOM HA Contractor: TURNER BUILDER License #: _____

Address: 4900 Euclid Ave. Address: _____

City/State/Zip: Sacramento CA 95822 City/State/Zip: _____

Phone: 916-616-1328 Fax 395-0200 Phone: _____ Fax: _____

Nature of Work: Provide description of work & indicate type of work in selections below. Pre-Registered? YES NO Registration # _____

Description of Work: to Rebuild a single family dwelling.

<input type="checkbox"/> Reroof (excluding tile) <input type="checkbox"/> Tear-Off <input type="checkbox"/> Resheet <input type="checkbox"/> House <input type="checkbox"/> Garage # Stories: _____ # Squares: _____ Material: <input type="checkbox"/> Siding <input type="checkbox"/> Wood <input type="checkbox"/> T-111 <input type="checkbox"/> Horiz <input type="checkbox"/> Vinyl <input type="checkbox"/> Stucco	<input type="checkbox"/> HVAC Installations (Residential Only) <input type="checkbox"/> Change-out <input type="checkbox"/> New <input type="checkbox"/> Heat Pump <input type="checkbox"/> Package <input type="checkbox"/> Split system <input type="checkbox"/> Roof mount <input type="checkbox"/> Cut-in <input type="checkbox"/> Heat pump or elect. unit to gas. <input type="checkbox"/> Wall furnace <input type="checkbox"/> Other (describe below) Value of duct work: _____ Equipment: \$ _____ Cut-in: \$ _____	<input type="checkbox"/> Water Heater (Residential Only) <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Change-out <input type="checkbox"/> Electric to Gas <input type="checkbox"/> Relocate <input type="checkbox"/> New <input type="checkbox"/> Dry Rot or Termitte Damage Repair <input type="checkbox"/> Flooring/Joists <input type="checkbox"/> Mud/sill/Studs <input type="checkbox"/> Roof Structure <input type="checkbox"/> Exterior	<input type="checkbox"/> Minor Electric and/or Plumbing (Residential Only) <input type="checkbox"/> Electric Service Change # amps _____ <input type="checkbox"/> New electric circuits <input type="checkbox"/> Re-wire <input type="checkbox"/> Water Service Replacement <input type="checkbox"/> Sewer Service Replacement <input type="checkbox"/> Gas Line Replacement <input type="checkbox"/> Re-plumb <input type="checkbox"/> Water <input type="checkbox"/> Waste	<input type="checkbox"/> Public Utilities Safety Inspection (Residential and single apartment units Only) <input type="checkbox"/> SMUD <input type="checkbox"/> PG&E * NOTE * Correction Notice items will require an additional building permit.
Office Use Only:	Date Received: <u>3/13/06</u>	Date Issued: <u>3/13/06</u>	Processor's Initials: <u>DAC</u>	Permit #: <u>0603402</u>

Minor permit appl form - 04/2005

Residential Triage

Address: 5931 79th ST PC #: 0603402

Flood Zone: X5 APN: 027 - 0341 - 035

Owner Name: TOM HA Contractor Name: OWNER BUILDER

Address: _____ Address: _____

City: _____ Zip Code: _____ City: _____ Zip Code: _____

Phone #: 616-1328 Phone #: _____

Fax #: _____ Fax #: _____

Email: _____ Email: _____

Applicant Name: HA

Address: _____ City: _____ Zip Code: _____

Phone #: _____ Fax #: _____ Email: _____

Job Description: NEW 1288 sq ft SFR, 460 sq ft GAR, + 50 sq ft porch

NSFD Duplex _____ Addition _____ 2nd Unit _____

Square Footage: 1288

Utility Location: _____ Easement: yes no 3' IN BACK

Water: 6" IN STREET Sewer: 6" IN STREET (COUNTY)

Power: _____ Gas: _____

Any Other Planning Issues

"Z" File #: _____ DR File #: _____

P File #: _____ PB File #: _____

Public Works: _____ Utility: _____

Fire: _____

AVONDALE 01 BLK 7 LOT 19

019-31

Nam Che