

CALL 264-5191 FOR INSPECTIONS

PERMIT SERVICES: 808-2534 FIELD OFFICE: 264-5716
 HOUSING/DANGEROUS BLDG: 264-5404

NOTE: DO NOT COVER OR CONCEAL ANY BUILDING, ELECTRICAL PLUMBING OR MECHANICAL WORK WITHOUT INSPECTOR'S SIGNATURE IN PROPER PLACE.

INSPECTION	INSPECTOR	DATE
B10 FOUNDATION FORMS		
E60/B11 UFER GROUND		
B12 CONCRETE SLAB FORMS		
P40 PLUMB. UNDERFLOOR/SLAB		
M30 MECH/UNDERFLOOR/SLAB		
E61 ELECT. UNDERGROUND		
E62 ELECT. CONDUIT/SLAB		
B13 FLOOR JOISTS OR GIRDERS		
B14/15 INSULATION/WALL/FLOOR		
P41 TOP PLUMBING		
M31 TOP MECHANICAL/WALL/CEIL.		
E63 ROUGH ELECTRICAL/WALL/CEIL.		
B19 FRAME		
B17 ROOF PLYWOOD NAIL, COMM. & APPTS.		
B18 EXTERIOR LATH/SIDING		
B22 INT. LATH OR WALL BD. NAILING		
E66 SERVICE UNDERGRD CONDUIT		
P43 SEWER SERVICE		
P42 WATER SERVICE		
P46 SPRINKLER SYSTEM		
P47/M33 GAS TEST		
P48 TEMP GAS	ISSUED	EXPIRES
E68 POWER POLE		
E67 TEMP. POWER #		
SWIMMING POOLS ONLY		
P47 GAS TEST		
P51 PLUMBING PRE-GUNITE		
P52 PLUMBING PRE-DECK		
E70 ELECTRICAL PRE-GUNITE		
E71 ELECTRICAL PRE-DECK		
E72 ELECTRICAL UNDERGRD		
DO NOT COVER UNTIL INSTALLATION ABOVE HAS BEEN SIGNED		
ENERGY COMPLIANCE CERTIFICATE TO BE ON FILE PRIOR TO FINAL APPROVAL.		
DATE:	SIGNED:	
B29 BUILDING	FINAL INSP. NO.	
E79 ELECTRICAL		
P59 PLUMBING		
M39 MECHANICAL		
F94 FIRE		
S92 SITE		

FINAL APPROVALS
 3-3-04

ONCE THE PERMIT IS ISSUED YOU MUST CALL FOR AT LEAST ONE INSPECTION EVERY SIX MONTHS TO KEEP YOUR PERMIT ACTIVE.

BUILDING SITE ADDRESS: 2301 4th Ave
 SUITE: 3R

ASSESSOR PARCEL NO. 013-0033-021
 NAME OF APPLICANT: Demo Garage
 LICENSED CONTRACTOR: Tim Denham
 PROPERTY OWNER: 2301 4th Ave Sacramento
 ARCH. ENGR. License No. 736-0352

NO. OF STORIES: 1 NO. OF ROOMS: 1 ROOF COVERING AREA 1ST FLOOR: 0 TOTAL AREA: 0
 THIS PERMIT IS FOR: BUILDING MECHANICAL PLUMBING ELECTRICAL SITE FIRE
 NATURE OF WORK IN DETAIL: Demo Garage

FLOOD STATUS: SPECIAL CONDITIONS ATTACHMENTS:
 CITY OF SACRAMENTO INSPECTIONS 264-5191
 BUILDING INSPECTION DIVISION
 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: NORTH CENTRAL
 Policy Number: 03
 (This section need not be completed if the permit is for one hundred dollars (\$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.

WARNING: FAILURE TO SECURE WORKERS' 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

Date: _____ Applicant: _____ (Signature)

VALUATION	\$ 999.-
ISSUED BY:	B. B. B.
DATE ISSUED	5-23-03
BUILDING PERMIT FEE	\$
PAID CHECK	\$
PROG. FEE	\$
S.M.L. FEE	\$
BOND FEE	\$
PERMIT FEE	\$
WATER DEV. FEE	\$
CITY SEWER DEV. FEE	\$
REG. SEWER FEE	\$
RESIDENTIAL CONST. TAX	\$

City of Sacramento Planning Division
PRELIMINARY PLANNING AND ZONING REVIEW

ADDRESS: 2301 – 4th Avenue

APN: 013-0033-021

ZONING: R-1

DRPB AREA / PUD / SPD: None

EXISTING LAND USE: SFR w/detached garage only 3'8" from alley ROW

PROPOSED USE: Rebuild garage entirely, with potential for adding 2nd residential use above at later date
 Demo existing garage

PLANNING FILES RELATED TO SITE: none

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

YES		NO	XXX	PC		ZA		IR		ER		DR		PB	
-----	--	----	-----	----	--	----	--	----	--	----	--	----	--	----	--

COMMENTS: Summary of discussion with Joy Patterson:

Existing alley access is not to current standard (20' alley plus 6' = 26' maneuvering space); however, the garage structure itself is not non-conforming, therefore does not need entitlement to rebuild. Also, may be moved over slightly (ie, 5 feet, more or less) without requiring compliance with current 6' requirement; and the existing 3'8" may be increased (to 5 feet, for example), making it better than it was but still not 6' currently required.

Regarding addition of second unit in future: needs to meet setback requirements of the zone to avoid Planning Commission level approval, therefore side and rear setbacks must be minimum 5 feet (5' rear allowed with alley); also, entrance may be on side farthest from P/L as long as stairs leading down face the front.

2nd Unit may or may not require Special Permit approval, depending on impact of new State Law on City Code.

5/23/03 – Lot Area per Metro Scan 7200

Per site plan: existing house 1230, decks over 30" high 463, new garage 583 = 2276 Lot coverage 32%

NOTE:

DATE: 5/15/03
 5/23/03

BY: Phil Reed
 Linda Hay