

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0503126

Insp Area: 3

Thos Bros: 317J2

Site Address: 3921 50TH ST SAC

Parcel No: 021-0022-024

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

OWNER

NWOKOCHA SYRINGA
8772 CYPRESS CREEK WAY
ELK GROVE CA 95758

ARCHITECT

Nature of Work: SFR 1549sf, 85sf porch, 2 car att garage 418sf

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 License Number Date 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 06/14/2005 Owner Signature [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 herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 06/14/2005 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 06/14/2005 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.

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 3921 50 th STREET	APN: 021-0022-024
DRPB AREA / PUD / SPD: CITYWIDE	ZONING: R-1
EXISTING LAND USE: VACANT	
PROPOSED USE: NEW CONSTRUCTION RSF WITH ATTACHED GARAGE.	
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 checked="" type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER XX DR PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	Application(s) IN PROGRESS: 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"/>	Application(s) COMPLETED: ER05-046 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"/>	Plans may be submitted for plan check. 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"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Preliminary review ONLY; this information on this form must be reviewed again and confirmed at the time of building permit submittal.
COMMENTS: APPROXIMATE LOT SIZE = 5440. PROPOSED LOT COVERAGE = 1867 / 5440 = 34% TOTAL LOT COVERAGE. MEETS ALL SETBACK AND LOT COVERAGE REQUIREMENTS. NO ADDITIONAL PLANNING ENTITLEMENTS REQUIRED. MEETS CITYWIDE NEW CONSTRUCTION APPLICATION CHECKLIST (CONDITIONS OF APPROVAL). EXISTING FENCING TO BE REPAIRED OR REPLACED AS NECESSARY.	
DATE: 03/07/05	BY: Bonnie Surgeon



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 # 021-0022-024 PERMIT # 0503/26
SITE ADDRESS 3921 50TH ST ACREAGE .10

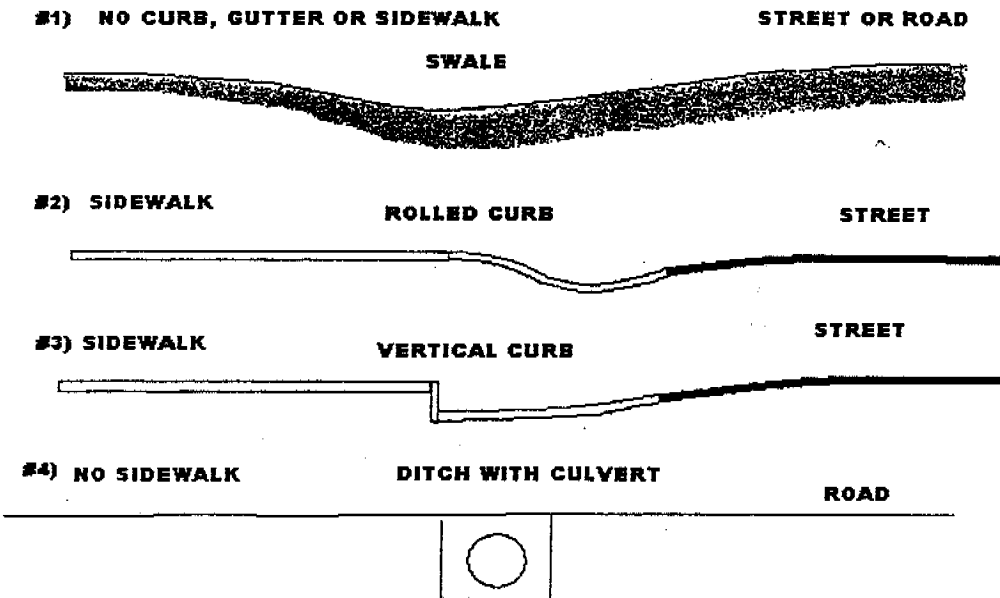
The City of Sacramento requires a building site to be graded to drain correctly and site drainage routed to an approved location. To help us understand the site drainage for your project and determine if a driveway permit or an encroachment permit is required please answer the following questions. All questions must be answered.

- | | | |
|--|-------------------------------------|--|
| 1. Are there existing structures on the site? | Y | <input checked="" type="radio"/> N |
| 2. Is there an existing concrete or paved driveway to this parcel from the street? | 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 | N |
| 4. Are all portions of the lot higher than the crown of the street? | <input checked="" type="radio"/> Y | *N |
| 5. Are all portions of the lot higher than the back of the sidewalk? | Y | <input checked="" type="radio"/> *N |
| 6. Is there a curb and gutter at the street level? | *Y | <input checked="" type="radio"/> N |
| 7. Is there a sidewalk with a curb and gutter at the street? | *Y | <input checked="" type="radio"/> N |
| 8. Is the curb at the street square? | *Y | N <input checked="" type="radio"/> N/A |
| 9. Is there a rolled curb at the street? | Y | N <input checked="" type="radio"/> N/A |
| 10. Is there a drainage ditch or culvert at the street? | Y | <input checked="" type="radio"/> *N <input checked="" type="radio"/> N/A |
| 11. Does the lot drain from back to front? | Y | <input checked="" type="radio"/> *N |
| 12. Does the lot drain from front to rear? | Y | <input checked="" type="radio"/> *N |
| 13. Does another lot drain across this parcel? | *Y | <input checked="" type="radio"/> N |
| 14. Does the lot drain from side to side? | *Y | <input checked="" type="radio"/> N |
| 15. Does the site have an existing low area or drainage swale? | *Y | <input checked="" type="radio"/> N |
| 16. Does the drainage swale drain to an adjacent parcel? | *Y | <input checked="" type="radio"/> N <input checked="" type="radio"/> N/A |
| 17. Does the drainage swale drain to the street? | Y | *N <input checked="" type="radio"/> N/A |
| 18. Will existing drainage be re-routed? | *Y | <input checked="" type="radio"/> N |
| 19. Will drainage ditches or culverts be constructed or modified? | *Y | <input checked="" type="radio"/> N <input checked="" type="radio"/> N/A |
| 20. Did this project require approval from the Zoning Administrator? | *Y | <input checked="" type="radio"/> N |
| 21. Did the project require approval from the Planning Administrator? | *Y | <input checked="" type="radio"/> N |

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

- 22. Is there any tree, telephone pole, guy wire or similar obstruction located at the front of the property adjacent to the street or road? *Y N
- 23. Is this a corner lot? *Y N
- 24. Is the posted speed limit on this street greater than 25 MPH? *Y N
- 25. Is this parcel located on a four-lane street? *Y N
- 26. If site is greater than 1/2 acre has an erosion and sediment control plan been submitted? Y *N N/A
- 27. If site disturbs 1 acre or more has a copy of the State General Permit NOI and SWPPP been submitted? Y *N N/A
- 28. If site is part of a larger subdivision greater than 1 acre has a copy of the State General Permit NOI and SWPPP been submitted? Y *N N/A

CIRCLE THE DRAWING NUMBER BELOW THAT BEST ILLUSTRATES THE EXISTING CONDITION AT THE LOCATION OF THE PROPOSED DRIVEWAY OR SITE ACCESS.



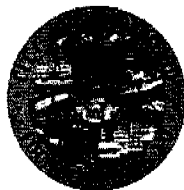
#5 OTHER

PROVIDE
DETAIL HERE

Flat No Swale or other drainage - See Pictures.

The information provided on this document is accurate. I understand that if this form is incomplete, contains inaccurate or misleading information, the project located at this address may be delayed until any drainage or encroachment issues are resolved to the satisfaction of the City of Sacramento.

SIGNED [Signature] DATE 04/20/05
 TITLE OWNER
 PHONE NO. (916) 230-8104



**CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
BUILDING DIVISION**

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

OWNER BUILDER VERIFICATION

1. Check one below – I or my immediate family (parent, spouse, or child) will perform:

- A - all the work authorized by this permit.
- B - a portion of the work.
- C - none of the work.

If B or C is checked, complete 2 or 3 below.

2. A State licensed contractor (*) will be hired to do:

- all of the authorized work.
- a portion of the authorized work.

Name To be announced Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

PAID
CITY OF SACRAMENTO
JUN 14 2005
NEIGHBORHOODS PLANNING
AND DEVELOPMENT SERVICES

3. I will utilize unlicensed person(s) other than my immediate family to perform all or portions of the authorized work. A Certificate of Workers Compensation must be on file at this office.

I declare under penalty of perjury that the above is true and correct. I have read and understand the owner-builder information on the reverse side of this form.

Signed: Property Owner [Signature]

Date 6-14-05 Case No. N/A Permit No. 050326

Job Address 3921 50TH ST

Note: * Information regarding unknown contractors or change in subcontractors shall be submitted to the Building Inspection field office.

SUBDIVISION & FRONTAGE IMPROVEMENT PROJECTS CASH RECEIPT

PROJECT NAME: 3901 50th Street Sacramento PROJECT NO. _____

JOB NO. _____

RECEIVED FROM:

I understand that fees may be required if the cost to process the application is greater than the minimum fee. Also, on some applications, additional processing charges may be required after the requested entitlements are approved.

SIGNATURE: [Signature] Description: DRIVEWAY

Name	Applicants address for mailing receipt:	TOTAL AMOUNT PAID:	<u>17500</u>
Address	<u>21144 N. Klockner</u>	Prepared by / Date:	<u>GN 1/14/05</u>
City, State, Zip	<u>5772 Cypress Ave / Elk Grove CA 95755</u>	Check No.	<u>598</u>
Dev Svc Fee Form #3	Revised 6/6/00	Paid by CASH	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

COUNTY SANITATION DISTRICT 1
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

SEWER IMPACT FEE *cur*
PERMIT AND CALCULATION 5/26/05

APPLICATION NO:

BLDG PERMIT NO. **SWD2005-0044**

GENERAL INFORMATION

THIS PERMIT GOOD ONLY WHEN
VALIDATED BY THE CASHIER

THIS PERMIT TO CONNECT EXPIRES
ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION

BUILDING USE

INSPECTION	RESIDENTIAL	SF	MF	LD
CSD-1	1500			
SFCS	2500			
CONSTRUCTION				
IN-LIEU				
TOTAL FEE	4000			

APN: 021-0022-024

DESCRIPTION/
SUBDIVISION

LOT

PROPERTY ADDRESS 3929 SDH Street San 95827

OWNER SYLVIA NIMOKOHA

MAILING ADDRESS 8772 CYPRESS CANYON Way Elk Grove

CITY-STATE-ZIP ELK GROVE CA 95624

ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT

7/07/05

CITY OF SACRAMENTO

CASH RECEIPT

230-3104

PAGE 1 OF 1

CR	CASH RECEIPT NUMBER 217858	DATE OF DEPOSIT 05/26/05	ACCOUNTING PERIOD MM D D Y Y 05 26 05	BUDGET FY 05
(M)	BANK ACCOUNT 0,1	OFFSET CASH ACCOUNT	COMMENTS: Spring a NWOK-ucha CLK# 586	

NCY	ORGANIZATION	SUB-ORG	ACTIVITY	REVENUE SOURCE 3XXX	SUB-REV	JOB NUMBER	REPT CAT	BAL SHEET ACCT 1,2XXX	OBJECT 4XXX	SUB-OBJ	VENDOR/PROVIDER	AMOUNT	INC/DEC IND	P/F IND
	43350		Flag									2665		
	10 + Meter 3921 50th Street													
	56													
	CITY OF SACRAMENTO													
	PAID													
	MAY 26 2005													
	DEPARTMENT OF UTILITIES													

Chase PHONE 264-5371 TOTAL 2,665

42 Bus Services DATE 5-26-05

— FORM DISTRIBUTION —
WHITE & YELLOW — CASHIERING PINK — ORIGINATING DEPT OR CUSTOMER



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND
BUILDING DEPARTMENT
PLANNING DIVISION

1231 I STREET, ROOM 200
SACRAMENTO, CA
95814-2998

WATER DEVELOPMENT FEE WAIVER

Applicant: _____

Phone: _____

Property Address: _____

3921 50th St

APN: _____

021-0022-024

Zoning: _____

No. of Units: _____

1

This project qualifies for the fee waiver because it is in a:

- ____ REDEVELOPMENT AREA; or
____ DESIGNATED INFILL AREA; or
____ QUALIFIED INFILL AREA, meeting all of the following requirements:

1. The site is located in a neighborhood where the median year of housing construction is 1965 or earlier as shown on the Neighborhood Statistics Boundary Map, or the applicant has proof to the satisfaction of the Planning Director that the median age of housing within 500 feet of the site was developed prior to 1965; and
2. The lot is surrounded on three sides by existing or approved development; and
3. The project is consistent with the General Plan or more specific plan designation; and
4. The site is no more than 5 acres in size for single family development or 2 acres

Certification of Compliance
School District Development

Part I - To be completed by the APPLICANT

Owner's Name/Address _____

Project Address 3921 50th St.

Parcel Number 021-0022-024

Lot No. _____

Subdivision Name _____

No. of Units one

Applicant's Signature [Signature]

Title Owner

Phone No. (916) 233-5104

Date 04/12/2005

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 0503126

Building Type (check one)

Residential

Apartment/Condominium

Commercial/Industrial

Square Feet of Chargeable Building Area

1549 sq ft

Signature/Title

[Signature] B.I. IV

Date 4-1-05

Part III - To be completed by the SCHOOL DISTRICT

School District

950000

Certificate No.

108000

Exempt

Comments _____

Residential/Apartment/etc. 1919

Square ft. x \$ 211

= \$ 45111.80

Commercial/Industrial _____

Sanjara ft x \$ _____

= \$ _____

