

CITY OF SACRAMENTO

Permit No: 0115710

1231 I Street, Sacramento, CA 95814

Insp Area: 1
Thos Bros: 297 J4

Site Address: 460 45TH ST SAC
Parcel No: 004-0251-008

Sub-Type: REM
Housing (Y/N): N

CONTRACTOR
DYER NEED CONST
4104 A ST
SACRAMENTO CA 95819

OWNER
NEUBUERGER
460 45TH ST
SACRAMENTO CA 95819

ARCHITECT

Nature of Work: SISMIC RETRO FIT Fnd PER ENGINEER. REROOF, REMODEL 2ND FLOOR, HEAT, REWIRE.ALL WORK SUBJECT TO FIELD INSPECTION

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 645755 Date 3/8/02 Contractor Signature

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractor's 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 3/8/02 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 aforementioned property for inspection purposes.

Date 3/8/02 Applicant/Agent 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 NO EMPLOYEES 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 3/8/02 Applicant 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: 460 45th St.

APN: 004-0251-008 ZONING: R-1

DESIGN REVIEW AREA: none

PREVIOUS FILES RELATED TO SITE: P5214 & Z01-204

EXISTING LAND USE: exist. S.F.R. w/ detached accessory struct.

PROPOSED USE: remodel of accessory structure

COMMENTS: Z01-204 application for guest house has been withdrawn; applicant has elected to complete agreement on existing accessory structure opp'd under P5214, see recorded document (attached)

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: agreement has been completed & recorded.
OK to submit plans for bldg permit

DATE: 12/12/01 BY: PHIL REED



Sacramento County Recording
 Mark Norris, Clerk/Recorder
 BOOK 20011205 PAGE 0746
 Wednesday, DEC 05, 2001 10:05:04 AM
 Ttl Pd \$21.00 Nbr-0000973057

JRQ/19/1-5

RECORDING REQUESTED BY:

Christopher & Gabriella Neubuerger
 460 45th Street
 Sacramento, CA 95819

AND WHEN RECORDED MAIL TO:

Christopher & Gabriella Neubuerger
 460 45th Street
 Sacramento, CA 95819

APN: 004-0251-008-000

AGREEMENT BETWEEN HOMEOWNERS AND THE CITY OF SACRAMENTO

This agreement is dated November 14, 2001 between Christopher Neubuerger and Gabriella Neubuerger "homeowners" and the City of Sacramento "City".

This agreement relates to a Detached Accessory Structure located on the above referenced parcel. The Detached Accessory Structure is a two-story structure with a lower floor garage and an upper floor area. The lower floor consists of a single car garage approximately 245 square feet; the upstairs area is approximately 282 square feet.

Per the City of Sacramento Residential Accessory Structure and Use Regulations, a Detached Accessory Structure shall not be used for living and/or sleeping quarters, whether temporary or permanent. A Detached Accessory Structure may contain laundry and sanitary facilities consisting of a water heater, sink, toilet, shower and may also contain necessary heating facilities, but shall not contain a kitchen.

The homeowners agree to utilize the Detached Accessory Structure in accordance with the City of Sacramento Residential Accessory Structure and Use Regulations. The homeowners understand that any change in use may require additional approvals from the City of Sacramento.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Dated: November 14, 2001

By: *[Signature]*
 Christopher Neubuerger

By: *[Signature]*
 Gabriella Neubuerger

By: *[Signature]*
 City of Sacramento
 Associate Planner
 Zoning Administration
 Planning & Building Dept

[Signature]
 Debra K. Cavin

NOV 26 2001

