

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 0209878**

**Insp Area: 3**

**Thos Bros: 317 F5**

**Site Address: 3080 33RD AV SAC**

**Parcel No: 025-0172-007**

**Sub-Type: NSFR**

**Housing (Y/N): N**

**CONTRACTOR**

BRIAN BIGELOW  
PO BOX 661713  
SACRAMENTO CA 95866

**OWNER**

EDDYSTONE REAL ESTATE INV.  
151 EAGLETON CT  
GRANITE BAY, CA 95746

**ARCHITECT**

**Nature of Work: RSFR**

**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 628865 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 the 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 property is 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 8/19/02 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 8/19/02 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 8/19/02 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.**

**Certification of Compliance**  
School District Development

**Part I—To be completed by the APPLICANT**

Owner's Name/Address Edgemoor Real Estate Investments LLC  
Project Address 3080 - 33rd Ave  
Parcel Number 065 192 007 3000 Lot No. \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ No. of Units 1  
Applicant's Signature [Signature] Title \_\_\_\_\_  
Phone No. 303-5858 Date 8-11-02

**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 0209878  
Building Type (check one)  Residential  Apartment/Condominium  Commercial/Industrial  
Square Feet of Chargeable Building Area 1212 sq  
Signature/Title [Signature] BT III Date 8-8-02

**Part III—To be completed by the SCHOOL DISTRICT**

School District SCUSD Certificate No. 1111  
 Exempt Comments [Handwritten]  
Residential/Apartment/etc. 444 Square ft. x \$ \_\_\_\_\_ = \$ ✓  
Commercial/Industrial \_\_\_\_\_ Square ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
Total fees collected..... = \$ 0 exempt

*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 8-15-02

Department of Planning and Development  
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

**PART I** (To be completed by applicant)

Site Address 3080 33<sup>rd</sup> Ave A.P.N. 025-0172-007

Applicant Information

Name Eddystone Real Estate Dev., LLC  
Address 157 Casper Ct.  
Granite Bay, CA 95746  
Phone 916-791-0740

Project Information (Check One)

Single Family Dwelling  X  
Duplex \_\_\_\_\_  
Triplex \_\_\_\_\_  
Deep Lot Development \_\_\_\_\_

**PART II** (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site?  Y  N  
Does the site front on a paved road?  Y  N \*  
Is the site higher than the crown of adjacent road?  Y  N \*  
Is the proposed building site higher than the back of the sidewalk or curb?  Y  N \*

Describe existing frontage improvements along road.

Ditch \*  Curb and Gutter  Curb, Gutter, and Sidewalk

The direction of drainage on this site is:

Front to Rear \*  Rear to Front  Side to Side \*

Does an adjacent site drain across this parcel?  Y \*  N  
Does this site have an existing low area or drainage swale?  Y \*  N  
Will construction require cut or fill on site? (\* >50FT3 or >2FT)  Y  N

- How much cut? \_\_\_\_\_ Yards \_\_\_\_\_ Depth  
- How much fill? \_\_\_\_\_ Yards \_\_\_\_\_ Depth

Has building site been previously been filled?  Y \*  N

Will existing drainage be re-routed?  Y \*  N

Do you plan to construct or modify culverts or drainage ditches?  Y \*  N

Print Name Eddystone Real Estate Dev., LLC Title Owner

Signature [Signature] Date 8/16/02  
Owner or Contractor

**PART III** (To be completed by staff)

What is the acreage of the parcel to be built on? \_\_\_\_\_ Acres.

If greater than 1/2 acre has an approved erosion and sediment control plan been provided?  Y  N

If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP?  Y  N

Is the parcel to be built on part of a larger subdivision?  Y  N

Subdivision Name: \_\_\_\_\_

If yes has an approved erosion and sediment control plan been provided?  Y  N

If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP?  Y  N

Is grading and drainage approval required prior to permit issuance?  Y  N

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Building permit #:

White Copy - Permit Jacket  
Yellow - Utilities  
Pink - Bldg. Div.

# SEWER REPAIR ORDER

No. 031136  
Date 6/25/2002

Address 3080 33rd Ave.

Description of Complaint 4m

Signed Wiegman R.

Report 4m P.O.S. AREA ACCORDING TO FILE INFORMATION. TRIED TO CONTACT CALLER BUT WAS UNABLE TO. MARKED SIDEWALK AREA IN GREEN PAINT.

Main Location is In St. **COMPLETED** Size 8" Depth 3.1

M.H. or Flusher Location is \_\_\_\_\_ Number 171116 Page \_\_\_\_\_

Top Location is between upstream MH 802 Downstream MH 916

Service Enters Property 32' WELL 18' E WELL Depth at PL \_\_\_\_\_

C.O. Location is 2' S PROPERTY LINE

District # 5 Name \_\_\_\_\_ Completion Date 6/25/2002

Basin # 119 Dept. or Budget No. 3342 Signed ALMENA P.

Neighborhood # 3 Address \_\_\_\_\_

Rev 3/99 WD Form 58

## WATER SERVICE RECORD

503927  
KTW 7-24-02

Address: 3080 33rd Ave Tap# \_\_\_\_\_

Parcel# \_\_\_\_\_ Page# 46

Subd. City Farms #4 No. 141 Lot# 107 246  
w. 52'

Tap Size: \_\_\_\_\_ Main Loc. 33rd Ave Main Size: 0"

Mtl. \_\_\_\_\_ Date Installed: \_\_\_\_\_ Date Inactive: \_\_\_\_\_

Corp Stop Loc. \_\_\_\_\_

Curb Stop Loc. 10' WELL, 6' SSC IN BOX

Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Meter \_\_\_\_\_

Multiple Service Addresses: \_\_\_\_\_

KTW 8-20-77

# SEWER REPAIR ORDER

Address 3080 - 33rd Ave No 167640

Description or complaint locate & mark service Date 11-23-87

Signed R. Dineen

Report Located & marked service for owner c/o was covered by drive way left hand out.

Main location is in st (33rd st) Size 8" Depth 61

M. H. or Flusher location is in book Number 28 / 46E Page

Tap location is

Service enters property

Location is 18' E.W. 44' - 32' W.E.H. - 17 1/2' E.M.H. 28' H.G.E. - 2 1/2' S.S.P.L. Depth at P.L.

CHARGE TO Name

MAP Dept. or budget No 3162 Completion date 12-7-87

RECORD Address Signed L. M. A. V. A.



**CITY OF SACRAMENTO  
BUILDING INSPECTION  
DIVISION**

**PERMIT OFFICES**  
 Downtown (916) 264- 7619  
 1231 I St., Rm. 200, Sacramento 95814  
 Natomas Center (916) 000-0000  
 0000 Natomas Rd., Sacramento 95814  
 South Center (916) 000-0000  
 0000 Pocket Rd. Sacramneto 95624  
<http://www.sacto.org>

**RESIDENTIAL PLAN REVIEW  
1998 Adopted Codes  
Effective July 1, 1999**

PROJECT DESCRIPTION 3080 33rd Ave DATE 8/24/02 PERMIT No. \_\_\_\_\_

These sheets, when attached to a set of plans, become part of those plans and must remain attached thereto. The approval of this plan and the specifications shall not be held to permit or approve the violation of any City ordinance or State or Federal law. (Note: Authorized agent must provide a letter from Owner verifying Authorization.) (The code requirements circled do not limit the code requirements for this project.)

I have read and will comply with the items in this document and as marked on the plans.

Signature of:  Owner  Authorized Agent  Contractor  Architect/Engineer

Date 8-14-02

**BUILDING CODE REQUIREMENTS**

- B-1 **Smoke detector location within dwelling units.** In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level except that, when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. In new construction, required smoke detectors shall receive their primary power from a commercial source and have a battery back up. 1997 UBC, Section 310.9.1.
- B-2 **When alteration, repairs, or additions having a value in excess of \$1,000 are made, provide an approved smoke detector to protect existing sleeping rooms.** The detector may be battery operated as per 1997 UBC, Section 310.9.1.2.  
**Exception:** Repairs to the exterior surfaces of a Group R occupancy are exempt from the requirements of this section.
- B-3 **Emergency escape and rescue.** Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public way, yard, or exit court. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet / 821 SQ. inches. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. Emergency escape or rescue windows shall have a finished sill height not more than 44 inches above the floor. 1997 UBC, Section 310.4.
- B-4 **All Group U occupancies attached to Group R, Division 3 occupancies shall be separated by materials approved for one-hour fire-resistive construction.** The separation may be limited to the garage side only and requires a self-closing, tight fitting solid wood door 1 3/8 inches in thickness or a self-closing, tight fitting door having a fire protection rating of not less than 20 minutes. 1997 UBC, Section 302.4, Exception 3.

# PLANNING AND ZONING REVIEW

..... filled out by Planning staff .....

ADDRESS: 3080 - 33<sup>rd</sup> Ave

APN: 025-0172-007

ZONING: R-1-EA4

DESIGN REVIEW AREA: none

PREVIOUS FILES RELATED TO SITE: none

EXISTING LAND USE: vacant

PROPOSED USE: new SFR

COMMENTS: see SFR worksheet for setbacks & lot coverage

DATE:

BY:

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

(Enter an "X" next to those that apply)

YES

NO **XXX**

Staff:

Planning Commission:

Design Review:

ZA:

Preservation Review:

CONCLUSION: Meets all setback & lot coverage requirements

DATE: 7/22/02

BY: Phil Reed



New Single-Family Residence or Additions to Existing

Address: 3080 - 33rd Ave. APN: 025-0172-007

Is this location within a Design Review area ? YES  NO

If existing, does house have non-conforming setbacks ? N/A YES NO

If new, does the location qualify for a Water Development Fee Waiver ?  YES NO  
(If answer is YES, complete the Waiver Form.)

**BASIC DEVELOPMENT STANDARDS:**

(Answers to each of the following questions *must* be YES)

Does the main entrance face the street ?  YES NO

Dimensions of house: minimum 20' width & depth ?  YES NO

Enclosed Garage: minimum 10' x 20' interior dimensions ?  YES NO

Driveway: minimum 10' wide and 20' long ?  YES NO

Paving in front yard setback area: less than 40% plus 10% ?  YES NO

If front setback is an average, does site plan show adjacent setbacks ? N/A YES NO

**SETBACKS:**

Zoning: R-1-EA4

FRONT: Required: 25 feet or Average Provided: 25'

REAR: Required: 15 feet Provided: ~~15'~~ 40.5'

SIDE: Required: 5 feet Provided: 10'

STREET SIDE: Required: 12½ feet Provided: N/A

Overall Dimensions of Lot: Width: 52 Depth: 119.5

Overall Dimensions of House: Width: 30 Depth: 54.0

Difference: Width: 22 Depth: 65.5  
(The difference between House and Lot should be 10 feet in width and 40 feet in depth, for standard setbacks.)

**LOT COVERAGE:**

Existing Structures: N/A

New Structures: 30 x 54 = 1620

Total Structures: \_\_\_\_\_

Total Lot Area: 52 x 119.5 = 6214

Calculated Lot Coverage: 26%

NOTE: If the site plan provided has met all of the above requirements, stamp & sign the site plan (with setback & lot coverage stamp) for building permit submittal.



CITY OF SACRAMENTO  
CALIFORNIA

PLANNING AND  
BUILDING DEPARTMENT  
PLANNING DIVISION

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

**WATER DEVELOPMENT FEE WAIVER**

Applicant: BRIAN BIGELOW Phone: 383-3858  
Property Address: 3080 - 33rd Ave  
APN: 025-0172-0007 Zoning: R-1-EAA Number of Units: 1

**This project qualifies for the 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 in size for multiple family development; and
5. The site has City sewer, water, and drainage services, or is within proposed or existing assessment district for these services; and the services provided are capable of serving the proposed development to the satisfaction of the Public Works Director.

Fee Waiver Denied by: \_\_\_\_\_ Date: \_\_\_\_\_

Fee Waiver Approved by: [Signature] Date: 7/22/02

WD No: \_\_\_\_\_