

**CITY OF SACRAMENTO**

1231 I Street, Sacramento, CA 95814

Permit No: 0303250

Insp Area: 4

Thos Bros: 277 F6

Site Address: 431 CLEVELAND AV SAC

Parcel No: 274-0131-016

Sub-Type: REM

Housing (Y/N): N

CONTRACTOR

OWNER

ANDRADE JESS & BELINDA  
2891 WINCHESTER DR  
HAYWARD CA 94541

ARCHITECT

Nature of Work: ~~TEAR DOWN AND REBUILD~~ 384' Addn, House remodel

**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.)

PAID  
CITY OF SACRAMENTO  
MAY 13 2003  
CIVIL ENGINE CENTER

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7042, 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 5-13-03 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 5-13-03 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 5-13-03 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: 431 Cleveland Ave	APN: 274-0131-016
DRPB AREA / PUD / SPD: Expanded North Area	ZONING: R-1
EXISTING LAND USE: SFR w/ no garage	
PROPOSED USE: Existing home to be rebuilt in different location / different configuration	
<p><u>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</u></p> <p><input type="checkbox"/> Planning review is NOT required.</p> <p><input type="checkbox"/> Use is NOT allowed; applicant CANNOT submit for plan check.</p> <p><input checked="" type="checkbox"/> Requires APPLICATION(s):    PC            ZA            IR            ER    <b>XX</b>    DR            PB</p> <p>Required Planning application must be submitted <i>before</i> project can be submitted for plan check.</p> <p><input type="checkbox"/> <b>Application(s) IN PROGRESS:</b></p> <p>Applicant may submit for concurrent building permit plan check, at applicant's risk. DO NOT issue building permit prior to end of 10 day appeal period following approval. Building permit must conform to approved plans and comply with all conditions of approval.</p> <p><input type="checkbox"/> <b>Application(s) COMPLETED:</b></p> <p>Building permit must conform to approved plans and comply with all conditions of approval.</p> <p><input type="checkbox"/> OK to submit 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.</p> <p><input checked="" type="checkbox"/> Meets setback &amp; lot coverage requirements as shown on site plan provided.</p> <p><input type="checkbox"/> Plans to be submitted have been stamped by Planning counter staff.</p> <p><input type="checkbox"/> <b>Route to SITE</b> for plan check and inspection.</p> <p><input checked="" type="checkbox"/> Preliminary review ONLY; <b>must be confirmed</b> at the time of building permit submittal.</p>	
<p>COMMENTS: Lot area = 9583 sq.ft. (Metroscan); 66 x 142.5</p> <p>Lot coverage = 1128 / 9583 = 12 %</p> <p>Needs to add some detail to front elevation: window trim, stone veneer wainscoting, and column decoration; checklist is filled out appropriately, but needs to provide photos of existing.</p>	
DATE: 2/27/03	BY: Phil Reed

0303250

City of Sacramento Planning Division  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

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- Planning review is NOT required.
- Use is NOT allowed; applicant CANNOT submit for plan check.
- Requires APPLICATION(s): PC      ZA      IR      ER   **XX**   DR      PB  
Required Planning application must be submitted *before* project can be submitted for plan check.
- Application(s) IN PROGRESS:  
Applicant may submit for concurrent building permit plan check, at applicant's risk. DO NOT issue building permit prior to end of 10 day appeal period following approval. Building permit must conform to approved plans and comply with all conditions of approval.
- Application(s) COMPLETED: ER03-045 app'd 3/11/03  
Building permit must conform to approved plans and comply with all conditions of approval.
- OK to submit for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards *prior to issuance* of building permit.
- Meets setback & lot coverage requirements as shown on site plan provided.
- Plans to be submitted have been stamped by Planning counter staff.
- Route to SITE for plan check and inspection.
- Preliminary review ONLY; must be confirmed at the time of building permit submittal.

COMMENTS: Lot area = 9583 sq.ft. (Metroscan); 66 x 142.5

Lot coverage = 1128 / 9583 = 12 %

Approval is based on expectation that old house will be replaced by new/remodeled/relocated house; a second dwelling on the property would require approval of Special Permit for second residential unit.

DATE: 3/11/03

BY: Phil Reed





CITY OF SACRAMENTO  
CALIFORNIA

PLANNING AND  
BUILDING DEPARTMENT  
PLANNING DIVISION

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

**WATER DEVELOPMENT FEE WAIVER**

Applicant: JESS & BELINDA ANDRADE Phone: 510-538-5234  
Property Address: 431 CLEVELAND AVE.  
APN: 274-0131-016 Zoning: R-1 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: PHIL REED Date: 5/13/03

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