



City of Newport Beach - Building Division

100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone (949)644-3288

R2019~1061

RBR Permit : R2019-1061

Inspection Requests Phone (949)644-3255

Job Address: 126 E BALBOA BLVD NB

Property Use :TRIPLEX

Building Determination

Planning Determination

Inspector Area: 12

Legal Desc.:

Owner: GAIL B HUTCHINSON
Address: 32502 CRETE RD
DANA POINT, CA

Phone:

Type of Construction: VB

Occupancy Group: R3

No of Stories:

No of Units: 3

Date Issued:

Date Closed :

Processed By:

Applicant: SCOTT COHEN
Address: 31706 S COAST HWY
LAGUNA BEACH, CA

Phone:

Building Setbacks Rear: /

Front: /

Left: /

Right: /

Date Declined : 12/05/2019

Escrow: CALIFORNIA SUNSET ESCROW Escrow No: 2191513
Address: 17330 NEWHOPE ST STE D
FOUNTAIN VALLEY, CA
Phone: 714-432-7066

Use Zone: R1

Parking Spaces:

Special Conditions: LIQUEFACTION RISK
HIGH DENSITY
COASTAL ZONES

BUILDING PERMIT HISTORY

B9022526 07/09/1990 CHANGE OF CONTRACTOR LIV RM CEILING
B9022527 07/09/1990 CHANGE OF CONTRACTOR FOR WIN C/O

R2006-01 02/10/2006 TRIPLEX
X2012-0929 07/02/2013 **STOP WORK** REMODEL (E) TRIPLEX
(KITCHEN,BATHRMS) C2012-0095
X2019-0775 10/08/2019
SFR T/O (E) 18 SQ, INSTALL COMP.
SHINGLE, CLASS 'B'

NOTICE

This report discloses only those permits, zoning regulations, and land uses which are contained in our city records or were observed during the inspection of the premises on the above date. If illegal uses, occupancies or construction are discovered at any time, correction procedures will be instituted against the owner of record.

The City of Newport Beach does not warrant that the inspection of the premises revealed all building and zoning violations located thereon. Property owners are advised that zoning and land use laws are subject to changes. Existing properties not meeting newly adopted zoning or land use regulations, but which were legal at the time of construction, are classified as "Legal Non Conforming" and may be used as such until replaced or extensively remodeled. The "Legal Non Conforming" status may be lost if the use is discontinued for an extended period. If there are any questions regarding the non conforming status, the buyer/transferee is advised to contact the building department for applicable code requirements.

RECEIPT ACKNOWLEDGEMENT: It is the responsibility of the property owner to insure that the other party or parties to the agreement of sale execute the acknowledgement of receipt on the report of residential building records and file it with the City via email RBR@newportbeachca.gov within thirty (30) days after completion of the transaction. **Please have all parties sign below:**

	INSPECTION	DATE	INITIAL
OWNER: Gail Hutchinson (PRINT NAME AND SIGN) <i>Gail Hutchinson</i>		Dec 6, 2019	
BUYER: Matthew Parisi (PRINT NAME AND SIGN) <i>Matthew Parisi</i>		Dec 6, 2019	
AGENT: Scott Cohen (PRINT NAME AND SIGN) <i>Scott Cohen</i>		12/6/2019	
	FIRST INSPECTION		
	FINAL INSPECTION		

City of Newport Beach

AUTHORIZED ENTRY BY: _____ DATE: _____
(PRINT NAME AND SIGN)

Signature: Gail Hutchinson
Gail Hutchinson (Dec 6, 2019)

Email: gabriella6248@gmail.com

City of Newport Beach

126BALBOA #1

Final Audit Report

2019-12-06

Created:	2019-12-06
By:	Scott Cohen (swcohen@cox.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEOy_6c1tSTcguzwZFbR6X1seNhWzqldl

"126BALBOA #1" History

-  Document created by Scott Cohen (swcohen@cox.net)
2019-12-06 - 3:22:07 PM GMT- IP address: 70.187.244.154
-  Document emailed to Matthew Parisi (matthew.j.parisi@gmail.com) for signature
2019-12-06 - 3:25:02 PM GMT
-  Email viewed by Matthew Parisi (matthew.j.parisi@gmail.com)
2019-12-06 - 6:11:25 PM GMT- IP address: 66.249.84.31
-  Document e-signed by Matthew Parisi (matthew.j.parisi@gmail.com)
Signature Date: 2019-12-06 - 6:14:34 PM GMT - Time Source: server- IP address: 108.184.88.212
-  Document emailed to Shauna Parisi (shaunaparisi@gmail.com) for signature
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Signature Date: 2019-12-06 - 6:39:52 PM GMT - Time Source: server- IP address: 68.5.211.180
-  Signed document emailed to Scott Cohen (swcohen@cox.net), Gail Hutchinson (gabriella6248@gmail.com), Matthew Parisi (matthew.j.parisi@gmail.com), and Shauna Parisi (shaunaparisi@gmail.com)
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