

CITY OF PALOS VERDES ESTATES  
Application for Real Property Records Report  
340 Palos Verdes Drive West  
Palos Verdes Estates, CA 90274-1299

Escrow#028197-SV

Property Address 1212 Granvia Altamira Owner Michael Leon Date Received 3/4/2025

Applicant (Owner  or Agent ) Raincross Escrow Applicant's Phone 714-924-3395

Email Address teamsusanna@raincrossescrow.com City Business License \_\_\_\_\_

**Obtaining a Real Property Records Report is a requirement prior to sale of home per PVEMC 5.25.030.**

**FEE:** Effective 09/01/2024, fee is \$183.00 payable upon application. Completed reports are available ten (10) working days after date of application.

**NOTICE:** The issuance of the Real Property Records is not a warranty or representation by the City that the subject property or its present use is, or is not, in compliance with the law. The City does not represent or warrant that the information contained in the Report will always be complete and /or accurate, and all persons receiving the report should independently verify the information contained therein before relying upon it. The preparation and delivery of this report shall not impose any mandatory duty upon the City to completely and accurately report the information from its records or impose any liability upon the City for any errors or omissions contained in said Report.

(Office Use Only)

APN# 7545-015-008

Lot 003 Block 002 Tract 7538 Zone R-1 Occupancy DWELLING

Building Permit #	Date of Issuance	Nature of Construction	Status of Permit
4234	7/10/62	Single family residence & garage	Final 3/2/64
3048	3/21/68	Sewer connection to public system	Final 3/22/68
PW#3296	4/5/82	Driveway	Final 4/17/83

RPRR#7053

Report Prepared By: Donna Shellabarger Date Completed: 3/13/2025

INSTRUCTIONS:

- a) The buyer shall sign acknowledging receipt of this report.

THIS REPORT REMAINS VALID FOR A PERIOD NOT TO EXCEED SIX (6) MONTHS FROM DATE ISSUED. PLEASE PRINT CLEARLY & PROVIDE LEGAL ADDRESS IF DIFFERENT FROM REPORT.

Receipt Acknowledged: \_\_\_\_\_  
(Buyer's Signature) (Print Name)

\_\_\_\_\_  
(Address)  
\_\_\_\_\_

**Please state the date you are moving to this property, thank you.**

\_\_\_\_\_

CITY OF PALOS VERDES ESTATES  
DEPT. OF BUILDING & SAFETY

# BUILDING 1

APPLICATION

**FOR APPLICANT TO FILL IN**

BUILDING ADDRESS 1212 Grand Via Alta Mesa

LOCALITY Palos Verdes

OWNER Wheeler Smith

MAIL ADDRESS 708 33 St

CITY Manhattan Beach TEL. NO. FR 8291

ARCHITECT CLARK - HENDRICKSON & KNOX

ADDRESS 437 Malaga Court TEL. NO. FR 88325

CONTRACTOR K. A. K. SARI

ADDRESS 2617 Nelson - Resondo Beach

CITY LICENSE NO. \_\_\_\_\_ TEL. NO. FR 69134

LEGAL DESCRIPTION | LOT NO. 3 | BLOCK 2

TRACT 7538

SIZE OF LOT 90 x 139 | NO. OF BLDGS. NOW ON LOT 0

USE OF EXISTING BLDG New Constr | NO. OF FAMILIES 1

**DESCRIPTION OF WORK**

NEW	<input checked="" type="checkbox"/>	ALTERATION	<input type="checkbox"/>	ADDITION	<input type="checkbox"/>
REPAIR	<input type="checkbox"/>	DEMOLITION	<input type="checkbox"/>		<input type="checkbox"/>

SO. FT. SIZE 3346 | NO. OF ROOMS 8 | STORIES 1

EXT. WALL COVERING Stucco | ROOF COVERING Tile

USE OF STRUCTURE Single Res -

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION GIVEN IS CORRECT.  
I AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE Wheeler Smith

ADDRESS 708 33 St - 17112

AUTHORIZED AGT. \_\_\_\_\_

VALUATION \$ 50,190.<sup>00</sup>

**FOR OFFICE USE ONLY**

DISTRICT NO.	PLAN CK. OR REC. NO.	PERMIT NO.
	<u>3169</u>	<u>4234</u>
RECEIVED BY <u>MS</u>	DATE OF APPL. <u>6-14-62</u>	DATE ISSUED <u>7-10-62</u>

FIRE ZONE	NO. OF PLANS	TYPE	GROUP

BLDG. SETBACK LINE \_\_\_\_\_ ORD. NO. \_\_\_\_\_

**CORRECTIONS**

*Wheeler Smith*

**ALL UTILITIES MUST BE UNDER GROUND**

**APPROVALS**

	INSPECTOR'S SIGNATURE	DATE
FOUNDATION: LOCATION FORMS, MATERIALS		
FRAME: FIRESTOPS, BRACING, BOLTS		
FURNACE: LOCATION, GAS VENT, DUCTS		
LATH, INT.		
LATH, EXT.		
PLASTER, INT.		
PLASTER, EXT.		
FINAL		

P. C. \$ FEE 70.<sup>25</sup>

PERMIT \$ FEE 140.<sup>50</sup>

DEPARTMENT OF BUILDING AND SAFETY  
CITY OF PALOS VERDES ESTATES

APPLICATION FOR CERTIFICATE OF COMPLETION

Art Jury Approval

*J. Smith*  
BY 3-2-64

DATE

H. A. No. 4453

Lot 3

Block 2

Tract 7538

*Rec. 7-10-62*

*OK E93  
3-2*

Palos Verdes Estates Nov 8, 1963

I, Harry Moore

(Name)

(Address)

1212 Hampshire Court

hereby apply for certificate of completion. I certify the building to be fully completed in all details and in compliance with plans as approved by the Palos Verdes Art Jury, as issued under Building Permit No. 4234.

Occupancy prior to receiving certificate is a violation of City Ordinance No. 80.

Ready 1/1/64 Hold

**CITY OF PALOS VERDES ESTATES  
DEPT. OF BUILDING & SAFETY**

**APPLICATION FOR PERMIT  
SEWER**

1

**FOR APPLICANT TO FILL IN**

**BUILDING ADDRESS** 1212 GRANDVIA ALTIMIRA

**OWNER** D RAINS

**MAIL ADDRESS** 1212 GRANDVIA ALTIMIRA

**CITY** P.V.EST. **TEL. NO.** 378-0628

**CONTRACTOR** ATLAS CESSPOOL SVC.

**ADDRESS** BOX 101

**CITY** HARBOR **TEL. NO.** DA60418

NO.	DESCRIPTION OF WORK	FEE		
1	HOUSE SEWER CONNECTING TO PUBLIC SEWER	@ \$ 5.00	5	00
	PRIVATE DISPOSAL SYSTEM	10.00		
	CONNECT ADDITIONAL BLDG. OR WORK TO HOUSE SEWER	5.00		
	ALTER OR REPAIR EXISTING SEWER OR DISPOSAL SYSTEM	5.00		
	DISCONNECT AND ABANDON SEWER AND/OR DISPOSAL SYSTEM	5.00	5	00
	SEPTIC TANK, SEEPAGE PIT OR PITS AND/OR DRAINFIELD	5.00		

**CASH**  **PERMIT** \$ 5 00

**CHECK**  **TOTAL FEE** 15 00

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL THE ORDINANCES AND STATE LAWS REGULATING PLUMBING AND SEWERS.

I HEREBY CERTIFY THAT I AM PROPERLY LICENSED AS REQUIRED BY THE CITY OF PALOS VERDES ESTATES AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

**SIGNATURE OF PERMITTEE** John A. Moore

**BY** \_\_\_\_\_

**SKETCH LOCATION ON REVERSE**

**RECEIVED BY** \_\_\_\_\_

**DATE** 3-22-68

**PERMIT NO.** S 3048

**APPROVALS**

**INSPECTOR'S SIGNATURE** J. J. 3-22-68

**DATE** 3-22-68

NEW HOUSE SEWER

CONNECT ADDITIONAL BUILDING OR WORK

SEPTIC TANK, SEEP. PIT(S) AND/OR DRAINFIELD

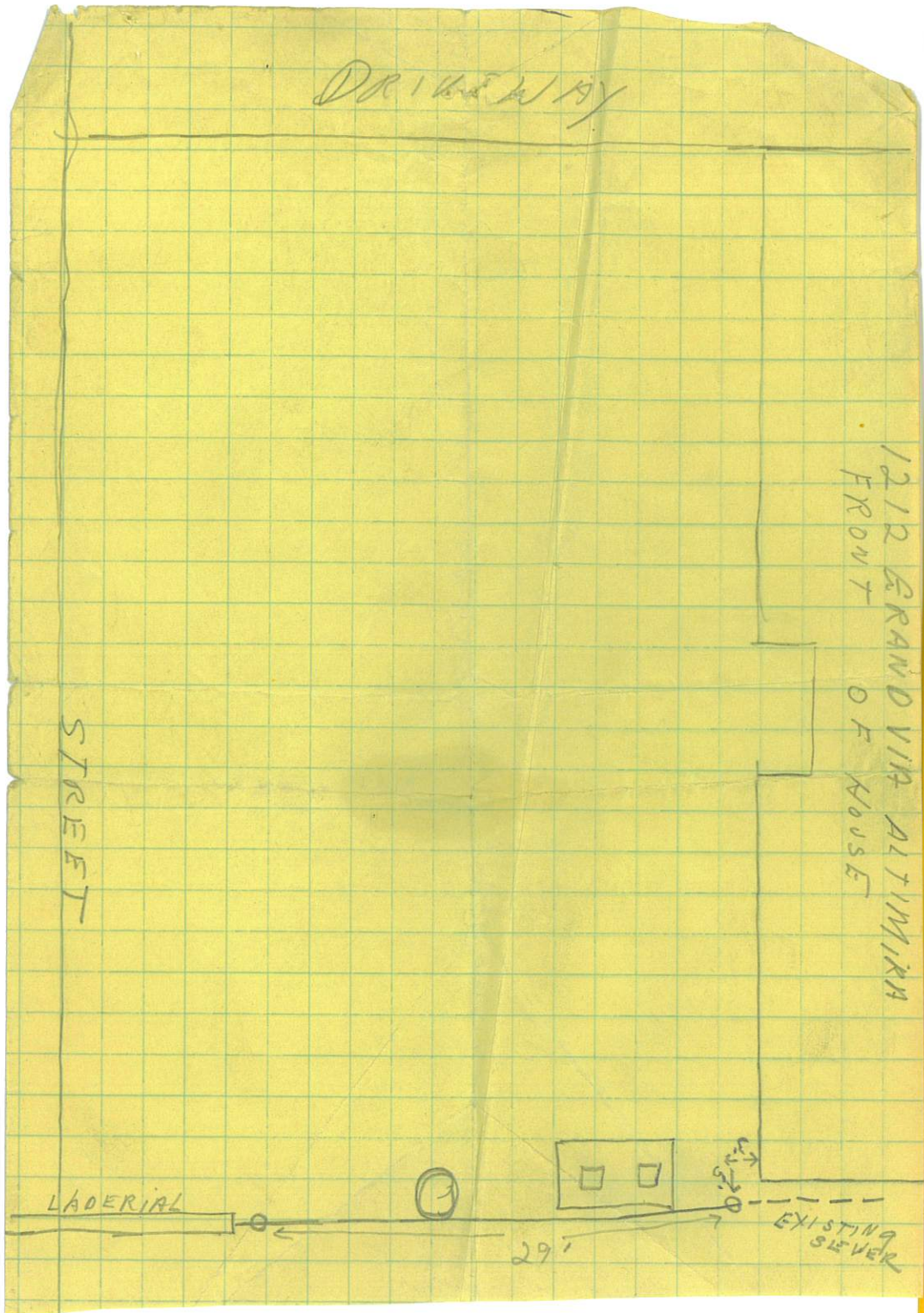
CESSPOOL  DRYWELL

ALTER, REPAIR, SEWER OR SEWAGE DISPOSAL SYSTEM

DISCONNECT PLUG AND ABANDON HOUSE SEWER

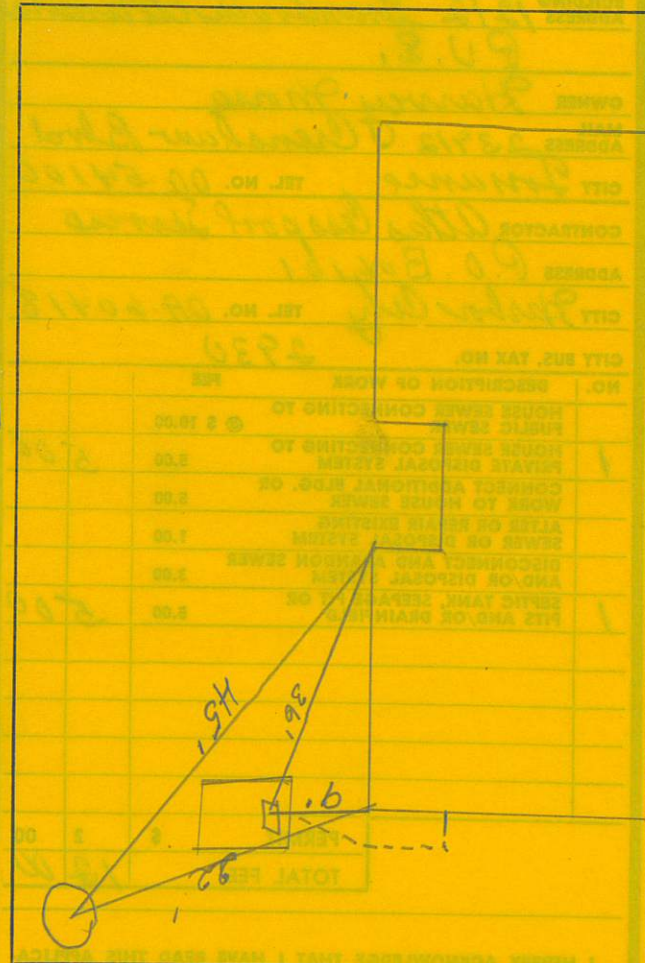
BACKFILL SEPTIC TANKS  SEEP. PIT(S)  CESSPOOLS  3-22-68

**FIELD NOTES**



- REQUIRED INFORMATION**
1. INDICATE ALL BUILDINGS ON PROPERTY.
  2. INDICATE AND DIMENSION SEWAGE DISPOSAL SYSTEM WITH TIE DISTANCES TO BUILDINGS AND PROPERTY LINES.
  3. INDICATE SIZE OF SEPTIC TANK — DEPTH OF SEEPAGE PIT(S) — SIZE OF CESSPOOL(S).
  4. INDICATE NORTH DIRECTION ON PLOT.
  5. INDICATE BOTH STREETS IF CORNER.

1250 gal Septic tank  
4x25' cesspool



ST. ALLEY R/W

**FIELD NOTES**

APPROVALS

INSPECTOR'S SIGNATURE

DATE

NEW HOUSE SEWER

THE PLUMBING AND SEWER

I HEREBY CERTIFY THAT I AM PROPERLY LICENSED AS BE

AND/OR REPAIRS

CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE

RECORDED INSTRUMENTAL PROPERTY

SEWER DISPOSAL SYSTEM

ALTER HOUSE SEWER OR

RECONNECT RIG AND

REARHOUSE HOUSE SEWER

REARHOUSE SEPTIC TANK

THE SEWER OR CESSPOOL

SIGNATURE

DATE



### PUBLIC WORKS PERMIT

## PERMIT NO. 03296

CITY OF PALOS VERDES ESTATES • DEPARTMENT OF PUBLIC WORKS  
340 PALOS VERDES DRIVE WEST • PALOS VERDES ESTATES, CALIFORNIA 90274

**LOCATION** 1212 GRANVIA ALTAMIRA  
**NEAREST CROSS STREET** VIA RALPHAZEL  
**LEGAL:** LOT BLOCK TRACT  
**OWNER** LEONARD CUCCHIA  
**MAIL ADDRESS** SAME  
**CITY** P.V.E. **TEL** 375-2448  
**ARCHITECT/ENGINEER** DAVID JOHNSON **TITLE**  
**ADDRESS** P.O. BOX 99  
**CITY** HERNOSA BEACH **TEL** 371-0581  
**CONTRACTOR**  
**ADDRESS**  
**CITY** **TEL**  
**LICENSE: CLASS NO. NIGHT TEL.**

Permittee is responsible for all liability for personal injury or property damage which may arise out of work herein permitted or which may arise out of failure of permittee to properly maintain the encroachment. Permittee agrees to defend, indemnify, and hold harmless the City of Palos Verdes Estates and employees thereof from any claim of such liability.  
 I hereby acknowledge that I have read this application and state that it is correct, and agree to comply with all state laws, city ordinances and standards, and approved plans.

DESCRIPTION OF WORK	QUANTITY	VALUATION	FEE
<i>Driveway</i>		\$	\$ 50.00
PERMIT AND INSPECTION		\$	
DEPOSIT:	BY:		
CASH <input type="checkbox"/>	CHECK <input type="checkbox"/>	TOTAL → \$	50.00

PERMITTEE: OWNER  ARCHITECT/ENGINEER  CONTRACTOR   
**SIGNATURE** *Leonard Cuccia*  
**SURETIES:** LIABILITY  PERFORMANCE

THIS IS A PUBLIC WORKS PERMIT WHEN PROPERLY FILLED OUT AND SIGNED, AND FEES ARE PAID. Permittee is hereby authorized to do the work described, in accordance with applicable state laws, city ordinances and standards, and approved plans.  
 This permit becomes null and void if work is not commenced within sixty days from date of issuance, or if work is not diligently prosecuted, or if any work is done in violation of regulations governing same, the approved plans, or conditions hereon.

**APPROVED** *S. Goodhouse* **DATE** 4-5-82  
**SEWER DATA** **MANHOLE REFERENCE**

LINE	STATION	DEPTH
INDUSTRIAL WASTE		TRUNK PERMIT

INSPECTION	DATE	INSPECTOR
<i>Drivng approach</i>	<i>4/17/83</i>	<i>Jed</i>
PERMIT AND INSPECTION		
FINAL		
DEPOSIT REFUND:		

INSPECTION IS REQUIRED BEFORE PLACING BACKFILL, IMPORTED MATERIAL, CONCRETE, OR PAVING, WITH 24 HOURS NOTICE TO ABOVE OFFICE.

COMPACTION REPORTS MAY BE REQUIRED.