

CITY OF SACRAMENTO

Permit No: 9802267

1231 I Street, Sacramento, CA 95814

Insp Area: 2

Site Address: 8295 ARROYO VISTA DR SAC

Sub-Type: NSFR

Parcel No: 1171140058
N

LAGUNA RUN SUBD, LOT 74

Housing (Y/N):

CONTRACTOR

J & L PROPERTIES
3434 MARCONI AVE
SACRAMENTO
Phone: (916)971-3820

95821

OWNER

J & L PROPERTIES
3434 MARCONI AVE
SACRAMENTO
Phone: (916)971-3820

95821

ARCHITECT

Phone:

Nature of Work: NEW SFD, 1440 SQ. FT., MP#41R-3

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 660088 Date 3/26/98 Contractor Signature Meanna Collins

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 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 or 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 or 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 _____ 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.

Date 3/26/98 Applicant/Agent Signature Meanna Collins

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 Cal Comp Policy Number W974006453

(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 3/26/98 Applicant Signature Meanna Collins

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.

SEWER IMPACT FEE

ADDRESS _____ _____ _____	PERMIT NUMBER _____
CITY AND STATE INFORMATION _____ _____	THIS PERMIT IS VALID FOR ONE YEAR FROM DATE OF ISSUANCE VALIDATED BY DATE AS SHOWN _____
FEE CALCULATION	BUILDING USE
CIPON _____ RESIDENTIAL <input type="checkbox"/> SF <input type="checkbox"/> MF <input type="checkbox"/>	COMMERCIAL USE _____ UNITS _____
STRUCTION _____	
IEU _____	
TOTAL FEE _____	
PERMIT NUMBER: _____	
CRIPTION/ DIVISION _____	LOT: _____
PROPERTY ADDRESS _____ _____	
CITY AND STATE _____	
PHONE NUMBER _____	PHONE NUMBER _____
ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.	

APPLICANT SIGNATURE _____

UNCONSOLIDATED UTILITY BILLING USE ONLY

DATE _____ INPUT _____ START _____

Certification of Compliance

School District Development Fees

(Print or Type) Printing, press hard for four copies

PART I To be completed by the APPLICANT

OWNER'S NAME _____

OWNER'S ADDRESS _____

PROJECT ADDRESS _____

PARCEL NUMBER _____ LOT NO. _____

SUBDIVISION NAME _____

NUMBER OF UNITS _____

Upon payment of the fees listed below, a 90-day approval period commences upon which the applicant paying the fees may protest such fees. Any fee not paid within the 90-day period shall result in forfeiture of any rights to challenge such fees, through litigation or otherwise.

APPLICANT'S SIGNATURE _____

TITLE OF APPLICANT _____

DATE _____ PHONE NUMBER _____

PART II To be completed by BUILDING DEPARTMENT

PLAN IDENTIFICATION NUMBER _____

BUILDING TYPE _____

RESIDENTIAL () APARTMENT/CONDOMINIUM () COMMERCIAL/INDUSTRIAL ()

SQUARE FEET OF CHARGEABLE BUILDING AREA _____

SIGNATURE _____

TITLE _____ DATE _____

PART III To be completed by SCHOOL DISTRICT

SCHOOL DISTRICT _____

DISTRICT CERTIFICATION NO. _____

EXEMPT	COMMENTS		
RESIDENTIAL APT/CONDO _____	SQ FT X \$ _____	=	\$ _____
COMMERCIAL/INDUSTRIAL _____	SQ FT X \$ _____	=	\$ _____
OTHER FEE _____ TYPE _____	SQ FT X \$ _____	=	\$ _____
TOTAL FEES COLLECTED _____		=	\$ _____

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 district 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.

AUTHORIZED SCHOOL DISTRICT OFFICIAL

SIGNATURE _____ DATE _____

Original: School District 1st copy: School District 2nd copy: Building Department 3rd copy: Applicant



CITY OF SACRAMENTO CASH RECEIPT

PAGE 1 OF 1

TRANSACTION CODE	CASH RECEIPT NUMBER	DATE OF DEPOSIT	M M D D Y Y	ACCOUNTING PERIOD	M M Y Y	BUDGET FY	Y Y
C/R	148320		06/30/98		06/98	72	98
ACTION	BANK ACCOUNT	OFFSET CASH ACCOUNT	COMMENTS:	STONEMAN UNIT #1			
<input checked="" type="checkbox"/> Original Entry (E) <input type="checkbox"/> Adjustment (M)	01		JAL Properties 4th 1112				

REFERENCE INVOICE NUMBER	LINE	FUND	AGENCY	ORGANIZATION	SUB-ORG	ACTIVITY	REVENUE SOURCE 3XXX	SUB-REV	JOB NUMBER	REPT CAT	BAL SHEET ACCT 12XXX	OBJECT 4XXX	SUB-ORG	VENDOR/PROVIDER	AMOUNT	INC/DEC IND	P/F IND
413330330															98494		
DESCRIPTION: (30 SPACES) Lots for thru 74																	
DESCRIPTION: (30 SPACES)																	
DESCRIPTION: (30 SPACES)																	
DESCRIPTION: (30 SPACES)																	
DESCRIPTION: (30 SPACES)																	
DESCRIPTION: (30 SPACES)																	
DESCRIPTION: (30 SPACES)																	
DESCRIPTION: (30 SPACES)																	
DESCRIPTION: (30 SPACES)																	

CITY OF SACRAMENTO
PAID
JUN 30 1998
DEPT OF UTILITIES

PREPARED BY: NAME Judith F. Liu PHONE 264-5271

DEPARTMENT/DIVISION Utilities Bus Services DATE 6/30/98

TOTAL 98494

Norman

Scheel

Structural

Engineer

6939 Sunrise Blvd, Suite 123
Citrus Heights, CA 95610
(916) 726-0612
(916) 726-3189 fax

June 1, 1998

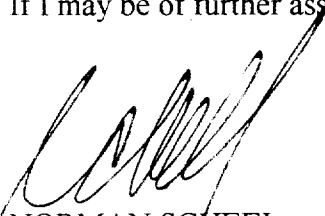
JTS Communities
3434 Marconi Avenue #C
Sacramento, CA 95821

**Re: Epoxy repairs at 2-car garage front - Plan 41R (8315, 8303 & 8299
Arroyo Vista Dr.) (#96030)**

To Whom It May Concern:

The epoxy repairs performed on May 28, 1998 were observed by my office to verify hole depth, removal of dust and placement of epoxy and bolt. The epoxy fix was installed per Simpson's recommendations and in our opinion was adequate as installed.

If I may be of further assistance, please call me.



NORMAN SCHEEL
STRUCTURAL ENGINEER

NORMAN SCHEEL
Structural Engineer
email norm@nsse.com

ROBERT COON
Project Manager
email rob@nsse.com

TRACY HARRIS P.E.
Civil Engineer
email tracy@nsse.com

PAULO IBAÑEZ
Design Engineer
email paulo@nsse.com

STEVEN COOKSEY
C.A.D. Supervisor



Norman
Scheel
Structural
Engineer

6939 Sunrise Blvd, Suite 123
Citrus Heights, CA 95610
(916) 726-0612
(916) 726-3139 fax

June 2, 1998

JTS Communities
3434 Marconi Avenue #C
Sacramento, CA 95821

RE: Detail verification for shear transfer at rear of garage drag truss - Plan 41R (8315, 8311, 8307, 8303, 8299 & 8295 Arroyo Vista Dr.) (#96030)

To whom it may concern:

This letter is to verify that for the above lots, the shear transfer as shown in detail 11/S-4 of the approved plans is an acceptable method of transferring the lateral loads.

If I can be of further assistance, please call me.

[Signature]
NORMAN SCHEEL
STRUCTURAL ENGINEER

NORMAN SCHEEL
Structural Engineer
email norm@nsse.com

ROBERT COON
Project Manager
email rob@nsse.com

TRACY HARRIS P.E.
Civil Engineer
email tracy@nsse.com

PAULO IBANEZ
Design Engineer
email paulo@nsse.com

STEVEN COOKSEY
C.A.D. Supervisor



CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

FEE SUMMARY
FOR PERMIT #9802267
as of 03-23-1998 Permit Status: **APPLIED**

Site Address: **8295 ARROYO VISTA DR SAC**
Parcel No: 1171140058

CONTRACTOR

J & L PROPERTIES
3434 MARCONI AVE
SACRAMENTO
Phone: (916)971-3820

95821

OWNER

J & L PROPERTIES
3434 MARCONI AVE
SACRAMENTO
Phone: (916)971-3820

95821

ARCHITECT

Phone:

Nature of Work: NEW SFD, 1440 SQ. FT., MP#41R-3

Permit Valuation: \$98,117.00
Square Footage: 2110

Building Permit.....: \$1,051.00
Plan Review/Processing: \$177.00
Strong Motion Fee.....: \$9.81
Coach Recording Fee...: \$0.00
Manuf Housing Fee.....: \$0.00
Auth to Start Work.....: \$0.00
Penalty Fee: \$0.00
Inspections.....: \$0.00
Cert of Occupancy.....: \$0.00
Replace Cards/Plans....: \$0.00
Hsg Process/Surcharge: \$0.00
Technology Fee.....: \$49.12
City Bus Oper Tax.....: \$39.25
Const Excise Tax.....: \$784.94
Res Const Tax.....: \$385.00
Processing Fees.....: \$51.00
Review Fees.....: ??

Water Development Fee: \$1,835.00
Sewer Development Fee: \$0.00
Regional Sanitation Fee: \$0.00
Bell Avenue Sewer.....: \$0.00
Granite Park Fee.....: ??
Pocket Area Bridge.....: \$0.00
Pocket Area Road.....: \$0.00
Quimby Park Fee.....: \$0.00
Housing Trust Fund.....: \$0.00
Natomas Dev Fees.....: \$0.00
FBA-South Natomas....: \$0.00
FBA-Jacinto Creek.....: \$0.00
Amount Deferred.....: \$0.00
Refund.....: \$0.00

Subtotal.....: \$4,382.12
Additional Fees.....: \$0.00

TOTAL FEES.....: \$4,382.12
Payments.....: \$176.00

BALANCE DUE.....: \$4,206.12

Norman

Scheel

Structural

Engineer

6939 Sunrise Blvd, Suite 123
Citrus Heights, CA 95610
(916) 726-0612
(916) 726-3189 fax

June 2, 1998

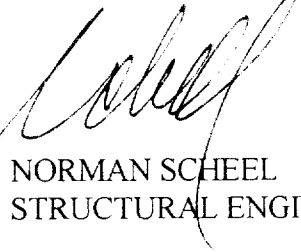
JTS Communities
3434 Marconi Avenue #C
Sacramento, CA 95821

RE: Detail verification for shear transfer at rear of garage drag truss - Plan 41R (8315, 8311, 8307, 8303, 8299 & 8295 Arroyo Vista Dr.) (#96030)

To whom it may concern:

This letter is to verify that for the above lots, the shear transfer as shown in detail 11/S-4 of the approved plans is an acceptable method of transferring the lateral loads.

If I can be of further assistance, please call me.



NORMAN SCHEEL
STRUCTURAL ENGINEER

NORMAN SCHEEL
Structural Engineer
email norm@nsse.com

ROBERT COON
Project Manager
email rob@nsse.com

TRACY HARRIS P.E.
Civil Engineer
email tracy@nsse.com

PAULO IBANEZ
Design Engineer
email paulo@nsse.com

STEVEN COOKSEY
C.A.D. Supervisor

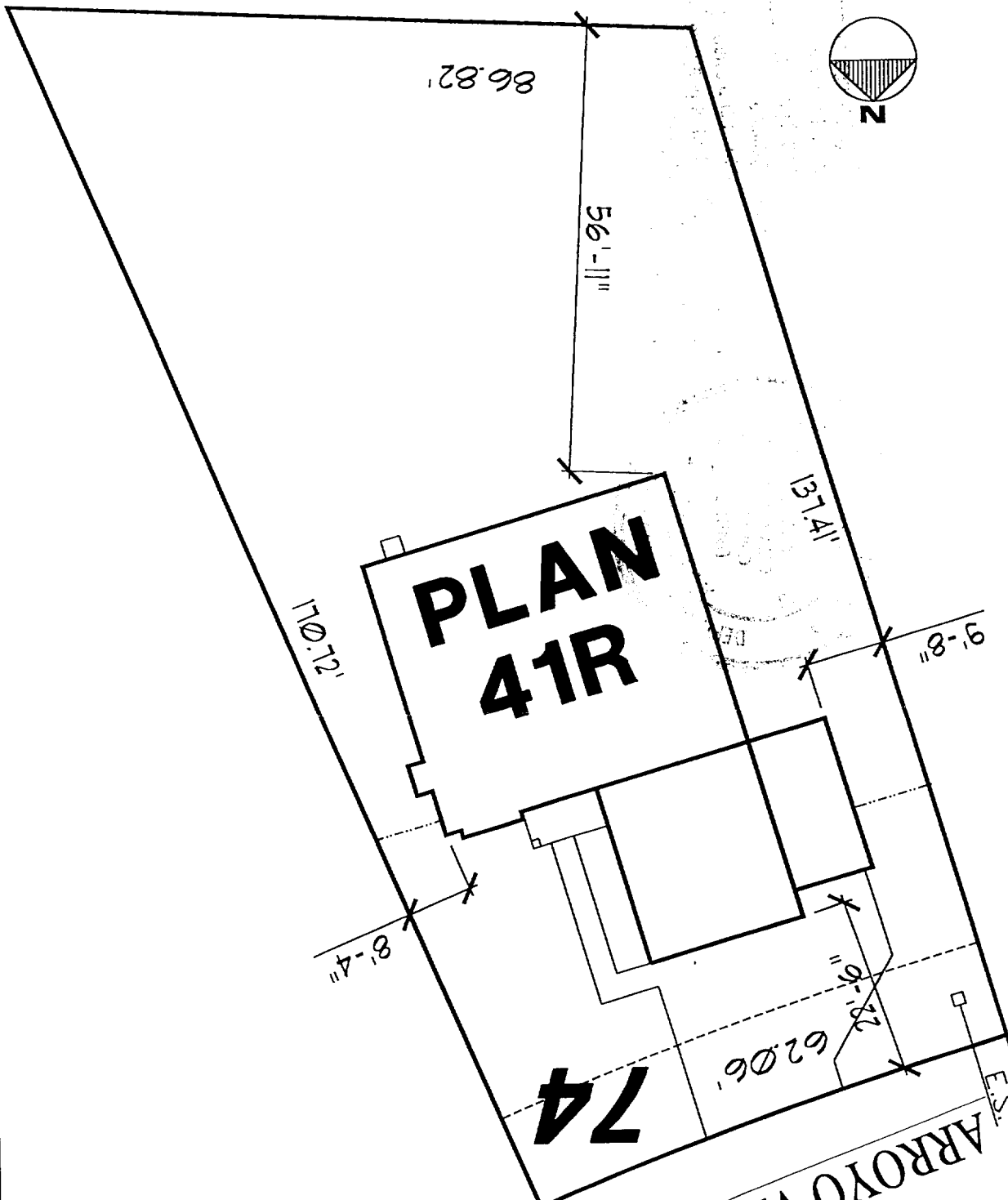


APPROVED FOR
RELEASE

DATE

APPROVED BY
BUYER

DATE



E.S. ARROYO VISTA DRIVE

1
3 - CAR GARAGE
STORY HOUSE

Sheet:	
Scale AS NOTED	
Job	
Drawn CD	
Date FEB 24, 1998	

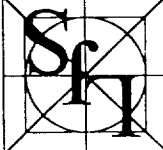
LAGUNA RUN

SITE PLAN
LAGUNA RUN
SUBDIVISION

JTS COMMUNITIES
 3434 Marconi Ave.
 Sacramento, Ca.
 (916) 971-3330
 26221

REVISIONS

Larry L. Schmitt
Architect
J & L Properties
Architectural Division



INSTALLATION CARD

(Coating system Trade Name)
(Name of coating manufacturer)

Job Address

8245 NW 10th St.

ICBO Evaluation Service, Inc.

Report No. EA-4004

Date of Job Completion 6/3/98

Plastering Contractor

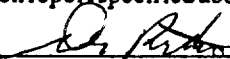
Name: J.T.S. PLASTERING Div. # 660088

Address: 3434 MARCONI AVE

Telephone No. (916) 416-0725

Approved contractor number as issued by the coating manufacturer 2227

This is to certify that the exterior coating system on the building exterior at the above address has been installed in accordance with the evaluation report specified above and the manufacturer's instructions.


Signature of authorized representative
of plastering contractor

Date

This installation card must be presented to the building inspector after completion of work and before final inspection

COUNTY SANITATION DISTRICT NO. 1
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
SEWER IMPACT FEE
 PERMIT AND CALCULATION SHEET

PERMIT NO: CITY	BLDG PERMIT NO:
GENERAL INFORMATION SEE 224693 DN 3-26-98	THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER DEPT 26 \$427.00 TR TRAN 361647 03/26/98 RECEIPT 637485 034 \$427.00 242049 MAR 26 98 THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION		BUILDING USE	
CONSTRUCTION		RESIDENTIAL SF <input checked="" type="checkbox"/> MF <input type="checkbox"/>	UNITS
REPAIR		COMMERCIAL USE	
ALTERATION	427-		
NEW			
TOTAL FEE	427-		

PHONE: **117-1140-050**

DESCRIPTION/DIVISION: **(Laguna Run) Stonewood** LOT: **74**

PROPERTY ADDRESS: **6295 Arroyo Vista Drive**

OWNER: **J.&L. Properties**

BILLING ADDRESS: **3434 Marconi Ave Suite C;**

CITY-STATE-ZIP: **Sacramento, Ca. 95821** PHONE: **(916)487-3434**

ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.

APPLICANT SIGNATURE: *[Handwritten Signature]*

CONSOLIDATED UTILITY BILLING USE ONLY

INPUT _____ START _____

BILLING COPY

Certification of Compliance

School District Development Fees

(Print or Type) If Printing, press hard for four copies

PART I To be completed by the APPLICANT

OWNER'S NAME J. & L. Properties / 487-3434
 OWNER'S ADDRESS 3434 Marconi Ave., Suite C; Sacramento, Ca. 95821
 PROJECT ADDRESS 8295 Arroyd Vista Drive
 PARCEL NUMBER 117-1140-098 LOT NO. 74
 SUBDIVISION NAME (Laguna Run) Stonewood
 NUMBER OF UNITS 1

Upon payment of the fees listed below, a 90-day approval period commences upon which the applicant paying the fees may protest such fees. Any failure to file such protest within the 90-day period shall result in forfeiture of any rights to challenge such fees, through litigation or otherwise.

APPLICANT'S SIGNATURE *Heanne [Signature]*
 TITLE OF APPLICANT Operations
 DATE 3/16/98 PHONE NUMBER 991-1200

PART II To be completed by BUILDING DEPARTMENT

PLAN IDENTIFICATION NUMBER 1440
 BUILDING TYPE
 RESIDENTIAL () APARTMENT/CONDOMINIUM () COMMERCIAL/INDUSTRIAL ()
 SQUARE FEET OF CHARGEABLE BUILDING AREA 1440
 SIGNATURE _____ DATE _____
 TITLE _____

PART III To be completed by SCHOOL DISTRICT

SCHOOL DISTRICT Elk Grove Unified School District
 DISTRICT CERTIFICATION NO. 20714

EXEMPT	COMMENTS
RESIDENTIAL/APT/CONDO (1)	1440 SQ FT X \$ 1.93 = \$ 2779.20
COMMERCIAL/INDUSTRIAL	SQ FT X \$ = \$
OTHER FEE <u>(Type II)</u>	1440 SQ FT X \$ 1.34 = \$ 1929.60
TOTAL FEES COLLECTED (1)	1440 3.27 = \$ 4708.80

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 district 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.

AUTHORIZED SCHOOL DISTRICT OFFICIAL

SIGNATURE *J. Dadi*
 TITLE *[Signature]* DATE PAID