

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0001183
Insp Area: 4

Site Address: 1691 WEST EL CAMINO AV SAC
Parcel No: 225-0450-001

Sub-Type: NCOM
Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

VIPIANA ALBERT C/ALICE M
135
SAN RAFAEL CA 94901

Nature of Work: 50 NEW GARAGES AT APARTMENT BLDG

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 557087 Date 3-28-00 Contractor Signature [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.)

____ 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.

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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 3/28/00 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 State Fund of Washington Policy Number # 229-99 Exp Date 1-1-01

____ (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 laws of California, I shall forthwith comply with those provisions.

Date 3/28/00 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 3700 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

Date of Request: _____

By: _____

**CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST**

Project Address: 1691 West El Camino

Assessor's Parcel Number: 225 0450 001

Previous Use: APARTMENTS

Description of Request/Proposed Use: NEW GARAGES & EXIST.
APARTMENT PROJECT

Is This a Change of Use? NO

Prior Applications for Project Site(P#, Z#, DRPB#): 299-027, ER99019
Zoning Designation: R3R

Comments: _____
_____ *Gary to check conditions* _____

Are There Any Planning Issues?: (circle one) YES NO

up to Gary Gross

- * Staff Site Plan Check Required? (Circle one) YES NO
- * Field Inspection Required? (Circle one) YES NO
- * Design Review/Preservation Required?: (Circle one) YES NO

Planning Review by/Date: *Smith* ER99019
2-8-00

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

MICROFILM AFTER FINAL

**CITY OF SACRAMENTO
APPLICATION FOR COMMERCIAL BUILDING PERMIT**

DEVELOPMENT SERVICES DIVISION
PERMIT SERVICES SECTION

1231 I Street, Rm. 200
Sacramento, CA 95814 (916) 264-7619 FAX 264-7046

ACTIVITY # 0001183 Insp. Area 4

Applicant **MUST** complete ALL Unshaded areas

ADDRESS 1691 West El Camino Suite _____
PARCEL # 225-0450-001

CONTACT		LICENSED CONTRACTOR Lic No. # _____	
Name <u>William Chambers</u>		Name <u>HA</u>	
Address <u>2704 Mercantile Dr. Rancho Cordova</u>		Address _____	
Phone <u>916-0998</u> FAX <u>916-1004</u> <u>95742</u>		Phone _____ FAX _____	
E-mail _____		E-mail _____	
ARCHITECT/ENGINEER		OWNER	
Name <u>Same</u>		Name <u>DISCOVERY COMMONS LTD.</u>	
Address _____		Address _____	
Phone _____ FAX _____		Phone _____ FAX _____	
E-mail _____		E-mail _____	

→ Will permittee have any employees on the jobsite? No Yes → INSURANCE CO: _____
→ WORKER'S COMPENSATION POLICY # TBD EXPIRATION DATE: _____

NATURE OF WORK IN DETAIL: 50 New Units @ Existing Apartment Project

OCCUPANT/TENANT: Discovery Commons Apts VALUATION: \$ 150,000

FLOOD STATUS:		S.C.A.T. <u>XII, XII, XIII</u>								
JOB DESCRIPTION		BLDG	SHELL	APT	TI()	REM()	SW	FIRE	ADD	OTH
INSPECTION DISCIPLINES		<u>BLDG</u>		MECH	PLUMB	<u>ELEC</u>	<u>SITE</u>	FIRE		
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y / N		Fed Code		Vio. File
				<u>UI</u>		SPR	ALARM	[H]	[Quad]	
<u>B</u>	L	P	M	<u>E</u>	F	S	D	PW	UTIL	

COMMENTS: _____

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No
WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS? Provided Faxed

000 1183



STEADFAST
properties

20320 S. W. Birch St., Suite 300
Newport Beach, CA 92660-1725

949.852.0700 fax 949.852.0143

October 3, 2000

City of Sacramento
Building Department
1231 I Street, Rm. 200
Sacramento, CA 95814

Re: Garages
Rivercourt Apartments
1671 W. El Camino Ave.
Sacramento, CA 95833-1803

To Whom It May Concern:

Some months ago, I had noticed that the original plans submitted to the City of Sacramento for a permit for the construction of the garages contained a light switch and lights for the garages. I thought at the time that I had this altered so that the switches would not be installed.

In response to a phone call from Wayne Adair today, I would like to clarify that I do not wish to have any lights or a light switch installed in these garages. Since I am the owner of this project and 32 other apartment complexes, it has been my experience that it is not in my best interest to provide the residents with an opportunity to have additional lights in the garages. In some cases the garages then become misused for purposes other than they were intended and as I do not want these to become storage areas or utilized for any activity other than merely parking their car and leaving the premise, the overhead door operator light provides sufficient lighting for safety reasons for the tenants to enter and leave the garage.

I thank you for the opportunity to clarify this information and ask that you please contact me should you have any questions.

Very truly yours,


Rodney F. Emery

RFE;jlh
cc: Ken Pruett
Wayne Adair

