

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9908712
Insp Area: 4

Site Address: 2206 ABLE CT SAC
Parcel No: 225-0114-021
N

PARKWAY PLAZA UNIT 1 LOT 31

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

CONTRACTOR
LINNAR RENAISSANCE INC.
2240 DOUGLAS BL.
ROSEVILLE CA. 95661

OWNER

ARCHITECT

Nature of Work: MP 3179 2 STORY 10 RM SFR

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 13 License Number 732348 Date 2/28/01 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 above mentioned property for inspection purposes.

Date 11-19-99 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 CONTINENTAL CAS. INC. Policy Number WC166792277 Exp Date 06/01/2000

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 11-19-99 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.

RESIDENTIAL BUILDING PERMIT APPLICATION

New Construction
 Addition
 Remodels
 Other

Project Address: 2206 ABLE COURT

Assessor Parcel # 225-014-021

OWNER INFORMATION: LOT #31

Legal Property Owner: <u>LENNAR RENAISSANCE</u>	Phone # <u>(916) 773-7471</u>
Owner Address: <u>2240 DOUGLAS BLVD.</u>	City <u>ROSEVILLE</u> State <u>CA</u> Zip <u>95661</u>

CONTRACTOR INFORMATION:

Contractor: <u>LENNAR RENAISSANCE</u>	Lic. # <u>732348</u>	Phone # <u>(916) 773-7471</u>	Fax # <u>(916) 773-4086</u>
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PROJECT INFORMATION:

Land Use Zone <u>RIA</u>	Occupancy Group <u>R3</u>	Construction Type <u>JH</u>	Fed Code <u>JA</u>
No. of stories: <u>2</u>	No. of rooms: <u>5</u>	Street width: _____	
1 st Floor Area <u>1685</u>	2 nd Floor Area <u>1496</u>	Basement _____	Roof Material <u>TILE</u>

AREA IN SQUARE FOOT OF:	EXISTING	NEW
Dwelling/Living	_____	<u>3179</u>
Garage/Storage	_____	<u>612</u>
Decks/Balconies	_____	_____
Carports	_____	_____

SCOPE OF WORK: NEW CONSTRUCTION SFD MAP 604

FOR OFFICE USE ONLY:

<input type="checkbox"/> Information above complete	<input type="checkbox"/> AR Flood Waiver required	<input type="checkbox"/> Planning Approval
<input type="checkbox"/> Violation files checked	<input type="checkbox"/> Flood Elevation Certificate Required	<input type="checkbox"/> Design Review Approval
<input type="checkbox"/> Standard setbacks	<input type="checkbox"/> Water Development Infill Area	<input type="checkbox"/> Special Fee Districts Apply : _____
<input type="checkbox"/> County Sewer		

NEW STRUCTURES & ADDITIONS

❖ THE FOLLOWING MUST BE PROVIDED IN ORDER TO SUBMIT FOR PLAN REVIEW

<input type="checkbox"/> 2 COMPLETE PLANS, LEGIBLE & DRAWN TO SCALE	❖ Plans to include: site plan, floor plan, elevations, roof/ceiling plan, foundation and structural framing details, and structural calculations for non-conforming structures.
<input type="checkbox"/> 3 SETS IF PROJECT IS IN A DESIGN REVIEW AREA	
<input type="checkbox"/> Title 24 Energy Compliance documentation	<input type="checkbox"/> 11" x 17" copy of floor plan for County Assessor
<input type="checkbox"/> Grading and Erosion Control Questionnaire	<input type="checkbox"/> Plan Review Fees

Date _____

Received by: (staff) _____

ACTIVITY/PERMIT #

COUNTY SANITATION DISTRICT NO. 1
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
SEWER IMPACT FEE - 7/27/99
 PERMIT AND CALCULATION SHEET - *Bob*

APPLICATION NO: _____ BLDG PERMIT NO: *C/71*

GENERAL INFORMATION

THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER
253233 7/27/99

DEPT 26 \$2,855.00
 TRN 394306 07/27/99
 RECEIPT 711309 041 \$2,855.00

THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION		BUILDING USE	
INSPECTION	<i>0</i>	RESIDENTIAL	SF <input checked="" type="checkbox"/> MF <input type="checkbox"/>
CSD-1	<i>471</i>	COMMERCIAL USE	UNITS
SRCSD	<i>2385</i>		
CONSTRUCTION			
IN-LIEU			
TOTAL FEE	<i>2855</i>		

APN: *225-0114-021*

DESCRIPTION/ SUBDIVISION *PARKWAY PLAZA UNIT #1 LOT: 31*

PROPERTY ADDRESS *2206 ABLE COURT*

OWNER *LENNAR DEVELOPMENT INC*

MAILING ADDRESS *2244 DOUGLAS BLVD*

CITY-STATE-ZIP *ROSVILLE CA 95661* PHONE *773-7171*

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

APPLICANT SIGNATURE *[Signature]*

CONSOLIDATED UTILITY BILLING USE ONLY

ACCT _____ INPUT _____ START _____

REPRODUCES COPY

Natomas Unified School District
 1515 Sports Drive, #1 • Sacramento, CA 95834-1905
 Phone 916/641-3300 • Fax 916/928-1629

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

PART I: TO BE COMPLETED BY APPLICANT

Property Owner's Name LENA AND RENAISSANCE INC
 Owner's Address 2245 DOUGLAS BLVD ROXBURY CA 95661
 Project Address 2217-2211-2205-2201-2200-2206-2212-2218 ABLE COURT
 Parcel Number 225-010-016-017-019-019-020-021-022-023
 Subdivision Name ARLINA PLAZA UNIT 1
 Number of Units 564
 Print Applicant's Name RONALD A HANSELL Applicant's Signature [Signature]
 Title of Applicant PROCESSOR
 Date 6-23-99 Telephone Number _____

PART II: TO BE COMPLETED BY BUILDING DEPARTMENT

Plan Identification Number see attached
 Building Type (Check One)
 Residential Apartment/Condominium Commercial/Industrial
 Square Feet of Chargeable Building Area see attached
 Signature [Signature]
 Title Rtdg Insp III Date 8/7/99

PART III: TO BE COMPLETED BY NATOMAS UNIFIED SCHOOL DISTRICT

District Certification Number 560-567
 Fees Collected: [Handwritten]
 Residential: [Handwritten] Sq. Ft. X \$ 3.07 = \$ 67,119.36
 Apartment/Condominium: _____ Sq. Ft. X \$ _____ = \$ _____
 Commercial/Industrial: _____ Sq. Ft. X \$ _____ = \$ _____

NOTICE TO APPLICANT: Pursuant to government code section 66020 (d), this will serve to notify you that the 90-day approval period in which you may protest the fees, or other payment identified above, will begin to run on the date in which the building or installation permit for this project is issued, or on which they are paid to the District, or to another public entity authorized to collect them on behalf of the District, whichever is earlier.

Applicant Signature: [Signature] Date: 6-23-99

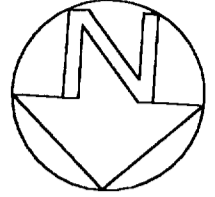
This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

As the authorize Natomas Unified School District official, I hereby certify that the requirements of Government Code Section 95995 have been complied with by the above signed applicant.

SIGNATURE: _____ DATE: _____

TITLE: _____

This Plot Plan is for the purpose of showing the house to be constructed on the lot and may not represent the final as-built configuration of the property or improvements thereon. Setbacks, other than minimum ordinance, are approximate only and must not be assumed to be precise.

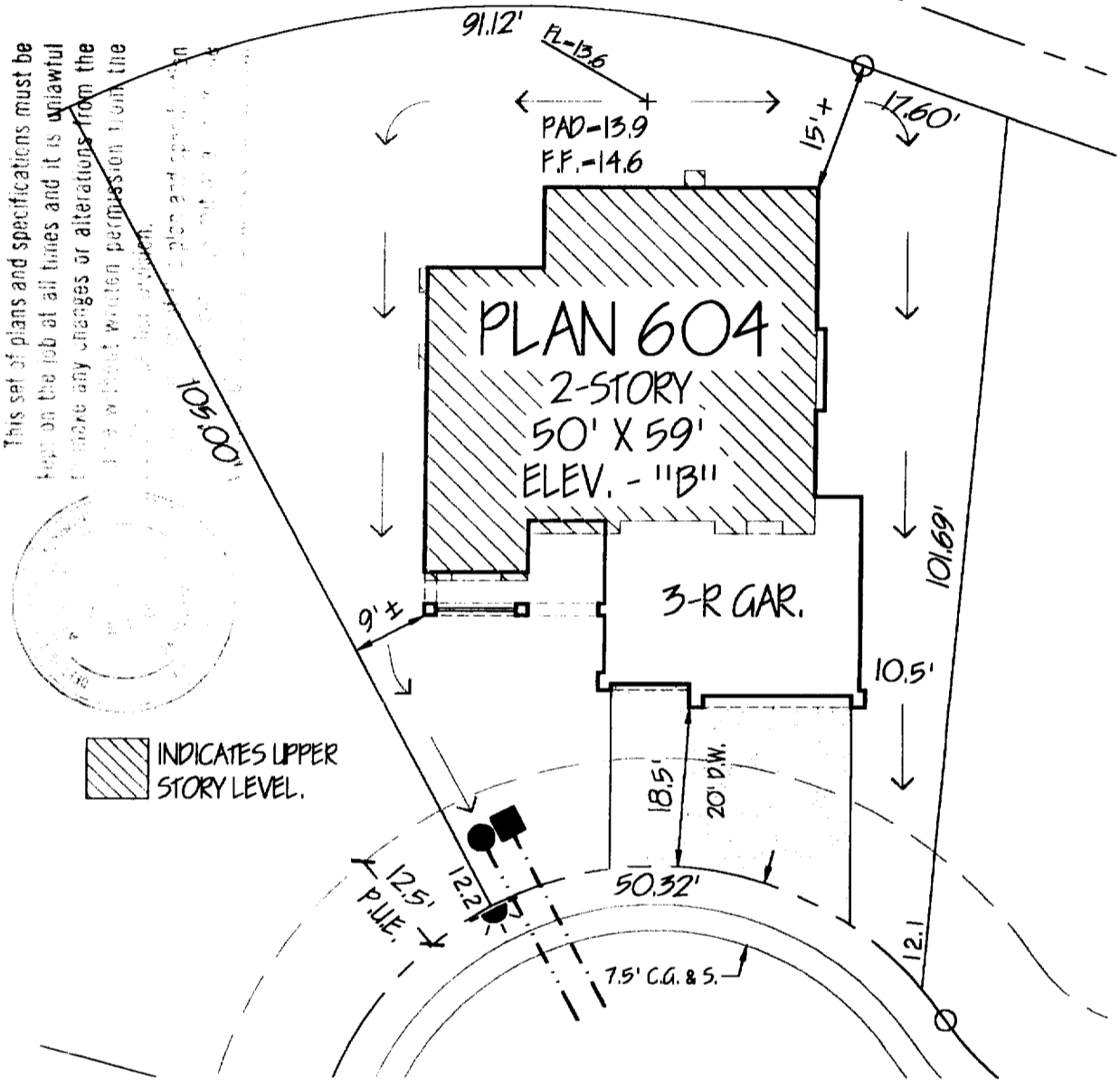


SCALE: 1"=20'

This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the plans without written permission from the City of Sacramento.



INDICATES UPPER STORY LEVEL.



2206 ABLE COURT

LOT COVERAGE

Lot Area: **9703** s.f.
 Building: **2640** s.f.
 Building/
 Lot Area: **25** %

RETAINING WALL

Height: _____
 Length: _____
 Distance
 From P.L.: _____

SYMBOLS

- Drainage Inlet:
- Fire Hydrant:
- Street Light:
- Sewer:
- Sign:
- Water:
- Transformer Pad:



The Willows
 A Parkway Plaza Community

Home Site 31
 @

PARKWAY PLAZA | CITY OF SACRAMENTO
 UNIT No. 1 | CALIFORNIA
 A.P.N.: 225-0114-021

NOTES

1. MEASUREMENTS ALONG CURVED LINES ARE CHORD LENGTHS, U.O.N.

BCB	6/21/99	GRS	
DRAWN BY	DATE	CHK'D BY	DATE

1" = 20'
 DRWG SCALE

PHASE 2.