

**CITY OF SACRAMENTO**

**Permit No: 9803984**

**1231 I Street, Sacramento, CA 95814**

**Insp Area: 2**

**Site Address: 5 RIO PORTO CT SAC**

**Sub-Type: NSFR**

**Parcel No: 0310490037**

**L14**

**Housing (Y/N): N**

CONTRACTOR

MICHAEL J GILLEVICH CONST  
PO BOX 22690  
SACRAMENTO CA 95822

OWNER

NISHIMURA RONALD S  
961 BRIARCREST WY  
SACRAMENTO CA 95831

ARCHITECT

**Nature of Work: NEW SFD - 8 ROOMS**

**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 \_\_\_\_\_ License Number \_\_\_\_\_ Date \_\_\_\_\_ Contractor 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 June 30, 1998 Owner Signature Ronald Nishimura

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 June 30, 1998 Applicant/Agent Signature Ronald Nishimura

**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 \_\_\_\_\_ Policy Number \_\_\_\_\_

(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 June 30, 1998 Applicant Signature Ronald Nishimura

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.**



# CITY OF SACRAMENTO CASH RECEIPT

PAGE OF

TRANSACTION CODE	CASH RECEIPT NUMBER	DATE OF DEPOSIT	M M D D Y Y	ACCOUNTING PERIOD	M M Y Y	BUDGET FY	Y Y
ACTION	BANK ACCOUNT	OFFSET CASH ACCOUNT	COMMENTS:				
Original Entry (E) <input type="checkbox"/> Adjustment (M) <input checked="" type="checkbox"/>		01					

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-OBJ	VENDOR PROVIDER	AMOUNT	INC. DEC. IND	P F IND
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DESCRIPTION: (30 SPACES)																	
															220 00		

DESCRIPTION: (30 SPACES)																	

DESCRIPTION: (30 SPACES)																	

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DESCRIPTION: (30 SPACES)																	

DESCRIPTION: (30 SPACES)																	

CITY OF SACRAMENTO  
PAID



APR 02 1999



DEPARTMENT UTILITIES

PREPARED BY NAME:

DEPARTMENT DIVISION:

DATE: 4-2-99

TOTAL:

220 00

# RESIDENTIAL SCREENING FORM

PLAN CHECK PERMITS

ADDRESS

216 PORTO CT.

P.C.#

98-03984

## APPLICATION COMPLETE (COUNTER)

DATE \_\_\_\_\_ INIT. \_\_\_\_\_

- ADDRESS
  - ON PERMIT
  - VERIFIED
- OWNER INFORMATION
- INSPECTION AREA/COMMUNITY NUMBER
- APPLICATION PROPERLY SIGNED
- APPLICATION FILLED OUT CORRECTLY

- ASSESSOR'S PARCEL NUMBER
  - ON PERMIT
  - VERIFIED
- CONTRACTOR/ARCH. INFORMATION
- PLAN CHECK NUMBER ON APPLICATION
- VIOLATION FILE CHECKED
- WORKERS' COMPENSATION ON FILE

## NATURE OF WORK LISTED

### USE

- DWELLING     GARAGE
- DUPLEX         PATIO/DECK
- TRIPLEX        OTHER

### TYPE

- NEW CONST.    ADDITION
- REMODEL       OTHER

## SQUARE FOOTAGE LISTED ON PERMIT

- EXISTING        NEW

- CONSTRUCTION TYPE
- OCCUPANCY GROUP
- VALUATION CORRECT
- INFILL SCREENING FORM FILLED OUT
- PERMIT LEGIBLE

## PLANNING APPROVAL (COUNTER)

DATE \_\_\_\_\_ INIT. \_\_\_\_\_

- USE ZONE ON PLAN
- STANDARD SETBACKS
- PINK PLANNING ROUTE SHEET FILLED OUT?
  - YES     NOT REQUIRED
- PROJECT IN AN INFILL AREA

- IS ADDITIONAL PLANNING REVIEW REQUIRED
- DESIGN REVIEW     YES     NO
- SITE REVIEW        YES     NO
- IN RICHARDS BL. REDEV. AREA?
  - YES     NO

## PLANS ACCEPTABLE (COUNTER)

DATE \_\_\_\_\_ INIT. \_\_\_\_\_

- SITE PLAN
- ARCH. AND STRUCT. PLANS

- T-24 ENERGY APPROVAL
- 11" x 17" FLOOR PLAN

## FLOOD ZONE SCREENING (COUNTER)

DATE \_\_\_\_\_ INIT. \_\_\_\_\_

- EXEMPT COST (< \$50,000 AND < 50%)
- EXEMPT MISC.
- ZONE X
- ZONE A-99 (WAIVER ATTACHED)

- ZONE A, AE, AO, OR AH
- ELEVATION CERTIFICATE REQ'D. (HOLD PLACED ON PERMIT)
- CONSTRUCTION VALUED AT LESS THAN 50% OF REPLACEMENT COST BEFORE IMPROVEMENTS

NATOMAS MORATORIUM AREA     YES     NO

HOLD PLACED ON PERMIT     APPROVED APPEAL COPY IN PERMIT JACKET

**CITY OF SACRAMENTO**  
 1231 I Street, Sacramento, CA 95814

**FEE SUMMARY**  
**FOR PERMIT #9803979**  
 as of 05-12-1998 Permit Status: **APPLIED**

Site Address: **24 LAKE HARBOR CT SAC LOT 32 MARINA COVE SUBDIVISION**  
 Parcel No: 0311460032

<u><b>CONTRACTOR</b></u>		<u><b>OWNER</b></u>		<u><b>ARCHITECT</b></u>	
MIGMAR DEVELOPMENT CORP				L&P POWELL/TEICHERT	
FONG KEVIN					
6355 RIVERSIDE BL		8144 POCKET RD		2 BLUE DUN CT	
SACRAMENTO CA	95831	SACRAMENTO CA	95831	SACRAMENTO	95831
Phone: 916-421-2383		Phone:		Phone: (916)428-5008	

**Nature of Work:** N SINGLE FAM. RES W/ATT GARAGE

Permit Valuation: \$212,159.88  
 Square Footage: 4130

Building Permit.....:	\$1,820.23	Water Development Fee:	\$1,835.00
Plan Review/Processing:	\$611.72	Sewer Development Fee:	\$124.00
Strong Motion Fee.....:	\$21.22	Regional Sanitation Fee:	\$2,336.00
Coach Recording Fee..:	\$0.00	Bell Avenue Sewer.....:	\$0.00
Manuf Housing Fee.....:	\$0.00	Granite Park Fee.....:	??
Auth to Start Work.....:	\$0.00	Pocket Area Bridge.....:	\$0.00
Penalty Fee.....:	\$0.00	Pocket Area Road.....:	\$0.00
Inspections.....:	\$0.00	Quimby Park Fee.....:	\$0.00
Cert of Occupancy.....:	\$0.00	Housing Trust Fund.....:	\$0.00
Replace Cards/Plans.....:	\$0.00	Natomas Dev Fees.....:	\$0.00
Hsg Process/Surcharge:	\$0.00	FBA-South Natomas.....:	\$0.00
Technology Fee.....:	\$97.28	FBA-Jacinto Creek.....:	\$0.00
City Bus Oper Tax.....:	\$0.00	Amount Deferred.....:	\$0.00
Const Excise Tax.....:	\$1,697.28	Refund.....:	\$0.00
Res Const Tax.....:	\$385.00		
Processing Fees.....:	\$51.00		
Review Fees.....:	??	Subtotal.....:	\$8,978.73
		Additional Fees.....:	\$0.00
		<b>TOTAL FEES.....:</b>	<b>\$8,978.73</b>
		Payments.....:	\$611.72
		<b>BALANCE DUE.....:</b>	<b>\$8,367.01</b>

Department of Planning and Development  
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 5 Rio Porto Ct. A.P.N. 031-0490-300 037

Applicant Information

Name MICHAEL J. GILEVICH CO-OP.  
Address P.O. Box 22690  
SACRO, CA 95822  
Phone 395-0355

Project Information (Check One)

Single Family Dwelling  ✓  
Duplex   
Triplex   
Deep Lot Development

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site?  Y  N

Does the site front on a paved road?  Y  N \*

Is the site higher than the crown of adjacent road?  Y  N \*

Is the proposed building site higher than the back of the sidewalk or curb?  Y  N \*

Describe existing frontage improvements along road.

Ditch \*  Curb and Gutter  Curb, Gutter, and Sidewalk

The direction of drainage on this site is:

Front to Rear \*  Rear to Front  Side to Side \*

Does an adjacent site drain across this parcel?  Y \*  N

Does this site have an existing low area or drainage swale?  Y \*  N

Will construction require cut or fill on site? (\* >50FT<sup>3</sup> or >2FT)  Y  N

- How much cut? \_\_\_\_\_ Yards Depth  
- How much fill? \_\_\_\_\_ Yards Depth

Has building site been previously been filled?  Y \*  N

Will existing drainage be re-routed?  Y \*  N

Do you plan to construct or modify culverts or drainage ditches?  Y \*  N

Print Name MICHAEL J. GILEVICH Title CONTRACTOR

Signature [Signature] Date 5-12-98  
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? \_\_\_\_\_ Acres.

If greater than 1/2 acre has an approved erosion and sediment control plan been provided?  Y  N

If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP?  Y  N

Is the parcel to be built on part of a larger subdivision?  Y  N

Subdivision Name: \_\_\_\_\_

If yes has an approved erosion and sediment control plan been provided?  Y  N

If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP?  Y  N

Is grading and drainage approval required prior to permit issuance?  Y  N

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Building permit #: \_\_\_\_\_

White Copy - Permit Jacket  
Yellow - Utilities  
Pink - Bldg. Div.

(SUBSTANTIAL IMPROVEMENTS)  
AGREEMENT REGARDING  
THE RISK OF FLOODING

RECITALS

A. The undersigned have contracted for construction of the improvements located at 5 Rio Ponce and described in the attached building permit (the "Improvements").

B. The undersigned expressly acknowledge that the Improvements may be subject to flooding hazards due to their location in a 100-year floodplain, as described in the Flood Insurance Rate Map dated November 15, 1989, ("FIRM"), prepared by the Federal Emergency Management Agency ("FEMA").

C. The undersigned acknowledge that they have read the Notice to Building Permit Applicants Regarding the Risk of Flooding attached as Exhibit "B."

D. Despite the potential for flood damage, the undersigned intend that the Improvements be constructed even though they will not be at least one foot above the 100-year floodplain elevation levels identified in the Preliminary Work Map dated January, 1989, prepared by the U.S. Army Corps of Engineers.

E. The undersigned acknowledge that the City of Sacramento (the "City") recommends obtaining flood insurance for the Improvements.

AGREEMENT

In consideration of the issuance of a building permit for construction of the Improvements, the undersigned agree as follows:

1. Flood-Related Property Damage. For purposes of this Agreement, the term "flood-related property damage" shall mean any property damage due to flooding resulting from an overtopping out of the channels of the Sacramento River, American River, Dry Creek, Arcade Creek or Morrison Creek levee systems or a break in those levee systems.

2. Assumption of Risk. The undersigned expressly assume the risk that the Improvements may be subject to flood-related property damage.

3. Waiver of Property Damage Claims. The undersigned unconditionally waive any flood-related property damage claim asserting liability on the part of the City, or its officers, agents or employees premised on the issuance of a permit for the Improvements,

9. Succession. The undersigned expressly intend that the obligations contained herein shall run with the Improvements and shall bind their respective heirs, assignees and successors in interest.

10. Termination. All of the obligations set forth in this Agreement shall terminate at such time as FEMA determines that the area in which the Improvements are located has attained at least 100-year flood protection.

DATED: May 11, 1998

Ronald Nishimura  
SIGNATURE

\_\_\_\_\_  
Title of Signatory if Signing for an Entity

RONALD NISHIMURA  
Name  
961 BRIARCREST WAY  
Address  
SAC, CA 95831

Joanne Nishimura  
SIGNATURE

\_\_\_\_\_  
Title of Signatory if Signing for an Entity

Joanne Nishimura  
Name  
961 Briarcrest Way  
Address  
Sacto., CA 95831