

CITY OF SACRAMENTO

Permit No: 9714789

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 311 DELAGUA WY SAC

Sub-Type: NSFR

Parcel No: 2370283015

Housing (Y/N): N

CONTRACTOR

RICHARDSON N
2443 FAIR OAKS BL #74
SACRAMENTO CA 95825
Phone: 916-979-0283

OWNER

RICHARDSON NEIL
2443 FAIR OAKS BL #74
SACRAMENTO CA 95825
Phone: 916-979-0283

ARCHITECT

Phone:

Nature of Work: NEW SFD

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 623092 Date Nov. 24 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 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 Nov. 24/97 Owner Signature [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 Nov. 24/97 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 _____ 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 Nov. 24/97 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.

(NEW CONSTRUCTION)
AGREEMENT REGARDING THE RISK
OF FLOODING ON THE PROPERTY

01166

RECITALS

A. The undersigned are the record owners of the real property located at 1354 1/2 St. N. or as described in Exhibit "A" attached (the "Property").

B. The undersigned expressly acknowledge that the Property may be subject to flooding hazards due to its 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 new construction ("New Construction") be placed on the Property which 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 New Construction.

AGREEMENT

In consideration of the issuance of a building permit for the New Construction, 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 New Construction 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 New

Construction, whether or not the issuance of this permit is due to the negligence of the City or its officers, agents or employees.

4. Notice. In the event the undersigned sell the New Construction or grant a possessory interest in the New Construction of more than three years' duration, the undersigned expressly agree to include the following provisions in the purchase agreement or lease:

[Transferee/Lessee] expressly acknowledges and assumes the risk that the Property may be subject to flooding due to their location in a 100-year floodplain.

[Transferee/Lessee] unconditionally waives any flood-related property damage claim asserting liability on the part of the City of Sacramento or its officers, agents or employees premised on the issuance of a permit for any new construction on the Property, whether or not the issuance of this permit is due to the negligence of the City or its officers, agents or employees.

5. Indemnification. In the event the undersigned sell the Property or transfer a possessory interest of more than three years' duration in the New Construction within three years of the execution date of this Agreement, the undersigned agree to indemnify the City and its officers, employees and agents from and against all flood-related property damage claims premised on the issuance of a building permit for the New Construction.

The undersigned intend that the City be indemnified to the fullest extent permitted by law and, specifically, that any negligence on the part of the City shall not bar indemnity, unless such negligence is found to have been the sole cause of the damage.

The term "claims," as used in this paragraph, includes all direct or class actions or subrogation or inverse condemnation lawsuits brought by any person, entity or governmental agency in connection with the City's issuance of a building permit for the Improvements.

6. Release From Indemnification. The undersigned shall be released from any obligation to indemnify the City as set forth in Paragraph 5 of this Agreement if, at such time as the City seeks to enforce the provisions of Paragraph 5, the undersigned demonstrate that they have fully complied with the provisions of Paragraph 4 of this Agreement.

7. Severability. The undersigned expressly intend that, if any provision of this Agreement is held by a court of competent jurisdiction to be void or unenforceable, the remaining provisions shall not be affected and shall remain in full force and effect.

8. Attorney's Fees. The undersigned agree that, if any legal action is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the nonprevailing party.

9. Succession. The undersigned expressly intend that the obligations contained herein shall run with the Property 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 Property is located has attained at least 100-year flood protection.

DATED: 10/21/00

[Handwritten Signature]
SIGNATURE

Title of Signatory if Signing for an Entity

NEIL RICHMOND
Name

2440 TRINIDAD BLVD #74
Address
ORLANDO, FL 32805

SIGNATURE

Title of Signatory if Signing for an Entity

Name

Address

Certification of Compliance

School District Development Fees

00170

PART I To be completed by APPLICANT

Owner's Name & Address _____

Project Address 311 De Lauea

Parcel Number _____

Lot No. _____

Subdivision Name _____

Number of Units _____

Applicant's Signature & Title _____

Date _____

Phone No. _____

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

PART II To be completed by BUILDING DEPARTMENT

Plan Identification Number 97-14789

Building Type (CHECK ONE)

() Residential

() Apartment / Condominium

() Commercial / Industrial

Square Feet of Chargeable Building Area _____

Signature _____

Title _____

Date _____

PART III To be completed by SCHOOL DISTRICTS

Grant Joint Union High School District

District Certification No. 98-008

EXEMPT _____

Comments _____

RESIDENTIAL / APARTMENT / CONDOMINIUM

Sq. Ft. X \$ _____ = \$ _____

COMMERCIAL / INDUSTRIAL

Sq. Ft. X \$ _____ = \$ _____

OTHER FEE: TYPE _____

Sq. Ft. X \$ _____ = \$ _____

TOTAL FEES COLLECTED = \$ 0

Robla Elementary School District

District Certification No. 98-008

EXEMPT Demo

Comments _____

RESIDENTIAL / APARTMENT / CONDOMINIUM

Sq. Ft. X \$ _____ = \$ _____

COMMERCIAL / INDUSTRIAL

Sq. Ft. X \$ _____ = \$ _____

OTHER FEE: TYPE _____

Sq. Ft. X \$ _____ = \$ _____

TOTAL FEES COLLECTED = \$ 0

This fee is based on the square footage of square footage indicated above. Any additions or corrections to the square footage for this project 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 applicable requirements have been complied with by the above signed applicant.

GRANT

Authorized School District Official

ROBLA

Signature _____

Title _____

Date 11/24/97

Signature Patricia H. Brown

Title Account Technician

Date 11-24-97

Signature _____

Signature _____

Signature _____

Signature _____

RESIDENTIAL SCREENING FORM

PLAN CHECK PERMITS

ADDRESS 311 Polagans Wy P.C.# 97-14289

APPLICATION COMPLETE (COUNTER)

DATE 10/25/97 INIT. [Signature]

- 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

II 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 approved YES NO
- SITE REVIEW YES NO
- IN RICHARDS BL. REDEV. AREA?
 - YES NO

III PLANS ACCEPTABLE (COUNTER)

DATE _____ INIT. _____

- SITE PLAN
- ARCH. AND STRUCT. PLANS

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

IV 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

V ROUTING (COUNTER & PLANCHECK)

PLANS DELIVERED TO DESIGN REVIEW
DATE DELIVERED _____ INIT. _____
DATE RETURNED _____ INIT. _____

PLANS DELIVERED TO SITE REVIEW
DATE DELIVERED _____ INIT. _____
DATE RETURNED _____ INIT. _____

VI VERIFICATION (PLANCHECK)

DATE 11-14-97 INIT. JDC

SQUARE FOOTAGE VERIFIED
 SCHOOL IMPACT FEE FORM COMPLETED
 WATER & SEWER FEES VERIFIED FOR INFILL CREDITS AND EXISTING TAPS
 FEES CORRECTLY CALCULATED
 ADDRESS

VII SPECIAL APPROVALS (PLANCHECK)

DATE _____ INIT. _____

DOES INFILL SCREENING FORM REQUIRE A GRADING PERMIT TO BE ISSUED?

YES NO

GRADING PERMIT NUMBER _____

ARE OTHER SPECIAL APPROVALS (LLA, FINAL MAP, ETC.) REQUIRED PRIOR TO PERMIT ISSUANCE?

YES NO APPROVAL TYPE _____

APPROVAL DATE _____ INIT. _____

VIII PLANS APPROVED OK TO ISSUE PERMIT (PLANCHECK)

DATE 11-14-97 INIT. JDC

	APPROVAL REQ'D.		APPROVAL	
	YES	NO	DATE	INIT.
TITLE 24 ENERGY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>11/14/97</u>	<u>JDC</u>
LIFE SAFETY	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
STRUCTURAL	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
DESIGN REVIEW	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
MITIGATION MONITORING PLAN	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
SPECIAL PERMIT CONDITIONS	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
SPECIAL CONDITION ATTACHMENT ITEMS	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____

IX DEFERRED APPROVAL ITEMS (PLANCHECK)

DATE _____ INIT. _____

<input type="checkbox"/> CERTIFICATE OF WORKER'S COMPENSATION	<input type="checkbox"/> TRUSS CALCULATIONS
<input type="checkbox"/> OWNER/BUILDER FORMS	<input type="checkbox"/> SEWER WAIVER FORM
<input type="checkbox"/> EXHIBIT ONE/AUTHORIZATION TO SIGN	<input type="checkbox"/> A-99 FLOOD WAIVER FORM
<input type="checkbox"/> SCHOOL IMPACT FEE RECEIPT	<input type="checkbox"/> TITLE 24 APPROVAL
<input type="checkbox"/> OTHER <u>14000 FEE</u>	

X APPLICANT NOTIFICATION (PLANCHECK)

DATE _____ INIT. _____

APPLICANT NAME _____

CITY OF SACRAMENTO
 1231 I Street, Sacramento, CA 95814

FEE SUMMARY
FOR PERMIT #9714789
 as of 10-30-1997 Permit Status: **APPLIED**

Site Address: 311 DELAGUA WY SAC
 Parcel No: 2370283015

CONTRACTOR

RICHARDSON N
 2443 FAIR OAKS BL #74
 SACRAMENTO CA
 Phone: 916-979-0283

95825

OWNER

RICHARDSON NEIL
 2443 FAIR OAKS BL #74
 SACRAMENTO CA
 Phone: 916-979-0283

95825

ARCHITECT

Phone:

*ORIG. HSE.
 DEMOLISHED
 BY HSE. + O/B
 Need to verify
 applicable fees
 incl.
 School.
 CUT*

Nature of Work: NEW SFD

Permit Valuation: \$76,935.00
 Square Footage: 0

Building Permit.....: \$887.00
 Plan Review/Processing: \$298.00
 Strong Motion Fee.....: \$7.69
 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.....: \$47.40
 City Bus Oper Tax.....: \$30.78
 Const Excise Tax.....: \$615.48
 Res Const Tax.....: \$0.00
 Processing Fees.....: \$51.00
 Review Fees.....: ??

Water Development Fee: \$0.00
 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
 FBA-South Natomas....: \$0.00
 FBA-North Natomas....: \$0.00
 FBA-Jacinto Creek.....: \$0.00
 Amount Deferred.....: \$0.00
 Refund.....: \$0.00

Subtotal.....: \$1,937.35
 Additional Fees.....: \$0.00

TOTAL FEES.....: \$1,937.35
 Payments.....: \$298.00

BALANCE DUE.....: \$1,639.35

CASE SHEET
Property Record

Area Team # 4

Case Number: 311DELA00

Case Type: Vacant/Substandard

Property Address:
311 DELAGUA Wy

Legal Description:

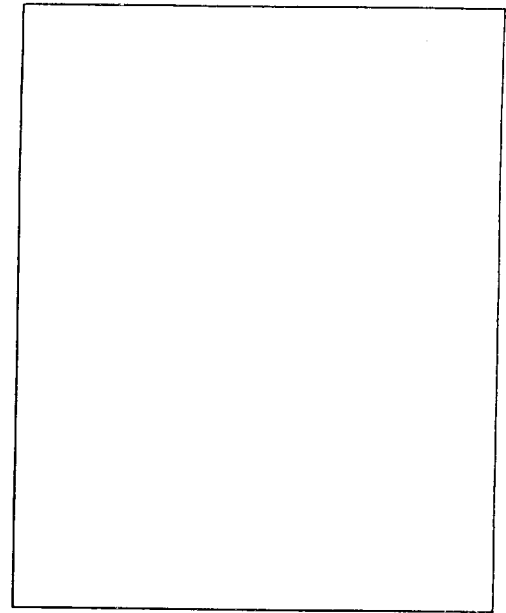
Parcel Number: 237-0283-015-00

Assigned to: Fred Wagner

Primary Owner:
Randall & Bernadette M. Chase

2509 LANDWOOD WAY
CARMICHAEL, CA 95608
hm: 483-3510

wk:



Plot Plan

Date Case Opened: 05/22/95

Person Contacted: NONE as

Occupancy: Single Family Dwelling Vacant & Open

of Units: 1 # of Buildings: 1

Estimate of Repairs: \$999

Total Occupants:
Picture Date: 06/30/95

Complaint Source: REFERRED FROM CITIZEN

General Property Description:

- THIS IS A SINGLE STORY WOOD FRAME SINGLE FAMILY DWELLING OF APPROX.
1500 sq. ft. WITH A SLAB FOUNDATION AND A COMPOSITION ROOF. {FW}

no more has been demolished

ACCOUNT NO 91-9506026-001 OF LAST-BILL 09 RD CYC 00 BL CYC 01 SERV ENDED 01/13/97
 NAME OF CHARGE RANDALL STATUS CHARGE OFF LAST-TRAN 08/31/97
 SERV OF CITY DELAGUA WY PREMISE TYPE RESIDENTIAL
 ADDRESS SACRAMENTO CA 95838-0000 ***** ANM* RENT PROP. NO

***** 03-11 UTILITY REVENUE BY ACCOUNT ***** 10/30/97 *** 1415 *

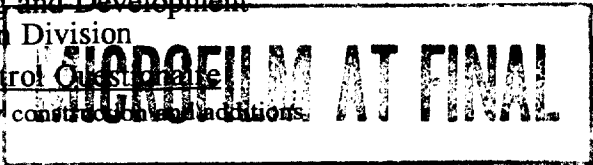
LN	BIL-TRAN	REAS	CUST	BIL-DATE	BILLING	BILL TOTAL	MSGE
NO	DESC.	IC	RAT	CLS	USAGE TO COMPONENT	TRAN TOTAL	AREA
01	FINAL		001		02/03/97	20.26	
02	CRNT-CHG	W001	100	100	01/13/97	4.33	
03	CRNT-CHG	S001	200	200	01/13/97	2.27	
04	CRNT-CHG	D001	300	300	01/13/97	3.19	
05	CRNT-CHG	R001	400	400	01/13/97	3.92	
06	CRNT-CHG	T001	608	608	01/13/97	4.41	
07	CRNT-CHG	T002	675	675	01/13/97	1.24	
08	CRNT-CHG	L001	500	500	01/13/97	1.75	
09	CRNT-CHG	L002	508	508	01/13/97	.17	
10	NORMAL		001		01/23/97	60.87	
11	CRNT-CHG	W001	100	100	01/23/97	13.00	
12	CRNT-CHG	S001	200	200	01/23/97	6.82	
13	CRNT-CHG	D001	300	300	01/23/97	9.58	

*** ARE THERE MORE RECORDS YES ***
 DSNLY 00 KEY TO NEW SS DSNLY KEY

Department of Planning and Development
Building Inspection Division

Grading and Erosion Control Ordinance

To be completed for all residential new construction applications.



PART I (To be completed by applicant)

Site Address 311 DELAWARE

A.P.N. 237-0283-015-00

Applicant Information

Name NEIL F. KERRIGAN
Address 2443 E. C. BLVD # 74
ENCINO, CA 91425
Phone 915-970-0273

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? (* >50FT3 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 Neil F. Kerrigan Title OWNER

Signature [Signature] Date Oct 30/07

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: [Signature] Date: 11-14-97

Building permit #: 97-14789-R

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