

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0100995
Insp Area: 4

Site Address: 140 VISTA COVE CR SAC
Parcel No: 225-1610-004 WESTBOROUGH VIL. 6 LOT 4

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

CONTRACTOR
MORRISON HOMES
130 IRON POINT RD STE 120
FOLOSOM CA. 95630

OWNER

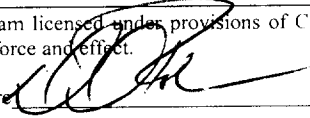
ARCHITECT

Nature of Work: NSFR MP1958/OPT 9 RMS

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 519465 Date 2-4-01 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.)

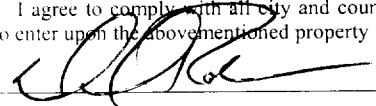
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec _____ B & P 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 2-4-01 Applicant-Agent 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 ZURICH-AMERICAN INS. CO Policy Number WC2090701-03 Exp Date 11/01/2001

(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 2-9-01 Applicant 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 SUBDIVISION BUILDING PERMIT APPLICATION

Project Address: 140 Vista Cove Cir Assessor Parcel # 225-1610-004
Lot Number: 4 Subdivision West Neighborhood Village 1

OWNER INFORMATION:

0100995

Legal Property Owner: Morrison Homes Phone# (916) 355-8900
Owner Address: 1130 Iron Point Rd #120 City Folsom State CA Zip 95630

CONTRACTOR INFORMATION:

Contractor: Morrison Homes Lic. # 519465 Phone # 355-8900 Fax 355-0100

PROJECT INFORMATION:

Land Use Zone R1A Occupancy Group R3 Construction Type VN Fed Code 1A
No. of Stories: 1 No. of Rooms: 8 Street Width: _____
1st Floor Area 2161 2nd Floor Area _____ Basement _____ Roof Material _____

AREA IN SQUARE FOOT OF:

Dwelling/Living 2161
Garage/Storage 434
Decks/Balconies _____
Carports _____

SCOPE OF WORK: New Single Family Dwelling MP 1958/E

FOR OFFICE USE ONLY

- Information Above Complete
- Violation Files Checked
- Standard Setbacks
- County Sewer
- AR Flood Waiver Required
- Flood Elevation Certificate Required
- Water Development Infill Area
- Planning Approval
- Design Review Approval
- Special Fee Districts Apply:

THE FOLLOWING MUST BE PROVIDED IN ORDER TO SUBMIT FOR PERMIT

- 2 COMPLETE PLOT PLANS, LEGIBLE & DRAWN TO SCALE
- 11 X 17 COPY OF FLOOR PLAN WITH FOLLOWING INFORMATION
 - a) Assessors Parcel Number
 - b) New Floor Area
 - c) Owners Name
 - d) Project Address

Date: _____ Received by: (staff) _____ Permit # _____

COUNTY SANITATION DISTRICT NO. 1
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

W

SEWER IMPACT FEE PERMIT AND CALCULATION SHEET

City

APPLICATION NO:

BLDG PERMIT NO:

GENERAL INFORMATION

THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER

203330 - 2.6.01 *gr*
 THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION

BUILDING USE

INSPECTION	RESIDENTIAL	SF	MF	UNITS
CSD-1		473	<input checked="" type="checkbox"/>	
SRCSD		2401		
CONSTRUCTION				
IN-LIEU				
TOTAL FEE		2877		

APN: 225-1610-004

DESCRIPTION / SUBDIVISION West BOROUGH Village 6 LOT: 4

PROPERTY ADDRESS 1410 VISTA COVE CIRCLE

OWNER 1176 ERLSON Homes

MAILING ADDRESS 1130 Iron point RD #100

CITY-STATE-ZIP Folsom CA 95630 PHONE 355-8900

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

APPLICANT SIGNATURE

[Signature]

CONSOLIDATED UTILITY BILLING USE ONLY

ACCT _____ INPUT _____ START _____

INSPECTOR'S COPY

Development Guidelines

for

THE WESTBOROUGH AREA:

*North Natomas Community Plan
Neighborhood #1*

City of Sacramento, California



Project Applicant

LENNAR COMMUNITIES
(916) 783-3224

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3) Porches and Entries

Porches are encouraged to create a buffer and human-scale layer between the sidewalk and the house, and a social edge to the private dwelling in which people can choose to "see and be seen" along the neighborhood streets. Front entries are encouraged to be visible from the street.

Setbacks have been adjusted to allow for porches and to encourage variety along the street. The porch should provide space for the primary entrance to the house and be covered by a roof. In order to be fully utilized, the recommended size for porches is 5'-0" deep, and 8'-0" in length. It is recommended that the porch be raised 8"-12" or at least one (1) step above adjacent grade. The porch can be integrated with second floor elements to provide balconies and decks. Various types of roof supports are encouraged.

4) Garages and Driveways

It is recommended that garage doors have a 6" minimum recess from the frame, to create a shadow and further architectural interest.

"Hollywood-style" driveways are allowed. For single-car driveways, this consists of two hard paved tire paths, 2'-0" to 3'-0" wide, separated by a landscaped strip at least 2'-6" wide. For double-car driveways, the "Hollywood" drive consists of a landscaped strip at least 2'-6" wide between the two driveways. Tandem garages are encouraged.

5) Roofs

The pitch of a roof shall be at least five feet (5') in twelve feet (12'), provided that the DRC may permit a roof with a pitch of less than five in twelve if the roof is harmonious with the overall design of the proposed improvement and is aesthetically pleasing to the DRC. The porch should be the same pitch as the house; flat roofs are to be avoided.

6) Projections and Bays

In order to encourage variety and scale in the facades, bays and projections will be permitted to encroach up to 3'-0" into the front yard building setback, and up to 2'-0" into the side yard building setback and 3'-0" into the rear yard setback.

7) Mechanical

All electric, gas, television and telephone lines shall be placed underground. No heating, cooling or air conditioning equipment, including fans or similar devices, shall be placed on the building roof. Large visible satellite dishes and telephone receiving equipment are not permitted or their appearance from the street or adjacent public areas must be minimized. Mechanical equipment will be installed in a manner consistent with the Comprehensive Floodplain Management Plan.

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			
Owner's Address			
Project Address			
Parcel Number			
Subdivision Name			
Number of Units			
Print Applicant's Name		Applicant's Signature	
Title of Applicant		Telephone Number	
Date		Telephone Number	
PART II: TO BE COMPLETED BY BUILDING DEPARTMENT			
Plan Identification Number			
Building Type (Check One)			
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Apartment/Condominium <input type="checkbox"/> Commercial/Industrial			
Square Feet of Chargeable Building Area			
Signature			
Title		Date	
PART III: TO BE COMPLETED BY NATOMAS UNIFIED SCHOOL DISTRICT			
District Certification Number			
Fees Collected:			
Residential:	1958	Sq. Ft. X \$	= \$ 6363.50
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:		Date: 2/6/01	

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: Michael Morman DATE: 2/6/01
 TITLE: Michael Morman
Facilities Planning Director



WesPac

insulation
a MASCO Company



809 North Market Blvd., Ste. 11 • Sacramento, CA 95834
(916) 927-7149 • Fax (916) 927-4257
Lic. #487478

Installed Insulation Certificate

We certify that the building insulation listed herein is installed in conformance with current energy conservation regulations, California Administrative Code, Title 24, State of California

R FACTOR	AREA	TYPE	INCHES/BAGS (BLOWN)
R30	ATTIC	FIBERGLASS BLOW	12.75"/49 BAGS
R30	CEILING AREA	FIBERGLASS BATTS	10.25"
R19	2X6 EXT. WALLS	FIBERGLASS BATTS	6.5"
R13	2X4 EXT. WALLS	FIBERGLASS BATTS	3.5"

Certified by Sammy Jimenez
Title Secretary

BEL-LAGO @WESTLAKE
MORR BEL LAGO/4
Address or Lot Number
04/16/01 Date Installed
Phase # _____

140 VISTA COVE CIRCLE
SAC, CA 95835
LOT 4

OMEGA PRODUCTS CORP.

DIAMOND WALL INSULATING STUCCO SYSTEM

JOB ADDRESS:

Northern Homes
BELLAR

ICBO Report #4004

Date of Job Completion 4/06/60

PLASTERING CONTRACTOR:

Name: STUCCO WORKS INC.

Address: 5900 WAREHOUSE WAY, SACRAMENTO, CALIFORNIA 95826

Telephone No: (916) 383-6699

Contractor Number of Diamond Wall System 2175

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.

Date 5/01/61

[Signature]
Signature of authorized representative of
Plastering Contractor

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

140 VISTA COVE Circle
SAC, CA 95835
LOT 4



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND
BUILDING DEPARTMENT,
PLANNING DIVISION

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

916-264-5381
FAX 916-264-5543

February 22, 2001

TO: All Interested Parties

SUBJECT: Acceptable projections allowed under the provisions
of the Westborough PUD Guidelines

This is to confirm the City of Sacramento Planning Division interpretation that projections to provide architectural relief and/or decorative features in the front facade of a house plan included in a Planning Director's Special Permit (PDSP) approval are acceptable and allowable under the provisions of the Westborough PUD Guidelines, which provide that "bays and projections will be permitted to encroach up to 3'-0" into the front yard building setback". In addition, in the case of planter and shelf features under windows, this interpretation is consistent with Zoning Code Section 17.60.040(B)(3), which provides that an "ornamental feature not exceeding six feet in height, which is erected as part of the main building, may extend a maximum of twenty-five (25) percent into a required front or street side setback area". This applies in particular to the houses under construction by Morrison Homes at the following locations in Westborough Village 6:

Lot 4	140 Vista Cove Circle	Plan 1958C
Lot 5	150 Vista Cove Circle	Plan 3262A

If you have questions regarding the content of this letter,
please contact me at (916) 264-7602.

Sincerely,

Fred Buderl
Senior Planner

YOUNG'S ENGINEERING

3600 Poolhouse Rd.
Pollock Pines, CA 95726
530-644-5263 voice
530-644-5225 fax

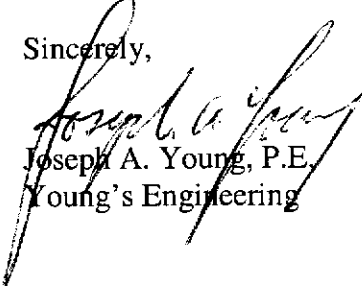
February 15, 2001

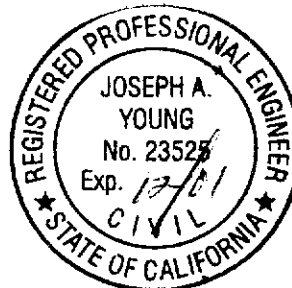
Morrison Homes
1130 Iron Point Rd, Suite 120
Folsom, CA 95630

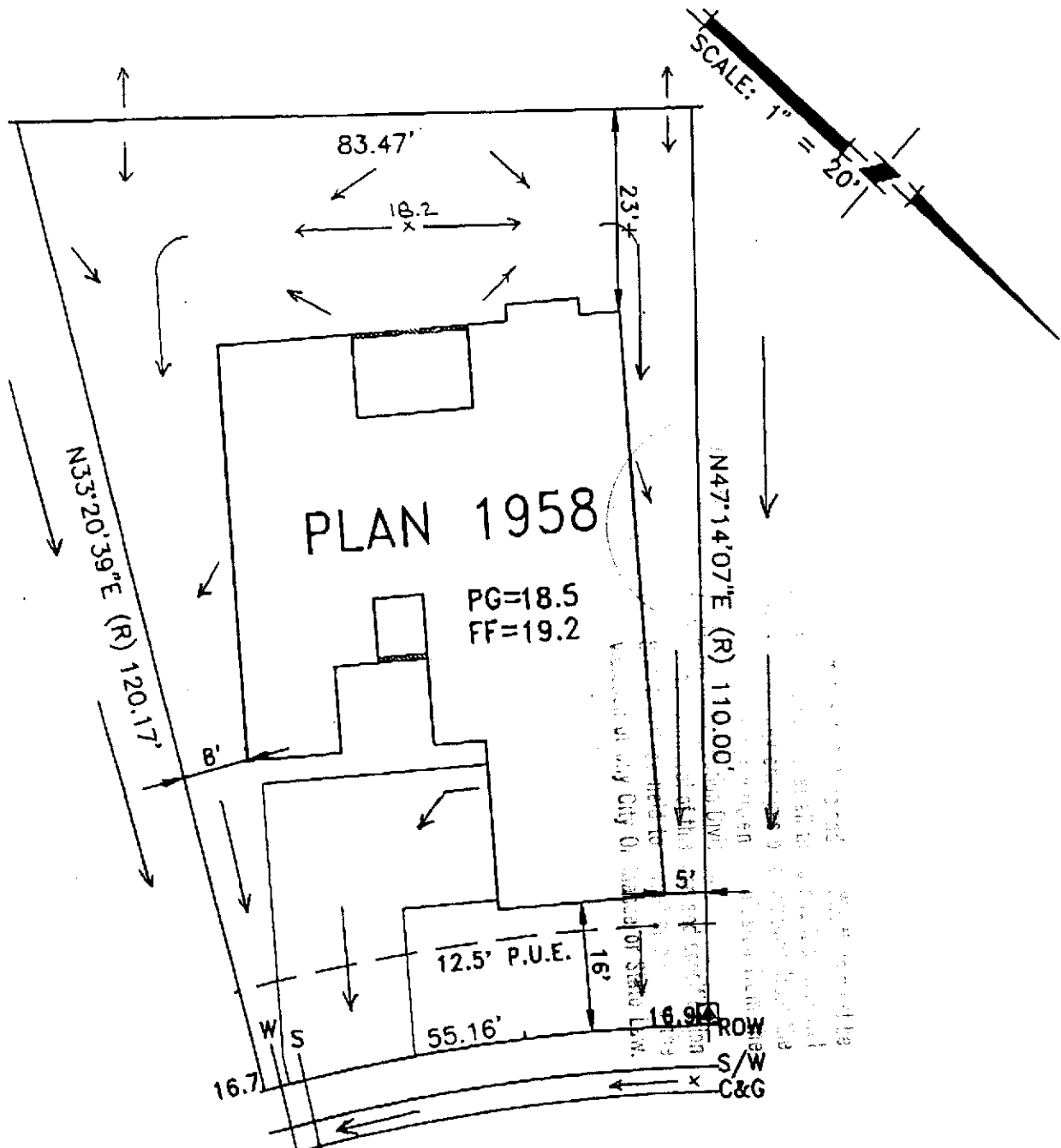
Re: Bel Lago (Westlake)

Per my conversation with Lloyd Bryan, 5/8" by 12" long anchor bolts were used on lots 4, 5, 6 at the Bel Lago community. The plans called for a minimum of 7" embedment, with the 12" length the actual embedment is approximately 6" to 6 1/2". Because 5/8" anchor bolts are larger than the 1/2" required by code, for these lots, 5/8" by 12" long anchor bolts are acceptable. In the future, a minimum 14" long anchor bolt will be used on production lots.

Sincerely,

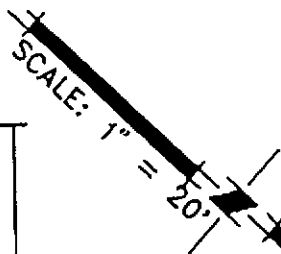

Joseph A. Young, P.E.
Young's Engineering





PLAN 1958

PG=18.5
FF=19.2



VISTA COVE CIRCLE

TRANSFORMER

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THIS PLOT WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHARGES TO OR USES OF THIS PLOT.
 ALL CHANGES TO THIS PLOT MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER.
 THE INFORMATION ON THIS PLOT PLAN IS PROVIDED FOR YOUR CONVENIENCE AS A GUIDE TO THE GENERAL LOCATION OF THE SUBJECT PROPERTY. THE OF THIS PLOT PLAN IS NOT GUARANTEED. NOR IS IT A PART OF ANY POLICY, REPORT, OR GUARANTEE TO WHICH IT MAY BE ATTACHED. ACTUAL DIMENSIONS MAY VARY OR CHANGE WITHOUT PRIOR NOTICE DUE TO ACTUAL SITE CONDITIONS.

CIVIL ENGINEERING **SURVEYING**
MAPPING **PLANNING**
WOOD · RODGERS INC.
 3301 C STREET BLDG 100B SACRAMENTO, CA 95816
 TEL: 916/341-7760 FAX: 916/341-7767

WESTBOROUGH VILLAGE 6
 LOT 04
 PLAN 1958C
 CITY OF SACRAMENTO, CALIFORNIA
 DEC. 2000 DRAWN:HMB CHECKED: [Signature] 1122.032