

**CITY OF SACRAMENTO**

**Permit No: 9803424**

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

**Insp Area: 3**

**Site Address: 3861 KROY WY SAC**

**Sub-Type: NSFR**

**Parcel No: 0150293015**

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

**CONTRACTOR**

**OWNER**

**ARCHITECT**

MEHRSAZ, ROUBERT  
POB 188531  
SACRAMENTO CA

95818

**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 \_\_\_\_\_ 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 5-20-98 Owner Signature *Roubert Mehrsaz*

**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 5-20-98 Applicant/Agent Signature *Roubert Mehrsaz*

**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 5-20-98 Applicant Signature *Roubert Mehrsaz*

**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 Development Services Division  
Planning and Zoning Information Request**

Project Address: Keoy

Assessor's Parcel Number: 015-028-015

Current Land Use: VACANT

Description of Request/Proposed Use:  
NEW SINGLE FAMILY

Zoning Designation: R-1

Prior Applications for Project Site(P#,Z#,DRPB#): \_\_\_\_\_

Comments: THE PLANS COMPLY W/ THE  
ZONING ORDINANCE SETBACK  
REQUIREMENTS

Are There Any Planning Issues?: (Circle One) YES  NO

Site Plan Check Required? (Circle One) YES  NO

Design Review/ Preservation Required?: (Circle One) YES  NO

Planning Review by/Date: H. Perry 4-22-98

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

RECORDING REQUESTED BY

Placer Title Company - Sacramento

Recorded in the County of Sacramento  
John Dark, Clerk/Recorder



16.00

199804230097 09:08am 04/23/98

604 80007070 08 17  
R02 4 02 DTT Paid 7.00 9.00 0.00 0.00 0.00  
0.00 0.00

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS

TO: NAME [ Roubert Mehrsaz ]  
ADDRESS [ 4405 Hazelwood Avenue  
Sacramento, CA 95821 ]

-SPACE ABOVE THIS LINE FOR RECORDER'S USE-

THE UNDERSIGNED GRANTOR DECLARES:

City Transfer Tax \$55.00

DOCUMENTARY TRANSFER TAX \$ 22.00

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,  
 OR COMPUTED ON FULL VALUE LESS LIENS AND  
ENCUMBRANCES REMAINING AT TIME OF SALE.

The Undersigned

Signature of Declarant or Agent determining tax. Firm Name

Title Order No 40203770-CV

Escrow No 40203770-CV

# Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Robert Zenz and Linda M. Zenz and Dawn Enterprises, a General Partnership, who acquired title as Dawn Enterprises

hereby GRANT(s) to Roubert Mehrsaz, A Single Man

the following described real property in the City of Sacramento,  
County of Sacramento, State of California:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION  
Assessor's Parcel No: 015-0293-015

Dated April 3rd, 1998  
STATE OF CALIFORNIA )  
COUNTY OF Sacramento )

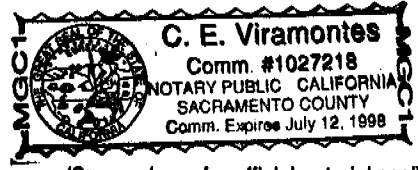
On Apr. 21, 1998 before me,  
The undersigned personally appeared  
Robert Zenz and Linda M. Zenz

Robert Zenz  
Robert Zenz  
 Linda M. Zenz  
Linda M. Zenz

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

SEE EXHIBIT "A" ATTACHED HERETO FOR SIGNATURE  
Dawn Enterprises PAGE

WITNESS my hand and official seal.



(Space above for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Grantee at address above  
958B Name Street Address City & State

**OWNER-BUILDER VERIFICATION**

**ATTENTION PROPERTY OWNER**

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed improvement (yes or no) YES

2. I (have/have not) HAVE signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name TBA Address \_\_\_\_\_

City \_\_\_\_\_ Telephone \_\_\_\_\_

Contractors License No. \_\_\_\_\_

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work.

Name ~~TBA~~ N/A Address \_\_\_\_\_

City \_\_\_\_\_ Telephone \_\_\_\_\_

Contractors License No. \_\_\_\_\_

5. I will provide some of the work but I have contracted (hired) the following to provide the work indicated:

Name	Address	Phone	Type of Work
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M/A


Signed [Signature]

Job Address \_\_\_\_\_ Date 4-24-98

Permit No.: \_\_\_\_\_

# SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

## CERTIFICATION OF COMPLIANCE

### SCHOOL DISTRICT DEVELOPMENT FEES

PART I: To be completed by APPLICANT			
PROPERTY OWNER'S NAME	ROBERT MEHRSAZ		
OWNER'S ADDRESS	PO Box 138531 SACRAMENTO CA 95818		
PROJECT ADDRESS	3861 KROY WAY SACRAMENTO CA 9582		
PARCEL NUMBER	0150213015 LOT NUMBER		
SUBDIVISION NAME			
NUMBER OF UNITS	1		
APPLICANT'S SIGNATURE			
TITLE OF APPLICANT	OWNER		
DATE	4-28-98	TELEPHONE NUMBER	433-1122
PART II: To be completed by BUILDING DEPARTMENT			
PLAN IDENTIFICATION NUMBER	98-03424		
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	1530 SF		
SIGNATURE			
TITLE	Asst. Planner	DATE	4/27/98
PART III: To be completed by SACRAMENTO CITY UNIFIED SCHOOL DISTRICT			
DISTRICT CERTIFICATION NUMBER	03711		
EXEMPT	< 500 #	COMMENTS	1530 # - 1201 # credit for demand # = 329 #
RESIDENTIAL / APARTMENT / ETC.	1530	SQ. FT. X \$	φ = \$ φ
COMMERCIAL / INDUSTRIAL		SQ. FT. X \$	= \$
OTHER FEE	TYPE	SQ. FT. X \$	= \$
TOTAL FEES COLLECTED.....			\$ φ
<p><i>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.</i></p> <p><i>As the authorized school district official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.</i></p>			
AUTHORIZED SCHOOL DISTRICT OFFICIAL			
SIGNATURE			
TITLE	CIVIC CENTER	DATE	4/28/98

91a:certcomp

**Distribution:** Original--School District; 1st Copy--School District; 2nd Copy--Building Department; 3rd Copy--Applicant

Department of Planning and Development  
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions.

**MICROFILM AT FINAL**

**PART I** (To be completed by applicant)

Site Address 3861 KROY WAY SAC, CA A.P.N. 015-0293-0150000

Applicant Information

Name ROUBENT MEHRSAZ  
Address PO BOX 188531  
SAC CA 95818  
Phone 483-4122

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 ROUBENT MEHRSAZ Title OWNER

Signature [Signature] Date 4-27-98  
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: [Signature] Date: 5-12-98

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

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

WATER SERVICE RECORD

RO# 228513 1/1

Address: 3861 Kroy Way Tap# \_\_\_\_\_

Parcel# \_\_\_\_\_ Page# 30

Subd. John T Ellis No. 260 Lot# PTW 8

Tap Size: 1" Main Loc. Kroy Main Size: 6"

Mtl. \_\_\_\_\_ Date Installed: \_\_\_\_\_ Date Inactive: \_\_\_\_\_

Corp Stop Loc. \_\_\_\_\_

Curb Stop Loc. 26' NSLL - 5' EEC in S/P

Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Meter \_\_\_\_\_

Multiple Service Addresses: \_\_\_\_\_

Kill Tap Wrecking 1-9-97

ISSUED

SEWER SERVICE RECORD

Date Feb. 2, 1950 No. 11807

House No. 3861 Kroy Way Order No. W. O. 15394

Lot No. Ptn of Lot 8 Subd'n. Father Joh T Ellis

Size 4" On 6" Sewer \_\_\_\_\_

Main Location Kroy Way and 65th Street in Pt of Way

Service Location 22' North of South Lot Line in Pt of Way.

Installed by Keer

Sewers Form No. 61-5M-8/46