

CITY OF SACRAMENTO

Permit No: 9803958

1231 I Street, Sacramento, CA 95814

Insp Area: 2

Site Address: 995 COLEMAN RANCH WY SAC

Sub-Type: NSFR

Parcel No:

Lot 2
Coleman Ranch

Housing (Y/N): N

CONTRACTOR

PARKER DEV COMP
8144 POCKET RD
SACRAMENTO CA

95831

OWNER

ARCHITECT

Nature of Work: NEW SFD MP2602

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 162682 Date 1/3/98 Contractor Signature Candy A Chambers

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 abovementioned property for inspection purposes.

Date 1/3/98 Applicant/Agent Signature Candy A Chambers

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 Republic Indemnity #1-29 Policy Number 499607

(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 1/3/98 Applicant Signature Candy A Chambers

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.

CERTIFICATION OF COMPLIANCE
SCHOOL DISTRICT DEVELOPMENT FEES

(Print or Type)

PART I TO BE COMPLETED BY APPLICANT

PROPERTY OWNER'S NAME Parker Development Company
 OWNER'S ADDRESS 5144 Pochel Rd, Sacramento Ca 95831
 PROJECT ADDRESS 995 Coleman Ranch Way
 PARCEL NO. 031-1500-002 LOT NO. 2
 SUBDIVISION NAME Coleman Ranch
 NUMBER OF UNITS 55
 APPLICANT'S SIGNATURE [Signature]
 TITLE OF APPLICANT Construction Assistant
 DATE 7/1/98 TELEPHONE NUMBER 983 1532

PART II TO BE COMPLETED BY BUILDING DEPARTMENT

PLAN IDENTIFICATION NO. _____
 BUILDING TYPE (CHECK ONE)
 RESIDENTIAL () APARTMENT/CONDOMINIUM () COMMERCIAL/INDUSTRIAL ()
 SQUARE FEET OF CHARGEABLE BUILDING AREA 2602
 SIGNATURE [Signature]
 TITLE Asst Planner DATE 8/5/98

PART III TO BE COMPLETED BY SCHOOL DISTRICT

SCHOOL DISTRICT SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
 DISTRICT CERTIFICATION NO. 1534
 FEES COLLECTED DATE 4-9-94 SAME AS FORD DEED - \$ 3501.44

RESIDENTIAL	<u>2602</u>	SQ. FT. X \$	<u>1.72</u>	= \$	<u>4475.44</u>
APARTMENT/CONDOMINIUM		SQ. FT. X \$		= \$	<u>(4475.44)</u>
COMMERCIAL/INDUSTRIAL		SQ. FT. X \$		= \$	

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 authorized school district official, I hereby certify that the requirements of Government Code Section 65995 have been complied with by the above signed applicant.

AUTHORIZED SCHOOL DISTRICT OFFICIAL
 SIGNATURE [Signature]
 TITLE VIC CENTER DATE 7/2/98

- Original School District
- 1st Copy School District
- 2nd Copy Building Department
- 3rd Copy Applicant

WES PAC INSULATION, INC.

INSULATION
CERTIFICATE

THIS IS TO CERTIFY THAT INSULATION HAS BEEN INSTALLED IN CONFORMANCE WITH
CURRENT ENERGY REGULATIONS, CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, STATE OF
CALIFORNIA, IN THE BUILDING LOCATED AT:

LOT 2 PLAN 3

LOT #

TRACT #

STREET COLEMAN RANCH

CITY

SACRAMENTO

EXTERIOR WALLS:

MANUFACTURER JM THICKNESS/TYPE 3 1/2" R-VALUE 13

CEILINGS:

MANUFACTURER JM THICKNESS/TYPE 12" R-VALUE 38

BLOWN IN:

MANUFACTURER INSUL SAFE III THICKNESS/TYPE 15 1/2" R-VALUE 38

SQUARE FOOTAGE COVERED 1396 NUMBER OF BAGS USED 37

FLOORS:

MANUFACTURER _____ THICKNESS/TYPE _____ R-VALUE _____

SLAB ON GRADE:

MANUFACTURER _____ THICKNESS/TYPE _____ R-VALUE _____

WIDTH OF INSULATION _____ INCHES

FOUNDATION WALLS:

MANUFACTURER _____ THICKNESS/TYPE _____ R-VALUE _____

GENERAL CONTRACTOR

CALIFORNIA CONTRACTORS LICENSE #

Parker Del

DATE

9/22/98

SIGNATURE

TITLE

Sept

INSULATION CONTRACTOR WES PAC INSULATION, INC.

CALIFORNIA CONTRACTORS LICENSE #

#487478

DATE

9/22/98

SIGNATURE

TITLE



CITY OF SACRAMENTO
CASH RECEIPT

TRANSACTION CODE	CR	CASH RECEIPT NUMBER	144806	DATE OF DEPOSIT	MM D D Y Y 12 17 97	ACCOUNTING PERIOD	MM Y Y	BUDGET FY	Y Y
ACTION <input checked="" type="checkbox"/> Original Entry (E) <input type="checkbox"/> Adjustment (M)		BANK ACCOUNT	01	OFFSET CASH ACCOUNT		COMMENTS:	Parker Development OR # 6276		

REFERENCE INVOICE NUMBER	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) 4133303350 3667 Coleman Ranch
Meter only Fees 23 1' meters only

DESCRIPTION: (30 SPACES) 1001 1995 965 961 Coleman Ranch Way
999 993 967 961 942 948 956 962 968 976

DESCRIPTION: (30 SPACES) 1011 1006 1012 1018 1032 1038 1050 1060
Eileen Way

DESCRIPTION: (30 SPACES) Mark York

DESCRIPTION: (30 SPACES)

DESCRIPTION: (30 SPACES)

PREPARED BY: NAME PA O Neil PHONE 264.5371 TOTAL 3772.00

DEPARTMENT/DIVISION Utilities/ Business Services DATE 12-17-97

INSTALLATION CARD

FIBER REINFORCED STUCCO

Job Address _____

ICBO Evaluation Service, Inc.

Report No. ER-5269

Date of Job Completion _____

Plastering Contractor

Novi Plastering, Inc.
2511 Q Street
Rio Linda, CA 95673

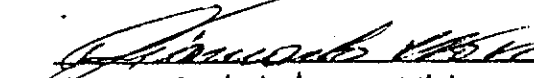
Name: _____

Address: _____

Telephone No. (916) 991-9174

Approved contractor as
issued by the coating manufacturer Basalite #102

This is to certify 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.



Signature of authorized representative
of plastering contractor

Date

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

FIGURE 3—INSTALLATION CARD

YOUNG'S ENGINEERING
2914 Thrasher Court
Cameron Park, CA 95682
(916) 933-1263

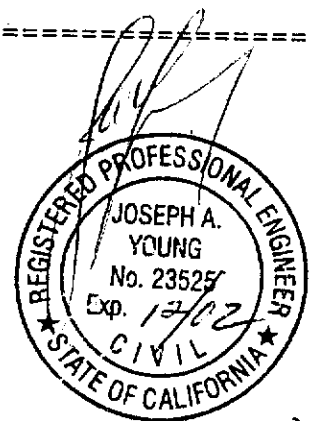
Job No: 97 - 66 d
Sheet No: 1
File No: Parker Dev.
Date: 9-09-98

STRUCTURAL ENGINEERING (Supplement)

PROJECT: Parker Development Company
14401 Blue Ravine Road
Folsom, CA 95630
(916) 422-3512 Main Office
(916) 983-1988 Const. Office
(916) 983-6196 Fax

** PLAN 3 (1810 sf) **
Coleman Ranch, Sacramento

DESIGNER: Emil Benes Associates, Inc.
23672 Birtcher Drive
Lake Forest, CA 92630
(714) 837-9050, 837-9746 Fax



REFERENCE: Structural Engineering dated 5-15-97.

ADDENDUM: Because of a conflict with a HVAC wall duct within the Braced Wall Panel at the common wall between the Master Bedroom and Bedroom 2, 7-in on center nail spacing can not be achieved for the full eight feet length of the braced wall.

Therefore, as an alternative, 6 feet of G1 Braced Wall Panel on each side of the same wall be substituted.

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

RECITALS

995 Coleman Ranch Way
Coleman Ranch

The undersigned are the record owners of the real property located at _____ 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

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: 5/8/02

C. Chambers
SIGNATURE For Parker Development Comp.

Construction Assistant
Title of Signatory if Signing for an Entity

Carolyn Chambers
Name

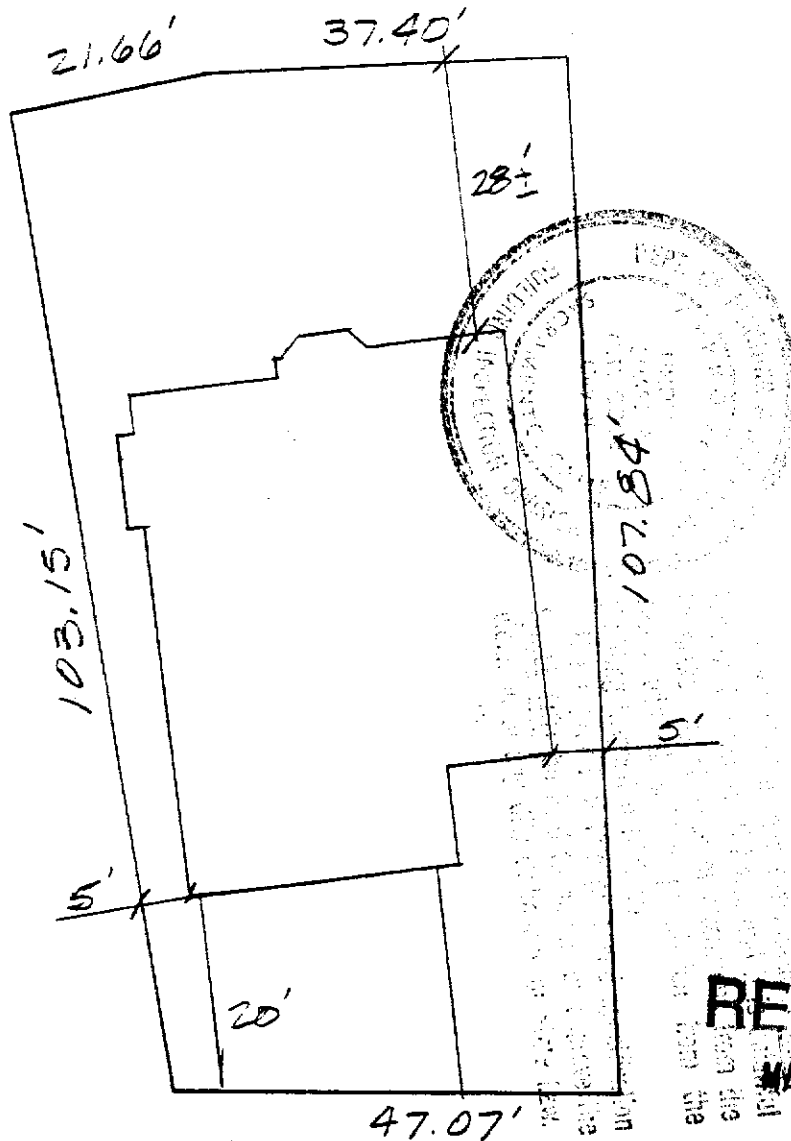
8144 Pocket Road
Address
Sacramento, CA 95831

SIGNATURE

Title of Signatory if Signing for an Entity

Name

Address



RECEIVED

MAY 8 1998

Building Inspection Division

COLEMAN RANCH - LOT# 2
PLAN CR3 GARAGE LEFT

995 Coleman Ranch Way
031-1500-02

PARKER DEVELOPMENT COMPANY
8144 POCKET ROAD
SACRAMENTO, CA 95831
(916)983-1988