

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0315562
Insp Area: 4
Thos Bros:
Sub-Type: RES
Housing (Y/N):

Site Address: 2190 ROSE ARBOR DR SAC
Parcel No: 201-0440-078
N

LOT 95 HERITAGE AT NATOMAS PARK

CONTRACTOR

OWNER
CAREFREE NATOMAS LP.
3311 SOUTH RAINBOW BLVD.
SUITE 225 89146

ARCHITECT

Nature of Work: TEMPORARY LEASING TRAILER

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 11/18/03 Owner Signature Jorma E Guay

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 11/18/03 Applicant/Agent Signature Jorma E Guay

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 work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy Number _____

PAID
CITY OF SACRAMENTO
NOV 18 2003
Exp Date
NORTH PERMIT CENTER

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 11/18/03 Applicant Signature Jorma E Guay

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.

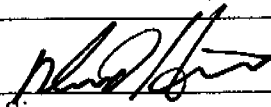
THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

Formerly 2190 Rose Arbor

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

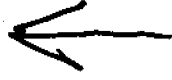
Building Address:	<u>5601 NATOMAS BL</u>	Permit No.:	<u>0315562</u>
Building Use:	<u>LEASING TRAILER</u>	Occupancy:	<u>B</u>
Building Owner:	<u>CAREFREE NATOMAS LP</u>	Construction Type:	<u></u>
Owner Address:	<u>LAS VEGAS, NV</u>	Sprinkled?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Portion of Building Occupied:	<u>ENTIRE</u>	Area:	<u></u> Sq. Ft.
3/4/04			DENNIS RICHARDSON
Date	By: (Print)	Sign	CHIEF BUILDING OFFICIAL

[Finaled ByDSP,CDY]

This Certificate, issued pursuant to the requirements of Section 109 of the Uniform Building Code, certifies that at time of issuance the described portion of the building has been inspected for compliance with the Uniform Building Code, as adopted per Title 15 of the Sacramento City Code for the group and division of occupancy and use for which the proposed occupancy is classified. Issuance of this certificate shall not be construed as an approval of a violation of any Codes, or Federal, State and City Laws or Ordinances. Certificates presuming to give authority to such violation shall not be valid. This certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Chief Building Official. No changes shall be made in the character of occupancy or use without approval of the Chief Building Official.

POST IN A CONSPICUOUS PLACE

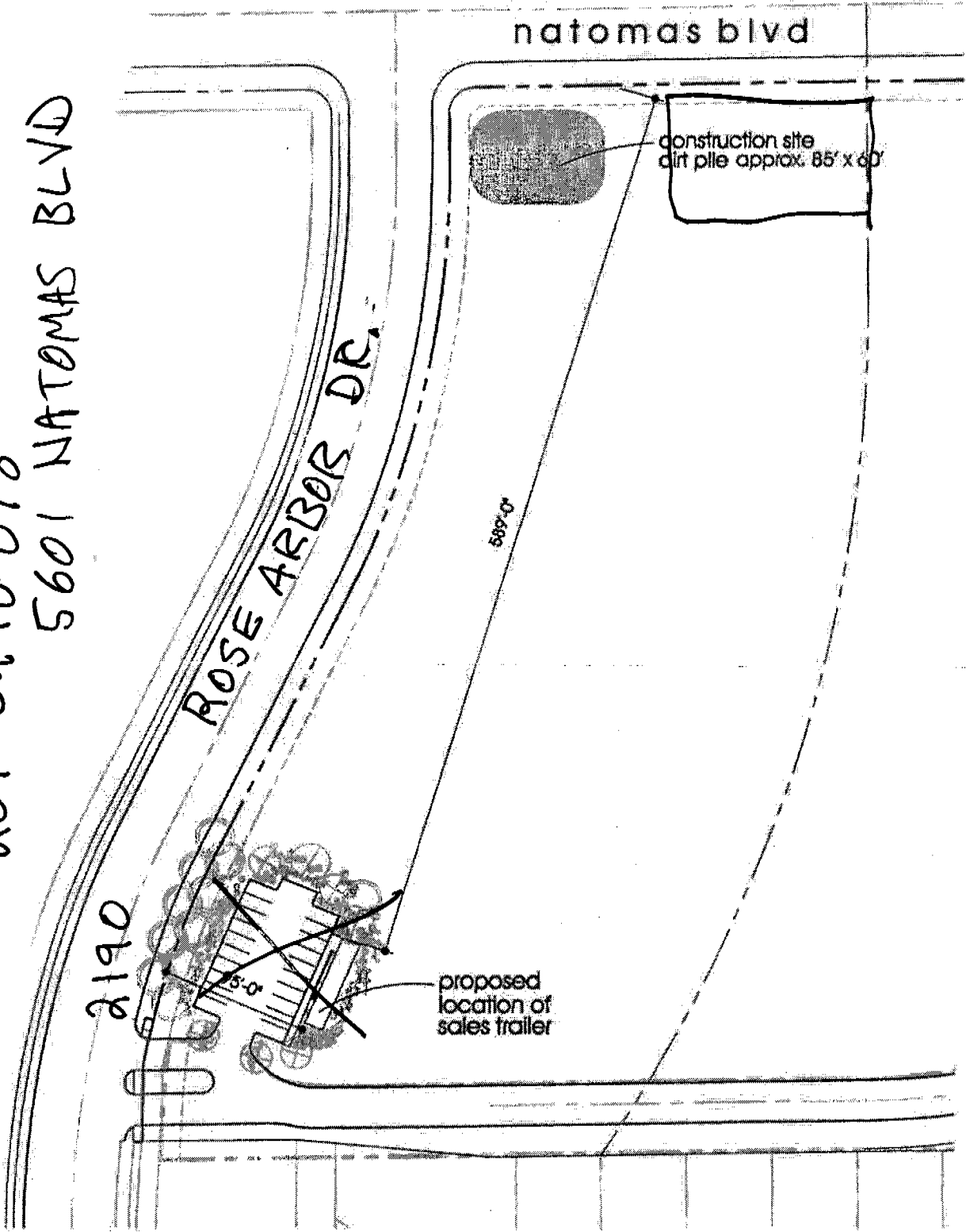
REVISED



2190 ROSE ARBOR DR.

201-0440-078

5601 NATOMAS BLVD



proposed location of sales trailer

construction site dirt pile approx. 85' x 60'

sales trailer
carefree natomas

templeton development corporation 10.6.3 Jawa studio



CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF PLANNING & BUILDING
PLANNING DIVISION

2101 ARENA BL. STE 200
SACRAMENTO CA 95835

Applicant:	J. David Ellertsen, Jawa Studios	Date:	11-5-2003
Mailing Address:	103 E Charleston Blvd	Phone:	(702) 598-1723
	Las Vegas NV 89104	Fax:	(702) 598-1724
Assessor=s Parcel #:	201-0310-054	Existing Zoning:	R-4-PUD
Property Address:	5601 N Natomas Blvd	Land Use:	Apt Complex

Information Desired: Application for a Model Home Complex/Temporary Sales Office Zoning Administrator's Review for a temporary sales trailer at 5601 Natomas Blvd.

Findings and Comments: The application for the Temporary Sales Trailer is complete. The site plans has been provided as part of this application.

One handicapped parking space and eight off street parking spaces are proposed as well as a temporary sales trailer is proposed. No parking shall be permitted on unimproved surface. Unimproved surface must be inaccessible to vehicle parking.

A sign program has not been submitted therefore no offsite or onsite signs are approved.

The model home complex/temporary sales office permit will expire two years from the date of issuance. The Zoning Administrator may renew the permit for up to one year, upon receipt of written request at least thirty days prior to the expiration of the permit.

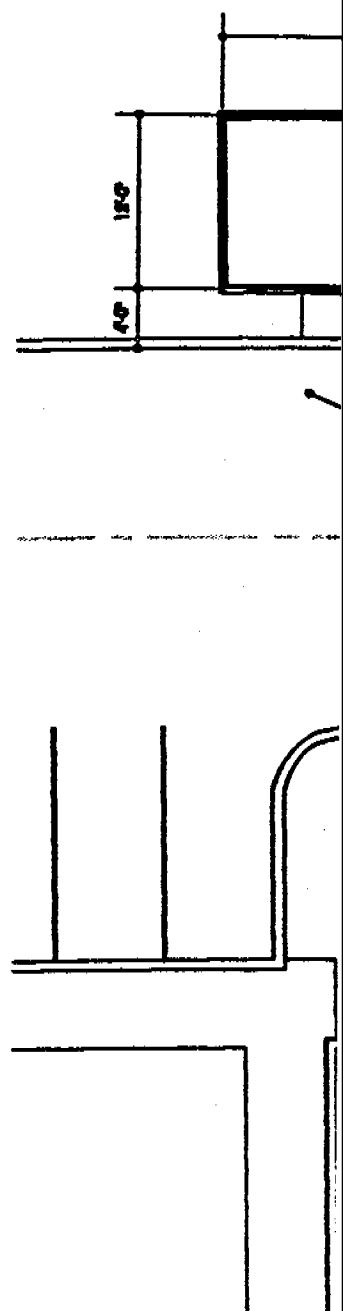
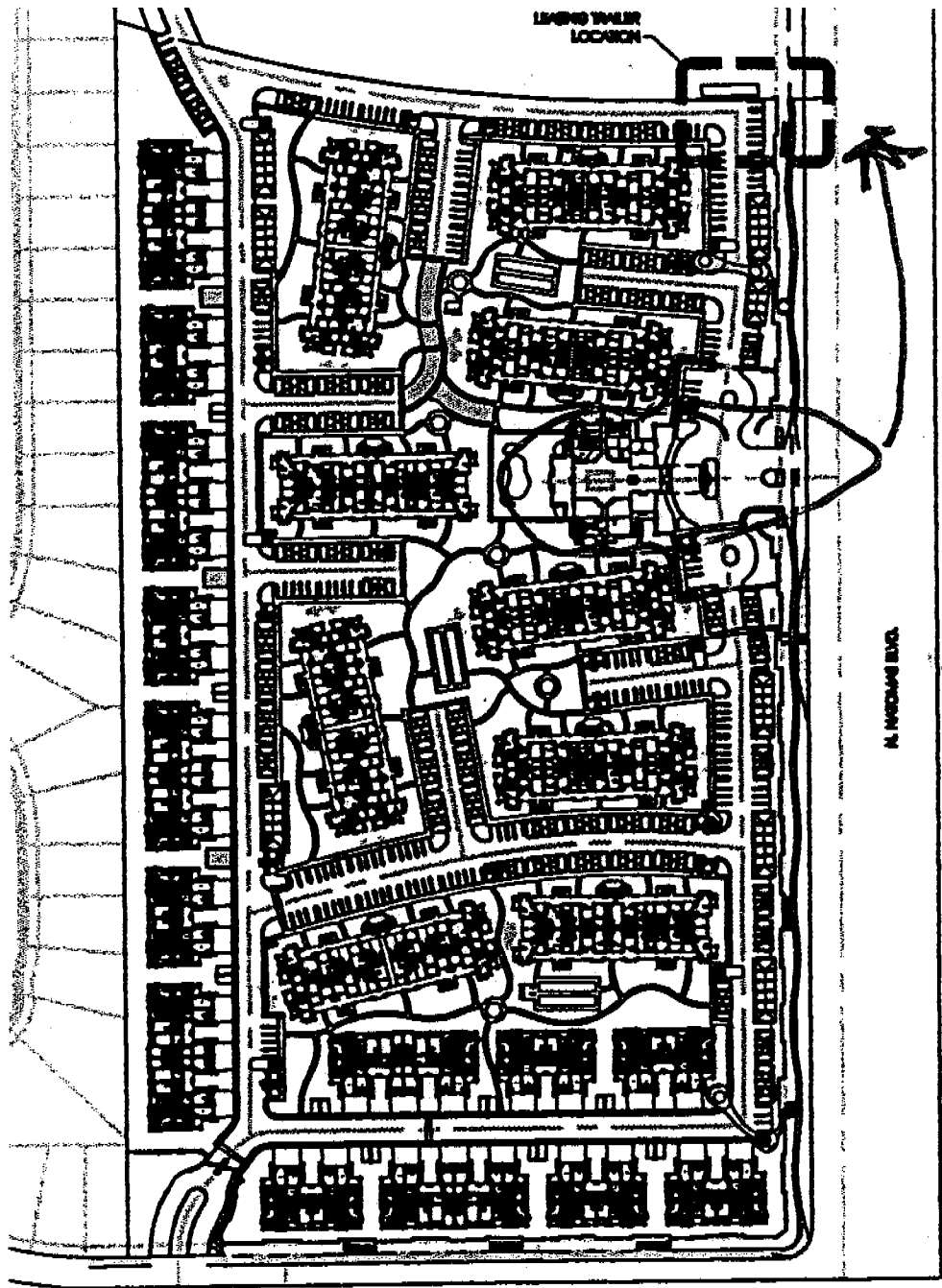
Upon expiration of this permit, or upon completion of the use of the temporary sales trailer, whichever happens first, the sales trailer, wheel chair ramp, any signage, and the parking lot will be removed

Investigated By:


Bonnie Surgeon

Date: 11/5/2003

IR03-275



MARY DINE



2 locator plan

REVISED



REVISED

(revisions indicated in bold caps)

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Information Desired: Application for a Model Home Complex/Temporary Sales Office Zoning Administrator's Review for a temporary sales trailer at 5601 Natomas Blvd. **REVISED SITE PLANS SUBMITTED ON 2/6/2004. TRAILER LOCATED IN DIFFERENT LOCATION THAN ON ORIGINALLY APPROVED PLANS. SITE PLANS SUBMITTED SHOW CURRENT LOCATION OF TRAILER, WHICH IS PROPOSED LOCATION FOR THESE PLANS. (ACCORDING TO INSPECTOR THIS LOCATION IS BETTER THAN THE ONE ORIGINALLY PROPOSED.)**

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Upon expiration of this permit, or upon completion of the use of the temporary sales trailer, whichever happens first, the sales trailer, wheel chair ramp, any signage, and the parking lot will be removed. **ACCORDING TO INSPECTOR, THERE IS CURRENTLY NO BUILDING PERMIT ISSUED ON**

IR03-275