

**CITY OF SACRAMENTO**

1231 I Street, Sacramento, CA 95814

Permit No: 0406023

Insp Area: 3

Thos Bros: 318A5

Site Address: 5525 LEMON VIEW WY SAC

Parcel No: 038-0011-088

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

HENRY LUONG  
1112 RIVERLITE CT  
RANCHO CORDOVA, CA 95670

OWNER

PHAM HIENT  
1112 RIVERLITE CT  
RANCHO CORDOVA CA 95670

ARCHITECT

**Nature of Work:** NEW 2-STORY SINGLE FAMILY 1865 SQ FT LIVING, W/ ATTACHED 413 SQ FT GARAGE & 24 SQ FT COVERED PORCH

**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-A License Number 530370 Date 9-1-04 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);

P 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 9-1-04 Owner Signature [Signature]

**PAID**  
CITY OF SACRAMENTO  
SEP 01 2004

**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 9-1-04 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 NO EMPLOYEES Policy Number \_\_\_\_\_ Exp Date \_\_\_\_\_

X (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 Sept 1/04 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.**

**Certification of Compliance**  
School District Development

**Part I - To be completed by the APPLICANT**

Owner's Name/Address PHAM  
Project Address 5535 Lemon View Way  
Parcel Number 039-0011-089 Lot No. \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ No. of Units \_\_\_\_\_  
Applicant's Signature [Signature] Title OWNER  
Phone No. 714-717-7102 Date 5-1-04

**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(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 the BUILDING DEPARTMENT**

Plan Identification Number 04 06023  
Building Type (check one)  Residential  Apartment/Condominium  Commercial/Industrial  
Square Feet of Chargeable Building Area 1865  
Signature/Title [Signature] Date 5/1/04

**Part III - To be completed by the SCHOOL DISTRICT**

School District SCUSD Certificate No. 1354  
 Exempt Comments \_\_\_\_\_  
 Residential/Apartment/etc. 1865 Square ft. x \$ 214 = \$ 3991.10  
Commercial/Industrial \_\_\_\_\_ Square ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
Total fees collected..... = \$ 3991.10

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 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.

Signature [Signature] Date 6/17/04

White - Canary - School District • Pink - Building Department • Goldenrod - Applicant

## Case Fee Summary

Case Number: SWD2004-00572  
 Location: CITY OF SACRAMENTO  
 Job Address: 5525 LEMON VIEW WAY

Status: ACT

Issue Date: 6/2/2004

Date Printed: 6/2/2004

Fee Type	Fee Due	Fee Paid	Date Paid
CSD 1 Fees	1,350.00	0.00	
SRCSD Sewer Fees	2,314.00	0.00	
<b>Fees Due:</b>	<b>3,664.00</b>	<b>Fees Paid:</b>	<b>0.00</b>
	<b>Balance Due:</b>		<b>3,664.00</b>

County of Sacramento  
Accounting & Fiscal Services

\*\*\* Customer Receipt \*\*\*

Receipt #: 120040000000012880

Transaction Date / Time: 6/2/2004 11:04:19AM

Case #: SWD2004-00572

Fee Type	Fee Amount
CSD 1 Fees	1,350.00
SRCSD Sewer Fees	2,314.00
<b>Total: CreditCard</b>	<b>\$3,664.00</b>

Bank #:

Check #/Acct#:

Received: In Person

Confirm No: 73884

Amount Tendered: \$3,664.00

Department of Planning and Development  
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

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

Site Address 5525 Lemon View Wy A.P.N. 038-0011-088

Applicant Information

Name HIENT PHAM & HENRY LUONG  
Address 1112 RIVERLITE CT  
RANCHO CORDOVA CA 95670  
Phone 718 24058 4027552

Project Information (Check One)

Single Family Dwelling  Y  
Duplex  N  
Triplex  N  
Deep Lot Development  N

**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)  
- 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 HENRY LUONG Title OWNER & CONTRACTOR

Signature [Signature] Date 5-20-04  
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: FIELD VISTA DRAINAGE  
4th Street  
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: 5/24/04  
Building permit #: 04-06023

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



**CITY OF SACRAMENTO**  
 PLANNING & BUILDING DEPARTMENT  
 BUILDING DIVISION  
 www.cityofsacramento.org  
 Help Line: 1-916-264-5656 OR 1-866-EZ-PERMIT  
 Inspection: 1-916-808-4677



Downtown Permit Center 1-916-264-6807  
 1231 I Street, Suite 200, Sacramento, CA 95814

North Permit Center 1-916-808-2354  
 2101 Arena Blvd., Suite 200, Sacramento, CA 95834

**PRELIMINARY RESIDENTIAL APPLICATION**  
 1-916-264-5656 OR 1-866-EZ-PERMIT

5525 LEMON VIEW WY

BUILDING SITE ADDRESS	SUITE	INSP. AREA
038-0011-088		0406023
ASSESSOR'S PARCEL NO.	COMMUNITY PLAN NO.	PLAN CHECK NO.

NAME OF APPLICANT	ADDRESS	ZIP CODE	PHONE NO.
LICENSED CONTRACTOR			638 3081
HENRY LUONG	1112 RIVERUTE CT RANCHO CA 95670	95670	718 2405
CONTRACTOR'S LICENSE NO.:			
PROPERTY OWNER			638 3081
HIENT PHAM	1112 RIVERUTE CT RANCHO CA	95670	402 7552
ARCHITECT/ENGINEER			

<u>2</u>	<u>5 BR</u>	<u>SINGLE COMP</u>	<u>818</u>	<u>1865</u>	<u>414</u>	<u>24</u>
No. of Stories	No. of Rooms	Roof Covering	Area 1 <sup>st</sup> Floor	Total Area	Garage Area	Patio Area

THIS PERMIT IS FOR:

- BUILDING    MECHANICAL    PLUMBING    ELECTRICAL    SITE    FIRE

NATURE OF WORK IN DETAIL

Build THE NEW House

\$ 80000.00  
 VALUATION

City of Sacramento Planning Division  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: <b>5525 Lemon View Way</b>	APN: <b>038-0011-088</b>
DRPB AREA / PUD / SPD: <b>N/A</b>	ZONING: <b>R-1A</b>
EXISTING LAND USE: <b>Vacant</b>	
PROPOSED USE: <b>2-story, Single Family Residence, attached garage.</b>	
<p>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</p> <p><input type="checkbox"/> Planning review is NOT required.</p> <p><input type="checkbox"/> Use is NOT allowed; applicant CANNOT submit for plan check.</p> <p><input type="checkbox"/> Requires APPLICATION(s):    PC            ZA            IR            ER            DR            PB</p> <p style="padding-left: 20px;">Required Planning application must be submitted <i>before</i> project can be submitted for plan check.</p> <p><input type="checkbox"/> Application(s) IN PROGRESS:</p> <p style="padding-left: 20px;">Applicant may submit for concurrent building permit plan check, at applicant's risk.          Building Division must check with Planning staff and/or SITE before issuing building permit.</p> <p><input checked="" type="checkbox"/> Application(s) COMPLETED:    <b>P88-424 approved 12/15/88 &amp; P92-237 approved 09/09/92.</b></p> <p style="padding-left: 20px;">Building permit must conform to approved plans and comply with all conditions of approval.          Do NOT issue building permit prior to end of 10 day appeal period.</p> <p><input checked="" type="checkbox"/> Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.</p> <p><input checked="" type="checkbox"/> Meets setback &amp; lot coverage requirements as shown on site plan provided.</p> <p><input checked="" type="checkbox"/> Site plan to be submitted have been stamped/signed by Planning counter staff.</p> <p><input type="checkbox"/> Route to SITE for plan check and inspection.</p> <p><input type="checkbox"/> Preliminary review ONLY; the information on this form <b>must be reviewed again and confirmed</b> at the time of building permit submittal.</p>	
<p>COMMENTS:    Most of subdivision has already been built. Special Permit considered activated.</p> <p>Home must meet all approved conditions of P92-237 &amp; P88-424. Must be similar to surrounding homes.</p> <p>The project appears to meet the pre-approved conditions of the special permits. Design Review not required.</p> <p>Lot coverage is under 30%. Setbacks okay</p> <p><i>No other work to be done. No other Planning Issues apparent.</i></p>	
DATE: <b>8 April 2004</b>	BY:    Robert W. Williams <i>RWW</i>

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Print Name HENRY LUONG Title OWNER & CONTRACTOR  
Signature [Signature] Date 5-20-04  
Owner or Contractor

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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: FIELD VISTA DRAMA  
4 STREET  
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: 5/24/04  
Building permit #: 04-06023

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