

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9712840
Insp Area: 4

Site Address: 4350 PELL DR SAC
Parcel No: 2370022071

Sub-Type: **NOTHR**
Housing (Y/N): **N**

CONTRACTOR

OWNER

ARCHITECT

CRISSMAN GREGORY E
SACRAMENTO CA

95825

Phone:

Phone:

Phone:

Nature of Work: 72000 SQUARE FEET OF PAVING, LANDSCAPING IRRIGATION AND LIGHTIN

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 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 or 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 or 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 9-16-97 Owner Signature [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.

Date 9-16-97 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 _____ 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 9-16-97 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.

CITY OF SACRAMENTO
 APPLICATION FOR BUILDING PERMIT
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 BUILDING INSPECTION DIVISION
 1231 I Street, Room 200
 Sacramento, CA 95814
 (916) 264-7619 FAX 264-7046

P.C. # 5215
 SUITE # -
 AREA # 9C

ADDRESS 4350 Pell Drive
 PARCEL # Portion of APN 237-0022-033 5071

CONTACT LICENSED CONTRACTOR

NAME Dean Johnson
 ADDRESS 1788 Tribute Rd #200
 S.C. ZIP 95815
 PHONE 927-2400 FAX: (916) 567-0120

NAME _____
 ADDRESS _____
 ZIP _____
 PHONE _____

ARCH./ENG. OWNER/TENANT

NAME Morton & Piteb Inc.
 ADDRESS 1788 Tribute Road #200
Sacramento ZIP 95815
 PHONE 927-2400

NAME USA Real Estate Consultant Trust
 ADDRESS One Scripps Pl. #201
Sacramento ZIP 95825
 PHONE 564-4532

WILL THE PERMITEE HAVE ANY EMPLOYEE'S ON THE JOBSITE? YES NO

NATURE OF WORK IN DETAIL (N) Parking Lot
72000 SF PAVING + LANDSC. + IRR.
+ LIGHTING

D.B.A. COMCAST (CABLE T.V.) VALUATION 8360,000 ±
BELOW THIS LINE FOR BLDG. DEPT. USE ONLY

FLOOD STATUS MISC X S.C.A.T.

JOB DESCR. BLDG SHEEL APT II(-) REM() SW FIRE ADD OTH

INSP. DISCIPLINES BLDG MECH PLUMB ELEC SITE FIRE

# OF STORIES	AREA 1ST FL.	TOTAL AREA	USE ZONE	OCCUP. GROUP	CONST. TYPE	FIRE SPRINK.	FED. CODE	VIO. FILE
-	-	-	MI	-	-	-	20	JK
<u>13</u>	<u>13</u>	<u>BS</u>	M	<u>E</u>	<u>NONE</u>	<u>S</u>	<u>D</u>	<u>R</u>
<u>13</u>	<u>13</u>	<u>BS</u>		<u>13</u>	<u>NONE</u>	<u>GRS</u>	<u>10BL</u>	

COMMENTS: Merging Property 2 Properties

WORKERS COMP. NUMBER _____
 COMPANY _____
 EXP. DATE _____

mm

PROPERTY OF THE STATE OF CALIFORNIA

SEWER IMPACT FEE

RECEIPT

11/11/11

DEPARTMENT OF WATER RESOURCES
DIVISION OF WATER RESOURCES
1500 AVENUE 86, SACRAMENTO, CA 95833

SEE REVERSE SIDE INSPECTOR'S COPY

→ 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) _____

2. I (have) ~~have not~~ Wilma Motta 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 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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<u>TBA</u>			

Signed Wilma Motta

Job Address 4350 Pell Dr SACTO, CA Date 9-16-97

Permit No.: 9712840

**USA**

Real Estate Investment Trust

MR. RON CONNER
CITY OF SACRAMENTO
BUILDING DEPARTMENT
FAX NO: 264-7046

DEAR MR. CONNER:

I, GREGORY E. CRISMAN, OWNER OF 4370 PELL
DRIVE IN SACRAMENTO, CALIFORNIA HEREBY AUTHORIZE
WILMA MOTTA TO PICK UP AND PAY FOR PERMIT
NO. 9712840 ON MY BEHALF.

RESPECTFULLY

GREGORY E. CRISMAN

City of Sacramento
Water and Sewer Service Quotation

Date: 09-09-1997 Time: 16:05 hrs Building Permit No.: B97-31 Plan Check No.: 5215
 Address: 4350 PELL DR. Parcel No.: 237-0022-033 071
 Description: SITE WORK
 Subdivision Map: UNKNOWN Water Plan No.: NONE
 Estimate by: DAN LEE Bldg. Insp. Reviewer: UNKNOWN
 Engineering Firm: MORTON & PITALO
 Sewer Jurisdiction:

Comment No. 1 - NO DEVELOPMENT FEES REQUIRED - NO NEW SERVICES REQUESTED.

TOTAL WATER DEV. FEES:	\$0.00	TOTAL ON-SITE GRADING	
TOTAL SEWER DEV. FEES:	\$0.00	AND DRAINAGE REVIEW FEE:	\$1,200.00

Water Services Quotations

Main Service Size Size Description	Qty	Tap Fee-ea.	Meter Fee-ea.	Tot. Tap Cost	Dev. Fees
				Total for Water:	\$0.00
Parcel Area: 0 acres				Acreage Charge:	\$0.00

Sewer Services Quotations

Main Service Size Size Description	Qty	St. (ft)	MH Fee/ea.	Tap Fee/ft.	Total Cost	Dev. Fees
NOTE: TOT. COST=QNTY X ST/2 X TAP FEE + MH FEE					Total for Sewer:	\$0.00
Water Main Construction Charge:					\$0.00	
Total for Address:					\$0.00	

WATER DEVELOPMENT FEES ARE BASED ON THE SIZE OF DOMESTIC SERVICE.
 TOTAL WATER DEVELOPMENT FOR COMMERCIAL PROPERTY INCLUDES A \$3,058.00 PER ACRE
 CHARGE IN ADDITION TO THE STANDARD FEE.

PLAN CHECK ROUTING PROCEDURE

Date Received: 7/2/97 Plan Check #: 5215
 Project: ~~7350~~ Site work
 Address: 4350 PELL DRIVE
 Legal Description: 237-0022-0334071 Fire Zone: _____
 Contractor: TBA Telephone: _____
 Address: _____ City License: _____
 Architect: MORTON & PITALE Telephone: 927-2400

PUBLIC WORKS - ENGINEERING TRANSPORTATION:
 927 - 10th Street, Room 100, Ron Perry

CIVIL ENGINEERING 9-9-97 Date Received: _____
 Approved: [Signature] Disapproved _____
 Total frontage length of New Street Improvements: EXISTING LF
 Comments: ON-SITE GRADING & DRAINAGE APPROVED

Right of Way Dedication : Approved N/A Disapprove _____
 Public Improvement Agreement: Approved N/A Disapprove _____
 Surety Bond, etc. : Approved N/A Disapprove _____
 Staking and Inspection Fee : N/A \$ _____

TRAFFIC ENGINEERING
 927 - 10th Street, Room 100, Paul Favilla

Approved: [Signature] Date Received: _____
 Disapproved _____
 Need new driveway permit _____
 No driveway permit needed NO NEW DRIVEWAY REQUESTED
 Removal of abandoned driveway _____
 Comments _____

PUBLIC WORKS - WATER & SEWER, PLANNING, ARCH, REVIEW COMMITTEE,
 927 - 10th Street, Room 100, Ron Perry

Approved: [Signature] Date Received: _____
 Disapproved _____
 Comments: NO DEVELOPMENT FEES REQUIRED - NO NEW SERVICES REQUESTED

SITE CONDITIONS UNIT (264-7619)
 Steve Reed, Gary Spross, Wes Jigour

Approved _____ Date Received: _____
 Approved with Changes _____ Disapproved _____
 Review Zone: _____ Special Permit: _____ Variances: _____
 Parking Spaces Furnished: _____ Parking Spaces Required: _____
 Comments: _____

ARCHITECTURAL ADVISORY COMMITTEE
 (264-5604) Dick Hastings

Date Received: _____
 Is property located in a Civic Improvement District _____
 Meeting Approved _____ Approved with Changes _____ Disapproved _____
 Item# _____ Comments _____
 P# _____

Planning Division COMMERCIAL PRELIMINARY Information Request

BUILDING CHECK ONE:

- Over the counter review and issue permit _____
- Will be taken in and reviewed for site conditions _____
- Will be taken in but not reviewed for site conditions _____
- Information only, pre-submittal information _____

Customer Name: _____ Phone Number: _____

Project address: 4350 PELL DR.

APN: 237-0022-071 0033 Current site use: VACANT 2 LOTS

Need to verify: Yes Proposed Site use: MERGE LOTS + (N) PARKING LOT.

Describe what is being requested: APPROVAL & COMMENTS

Requested by: BT Date: 3/2/97

- Zone M1 Overlay / SPD / PUD / R-review _____
- Planning staff Review required _____
 - Planning Hearing required _____
 - Design Review required _____
 - No Planning Issues _____
 - Counter ok review by site cond. _____

Prior Applications on site P# ~~97-073~~ Z# 97-073 (current)

DR# _____ PB# _____ IR# 96-113

Comments: I've worked with the applicant on this project consistently and the North Team has been looking forward to this formal submittal.

Planning review by: T.A. JAYEBBA Date: 3-2-97

- MUST BE REVIEWED BY PLANNING
- | | | |
|-----------------|----------------------|---------------|
| Care Facilities | Anything Residential | Restaurants |
| Churches | Day care | Sidewalk Cafe |
| Drive-through | Lot Line adjustments | |
| Medical Offices | Bars | |

Secondary uses
CELLULAR COMMUNICATION FACILITIES

SRCSD

FACSIMILE TRANSMITTAL: PLEASE

DELIVER IMMEDIATELY

NUMBER OF PAGES: one

DATE: July 8, 1997

RECEIVING FAX : 264-7046

SENDING FAX : (916) 875-6253

TO: **BARBARA LARSEN**
CITY OF SACRAMENTOFROM: **CLAIR DAUGHERTY** PHONE NUMBER: (916) 875-6369
CUSTOMER SERVICE, WATER QUALITY DIVISION ENGINEERINGSUBJECT: SEWER FACILITY IMPACT FEES 4350 PELL DR.
APN: 237-0022-033 (Por)

Plan Check - 5215

The following Sewer Facility Impact fees are for an additional 50,000 sq. ft. of paving and landscape area added onto APN 237-0022-071. A Phase Development Agreement is also required for this development.

Inspection Fee	\$0	city
CSD-1 Fee	\$0	city
SRCSD Fee	\$14,419	
Construction	\$0	
In-lieu Fee	\$0	
	<hr/>	
	\$14,419	

cc: **Barbara L.**