

CITY OF SACRAMENTO  
1231 I Street, Sacramento, CA 95814

Permit No: 0512961  
Insp Area: 4  
Thos Bros: 277B1

Site Address: 4321 TRUXEL RD SAC St: #F5  
Parcel No: 225-0070-097 STE F5

Sub-Type: TI  
Housing (Y/N): N

CONTRACTOR

OWNER  
NATOMAS TRUXEL LLC  
6515 GRAND TETON PLAZA  
MADISON, WI 53719

ARCHITECT

Nature of Work: INTERIOR REMODEL FOR DENTAL OFFICE IN SUITE# F5

**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.)

*PN* 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 \_\_\_\_\_

PAID  
CITY OF SACRAMENTO

DEC 01 2005

**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 improvements 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 above mentioned property for inspection purposes.

Date *12/1/05* Applicant/Agent 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 \_\_\_\_\_ Exp Date \_\_\_\_\_

(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 \_\_\_\_\_ Applicant 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

30 DAY TEMPORARY  
Certificate of Occupancy

For Information Contact (916) 808-5716

Building Address: 4321 TRUXEL RD #F5 Permit No.: 0512961  
Building Use: OFFICE Occupancy: B  
Building Owner: NATOMAS TRUXEL LLC Construction Type: VN  
Owner Address: MADISON, WI Sprinkled?  Yes  No  
Portion of Building Occupied: SUITE F5 Area: 1998 Sq. Ft.

Specific purpose for temporary occupancy and/or conditions/limitations of temporary occupancy:

3/24/06  
Date

By: (Print)

Carolyn Cooper  
Sign

CARL HEFNER  
ASSISTANT BUILDING  
OFFICIAL

[TCO approvals: CED, JT, CHM, MCM ]

**CBC 109.4 TEMPORARY CERTIFICATE**

*If the Chief Building Official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary Certificate of Occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion for the entire building or structure.*

**POST IN A CONSPICUOUS PLACE**

# APPLICATION FOR COMMERCIAL BUILDING PERMIT

**CITY OF SACRAMENTO**  
**PLANNING & BUILDING DIVISION**  
**PERMIT SERVICES SECTION**  
 (916) 808-2534 FAX: (916) 808-7046

<b>ACTIVITY #</b> <span style="font-size: 1.5em; font-family: cursive;">05/2961</span>	<b>Insp. Area</b>
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*Applicant MUST complete ALL Unshaded Areas*

**ADDRESS:** 4321 TRUXEL RD Suite: F5

**PARCEL #:** 225-0070-097

<p style="text-align: center;"><b>CONTACT</b></p> <p>Name: <u>PHONG NGO</u>                  Street Address: <u>2944 W Wald way #2112</u>                  City/State/Zip: <u>Sacramento, CA 95833</u>                  Phone: <u>(916) 202 0569 9159904769</u>                  E-Mail: <u>pngo-2000@yahoo.com</u></p>	<p style="text-align: center;"><b>LICENSED CONTRACTOR Lic No. #</b></p> <p>Name: _____                  Street Address: _____                  City/State/Zip: _____                  Phone: _____                  E-Mail: _____</p>
<p style="text-align: center;"><b>ARCHITECT/ENGINEER</b></p> <p>Name: <u>ANDREW BUI</u>                  Street Address: <u>9481 KIRKLEIGH WY</u>                  City/State/Zip: <u>ELK GROVE, CA 95624</u>                  Phone: <u>(408) 761-5198</u>                  E-Mail: <u>andrewbui2000@yahoo.com</u></p>	<p style="text-align: center;"><b>OWNER</b></p> <p>Name: <u>PHONG NGO</u>                  Street Address: <u>2944 W Wald way #2112</u>                  City/State/Zip: <u>Sacramento, CA 95833</u>                  Phone: <u>(916) 202 0569</u>                  E-Mail: <u>pngo-2000@yahoo.com</u></p>

⇒ Will permittee have any employees on the jobsite?  No  Yes ⇒ Insurance Co.: \_\_\_\_\_

⇒ WORKER'S COMPANSATION POLICY # \_\_\_\_\_ EXPROATION DATE: \_\_\_\_\_

**NATURE OF WORK IN DETAIL:** TENANT IMPROVEMENT FOR DENTAL OFFICE

**OCCUPANT/TENANT:** \_\_\_\_\_ **VALUATION:** \_\_\_\_\_

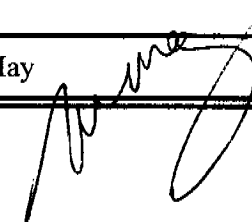
FLOOD STATUS:			S.C.A.T.							
JOB DISCRIPTION	BLDG	SHELL	APT	TI ( )	REM ( )	SW	FIRE	ADD	OTH	
INSPECTION DISCIPLINES			BLDG	MECH	PLUMB	ELEC		SITE	FIRE	
# Stories	1 <sup>st</sup> Flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Re	ALARM	Fed Code	Vio. [H]	File [Quad]
<u>1</u>	<u>1978</u>			<u>B</u>	<u>VN</u>	<u>Y</u>	<u>ALARM</u>	<u>15</u>		
<u>B</u>	<u>L</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>F</u>	<u>S</u>		<u>D</u>	<u>PW</u>	<u>UTIL</u>

**COMMENTS:**  
 according to customer there has been a tenant in this space before - we can't find evidence of a permit

**REGIONAL SANITATION FEES?**  Yes  No      **HEALTH DEPARTMENT:**  Yes  No

**WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS?**  Provided  Faxed

City of Sacramento  
Development Services Department  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: 4321 Truxel Road, Suite F-5	APN: 225-0070-097
DRPB AREA / PUD / SPD: Arena Corporate Center PUD	ZONING: EC-40-PUD
EXISTING LAND USE: Office/retail/commercial center	
PROPOSED USE: TI for suite F-5, lease area 1,999, for use as dental office.	
<b>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</b>	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input type="checkbox"/>	Requires APPLICATION(s): PC      ZA      IR      ER      DR      PB Required Planning application must be approved <i>before</i> project can be submitted for plan check
<input type="checkbox"/>	Application(s) IN PROGRESS:    File Number: Application must be approved before project can be submitted for plan check.
<input type="checkbox"/>	Application(s) COMPLETED:    File Number & approval date: Building permit must conform to approved plans and comply with all conditions of approval. Do NOT accept applications for a building permit prior to the end of the 10-day appeal period.
<input checked="" type="checkbox"/>	<b>Plans may be submitted for plan check.</b> Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.
<input type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Route to SITE for inspection <b>only</b> , plan check not required.
<input type="checkbox"/>	Preliminary review <b>ONLY</b> ; the information on this form <b>must be reviewed again and confirmed</b> at the time of building permit submittal.
CONDITIONS AND COMMENTS:	Per phone conversation with David Kwong on 9/15/2005 @ 3:32 p.m., this use may locate in this tenant space and there is no need to require a parking study – no Planning entitlements necessary for this proposal.
DATE: 9/15/2005	BY: Monica May 

CITY OF SACRAMENTO

**CERTIFICATE OF OCCUPANCY**

For Information Contact (916) 808-5716

Building Address: 4321 TRUXEL RD. Permit No.: 0512961  
Building Use: OFFICE Occupancy: B  
Building Owner: Natomas Truxel LLC. Construction Type: VN  
Owner Address: Madison, WI. Sprinkled?  Yes  No  
Portion of Building Occupied: Suite F5 Area: 1998 Sq. Ft.  
11/30/06 Keith Winkler **ROBERT LEE CHASE, AIA**  
Date By: (Print) Sign CHIEF BUILDING OFFICIAL

[ Finaled By: CED, JT, CHM MCM]

*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.*

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