

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 9803949

Insp Area: 2

Site Address: 7744 OAKSHORE DR SAC

Parcel No: 0311420025

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

FRANK R SKOVER & SONS
910 FLORIN ROAD
SACRAMENTO CA

95831

OWNER

SKOVER LIVING TRUST
910 FLORIN RD
SACRAMENTO CA

95831

ARCHITECT

FONG KEVIN
2 BLUE DUN CT
SACRAMENTO CA

95831

Nature of Work: CONSTRUCT NEW 2 STORY SINGLE FAMILY DWELLING, 9 ROOMS

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 _____ 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 7-1-98 Owner Signature Frank R. Skover

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 7-1-98 Applicant/Agent Signature Frank R. Skover

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 State Fund 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 7-1-98 Applicant Signature Frank R. Skover

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.

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------------------------|----------------------------|
| PROPERTY OWNER'S NAME | | FRANK R. SKOBER | |
| OWNER'S ADDRESS | | 710 MORIN RD. ST111 SAC. 95831 | |
| PROJECT ADDRESS | | 7744 OAK SHORE DR | |
| PARCEL NUMBER | | 031-145-025 LOT NUMBER 24 | |
| SUBDIVISION NAME | | OAK SHORE | |
| NUMBER OF UNITS | | 1 | |
| APPLICANT'S SIGNATURE | | <i>Frank R. Skober</i> | |
| TITLE OF APPLICANT | | owner | |
| DATE | | TELEPHONE NUMBER 422-6852 | |
| SACRAMENTO CITY UNIFIED SCHOOL DISTRICT | | | |
| PLAN IDENTIFICATION NUMBER | | 98-03949 | |
| BUILDING TYPE (CHECK ONE) | | | |
| <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> APARTMENT/CONDOMINIUM <input type="checkbox"/> COMMERCIAL/INDUSTRIAL | | | |
| SQUARE FEET OF CHARGEABLE BUILDING AREA | | 3626 sq ft | |
| SIGNATURE | | <i>James V. DeGroot</i> | |
| TITLE | | DATE 6-28-98 | |
| | | Blde Comm. Off. | |
| SACRAMENTO CITY UNIFIED SCHOOL DISTRICT | | | |
| DISTRICT CERTIFICATION NUMBER | | 60391 | |
| EXEMPT | | COMMENTS | |
| RESIDENTIAL / APARTMENT / ETC. | 3626 | SQ. FT. X \$ 1.72 | = \$ 6236.72 |
| COMMERCIAL / INDUSTRIAL | | SQ. FT. X \$ | = \$ |
| OTHER FEE | | TYPE | SQ. FT. X \$ = \$ (942.00) |
| TOTAL FEES COLLECTED..... | | | \$ 5262.72 |
| <p><i>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.</i></p> <p><i>As the authorized school district 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.</i></p> | | | |
| SACRAMENTO CITY UNIFIED SCHOOL DISTRICT | | | |
| SIGNATURE | | <i>Jim S. [unclear]</i> | |
| TITLE | | DATE 7/1/98 | |
| | | CIVIC CENTER - PERMITS | |

91a certcomp

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

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

RECITALS

- A. 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

Construction, whether or not the issuance of this permit is due to the negligence of the City or its officers, agents or employees.

4. Notice. In the event the undersigned sell the New Construction or grant a possessory interest in the New Construction of more than three years' duration, the undersigned expressly agree to include the following provisions in the purchase agreement or lease:

[Transferee/Lessee] expressly acknowledges and assumes the risk that the Property may be subject to flooding due to their location in a 100-year floodplain.

[Transferee/Lessee] unconditionally waives any flood-related property damage claim asserting liability on the part of the City of Sacramento or its officers, agents or employees premised on the issuance of a permit for any new construction on the Property, whether or not the issuance of this permit is due to the negligence of the City or its officers, agents or employees.

5. Indemnification. In the event the undersigned sell the Property or transfer a possessory interest of more than three years' duration in the New Construction within three years of the execution date of this Agreement, the undersigned agree to indemnify the City and its officers, employees and agents from and against all flood-related property damage claims premised on the issuance of a building permit for the New Construction.

The undersigned intend that the City be indemnified to the fullest extent permitted by law and, specifically, that any negligence on the part of the City shall not bar indemnity, unless such negligence is found to have been the sole cause of the damage.

The term "claims," as used in this paragraph, includes all direct or class actions or subrogation or inverse condemnation lawsuits brought by any person, entity or governmental agency in connection with the City's issuance of a building permit for the Improvements.

6. Release From Indemnification. The undersigned shall be released from any obligation to indemnify the City as set forth in Paragraph 5 of this Agreement if, at such time as the City seeks to enforce the provisions of Paragraph 5, the undersigned demonstrate that they have fully complied with the provisions of Paragraph 4 of this Agreement.

7. Severability. The undersigned expressly intend that, if any provision of this Agreement is held by a court of competent jurisdiction to be void or unenforceable, the remaining provisions shall not be affected and shall remain in full force and effect.

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: 7-1-98

Frank R. Skowron
SIGNATURE

owner & contractor
Title of Signatory if Signing for an Entity

Name

Address

SIGNATURE

Title of Signatory if Signing for an Entity

Name

Address

RESIDENTIAL SCREENING FORM

PLAN CHECK PERMITS

P.C.# 980394R

ADDRESS _____

I APPLICATION COMPLETE (COUNTER)

DATE _____ INIT. _____

- ADDRESS
 - ON PERMIT
 - VERIFIED
- OWNER INFORMATION
- INSPECTION AREA/COMMUNITY NUMBER
- APPLICATION PROPERLY SIGNED
- APPLICATION FILLED OUT CORRECTLY

- ASSESSOR'S PARCEL NUMBER
 - ON PERMIT
 - VERIFIED
- CONTRACTOR/ARCH. INFORMATION
- PLAN CHECK NUMBER ON APPLICATION
- VIOLATION FILE CHECKED
- WORKERS' COMPENSATION ON FILE

- NATURE OF WORK LISTED
USE
 - DWELLING GARAGE
 - DUPLEX PATIO/DECK
 - TRIPLEX OTHER
- TYPE
 - NEW CONST. ADDITION
 - REMODEL OTHER

- SQUARE FOOTAGE LISTED ON PERMIT
 - EXISTING NEW
- CONSTRUCTION TYPE
- OCCUPANCY GROUP
- VALUATION CORRECT
- INFILL SCREENING FORM FILLED OUT
- PERMIT LEGIBLE

II PLANNING APPROVAL (COUNTER)

DATE _____ INIT. _____

- USE ZONE ON PLAN
- STANDARD SETBACKS
- PINK PLANNING ROUTE SHEET FILLED OUT?
 - YES NOT REQUIRED
- PROJECT IN AN INFILL AREA

- IS ADDITIONAL PLANNING REVIEW REQUIRED
- DESIGN REVIEW YES NO
- SITE REVIEW YES NO
- IN RICHARDS BL. REDEV. AREA? YES NO

III PLANS ACCEPTABLE (COUNTER)

DATE _____ INIT. _____

- SITE PLAN
- ARCH. AND STRUCT. PLANS

- T-24 ENERGY APPROVAL
- 11" x 17" FLOOR PLAN

IV FLOOD ZONE SCREENING (COUNTER)

DATE _____ INIT. _____

- EXEMPT COST (< \$50,000 AND < 50%)
- EXEMPT MISC.
- ZONE X
- ZONE A-99 (WAIVER ATTACHED)

- ZONE A, AE, AO, OR AH
- ELEVATION CERTIFICATE REQ'D. (HOLD PLACED ON PERMIT)
- CONSTRUCTION VALUED AT LESS THAN 50% OF REPLACEMENT COST BEFORE IMPROVEMENTS

NATOMAS MORATORIUM AREA YES NO

HOLD PLACED ON PERMIT APPROVED APPEAL COPY IN PERMIT JACKET

V ROUTING (COUNTER & PLANCHECK)

PLANS DELIVERED TO DESIGN REVIEW
 DATE DELIVERED _____ INIT. _____
 DATE RETURNED _____ INIT. _____

PLANS DELIVERED TO SITE REVIEW
 DATE DELIVERED _____ INIT. _____
 DATE RETURNED _____ INIT. _____

VI VERIFICATION (PLANCHECK)

DATE _____ INIT. _____

SQUARE FOOTAGE VERIFIED

FEES CORRECTLY CALCULATED

SCHOOL IMPACT FEE FORM COMPLETED

ADDRESS

WATER & SEWER FEES VERIFIED FOR INFILL CREDITS AND EXISTING TAPS

VII SPECIAL APPROVALS (PLANCHECK)

DATE _____ INIT. _____

DOES INFILL SCREENING FORM REQUIRE A GRADING PERMIT TO BE ISSUED?

YES NO

GRADING PERMIT NUMBER _____

ARE OTHER SPECIAL APPROVALS (LLA, FINAL MAP, ETC.) REQUIRED PRIOR TO PERMIT ISSUANCE?

YES NO APPROVAL TYPE _____

APPROVAL DATE _____ INIT. _____

VIII PLANS APPROVED OK TO ISSUE PERMIT (PLANCHECK)

DATE _____ INIT. _____

| | APPROVAL REQ'D. | | APPROVAL | |
|------------------------------------|-------------------------------------|--------------------------|----------|--------|
| | YES | NO | DATE | INIT. |
| TITLE 24 ENERGY | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5/18/98 | J.D.C. |
| LIFE SAFETY | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| STRUCTURAL | <input type="checkbox"/> | <input type="checkbox"/> | | |
| DESIGN REVIEW | <input type="checkbox"/> | <input type="checkbox"/> | | |
| MITIGATION MONITORING PLAN | <input type="checkbox"/> | <input type="checkbox"/> | | |
| SPECIAL PERMIT CONDITIONS | <input type="checkbox"/> | <input type="checkbox"/> | | |
| SPECIAL CONDITION ATTACHMENT ITEMS | <input type="checkbox"/> | <input type="checkbox"/> | | |

IX DEFERRED APPROVAL ITEMS (PLANCHECK)

DATE _____ INIT. _____

CERTIFICATE OF WORKER'S COMPENSATION

TRUSS CALCULATIONS

OWNER/BUILDER FORMS

SEWER WAIVER FORM

EXHIBIT ONE/AUTHORIZATION TO SIGN

A-99 FLOOD WAIVER FORM *NEED SIGNED*

grec SCHOOL IMPACT FEE RECEIPT

TITLE 24 APPROVAL

OTHER

SCHOOL FEES

SIGN + COMPLETE FLOOD WAIVER

X APPLICANT NOTIFICATION (PLANCHECK)

DATE _____ INIT. _____

APPLICANT NAME _____

Department of Planning and Development
Building Inspection Division
Grading and Erosion Control Questionnaire

MICROFILM AT FINAL

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 7744 OAK SHORE DR. A.P.N. 031-1420-025

Applicant Information

Name Frank R. Skover
Address 910 Flaming Rd. 57101
SAC, CA. 95831
Phone 422-0852

Project Information (Check One)

Single Family Dwelling
Duplex
Triplex
Deep Lot Development

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

Does an adjacent site drain across this parcel? Side to Side *

Does this site have an existing low area or drainage swale? Y * N

Will construction require cut or fill on site? (* >50FT3 or >2FT) Y * N

- How much cut? _____ Yards
- How much fill? _____ Yards

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 FRANK R. SKOVER Title Owner

Signature Frank R. Skover Date 5-12-98
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: J

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: James V. N. Costa Date: 5-18-98

Building permit #: 98-03949

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