

CITY OF SACRAMENTO

Permit No: 9801776

1231 I Street, Sacramento, CA 95814

Insp Area: 2

Site Address: 7735 RIVER LANDING DR SAC

Sub-Type: NSFR

Parcel No: 0311360033

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

HOM ALAN C
7506 SALTON SEA WY
SACRAMENTO CA

95831

Nature of Work: NEW SINGLE FAMILY RESIDANCE.

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.)

X 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 19 JUNE 1998 Owner Signature Alan C. Hom

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 above-mentioned property for inspection purposes.

Date 19 JUNE 1998 Applicant/Agent Signature Alan C. Hom

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.

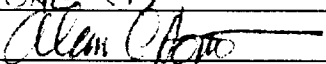
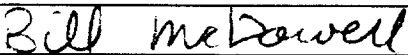
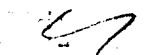
Date 19 JUNE 1998 Applicant Signature Alan C. Hom

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.

125 1st AVENUE.
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

CERTIFICATION OF COMPLIANCE
SCHOOL DISTRICT DEVELOPMENT FEES

PROPERTY OWNER'S NAME		ALAN C. HOM & LANA T. LEE HOM	
OWNER'S ADDRESS		7506 CALTON SEA WAY, SACRAMENTO CA 95831	
PROJECT ADDRESS		7735 RIVERLANDS DR, SACRAMENTO CA 95831	
PARCEL NUMBER		031-300-03-00-00 LOT NUMBER	
SUBDIVISION NAME		RIVERLANDS	
NUMBER OF UNITS		ONE (1)	
APPLICANT'S SIGNATURE			
TITLE OF APPLICANT		OWNER	
DATE		5.28.98	
TELEPHONE NUMBER		916.446.7741 (EVE)	
PART II to be completed by BUILDING DEPARTMENT			
PLAN IDENTIFICATION NUMBER		9801776 R	
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		2775 2503 Bill Mc Dowell	
SIGNATURE			
TITLE		Electrical Inspector	
DATE		3-6-98	
PART III to be completed by SACRAMENTO CITY UNIFIED SCHOOL DISTRICT			
DISTRICT CERTIFICATION NUMBER		0374	
EXEMPT		COMMENTS	
RESIDENTIAL / APARTMENT / ETC.		$2503 \text{ SQ. FT. X } \$ 1.72 = \$ 4305.16$	
COMMERCIAL / INDUSTRIAL		$\text{SQ. FT. X } \$ \text{ } = \$$	
OTHER FEE		MEADOW TYPE DEBIT $\text{SQ. FT. X } \$ \text{ } = \$ (974.00)$	
TOTAL FEES COLLECTED.....		\$ 3331.16	
<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 OFFICIAL			
SIGNATURE			
TITLE		CIVIC CENTER FEES	
DATE		01/17/98	

91a.certcomp

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

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) YES

2. I (have/have not) HAVE 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 INLAW CONSTRUCTION/ATPETER Address -
City SACRAMENTO GANNON Telephone 483-9753
Contractors License No. 555226

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 NA 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
<u>TO BE DETERMINED</u>			

Signed Alan Choo

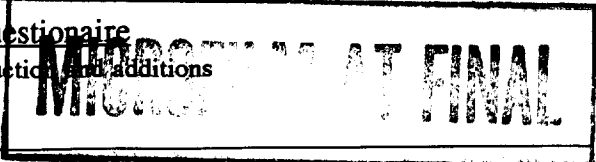
Job Address _____ Date 10-19-98

Permit No.: _____

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 7735 RIVER LANDING DR.

A.P.N. 031-1360-035

Applicant Information

Name ALAN Horn

Address 7506 SALTON SEA WAY

Phone 424-2764

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
- 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) Y N

- 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 ALAN Horn Title HOMEOWNER

Signature [Signature] Date 3-6-98
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: _____

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: 6-15-98

Building permit #: 98-01776-R

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

(SUBSTANTIAL IMPROVEMENTS)
AGREEMENT REGARDING
THE RISK OF FLOODING

RECEIVED

MAY 29 1996

Building Inspection Division

RECITALS

A. The undersigned have contracted for construction of the improvements located at 7735 RIVER LANDING DR., SACRAMENTO and described in the attached building permit (the "Improvements").

B. The undersigned expressly acknowledge that the Improvements may be subject to flooding hazards due to their 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 Improvements be constructed even though they 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 Improvements.

AGREEMENT

In consideration of the issuance of a building permit for construction of the Improvements, 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 Improvements 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 Improvements,

9. Succession. The undersigned expressly intend that the obligations contained herein shall run with the Improvements 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 Improvements are located has attained at least 100-year flood protection.

DATED: 5.28.98



SIGNATURE

OWNER

Title of Signatory if Signing for an Entity

ALAN C. HOM

Name

7506 SALTON SEA WAY

Address

SACRAMENTO CA 95831

SIGNATURE

Title of Signatory if Signing for an Entity

Name

Address



CITY OF SACRAMENTO
433-0229

CITY OF SACRAMENTO CASH RECEIPT

TRANSACTION CODE	CR	CASH RECEIPT NUMBER	155948	DATE OF DEPOSIT	MM D D Y Y 9 31 79 99	ACCOUNTING PERIOD	MM Y Y 08 99	BUDGET FV	Y Y 99
ACTION <input type="checkbox"/> Original Entry (E) <input type="checkbox"/> Adjustment (M)		BANK ACCOUNT	01	OFFSET CASH ACCOUNT		COMMENTS:	7735 River Landing Dr. CK 1512 1' meter only RES. 0137		

REFERENCE INVOICE NUMBER	LINE	FUND	AGENCY	ORGANIZATION	SUB-ORG	ACTIVITY	REVENUE SOURCE 3XXX	SUB-REV	JOB NUMBER	REPT CAT	BAL SHEET ACCT 12XXX	OBJECT 4XXX	SUB-OBJ	VENDOR/PROVIDER	AMOUNT	INC/DEC IND	P/F IND
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DESCRIPTION: (30 SPACES)																	
															220.00		

DESCRIPTION: (30 SPACES)																	

DESCRIPTION: (30 SPACES)																	

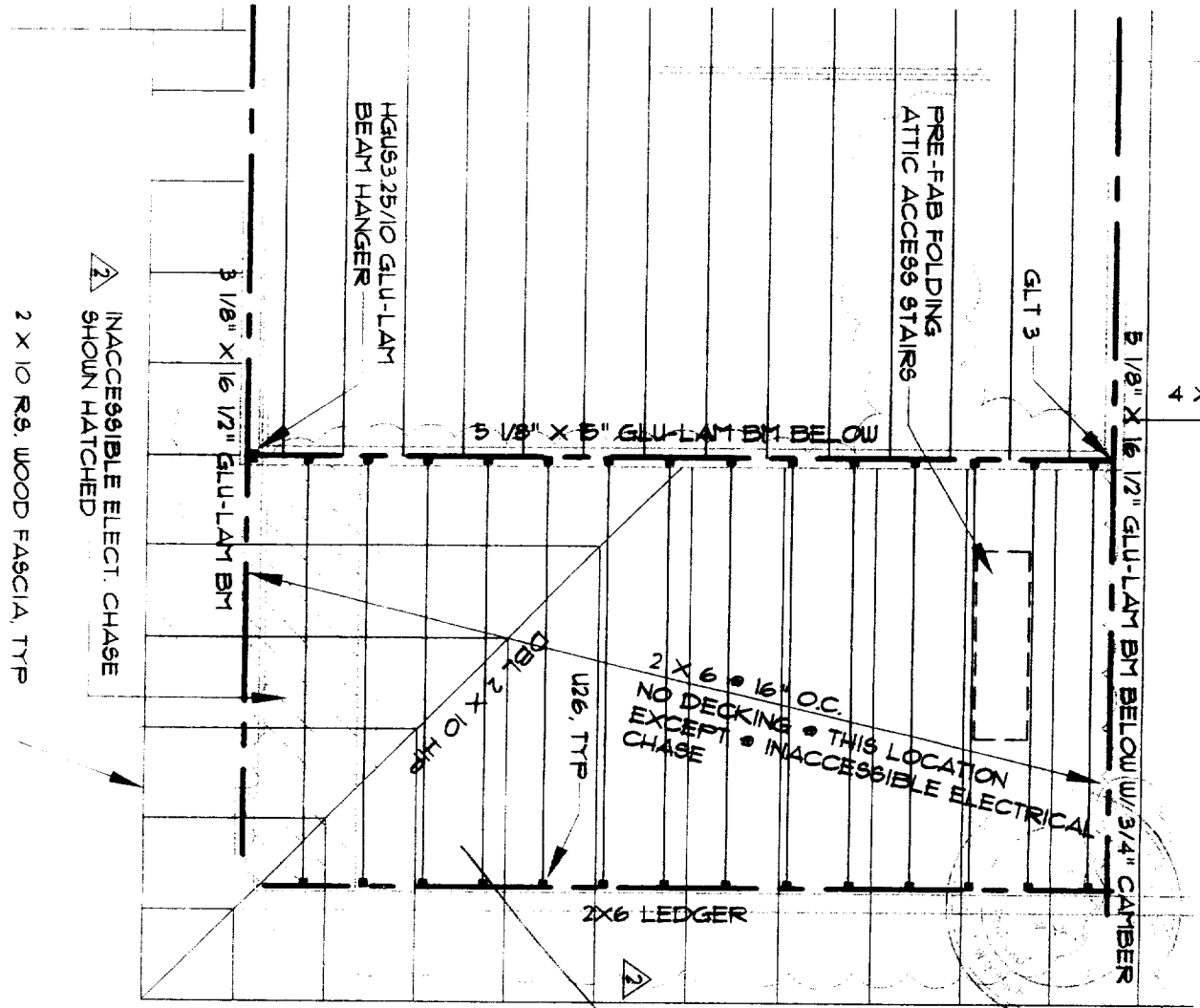
DESCRIPTION: (30 SPACES)																	

DESCRIPTION: (30 SPACES)																	

DESCRIPTION: (30 SPACES)																	

PREPARED BY: NAME JUDY ELIAS PHONE 2645 11 TOTAL 220.00

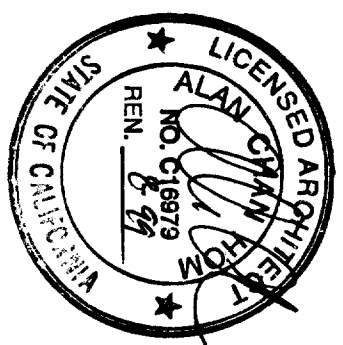
DEPARTMENT/DIVISION Utilities BUS SERVICES DATE 5 17 99



2 X 10 R9, WOOD FASCIA, TYP

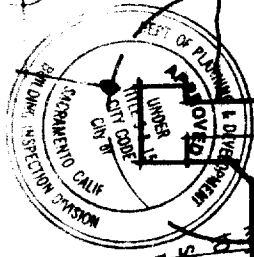
INACCESSIBLE ELECT. CHASE
SHOWN HATCHED

NO DECKING • THIS LOCATION
EXCEPT • INACCESSIBLE ELECTRICAL
CHASE



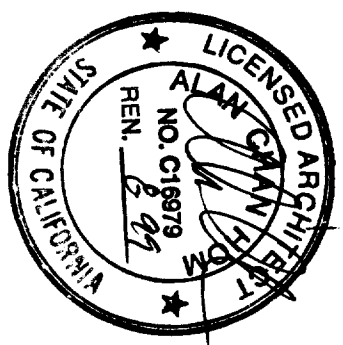
Handwritten notes:
 NO Deck
 NO Floor
 Matt 8-5/27/99
 6/1/00
 etc.

It is the responsibility of the contractor to ensure that all work is done in accordance with the approved plans and specifications. The approval of this plan and specification shall not be held to permit or approve the violation of any City Ordinance or State Law.

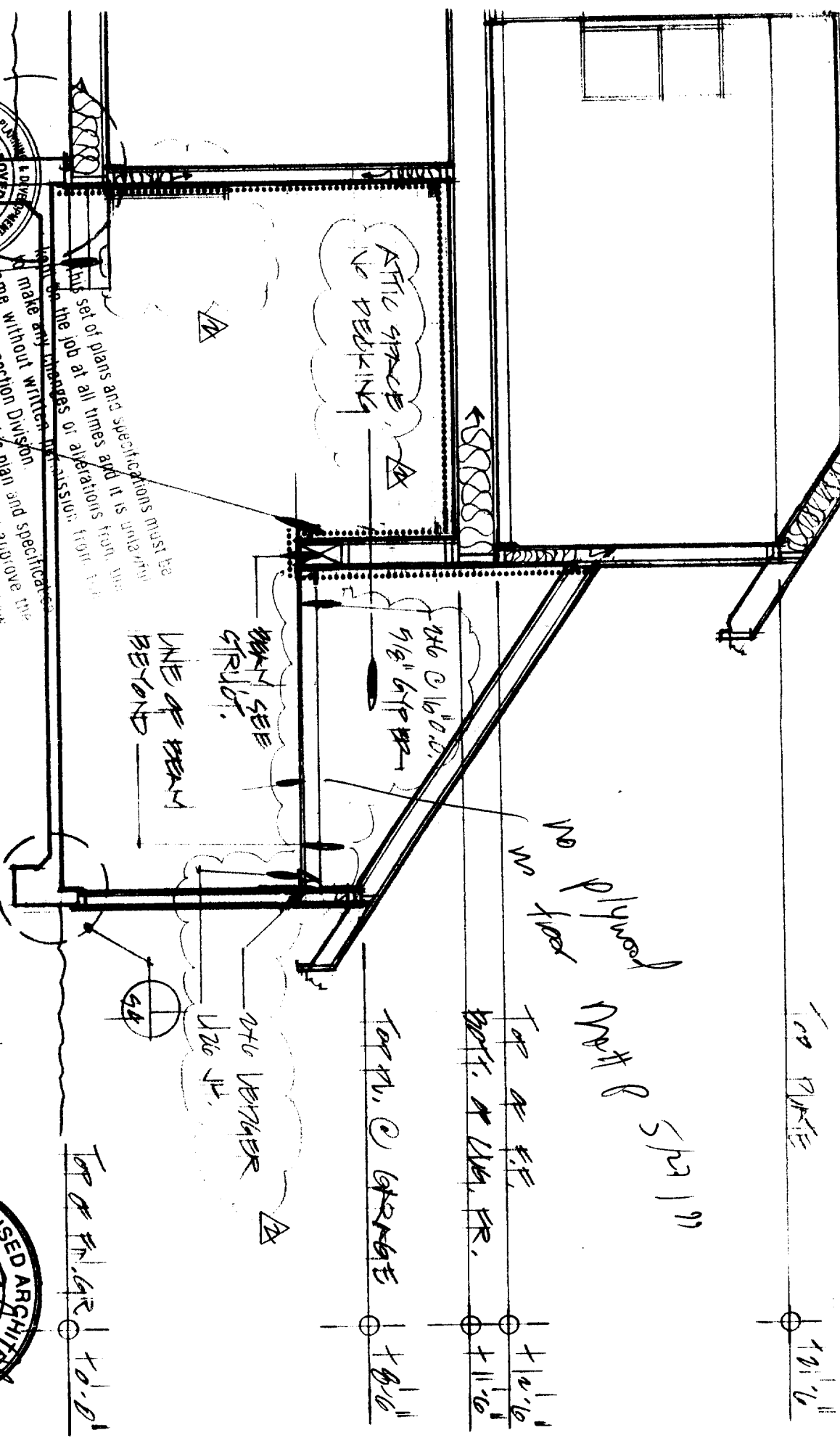


make any changes to this set of plans and specifications must be made at all times and it is understood that the contractor shall be held responsible for any alterations or additions to the original set of plans and specifications. The contractor shall not be held responsible for any violation of any City Ordinance or State Law.

5/8" FIRE 1" x 1" SP BR GALL NAILS
 @ 12" O.C. GARAGE FOR -FR
 SEPARATION BETWEEN GARAGE
 & HOUSE DETACHED BY (.....)
 WOOD STUDS: 2 R. @ 12" O.C. 2 T. @ 12"



50:1/4



TOP OF GARAGE

+ 10' 0"

NO PLYWOOD
 NAIL # 8
 5/8" x 1"

NO 2x4 JOIST

TOP OF FR.
 TOP OF FR.
 TOP OF FR.

+ 11' 0"
 + 12' 0"

TOP OF GARAGE

+ 9' 0"

2x10 LINGER
 1/2" x 12"

+ 10' 0"

LINE OF BEAM
 BEYOND



TOP OF FR. GAR. TO O.D.

RESIDENTIAL SCREENING FORM

PLAN CHECK PERMITS

ADDRESS 7735 River Landing Dr.

P.C.# _____

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 R1
- 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. _____

- | | |
|---|--|
| <input checked="" type="checkbox"/> SQUARE FOOTAGE VERIFIED | <input type="checkbox"/> FEES CORRECTLY CALCULATED |
| <input checked="" type="checkbox"/> SCHOOL IMPACT FEE FORM COMPLETED | <input type="checkbox"/> ADDRESS _____ |
| <input type="checkbox"/> 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"/>	6/15/98	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. _____

- | | |
|---|---|
| <input type="checkbox"/> CERTIFICATE OF WORKER'S COMPENSATION | <input type="checkbox"/> TRUSS CALCULATIONS |
| <input type="checkbox"/> OWNER/BUILDER FORMS | <input type="checkbox"/> SEWER WAIVER FORM |
| <input type="checkbox"/> EXHIBIT ONE/AUTHORIZATION TO SIGN | <input type="checkbox"/> A-99 FLOOD WAIVER FORM |
| <input type="checkbox"/> SCHOOL IMPACT FEE RECEIPT | <input type="checkbox"/> TITLE 24 APPROVAL |
| <input type="checkbox"/> OTHER _____ | |

SCHOOL FEE

X APPLICANT NOTIFICATION (PLANCHECK)

DATE _____ INIT. _____

APPLICANT NAME _____