

**CITY OF SACRAMENTO**

**1231 I Street, Sacramento, CA 95814**

**Permit No: 9804567**

**Insp Area: 3**

**Site Address: 2660 DONNER WY SAC**

**Parcel No: 0130213005**

**Sub-Type: NSFR**

**Housing (Y/N): N**

**CONTRACTOR**

**OWNER**

**FAIRLEY GERALD B/LINDA  
CLARKSBURG CA**

95612

**ARCHITECT**

**Nature of Work: NEW SFD W/ DETACHED GARAGE**

**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-1 License Number 307008 Date 6/18/98 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);

\_\_\_\_\_, 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 \_\_\_\_\_ Owner 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.

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 6/18/98 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 STATE FUND Policy Number 10-1-98 / 1150929-97

\_\_\_\_\_, (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 6/18/98 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.**

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INS. CO.  
AND WHEN RECORDED MAIL TO:  
Michael Lee  
Carol Lau  
Tue Lon Lau  
Shee Yuen Lau  
1 Sepalo Court  
Sacramento, CA 95823

Recorded in the County of Sacramento  
John Dark, Clerk/Recorder



7.00

199805292224 2:58pm 05/29/98

604 13006047 13 16  
R02 1 02 DTT Paid 7.00 0.00 0.00 0.00 0.00  
0.00 0.00

Space Above This Line for Recorder's Use Only  
A.P.N.: 013-0213-005-0000 Order No.: 252834KB Escrow No.: 252834KB

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$74.80 & CITY \$187.00  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale,  
 unincorporated area;  City of Sacramento, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,

**Richard Wood and Julia Wood, Husband and Wife**

hereby GRANT(S) to  
**Michael Lee and Carol Lau, Husband and Wife and Tue Lon Lau and Shee Yuen Lau, Husband and Wife all as Joint Tenants**

the following described property in the City of **Sacramento**, County of **Sacramento** State of California;

**LOT 4, AS SHOWN ON THE "PLAT OF SOUTH CURTIS OAKS SUBDIVISION NO. 1", RECORDED IN THE OFFICE OF THE COUNTY RECORDER, SACRAMENTO COUNTY, JANUARY 26, 1920, IN BOOK 15 OF MAPS, MAP NO. 48.**

Richard Wood  
Richard Wood  
Document Date: May 11, 1998

Julia Wood  
Julia Wood

STATE OF CALIFORNIA )  
COUNTY OF Sacramento ) SS  
On May 14, 1998 before me, Margaret M. McIntyre  
personally appeared Richard Wood & Julia Wood  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Margaret M. McIntyre

This area for official notarial seal.

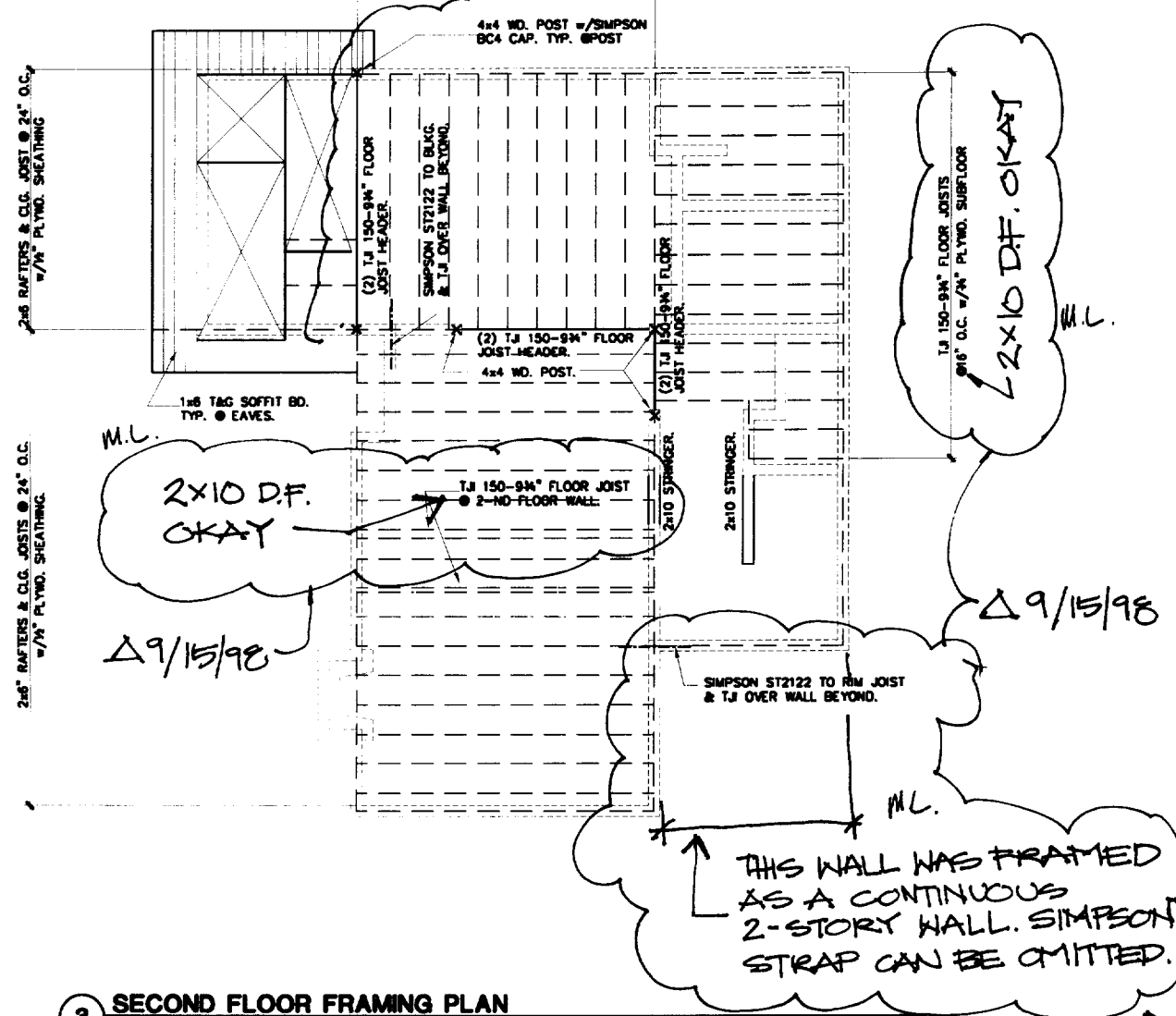


REVIEW COMMENT #3

M.L.

TJI 150'S CAN BE SUBSTITUTED WITH D.F. 2X10 AT ALL LOCATIONS

Δ 9/15/98

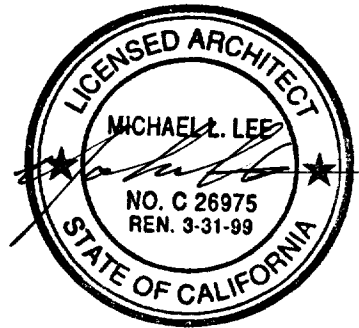


3 SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

NOTE: FLOOR DIAPHRAM: 3/4" CD-x w/10d@8" O.C. EDGE NAILING & 12" O.C. FIELD NAILING.

REVIEW COMMENT #7



RESIDENTIAL SCREENING FORM

PLAN CHECK PERMITS

ADDRESS 2660 Donner Wy

P.C.#

I APPLICATION COMPLETE (COUNTER)

DATE 6/27/98 INIT. g

- 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
- SCHOOL IMPACT FEE FORM COMPLETED
- WATER & SEWER FEES VERIFIED FOR INFILL CREDITS AND EXISTING TAPS
- FEES CORRECTLY CALCULATED
- ADDRESS

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"/>	<u>6/16/98</u>	<u>J.D.C.</u>
LIFE SAFETY	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
STRUCTURAL	<input checked="" 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
- \_\_\_ OWNER/BUILDER FORMS
- \_\_\_ EXHIBIT ONE/AUTHORIZATION TO SIGN
- \_\_\_ SCHOOL IMPACT FEE RECEIPT
- \_\_\_ OTHER
- \_\_\_ TRUSS CALCULATIONS
- \_\_\_ SEWER WAIVER FORM
- \_\_\_ A-99 FLOOD WAIVER FORM
- \_\_\_ TITLE 24 APPROVAL

SCHOOL FEE

X APPLICANT NOTIFICATION (PLANCHECK)

DATE \_\_\_\_\_ INIT. \_\_\_\_\_

APPLICANT NAME \_\_\_\_\_



SRCSD

FACSIMILE TRANSMITTAL: PLEASE DELIVER IMMEDIATELY

NUMBER OF PAGES: one

DATE: December 5, 1997

RECEIVING FAX: 264-7046

SENDING FAX: (916) 875-6253

TO: **BARBARA LARSEN**  
CITY OF SACRAMENTO

FROM: HOWARD RICHMOND      PHONE NUMBER: (916) 875-6679  
CUSTOMER SERVICE, WATER QUALITY DIVISION ENGINEERING

SUBJECT: SEWER FACILITY IMPACT FEES      2660 DONNER  
APN: 013-0213-005

Plan Check - ?

Replacing the former residence on this parcel with another residence does not exceed the site entitlement to impact the sewer system. There is no additional Sewer Facility Impact Fee due for this project.

Cc: Mike Lee



**City of Sacramento Development Services Division  
Planning and Zoning Information Request**

Project Address: 2660 Donner Way

Assessor's Parcel Number: 013-6213-005

Current Land Use: R-1 Vacant

Description of Request/Proposed Use:

New single family dwelling

Zoning Designation: R-1

Prior Applications for Project Site(P#,Z#,DRPB#): \_\_\_\_\_

Comments: no issues - consistent  
with setback & lot coverage  
requirements.

Are There Any Planning Issues?: (Circle One) YES  NO

Site Plan Check Required? (Circle One) YES  NO

Design Review/ Preservation Required?: (Circle One) YES  NO

Planning Review by/Date: [Signature]

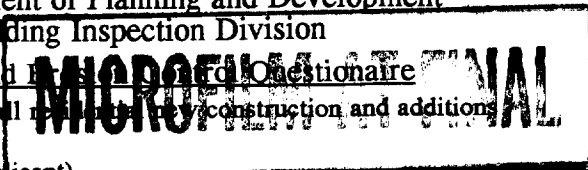
5-21-98

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

Department of Planning and Development  
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all new construction and additions



PART I (To be completed by applicant)

Site Address 2060 DONNER WAY A.P.N. 013-0213-005-000

Applicant Information

Name MICHAEL LEE  
Address #1 SEPALO CT.  
SAC, CA. 95823  
Phone 453-1234

Project Information (Check One)

Single Family Dwelling  X  
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 MICHAEL LEE Title OWNER

Signature [Signature] Date 5.27.98  
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: 6-16-98

Building permit #: 98-45678

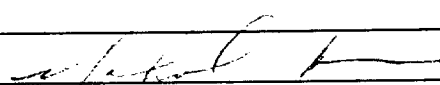


White Copy - Permit Jacket  
Yellow - Utilities  
Pink - Bldg. Div.



# SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

## CERTIFICATION OF COMPLIANCE

### SCHOOL DISTRICT DEVELOPMENT FEES

PROPERTY OWNER'S NAME		MICHAEL LEE	
OWNER'S ADDRESS		# 1 SEFALO COURT	
PROJECT ADDRESS		2660 Donmarway	
PARCEL NUMBER	013-0213-005	LOT NUMBER	
SUBDIVISION NAME			
NUMBER OF UNITS			
APPLICANT'S SIGNATURE			
TITLE OF APPLICANT		OWNER	
DATE	MAY 10, 1998	TELEPHONE NUMBER	(916) 427-3510
PLAN IDENTIFICATION NUMBER			
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		1490 S.F. Previous dwelling approx 1500 S.F.	
SIGNATURE			
TITLE		DATE	
KIDG Inspector		6-4-98	
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT			
DISTRICT CERTIFICATION NUMBER		60377	
EXEMPT SECTION 66011 COMMENTS EXEMPTION - DESTROYED BY FIRE REPLACEMENT <span style="float: right;"># 452</span>			
RESIDENTIAL / APARTMENT / ETC.	1490	SQ. FT. X \$	φ = \$ exempt
COMMERCIAL / INDUSTRIAL		SQ. FT. X \$	= \$
OTHER FEE		TYPE	SQ. FT. X \$ = \$
TOTAL FEES COLLECTED.....			\$ φ
<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>			
SIGNATURE			
TITLE		DATE	
CIVIC CENTER PERMITS		6/18/98	

91a:certcomp

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