

CITY OF SACRAMENTO

Permit No: 9804636

1231 I Street, Sacramento, CA 95814

Insp Area: 1

Site Address: 2416 18TH ST SAC

Sub-Type: NCOM

Parcel No: 0090266013

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

GREWAL RANJIT S.
6190 ALLENPORT WAY
SACRAMENTO, CA

95831

HENRY F. YEE A.I.A. & ASSOCIATES

Nature of Work: NEW RETAIL/ RESTAURANT SHELL BLDG

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.)

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 Aug 10, 98 Owner Signature Ranjit S. Grewal

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 Aug 10, 98 Applicant/Agent Signature Ranjit S. Grewal

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 Aug 10, 98 Applicant Signature Ranjit S. Grewal

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**

98-24636C

**DEVELOPMENT SERVICES DIVISION
PERMIT SERVICES DIVISION**

1231 I Street, Rm. 200
Sacramento, CA 95814

(916) 264-7619 FAX 264-7046

→ Applicant must complete ALL Unshaded areas ←

PC # 6137 AREA # 1C

ADDRESS 2416 18TH ST. Suite _____
PARCEL # 009-0266-022

<p align="center">CONTACT</p> <p>Name <u>ARCHITECT</u> Address _____ Zip _____ Phone _____ FAX _____</p>	<p align="center">LICENCED CONTRACTOR</p> <p>Name _____ Lic No. # _____ Address _____ Zip _____ Phone _____ FAX _____</p>
<p align="center">ARCHITECT/ENGINEER</p> <p>Name <u>HENRY F. YEE</u> Address <u>3050 FITE CIRCLE SUITE 208</u> <u>SACRAMENTO, CA.</u> Zip <u>95827</u> Phone <u>(916) 368-4206</u> FAX <u>368-4202</u></p>	<p align="center">OWNER/TENANT</p> <p>Name <u>RANJIT S. GREWAL</u> Address <u>6190 ALLEN PART WAY</u> <u>SACRAMENTO CA</u> Zip <u>95831</u> Phone <u>(916) 422-6169</u> FAX <u>(916) 422-6169</u></p>

→ Will the permittee have any employees on the jobsite? Yes No

→ If yes, WORKER'S COMPENSATION POLICY # _____ EXPIRATION DATE: _____

NAME OF INSURANCE COMPANY: _____

NATURE OF WORK IN DETAIL:

CONSTRUCT NEW RETAIL STORES
REQUEST EXPEDITE REVIEW BY JULY 1, 1998
FOUNDATION PERMIT
New Shell Bldg Retail / Restaurant

DBA: _____				VALUATION: _____						
FLOOD STATUS: <u>A-99</u>				S.C.A.T. X-1 X-11 X-12 X-29 X-30						
JOB DESCRIPTION		BLDG	<u>SHEL</u>	APT	TI()	REM()	SW	FIRE	ADD	OTH
INSP. DISCIPLINES		<u>BLDG</u>	<u>MECH</u>	<u>PLUMB</u>	<u>ELEC</u>	<u>SITE</u>	<u>FIRE</u>			
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. <u>YN</u>	Fed Code	Vio. File		
<u>1</u>		<u>3988</u>	<u>C-2</u>	<u>M/AS</u>	<u>VN</u>	Spr Alarm	<u>18</u>	<input checked="" type="checkbox"/>		
<u>B 4</u>	<u>L 2</u>	<u>P 2</u>	<u>M 2</u>	<u>E 5</u>	<u>F 3</u>	<u>S</u>	<u>D</u>	<u>R</u>		
<u>JT</u>	<u>JT</u>	<u>DD</u>	<u>DD</u>	<u>GMC</u>	<u>EHC</u>					

COMMENTS: Elec Need T-24 Lighting Forms

RECEIVED

JUN 02 1998

Building Inspection Division

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No

CITY OF SACRAMENTO
BUILDING INSPECTION DIVISION
APPLICATION FOR BUILDING PERMIT - HAZARDOUS MATERIAL SURVEY

As Required by Assembly Bill #3205 - A Building Permit Cannot be Approved Without This Completed Form

1. Business Name: NEW RETAIL STORES Phone: _____

Site Address: 2416 - 18th St SAC 95804 Suite: _____
(Street) (Zip)

Business Owner/Representative: RANJIT S GREWAL Phone: 422-6169

Nature of Business: RETAIL STORES & RESTAURANT

Property Owner: RANJIT S. GREWAL Phone: (916) 422-6169

Address: 6190 ALLENPORT WAY SACRAMENTO 95831 Suite: _____
(Street) (City) (State) (Zip)

2. Are you developing an undetermined tenant space? Yes No Is this permit for a shell building? Yes No

Notify lessee of the responsibility to coordinate with the Fire Department regarding the use and handling of hazardous materials.

3. Does/Will your business generate hazardous waste? Yes No

4. Does/Will your business handle, store or transport any solid, liquid, or gaseous chemicals? Yes No

CONSULT THE EPA CHEMICAL LIST LOCATED AT THE BUILDING DIVISION COUNTER FOR HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS TO COMPLETE THE FOLLOWING QUESTIONS.

If you answered "YES" to questions #3 and/or #4 above, continue on to questions 5 - 8.

5. Do you handle, store, or transport 55 gallons, 500 pounds, or 200 cubic feet (at Standard Temperature or Pressure) of a product or formulation containing hazardous materials at any one time? Yes No

6. Do you handle, store or transport any amount of acutely hazardous materials? Yes No

7. Is/Will your business be located within 1,000 feet of a school? Yes No

If you answered "yes" to questions #6 and/or #7, complete the RMPP informational sheet.

8. Is/Will your business be located within 1,000 feet of a hospital, and/or long-term healthcare facility? Yes No

IF YOU ANSWERED "YES" TO QUESTION #3 AND/OR #4, PLEASE CONTACT THE CITY OF SACRAMENTO FIRE DEPARTMENT LOCATED AT 1231 I STREET, SUITE 401, SACRAMENTO, CA OR CALL 449-5416.

Prior to issuance of a certificate of occupancy, each business owner(s) shall contact the City of Sacramento Fire Department and comply with the Health and Safety Code regarding the use and handling of hazardous materials.

PENALTY: Any business that violates Section 25531-25541 of the Health and Safety Code shall be civilly liable to the administering agency in an amount of not more than two thousand dollars (\$2,000) for each day in which the violation occurs. If the violation results in, or significantly contributes to, an emergency, including a fire, the business shall also be assessed the full cost of the city emergency response, as well as the cost of cleaning up and disposing of the hazardous materials. Additional liability and punishment may be assessed for knowing a violation after reasonable notice of the violation.

Applicant's Name: RANJIT S. GREWAL
(Print)
Ranjit S. Grewal 08/10/98
(Signature) (Date)

BID Use Only: Plan Ck# <u>6137</u> Permit # <u>98-07636</u>	
OK to issue prmt? <input checked="" type="checkbox"/> <u>08-10-98</u> init date	F.D. Appr Req'd? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hold on Certificate of Occupancy? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Fire Dept. Use Only:	
OK to issue permit? init _____ date _____	
OK to issue Certificate of Occupancy? init _____ date _____	

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) NO

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 _____ 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 _____ 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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Signed Royce J. [Signature]

Job Address 2416 - 18th St SAC 95814 Date Aug 10, 88

Permit No.: _____

City of Sacramento
Water and Sewer Service Quotation

FY 98/99

Date: 06-Aug-98	Time: 03:50:43 PM	Building Permit No.: B 98-60	Plan Check No.: 6137
Address: 2416 18th Street		Parcel no.: 009-0268-013, 014, 015	
Description: Commercial Development			
Subdivision Map: unknown		Water Plan No.: unknown	
Estimate by: Dilley		Bldg. Insp. Reviewer: unknown	
Engineering Firm: Henry F. Yee & Associates			
Sewer Jurisdiction: City Sewer			
Comment No. 1 One 6" Sewer and one 6" drainage tap Comment No. 2 One 2" domestic tap and meter, 3/4 inch prorated development fee Comment No. 3 One 4" fire tap Comment No. 4 1998 tap fees, 1997 development fees			
TOTAL WATER DEV. FEES:	4,404.00	12.0 hrs x \$75 /hr =	900.00
TOTAL SEWER DEV. FEES:	556.00	or \$300.00 (whichever is greater)	
total on-site grading and drainage review fee:			900.00

Water Service Quotations

Main Size	Service Size	Description	Qty	Tap Fee/ea.	Meter Fee/ea.	Total Tap Cost	Dev. Fees
10	2"	Complete Service	1	1,865.00	610.00	2,475.00	4,404.00
10	4"	Tap Only	1	2,655.00	0.00	2,655.00	0.00
		No	1	Fire Hydrant:		0.00	
Total for Water:						5,130.00	
Acreage Charge:							0.00

Sewer Service Quotations

Main Size	Service Size	Description	Qty	St. (FT)	MH Fee/ea.	Tap Fee/ea.	Total Cost	Dev. Fees
8	6"	Complete Service	1	20	0	101.24	1012.40	278.00
8	6"	Complete Service	1	20	0	101.24	1012.40	278.00
Total for Sewer:							2,024.80	

Note: Total cost = Qty. x St/2 x Tap Fee + MH Fee

No Water Main Construction Charge: 0.00

Total For Address: 7,154.80

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.

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

PART I: TO BE COMPLETED BY APPLICANT			
PROPERTY OWNER'S NAME	RANJIT S. GREWAL		
OWNER'S ADDRESS	6190 ALLENPORT WAY SAC 95821		
PROJECT ADDRESS	2416 - 18th St SAC 95814		
PARCEL NUMBER		LOT NUMBER	
SUBDIVISION NAME			
NUMBER OF UNITS	1		
APPLICANT'S SIGNATURE	<i>Ranjit S. Grewal</i>		
TITLE OF APPLICANT	Proprietor		
DATE	Aug 10, 98	TELEPHONE NUMBER	(916) 422-1167
PART II: TO BE COMPLETED BY BUILDING DEPARTMENT			
PLAN IDENTIFICATION NUMBER	6137		
BUILDING TYPE (CHECK ONE)	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> APARTMENT/CONDOMINIUM <input checked="" type="checkbox"/> COMMERCIAL/INDUSTRIAL		
SQUARE FEET OF CHARGEABLE BUILDING AREA	3738 S.F. - 1100# STAIRWAYS, etc.		
SIGNATURE	<i>W. [unclear]</i>		
TITLE	Bldg Insp III	DATE	
PART III: TO BE COMPLETED BY SACRAMENTO CITY UNIFIED SCHOOL DISTRICT			
DISTRICT CERTIFICATION NUMBER	0-4-11		
FEES COLLECTED	\$808.64		
RESIDENTIAL	SQ. FT. X \$	=	\$
APARTMENT/CONDOMINIUM	SQ. FT. X \$	=	\$
COMMERCIAL/INDUSTRIAL	2888 SQ. FT. X \$.28	=	\$ 808.64

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.

As the authorized school district official, I hereby certify that the requirements of Government Code Section 65995 have been complied with by the above signed applicant.

AUTHORIZED SCHOOL DISTRICT OFFICIAL:

Word Processing 91a.certcomp

SIGNATURE _____

TITLE _____

DATE 8/10/98



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

Project Address: 2418-2420 18th St.

Assessor's Parcel Number: 009-0266-022

Current Land Use: Vacant

Description of Request/Proposed Use:

New Retail Bldg.

Zoning Designation: C-2

Prior Applications for Project Site(P#,Z#,DRPB#): DR97-213

USE. OK

Comments: Check zoning reqs

+ comply w/ Design Review

Board approval conditions

FINAL PLANS TO BE REV'D BY LVIS BEFORE

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

ISSUANCE -
SEE ME!
- LVIS

Planning Review by/Date: W Tigour 5/29/98

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