

**CITY OF SACRAMENTO**

1231 I Street, Sacramento, CA 95814

Permit No: 9803979

Insp Area: 2

Site Address: 24 LAKE HARBOR CT SAC

Sub-Type: NSFR

Parcel No: 0311460032

LOT 32 MARINA COVE SUBD

Housing (Y/N): N

CONTRACTOR

MIGMAR DEVELOPMENT CORP  
6355 RIVERSIDE BL  
SACRAMENTO CA

95831

OWNER

L&P POWELL/TEICHERT  
8144 POCKET RD  
SACRAMENTO CA

95831

ARCHITECT

FONG KEVIN  
2 BLUE DUN CT  
SACRAMENTO

95831

Nature of Work: N SINGLE FAM . RES W/ATT GARAGE, 7 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 719684 Date 7/2/98 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 7/2/98 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 \_\_\_\_\_ 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 7/2/98 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.**

INSTALLATION CARD  
FIBER REINFORCED STUCCO

Nº 0107

Job Address \_\_\_\_\_

12345 Main Street

Orangevale, CA 95662

\_\_\_\_\_

ICBO Evaluation Service Inc.

Evaluation Report #4226

Date of Job Completion \_\_\_\_\_

**VISION PLASTERING**  
P.O. Box 1914  
Orangevale, CA 95662-1914  
(916) 987-3324

Approved contractor as issued by the coating manufacturer, La Habra Stucco

This is to certify the exterior coating system on the building exterior at the above address has been installed in accordance with the evaluation report specified above the manufacturer's instructions.

\_\_\_\_\_  
Signature of Vision Plastering Representative

1-9-93  
\_\_\_\_\_  
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) 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 \_\_\_\_\_ 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

Signed [Signature]

Job Address 44 Lake Harbor St. San CA Date [Signature]

Permit No.: 75531

(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 1000 AR Dr (copy) 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.

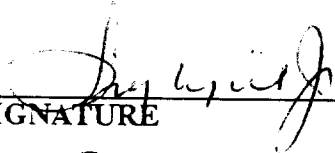
7. Severability. The undersigned expressly intend that, if any provision of this Agreement is held by a court of competent jurisdiction to be void or unenforceable, the remaining provisions shall not be affected and shall remain in full force and effect.

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: 5/7/18

  
\_\_\_\_\_  
SIGNATURE

President  
\_\_\_\_\_  
Title of Signatory if Signing for an Entity

ELI CAR Development Corp  
\_\_\_\_\_  
Name

655 Riverside Blvd Ste 2K  
\_\_\_\_\_  
Address  
Sacramento, CA 95831  
\_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Title of Signatory if Signing for an Entity

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address  
\_\_\_\_\_

# RESIDENTIAL SCREENING FORM

PLAN CHECK PERMITS

ADDRESS 214 Lake Harwood Ct.

P.C.# 9803979R

## APPLICATION COMPLETE (COUNTER)

DATE 2/10/98 INIT. BZ

- 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

## 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

## PLANS ACCEPTABLE (COUNTER)

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

- SITE PLAN
- ARCH. AND STRUCT. PLANS

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

## FLOOD ZONE SCREENING (COUNTER)

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

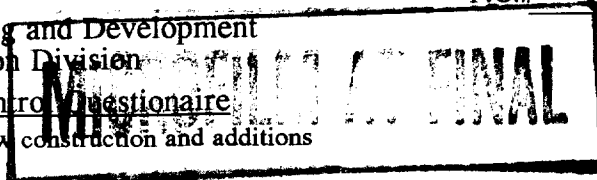
- EXEMPT COST (< \$50,000 AND < 50%)
- EXEMPT MISC.
- ZONE X
- ZONE A-99 (WAIVER ATTACHED)

- 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

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 24 Lakehurst Ct A.P.N. 031-1460-032

Applicant Information

Name McGAR Development Corp  
Address 255 Riverside Blvd  
Stockton CA 95211  
Phone 916 471-383

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  
How much fill? \_\_\_\_\_ Yards

Depth  Y \*  N  
Depth  Y \*  N

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 Ag. Looney / McGar Dev Corp Title President

Signature [Signature] 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: \_\_\_\_\_

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: \_\_\_\_\_ Date: \_\_\_\_\_

Building permit #: \_\_\_\_\_

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





G.D. Urke  
Plumbing

488-5959  
1505 MENDOTA WAY  
CARMICHAEL, CA 95608

All types - No job too small

F/P  
B B Q

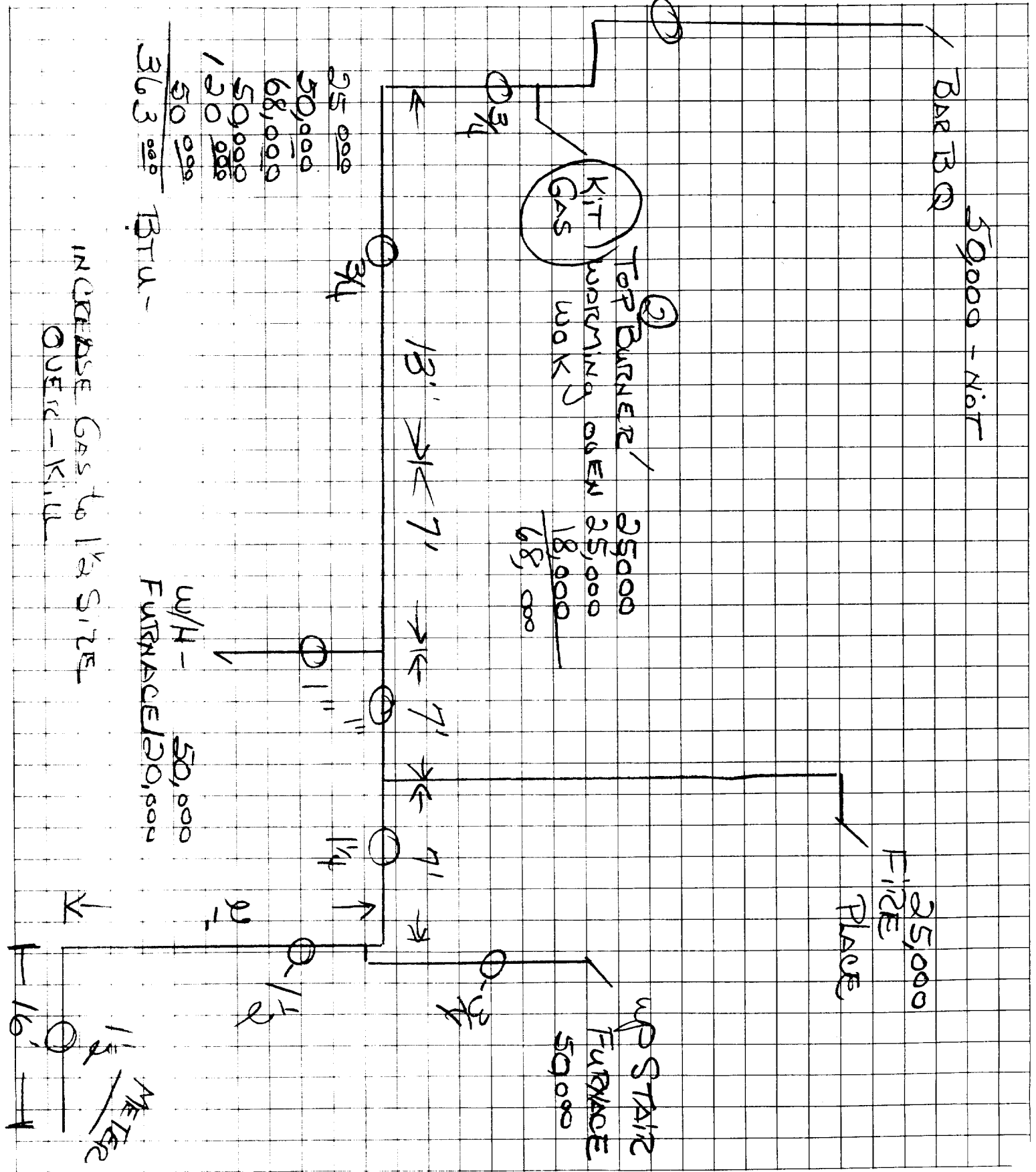
KIT  
w/H-

25,000
50,000
68,000
50,000
120,000
50,000
363,000

BTU-

w/H- 50,000  
FURNACE 120,000

INCREASE GAS TO 1 1/2 SIZE  
OVER-KILL



cb #4534

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

**CERTIFICATION OF COMPLIANCE**

SCHOOL DISTRICT DEVELOPMENT FEES

PROPERTY OWNER'S NAME *DAVID and Susie Low*

OWNER'S ADDRESS *7763 El Palo Way, Sacramento, CA 95831*

PROJECT ADDRESS *24 LAKE HARBOR Ct.*

PARCEL NUMBER *211 01460-032* LOT NUMBER *32*

SUBDIVISION NAME *Lake Harbor Subdivision MARINA Cove*

NUMBER OF UNITS *1*

APPLICANT'S SIGNATURE *[Signature] / H. G. M. Development Corp.*

TITLE OF APPLICANT *President*

DATE *7/1/98* TELEPHONE NUMBER *916 421 2383*

**PART II To be completed by BUILDING DEPARTMENT**

PLAN IDENTIFICATION NUMBER *98-03979-R*

BUILDING TYPE (CHECK ONE)

RESIDENTIAL       APARTMENT/CONDOMINIUM       COMMERCIAL/INDUSTRIAL

SQUARE FEET OF CHARGEABLE BUILDING AREA *3272 SF*

SIGNATURE *Barbara A. Fussen*

TITLE *Mgr Tech* DATE *5/12/98*

**PART III To be completed by SACRAMENTO CITY UNIFIED SCHOOL DISTRICT**

DISTRICT CERTIFICATION NUMBER	EXEMPT	COMMENTS
	RESIDENTIAL / APARTMENT / ETC.	<i>3272</i> SQ. FT. X \$ <i>1.72</i> = \$ <i>5627.84</i>
	COMMERCIAL / INDUSTRIAL	_____ SQ. FT. X \$ _____ = \$ _____
	OTHER FEE	TYPE _____ SQ. FT. X \$ _____ = \$ <i>(942.00)</i>
	TOTAL FEES COLLECTED.....	\$ <i>4685.84</i>

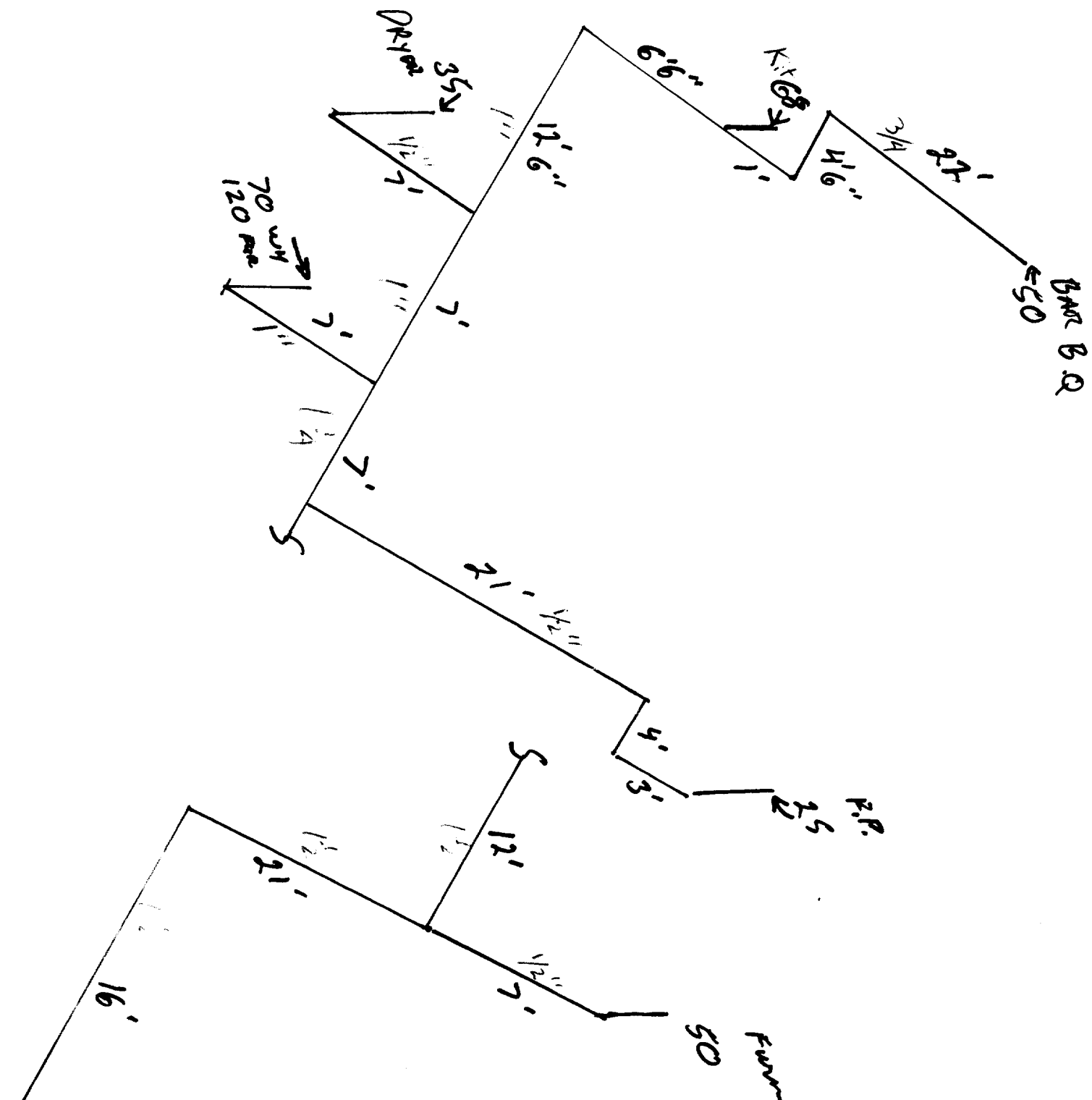
This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

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.

**AUTHORIZED SCHOOL DISTRICT OFFICIAL**

SIGNATURE *Shannon K. Lynch*

TITLE *Clerical Specialist* DATE *7/1/98*



CF 50,000 46  
 EV 29,000 25  
 WH 10,000 6.4  
 DF 120,000 10.4  
 D 35,000 3.2  
 K 65,000 2  
 B 50,000 4.5  
 B 418,000 381  
 A 118

Motor