



CITY OF SACRAMENTO

www.cityofsacramento.org
 Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
 Inspection Request: 1-916-808-7622

Downtown Permit Center
 New City Hall
 915 I Street, 3rd Floor
 Sacramento, CA 95814

North Permit Center
 2101 Arena Blvd., Suite 200
 Sacramento, CA 95834

Permit No. 0514678
 Date Applied 09/21/2005
 Type Commercial
 Subtype New Building
 Category Retail Store

Permit Address 5701 BROADWAY SACRAMENTO CA
 Site Location 57th and Broadway

Parcel No. 01103010260000

Owner PACIFIC BROKERAGE INC
 587 YGNACIO VALLEY RD
 WALNUT CREEK, CA

Applicant HENRY F YEE
 HENRY F YEE
 3090 FITE CR SUITE 203
 SACRAMENTO CA
 916-422-0379

Valuation \$ 0.00

| Fee Items | # of Each | Amount |
|---|-----------|--------------------|
| Permit-Building-Com | 1 | \$2,280.45 |
| Plan Ck-Building Com | 1 | \$1,849.83 |
| Review-Engr - Utilities | 1 | \$300.00 |
| Review-Fire Department | 1 | \$243.20 |
| Review-Landscape | 1 | \$50.00 |
| Strong Motion | 1 | \$45.94 |
| Construction Excise Tax | 1 | \$1,750.02 |
| Bldg-Technology Surchar | 1 | \$165.21 |
| General Plan Surcharge | 1 | \$164.02 |
| Water Supply Test | 1 | \$110.00 |
| Housing Trust Fund - 247 | 9408 | \$9,408.00 |
| Park Development Impact Fee - 287 | 960 | \$960.00 |
| Housing Trust Fund Administration - 247 | 1 | \$50.00 |
| ESC - Building - 221 | 1 | \$100.00 |
| Public Work Deposit - 350 | 1 | \$300.00 |
| Total | | \$17,776.67 |

LICENSED CONTRACTOR'S 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: _____

OWNER-BUILDER DECLARATIONS
 I hereby affirm that I am exempt from the Contractor's License Law (C.L.L.) for the following reason (Sec. 7031.5 B&P 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/she is licensed pursuant to the provisions of C.L.L. Chapter 9 (commencing with Sec. 7000) of Division 3 of the B&P Code) or that he/she is exempt there from and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit subjects the applicant to civil penalty of not more than five hundred dollars (\$500):

I, as 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 B&P Code: The C.L.L. does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his 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 did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractor(s) to construct the project (Sec. 7044, B&P Code: The C.L.L. does not apply to an owner of property who holds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the C.L.L.)

I am exempt under Sec. _____ B & P.C. for this reason:
 Date: 3/16/07 Owner: Henry F Yee

WORKERS COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure, or a Certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec 3800, Labor Code).
 Policy Number: _____ Company: _____
 Certified copy is hereby furnished.
 Certified copy is filed with the city building inspection department or city _____ department.
 Date: _____ Applicant: _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to construction. I hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.
 Date: 3/16/07 Applicant or Agent: Henry F Yee

Description of Work:
 NEW 6,400 RETAIL BUILDING AND SITE WORK

Paid
 CITY OF SACRAMENTO

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS. 16 2007

NEIGHBORHOODS PLANNING
 AND DEVELOPMENT SERVICES

CC: A411

APPLICATION FOR COMMERCIAL BUILDING PERMIT

CITY OF SACRAMENTO
 PLANNING & BUILDING DIVISION
 PERMIT SERVICES SECTION
 (916) 808-2534 FAX: (916) 808-7046

| | |
|----------------------------|------------|
| ACTIVITY # 14678 | Insp. Area |
|----------------------------|------------|

Applicant **MUST** complete ALL Unshaded Areas

ADDRESS: 5701 BROADWAY Suite: _____

PARCEL #: 011-0301-026 ; zone C2 not d/p/r

| | | | |
|---|--|---|--|
| <p align="center">CONTACT</p> <p>Name: _____ Street Address: <u>SAME AS</u> City/State/Zip: _____ Phone: <u>BELOW</u> E-Mail: _____</p> | | <p align="center">LICENSED CONTRACTOR Lic No. # _____</p> <p>Name: _____ Street Address: _____ City/State/Zip: _____ Phone: _____ E-Mail: _____</p> | |
| <p align="center">ARCHITECT/ENGINEER</p> <p>Name: <u>HENRY F. YEE</u> Street Address: <u>3090 FITE CIRCLE SUITE</u> City/State/Zip: <u>SACRAMENTO, CA 95820</u> Phone: <u>422-0379</u> E-Mail: _____</p> | | <p align="center">OWNER</p> <p>Name: <u>LINDA KUO</u> Street Address: <u>6720 RIVERSIDE BLVD</u> City/State/Zip: <u>SACRAMENTO, CA. 95831</u> Phone: <u>427-2872</u> E-Mail: _____</p> | |

⇒ Will permittee have any employees on the jobsite? No Yes ⇒ Insurance Co.: _____

⇒ WORKER'S COMPANSATION POLICY # _____ EXPRATION DATE: _____

NATURE OF WORK IN DETAIL: RETAIL STORES SHELL

OCCUPANT/TENANT: RETAIL STORES SHELL VALUATION \$300,000

| FLOOD STATUS: | | | | S.C.A.T. | | | | | | |
|------------------------|-------------|--------|----------|------------|------------|-----------------|-------|----------|----------|-------------|
| JOB DISCRPTION | BLDG | SHELL | APT | TL | REM | SW | FIRE | ADD | OTH | |
| INSPECTION DISCIPLINES | | | | MECH | PLUMB | ELEC | | SITE | FIRE | |
| # Stories | 1" Fir Area | Yes/No | Use Code | Occp Group | Const type | Fire Req. Y / N | | Fed Code | Vio. [H] | File [Quad] |
| | | | | | | SPR | ALARM | | | |
| B | L | P | M | E | F | S | | D | PW | UTIL |

COMMENTS: _____

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT: Yes No

WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS? Provided Faxed

March 15, 2007

City of Sacramento
Department of Planning and Building
North Permit Center
2101 Arena Building No. 200
Sacramento, CA 95834-2303

PLANNING AND BUILDING DEPARTMENT

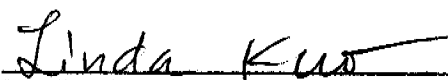
We, the undersigned (Legal Owner of Record), hereby grant permission to

HENRY F. YEE, ARCHITECT
3090 FITE CIRCLE, SUITE 203
SACRAMENTO, CA 95827

to obtain a building permit for:

RETAIL STORES
5701 BROADWAY
SACRAMENTO, CA 95820

OWNER OF RECORD


LINDA KUO
6720 RIVERSIDE BOULEVARD
SACRAMENTO, CA 95831



CITY OF SACRAMENTO

New City Hall
915 I Street, 3rd Floor
Sacramento, CA 95814

www.cityofsacramento.org

Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
Inspection: 1-916-808-7622

North Permit Center
2101 Arena Blvd., Suite 200
Sacramento, CA 95834

OWNER BUILDER VERIFICATION

1. Check one below - I or my immediate family (parent, spouse, or child) will perform:

- A - [X] all the work authorized by this permit.
B - [] a portion of the work.
C - [X] none of the work.

If B or C is checked, complete 2 or 3 below.

2. A State licensed contractor (*) will be hired to do:

- [X] all of the authorized work. [] a portion of the authorized work.

Name _____ Phone _____
Address _____
Type of Work _____

Name _____ Phone _____
Address _____
Type of Work _____

Name _____ Phone _____
Address _____
Type of Work _____

Name _____ Phone _____
Address _____
Type of Work _____

3. [] I will utilize unlicensed person(s) other than my immediate family to perform all or portions of the authorized work. A Certificate of Workers Compensation must be on file at this office.

I declare under penalty of perjury that the above is true and correct. I have read and understand the owner-builder information on the reverse side of this form.

Signed: Property Owner LINDA KUO (Printed name) Henry F. Yee (Signature) FOR LINDA KUO
Date MAR 16, 2007 Case No. Permit No. 0514678
Job Address 5701 Broadway

Note: * Information regarding unknown contractors or change in subcontractors shall be submitted to the Building Inspection field office.

COUNTY SANITATION DISTRICT 1
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

SEWER IMPACT FEE

PERMIT AND CALCULATION

12/10/07

APPLICATION NO: _____ BLDG PERMIT NO. *(SW) 2007-00164*

GENERAL INFORMATION
CITY OF Sacramento

THIS PERMIT GOOD ONLY WHEN
VALIDATED BY THE CASHIER
PAID
MAR 08 2007
02372

THIS PERMIT TO CONNECT EXPIRES
ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION BUILDING USE

| INSPECTION | | BUILDING USE | |
|-------------------|-----------------------|---|-----------------------------|
| CSD-1 | | RESIDENTIAL SF <input type="checkbox"/> | MF <input type="checkbox"/> |
| SRCSD <i>1305</i> | <i>\$ 2700</i> | COMMERCIAL USE | |
| CONSTRUCTION | | <i>6,400 SF</i> | |
| IN-LIEU | | <i>Retail</i> | |
| | | | |
| TOTAL FEE | <i>\$ 2700</i> | | |

APN: *011-0301-026*

DESCRIPTION/
SUBDIVISION _____ LOT: _____

PROPERTY ADDRESS *5700 Broadway*

OWNER *Chen Chen Ming*

MAILING ADDRESS *6720 Riverside Blvd*

CITY-STATE-ZIP *Sacramento, CA 95831* PHONE _____

ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.

APPLICANT SIGNATURE _____

CONSOLIDATED UTILITY BILLING USE ONLY

ACCT *Henry F. Yee* INPUT _____ START _____

RECEIPT

Certification of Compliance
School District Development

Part I—To be completed by the APPLICANT

Owner's Name/Address LINDA KUO
Project Address 5701 BROADWAY
Parcel Number 011-0301-026 Lot No. _____
Subdivision Name _____ No. of Units _____
Applicant's Signature Henry F. Yee Title ARCHITECT
Phone No. 916 422-6379 Date MAR 08, 2007

Notice to Applicant: Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

Part II—To be completed by the BUILDING DEPARTMENT

Plan Identification Number #0514673
Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
Square Feet of Chargeable Building Area 146
Signature/Title [Signature] Date 3/7/07

Part III—To be completed by the SCHOOL DISTRICT

School District SCUSD Certificate No. 11614
 Exempt Comments _____
Residential/Apartment/etc. _____ Square ft. x \$ _____ = \$ _____
Commercial/Industrial 6400 Square ft. x \$ 230 = \$ 1472000
Total fees collected..... = \$ 2304.00

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 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.

Signature [Signature] Date 3/8/07

White & Canary—School District • Pink—Building Department • Goldenrod—Applicant

SCUSD
OPERATIONS DEPT.
MAY 10 2007
RECEIVED

City of Sacramento
 Development Services Department
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

| | |
|---|---|
| ADDRESS: 5701 BROADWAY | APN: 011-0301-026 |
| DRPB AREA / PUD / SPD: NONE | ZONING: C-2 |
| EXISTING LAND USE: VACANT | |
| PROPOSED USE: NEW COMMERCIAL SHELL BUILDING | |
| PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW: | |
| <input type="checkbox"/> | Planning review is NOT required. |
| <input type="checkbox"/> | Use is NOT allowed; applicant CANNOT submit for plan check. |
| <input type="checkbox"/> | Requires APPLICATION(s): PC ZA IR ER DR PB Required Planning application must be approved <i>before</i> project can be submitted for plan check |
| <input type="checkbox"/> | Application(s) IN PROGRESS: File Number: Application must be approved before project can be submitted for plan check. |
| <input type="checkbox"/> | Application(s) COMPLETED: File Number & approval date: Building permit must conform to approved plans and comply with all conditions of approval. Do NOT accept applications for a building permit prior to the end of the 10-day appeal period. |
| <input checked="" type="checkbox"/> | Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit. |
| <input type="checkbox"/> | Meets setback & lot coverage requirements as shown on site plan provided. |
| <input type="checkbox"/> | Plans to be submitted have been stamped/signed by Planning counter staff. |
| <input checked="" type="checkbox"/> | Route to SITE for plan check and inspection. |
| <input type="checkbox"/> | Route to SITE for inspection only, plan check not required. |
| <input type="checkbox"/> | Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal. |
| CONDITIONS AND COMMENTS: NEW CONSTRUCTION COMMERCIAL SHELL BUILDING FOR RETAIL USE. USE IS ALLOWED. PARKING REQUIRED FOR 6400 SQ FT BUILDING IS 16 SPACES, 19 PROVIDED. SITE TO VERIFY. ALL SETBACKS OK. NO ADDITIONAL PLANNING ENTITLEMENTS APPARENT. NO DESIGN REVIEW APPROVAL REQUIRED, NOT IN DESIGN REVIEW DISTRICT. | |
| DATE: 09/21/05 | BY: BONNIE SURGEON |