

CITY OF GARDEN GROVE - DEVELOPMENT SERVICES DEPARTMENT

Inspection Requests: 714-741-5332

<u>.</u> l	· · · · · · · · · · · · · · · · · · ·		
PROJ	ECT/SITE/BUILDING DESCRIPTION	PROPOSED WOR	KK:
JOB Address	: 12331 HAGA ST	CHANGE-OUT (7) WINDOWS.	
Suite	: 73600		
PERMIT NO. Permit Type			
Type	: B21		
Owner	MISCELLANEOUS		
Applicant	: LAWRENCE LOUIS WHEELER : OWNER		
	: 12331 HAGA ST		
Phone	:	Prop c	
		FEES	
	: K10 : 05/20/04		
	: 21512109	111 20410 Danie	
		111 32410 Permit	1 86.7
Value :2	000	111 32401 issuance	1 35.0
Floor area :0		942 22130 General Plan	1 3.6
		080 32550 Cultural Arts	1 1.8
		TOTAL	127.2
		"	121.2
	INSPECTION RECORD		
APPROVAL	DATE INSPECTOR		
Pre Inspect			
Foundation	<u>, , , , , , , , , , , , , , , , , , , </u>		
Concrete Floo	Υ		
Reinforcing			
Masonry			
Roof Shtg			
Rough Frame 6	(15/04/)2		
Insul / Energ	У		
Drywall			
Lath 6/15/0	4		
Plas.Brown Ct	•		
Landscaping			
Pre Gunite			
Pre Deck			
Pre Plaster			
Planning Fina		AUTHORIZATION	J
		Issued Duriding	D .
Bldg Final \int	121 kg va	Issued By: jimc	Date
		DECLARATION	
Utility Notif	ied	I certify that I have read this application/pe	ermit and state that the
		information on all pages of this document is correall City and County ordinances and State la	ct. I agree to comply with
	* VALIDATION **********	construction, and hereby authorize representative	s of this City and County
RECEIVED BY C	y 2004 AT 16:56 AROLE 198.245.206.215/2 TRANS# 15:	to enter upon the above mentioned property for ins	pection purposes.
CASH PAID = \$	127.21 CASH RETURNED = \$0.00	Applicant's Signature	1. In 2 1
TOTAL PAID =	\$127.21	Applicant's Signature Au Car	and Cui a
		Print Name/RUCINITI DANCE	Date 5/25/64
*****	*******		

When recorded mail to City of Garden Grove Planning Division P.O. Box 3070 Garden Grove, CA 92842 Recorded in Official Records, Orange County Tom Daly, Clerk-Recorder



2005000026040 03:29pm 01/11/05

115 42 D05 3

3



OF LAND USE RESTRICTION

OWNER:

4

Trucanh Dang

SUBJECT PROPERTY:

12331 Haga Street

LEGAL DESCRIPTION:

AP # 215-121-09

CITY FILE NUMBER:

PA 3600

OWNER declares and says, under penalty of perjury, as follows:

- OWNER is the true owner of record of that certain real property described herein and referred to as SUBJECT PROPERTY.
- OWNER has applied for and requested of the City of Garden Grove, a Municipal corporation, the right to construct, develop and use on SUBJECT PROPERTY within said City in an R-1 (Single Family Residential) zone, to construct a one-story addition to an existing one-story single family residence.
- 3. The City approved the construction as described above. The approved floor plan of the residence is as follows:

The one-story dwelling consists of four (4) bedrooms, three (3) bathrooms, one (1) living room, one (1) family room, one (1) dining area, one (1) kitchen, one (1) laundry room, and a two-car garage. The number of open and enclosed parking spaces satisfies the code requirements inasmuch as there are four sleeping rooms. Should additional area be converted to sleeping rooms, additional garage facilities shall be provided.

4. To comply with the City's Municipal Code, the site and all improvements shall be utilized only as one single-family residence. At no time shall the property contain more than one dwelling unit and at no time shall any cooking facilities be provided within that dwelling unit except within the one approved kitchen. At no time shall there be more than four rooms within the dwelling unit utilized as sleeping rooms unless approved by the City of Garden Grove and additional parking spaces are provided pursuant to the Garden Grove Municipal Code. At no time shall the home be

operated as a boarding and lodging facility, nor shall any of the rooms in house be rented.

- 5. At no time shall any portion of the residence be converted into separate independent living quarters and at no time shall there be any private access to any part of the residence that would allow separate living quarters.
- 6. The approved floor plan is an integral part of the decision approving this Building Permit. There shall be no change in the design of the floor plan without the approval of the Community Development Department and issuance of necessary permits.
- 7. OWNER therefore covenants, agrees, and declares that subject property shall not be used contrary to the above condition, and he/she shall not permit, allow, or condone others to so.
- Owner hereby grants permission for appropriate City officials to enter the premises 8. from time to time for the purposes of determining compliance with the conditions and restrictions contained herein. Such inspections shall be conducted during normal working hours and after reasonable notice to the owner or tenant of the premises.
- 9. OWNER intends that this covenant, condition, and restriction shall run with the land and be binding upon owner, his/her heirs, assigns, and successors in interest for the benefit of the City of Garden Grove and the adjoining land owners and users and be a burden on SUBJECT PROPERTY so long as said property is utilized as a single family residence.
- 10. This covenant, condition, and restriction may be terminated by recording with the Office of the Orange County Recorder a Release of Land Use Restriction duly executed on behalf of the City of Garden Grove indicating the restriction is no longer necessary.
- OWNER further covenants and agrees that he/she shall execute this restriction and 11. notify any subsequent purchasers or tenants of SUBJECT PROPERTY of this restriction and execute all documents necessary to effectuate the intent hereof should there be any inconsistent use of subject property, the owner(s) shall be liable for the expenses to the City for the enjoining and abating, including reasonable attorney fees.

EXECUTED in the County of Orange, State of California on this 7th day of December 2004.

OWNER

Trucanh Dang

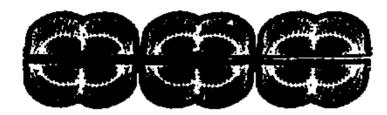
Luc Canh Somo

1/11/05

Land-Use Restriction – 121331 Haga Street

Page No. 2

CALIFORNIA



ALL-PURPOSE CONTRACTOR



ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF DRANGE
On 01/11/2005 before me, ELEONORE DUTICUS NAME, TITLE OF OFFICER - E.G., JANE DOE, NOTARY PUBLIC*
personally appeared, TRUCANH DANG
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. ELEONORE DUTKUS Z COMM. # 1433903 COMM. # 1433903
ORANGE COUNTY OF COMM. EXP. SEPT. 2, 2007 NOTARY PUBLIC SIGNATURE
OPTIONAL INFORMATION
TITLE OR TYPE OF DOCUMENT NOTICE AND DECLARATION OF LAND USE RESTRICTION
DATE OF DOCUMENT 12/07/2004 NUMBER OF PAGES 2
SIGNER(S) OTHER THAN NAMED ABOVE



CITY OF GARDEN GROVE - DEVELOPMENT SERVICES DEPARTMENT

Inspection Requests: 714-741-5332

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PROJ	ECT/SITE/BUILDING DESCRIPTION	PROPOSED WORK:	•
Suite PERMIT NO. Permit Type Type Owner Applicant	: 12331 HAGA ST : 77460 : BUILDING : B6 DWELLING ADDITIONS & ALTERATIO : DANG TRUCANH TRUST : OWNER : 12331 HAGA ST	695SF ADDITION/FAMILY ROOM/BED LAUNDRY RM/225SF COVERED PATIO	
Phone	:	FEES	
Date Parcel No	: K10 : 01/18/05 : 21512109	111 32509 Plan Check 111 32410 Permit 111 32401 issuance 111 32429 Strong Motion Fee (R 942 22130 General Plan 080 32550 Cultural Arts 111 32509 PLAN CHECK FEE CREDI 082 32350 DRAINAGE ASSESSMENT 111 32552 Parkway Tree Fee 630 32709 SANITARY DISTRICT FE	1 50.12 1 24.68 1 -407.31 9420 249.63 60 150.00 1 550.00
APPROVAL	INSPECTION RECORD DATE INSPECTOR	630 32701 GG USER FEE TOTAL	1 255.00 1923.92
Pre Inspect	75-10-05 Y 5-25-05 1-5-25		
Planning Fina	11	AUTHORIZATION	
Bldg Final 7	7-05 MAUSTN	Issued By: janetw Date	;
Utility Notif	* VALIDATION ************************************	DECLARATION I certify that I have read this application/permit information on all pages of this document is correct. I all City and County ordinances and State laws construction, and hereby authorize representatives of to enter upon the above mentioned property for inspection.	agree to comply with relating to building this City and County
RECEIVED BY A AMOUNT PAID \$ TOTAL PAID =	NGELAM 198.245.206.215/2 TRANS# 2 32177.17 BY CHECK#249 \$2177.17	Applicant's Signature ////////// Print Name / // ///////////////////////////////	1/18/05
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CFTY OF GARDEN GROVE - COMMUNITY DEVELOPMENT DEPARTMENT Plot Plan Form

Approved B			rease:	Assessor Parc	HAGA ST.	Tract & Lot	
Remarks:	7	1/12/05		Occupancy:	Const. Type:	7	- , .
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	the information h						

Date



PROJECT/SITE/BUILDING DESCRIPTION

CITY OF GARDEN GROVE - DEVELOPMENT SERVICES DEPARTMENT

PROPOSED WORK:

Inspection Requests: 714-741-5332

_	: 12331 HAGA ST	695SF ROOM ADDITION	
uite ERMIT NO. :	: : 77461		
2 L	: : E		
wner :	: DANG TRUCANH TRUST		
Phone	:	FEES	
ate	: K10 : 01/18/05 : 21512109	942 22130 GENERAL PLAN 080 32550 CULTURAL ARTS 111 32401 Issuance 111 32412 Residential Sq. Ft. TOTAL	1 2.00 1 1.00 1 35.00 695 34.75
Inderground Conduit Niring - Rough Heater Fixtures & Tr	INSPECTION RECORD im		
		AUTHORIZATION	
FINAL		Issued By: janetw Date_	
Utility Notif	ied 5/10/05 16.		
************* PAID ON 18 Ja RECEIVED BY A AMOUNT PAID \$ TOTAL PAID =	* VALIDATION ************************************	I certify that I have read this application/permit at information on all pages of this document is correct. I agi all City and County ordinances and State laws rel 202onstruction, and hereby authorize representatives of this to enter upon the above mentioned property for inspection Applicant's Signature	ree to comply with ating to building s City and County
*****	******	Dina Name of the de to Date	1110/05



CITY OF GARDEN GROVE - DEVELOPMENT SERVICES DEPARTMENT

Inspection Requests: 714-741-5332

PRO	JECT/SITE/BUILDING DESCRIPTION	N PROPOSED WORK:	•
JOB Address	: 12331 HAGA ST	695SF ROOM ADDITION	
Suite PERMIT NO.	:	COOM ADDITION	
Permit Type			
Туре	: H		
Owner	: DANG TRUCANH TRUST		
Applicant	: OWNER		
Appl Address	: 12331 HAGA ST		
Phone	:	Trette	
Insp Dist	: K10	FEES	
Date	: 01/18/05		
Parcel No	: 21512109	942 22130 GENERAL PLAN	1 2.00
		080 32550 CULTURAL ARTS	1 1.00
		111 32401 Issuance	1 35.00
		111 32418 FURNACE TO 100000 BT	1 18.00
		111 32418 VENT FAN TO SINGLE D	2 24.00
		111 32418 DUCTS	1 12.00
		moma z	
		TOTAL	92.00
APPROVAL	INSPECTOR INSPECTOR		
Furnace			
Furnace Vents	<u> </u>		
Gas Piping			
Duct Fan Vent			
Kitchen Hood	·		
Air Handl Uni	.t		
Evap Cooler_			
Boiler Comp			
Decor Appl	· · · · · · · · · · · · · · · · · · ·		
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FINAL >-7	-05 M AUSTN	AUTHORIZATION	
	 	Issued By: janetw Date	
Utility Notif	ied	DECLADATION	
****	* VALIDATION *********	DECLARATION I certify that I have read this application/permit and	ctute that the
PAID ON 18 Jan	n 2005 AT 16:56	oll City and County an	to comply with
RECEIVED BY A	NGELAM 198.245.206.215/2 TRANS#		City and County
TOTAL PAID = :	2177.17 BY CHECK#249 \$2177.17	to enter upon the above mentioned property for inspection pu	irposes.
		Applicant's Signature	
******	*******		71
		Print Name // ///////// Date /	118/03
			′ ′



PROJECT/SITE/BUILDING DESCRIPTION

General Information: 714-741-5307 CITY OF GARDEN GROVE - DEVELOPMENT SERVICES DEPARTMENT

PROPOSED WORK:

Inspection Requests: 714-741-5332

	: 12331 HAGA ST	695SF ROOM ADDITION	
Suite PERMIT NO. Permit Type	: 77463 :		
Type	: P		
Applicant			
Appl Address	: 12331 HAGA ST		
Phone	:	FEES	
-	: K10 : 01/18/05		
Parcel No	: 21512109	942 22130 GENERAL PLAN	1 2.00
		080 32550 CULTURAL ARTS	1 1.00
		111 32401 Issuance	1 35.00
		111 32415 WATER CLOSET, BIDET	1 8.50
		111 32415 Bath Tub	1 8.50
		111 32415 Lavatory	1 8.50
		111 32415 water piping -1st 10	1 25.00
		TOTAL	88.50
Ground Plumbing Rough Plumbing Gas Piping Gas Vent Sewer Main Drain Vacuum Lines Water Heater Backwash Water Lateral	5-10-05		
FINAL 7-7-6	05 M AUGTA	AUTHORIZATION	
		Issued By: janetw Date	
Utility Notif:	ied	DECLARATION	
PAID ON 18 Jan RECEIVED BY AN	* VALIDATION *************** n 2005 AT 16:56 NGELAM 198.245.206.215/2 TRANS 2177.17 BY CHECK#249 \$2177.17	I certify that I have read this application/permit information on all pages of this document is correct. I a all City and County ordinances and State laws r 202onstruction, and hereby authorize representatives of the to enter upon the above mentioned property for inspection	gree to comply with elating to building its City and County
و د چاپ د استان دارد دارد استان دارد دارد دارد دارد دارد دارد دارد دا		Applicant's Signature	-11-
***********	********	Print Name / / /////////// Date	1/15/05

CITY OF GARDEN GROVE - DEVELOPMENT SERVICES DEPARTMENT

Inspection Requests: 7/14-741-5332

PERMIT (PAGE 2 of 2)

TOTAL

	PRO.	JE	CT/SITI	E/BUII	LDING DESCRIPTION	
JOB	Address	:	12331	HAGA	ST	

PROPOSED WORK:

UPGRADE ELEC SERVICE TO 100 AMPS

Suite

PERMIT NO. : 78469

Permit Type :

Type

Owner : DANG TRUCANH TRUST Applicant : JASON THAI ELECTRICAL CONTRACT

: E

Appl Address : 4830 HALLOWELL AVE TEMPLE CITY, CA 91780

Phone : 626-641-3815

Insp Dist : K10
Date : 03/23/05
Parcel No : 21512109

FEES

942	22130	GENERAL PLAN		1	2.00
080	32550	CULTURAL ARTS		1	1.00
111	32401	Issuance		1	35.00
111	32412	SERVICE 600V,	200A M	1	30.00
тОт≀	NΤ.				68.00

APPROVAL INSPECTION RECORD Underground _____ Conduit_____ Wiring - Rough_____ Heater____ Fixtures & Trim_____ Motors Ufer Service Utility Notified_

*********** VALIDATION **********

CASH PAID = \$70.00 CASH RETURNED = \$2.00

RECEIVED BY LARAINEM 198.245.206.215/2 TRANS#

PAID ON 23 Mar 2005 AT 12:58

TOTAL PAID = \$68.00

AUTHORIZATION

Issued By: yoavs

Date

DECLARATION

I certify that I have read this application/permit and state that the information on all pages of this document is correct. I agree to comply with all City and County ordinances and State laws relating to building 106 istruction, and hereby authorize representatives of this City and County to enter upon the above mentioned property for inspection purposes.

Applicant's Signature _______

ORANGE COUNTY BUILDING DEPARTMENT 696 Hurth Breadway SANTA ANA, CALIFORNIA FOR APPLICANT TO FILL IN BUILDING 12331 Hada Street ADDRESS SCHOOL DIST Garden Granican an ON TOWN NEAREST Drive Dudman CHOAS ST

AJIAN PAROS VERTES CORP

Gate.

See owner

NO.

SIZE OF LOT 50X150

eiry South

CONTRACTOR

DESCRIPTION

USE OF EXISTING BLDG

SETBACK FROM

BUILD NG 096

EXTER: C# WALL

SIGNATURE OF

WITHOR'SED ART.

1.000.00

COVERING USE OF NEW BUILDING

NEW REPAIR

CENTER OF STREET

ARCHITECT

ENGINEER ADDRESS

ADDRESS LEGAL

A. P 30

Firestone Blvd.

Faramou

BLOCK

DESCRIPTION OF WORK

ALTERATION

Ft.NO. OF

ROOF

One single family

HEREBY ACKNOWLEDGE THAT I HAVE READ THIS

PERMIT PER S

PLAN CHITCH !

PEE

APPLICATION AND STATE THAT THE ABOVE IS CORRECT

AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES

AND STATE LAWS REGULATING BUILDING CONSTRUCTION

MOVING

Stucco

dwelling with garage

Calif. No.

TEL

LIC.

NO. OF BLDGS.

5'Minard 71'

ADDITION

DEMOLISH

STORIES J

5.01

31.00

COVERINGBUILT UD

Prax 110.

NOW ON LOT

NO. OF

NO

LO:72261

owne v

TRACT2182

NO. OF ROOMS

APPROVED

BY

APPLICATION FOR PERMIT BUILDING FOR OFFICE USE ONLY

PERMIT 50 DATE ISSUED RECEIVED BY U PATE MEC. 856 MAR 2 3 355

BUILDING 12331 Haga Street ADDRESS

SCHOOL DIST <u>Jarden Grove</u> OR TOWN NEAREST CROSS ST Dudman Drive IONE

NO OF

GROLD

DATE

CORRECTIONS

FOUNDATION: LOCATION INSPECTOR FORMS. MATERIALS. UNDER PINNING FRAME FIRE STOPS BRACING, BOLTS

APPROYALS

DATE

CATH. EXT

PLASTER, INT PLASTER. EXT

MASONAY REINFORCED

LATH INT

BOND BEAM

FINAL

 1.10-84
 2.15-12-1

PALUATION

ORANGE COUNTY BUILDING DEPARTMENT

636 Huth Broodway SANTA ANA, CALIFORNIA

APPLICATION FOR PERMIT

ELECTRIC

BLOG PERMIT NO TOTAL

1

ELECTRICIAN BOOT IFOO					
ELECTRICIAN DESTA STOR	- 1 1 m	انس المردن	K ist	Like and the	
The Control of the Co	THE RESERVE THE PROPERTY OF	the contract of	Provided of Francis	RECID BY LAC STREET INSPECTION	
ADDRESS 1516 BAY					DATE 5-2
CITY TO A STORY	TEL	NO. T	BR 😂	2671	BUT DING A A A A A A A A A A A A A A A A A A A
calification 128					ADDRESS A STATE OF THE STATE OF
		IRES	NAME OF STREET	A-100-1-1	school dist Sarden Grove Salaf
PERMIT FEE	-			TE	NEAREST
,	NUMBER		<u> </u>		CROSS SY. LOT NO.
LIGHT OUTLETS RECEPTACLES	20	Sc Sc			OWNER AIM Falos Verdes (DF)
WALL SWITCHES	13	Sc Sc			The state of the s
TOTAL OUTLETS	45		. 2	,25	MADE 4020 Firestone Fire
ELEC, RANGES		1.00			cm South Gate Cal TE No LO TO 61
ELEC MEATERS	2	25		150	
GARRAGE DISPOSAL	1	25		25	I HEREBY ACKNOWLEDGE THAT I HAVE READ THI APPLICATION AND STATE THAT THE ABOVE IS CORRECT
DISH WASHER	i	25			AMD AGREE TO COMPLY WITH ALL COUNTY ORDINANCE
MISC. Washer & Pan	2	-25	-	50	AND STATE LAWS REGULATING ELECTRICAL WIRING.
NUMBER OF LIGHT CIRCUITS		· · · · · · · · · · · · · · · · · · ·	·····		COUNTY LICENSE OR I AM THE LEGAL OWNER OF TH
NUMBER OF RECEPTACLE CIR	CUITS				RESIDENTIAL PROPERTY DESCRIBED ABOVE
MOTORS					SIGNATURE OF
NUMBER HORSEPO	WER	FEE	8		I was a second of the second o
YEW MYD. HE OVER	INC.	EACH			PERMITEE
341	LESS S	.25		Your	INSPECTION RECORD
	2	.50		<u> </u>	- INSECTION RECORD
2	5	1.00		-	
	15	1.50		 -	'
	50	2.50		 -	Approximation and international approximation of the contract
200	500	5.00		-	
		15.00		†	Applications and the second se
OVER 10		20.00		 	<u>}</u>
GENERATORS - KW				-	1
TRANSFORMERS - KYA					hadaantaa kirkaata anah nganseningahan aasaa ahaan kala ka ay ay ay ay isa isa mari (155) in miri (157) in miri (1
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FOR EACH PEAMIT					DATE SEPECTOR'S NAME
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FILTURE HANGING		100		í,	PROTECTION OF THE PROTECTION O
TOTAL FEE		1	s 5	.60	ometrico doro in 552 1 1945

ORANGE COUNTY BUILDING DEPARTMENT

APPLICATION FOR PERMIT

DATE -15-55

SCHOOL DISTRICT

city South Gate

BUILDING

ACORESS

OR TOWN

NEAREST

CROSS ST

OWNER

ADDRESS

SIGNATURE OF PERMITEE

PLUMBING

636 North Broadway

PLUMBER

ACORESS

NUMBER

COUNTY LICENSE NO

SANTA ANA, CALIPORNIA

POR APPLICANT TO FILL IN

Boyer Inc.

12847 Nelson Ave

city Garden Grove

TEL. No Le 92634

EXPIRE 6-30-55

FEE

\$

222 PERMIT FEES

TYPE OF FIXTURE OR ITEM

WATER CLOSET (TOILET)

BATH TUB

SHOWER

LAVATORY (WASH BASIN)

KETCHEN SINK LAUNDRY TUB OR TRAY

DISHWASHER

GARWAGE DISPOSAL AUTOMATIC WASHING MACHINE

SLOP SINK

FLOOR SINK

FLOOR DRAIN DEINKING FOUNTAIN

URINAL SAND TRAPS

MISCELLANEOUS

LAWN SPRINKLERS

USED WATER HEATER TEST (\$2.00) WATER SOFTENERS (\$2.00 EA.3 TRACLER HOOK-UPS (\$1.00 EA.)

SAS SYSTEM. OUT FTS MATURAL (LIQUID (WATER HEATER (\$1.00 EA.)

FURNACE (FILL OUT FORM ON REVERSE SIDE) \$2.00 EA

HOUSE SEWER (\$1.00) CESSFOOL (\$2,00)

SEPTIC TANK (\$2.00) DRAM (| PIT ()

TOTAL FEE

(\$2.00)

4..00

UTILITY CO NOTIFIED 4100 FIMAL

d . 4 8 1955

GAS TEST

FURNACE

GAS PEPING

GAS VENT

CESSPOOL

SEWER

SEPTIC FANK

ROUGH PLUMBING

PERMIT NO BUILDING US: FIRST INSPECTION READY FOR

JUN 2 0 1955

12331 Haga St.

Garden Grove LOT NO

Aiax Palos Verdes Corp.

4020 Firestone Blvd. TEL NoLor 72261

: HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING PLUMBING I CERTIFY THAT I POSSESS THE ABOVE VALID GRANGE COUNTY LICENSE. OR I AM THE LEGAL OWNER OF THE RESIDENTIAL PROPERTY DESCRIBED ABOVE.

INSPECTION RECORD

į.

APPROVALS

DATE INSPECTOR S NAME

- 13 -531 tank 70809 BLDG. PERMAT NO ...