

WESTMINSTER				11352		1
9	CARDS	STREET	AME	ADDRESS	APT. NO.	CARD NO.

11352

# BUILDING PERMIT

Department of Building  
B. C. Adams  
Director

CITY OF  
GARDEN GROVE

## ZONING AND BUILDING

Map No.	APO	Var. No.
Use Zone <b>CM</b>	Main Use <input checked="" type="checkbox"/>	Acc. Use
St. Set Back - <b>PL 14.0</b>	PL	PL
Side Yard Rt <b>EX 15.0</b>	Projection	
Side Yard Lt <b>EX 15.0</b>	Projection	
Rear Yard <b>EX 15.0</b>	No Parking Sp. Req'd. <b>8</b>	
Zoning Approved By <b>WMA</b>	Date <b>8/11/58</b>	
Group <b>F</b>	Type <b>2</b>	Plan Ck. <b>WMA</b>

Remarks:  
**CHANGE OF OCCUPANCY FROM  
I TO F**

## INSPECTION RECORD

APPROVAL	DATE	INSPECTOR
Foundation and Location		
Reinforcing		
Roof Shtg.	8-5-58	WMA
Rough Frame	8-5-58	WMA
Lath or Drywall	8-2-58	
Plat. Brown Ct.		
Final	8-19-58	GODEN
Utility Release	8-19-58	WMA

Remarks: **REINFORCING AND FRAME 8-7-58**

	FEE	Rec'd By
Building Permit	\$ <b>8</b>	
Plan Check	\$ <b>4</b>	

Permit Authorized By **WMA** Date **8/11/58**

Routing: #1 Bldg. Inspector #2 Office File #3 Statistics #4 Owner

For Applicant to Fill in (Use Ink)

Job **WESTMASTER** Permit No. **3599**

Address **11352 THE**

Lot No. **1** Tract No. **1273** Blk. No.

Please Attach Metes & Bounds (2 Copies)

Owner **R.H. ADAMS**

Owner's Address

Description of Work New  Add'n  Remodel  Relocate

Use of Building **Beet Barn**

Area of Building **726** Valuation \$ **1500**

Arch. or Eng.

Contractor **OWNER** Phone

Address

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating building construction.

I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of the State of California.

Signature of Permittee **James F. Masters** Date

Address **PUBLIC WORKS** Lic. No.

Street Imp.	By	Date

PRESENT BLDG. ADDRESS

MOVING CONTRACTOR ADDRESS

INSPECTION FEE RECEIPT NUMBER

SURETY DATE REC'D REC'D BY

CASH DEP. DATE REC'D REC'D BY

RELOCATION AUTHORIZED BY DATE

Vertical stamp: 11 11 11 11 11 11 11 11 11 11

# PLOT PLAN

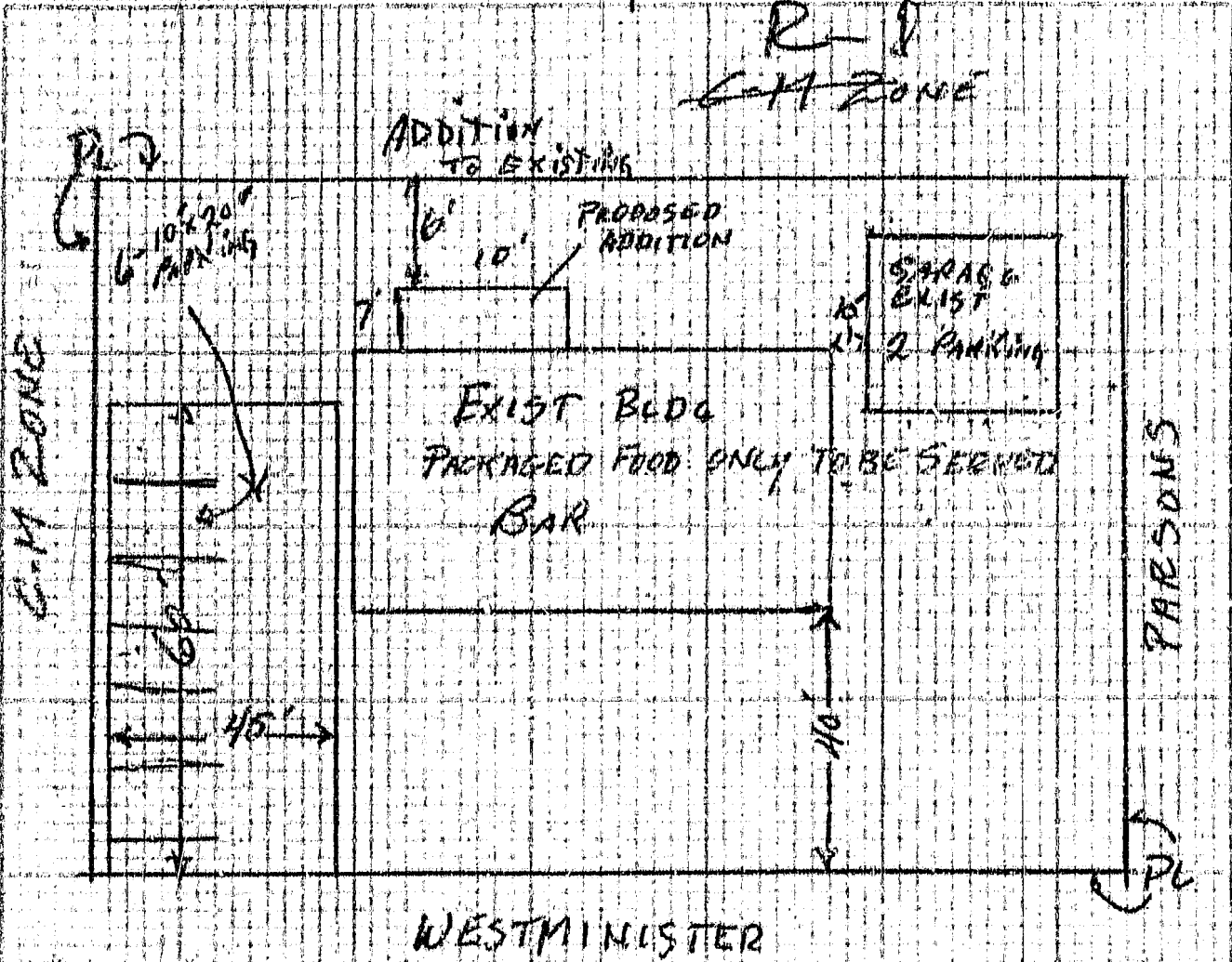
Department of Building  
R. C. Adams  
Director

CITY OF  
GARDEN GROVE

Job 11352 G. S.  
Address WESTMINSTER AVE. Permit Number 3599

Lot 1 Tract 1273 Blk.

DIMENSION PLOT PLAN COMPLETELY SHOWING  
ALL BLDGS. ON THE LOT AND THEIR USE



I certify the information furnished hereon is complete and correct.

Routing: #1 Building Inspector #2 Office File #3 Owner

# BUILDING PERMIT

Department of Building  
B. C. ADAMS, Director

CITY OF  
GARDEN GROVE

## ZONING AND BUILDING

Use Zone <b>ELM</b>	Main Use	Acc. Use	Var. No. <b>FZ</b>
St. Set Back <b>34' PL</b>	PL <b>ORD. #475</b> <b>PLANS</b>		
Side Yard <b>24'</b>	Projection		
Side Yard <b>47'</b>	Projection		
Rear Yard	No Parking Sp. Req'd. <b>TOTAL 14'</b>		
Zoning Approved By <b>ELM</b>	Date <b>2-21-61</b>		
Grp B-3 Type <b>IV</b>	Plan Ck. <b>ELM</b>		
Remarks: <b>PLANS</b>			

For Applicant to Fill In (Use Ink) **PC# 5321**

Job Address **11352 Westminister** Permit No. **13868**

Lot No. **#1** Tract No. Bk No.  
Please Attach Maps & Bounds (2 Copies)

Owner **RICHARD ADAMS**

Owner's Address **11352 WESTMINSTER AVE**

Description of Work New  Add'n  Remodel  Relocate

Use of Building **Beer Bar**

Area of Building **1472 - 860 sq ft** Valuation \$ **11,000.00**

Validation **500-2-61 11 021 MAR 21 11.50**

Arch. or Engr. Address

Contractor **H. D. Cloud** Phone **K121670**

Address **1710 N 1ST ST 5A**

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating building construction.

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Signature of Permittee **Andrew Cloud** Date **2/21/61** Lic. No.

Address **same** **RELOCATION**

PRESENT BLDG. ADDRESS

MOVING CONTRACTOR ADDRESS

**PUBLIC WORKS**

Street Address **OK** **2/21-2-61**

Record of Survey

R/W Dedication

Bonds

Encroachment Permit

Remarks

## INSPECTION RECORD

APPROVAL	DATE	INSPECTOR
Foundation and Location	<b>3-3-61</b>	<b>[Signature]</b>
Reinforcing	<b>[Signature]</b>	<b>[Signature]</b>
Roof Shtg.	<b>3-27-61</b>	<b>[Signature]</b>
Rough Frame	<b>4-10-61</b>	<b>[Signature]</b>
Lath or Drywall		
Fins. Brown Ct.		
Other		
Land Use.		
Final	<b>5-3-61</b>	<b>[Signature]</b>
Utility Release		

## FEES

Plan Check <b>2/21/61</b>	<b>\$1150</b>	Building Permit <b>\$2300</b>
Bond		Expiration Date

Permit Authorized By **ELM** Date **2-21-61**

Routing: #1 Bldg. Inspector #2 Office File #3 Statistics #4 Owner

3-8-61 Reported things at Reardon's (S-1)  
2 employees Dick Pauling ok

4-11-61 MIRA ROY

Lath on & scratched. Left notice to remove scratch coat  
on non stucco mold on each end as a strand. J.D.

4-10-61 stucco was checked & is ok for thickness J.D.

SEARCHED INDEXED SERIALIZED FILED  
FBI - MEMPHIS

4-10-61  
B-3  
3-31-61  
L.S.

COMMUNICATIONS SECTION  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C. 20535

DESCRIPTION

Handwritten notes and stamps in the description section, including a large 'X' mark and some illegible text.

4-10-61  
FBI - MEMPHIS

4-10-61  
FBI - MEMPHIS  
SEARCHED INDEXED SERIALIZED FILED

COMMUNICATIONS SECTION  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C. 20535

# PLOT PLAN

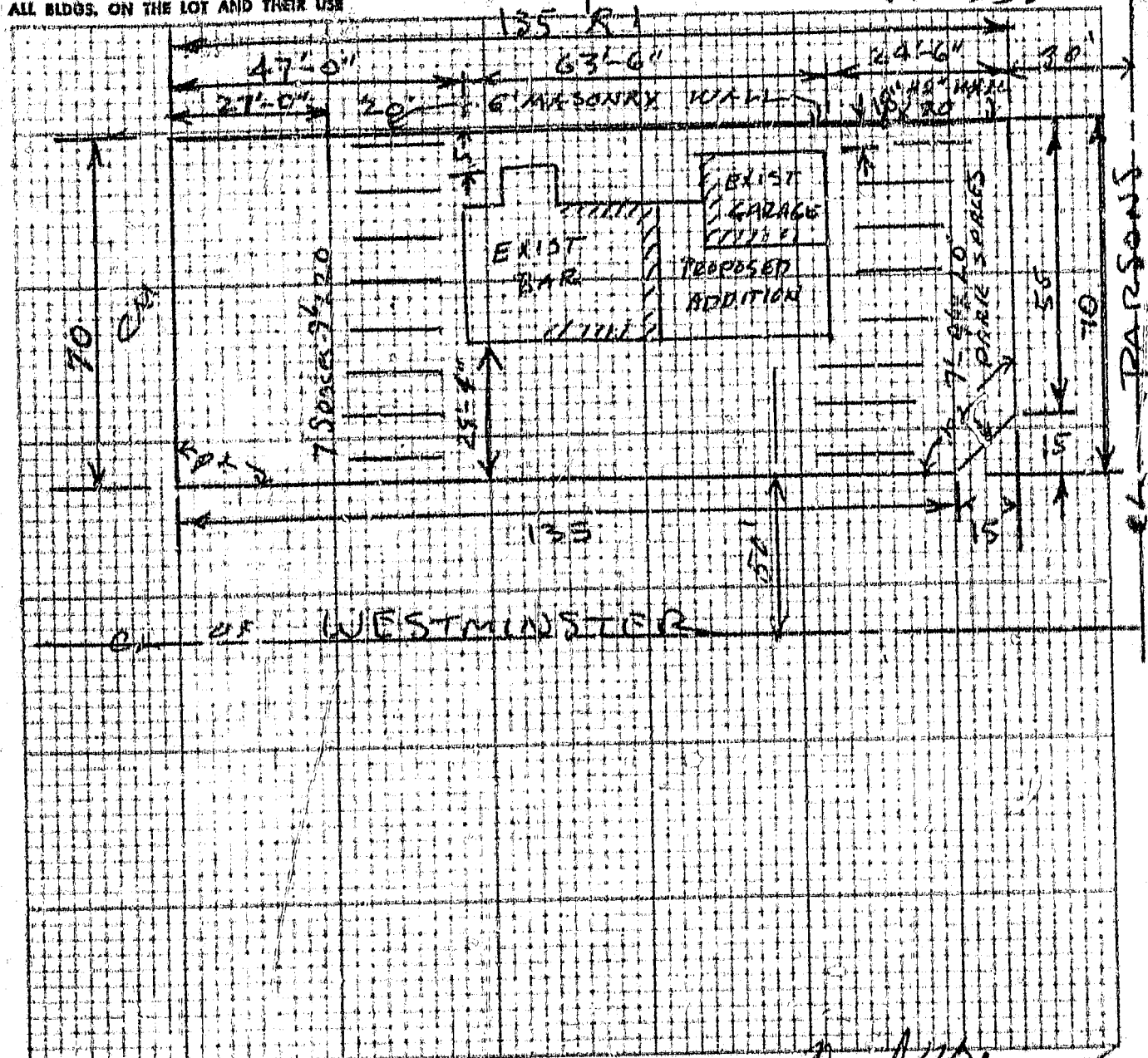
Department of Building  
B. C. Adams  
Director

CITY OF  
GARDEN GROVE

Job Address: 11352 WESTMINSTER  
Permit Number 13868

Lot Tract Bk. PG. 532

DIMENSION PLOT PLAN COMPLETELY SHOWING  
ALL BLDGS. ON THE LOT AND THEIR USE



I certify the information furnished hereon is complete and correct.

Routing: #1 Building Inspector

#2 Office File

#3 Owner By

*Richard Adams*

# PLOT PLAN

Department of Building  
E. C. Adams  
Director

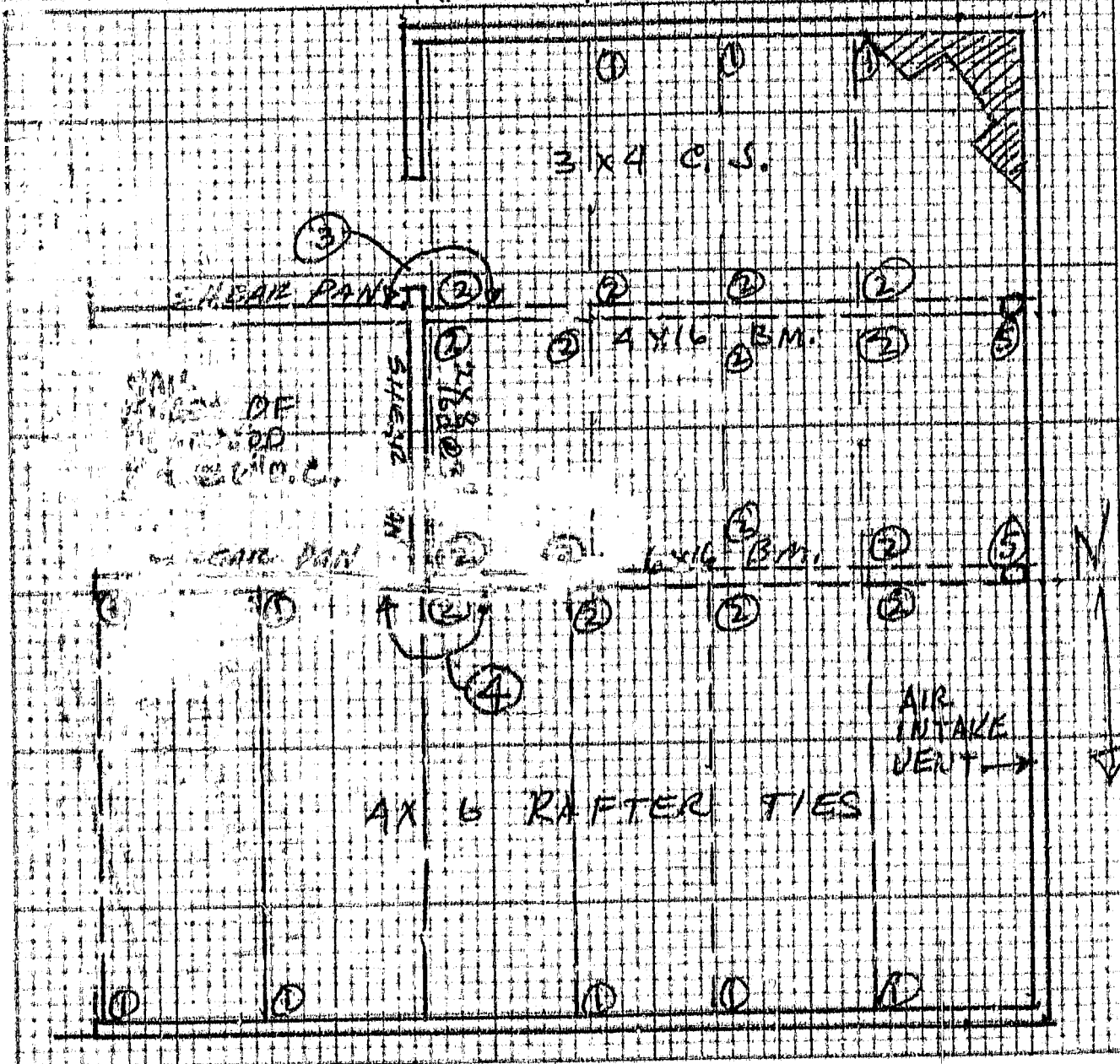
CITY OF  
GARDEN GROVE

Job Address **LONG BRANCH**

Permit Number **13868**

DIMENSION PLOT PLAN COMPLETELY SHOWING  
ALL BLOCS. ON THE LOT AND THEIR USE

Lot Tract Blk.  
**RAFTER TIES & LATERAL STRUTS**



I certify the information furnished hereon is complete and correct.

Routing: #1 Building Inspector

#2 Office File

#3 Owner By \_\_\_\_\_

Date \_\_\_\_\_



# PLOT PLAN

Department of Building  
B. C. Adams  
Director

CITY OF  
GARDEN GROVE

Job Address LONG BRANCH

Permit Number  
13868

DIMENSION PLOT PLAN COMPLETELY SHOWING  
ALL BLDGS. ON THE LOT AND THEIR USE

Lot Tract Blk.

RAFTER TIES & LATERAL  
STRUTS

## CONNECTIONS

- ① THRU BOLT TIE ON C.J. TO RAFTER WITH  $\frac{1}{2}$ " BOLT
- ② 3x4 x  $\frac{3}{16}$  x 2 CLIP ANGLE WITH  $\frac{1}{2}$ " BOLTS BOTH WAYS
- ③  $\frac{3}{16}$  x 2 x 24 STRAP WITH 2- $\frac{1}{2}$ " BOLTS EACH END
- ④  $\frac{3}{16}$  x 2 x 24 STRAP WITH 2- $\frac{5}{8}$ " BOLTS EACH END
- ⑤ 3- $\frac{1}{2}$ " BOLTS @ 30" O.C. THRU 6"  $\pi$  AND LOG WALL

I certify the information furnished hereon is complete and correct.

Routing: #1 Building Inspector

#2 Office File

#3 Owner By \_\_\_\_\_

Date \_\_\_\_\_

RENEWS B P 13

# BUILDING PERMIT CITY OF GARDEN GROVE

Department of Building  
BERNARD C. ADAMS, Director

Use Zone CM Main Use PL Acc. Use PL Var. No. PL

St. Set Back          Side Yard          Rear Yard         

Protection          Projection          Parking Req'd.          Date         

Zoning Approved By          Plan CK.ECM

Group B-3 Type III

Remarks: NEW OWNER COMPLETE WORK PENDING B.P. 13868

For Applicant to r.  
Job Address 11352 WEST  
Lot No.         

Owner           
Owner's Address 28823 Alhambra  
Description of Work BAR & DANCING  
Use of Building           
Area of Building         

Tract No.           
Please Attach Meters & Box         

Remodel  Valuation \$1500.00

DEC 31-62 11 039 N 112229.00  
Address          Phone 2157141

Validation Arch. or Engr.         

Contractor OWNER  
Address         

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Signature of Permittee [Signature] Date          Lic. No.           
Address 28823 Alhambra  
**RELOCATION**

PRESENT BLDG. ADDRESS           
MOVING CONTRACTOR         

ADDRESS           
PUBLIC WORKS         

Street Address	REQUIRED	PROVIDED
Record of Survey		
R/W Dedication		
Bonds		
Encroachment Permit		

## INSPECTION RECORD

APPROVAL	DATE	INSPECTOR
Foundation and Footing		
Reinforcing		
Roofing		
Plas. Brown Ct.		
Other		
Land Use		
Final		

FEES Building Permit \$9.00  
Expiration Date         

Bldg. Inspector ECM

Date 12-31-62  
Office File #2

Remarks #3 Statistics

#4 Owner

RENEWS B P 13868

**BUILDING PERMIT**

Department of Building CITY OF  
 BERNARD C. ADAMS, Director GARDEN GROVE  
 ZONING AND BUILDING

Use Zone <i>CM</i>	Main Use	Acc. Use	Var. No.
St. Set Back -	PL		PL
Side Yard			Projection
Side Yard			Projection
Rear Yard	Stories		Parking Req'd.

Zoning Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Group *B-3* Type *JIT* Plan Ck. *ELM*

Remarks: *NEW OWNER  
 COMPLETE WORK  
 PENDING B.P. 13868*

**INSPECTION RECORD**

APPROVAL	DATE	INSPECTOR
Foundation and Location		
Reinforcing		
<del>Roofing</del>		
<del>Roofing Details</del>		
Lath or Drywall		
Plas. Brown Ct.		
Other		
Land Use		
Final	<i>5-13-68</i>	<i>ELM</i>
Utility Release		

**FEES**

Plan Check \$ *NONE* Building Permit \$ *9.00*  
 Bond \$ \_\_\_\_\_ Expiration Date \_\_\_\_\_

Permit Authorized By *ELM* Date *12-31-62*

Routing: #1 Bldg. Inspector #2 Office File #3 Statistics #4 Owner

For Applicant to Fill In (USE INK)

Job Address *11352 WESTMINSTER* Permit No. *21491*

Lot No. \_\_\_\_\_ Tract No. \_\_\_\_\_ Blk No. \_\_\_\_\_  
 Please Attach Motors & Bounds (2 Copies)

Owner *Harold Kimmel*  
 Owner's Address *7882 B. Alhambra Ave. N. Cal.*

Description of Work New  Add'n  Remodel  Relocate   
 Use of Building *BAR & DANCING*  
 Area of Building Valuation \$ *1500*

Validation DEC 31-62 11 039 M\*\*\*\*\*9.00

Arch. or Engr. \_\_\_\_\_ Address \_\_\_\_\_

Contractor *OWNER* Phone *KI 57141*

Address \_\_\_\_\_

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Signature of Permittee *[Signature]* Date \_\_\_\_\_  
 Address *7882 B. Alhambra Ave. N. Cal.* Lic. No. \_\_\_\_\_

**RELOCATION**

PRESENT BLDG. ADDRESS \_\_\_\_\_

MOVING CONTRACTOR ADDRESS \_\_\_\_\_

**PUBLIC WORKS**

Street Address \_\_\_\_\_ By \_\_\_\_\_

	REQUIRED	PROVIDED
Record of Survey		
R/W Dedication		
Bonds		
Encroachment Permit		

Remarks \_\_\_\_\_

1-2-63

Packing ok. Exits do not comply  
 work on this permit not started this  
 date. New owner not out of escrow.  
 see original plans, evidently no other  
 plans but office plans. Use  
 plot plan not as per JOB condition  
 as south fence takes in our property  
 south and should show B.C. by on this property  
 and fence should be carried out to property  
 line.

DEC 21 05 11 030 W 4440000

FEDERAL BUREAU OF INVESTIGATION  
 DEPARTMENT OF JUSTICE  
 DIVISION OF IDENTIFICATION  
 WASHINGTON, D. C. 20535  
 IDENTIFICATION DIVISION  
 PHOTOGRAPHY SECTION  
 1000 PENNSYLVANIA AVENUE, N.W.  
 WASHINGTON, D. C. 20535

# PLOT PLAN

1

Department of Building  
Bernard C. Adams  
Director

CITY OF  
GARDEN GROVE

Job Address

1352 WESTMINSTER

Permit Number

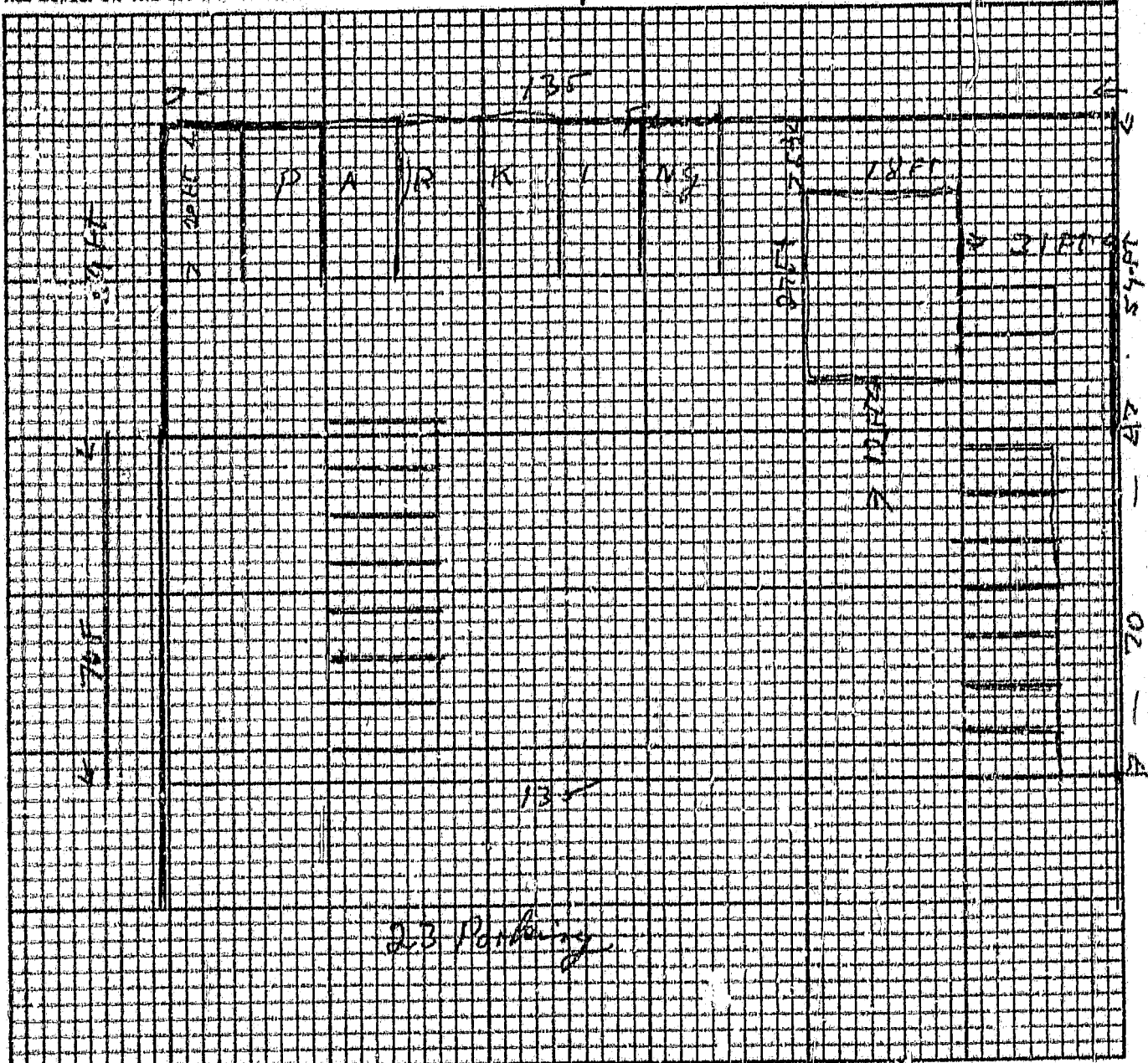
21490

Lot

Tract

City

DIMENSION PLOT PLAN COMPLETELY SHOWING  
ALL BLDGS. ON THE LOT AND THEIR USE



I certify the information hereon is complete and correct.  
Routing: #1 Building Inspector #2 Office File #3 Owner

By

Date

# BUILDING PERMIT

Department of Building  
B. C. Adams  
Director

CITY OF  
GARDEN GROVE

## ZONING AND BUILDING

Map No.	APO	Var. No.
Use Zone	Main Use	Acc. Use
St. Set Back - PL	PL	PL
Side Yard Rt	Projection	
Side Yard Lt	Projection	
Rear Yard	No Parking Sp. Req'd.	
Zoning Approved By	Date	
Group	Type	Plan Cl.
Remarks:		

## INSPECTION RECORD

APPROVAL	DATE	INSPECTOR
Foundation and Location		
Reinforcing		
Roof Shtg.		
Rough Frame		
Lath or Drywall		
Plas. Brown Ct.		
Final		
Utility Release		

*Responsibility of Permittee*  
*7-23-58*

For Applicant to Fill In (Use Ink)

Job <u>11352</u>	Permit No. <u>3542-</u>	
Address <u>Westminster</u>		
Lot No.	Tract No.	Blk. No.

Please Attach Maps & Bounds (2 Copies)

Owner <u>Lambrough</u>	
Owner's Address <u>11352 Westminster</u>	
Description of Work New <input checked="" type="checkbox"/> Add'n <input type="checkbox"/> Remodel <input type="checkbox"/> Relocate <input type="checkbox"/>	
Use of Building <u>Sign</u>	
Area of Building	Valuation \$ <u>400-</u>
Arch. or Engr.	Address

Contractor Smith Construction Phone Ki 75681

Address 802 E. Washington

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating building construction.

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Signature of Permittee [Signature] Date 7-24-58

Address 802 E. Washington Lic. No.

PUBLIC WORKS

Street Imp.

Address By Date

RELOCATION

PRESENT BLDG. ADDRESS

MOVING CONTRACTOR

ADDRESS

INSPECTION FEE

RECEIPT NUMBER

SURETY DATE REC'D REC'D BY

CASH DEP. DATE REC'D REC'D BY

RELOCATION AUTHORIZED BY DATE

RELOCATION AUTHORIZED BY

FEES		Rec'd By
Building Permit	\$ <u>200</u>	
Plan Check	\$	

Remarks:

Permit Authorized By [Signature] Date 7-23-58

Routing: \$1 Bldg. Inspector \$2 Office File \$3 Statistics \$4 Owner

REC-23-58  
 11 063 M-11-200

# PLOT PLAN

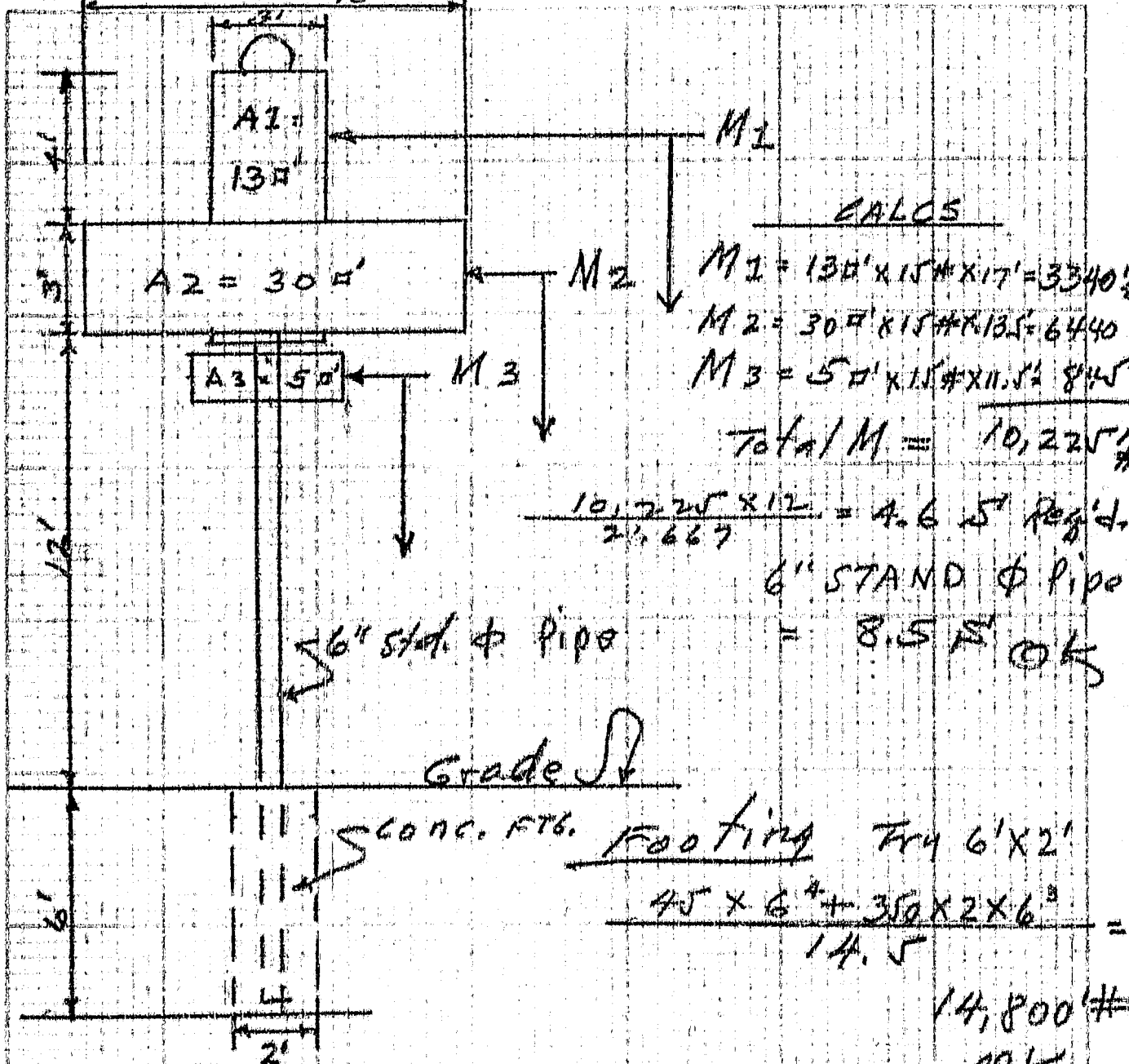
1

Department of Building  
B. C. Adams  
Director

CITY OF  
GARDEN GROVE

Job Address	11357 Westminster	Permit Number	3542
Lot	Blk.	Tract	

DIMENSION PLOT PLAN COMPLETELY SHOWING ALL BLDGS. ON THE LOT AND THEIR USE



# PLOT PLAN

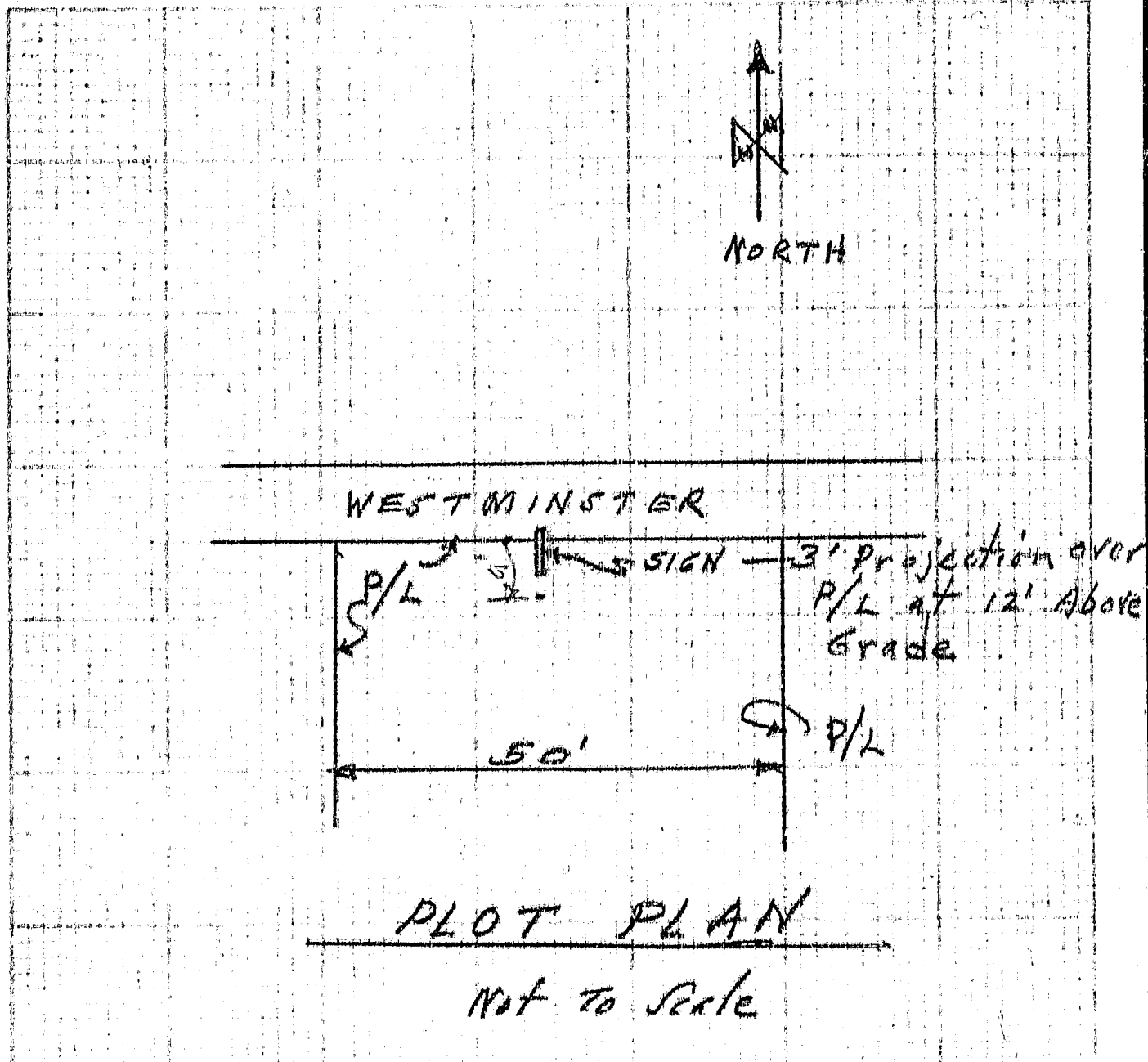
1

Department of Building  
B. C. Adams  
Director

CITY OF  
GARDEN GROVE

Job Address	11352 Westminster	Permit Number	3542
Lot	Blk.	Tract	

DIMENSION PLOT PLAN COMPLETELY SHOWING  
ALL BLDGS. ON THE LOT AND THEIR USE



PLOT PLAN

Not to Scale





**NEON COMPANY**

802 EAST WASHINGTON ♦ SANTA ANA, CALIFORNIA

July 30, 1958

Building and Safety Department  
City Hall  
Garden Grove, California

Attention: Mr. Jim Cox

Gentlemen:

This is to advise that through an error, we poured the concrete footing for the Longbranch sign at 11352 Westminster Ave.

We will assume full responsibility that the footing and pipe column is installed in accordance with the plans and specifications on this job.

Very truly yours,

SANTA ANA NEON COMPANY

  
E. C. Agnew

ECA/rew

SALES ♦ LEASES ♦ MAINTENANCE ♦

*Signs that Sell*

WESTMINSTER			11352		2
STREET	AME		ADDRESS	APT. NO.	CARD NO.

# PLUMBING PERMIT

Department of Building  
E. C. Adams  
Director

CITY OF  
GARDEN GROVE

For Applicant to Fill In (Use Ink)

Job 11662 Permit No. HO 76  
Address 11662 Electronic St

Lot No. \_\_\_\_\_ Tract No. \_\_\_\_\_ Blk. No. \_\_\_\_\_

Owner R. H. Adams

Owner's Address 1500 W. 6th St S.F.

Plumbing Contractor Plumbing Contractors

Contractor's Address 11662 Electronic St S.F.

City Lic. No. 2343

Use of Bldg. \_\_\_\_\_

New Bldg.  Old Bldg.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating plumbing.

I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of the State of California.

Signature of Permitter R. H. Adams Date 8-15-58

Address 11662 Electronic St S.F.

APPROVALS	DATE	INSPECTOR
GROUND PLUMBING		
ROUGH PLUMBING	<u>8-15-58</u>	<u>W. J. ...</u>
GAS PIPING		
GAS VENT		
ROUGH FURNACE		
SEPTIC TANK OR CESSPOOL		
SEWER		
GAS TEST		
UTILITY CO. NOTIFIED	<u>8-15-58</u>	<u>W. J. ...</u>
FINAL		

## PERMIT FEES

NUMBER	TYPE OF FIXTURE OR ITEM	\$ FEE
1	Water Closet (Toilet)	1.00
	Bath Tub	
	Shower	
1	Lavatory (Wash Basin)	1.00
	Kitchen Sink or Garb. Disp.	
	Laundry Tub or Tray	
	Water Heater	
	Slop Sink	
2	Floor Sink	2.00
	Floor Drain	
	Dish Washer	
	Drinking Fountain	
1	Urinal	1.00
	Gas System - Outlets	
	House Sewer	
	Lawn Sprinklers	
	Swimming Pool	
	Sand Traps	
	Automatic Washing Mach.	
	Water Softeners	
	Furnace	
	Water Heater Test	
1	Miscellaneous <u>Scullery Sink</u>	<u>1.00</u>
Issuance of Permit		1 00
TOTAL FEE		\$ <u>10.00</u>
Received By	Date	<u>7.00</u>
Permit Authorized By <u>W. J. ...</u>	Date <u>8-15-58</u>	

Routing: #1 Plumbing Inspector #2 Office File #3 Owner

# PLUMBING PERMIT

Department of Building  
B. C. Adams  
Director

CITY OF  
GARDEN GROVE

For Applicant to Fill in (Use Ink)

Job 11352 Permit No. 19448  
Address Westminster

Lot No. \_\_\_\_\_ Tract No. \_\_\_\_\_ Blk. No. \_\_\_\_\_

Owner Rick Adams

Owner's Address 11352 Westminster

Plumbing Contractor B & B Plumbing

Contractor's Address 13161 Lucid B.S.

Phone JA 0845 City Lic. No. 154

Use of Bldg. Sewer Line

New Bldg.  Old Bldg.

Validation DEC 16-60 11 002 \*\*\*\*\*2.00

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating plumbing.  
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Signature Ralph W. Brock Date 12/16/60

Permitted Address \_\_\_\_\_

APPROVALS	DATE	INSPECTOR
SOIL PIPING		
GROUND PLUMBING		
ROUGH PLUMBING		
GAS PIPING		
GAS VENT		
ROUGH FURNACE		
SEPTIC TANK or Cesspool		
SEWER		
GAS TEST		
MAIN DRAIN AND VACUUM LINES		
WATER HEATER		
FINAL	<u>12 1960</u>	<u>Rogrow</u>
UTILITY CO. NOTIFIED		

PERMIT FEES		
NUMBER	TYPE OF FIXTURE OR ITEM	\$ FEE
	Water Closet (Toilet)	
	Bath Tub	
	Shower	
	Lavatory (Wash Basin)	
	Kitchen Sink or Garb. Disp.	
	Laundry Tub or Tray	
	Water Heater	
	Slop Sink	
	Floor Sink	
	Floor Drain	
	Dish Washer	
	Drinking Fountain	
	Urinal	
	Gas System — Outlets	
<u>1</u>	House Sewer	<u>2.00</u>
	Lawn Sprinklers	
	Swimming Pool	
	Sand Traps	
	Automatic Washing Mach.	
	Water Softeners	
	Furnace	
	Water Heater Test	
	Miscellaneous	

Issuance of Permit 1 00

TOTAL FEE \$ 2 00

Permit Authorized By Rogrow Date 12-16-60

Routing: #1 Plumbing Inspector #2 Office File #3 Owner Bldg. Permit # \_\_\_\_\_

# PLUMBING PERMIT

Department of Building  
B.C. Adams  
Director

CITY OF  
GARDEN GROVE

For Applicant to Fill In (Use Ink)

Job 11357 Permit No. \_\_\_\_\_  
Address Winton 205 71

## PERMIT FEES

NUMBER	TYPE OF FIXTURE OR ITEM	\$	FEE
	Water Closet (Toilet)		
	Bath Tub		
	Shower		
	Lavatory (Wash Basin)		
	Kitchen Sink or Garb. Disp.		
	Laundry Tub or Tray		
	Water Heater		
	Slop Sink		
	Floor Sink		
<u>1</u>	<u>Floor Drain</u>	<u>1</u>	<u>50</u>
	Dish Washer		
	Drinking Fountain		
	Urinal		
<u>1</u>	<u>Gas System - Outlets</u>	<u>1</u>	<u>00</u>
	House Sewer		
	Lawn Sprinklers		
	Swimming Pool Piping		
	Sand Traps		
	Automatic Washing Mach.		
	Water Softeners		
	Furnace		
	Water Heater Test		
	Miscellaneous		
	Backwash		

Lot No. \_\_\_\_\_ Tract No. \_\_\_\_\_ Blk. No. \_\_\_\_\_

Owner \_\_\_\_\_

Owner's Address 52 Winton

Plumbing Contractor B & B Plumbing

Contractor's Address 13161 Euclid

Phone TE 40845 City Lic. No. 145

Use of Bldg. \_\_\_\_\_

New Bldg.  Old Bldg.

### Validation

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating plumbing. I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of the State of California.  
Signature of Paul M. Brady Date 2/5/61  
Permittee \_\_\_\_\_

Address \_\_\_\_\_

APPROVALS	DATE	INSPECTOR
SOIL PIPING		
GROUND PLUMBING	<u>3-1-61</u>	<u>119800</u>
ROUGH PLUMBING		
GAS PIPING		
GAS VENT		
ROUGH FURNACE		
SEPTIC TANK or Cesspool		
SEWER		
GAS TEST		
MAIN DRAIN AND VACUUM LINES		
WATER HEATER		
BACKWASH		
FINAL		<u>119800</u>
UTILITY CO. NOTIFIED		

Instance of Permit \_\_\_\_\_  
TOTAL FEE \$ 3 00

Permit Authorized By 119800 Date 3-1-61

Routing: #1 Plumbing Inspector #2 Office File #3 Owner Bldg. Permit # \_\_\_\_\_

# ELECTRIC PERMIT

Department of Building  
B. C. Adams  
Director

CITY OF  
GARDEN GROVE

For Applicant to Fill in (Use Ink)

1

Job 11352 WESTM Permit No. 3507  
Address AVE

PERMIT FEES	NUMBER	EA.	FEE
Light Outlets	9	10c	90
Receptacles	11	10c	110
Wall or Control Switches	8	10c	80
Elec. Oven or Range		1.00	
Electric Heaters		25c	
Garbage Disposol		25c	
Dishwasher		25c	
Washer		25c	
Electric Dryer		1.00	
Fan or Fixed Appl.	1	25c	25
Fluorescent Lights or Trough Lighting - Ea. 4 ft.		10c	
Mercury Lights		1.50	
Heat - Lights		.25	
Perm or Const Pole		50c	

Owner PICK ADAMS  
Owner's Address 11352 WESTM AVE  
New Bldg.  Old Bldg.   
Purpose of Building BAR  
Electrical Contractor BISCALUZ ELECTRIC  
Address 14792 JEFFERSON M.C.  
Phone TU-3-6418 State License No. 109369  
City License No. \_\_\_\_\_

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating electrical wiring.  
I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of the State of California.

Signature of Permittee Shirley Biscruz Date 8-4  
Address Same

Motors Over	Horsepower Under		
	1/2 or less	\$ .25	
	1/2	.50	
	2	1.00	
	5	1.50	
Misc.			
Serv. Amp. <u>50</u>	Wire Size <u>6</u>		
Signs <u>1</u>	Transf. <u>1</u>		1.00
Signs	Lamps		
Fixture Installation		1.00	1.00
Issuance of Ea. Permit		2.00	2.00
<b>TOTAL FEE</b>			<b>7.05</b>
Permit Authorized By <u>[Signature]</u>	Date <u>8-4-58</u>		

INSPECTION RECORD		
APPROVALS	DATE	INSPECTOR
Conduit	8-6-58	JC
Wiring		
Fixtures		
Power		
Final	8-18-58	JL
Util. Co. Notified	8-19-58	LDW
Other		

Routing: #1 Elec. Inspector #2 Office File #3 Owner

AUG-2-58 030 RECEIVED

# ELECTRIC PERMIT

Department of Building  
B. C. Adams  
Director

CITY OF  
GARDEN GROVE

Applicant Fill in (usa ink)

Electric Permit No.

Job Address

11352 WESTMINSTER AVE

14317

	NUMBER	EA.	FEE
New Residence Sq. Ft.		.01	
Residential Garage Sq. Ft.		.005	
Services		1.00	
Motors		1.00	
Fixtures 1st 20	13	.20	2 60
Fixtures, Additional		.10	
Fixtures, Mercury Vapor		1.00	
Outlets, 1st 20	20	.20	4 00
Outlets, Additional		.10	
Any Pole		2.00	▲
Dryer		1.00	
Dishwasher		1.00	
Furnace		1.00	
Garbage Disposal		1.00	
Fan	1	1.00	1 00
Heater Inc. 1650 W		.50	
Domestic Range		1.00	
Domestic Oven		1.00	
Motors—Not Over 1 H.P.		1.00	
Motors Over 1 Not Over 3 H.P.	1	1.50	1 50
Motors Over 3 Not Over 8		2.00	
Motors Over 8 Not Over 15		2.50	
If Not Listed Above, See Code			

Owner: RICHARD H. ADAMS  
Owner's Address: 11352 WESTMINSTER AVE.

New Bldg.  Old Bldg.  Use—ADDITION TO OLD  
Electrical Contr. S.F.L. ELECTRIC

Address 1601 SANDALWOOD COSTA MESA

Phone HI-92253 State License No. 186584

Validation MAR 20 61 11 00 AM

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating electrical wiring.

I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of the State of California.

Signature of Permittee: [Signature] Date

## SIGNS

One Sign—1 Transformer	2.00
Additional Sign, Same Location	1.00
Additional Transf. or flashers, Time Clock	1.00
Lamp Holding Devices, 1st 20	.05
Lamp Holding Devices, Next 100	.03
Sign and 1 Transformer, Moved	
Altering or Changing Lettering	
For Connecting (Hook-up)	
Permit Fee	2 00
Total Fee	

	Date	Inspector
Conduit	3-2-61	[Signature]
Wiring	4-5-61	[Signature]
Fixtures		
U. G.		
Sign Footing		
Final	5-2-61	[Signature]
Utility Notified		

Permit Fee 2.00

Total Fee 11.10

Authorized By: [Signature] Date: 3-20-61

Service Size Amp. 50 #6 Wire 1" Conduit

Building Permit No.

# 1 ELECTRIC PERMIT

Department of Building  
B. C. Adams  
Director

CITY OF  
GARDEN GROVE  
JE 7-4200

LOT NO.

TRACT NO.

	NUMBER	EA.	FEE
New Residence Sq. Ft.		01	
Residential Garage Sq. Ft.		.005	
Services		1.00	
Meters		1.00	
Fixtures 1st 20		.20	
Fixtures, Additional		.10	
Fixtures, Mercury Vapor		1.00	
Outlets, 1st 20	2	.20	60
Outlets, Additional		.10	
Any Pole		2.00	
Dryer		1.00	
Dishwasher		1.00	
Furnace		1.00	
Garbage Disposal		1.00	
Fan		1.00	
Heater Inc. 1650 W		.50	
Domestic Range		1.00	
Domestic Oven		1.00	
Motors—Not Over 1 H.P.		1.00	
Motors Over 1 Not Over 3 H.P.		1.50	
Motors Over 3 Not Over 8		2.00	
Motors Over 8 Not Over 15		2.50	
If Not Listed Above, See Code			
Permit Fee			2.00
Total Fee			2.60

Applicant Fill in (use ink)

Electric Permit No.

Job Address

11352 Westmonte 19602

Owner

Owner's Address

Address

New Bldg.  Old Bldg.  Use

Electrical

Confr.

Address

Phone

License No.

Validation

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating electrical wiring.

I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of the State of California.

Signature of Permittee

Date

SIGNS

One Sign—1 Transformer

Additional Sign, Same Location

Additional Transf. or flashers, Time Clock

Lamp Holding Devices, 1st 20

Lamp Holding Devices, Next 100

Sign and 1 Transformer, Moved

Altering or Changing Lettering

For Connecting (Hook-up)

Permit Fee

Total Fee

Conduit

Wiring

Fixtures

U. G.

Sign Footing

Final

Utility Notified

Service Size Amp.

Wire

Conduit

Building Permit No.

Authorized By

Date 1-21-63

Building Permit No.



# ELECTRIC PERMIT

Department of Building  
B. C. Adams  
Director

CITY OF  
GARDEN GROVE

PERMIT FEES	NUMBER	EA.	FEE
Light Outlets		10c	
Receptacles		10c	
Wall or Control Switches		10c	
Elec. Oven or Range		1.00	
Electric Heaters		25c	
Garbage Disposal		25c	
Dishwasher		25c	
Washer		25c	
Electric Dryer		1.00	
Fan or Fixed Appl.		25c	
Fluorescent Lights or Trough Lighting - Ea. 4 ft.		10c	
Mercury Lights		1.50	
Fixture Hanging		1.00	
Perm or Const Pole		50c	

Meters Over	Horsepower Under		
1/2 or less		\$ .25	
1/2	2	.50	
2	5	1.00	
5	15	1.50	
Misc.			

Serv. Amp.	Wire Size		
Signs 1	Transf. 2	1	00
Signs	Lamps		
Issuance of Ea. Permit		2.00	2 00

**TOTAL FEE** 3 90

Received By

Permit Authorized By J.L. Date 7-27-58

Routing: #1 Elec. Inspector #2 Office File #3 Owner

For Applicant to Fill in (Use Ink) 1

Job 11352 Permit No. 3320  
Address Westminster

Owner Longbranch

Owner's Address 11352 Westminster

New Bldg.  Old Bldg.

Purpose of Building Sign

Electrical Contractor Santa Ana Neon Co

Address 802 E. Washington

Phone Rt. 75681 State License No. 21286

City License No.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating electrical wiring.  
I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workman's compensation laws of the State of California.

Signature of Permittee E. C. (Cyrus) Date 7-28-58

Address 802 E. Washington

INSPECTION RECORD		
APPROVALS	DATE	INSPECTOR
Conduit		
Wiring		
Fixtures		
Power		
Final		
Util. Co. Notified		
Other		

Rm 23-98  
1065 H Street 100

CITY OF GARDEN GROVE, CALIFORNIA

INVESTIGATION REQUEST

DATE 4-13 TIME 11:45 AM

ADDRESS TO INVESTIGATE: Westminster & Parsons Place

NAME: Langhanch PHONE

COMPLAINT: Using the lot south  
for parking - 14012 Parsons Place  
R-1 Zone I late afternoon would  
find most activity there

ADDRESS OF COMPLAINANT: 14022 Parsons Place

NAME: Mrs Kenneth Weatherman PHONE 947-0672

RECEIVED BY: JG REFERRED TO: RJP

RESULT OF INVESTIGATION: 4-14-63  
Measure parking area  
R. L. Lantz, Rockwood R. L. Lantz

3-1-63

NEW OWNER - ALL CONDITIONS OK  
THIS DATE

CITY OF GARDEN GROVE, CALIFORNIA

INVESTIGATION REQUEST

DATE 8-7-61 TIME 2:30

ADDRESS TO INVESTIGATE: 11352 Westminster

NAME: Pony Branch PHONE \_\_\_\_\_  
Mr. Hanic

COMPLAINT: Using residential lot  
for a parking lot and for  
competition for short cut.  
Fast draw

ADDRESS OF COMPLAINANT: 14022 So Parsons Pl.

NAME: Mrs Jean Weatherman PHONE J. 7 0672

RECEIVED BY: R.P.P. REFERRED TO: \_\_\_\_\_

RESULT OF INVESTIGATION: 8-2-61 Mr Hanic has had  
admission to south block type  
sign at lot entrance, but informed  
him that it illegal to use an R1  
lot for parking and he had not  
been aware of it and would what  
the use and apply for R3 zoning  
and it could be used for a parking lot.  
R.P.P.

CITY OF GARDEN GROVE, CALIFORNIA

Perm # 3549  
Perm # 13868

8-7-61  
14  
INVESTIGATION REQUEST

DATE 8-7-61 TIME

ADDRESS TO INVESTIGATE: 11352 Westminster

NAME: Mr. Harry [unclear] PHONE

COMPLAINT: Found Council Minutes 8-7-61 P. 69-7

Check parking and parking areas and for any violation of the zoning Ordinance Part Draw District.

ADDRESS OF COMPLAINANT: City Hall

NAME: City Council PHONE

RECEIVED BY: BCA REFERRED TO: RJP

CM Zone 8-8-61  
RESULT OF INVESTIGATION: parking was conducted

violations noted will be reported to the appropriate plat plan should have 14 spaces allocated

8-25-61 has complied RJP

CITY OF GARDEN GROVE, CALIFORNIA

INVESTIGATION REQUEST

C2 DATE 9-5-61 TIME 2:15

ADDRESS TO INVESTIGATE: 11352 Westminster

NAME: Pony Branch PHONE \_\_\_\_\_  
Mr. Habrey owner

COMPLAINT: using residential lot  
for a parking place for drinking  
and fast food, using residence  
also.

ADDRESS OF COMPLAINANT: 14022 La Parsons Pl

NAME: Mrs. Jean Weatherman PHONE Je 70672

RECEIVED BY: DRM REFERRED TO: KDP

R1 9-6-61  
RESULT OF INVESTIGATION: spoke with Mrs. Harney  
about illegal use of P.L. lot, she said  
she would talk to her attorney  
Mrs. Logan and barricade the lot  
so no use can be made of it.

# ACTION TAKEN

Please Sign and Date Entries

Use Zone	R-1	Variance No.
Group		Use
Fire Dist.		Type
		Date Sept. 7, 1961

9-8-61  
 Home installed by  
 Warren P. of CP  
 and R. L. G. P.

# INVESTIGATION REPORT

Department of Building

B. C. Adams

Director

CITY OF  
GARDEN GROVE  
JE 7-4200

Job Address 11352 Westminster

Lot No. Tract No. Blk. No.

Owner Mr. Haney

Owner's Address 11352 Westminster

Description  
of Violation Using adjoining R-1 lot to the south of the G-2 lot for commercial purposes in violation of Section 100-15 of Ordinance No. 100.

1. Holding fast draw contests on R-1 lot.
2. Using R-1 lot for parking lot.

All in violation of said Section.

Approx. Size

Approx. Valuation

### PERMITS REQUIRED

Building  Electrical  Plumbing

### INSTRUCTIONS

It ~~will~~ (will not) be necessary to STOP WORK immediately and to ~~obtain the necessary permits.~~ Provide 2 Copies of 1) Plot Plan, 2) Floor Plan, 3) Structural details, 4) Elevations, 5) Other information as required.

Special Instructions Cease and desist all illegal usage of said R-1 lot upon receipt of this notice.

Comply on or before Sept. 8, 1961

I certify that one copy ~~was~~ (was not) left at the above address. ~~was~~ mailed to

Inspector's Signature *R. D. Adams* Date Sept. 7, 1961

Routing: No. 1 Inspector No. 2 Office Copy No. 3 Owner

11352 Westminister

William Richards  
City Administrator

Marion Umphress  
Fire Chief

January 24, 1961

Spot Variance for change of  
Fire Zone at 11352 Westminister  
Blvd. -Requested by a Mr.  
Richard Adams

Basically, let's examine why a fire zone is desired, not only by the fire service but also by the Building Departments:  
It provides a means by which the type of construction is regulated in accordance with nationally accepted and approved methods. It provides that structures within said fire zones shall meet certain structural and fire resistive requirements. This in turn provides for an orderly and systematic growth of our City instead of a hodge-podge of all types of structures situated here and there throughout the City. The National Board of Fire Underwriters recognize this and have incorporated it as an integral part of their grading schedule.

Mr. Adams is not prohibited from expanding or remodeling his existing building. He is however, by our Fire Zone Ordinance prohibited from using certain materials which have not been approved as either being of onehour fire resistive construction or being of non-combustible material as called for by Section 1603 (a) and Section 2203 (a) of our Building Code. In order to conform to the above named sections, the material shall be so rated by the Underwriters Laboratories or other nationally approved testing agencies.

If the applicant is permitted a variance, it would be lowering our set standards and letting the bars down for future applicants who for some reason or other feel that they should not be affected, or have to conform to our Building and Fire Codes.

It is unfortunate that the applicant has already invested a considerable sum of money in his remodeling; however he should have come to the Building Department first to ascertain what requirements would have to be met. This does not and should not enter into the picture. The fact remains that the City Council has seen fit to establish minimum safety standards of construction, and if these standards are not faithfully adhered to, our safety codes would then be of little or no value.

Marion P. Umphress  
Fire Chief

By  
Stanley B. Beitler  
Fire Marshal

SBB/kh  
cc: Bldg. Dept.

11352 Westminster

William Richards

Cline F. Martin

City Administrator

Planning

Letter from Mr. Richard Adams

January 24, 1961

Re: Fire Zones

Although the Ordinance establishing Fire Zones (Ordinance 428) refers specifically to the Use Zones established by the Zoning Ordinance (Ordinance 100) the latter Ordinance in no way controls or establishes particular structural qualities of a building subject to Building Code Fire Zone requirements. There is no relief through the Zoning Ordinance, "spot zone" or whatever, for the problem raised by Mr. Adams.

Furthermore, a rezoning, solely in order to remove the building from a Fire Zone, would not only prohibit an expansion of the subject use but, it would also render the use nonconforming and subject to abatement. If this did happen, and since the building is primarily residential in character, the time limit for removal of the existing use would be relatively short.

In summary, the question raised is not within the province of the Planning Commission, Planning Department, or the Zoning Ordinance, but instead arises out of the consistent application of Building Code requirements deemed by the City Council to be the minimum to provide for public safety.

Cline F. Martin

CFM/sy

cc: City Clerk  
Building Department.



Mr. Wm. Richards

City Administrator

Mr. Richard Adams' Property  
11352 Westminister Blvd.

Bernard G. Adams

Building

January 24, 1961

Mr. Richard Adams has applied for a permit to enlarge an existing bar. The building is of log cabin type construction and is located in a No. 2 Fire Zone. Since the No. 2 Fire Zone requires the exterior walls to be of one hour fire resistive construction and since the applicant has not submitted data showing that the logs are one hour fire resistive construction and since the Building Department could not establish any test data showing that the logs are one hour fire resistive construction, we have advised Mr. Richard Adams, or his representative, that the building would have to be brought up to Code, that is, the exterior walls be one hour fire resistive construction.

The request of the applicant should be for a change of Fire Zone, which if granted, would take an Ordinance change specifically excluding that parcel on which it is located from the No. 2 Fire Zone. Since this would require an Ordinance change and since such a change bears considerable study, I suggest that the Council refer the matter to the Board of Appeals for study and recommendation. The Board of Appeals has no official authority on such matters but may act as an advisory board to the City Council if so directed.

Bernard G. Adams

January 27, 1961

MINUTES

GARDEN GROVE BOARD OF APPEALS

The meeting of the Garden Grove Board of Appeals was held in the Conference Room of the City Hall on Friday, January 27, 1961 at 9:30 A.M.

MEMBERS PRESENT: Robert Main, Robert Middlebrook, Ray Longstreet, Milo Keith and F. W. Fuller.

MEMBERS ABSENT: None

ALSO PRESENT: Bernard C. Adams, Stanley Beitler, Richard Adams, Edwin Wright, Dayle Hendricks and Juanita Sullivan.

CHAIRMAN: Robert Main

The meeting was called to order at 9:45 A.M. Minutes of previous meeting had been mailed to all members for approval.

Mr. B.C. Adams read the correspondence and apprised the Board, and those present, of the problem involved, concerning the property at 11352 Westminster Blvd., Garden Grove, owned by Mr. Richard Adams. Mr. Richard Adams owns a beer bar at this address and had been advised by the Building Department that his application for a building permit, to make an addition to the existing structure, would be turned down on the basis that the material he plans to use for the building exterior (Red E Cut Logs) will not meet the requirements of the Uniform Building Code because this property is in a No. 2 Fire Zone which requires all exterior walls to be one hour fire resistant.

Mr. B.C. Adams asked the Board to evaluate the problem and to determine whether it would be in order to recommend a Fire Zone change to Council.

After considerable discussion, Mr. Main moved recommending to Council that Mr. Richard Adams be allowed to expand his building. Motion died for lack of a second.

Mr. Middlebrook moved that the Board recommend that Council approve the expansion of the building in view of the fact that not to approve it would create a hardship since Mr. Richard Adams has already purchased the material to match the existing building and, stating further, that it is the opinion of the Board of Appeals that these logs are one hour fire resistive in the absence of tests to the contrary. Seconded by Mr. Longstreet.

Mr. Bernard Adams recommended turning the motion down, as it completely defeats the purpose of the Board of Appeals and the Board would be making a recommendation in conflict with the Code and would set a dangerous precedent.

After some discussion and rereading Mr. B.C. Adams' recommendation to the City Council, the Second was withdrawn by Mr. Longstreet, as was the motion by Mr. Middlebrook.

During general discussion, it was brought out that the subject property is contiguous to Fire Zone No. 3 in the City of Santa Ana.

It was moved by Mr. Keith and seconded by Mr. Fuller, after due consideration of the Board, the Fire Marshall and the Building Director, that the Board recommend that Council change the Fire Zone from No. 2 to No. 3 on Mr. Richard Adams' property located on the South side of Westminster Blvd., East of Parsons Place, because it is contiguous to Fire Zone No. 3 in adjacent City of Santa Ana and provided that the owner enter into an agreement with the City of Garden Grove that any future construction will comply with Fire Zone No. 2 requirements and provided further that the correct legal description of said property is included in the agreement and approved by the Building Director, and provided that if the adjacent property in Santa Ana City is changed to Fire Zone No. 2, the property shall automatically revert to the No. 2 Fire Zone.

AYES: Main, Middlebrook, Longstreet, Keith and Fuller  
NOES: None

Mr. Keith moved, seconded by Mr. Middlebrook, that recommendation be made to Council that if the zone change is approved, they will authorize the Building Department to immediately issue a building permit to Mr. Richard Adams for the addition on his beer bar, provided all other Code requirements are met.

AYES: Main, Middlebrook, Longstreet, Keith and Fuller  
NOES: None

The meeting was declared adjourned by the chairman at 11:15 A.M.

Juanita Sullivan  
Secretary

WESTMINSTER			11352			3
STREET	NAME		ADDRESS		APT. NO.	CARD NO.

11352 Westminster

February 2, 1961

I, Richard H. Adams, acting under the Power of Attorney for Edward H. Fowler, do agree to the following:

That no building shall be constructed or addition to any building shall be made on lot 1, Tract 1273 unless the said construction complies with all the requirements of the Fire Zone #2, that is Chapter 16 of the Uniform Building Code in effect, provided a building permit is issued for an addition to an existing building of log construction, as recommended by the Board of Appeals on January 27, 1961. Such building will be of a type of construction to comply with the Fire Zone #3 requirements of the 1950 Uniform Building Code. A plan of said building is hereby attached.

date: 2-6-61

Signed:

Richard H. Adams  
Richard H. Adams  
11352 Westminster Blvd.  
Garden Grove, California

Request to Garden Grove City Council for spot variance -  
change in zone.

From: Mr. Richard Adams      11352 Westminster, Garden Grove, Calif.

It is respectfully requested that my business site be changed from the present type 2 fire zone classification to type 5 in order to permit me to remodel and improve my present building.

My present building has been existing at the South East corner of Westminster Ave and Parsons Street for over 10 years, and being of log construction is now classified as a type 5 structure by the Building Dept. Over two years ago I opened a Western Rustic beer tavern at this location after complying with all building and zoning requirements of the City of Garden Grove as in existence at that time. Due to the Western theme of our log buildings our business has grown to a point where we desire to improve and remodel. The new improvements will include the addition of two more exit doors. Under the present zoning classification of the City of Garden Grove, the Building Dept states that they cannot issue a building permit which would allow the desired improvements until the City Council grants approval for a zone change which permits the use of a type V structure. The desired improvements to the existing building will not extend beyond the existing building boundaries.

The nearest existing structure and located on the same parcel of ground is 33 feet South at its nearest point.

The nearest structure to the East and facing Westminster Ave is located also 33 feet East of my East property line and 70 feet from the East end of my present building.

The North of the existing building faces Westminster Ave with no structures between.

The West of the existing building faces Parsons Circle St and the nearest structure is across the street and approximately 125 feet Westward.

Without the knowledge of a change in zone, by the City of Garden Grove, since opening my business two years ago I have paid the required fee of \$400.00 to connect to the city sewer system, with sewer now connected to facilitate the other desired improvements.

I have signed a contract with a General Contractor in excess of \$10,000.00 to make these improvements, after submitting a plot plan to the City Planning Dept and complying with their requirements.

I have on the job site the new building logs with which we want to make the improvements and these building logs are approved by Uniform Building Code for a type V structure, and which will match our existing building.

I have been informed by the City Building Dept that they cannot issue a permit or that I cannot make any changes without a zone change approval by the Council to permit the use of a type V structure.

These proposed improvements will enhance the appearance of our existing business site and relieve a somewhat congested condition. Our present proposed plans also include additional off street parking spaces.

In view of the location of the existing building and business, and also in view of the commitments and fees already expended, it is respectfully requested that this request for change in zone be fully considered.

Thank you.

/s/ RICHARD H. ADAMS

2-21-61

FILE WITH 11352 WESTMINSTER

ORDINANCE NO. 475 was presented for second reading, amending Ordinance No. 428 by excluding property at 11352 Westminster Avenue from the No. 2 Fire Zone, being an ordinance entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING ORDINANCE NO. 428 ENTITLED "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE ESTABLISHING FIRE ZONE NO. 2 IN CERTAIN LOCATIONS WITHIN THE CITY OF GARDEN GROVE." After the reading of the title in full, Councilman Dean moved, seconded by Councilman Knoeller, that the entire reading of the Ordinance be dispensed with and that the same be passed and adopted. Carried by the following vote:

AYES:  
NOES:  
ABSENT:

COUNCILMEN:  
COUNCILMEN:  
COUNCILMEN:

DEAN, DOIG, KNOELLER, HONOLD  
NONE  
BARR



AYES: COUNCILMEN: BARR, DEAN, DOIG, KNOELLER, HONOLD  
NOES: COUNCILMEN: NONE  
ABSENT: COUNCILMEN: NONE

PETITION FROM PARSONS PLACE RESIDENTS RE DISTURBANCE OF PEACE

Mr. Lipsky read a petition dated July 24, 1961, submitted by Mr. Blaine for residents on Parsons Place in the vicinity of Westminster Avenue and residents at 11282, 11381 and 11362 Westminster Avenue, which requested that no further permission be given to any person or persons to hold "Shoot Outs" or any form of games involving the shooting of rifles or revolvers at any time in that neighborhood.

Mr. Blaine appeared before the Council and requested to be heard regarding the matter. He stated that he represented the signers of the petition and urged the Council to deny any further permission for such activities. He continued by stating that a parking problem is created inasmuch as the parking lot at the "Longbranch" is used for the SHOOTOUTS therefore the patrons must park on the street. Mr. Blaine stated that oftentimes driveways are blocked by the cars, which creates an added nuisance for the residents of the area.

Mrs. Irene Wallick, 1609 Parsons Place, Santa Ana, appeared before the Council and concurred in the statements made by Mr. Blaine. She stated that the SHOOTOUTS often last until 11:00 or 12:00 p.m. and that many

-6-

8-1-61

of the patrons do not leave the area until after 2:00 a.m., at which time they are quite noisy. Mrs. Wallick concluded by stating that the neighborhood was no longer a respectable place in which to live.

Mrs. Weatherman, 14022 Parsons Place, Garden Grove, stated that additional traffic hazards are created in the area by the lack of off-street parking at the "Longbranch".

The Mayor requested that the City Attorney, the Police Chief, and the Zoning Administrator investigate the matter of excessive noise and possible parking violations, in the vicinity of Westminster Avenue and Parsons Place, and the possibility of amending present City ordinance to prohibit shooting of rifles or revolvers at any time in the City, even though loaded with blanks, and that a report of the investigation be presented to the City Council on August 8, 1961.

DATE 12-16-60 OUR SEWER NO. Rec. 8576

BUILDING PERMIT NO. \_\_\_\_\_

OWNER'S NAME

Ed Fowler

JOB ADDRESS

11352 Westminster

LOT NO. \_\_\_\_\_

DATE SEWER APPROVED

12-19-60

GARDEN GROVE SANITARY DISTRICT

By

R. C. Hunt

DATE

12-18-60

OUR SEWER NO.

Rev. 8575

BUILDING PERMIT NO.

OWNER'S NAME

Ed Fowler

JOB ADDRESS

11352 Westminster

LAT NO.

DATE SEWER APPROVED

12-19-60

GARDIN GROVE SANITARY DISTRICT

By

R. C. Acitt

**BUILDING PERMIT**

DEPARTMENT OF BUILDING, GARDEN GROVE, CALIF.

1741 INFORMATION PROVIDED BY BLDG. DEPT.			
EXTERIOR WALL MATERIAL		ROOF FRAMING MATERIAL	
PART FINISHING MATERIAL		ROOF COVERING MATERIAL	
LOT WIDTH	LOT DEPTH	NO. OF EXIST'NG BLDGS ON LOT	
USE ZONE	FIRE ZONE	EXCU. PANCY	TYPE <i>TR</i>
REAR SET BACKS	FRONT	RIGHT SIDE	LEFT SIDE
SITE PLAN NO.	USE PERMIT OR VARIANCE NO.	PARK SPACES RES.	

Zoning Approved By *APR 27* Date *5-8-69*

Remarks:

**PUBLIC WORKS**Street Address *O.K.* By *J.L.*

Records of Survey

R. W. Dedication

B. S.

Encroachment Permit

Remarks *12' 50' sp. to Westminster***INSPECTION RECORD**

APPROVAL	DATE	INSPECTOR
Foundation and Location		
Reinforcing		
Roof Strg		
Rough Frame		
Lath or Drywall		
Plas. Brown Cl.		
Other		
Land Use		
Final		
Utility Release		

VALUATION NOTE: INCLUDE LABOR MAT. W/R. ELEC. PLUMB. HEAT, ETC. \$ *50000***FEE'S**

Plan Check	\$ <i>250</i>	Building Permit	\$ <i>5000</i>
Bond	\$	Expiration Date	

Permit Authorized By *APR 27* Date *5-8-69*

INSTRUCTION: USE TYPEWRITER OR BALL POINT PEN. ALL COPIES ARE LEGIBLE. NO ERASURES PERMITTED. A DSS FIRMLY, BE SURE CHARGED IF WORK IS STARTED BEFORE PERMIT IS ISSUED. THE FEE WILL BE

Job Address		Permit No.
<i>11352 WESTMINSTER</i>		<i>2667</i>
Lot No.	Tract No.	Blk No.
<i>1</i>	<i>1273</i>	<i>E-1987</i>
CONTRACTOR		STATE LIC. NO.
<i>DAY-LITE MAINTENANCE</i>		
MAILING ADDRESS		TEL NO.
<i>1733 ELM AVALON</i>		<i>897-1711</i>
ARCH		STATE LIC. NO.
ENGR		TEL NO.
MAILING ADDRESS		TEL NO.
OWNER		
<i>LONG BRANCH</i>		
MAILING ADDRESS		
<i>11352 WESTMINSTER ROAD 66</i>		

NEW  ADD'N  ALTER.  REPAIR  DEMOLISH 

FLOOR AREA (SQ. FT.) NO. OF STORIES NO. OF DWELLING UNITS

PRESENT BLDG. USE PROPOSED BLDG. USE

Validation DESCRIBE WORK TO BE DONE

*SET POLE & MOUNT SIGN*

OWNER-BUILDER PERMIT RESTRICTIONS: An owner-builder must reside within the building for which this permit is issued, (accessory buildings excepted). Said building may not contain more than 3 dwelling units. Otherwiso, this permit can be issued only to a contractor licensed in the State of California and a business license must be procured from the City of Garden Grove.

WORKMEN'S COMPENSATION INSURANCE REQUIREMENTS: A certificate or duplicate thereof of workmen's compensation insurance must be on file with the City of Garden Grove prior to the issuance of this permit unless: 1. This permit is for less than \$100 valuation or, 2. The applicant qualifies as an owner-builder and signs the statement below.

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 workmen's compensation laws of California.

SIGNATURE *Frank J. ...*

CERTIFICATE ON FILE

APPLICANT'S CERTIFICATION: I have carefully read and examined the above application and find the same to be true and correct. All provisions of the laws and ordinances of the City of Garden Grove and State of California will be complied with whether specified herein or not.

Signature of Permittee Date BUS LIC. NO.

Address PRESENT BLDG. ADDRESS MOVING CONTRACTOR ADDRESS RELOCATION ADDRESS

5-12-64

SIGN IS NOT LOCATED AS PER  
APPROVE PLANS

W. J. [unclear]

5-28-64

NO PROGRESS SIGN HAS NOT BEEN  
ERECTED

W. J. [unclear]

# PLOT PLAN

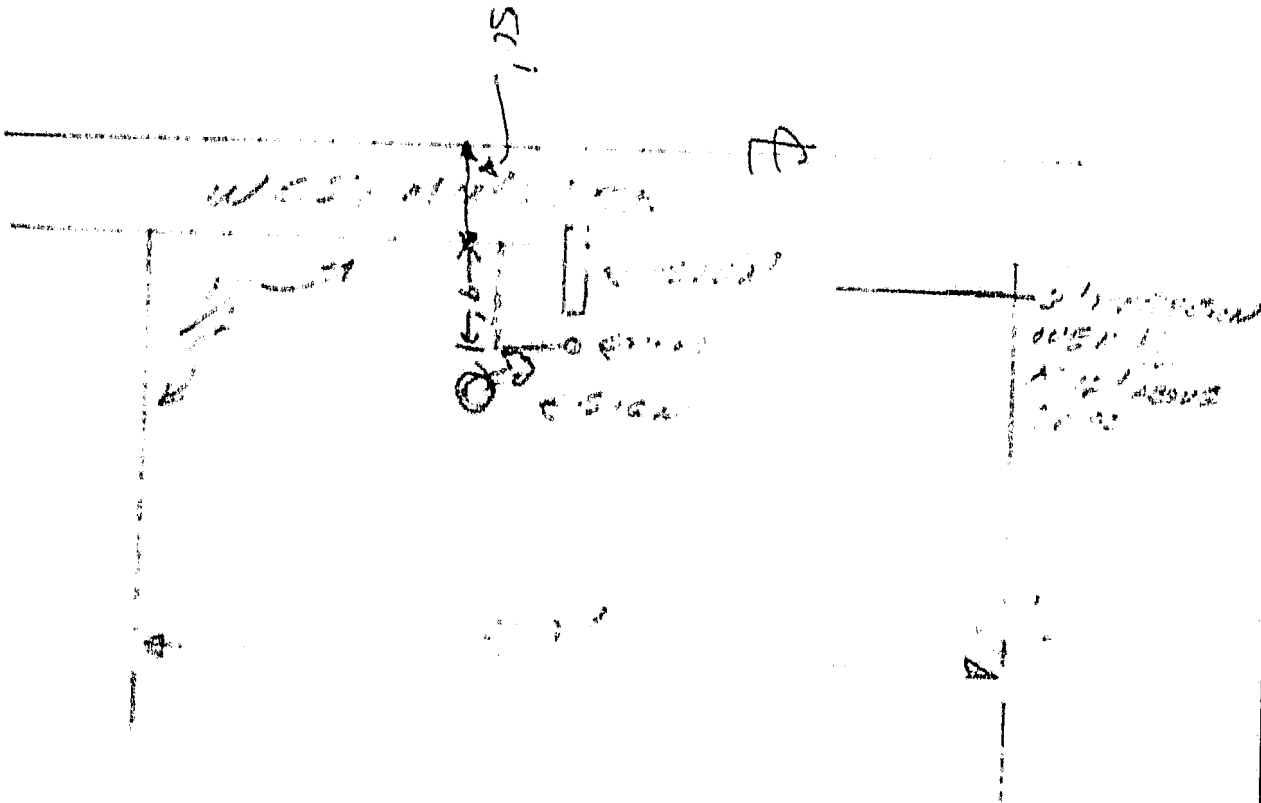
Department of Building

CITY OF  
GARDEN GROVE

1

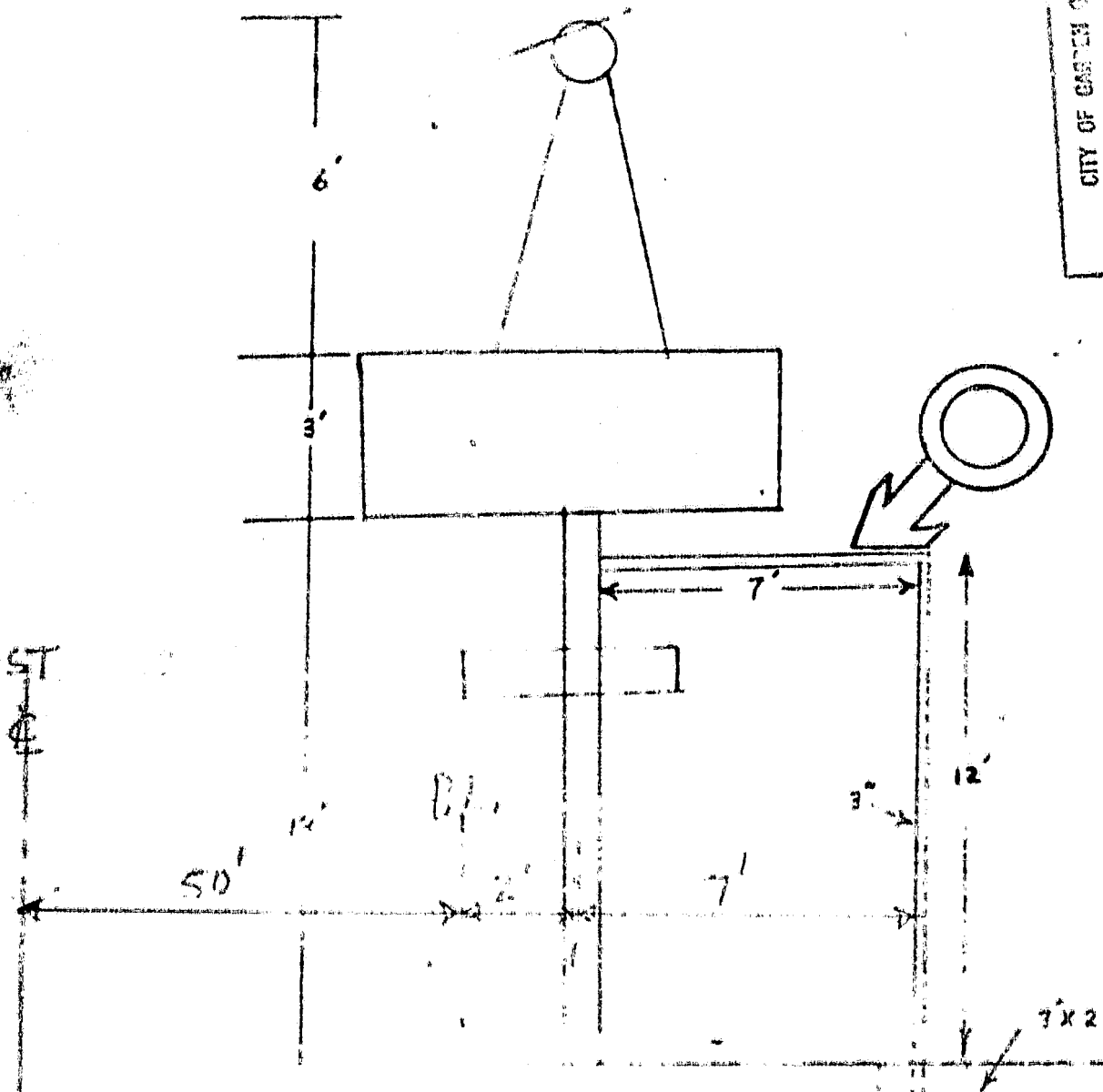
Job Address		Permit Number
11352		26673
Lot	Tract	Blk.

DIMENSION PLOT PLAN COMPLETELY SHOWING  
ALL BLDGS. ON THE LOT AND THEIR USE



I certify the information hereon is complete and correct.  
Routing: #1 Building Inspector #2 Office File #3 Owner

By \_\_\_\_\_ Date \_\_\_\_\_



CITY OF GARDEN CITY  
 DEPARTMENT OF BUILDINGS  
 APPROVED

This set of plans & specifications must be kept on the job at all times and it is unlawful to make any changes or alterations of any kind without the permission from the Department of Buildings City of Garden City.

The stamping of these plans shall be an approval of the project in accordance with the provisions of ANY city ordinance or State law.

APPROVED BY HENRY B. PERCE  
 BUILDING AND SAFETY DEPARTMENT

DATE: 1/25/18

By: [Signature]

150x6/121  
 1350

LONGBRANCH  
 11352 WESTMINSTER

APPLICATION FOR A  
**BUILDING PERMIT**

DEPARTMENT OF BUILDING, GARDEN GROVE, CALIF.

1-7-0-1-0 INFORMATION PROVIDED BY BLDG. DEPT.

EXTERIOR WALL MATERIAL	ROOF FRAMING MATERIAL			
PARTITIONING MATERIAL	ROOF COVERING MATERIAL			
LOT WIDTH	LOT DEPTH	NO. OF EXISTING BLDGS. ON LOT		
USE ZONE <b>CM</b>	FIRE ZONE	OCCUPANCY	TYPE	
REZ'D SEP. BACKS	FRONT	RIGHT SIDE	LEFT SIDE	REAR
52	<b>WESTMINSTER TO &amp; POLE</b>			
52	USE PERMIT OR VARIANCE NO.	PARK SPACES REQ'D		

Zoning Approved By **ELM** Date **6-29-64**

Remarks: **PLAN ATTACHED**

**PUBLIC WORKS**

Street Address	By	
<b>21K</b>	<b>ELM</b>	
Record of Survey	REQUIRED	PROVIDED
R. W. Dedication		
Bonds		
Encroachment Permit		
Remarks	<b>MUST REMAIN 50' S/O CENTERLINE</b>	

**INSPECTION RECORD**

APPROVAL	DATE	INSPECTOR
Foundation and Location	<b>7-3-64</b>	<b>ELM</b>
Reinforcing		
Reef Shtg.		
Rough Frame		
Lath or Drywall		
Plas Brown Cl		
Other		
Land Use		
Final	<b>7-27-64</b>	<b>ELM</b>
Utility Release		

VALUATION NOTE: INCLUDE LABOR MAT W/ RING PLUMB HEAT ETC. \$

**FEE'S**

Plan Check	\$ <b>2.50</b>	Building Permit	\$ <b>5.00</b>
Band	\$	Expiration Date	

Permit Authorized By **ELM** Date **6-29-64**

INSTRUCTION: USE TYPEWRITER OR BALL POINT PEN. PRESS FIRMLY BE SURE ALL COPIES ARE LEGIBLE. NO ERASURES PERMITTED. A DOUBLE FEE WILL BE CHARGED IF WORK IS STARTED BEFORE PERMIT IS ISSUED. **S-2275**

Job Address **LONG BRANCH** Permit No. **11322 WESTMINSTER 27288**

Lot No.	Tract No. <b>17-73</b>	Bk No.
CONTRACTOR	STATE LIC. NO.	
<b>FOR SITE MAINTENANCE</b>		
MAILING ADDRESS	TEL. NO.	
<b>1732 E. ELM</b>	<b>807-1711</b>	
ARCH	STATE LIC. NO.	
ENGR	TEL. NO.	
MAILING ADDRESS	TEL. NO.	
<b>1732 E. ELM</b>		
OWNER		
<b>LONG BRANCH</b>		
MAILING ADDRESS		
<b>11322 WESTMINSTER BLVD</b>		

NEW  ADD'N  ALTER  REPAIR  DEMOLISH

FLOOR AREA (SQ. FT.) <b>20</b>	NO. OF STORIES	NO. OF DWELLING UNITS
PRESENT BLDG. USE <b>DRIVE</b>	PROPOSED BLDG. USE	

Validation

DESCRIBE WORK TO BE DONE **INSTALL (2) SIGNS ON PREMISES POLE SIGN**

OWNER-BUILDER PERMIT RESTRICTIONS: An owner-builder must reside within the building for which this permit is issued, (accessory buildings excepted). Said building may not contain more than 3 dwelling units. Otherwise, this permit can be issued only to a contractor licensed in the State of California and a business license must be procured from the City of Garden Grove.

WORKMEN'S COMPENSATION INSURANCE REQUIREMENTS: A certificate or duplicate thereof of workmen's compensation insurance must be on file with the City of Garden Grove prior to the issuance of this permit unless: 1. This permit is for less than \$100 valuation or, 2. The applicant qualifies as an owner-builder and signs the statement below.

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 workmen's compensation laws of California.

SIGNATURE *[Signature]*

Permit CERTIFICATE ON FILE

APPLICANT'S CERTIFICATION: I have carefully read and examined the above application and find the same to be true and correct. All provisions of the laws and ordinances of the City of Garden Grove and State of California will be complied with whether specified herein or not.

Signature of Permittee *[Signature]* Date

Address

RELOCATION

PRESENT BLDG. ADDRESS

MOVING CONTRACTOR ADDRESS



73.64

Post hole down at 2" x 4"

Dug out 5' x 22" H<sub>7</sub>

# PLOT PLAN

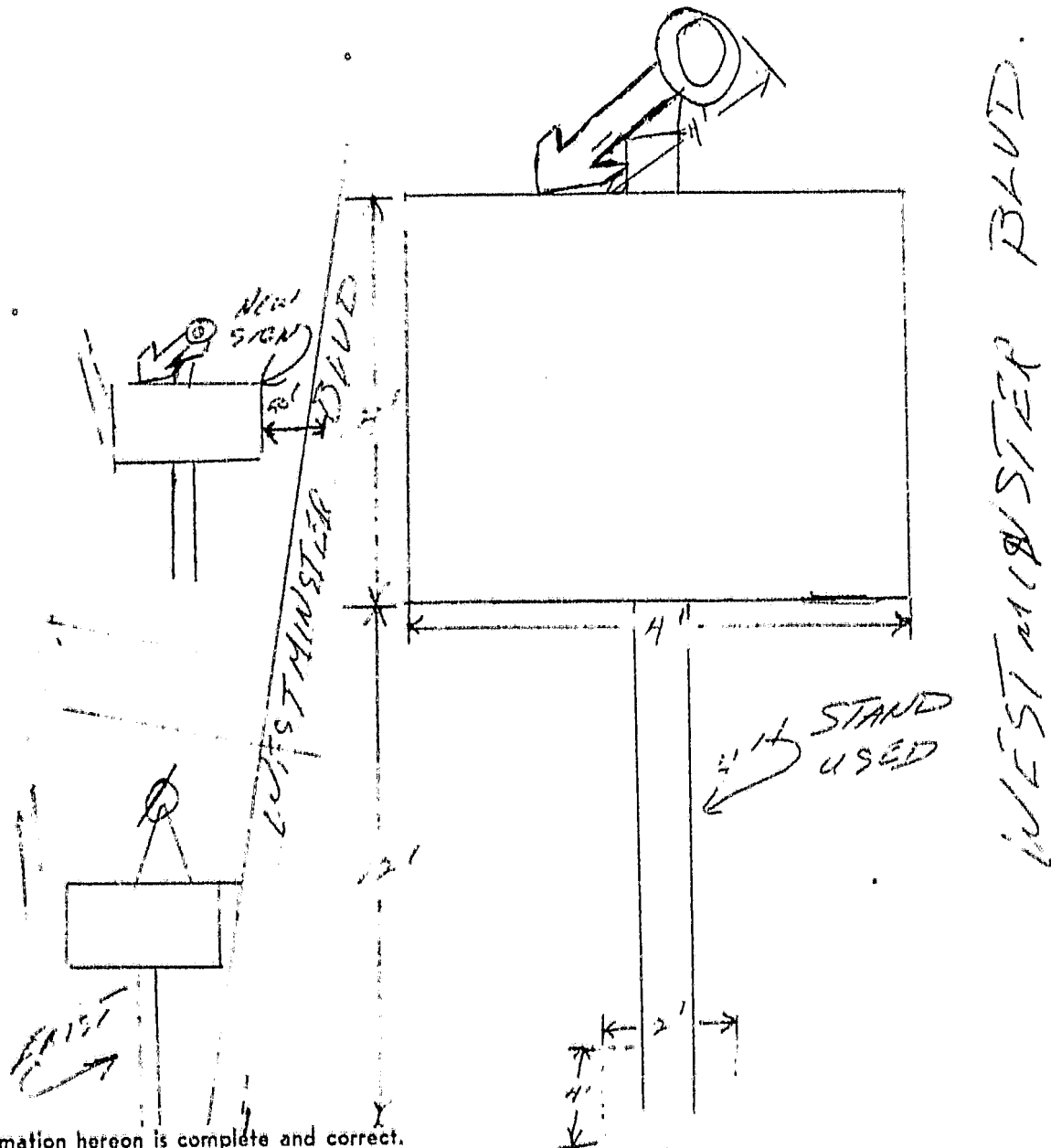
Department of Building

CITY OF  
GARDEN GROVE

Job Address  
ZONE BRANCH  
11352 WESTMINSTER BLVD  
Lot Tract

Permit Number  
27288  
Blk.

DIMENSION PLOT PLAN COMPLETELY SHOWING  
ALL BLDGS. ON THE LOT AND THEIR USE



I certify the information hereon is complete and correct.  
Routing: #1 Building Inspector #2 Office File #3 Owner

By \_\_\_\_\_ Date \_\_\_\_\_

# PLUMBING PERMIT

Department of Building  
537-4200

CITY OF  
GARDEN GROVE

1

For Applicant to Fill In (Use Ink)

## PERMIT FEES

No.	TYPE OF FIXTURE OR ITEM	EACH	\$	FEE
	Water Closet (Toilet)	\$1.50		
	Bath Tub	1.50		
	Shower	1.50		
	Levatory (Wash Basin)	1.50		
/	Kitchen Sink	1.50	150	
	Garbage Disposal	1.50		
	Laundry Tub or Tray	1.50		
	Water Heater	1.50		
	Slop Sink	1.50		
/	Floor Sink	1.50	150	
	Floor Drain	1.50		
	Dish Washer	1.50		
	Drinking Fountain	1.50		
	Urinal	1.50		
/	Gas System — Outlets	1.50		
	House Sewer	1.50		
	Lawn Sprinklers (Single Dwelling Only)	2.00		
	Swimming Pool Piping	1.50		
	Sand Traps	1.50		
	Automatic Washing Mach.	1.50		
	Water Softeners	1.50		
	Backwash — Trap	1.50		
	Water Lateral	1.50		
	Backflow Protective Devices	2.00		

Job Address 11352 Wootton Ave Permit No. 015433 A

Lot No. Tract No. Blk. No.

Owner Janybanch Bac  
Owner's Address

Plumbing Contractor Payne Plumbing

Contractor's Address 14085 Beach Blvd.

Phone 893-7449 City Lic. No.

Use of Bldg. Decor. Use

New Bldg.  Old Bldg.

Validation 11/18/66 TT 066 M\*\*\*\$5.00

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating plumbing.  
I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of the State of California.

Signature of Permittee Harold H. H. H. Date

Address

APPROVALS	DATE	INSPECTOR
SOIL PIPING		
GROUND PLUMBING		
ROUGH PLUMBING		
GAS PIPING		
GAS VENT		
SEPTIC TANK or Cesspool		
SEWER		
GAS TEST		
MAIN DRAIN AND VACUUM LINES		
WATER HEATER		
BACKWASH		
WATER LATERAL		
FINAL		
UTILITY CO. NOTIFIED		

ROUTING: #1 Plumbing Inspector #2 Statistics #3 Owner #4 Office File Bldg. Permit #

Issuance of Permit 2 00

TOTAL FEE \$ 51

Permit Authorized By [Signature] Date 11/18/66

Dig out soil in Rear of  
Bldg. - Intent to see how you  
woud. Come.

Install Resulatory Coupling  
when you made Connection  
to gas, water piping  
Clear w/ # 2 wood  
at Roof

Projeo

WESTMINSTER

STREET

NAME

011352

ADDRESS

APT. NO.

4

CARD NO.

March 1, 1966

Mr. Jerry Snyder  
11352 Westminster Blvd.  
Garden Grove, California

Dear Mr. Snyder:

Re: Use of building in rear of 11352 Westminster Blvd.

This is to acknowledge your phone call of February 28, 1966 advising that you will be vacating the building at the rear of 11352 Westminster by March 15, 1966.

Thank you very much for your prompt attention to this matter. I will be stopping to see you soon after March 15 in order to clear our records in this matter.

Very truly yours,

William K. Miller  
Principal Building Inspector

js

3-15-66

COMPLIED WITH ABOVE INSTRUCTIONS (BUILDING  
VACATED.)

W.K.M.

# 1 ELECTRIC PERMIT

Department of Building  
B. C. Adams  
Director

CITY OF  
GARDEN GROVE  
JE 7-4200

Applicant Fill in (use ink)

Electric Permit No.

Job Address

S-1987

79389

LOT NO.

TRACT NO.

Owner

Owner's

Address

Now Bldg.  Old Bldg.  Use—

Electrical

Contr.

Address

Phone

State

License No.

Validation

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating electrical wiring.

I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workman's compensation laws of the State of California.

Signature of  
Permitter

SIGNS

One Sign—1 Transformer

Additional Sign, Same Location

Additional Transf. or flashers, Time Clock

Lamp Holding Devices, 1st 20

Lamp Holding Devices, Next 100

Sign and 1 Transformer, Moved

Altering or Changing Lettering

For Connecting (Hook-up)

Permit Fee

Total Fee

Conduit

Wiring

Fixtures

(L. G.)

Sign Footing

Final

Utility Notified

Service Size Amp.

Wire

Conduit

	NUMBER	EA.	FEE
New Residence Sq. Ft.		.01	
Residential Garage Sq. Ft.		.005	
Services		1.00	
Motors		1.00	
Fixtures 1st 20		.20	
Fixtures, Additional		.10	
Fixtures, Mercury Vapor		1.00	
Outlets, 1st 20		.20	
Outlets, Additional		.10	
Any Poles		2.00	
Dryer		1.00	
Dishwasher		1.00	
Furnace		1.00	
Garbage Disposal		1.00	
Fan		1.00	
Master Inc. 1650 W		.50	
Domestic Range		1.00	
Domestic Oven		1.00	
Motors—Not Over 1 H.P.		1.00	
Motors Over 1 Not Over 3 H.P.		1.50	
Motors Over 3 Not Over 8		2.00	
Motors Over 8 Not Over 15		2.50	
If Not Listed Above, See Code			
Permit Fee			2.00
Total Fee			8.75

	Date	Inspector
Conduit		
Wiring		
Fixtures		
(L. G.)		
Sign Footing		
Final	8-80-68	[Signature]
Utility Notified		

Authorized By [Signature]

Date 5-8-64

Building Permit No. 26675

# ELECTRIC PERMIT

Department of Building  
 J. C. Adam,  
 Director  
 LOT NO.

CITY OF  
 GARDEN GROVE  
 JE 7-4200

Applicant Fill in (use ink)

Electric Permit No.

Job Address 1733 WESTMINSTER  
1733 WESTMINSTER 23899  
GARDEN GROVE S-2278

TRACT NO.

	NUMBER	EA.	FEE
New Residence Sq. Ft.		.01	
Residential Garage Sq. Ft.		.005	
Services		1.00	
Motors		1.00	
Outlets 1st 20		.20	
Outlets, Additional		.10	
Outlets, Mercury Vapor		.20	
Outlets, 1st 20		.20	
Outlets, Additional		.10	
Any Pole		2.00	
Dryer		1.00	
Dishwasher		1.00	
Kitchen		1.00	
Garbage Disposal		1.00	
Fan		1.00	
Master Inc. 1650 W		.50	
Domestic Range		1.00	
Domestic Oven		1.00	
Motors—Not Over 1 H.P.		1.00	
Motors Over 1 Not Over 3 H.P.		1.50	
Motors Over 3 Not Over 8		2.00	
Motors Over 8 Not Over 15		2.50	
If Not Listed Above, See Code			
Permit Fee			2.00
Total Fee			

Owner  
 Owner's Address SAME  
 New Bldg.  Old Bldg.  Use TWO-BY-TWO  
 Electrical Contr. DAY-LITE HANDMADE  
 Address 1733 E. ELM AVE State  
 Phone 817-711 License No. 6-28-60

Validation  
 I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws relating to electrical wiring.  
 I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of the State of California.

Signature of Permittee [Signature] Date  
**SIGNS**

One Sign—1 Transformer		2.00	2
Additional Sign, Same Location		1.00	
Additional Transf. or flashers, Time Clock		1.00	
Lamp Holding Devices, 1st 20	20	.05	1
Lamp Holding Devices, Next 100	80	.03	2
Sign and 1 Transformer, Moved			
Altering or Changing Lettering			
For Connecting (Hook-up)			
Permit Fee			2
Total Fee			7

	Date	Inspector
Conduit		
Wiring		
Fixtures		
U. G.		
Sign Footing		
Final	<u>8-20-64</u>	<u>[Signature]</u>
Utility Notified		
Service Site Amp.		
Who		
Conf.		

Authorized By ELM Date 8-29-64 Building Permit No. 27288



February 27, 1968

Mr. James B. Cordiel  
13781 Hamling St.  
Garden Grove, California

Dear Mr. Cordiel:

Subject: Long Branch  
Interior Alterations  
11352 Westminster Blvd.  
Garden Grove, California

It has been brought to the attention of the Building Department that interior alterations have been made to the subject building.

Our records fail to disclose a building permit authorizing this work or approval that it meets minimum municipal code standards.

Please phone Mr. Ken Miller in the Building Department at 537-4200 Ext. 33 between 9:00 and 9:30 AM or 1:00 and 2:00 PM and arrange for an inspection to determine the extent of work done and which permits may be required. Arrangements will be made with the Fire Marshall for the Fire Prevention Inspection to be made at this time.

Very truly yours,

David R. Zibloy  
Principal Building Inspector

cc Mr. Ken Miller  
Mr. Stan Mictler

sp

Gwen Wlesner

City Clerk

Entertainment Permit for  
The Long Branch  
11352 Westminster

Harry R. Peirce

Building

March 21, 1968

An inspection was recently made of the subject property at the request of the Police Department. It was determined that a few minor building violations existed which the owner agreed to correct immediately. In my opinion the nature of the violations should not preclude the granting of the Live Entertainment Permit.

op

Harry R. Peirce

APPLICATION FOR PERMIT

CITY OF GARDEN GROVE, CALIFORNIA

RECEIVED  
CITY OF GARDEN GROVE  
Nov 1 4 05 PM '60

Live Entertainment

(a) Applicant Name APOLPH J Coalier  
Address 14012 PARSONS PL City G. G.  
Telephone \_\_\_\_\_

(b) Business Name THE LONGBRANCH  
Address 11352 WESTMINSTER City G. G.  
Telephone 537-9860

(c) Length of residence of applicant within City 2 MO.  
Length of residence of applicant within California 2 MO.

(d) Maximum number of persons employed as entertainers 3

(e) Description of type of entertainment proposed: Western Dancing

(f) Hours of proposed entertainment 9-2

(g) Date of proposed entertainment \_\_\_\_\_  
or continuous entertainment from (Start - End - Day)

(h) Are admission fees to be charged? Yes \_\_\_\_\_ No   
If so, what is the charge \_\_\_\_\_

(i) Is any additional business to be conducted in conjunction with the entertainment?  
Yes  No \_\_\_\_\_ If so, what is the nature of the business?  
Beer Tavern

(j) Type of City Business Licenses currently in effect at the subject location.  
Pending for night club license

(k) Name and address of those managing or supervising the business if other than applicant in (a) above:

Name JAMES VRIESMAN (PARTNER) Name \_\_\_\_\_

Residence 12002 LAUX AVE Residence \_\_\_\_\_

Phone 638-7567 Phone \_\_\_\_\_

Name \_\_\_\_\_ Name \_\_\_\_\_

Residence \_\_\_\_\_ Residence \_\_\_\_\_

Phone \_\_\_\_\_ Phone \_\_\_\_\_

(l) Has anyone listed in (k) been convicted of a crime? Yes \_\_\_\_\_ No

If so, state the name, nature of the offense, and the sentence received therefor

(m) Please state other information of the proposed entertainment or entertainers, identity or character of the person or persons managing or supervising the business deemed pertinent: \_\_\_\_\_

Should any other information deemed necessary by the Chief of Police or City Council be required, notification shall be given applicant.

*The Longbrond*  
Applicant *Adolph J. Coulier*  
*(Partner)*

Form 3003—(Partnership) First American Title Company

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss.

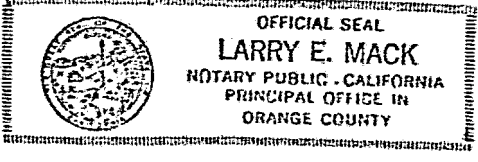
On NOVEMBER 1, 1968, before me, the undersigned, a Notary Public in and for said State, personally appeared

Adolph J. Coulier

and for said

known to me to be ONE OF the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.



Signature Larry E. Mack

LARRY E. MACK

My Commission Expires May 24, 1970

Name (Typed or Printed)

(This area for official notarial seal)

edged to me

id the same.

and State.

FOR CITY USE ONLY

Type of Application

- \_\_\_\_\_ Initial proposed Live entertainment.
- X \_\_\_\_\_ Change of ownership.
- \_\_\_\_\_ Change of type of entertainment.
- \_\_\_\_\_ Increase maximum number of entertainers.

FEE \$25.00 - #68111 - 11/1/68

DATED 11/1/68

Approved by Council \_\_\_\_\_  
(Date)

November 13, 1968

Mr. Adolph J. Coaller  
14012 Parsons Pl.  
Garden Grove, Calif.

Dear Mr. Coaller:

Subject: Inspection for change of ownership  
11352 Westminster Blvd.

A recent inspection of the subject property by the Building Department disclosed rather extensive electrical wiring which does not comply with the electrical code and is considered hazardous.

The condition within the building was discussed with you, however, there is extensive non-conforming wiring on the exterior of the building including the string lights, roof sign flood lights, etc.

The plywood sign located on the porch roof is non-conforming and must be removed. A sign permit may be obtained and a sign of incombustible construction, designed for 15 lbs. per square foot wind load, may be installed.

It shall be necessary to either remove all non-conforming electrical wiring or have an electrical contractor obtain a permit and correct the non-conforming conditions.

Recommendation for approval of your entertainment permit will be sent to the City Council upon elimination of the non-conforming conditions.

If you have any questions regarding this matter please call me at the Building Department between the hours of 8:00AM to 9:00AM and 4:00PM to 5:00PM.

Very truly yours,

David B. Hibley  
Principal Building Inspector

SS

cc: City Clerk

City Administrator

11/16/68 Sign removed. Some wiring corrected. resolution  
permit as file 11/16

# ELECTRICAL PERMIT

For Applicant to Fill in

## INSPECTION RECORD

## FEES

SINGLE PHASE SERVICE SIZE			IF NOT LISTED BELOW SEE CODE			NO.	EA.	FEE
AMP.	VOLTS	RIG. CONDUIT	Residential (R 1 & R 3) sq. ft.					
THREE PHASE SERVICE SIZE			Garage, Resid. (M) sq. ft.					
AMP.	VOLTS	RIG. CONDUIT	Service Meter, Single Phase					
APPROVAL	DATE	INSPECTOR	Service Meter, Three Phase					
			Add'l. Meter, Three Phase	1	1	11	00	
Underground			Temporary Power Pole					
Conduit			Pole, Power, Light, etc.					
Wiring Rough			Sub-Panels 1 φ					
Heater			Sub-Panels 3 φ					
Fixtures & Trim			Outlets					
Motors			Fixtures					
			Fixtures, Merc. Quartz, etc.					
			Heater--Not Over 1650 W					
			Washer					
			Dryer					
			Hot Water Heaters					
			Dishwasher					
			Domestic Range or Oven					
			Disposal					
			Power Apparatus--H.P., K.W. or K.V.A. Motors, Transformers, etc.					
			Not Over 1 each					
			Over 1, Not Over 10 each					
			Over 10, Not Over 30 each					
			Indv. Circuits					
			Time Clock					
			Sign					
			Sign Hookup					

ADDRESS  
**11352 WESTMINSTER**

LOT NO. DLK NO. TRACT NO. ELECTRIC PERMIT NO.  
**142 1273 155518A**

OWNER  
**BANGUYEN** PHONE  
**554-7245**

OWNER'S ADDRESS  
**1154 WESTMINSTER G.G.** CITY

NEW BUILDING OR ADDITION - AREA	EXISTING BUILDING REMODEL AREA	OCCUPANCY GROUP	USE OF BUILDING AND OR NUMBER OF UNITS
SQ. FT.	SQ. FT.		

VALIDATION  
*owner*

ELECTRICAL CONTRACTOR STATE LIC. NO. & TYPE

ADDRESS CITY PHONE

**WORKER'S COMPENSATION REQUIREMENTS**

State Compensation Insurance Policy No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

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 Worker's Compensation laws of California.

NOTE: If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove free and harmless from any liability arising out of injury or bodily damage resulting from work performed relevant to this permit.

PERMIT APPLICANT SIGNATURE \_\_\_\_\_ DATE **2/10/88**

**BUSINESS TAX CERTIFICATE INFORMATION**

I certify that the following Contractor's License No. \_\_\_\_\_ and Classification \_\_\_\_\_ is in full force and effect.

(PRINT) CONTRACTOR (SIGNATURE) CONTRACTOR OR AUTHORIZED AGENT DATE

BUSINESS TAX CERTIFICATE NO. \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_

I certify that I am exempt from Section 7031.5 of the Business and Professional Code, Division 3, Chapter 9, Contractors' License Law, under the following Section:

Owner: Section 7044  Minor work under \$200: Section 7048  Employee working for wages only: Section 7053

Other: \_\_\_\_\_

(PRINT) PROPERTY OWNER (SIGNATURE) PROPERTY OWNER OR AUTHORIZED AGENT DATE **2/10/88**

A FEE MAY BE CHARGED FOR RE-INSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK, OR FAILURE TO MAKE CORRECTIONS.

FINAL **2-12-88** *[Signature]*

UP TO BE FILED **2-12-88** *[Signature]*

### IDENTIFICATION CODE

ITEM	CODE	FEES
Plan Retention Fee		
Plan Check		
Permit		
Issuance		
<b>TOTAL FEES</b>		

BUILDING PERMIT NO. \_\_\_\_\_

VENT. HEAT. AIR COND. PERMIT NO. \_\_\_\_\_

If work is not started within 180 days from date of issue or if abandoned for more than 180 days, this permit will be null and void.

LAND USE \_\_\_\_\_ AUTHORIZED BY \_\_\_\_\_ BUILDING \_\_\_\_\_ DATE \_\_\_\_\_

# ELECTRICAL PERMIT

DEPARTMENT OF BUILDING AND SAFETY

GARDEN GROVE, CALIFORNIA

PHONE: 537-4200

INSTRUCTION: USE TYPEWRITER OR BALL POINT PEN, PRINT FIRMLY. BE SURE ALL COPIES ARE LEGIBLE, NO ERASURES PERMITTED. A DOUBLE FEE WILL BE CHARGED IF WORK STARTED BEFORE PERMIT IS ISSUED.

JOB ADDRESS: **17352 WESTMINSTER** ELECTRIC PERMIT NO. **032853 A**

OWNER: **LANE BRANCH** PHONE: **839-0160**  
**GERALD A. SCHNEIDER** CITY

IF NOT LISTED BELOW SEE CODE	TRACT NO.	NUMBER	EACH	FEE
Residential (I & H) sq. ft.			.01	
Garage, Resid. (J) sq. ft.			.005	
Service, Single Phase			\$1.00	
Service, Three Phase			1.00	
Meters, Single Phase			1.00	
Meters, Three Phase			1.00	
Pole, Power, Light, etc.			2.00	
Sub-Panels 1 φ			1.00	
S. P. Panels 3 φ			1.00	
Outlets 1st 20		3	.20	60
Outlets Over 20			.10	
Fixtures 1st 20		1	.20	20
Fixtures Over 20			.10	
Fixtures, High Voltage Type			1.00	
Radiant Heat			1.00	
Washer			1.00	
Dryer			1.00	
Hot Water Heaters			1.00	
Dishwasher			1.00	
Domestic Range or Oven			1.00	
Motors Not Over 1 HP			1.00	
Motors Over 1 Not Over 3 HP			1.50	

OWNER'S ADDRESS: **P.O. BOX 243, GARDEN GROVE**

NEW BUILDING OR ADDITION - AREA: **50. FT.** EXISTING BUILDING REMODEL AREA: **50. FT.** OCCUPANCY GROUP: **TABERN - 1** USE OF BUILDING AND OR NUMBER OF UNITS: **PHONE**

ELECTRICAL CONTRACTOR: **OWNER** CITY: STATE LICENSE NO.:

VALIDATION: **JAN 21-59 11 004 M\*\*\*\*02.40**

I HAVE CAREFULLY READ THE ABOVE APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF STATE AND LOCAL LAWS COVERING THIS TYPE OF CONSTRUCTION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. NO PERSON SHALL BE EMPLOYED IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA.

SIGNATURE OF PERMITTEE: *Gerald A. Schneider* DATE: **1/21/59**

BRANCH CIRCUIT PANEL: CIRCUITRY

CIR. NO.	BRKR. SIZE	WIRE SIZE	NOMENCLATURE	NO. OF OUTLET	WATTS L1	WATTS L2	WATTS L3
1							
2							
3							
4							
5							
6							

INSPECTION RECORD

APPROVAL	DATE	INSPECTOR
Underground		
Conduit		
Wiring		
Ceiling Heat Cable		
Fixtures		
Service		
Final	<b>3-21-68</b>	<i>[Signature]</i>
Utility Notified		

SINGLE PHASE SERVICE SIZE: \_\_\_\_\_ AMPS. \_\_\_\_\_ WIRE \_\_\_\_\_ RIS. CONDUIT

THREE PHASE SERVICE SIZE:  3 WIRE  4 WIRE \_\_\_\_\_ AMPS. \_\_\_\_\_ WIRE \_\_\_\_\_ R.O. CONDUIT

BUILDING PERMIT NO. \_\_\_\_\_ SIGN PERMIT NO. \_\_\_\_\_ VENT. HEAT. AIR COND. PERMIT NO. \_\_\_\_\_

ISSUANCE OF PERMIT: **2 00**

TOTAL FEE: **2 80**

INSPECTOR: \_\_\_\_\_ PERMIT AUTHORIZED BY: *[Signature]* DATE: **1/21/59**

March 7, 1969

The Longbranch  
11352 Westminster Avenue  
Garden Grove, Ca. 92640

Attention: Mr. Adolph Coullier

Dear Mr. Coullier:

Your application for change of ownership on Live Entertainment Permit issued to The Longbranch was considered by the City Council of the City of Garden Grove at their regular meeting held February 4, 1969. City Council approved said application, subject to elimination of a number of non-conforming conditions on the premises, which you were informed of by letter dated November 13, 1968, from the City's Principal Building Inspector, David Nibley.

Your permit will be forwarded you when our City Manager has been notified that these non-conforming conditions have been eliminated. If you have any questions, please do call on us.

Very truly yours,

CITY OF GARDEN GROVE

/S/ Gwen Wiesner

---

Gwen Wiesner  
Administrative Assistant to the City Manager

GW:mr

bcc: ✓ Field Manager  
Police Department



Gwen Wiesner

David R. Nibley

Administration

Field Services

Live Entertainment Permit  
Longbranch, 11352 Westminister

March 27, 1969

An inspection of the subject building disclosed that it now complies with all building code requirements.

David R. Nibley

jd  
cc: City Manager

# ELECTRICAL PERMIT

For Applicant to Fill in

## INSPECTION RECORD

### FEES

SINGLE PHASE SERVICE SIZE <input type="checkbox"/> 100 <input type="checkbox"/> OH		AMPS	VOLTS	RIG. CONDUIT	
THREE PHASE SERVICE SIZE <input type="checkbox"/> 3 Wire <input type="checkbox"/> 4 Wire <input type="checkbox"/> 100 <input type="checkbox"/> OH		AMPS	VOLTS	RIG. CONDUIT	
APPROVAL	DATE	INSPECTOR			
Underground	<i>Sexton</i>				
Conduit					
Wiring - Rough					
Heater					
Fixtures & Trim					
Motors					
Other					
Service					
FINAL		10-7-81			
Utility Notified		10-7-81			

IF NOT LISTED BELOW SEE CODE	NO.	EA.	FEE
Residential (R-1 & R-2) sq. ft.			
Garage, Resid. (M) sq. ft.			
Service Meter, Single Phase			
Service Meter, Three Phase			
Add'l Meter, Three Phase	1	1500	15.00
Temporary Power Pole			
Pole, Power, Light, etc.			
Sub-Panels 1 φ			
Sub-Panels 3 φ			
Outlets			
Fixtures			
Fixtures, Merc. Quartz, etc.			
Heater--Not Over 1650 W			
Washer			
Dryer			
Hot Water Heaters			
Dishwasher			
Domestic Range or Oven			
Disposal			
Power Apparatus--H.P., K.W. or K.V.A. Motors, Transformers, etc.			
Not Over 1 each			
Over 1, Not Over 10 each			
Over 10, Not Over 30 each			
Indv. Circuits	1	500	5.00
Time Clock			
Sign			
Sign Hookup			

ADDRESS: **11362 Westminster**

LOT NO. BLK NO. TRACT NO. ELECTRIC PERMIT NO.  
**Unit V 122481A**

OWNER: **WESTMINSTER PROPERTIES**  
**By Ronald Hill - Prop. Mgr. (714) 639-4661**

OWNER'S ADDRESS: **1501 E. Chapman Orange**

NEW BUILDING OR ADDITION: AREA: **10,000 SQ. FT.** EXISTING BUILDING REMODEL AREA: **0** OCCUPANCY GROUP: **0204** USE OF BUILDING AND OR NUMBER OF UNITS: **20049**

VALIDATION: **ELTREP 20.00**  
**ISSUE 5.00**  
**CHECK 5.00**

ELECTRICAL CONTRACTOR: **SEXTON ELECT.** STATE LIC. NO. & TYPE:

ADDRESS: **PO Box 1910 B.G. Cal.** CITY:  PHONE: **636-0960**

**WORKER'S COMPENSATION REQUIREMENTS**

State Compensation Insurance Policy No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

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 Worker's Compensation laws of California.

NOTE: If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove free and harmless from any liability arising out of injury or bodily damage resulting from work performed relevant to this permit.

Permit Applicant Signature: *Ronald Hill* DATE: **10-5-81**

**BUSINESS TAX CERTIFICATE INFORMATION**

I certify that the following Contractor's License No. \_\_\_\_\_ and Classification \_\_\_\_\_ is in full force and effect.

(PRINT) CONTRACTOR: **SEXTON ELECT. CO.** (SIGNATURE) CONTRACTOR OR AUTHORIZED AGENT: *Ronald Hill* DATE: **10-5-81**

**BUSINESS TAX CERTIFICATE NO. \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_**

I certify that I am exempt from Section 7031.5 of the Business and Professional Code, Division 3, Chapter 9, Contractors' License Law, under the following Section:

Owner: Section 7044  Minor work under \$100. Section 7048   
Employee working for wages only: Section 7052

Other: **WESTMINSTER PROPERTIES** (SIGNATURE) OWNER (SIGNATURE) PROPERTY OWNER OR AUTHORIZED AGENT: *Ronald Hill* DATE: **9-27-81**

ITEM	CODE	FEES
Plan Retention Fee		
Plan Check		
Permit	3227	20.00
Issuance	3517	6.00
<b>TOTAL FEES</b>		<b>26.00</b>

AUTHORIZED BY: *Jmk* DATE: **10/5/81**

LAND USE:  BUILDING:  DATE:

BUILDING PERMIT NO. \_\_\_\_\_ SIGN PERMIT NO. \_\_\_\_\_ VENT. HEAT. AIR COND. PERMIT NO. \_\_\_\_\_

If work is not started within 120 days from date of issue or if abandoned for more than 120 days, this permit will be null and void.

INSPECTOR

WESTMINSTER

11352

STREET NAME

ADDRESS

APT. NO.

CARD NO.

5

11352

**BUILDING PERMIT**

Inspection Requests  
638-6771

General Information  
038-6601

**INSPECTION RECORD**

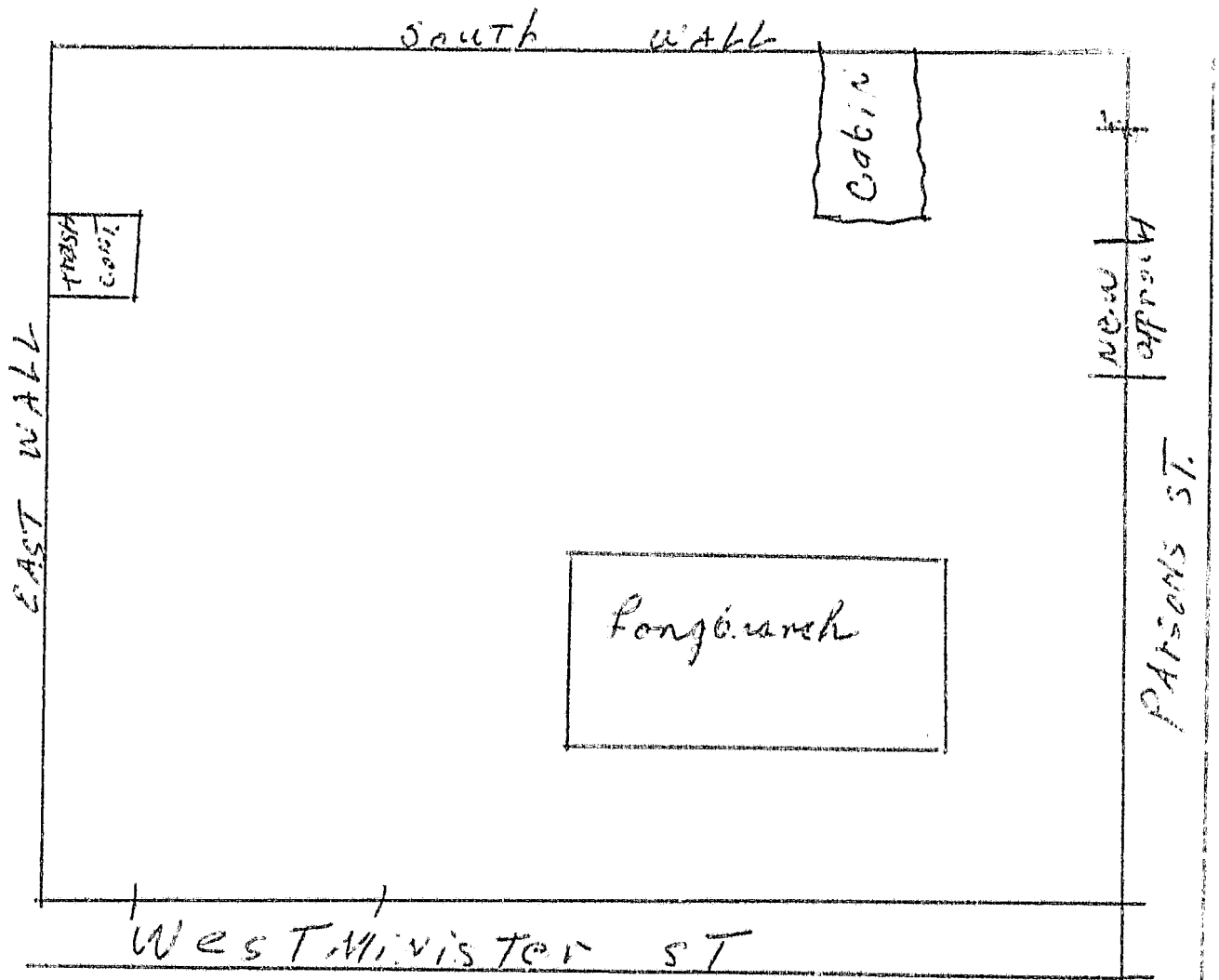
For Applicant to Fill in

3350

P.C. #					APPROVAL			DATE		INSPECTOR		ADDRESS								
OCCUPANCY		TYPE		OCC. LOAD		FIRE SPRINK.		FOUNDATION & LOCATION			LOT NO.			BOOK NO.	TRACT NO.	PERMIT NO.				
USE ZONE		Eav Proj.		FRONT		LEFT		RIGHT		REAR		CONCRETE FLOOR			RICHARD CHEN	132038A				
FIRE ZONE		Setbacks										REINFORCING			OWNER	TEL. NO.				
PLANNING ACTION												ROOF SHTG			RICHARD CHEN					
LAND USE APPROVED BY				PLANS		DATE		ROUGH FRAME			INSULATION, ENERGY			MAILING ADDRESS			CITY	ZIP		
REMARKS:								LATH OR DRYWALL			PLAS BROWN CT			240 E. 3 <sup>RD</sup> ST, TUSTIN						
								SOUND INSULATION			SMOKE DETECTOR			TEL. NO.			STATE LIC. NO.	NO. OF TYPE		
G.G. SANT. DIS. FEE REQ'D.		O.C. SANT. DIS. FEE REQ'D.		DATE		INITIAL		PARKING			LANDSCAPING			168			10.50	10.00		
				REQ'D		PROVIDED		LAND USE FINAL			FINAL			VALIDATION			1K3726A10-06'83	CHECK	27.00	
PARCEL MAP		R/W DEDICATION						UTILITY RELEASE			IDENTIFICATION CODE			OWNER			CONTRACTOR	MAILING ADDRESS	CITY	ZIP
FEES AND BONDS				REV. CODE		AMOUNT		WORKER'S COMPENSATION REQUIREMENTS			PRESENT BLDG. USE			PROPOSED BLDG. USE		DESCRIBE WORK TO BE DONE				
ST. BOND								State Compensation Insurance Policy No. _____ Expiration Date _____			Bar			Bar		TRASH ENCLOSURE				
WATER BOND								<input type="checkbox"/> 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 Worker's Compensation laws of California. NOTE: If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked. <input type="checkbox"/> I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove free and harmless from any liability arising out of injury or bodily damage resulting from work performed relevant to this permit.			NEW <input checked="" type="checkbox"/> ADD'N <input type="checkbox"/> ALTER <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/>			FLOOR AREA (SQ FT.)			NO. OF STORIES		NO. OF DWELLING UNITS	
WATER ASSMT. FEE (ACRG.)								PERMIT APPLICANT SIGNATURE _____ DATE _____ <b>BUSINESS TAX CERTIFICATE INFORMATION</b> I certify that the following Contractor's License No. _____ and Classification _____ is in full force and effect.			If work is not started within 180 days from date of issue or if abandoned for more than 180 days, this permit will be null and void.			A FEE MAY BE CHARGED FOR RE INSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK, OR FAILURE TO MAKE CORRECTIONS.						
WATER ASSMT. FEE (FT.)								(PRINT) CONTRACTOR _____ (SIGNATURE) CONTRACTOR OR AUTHORIZED AGENT _____ DATE _____ <b>BUSINESS TAX CERTIFICATE NO.</b> _____ <b>EXPIRATION DATE</b> _____ I certify that I am exempt from Section 7031.5 of the Business and Professional Code, Division 3, Chapter 9, Contractors' License Law, under the following Section: Owner Section 7044 <input type="checkbox"/> Minor work under \$100: Section 7048 <input type="checkbox"/> Employee working for wages only: Section 7053 <input type="checkbox"/>			RELOCATION			PRESENT BLDG. ADDRESS			MOVING CONTRACTOR			
PARKWAY TREE FEE								(PRINT) PROPERTY OWNER (SIGNATURE) PROPERTY OWNER OR AUTHORIZED AGENT _____ DATE _____			ADDRESS									
PARK & REC. FEE (DIST.)								VALUATION 50000			TOTAL FEES			27 00						
DRAIN ASSMT. FEE (DIST.)								AUTHORIZED BY [Signature] DATE 10-6-83												
PLAN RETENTION FEE																				
BLDG. PLAN CHECK						6 50														
BLDG. PERMIT FEE						10 50														
ISSUANCE						10 00														

OWNER		JOB ADDRESS 11352 Westminster		PERMIT NO. 132038 A	
NAME OF CONSTRUCTION LENDER & BRANCH		ASSESSORS PARCEL NO. 10019029	LOT	BLOCK	TRACT
		PLEASE CHECK ONE OR MORE			
		<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Demolish			
ADDRESS	CITY	DATE 10-6-83	JOB DESCRIPTION Trash Enclosure		PERMIT VALUE \$200.00

SHOW NORTH ARROW, PROPERTY LINES AND ADJACENT STREETS.



#1 Building Insp./#2 Assessor/#3 Permittee/#4 File  
I certify the information hereon is complete and correct.

By \_\_\_\_\_

PLOT PLAN APPROVED BY \_\_\_\_\_

DATE

INSPECTOR'S NOTES

6-13-88 Not Ready. P. 60

7/26/88 Re-stamped roof drains

10-5-88 Handicapped Features Required A ✓

122888V

# ELECTRICAL PERMIT

Inspection Requests  
638-6771

General Information  
638-6661

## INSPECTION RECORD

### FEES

For Applicant to Fill in

APPROVAL	DATE	INSPECTOR	IF NOT LISTED BELOW SEE CODE	NO.	EA.	SEE CODE	FEE
Underground			Residential (R-1 & R-3) sq. ft.				
Conduit			Garage, Resid. (M) sq. ft.				
Wiring - Rough	6-30-88	Ⓢ	Service Meter, Single Phase	1			14.00
Heater			Service Meter, Three Phase				
Fixtures & Trim	10-18-88	Ⓢ	Add'l Meter, Three Phase				
Motors			Temporary Power Pole				
			Pole, Power, Light, etc.				
			Sub-Panels 1 φ				
			Sub-Panels 3 φ	1			5.50
			Outlets	5			2.50
			Fixtures	3			1.50
			Fixtures, Merc. Quartz, etc.				
			Heater - Not Over 1650 W				
			Washer				
			Dryer				
			Hot Water Heaters	1			3.00
			Dishwasher				
			Domestic Range or Oven				
			Disposal				
			Power Apparatus - H.P., K.W. or K.V.A. Motors, Transformers, etc.	1			30KVA 480-120/208
			Not Over 1 each				
			Over 1, Not Over 10 each				
			Over 10, Not Over 30 each				
			Indv. Circuits	1			7.00
			Time Clock				
			Sign				
			Sign Hook up				
Ufer	10-18-88	Ⓢ					
Service	10-18-88	Ⓢ					
FINAL	10-18-88	Ⓢ					
Utility Notified	12-21-88	Ⓢ					

ADDRESS: 11352 Westminster Avenue, Garden Grove

LOT NO., BLK NO., TRACT NO. \_\_\_\_\_

ELECTRIC PERMIT NO. **158847A**

OWNER: **BA. NGUYEN** PHONE \_\_\_\_\_

OWNER'S ADDRESS: **11541 Westminster Ave** CITY: **Santa Ana**

NEW BUILDING OR ADDITION - AREA \_\_\_\_\_ SQ. FT.

EXISTING BUILDING RENEWAL AREA \_\_\_\_\_ SQ. FT.

OCCUPANCY GROUP \_\_\_\_\_

TYPE OF BUILDING AND NUMBER OF UNITS \_\_\_\_\_

VALIDATION: \_\_\_\_\_

ELECTRICAL CONTRACTOR: **CAGE ELECTRIC, INC.** STATE LIC. NO. & TYPE: **497021 C-10**

ADDRESS: **1636 E. EDINGER, SUITE F** CITY: **SANTA ANA, CA 92705** PHONE: **561-0686**

WORKER'S COMPENSATION REQUIREMENTS

State Compensation Insurance Policy No. **WC 2806892** Expiration Date **5/1/88**

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 Worker's Compensation laws of California.

NOTE: If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove free and harmless from any liability arising out of injury or bodily damage resulting from work performed relevant to this permit.

PERMIT APPLICANT SIGNATURE: **BA. NGUYEN** DATE: **2/18/88**

BUSINESS TAX CERTIFICATE INFORMATION

I certify that the following Contractor's License No. \_\_\_\_\_ and Classification \_\_\_\_\_ is in full force and effect.

(PRINT) CONTRACTOR: **James M. Cage** DATE: **2/22/88**

(SIGNATURE) CONTRACTOR OR AUTHORIZED AGENT: \_\_\_\_\_

BUSINESS TAX CERTIFICATE NO. \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_

I certify that I am exempt from Section 7031.5 of the Business and Professional Code, Division 3, Chapter 9, Contractors' License Law, under the following Section:

Owner: Section 7044  Minor work under \$200: Section 7045  Employee working for wages only: Section 7053

Other: \_\_\_\_\_

(PRINT) PROPERTY OWNER: **James M. Cage** DATE: **2/18/88**

(SIGNATURE) PROPERTY OWNER OR AUTHORIZED AGENT: \_\_\_\_\_

A FEE MAY BE CHARGED FOR RE-INSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK, OR FAILURE TO MAKE CORRECTIONS.

If work is not started within 180 days from date of issue or if abandoned for more than 180 days, this permit will be null and void.

INSPECTOR

TOTAL FEES: **66.28**

LAND USE: \_\_\_\_\_ AUTHORIZED BY: **Ⓢ** BUILDING: \_\_\_\_\_ DATE: **4-27-88**



TIMED T. CASINO JOHN

① ATASSEI

Must have main blk  
on lighty panel from XP -  
H. Calver 6-30-88

# BUILDING PERMIT

Inspection Requests  
741-5332

General Information  
741-5307

For Applicant to Fill in

## INSPECTION RECORD

USE ZONE	OCC. CAPACITY	TYPE	OCC. LOAD				FIRE SPRINK				APPROVAL	DATE	INSPECTOR	
			FRONT	LEFT	RIGHT	REAR	PRE INSPECTION	FOUNDATION & LOCATION	CONCRETE FLOOR	REINFORCING				
	B2	VA												
PLANNING ACTION			PLANS				MASONRY							
LAND USE APPROVED BY			DATE				ROOF SHTG							
REMARKS:							ROUGH FRAME							
							INSULATION, ENERGY							
							DRYWALL							
							LATH							
							PLAS. BROWN CT.							
							LANDSCAPING					1/26/89	John	
G.G. SANT. DIS. FEE REQ'D			O.C. SANT. DIS. FEE REQ'D			DATE			INITIAL					
PARCEL MAP			REQ'D			PROVIDED								
R/W DEDICATION														
FEES AND BONDS														
			REV. CODE			AMOUNT								
ST BOND														
WATER BOND														
WATER ASSMT FEE (ACRG)														
WATER ASSMT FEE (FT)														
PARKWAY TREE FEE														
PARK & REC FEE (DIST)														
DRAIN ASSMT FEE (DIST)														
PLAN RETENTION FEE						2.00								
BLDG PLAN CHECK						48.96								
BLDG PERMIT FEE						72.50								
ISSUANCE						10.00								
VALUATION						\$ 5,000.00								
AUTHORIZED BY						DATE			TOTAL FEES					
						1-26-89			133.46					
WORKER'S COMPENSATION REQUIREMENTS														
State Compensation Insurance Policy No. _____ Expiration Date _____														
<input type="checkbox"/> 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 Worker's Compensation laws of California.														
NOTE: If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked.														
<input checked="" type="checkbox"/> I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove harmless from any liability arising out of injury or bodily damage resulting from work performed pursuant to this permit.														
APPLICANT SIGNATURE: <u>Bon Van Pham</u> DATE: <u>1/26/89</u>														
BUSINESS TAX CERTIFICATE INFORMATION														
I certify that the following Contractor's License No. _____ and Classification _____ is in full force and effect.														
PRINT CONTRACTOR: <u>BON-VAN-PHAM</u> SIGNATURE CONTRACTOR OR AUTHORIZED AGENT: <u>Bon Van Pham</u> DATE: <u>1/26/89</u>														
BUSINESS TAX CERTIFICATE NO. _____ EXPIRATION DATE _____														
I certify that I am exempt from Section 70315 of the Business and Professions Code, Division 3, Chapter 9, Contractors' License Law under the following Section: Owner, Section 7044 <input checked="" type="checkbox"/> Minor work under Section 7048 <input type="checkbox"/> Employee working for wages only Section 7053 <input type="checkbox"/>														
Other _____ DATE: <u>1/26/89</u>														
PRINT PROPERTY OWNER: _____ SIGNATURE PROPERTY OWNER OR AUTHORIZED AGENT: _____ DATE: _____														
ADDRESS														
11352 WEST MINSTER AVE.														
LOT NO. BLK NO. TRACT NO. PERMIT NO.														
1 & 2 / 1273 156669A														
OWNER TEL NO.														
BON-VAN-PHAM (714) 638-4174														
MAILING ADDRESS CITY ZIP														
Same GG CA 92648														
<input type="checkbox"/> ARCH <input type="checkbox"/> ENGR														
MAILING ADDRESS CITY ZIP														
Same GG CA 92648														
TEL NO. STATE LIC. NO. & TYPE														
Same														
VALIDATION														
CONTRACTOR														
owner -														
MAILING ADDRESS CITY ZIP														
SAME.														
TEL. NO. STATE LIC. NO. & TYPE														
PRESENT BLDG USE? PROPOSED BLDG USE														
DESCRIBE WORK TO BE DONE														
INTERIOR ALTERATION														
(SEE REVISED FLOOR PLAN)														
NEW <input type="checkbox"/> ADD N <input type="checkbox"/> ALTER <input checked="" type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/>														
FLOOR AREA: 55 NO OF UNITS: 1														
HEIGHT: 5.20 STORIES: 1 UNITS: _____														
If work is not started within 180 days from date of issue or if abandoned for more than 180 days, this permit will be null and void.														
A FEE MAY BE CHARGED FOR RE-INSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK, OR FAILURE TO MAKE CORRECTIONS														
RELOCATION														
PRESENT BLDG ADDRESS														
MAILING ADDRESS														
CONTRACTOR														
ADDRESS														

9A

INSPECTOR

# PLUMBING PERMIT

## INSPECTION RECORD

### FEES

PVC

For Applicant to Fill in

APPROVALS	DATE	INSPECTOR	TYPE OF FIXTURE OR ITEM	NO.	EACH	\$ FEE
Soil Piping	2/29/88	Aronov	Water Closet (Toilet)	2		9.00
Ground Plumbing			Bath Tub			
			Shower			
Rough Plumbing	7/26/88	Aronov	Lavatory (Wash Basin)	2		9.00
Gas Piping			Kitchen Sink			
Gas Vent			Garbage Disposal			
Sewer			Laundry Tub or Tray			
Main Drain and Vacuum Lines			Water Heater	1		5.50
Water Heaters			Floor Sink			
Backwash			Floor Drain	2		9.00
Water Lateral	5/19/88	Aronov	Dish Washer			
			Drinking Fountain			
			Urinal	1		4.50
			Gas Systems - Outlets			
			Building Sewer (First 100 ft.)			
			Building Sewer (Add'l 100 ft.)			
			Building Sewer (ea. add'l drain)			
			Rainwater Drain			
			Swimming Pool Piping			
			Sand Trap Receptors			
			Automatic Washing Machine			
			Water Softeners			
			Backwash Trap			
			Water Lateral			
			Backflow Protection Devices			
			Water Piping (ea. 100 ft.)			
			Lawn Sprinklers (S.F.D. Only)			
			Lawn Sprinklers (Other)			
FINAL	10-19-88	Aronov	ITEM	CODE	FEES	
UTILITY CO NOTIFIED			Plan Return Fee		25.00	
			Plan Check		29.00	
			Permit		10.00	
			Insurance			
IDENTIFICATION CODE			TOTAL FEES		72.16	

ADDRESS: 11352 WESTMINSTER AVE  
 LOT NO. BLK NO. TRACT NO. PERMIT NO. 155696A  
 OWNER: GARRY MARY HEW  
 OWNER'S ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_  
 NEW BUILDING OR ADDITION - AREA: \_\_\_\_\_ SQ. FT. EXISTING BUILDING - REMODEL AREA: \_\_\_\_\_ SQ. FT. OCCUPANCY GROUP: \_\_\_\_\_ USE OF BUILDING AND OR NUMBER OF UNITS: \_\_\_\_\_  
 VALIDATION: P-PLAN 25.45 P-PER 37.65 ISS 19.00  
 1420420 2-24-88 CHECK 72.16  
 PLUMBING CONTRACTOR: ACCENT PLM STATE LIC. NO. & TYPE: 485301 CS6  
 ADDRESS: 11901 #J. WESTMINSTER AVE CITY: GARDEN GROVE PHONE: 539-0607  
 WORKER'S COMPENSATION REQUIREMENTS: State Compensation Insurance Policy No. MP81330 Expiration Date 5-6-85  
 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 Worker's Compensation Laws of California.  
 NOTE: If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked.  
 I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove free and harmless from any liability arising out of injury or bodily damage resulting from work performed relevant to this permit.  
 PERMIT APPLICANT SIGNATURE: [Signature] DATE: 2/24/88  
 BUSINESS TAX CERTIFICATE INFORMATION: I certify that the following Contractor's License No. [blank] is in full force and effect.  
 (PRINT) CONTRACTOR: JAN Corrallo SIGNATURE: [Signature] DATE: 2-24-88 (PRINT) CONTRACTOR OR AUTHORIZED AGENT: [Signature]  
 BUSINESS TAX CERTIFICATE NO.: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
 I certify that I am exempt from Section 7031.5 of the Business and Professional Code, Division 3, Chapter 9, Contractors' License Law, under the following Section:  
 Owner: Section 7044  Minor work under \$200 Sect on 7045   
 Employee working for wages only: Section 7053   
 Other: \_\_\_\_\_  
 (PRINT) PROPERTY OWNER (SIGNATURE) PROPERTY OWNER OR AUTHORIZED AGENT DATE: \_\_\_\_\_  
 A FEE MAY BE CHARGED FOR REINSPECTION DUE TO NEGLIGENCE OR INCOMPLETE WORKS OR FAILURE TO MAKE CORRECTIONS.  
 AUTHORIZED BY: [Signature] DATE: 2/24/88

COLON ELASTICS

SHIM - - - ENGR

# BUILDING PERMIT

Inspection Requests  
638-6771

General Information  
638-6661

## INSPECTION RECORD

For Applicant to Fill In

P.C. #

OCCUPANCY	TYPE	OCG LOAD		FIRE SPRINK		APPROVAL	DATE	INSPECTOR	ADDRESS
		FRONT	LEFT	RIGHT	REAR				
USE ZONE						PRE INSPECTION			11352 westminster
	Eqv. Proj.					FOUNDATION & LOCATION			149611A
	Setbacks					CONCRETE FLOOR			Richard Chen 970-0869
PLANNING ACTION						REINFORCING			4610 Soquel Dr Soquel
						MASONRY			CA 95075
LAND USE APPROVED BY						ROOF SHTG			
REMARKS						ROUGH FRAME			
						INSULATION, ENERGY			
						DRYWALL			
						LATH			
						PLAS. BROWN CT.			
G.G.SANT DIS FEE REQ'D		OC.SANT DIS FEE REQ'D		DATE	INITIAL				
PARCEL MAP			REQ'D	PROVIDED					
R/W DEDICATION									
FEES AND BONDS									
ST BOND		REV. CODE		AMOUNT					
WATER BOND									
WATER ASSMT. FEE (AGRG)									
WATER ASSMT. FEE (FT)									
DECKWAY TREE FEE									
PARK & REC. FEE (DIST)									
DRAIN ASSMT. FEE (DIST)									
PLAN RETENTION FEE									
BLDG PLAN CHECK									
BLDG PERMIT FEE									
ISSUANCE									
VALUATION									
	\$ 500.00			TOTAL FEES					
AUTHORIZED BY				DATE					
				1-20-87					

WORKER'S COMPENSATION REQUIREMENTS	
State Compensation Insurance Policy No. _____	Expiration Date: 12-9-86
<input checked="" type="checkbox"/> 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 Worker's Compensation Laws of California. <b>NOTE:</b> If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 4700 or his permit shall be deemed revoked.	
<input checked="" type="checkbox"/> I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove free and harmless from any liability and/or out of injury or bodily damage resulting from work performed pursuant to this permit.	
<b>BUSINESS TAX CERTIFICATE INFORMATION</b> I certify that the following Contractor's License No. <u>2-77893</u> and Classification <u>B</u> is in full force and effect. Employer: <u>Holden (USA) INC.</u> DATE: <u>1/20/87</u> I certify that I am registered under Section 70315 of the Business and Professional Code, Division 2, Chapter 9, Contractors License Law, under the following Section Owner Section 7044 <input type="checkbox"/> Minor work under \$200 Section 7048 <input type="checkbox"/> Employee working for contractor Section 7053 <input type="checkbox"/> Other <input checked="" type="checkbox"/>	
BUSINESS ADDRESS	EXPIRATION DATE
I certify that I am registered under Section 70315 of the Business and Professional Code, Division 2, Chapter 9, Contractors License Law, under the following Section Owner Section 7044 <input type="checkbox"/> Minor work under \$200 Section 7048 <input type="checkbox"/> Employee working for contractor Section 7053 <input type="checkbox"/> Other <input checked="" type="checkbox"/>	
PRINTED NAME OF PERMITTEE	DATE
Richard Chen	1-20-87

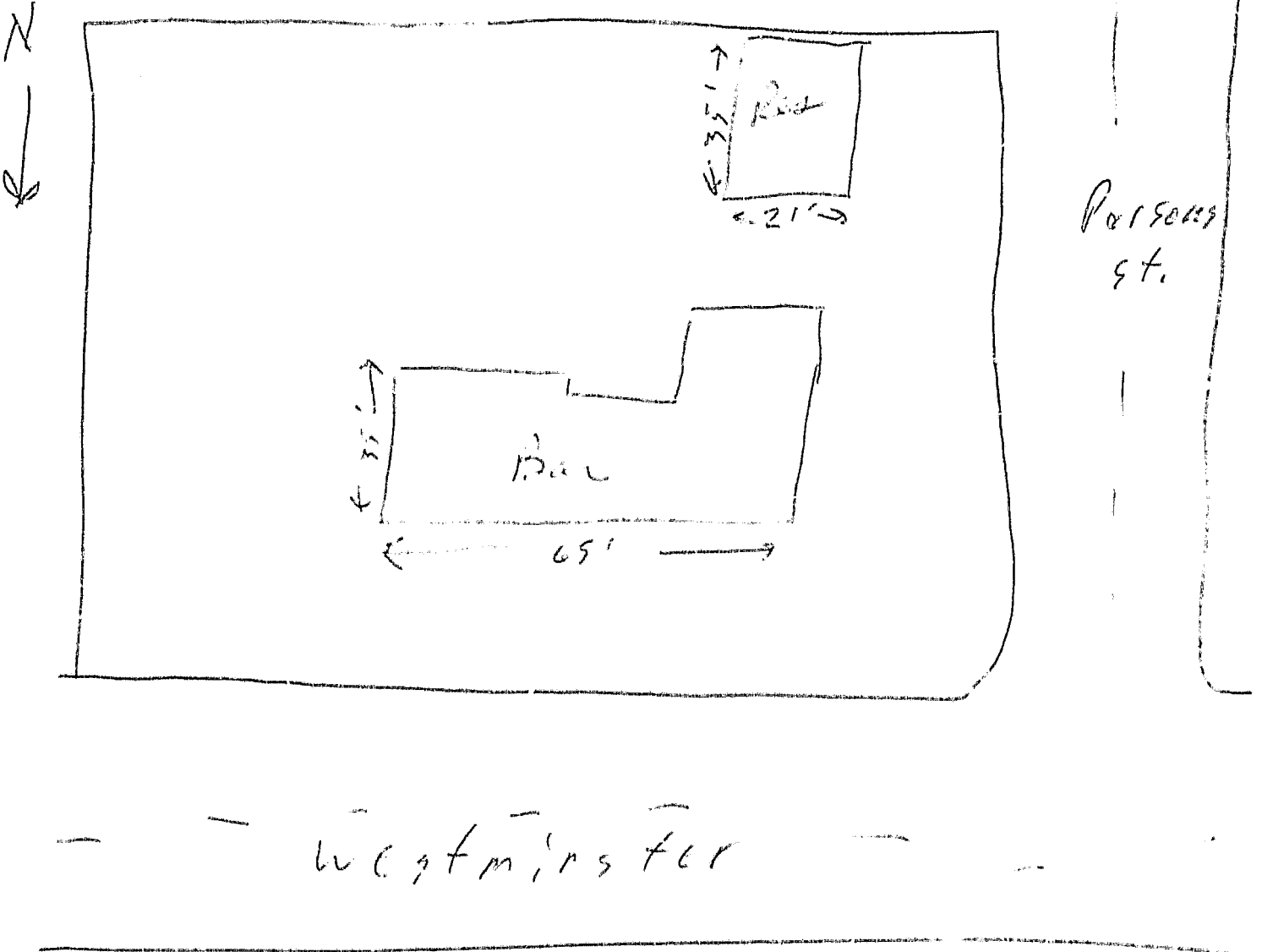
  

VALIDATION	
B-PER	17.50
ISS	10.00
183778A 1-20*87	CASH 20.50
CONTRACTOR	Holden (USA) INC Simon CAT
MAILING ADDRESS	115 Catalpa Rd Alameda 94006
PHONE NO.	574-7894
CITY	B 477893
PRESENT BLDG USE	abandoned
PROPOSED BLDG USE	Demolition
DESCRIBE WORK TO BE DONE	Demolition
NO. OF PERMITS	3500
NO. OF BUILDING	1
NO. OF UNITS	1
If work is not started within 180 days from date of issue or if abandoned for more than 180 days, the permit will be null and void.	
A FEE MAY BE CHARGED FOR RE-INSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK OR FAILURE TO MAKE CORRECTIONS.	
RELOCATION	
PRESENT BLDG ADDRESS	11352 westminster
MAILING CONTRACTOR	
ADDRESS	

I. INSPECTOR

OWNER <i>Richard Chen</i>		JOB ADDRESS <i>11352 westminster</i>		PERMIT NO. <i>149611 A</i>
NAME OF CONSTRUCTION LENDER & BRANCH		ASSESSORS PARCEL NO. <i>10019029</i>	LOT	BLOCK
		TRACT		
		PLEASE CHECK ONE OR MORE		
		<input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input checked="" type="checkbox"/> Demolish		
ADDRESS	CITY	DATE <i>12 9-86</i>	JOB DESCRIPTION <i>Demolition of house</i>	PERMIT VALUE <i>5000</i>

SHOW NORTH ARROW, PROPERTY LINES AND ADJACENT STREETS.



**RICHARD K. SHOGREN & ASSOCIATES**  
Consulting Civil Engineers  
(714) 636-1620

27 October 1988

File No. L1027295

Building Official  
City of Garden Grove  
Department of Building & Safety  
11391 Acacia Parkway  
Garden Grove, CA 92642

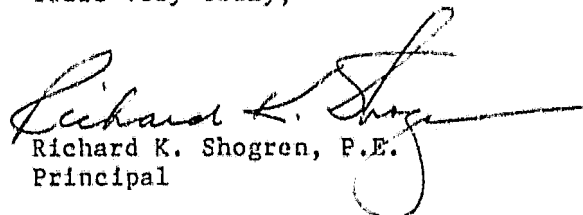
Re: Conformance to Flood Insurance Rate Manual (FIRM) for Structure  
at 11352 Westminster Blvd., Garden Grove, CA

Dear Sir:

This letter is issued to advise you of our onsite review of the as-built condition of the structure at 11352 Westminster Blvd. Finished grade and structural elevations are in conformance with the approved plans within the generally accepted construction tolerances. To the best of our knowledge and belief, the as-built condition of this property is in conformance with Section 9700.4 of the Flood Insurance Rate Manual published for the City of Garden Grove.

Please call us at your convenience if you have any questions.

Yours very truly,

  
Richard K. Shogren, P.E.  
Principal

RKS:js

cc: Mr. Ba Van Nguyen



WESTMINSTER BLVD.

11352

6

STREET

NAME

ADDRESS

APT. NO.

CARD NO.



11352



GARDEN GROVE  
CALIFORNIA 92640  
CITY MANAGER

# RECEIPT

DATE APRIL 18

88 N.

21710

RECEIVED FROM INTERNATIONAL AUTO SALES

ADDRESS 11541 WESTMINSTER, C.G. 92643

THE SUM OF Seven hundred two and 25/100 ..... 702.25

FOR Parkway Tree - \$194.60, DRAIN ASSESSMENT (DIST D) - \$507.65

JOB ADDRESS: 11352 WESTMINSTER AVE.

DATE	AMOUNT	DESCRIPTION

CITY OF GARDEN GROVE, CALIF

DS

# CERTIFICATE of OCCUPANCY

CITY OF GARDEN GROVE - PUBLIC WORKS & DEVELOPMENT

THIS CERTIFICATE ISSUED PURSUANT TO THE REQUIREMENTS OF SECTION 306 OF THE UNIFORM BUILDING CODE CERTIFYING THAT, AT THE TIME OF ISSUANCE, THIS STRUCTURE WAS IN COMPLIANCE WITH THE VARIOUS ORDINANCES OF THE CITY REGULATING CONSTRUCTION OR USE FOR THE FOLLOWING:

JOB ADDRESS 11352 Westminster PERMIT NO 156669A

USE OF BLDG. Industrial Bldg GROUP B-2 TYPE VN

BLDG. APPROVED BY Dave Martin DATE 11/21/88 USE ZONE M-1

ZONING REMARKS Limited Industrial

BLDG. OWNER Ba Nguyen ADDRESS 11352 Westminster

Patrick P. Importuna BY *Patrick P. Importuna* DATE 11/28/88  
BLDG. OFFICIAL

POST IN A CONSPICUOUS PLACE

P.W.D.-0012-11/75

00479

GARDEN GROVE UNIFIED SCHOOL DISTRICT

CERTIFICATE OF COMPLIANCE  
PAYMENT OF SCHOOL FACILITY FEES

Developer/Applicant BA NGUYEN  
Address 11352 WESTMINSTER AVE GARDEN GROVE  
Telephone Number (714) 554-7245  
Tract/Parcel Number Electric Meter Repairs  
Location of Project Same

Number of Square Feet of Residential Space NA x \$1.50 Total NA

Number of Square Feet of Commercial and Industrial Space 5500 x \$.25 Total # 1375.00

This certifies that the above-named Developer/Applicant has paid school facility fees in compliance with Government Code section 53080 and 65995.

April 11, 1988  
Date

James Giffis  
Assistant Superintendent/Designee  
Garden Grove Unified School District

The above representations as to square footage are true. Developer/Applicant agrees that if it is later determined that such representations are not true then this certificate shall automatically terminate and the appropriate City/County shall be notified.

4-11-88  
Date

BA Nguyen  
Developer/Applicant

# BUILDING PERMIT

Inspection Requests  
638-5771

General Information  
638-6661

PG. # 3193


## INSPECTION RECORD

For Applicant to Fill in

OCCUPANCY	TYPE	OCC. LOAD		FIRE SPRINK.		APPROVAL	DATE	INSPECTOR
		FRONT	LEFT	RIGHT	REAR			
USE ZONE	Eqv. Proj.					PRE INSPECTION		
	Setbacks					FOUNDATION & LOCATION		
PLANNING ACTION						CONCRETE FLOOR		
LAND USE APPROVED BY						REINFORCING		
REMARKS:						MASONRY	4/24/88	
						ROOF SHTG	4/19/88	
						ROUGH FRAME		
						INSULATION, ENERGY		
						DRYWALL		
						LATH		
						PLAS. BROWN CT		
						LANDSCAPING		
GG SANT DIS FEE REQ'D	DO	OCC. SANT DIS FEE REQ'D	DATE	INITIAL				
			Jan 9-18-88	WJC				
PARCEL MAP		REQ'D		PROVIDED				
R/W DEDICATION								
FEES AND BONDS								
		REV. CODE		AMOUNT				
ST BOND								
WATER BOND								
WATER ASSMT FEE (ACR#)								
WATER ASSMT FEE (FT)								
PARKWAY TREE FEE				194.00				
SE & REC FEE (UNT)								
DRAIN ASSMT FEE (DIST)	(1)			507.65				
PLAN RETENTION FEE				30.00				
BLDG PLAN CHECK				365.84				
BLDG PERMIT FEE				547.74				
ISSUANCE				10.00				
VALUATION								
	142,000	TOTAL FEES		453.78				
AUTHORIZED BY			DATE					
			4-18-88					
<p><b>WORKER'S COMPENSATION REQUIREMENTS</b></p> <p>State Compensation Insurance Policy # _____ Expiration Date _____</p> <p><input type="checkbox"/> I certify that the performance of the work for which this permit is issued, shall not employ any person in any manner covered by the same subject to the Worker's Compensation Law of California.</p> <p>NOTE: If, after the work permit certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked.</p> <p><input checked="" type="checkbox"/> I certify that I have read the application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending legislation. I further agree to hold the City of Garden Grove harmless from and without liability (except out of injury or bodily damage resulting from work performed pursuant to this permit).</p> <p>PERMIT APPLICANT SIGNATURE _____ DATE _____</p>						<p><b>BUSINESS TAX CERTIFICATE INFORMATION</b></p> <p>I certify that the following Contractor's License No. _____ and Classification _____ is in full force and effect.</p> <p>PRINTED CONTRACTOR _____ SIGNATURE CONTRACTOR OR AUTHORIZED AGENT _____ DATE _____</p> <p>BUSINESS TAX CERTIFICATE NO. _____ EXPIRATION DATE _____</p> <p>I certify that I am exempt from Section 70315 of the Business and Professional Code, Division 3, Chapter 9, Contractors License Law, under the following Section Owner Section 7044, Minor work under Section 7048, Employee working for wages only Section 7053.</p> <p>Other _____</p> <p>PRINTED PROPERTY OWNER _____ SIGNATURE PROPERTY OWNER OR AUTHORIZED AGENT _____ DATE _____</p>		
<p>ADDRESS: 11352 WESTMINSTER AVE</p> <p>LOT NO. BLK. NO. TRACT NO. REFERENCE NO. 142 1073 156669A</p> <p>OWNER: BA VAN NUTEN (714) 33-7151</p> <p>MAILING ADDRESS: 11541 WESTMINSTER GARDEN GROVE CA 92644</p> <p>MAILING ADDRESS: SAME CITY: ZIP:</p> <p>TEL. NO. STATE LIC. NO. &amp; TYPE: SAME</p> <p>VALIDATION: CONTRACTOR: OWNER MAILING ADDRESS: CITY: ZIP: TEL. NO. STATE LIC. NO. &amp; TYPE: PRESENT BLDG. USE: PROPOSED BLDG. USE: 1 DETAIL WORK TO BE DONE: NEW MECHANICAL WORK SIGNATURE: DATE: NEW STAR: REPAIR: EMERGENCY: NO. OF WORKERS: 55000: If work is not started within 90 days from date of issue, this permit will be null and void. A FEE MAY BE CHARGED FOR REINSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK, OR FAILURE TO MAKE CORRECTIONS. RELOCATION: PRESENT BLDG. ADDRESS: MOVING CONTRACTOR: ADDRESS:</p>								

7/1/88 OK TO WRAP OUTSIDE ✓

7/1/88 - SETZ. Plans of Roof Framing  
Not Completed per Plan

i.e. Roof Decking Joists - Straps etc. 

1200001

# PLOT PLAN

OWNER <i>Ba Nguyen</i>		JOB ADDRESS <i>11357 Westminster</i>			PERMIT NO. <i>156689A</i>
ADDRESS <i>11341 Westminster</i>	CITY <i>Garden Grove</i>	ASSESSORS PARCEL NO. <i>10019029</i>	LOT <i>142</i>	BLOCK <i>127</i>	TRACT <i>1273</i>
		PLEASE CHECK ONE OR MORE <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Demolish			
		DATE <i>4/10/88</i>	JOB DESCRIPTION <i>COMMERCIAL BLDG</i>		PERMIT VALUE <i>142,000<sup>00</sup></i>

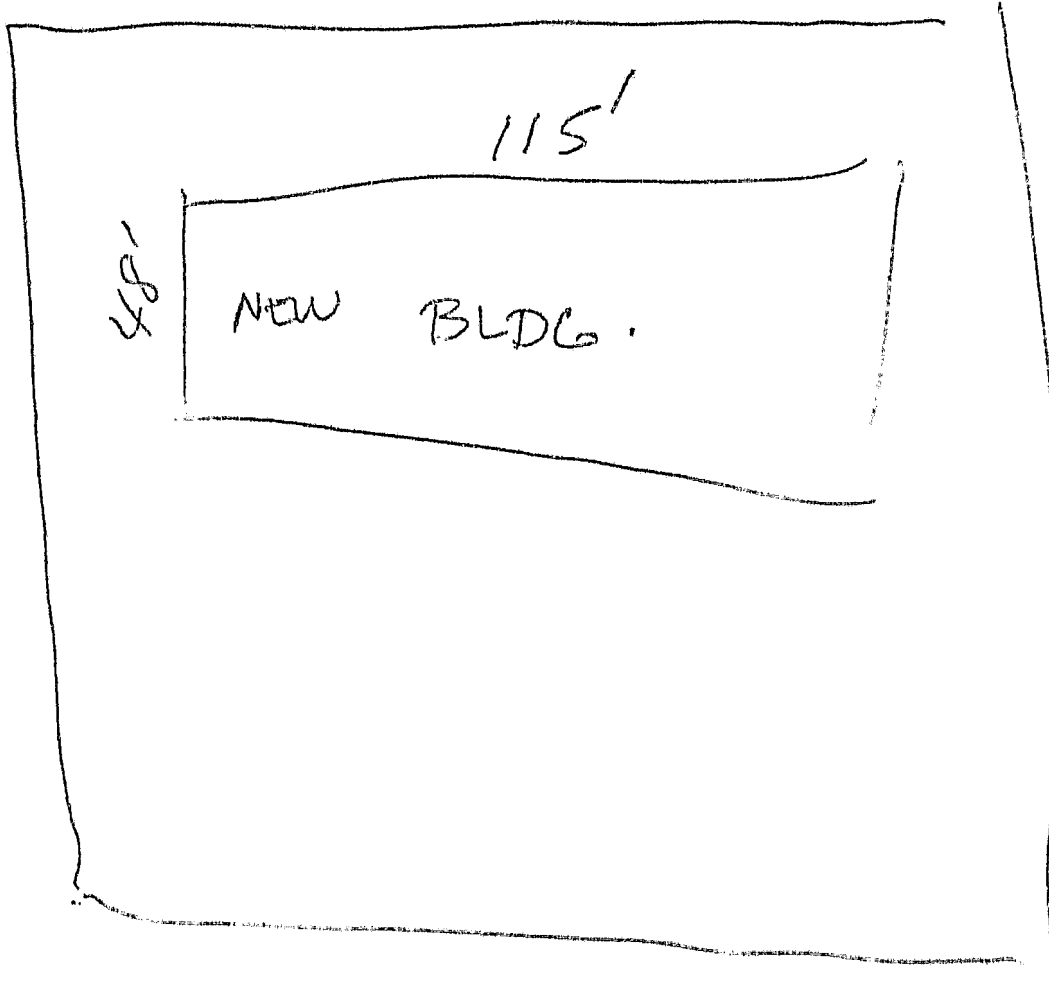
SHOW NORTH ARROW, PROPERTY LINES AND ADJACENT STREETS.

*Westminster Ave*

*135'*

*Garage*

*117'*



PLOT PLAN APPROVED BY \_\_\_\_\_

#1 Building Insp./#2 Assessor/#3 Permittee/#4 certify the information hereon is complete and cor

By \_\_\_\_\_

# BUILDING PERMIT

Inspection Requests  
638-6771

General Information  
638-6661

For Applicant to Fill in

## INSPECTION RECORD

P.C. #

OCCU-PANCY	TYPE	OCC. LOAD		FIRE SPRINK.	
		FRONT	LEFT	RIGHT	REAR
USE ZONE	Edv. Prop. Setbacks	No	Change		
PLANNING ACTION	None Required			B-509	PLANS
LAND USE APPROVED BY	DAVID B. D.			DATE	2-13-88

REMARKS:  
WALL MUST BE TYPED AND REWORK  
PERMITTED TO MATCH BUILDING.

G.G. SANT. DIS. FEE REQ'D.	O.C. SANT. DIS. FEE REQ'D.	DATE	STPA.
PARCEL MAP	REQ'D	PROVIDED	
R/W DEDICATION			

FEES AND BONDS		REV. CODE	AMOUNT
ST. BOND			
WATER BOND			
WATER ASSMT FEE (ACRG)			
WATER ASSMT FEE (FT)			
PARKWAY TREE FEE			
PLAN & REC FEE (DIST)			
DRAIN ASSMT FEE (DIST)			
PLAN RETENTION FEE			
BLDG PLAN CHECK			28.93
BLDG PERMIT FEE			45.00
ISSUANCE			10.00
VALUATION			
\$ 3500.00	TOTAL FEES		83.93

APPROVAL	DATE	INSPECTOR
PRE INSPECTION		
FOUNDATION & LOCATION	2/15/88	BBW
CONCRETE FLOOR		
REINFORCING	2-19-88	EP
MASONRY		
ROOF SHTG		
ROUGH FRAME		
INSULATION, ENERGY		
DRYWALL		
LATH		
PLAS. BROWN CT		
LANDSCAPING		
PRE GUNITE		
PRE DECK		
PRE PLASTER		
PLANNING		
FINAL	10/31/88	

### WORKER'S COMPENSATION REQUIREMENTS

State Compensation Insurance Policy No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

I certify that 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 Worker's Compensation laws of California.

**NOTE:** If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City Ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove free and harmless from any liability arising out of injury or bodily damage resulting from work performed pursuant to this permit.

*Paul Marland* 2/12/88  
PERMIT APPLICANT SIGNATURE DATE

### BUSINESS TAX CERTIFICATE INFORMATION

I certify that the following Contractor's License No. \_\_\_\_\_ and Classification \_\_\_\_\_ is in full force and effect.

(PRINT) CONTRACTOR: \_\_\_\_\_ SIGNATURE: CONTRACTOR OR AUTHORIZED AGENT \_\_\_\_\_ DATE \_\_\_\_\_

BUSINESS TAX CERTIFICATE NO. \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_

I certify that I am exempt from Section 70315 of the Business and Professional Code, Division 3 Contractor's License Law under the following Section Owner: Section 7044  Minor work under \$200. Section 7048  Employee working for wages only. Section 7053

Other: *BA NGUYEN* *Paul Marland*  
(PRINT) PROPERTY OWNER SIGNATURE: PROPERTY OWNER OR AUTHORIZED AGENT \_\_\_\_\_ DATE \_\_\_\_\_

ADDRESS: 11357 WESTMINSTER

LOT NO. BLK NO. TRACT NO. PERMIT NO.  
142 1273 155552A

OWNER: BA NGUYEN TEL. NO. 554-7245

MAILING ADDRESS: 11541 WESTMINSTER G.G. CITY ZIP

ARCH  
 ENGR.

MAILING ADDRESS: \_\_\_\_\_ CITY ZIP

TEL. NO. \_\_\_\_\_ STATE LIC. NO. & TYPE

VALIDATION: \_\_\_\_\_

CONTRACTOR: OWNER

MAILING ADDRESS: \_\_\_\_\_ CITY ZIP

TEL. NO. \_\_\_\_\_ STATE LIC. NO. & TYPE

PRESENT BLDG USE: \_\_\_\_\_ PROPOSED BLDG USE: \_\_\_\_\_

DESCRIPTION OF WORK TO BE DONE: PERIMETER BLOCK WALL 177' (6" BLOCK - 6' HIGH)

NEW  ADD  ALTER  REPAIR  DEMOLISH

FLOOR AREA: \_\_\_\_\_ SQ. FT. 177'  STORIES: \_\_\_\_\_ UNITS: \_\_\_\_\_

If work is not started within 150 days from date of issue or if abandoned for more than 180 days this permit will be void and void.

A FEE MAY BE CHARGED FOR RE INSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK, OR FAILURE TO MAKE CORRECTIONS

RELOCATION

PRESENT BLDG ADDRESS: \_\_\_\_\_

MOVING CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

AUTHORIZED BY: *[Signature]* DATE: 2-12-88

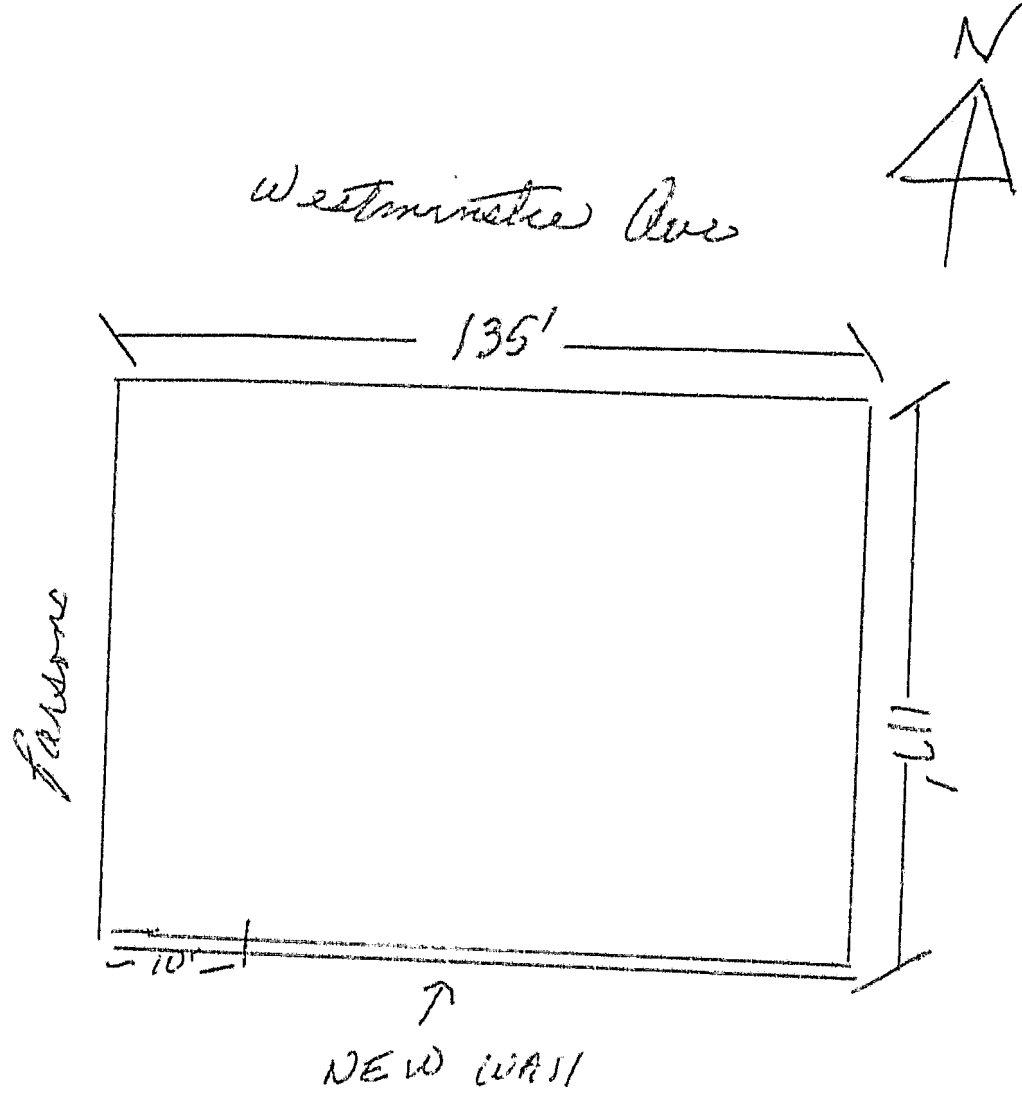
INSPECTOR



# PLOT PLAN

OWNER <b>BA NGUYEN</b>		JOB ADDRESS <b>11352 WESTMINSTER</b>			PERMIT NO. <b>155553A</b>
ADDRESS <b>11541 WESTMINSTER GG</b>		ASSESSOR'S PARCEL NO.	LOT <b>4-2</b>	BLOCK <b>1273</b>	TRACT
PLEASE CHECK ONE OR MORE <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Demolish					
DATE <b>2/12/88</b>		JOB DESCRIPTION <b>PERIMETER BLOCK WALL</b>			PERMIT VALUE <b>3500<sup>00</sup></b>

SHOW NORTH ARROW, PROPERTY LINES AND ADJACENT STREETS.



PLOT PLAN APPROVED BY \_\_\_\_\_

#1 Building Insp./#2 Assessor/#3 Permitted/#4 certify the information hereon is complete and cor.

By \_\_\_\_\_

# BUILDING PERMIT

Inspection Requests  
638-6771

General Information  
638-6661

For Applicant to Fill in

P.C. # 3193

## INSPECTION RECORD

OCCUPANCY B2	TYPE VA	OCC. LOAD		FIRE SPRINK.				APPROVAL	DATE	INSPECTOR
		FRONT	LEFT	RIGHT	REAR					
USE ZONE	Eav. Proj.							PRE INSPECTION		
	Setbacks							FOUNDATION & LOCATION	2/11/88	
PLANNING ACTION								CONCRETE FLOOR		
LAND USE APPROVED BY								REINFORCING		
REMARKS								MASONRY		
								ROUGH FRAME		
								INSULATION, ENERGY	3/2/88	
								DRYWALL	6/20/88	
								LATH	8/10/88	
								PLAS. BROWN CT	N/A	
								LANDSCAPING		

ADDRESS: 11352 WESTMINSTER AVE

LOT NO. BLK NO. TRACT NO: 132 1273

PERMIT NO: 155517A

OWNER: BA VAN NGUYEN

TELEPHONE: (714) 530-7151

MAILING ADDRESS: 115A1 WESTMINSTER GG CA. 92643

CITY: ZIP:

ARCH: ENGR.

MAILING ADDRESS: SAME

CITY: ZIP:

TEL. NO: SAME

STATE LIC NO & TYPE:

VALIDATION:

CONTRACTOR: OWNER

MAILING ADDRESS: SAME

CITY: ZIP:

TEL. NO: SAME

STATE LIC NO & TYPE:

PRESENT BLDG USE: PROPOSED BLDG USE: REPAIR/ALTER/RELOCATE

DESCRIBE WORK TO BE DONE: FOUNDATION ONLY

NEW BLDG: ACORN: ALTER: REPAIR: RELOCATE: [ ]

NO. OF DWELLING UNITS: 1

IF WORK IS NOT STARTED WITHIN 180 DAYS FROM DATE OF ISSUE OR IF ABANDONED FOR MORE THAN 180 DAYS THIS PERMIT WILL BE NULL AND VOID

A FEE MAY BE CHARGED FOR RE-INSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK OR FAILURE TO MAKE CORRECTIONS

RELOCATION

PRESENT BLDG ADDRESS: MOVING CONTRACTOR ADDRESS:

DATE: 2-10-88

REMARKS: FOUNDATION ONLY

GG SANT/DIS. FEE REQ'D.	O.C. SANT/DIS. FEE REQ'D.	DATE	INITIAL

FEES AND BONDS		REV. CODE	AMOUNT
ST. BOND			
WATER BOND			
WATER ASSMT FEE (ACRG)			
WATER ASSMT FEE (FT)			
PARKWAY TREE FEE			
PARK & REC FEE (DIST)			
DRAIN ASSMT FEE (DIST)			
PLAN RETENTION FEE			
BLDG PLAN CHECK			
BLDG PERMIT FEE		54	74
ISSUANCE		81	17
VALUATION		10	00
TOTAL FEES			145 91

TO BE PAID ON REGULAR PERMIT.

**WORKER'S COMPENSATION REQUIREMENTS**

State Compensation Insurance Policy No. \_\_\_\_\_ Expiration Date: 2-10-88

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 Worker's Compensation laws of California.

NOTE: If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove free and harmless from any liability arising out of injury or bodily damage resulting from work performed relevant to this permit.

PERMIT APPLICANT SIGNATURE: \_\_\_\_\_ DATE: 2-10-88

**BUSINESS TAX CERTIFICATE INFORMATION**

I certify that the following Contractor's License No. \_\_\_\_\_ is in full force and effect.

(PRINT) CONTRACTOR: \_\_\_\_\_ SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

BUSINESS TAX CERTIFICATE NO. \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

I certify that I am exempt from Section 75044 of the Business and Professions Code, Division 3 Chapter 9, Contractors' License Law, under the following Section: 75044 (2) Minor work under \$200 Section 7048  Employee working for wages only: Section 75043

Other: \_\_\_\_\_

(PRINT) PROPERTY OWNER: \_\_\_\_\_ SIGNATURE OF PROPERTY OWNER OR AUTHORIZED AGENT: \_\_\_\_\_ DATE: 2/10/88

AUTHORIZED BY: \_\_\_\_\_ DATE: 2-10-88

1. INSPECTOR

2/16/88 4' 1000 LIATN

2/27/88 4' LIATN

3/8/88 4' LIATN

3/12/88 4' LIATN

3/25/88 1:00 PM USA GPH

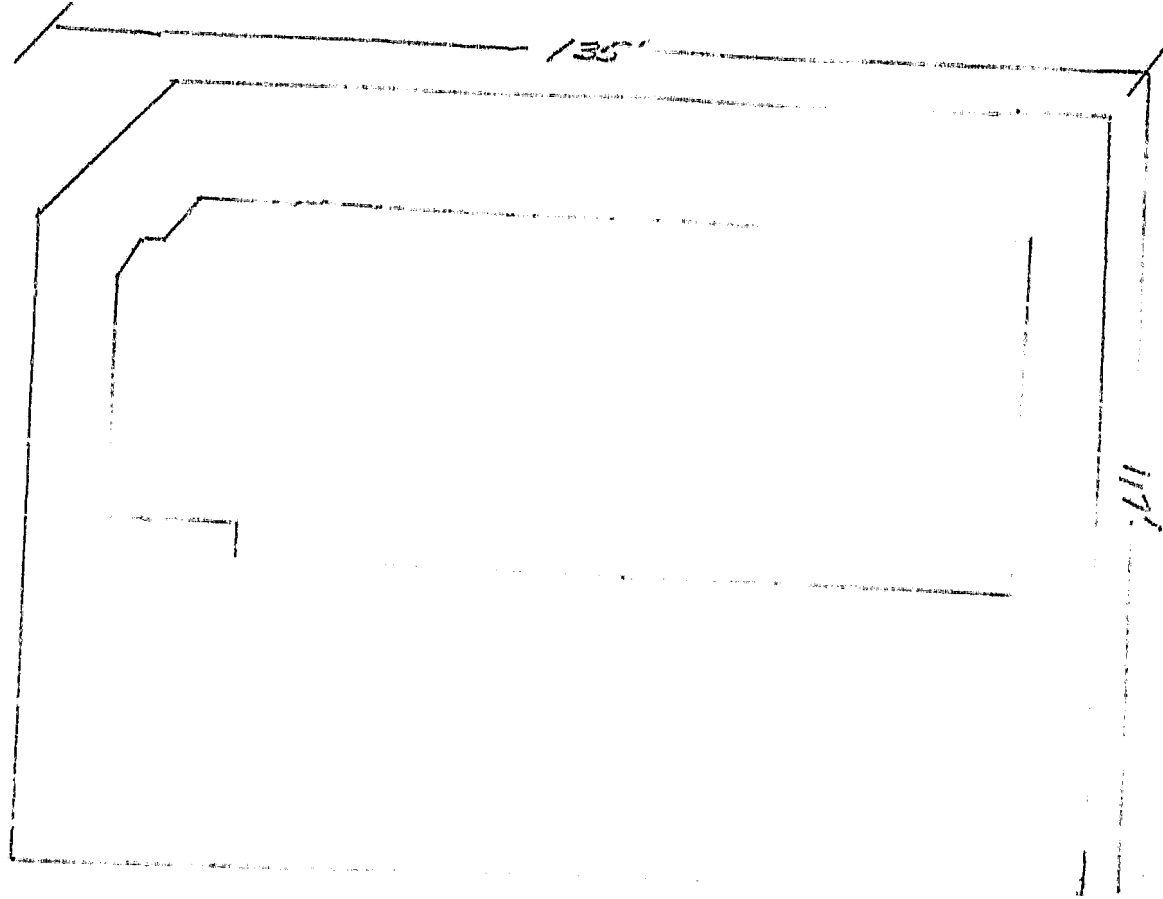
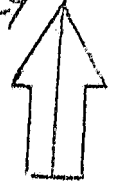
AT 1221

# PLOT PLAN

OWNER <b>BA NGUYEN</b>		JOB ADDRESS <b>11352 WESTMINSTER</b>			PERMIT NO. <b>155517A</b>
ADDRESS <b>11541 WESTMINSTER AVE</b>		ASSESSOR'S PARCEL NO. <b>10019029</b>	LOR <b>1+2</b>	BLOCK <b>1273</b>	TRACT
CITY <b>GARDEN GROVE</b>		PLEASE CHECK ONE OR MORE			
		<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Demolish			
		DAYS <b>1-15-88</b>	JOB DESCRIPTION <b>ELECTRICAL MOOR REPAIR SHOP</b>		PERMIT VALUE <b>10,000</b>

SHOW NORTH ARROW, PROPERTY LINES AND ADJACENT STREETS.

FOUNDATION ONLY



PLOT PLAN APPROVED BY \_\_\_\_\_

#1 Building Insp./#2 Assessor/#3 Permittee/\_\_\_\_\_  
 I certify the information hereon is complete and correct

By \_\_\_\_\_

# BUILDING PERMIT

For Applicant to Fill in

P.C. #

## INSPECTION RECORD

OCCUPANCY	TYPE	OCC. LOAD		FIRE SPRINK.		APPROVAL	DATE	INSPECTOR
		FRONT	LEFT	RIGHT	REAR			
USE ZONE	Env. Prot.					FIRE INSPECTION		
	Setbacks					FOUNDATION & LOG-CRACK		
PLANNING ACTION						CONCRETE FLOOR		
LAND USE APPROVED BY						REINFORCING		
REMARKS:						MASONRY		
						ROOF SHGT		
						ROUGH FRAME		
						INSULATION, ENERGY		
						DRYWALL		
						LATH		
						PLAS. BROWN CT		
						LANDSCAPING		
G.G.SANT DIS. FEE REQ'D	O.C.SANT DIS. FEE REQ'D							
PARCEL MAP				REQ'D	PROVIDED			
R/W DEDICATION								
FEES AND BONDS								
ST. BOND	REV. CODE		AMOUNT					
WATER BOND								
WATER ASSMT FEE (ACRG)								
WATER ASSMT FEE (FT)								
PARKWAY TREE FEE								
PLAN & REC FEE (DIST)								
DRAIN ASSMT FEE (DIST)								
PLAN RETENTION FEE								
BLDG PLAN CHECK			65.00					
BLDG PERMIT FEE			93.00					
ISSUANCE			10.00					
VALUATION								
				TOTAL FEES			168.00	
AUTHORIZED BY								
							12-7-81	

ADDRESS: ~~11352~~ 11352 Westminister

LOT NO. BLDG NO. TRACT NO. PERMIT NO.  
142 1273 1546944

OWNER: Ben Nguyen 554-7245

MAILING ADDRESS: 11541 Westminister St  
CITY: ZIP:

ARCH  ENGR  Dick Shogren  
MAILING ADDRESS: CITY: ZIP:

TEL NO: 636-1620 STATE LIC NO. & TYPE:

VALIDATION: owner-builder

CONTRACTOR: B-PLAN 65.00  
B-FEE 93.00  
MAILING ADDRESS: 114240A12-07'87 CITY: ZIP: 10.00  
B-ECK 168.00

TEL NO: STATE LIC NO. & TYPE:

PRESENT BLDG USE: VACANT PROPOSED BLDG USE: M

DESCRIBE WORK TO BE DONE: Lot Grading (500 sq ft)

NEW  ADDN  ALTER  REPAIR  DEMOLISH

FLOOR AREA: 5500 sq ft

IF work is not started within 180 days from date of issue or if abandoned for more than 180 days, this permit will be null and void.

A FEE MAY BE CHARGED FOR RE-INSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK, OR FAILURE TO MAKE CORRECTIONS

RELOCATION: PRESENT BLDG ADDRESS: MOVING CONTRACTOR: ADDRESS:

SEE FUTURE TRAILS  
10/31/81

**WORKER'S COMPENSATION REQUIREMENTS**

State Compensation Insurance Policy No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

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 Worker's Compensation laws of California.

NOTE: If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City Ordinance and State laws relating to pending construction. I further agree to hold the City of Garden Grove free and harmless from any liability arising out of injury or property damage resulting from work performed pursuant to this permit.

APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: 12-7-81

**BUSINESS TAX CERTIFICATE INFORMATION**

I certify that the following Contractor's License No. \_\_\_\_\_ and Classification: \_\_\_\_\_ is in full force and effect.

PRINT: CONTRACTOR \_\_\_\_\_ SIGNATURE: CONTRACTOR OR AUTHORIZED AGENT \_\_\_\_\_ DATE \_\_\_\_\_

BUSINESS TAX CERTIFICATE NO. \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_

I certify that I am exempt from Section 70315 of the Business and Professional Code, Division 3 Chapter 9, Contractors License Law, under the following Section Owner, Section 7044, Minor work under Section 7048, Employee working for others only, Section 7053.

Other: \_\_\_\_\_

PRINT: PROPERTY OWNER \_\_\_\_\_ SIGNATURE: PROPERTY OWNER OR AUTHORIZED AGENT \_\_\_\_\_ DATE \_\_\_\_\_

WESTMINSTER

STREET

NAME

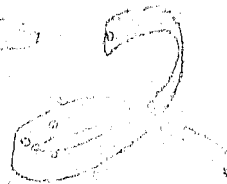
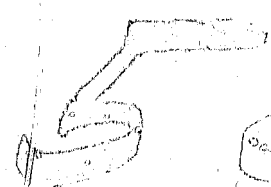
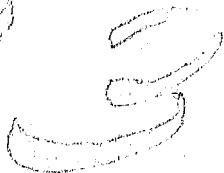
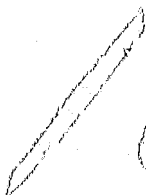
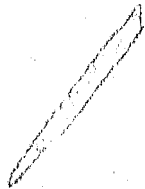
11352

ADDRESS

APT. NO.

CARD NO.

1



# ELECTRICAL PERMIT

## INSPECTION RECORD

## FEES

For Applicant to Fill in

SINGLE PHASE SERVICE SIZE <input type="checkbox"/> UG <input type="checkbox"/> OH		
AMPS	VOLTS	RIG. CONDUIT
THREE PHASE SERVICE SIZE <input type="checkbox"/> 3 Wire <input type="checkbox"/> 4 Wire <input type="checkbox"/> UG <input type="checkbox"/> OH		
AMPS	VOLTS	RIG. CONDUIT
APPROVAL	DATE	INSPECTOR
Underground		
Conduit		
Wiring -- Rough		
Heater		
Fixtures & Trim		
Motors		
Uter		
Service	<b>EXPIRED 8-31-90</b>	
FINAL		
Utility Notified		
IDENTIFICATION CODE		
BUILDING PERMIT NO.	IGN PERMIT NO.	VENT. HEAT. AIR COND. PERMIT NO.
If work is not started within 180 days from date of issue or if abandoned for more than 180 days, this permit will be null and void.		
T. INSPECTOR		

IF NOT LISTED BELOW SEE CODE	NO.	EA.	FEE
Residential (R-1 & R-3) sq. ft.			
Garage, Resid. (M) sq. ft.			
Service Meter, Single Phase			
Service Meter, Three Phase			
Add'l Meter, Three Phase			
Temporary Power Pole			
Pole, Power, Light, etc.			
Sub-Panels 1 φ			
Sub-Panels 3 φ	1		7.50
Outlets			
Fixtures			
Fixtures, Merc. Quartz, etc.			
Heater--Not Over 1650 W			
Washer			
Dryer			
Hot Water Heaters			
Dishwasher			
Domestic Range or Oven			
Disposal			
Power Apparatus--H.P., K.W. or K.V.A. Motors, Transformers, etc.			
Not Over 1 each			
Over 1, Not Over 10 each	1		7.50
Over 10, Not Over 30 each			
Indv. Circuits			
Time Clock			
Sign			
Sign Hookup			
Plan Retention Fee			
Plan Check			
Permit			15
Issuance Supplemental			NC
162219A	TOTAL FEES		15
AUTHORIZED BY	DATE		
<i>Ref</i>	2/3/89		

ADDRESS <b>11352 Westwinter Ave</b>			
LOT NO.	BLK NO.	TRACT NO.	ELECTRIC PERMIT NO.
172	1237		162263A
OWNER <b>RPM Electric</b>		PHONE	
OWNER'S ADDRESS <b>Same</b>			
CITY			
NEW BUILDING OR ADDITION - AREA	EXISTING BUILDING REMODEL AREA	OCCUPANCY GROUP	USE OF BUILDING AND OR NUMBER OF UNITS
sq. ft.	sq. ft.		
VALIDATION E-PR 10-10 104377A 2-03'89 03001 15.04			
ELECTRICAL CONTRACTOR <b>Delta Electric</b>		STATE LIC. NO. & TYPE <b>444613 C10</b>	
ADDRESS		CITY	PHONE
WORKER'S COMPENSATION REQUIREMENTS			
State Compensation Insurance Policy No. _____ Expiration Date _____			
<input checked="" type="checkbox"/> 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 Worker's Compensation laws of California.			
NOTE: If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked.			
<input checked="" type="checkbox"/> I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove, its officers and employees from any liability arising out of injury or bodily damage resulting from work performed relevant to this permit.			
PERMIT APPLICANT SIGNATURE <i>[Signature]</i>		DATE 2/29/89	
BUSINESS TAX CERTIFICATE INFORMATION			
I certify that the following Contractor's License No. _____ and Classification _____ is in full force and effect.			
(PRINT) CONTRACTOR <b>Delta Electric</b>		DATE 1/22/89	
BUSINESS TAX CERTIFICATE NO. _____ EXPIRATION DATE _____			
I certify that I am exempt from Section 7031.5 of the Business and Professional Code, Division 3, Chapter 0, Contractors' License Law, under the following Section:			
Owner: Section 7044 <input type="checkbox"/> Minor work under \$200: Section 7040 <input type="checkbox"/>			
Employees working for wages only: Section 7033 <input type="checkbox"/>			
Other: <b>Corp Taxes</b>		<i>[Signature]</i>	
(PRINT) PROPERTY OWNER		(SIGNATURE) PROPERTY OWNER	DATE
		<i>[Signature]</i>	
A FEE MAY BE CHARGED FOR RE-INSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK, OR FAILURE TO MAKE CORRECTIONS.			



# ELECTRICAL PERMIT

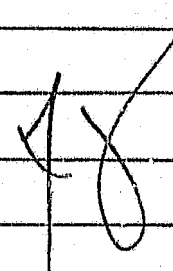
Inspection Requests  
741-5332

General Information  
741-5307

## INSPECTION RECORD

## FEES

For Applicant to Fill in

SINGLE PHASE SERVICE SIZE <input type="checkbox"/> UG <input type="checkbox"/> OH		
AMPS	VOLTS	RIG. CONDUIT
THREE PHASE SERVICE SIZE <input type="checkbox"/> 3 Wire <input type="checkbox"/> 4 Wire <input type="checkbox"/> UG <input type="checkbox"/> OH		
AMPS	VOLTS	RIG. CONDUIT
APPROVAL	DATE	INSPECTOR
Underground		
Conduit		
Wiring - Rough	2-2-89	
Heater		
Fixtures & Trim		
Motors		
Ufer		
Service	EXPIRED 8-31-90	
FINAL	→	
Utility Notified		

IF NOT LISTED BELOW SEE CODE	NO.	EA.	FEE
Residential (R-1 & R-3) sq. ft.			
Garage, Resid. (M) sq. ft.			
Service Meter, Single Phase			
Service Meter, Three Phase			
Add'l Meter, Three Phase			
Temporary Power Pole			
Pole, Power, Light, etc.			
Sub-Panels 1 φ			
Sub-Panels 3 φ	1		7.00
Outlets	22		11.00
Fixtures	25		12.50
Fixtures, Merc. Quartz, etc.			
Heater-Not Over 1650 W			
Washer			
Dryer			
Hot Water Heaters			
Dishwasher			
Domestic Range or Oven			
Disposal			
Power Apparatus-H.P., K.W. or K.V.A. Motors, Transformers, etc.			
Not Over 1 each			
Over 1, Not Over 10 each	6		45.00
Over 10, Not Over 30 each			
Indiv. Circuits			
Time Clock			
Sign			
Sign Hookup			
Plan Retention Fee			
Plan Check			51.00
Permit			16.00
Issuance			10.00
<b>TOTAL FEES</b>			<b>137.60</b>

ADDRESS 11852 Westminster			
LOT NO.	BLK NO.	TRACT NO.	ELECTRIC PERMIT NO. 162219A
OWNER RPM Electric		PHONE	
OWNER'S ADDRESS Same		CITY	
NEW BUILDING OR ADDITION - AREA SQ. FT.	EXISTING BUILDING REMODEL AREA SQ. FT.	OCCUPANCY GROUP	USE OF BUILDING AND OR NUMBER OF UNITS
VALIDATION 162219A 1-31-89 OVER 137.60			
ELECTRICAL CONTRACTOR Delta Electric		STATE LIC. NO. & TYPE 444413 C-10	
ADDRESS		CITY	PHONE
<p><b>WORKER'S COMPENSATION REQUIREMENTS</b></p> <p>State Compensation Insurance Policy No. _____ Expiration Date _____</p> <p><input checked="" type="checkbox"/> 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 Worker's Compensation laws of California.</p> <p>NOTE: If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 8700 or his permit shall be deemed revoked.</p> <p><input checked="" type="checkbox"/> I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove free and harmless from any liability arising out of injury or bodily damage resulting from work performed relevant to this permit.</p> <p><i>[Signature]</i> 1/29/89</p>			
<p><b>BUSINESS TAX CERTIFICATE INFORMATION</b></p> <p>I certify that the following Contractor's License No. 444413 and Classification is in full force and effect:</p> <p><i>[Signature]</i> 1/29/89</p> <p>(PRINT) CONTRACTOR (SIGNATURE) CONTRACTOR OR AUTHORIZED AGENT DATE</p>			
<p><b>BUSINESS TAX CERTIFICATE NO.</b> _____ <b>EXPIRATION DATE</b> _____</p> <p>I certify that I am exempt from Section 7031.5 of the Business and Professional Code, Division 3, Chapter 3, Contractors' License Law, under the following Section:</p> <p>Owner: Section 7044 <input type="checkbox"/> Minor work under \$200: Section 7045 <input type="checkbox"/> Employee working for wages only: Section 7053 <input type="checkbox"/></p>			
Other: <i>[Signature]</i> 1/29/89		(PRINT) PROPERTY OWNER (SIGNATURE) PROPERTY OWNER OR AUTHORIZED AGENT DATE	
<p>A FEE MAY BE CHARGED FOR REINSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK, OR FAILURE TO MAKE CORRECTIONS.</p>			

If work is not started within 180 days from date of issue or if abandoned for more than 180 days, this permit will be null and void.

INSPECTOR

1-31-89

# BUILDING PERMIT

Inspection Requests  
741-5332

General Information  
741-5307

## INSPECTION RECORD

For Applicant to Fill In

P.C. #

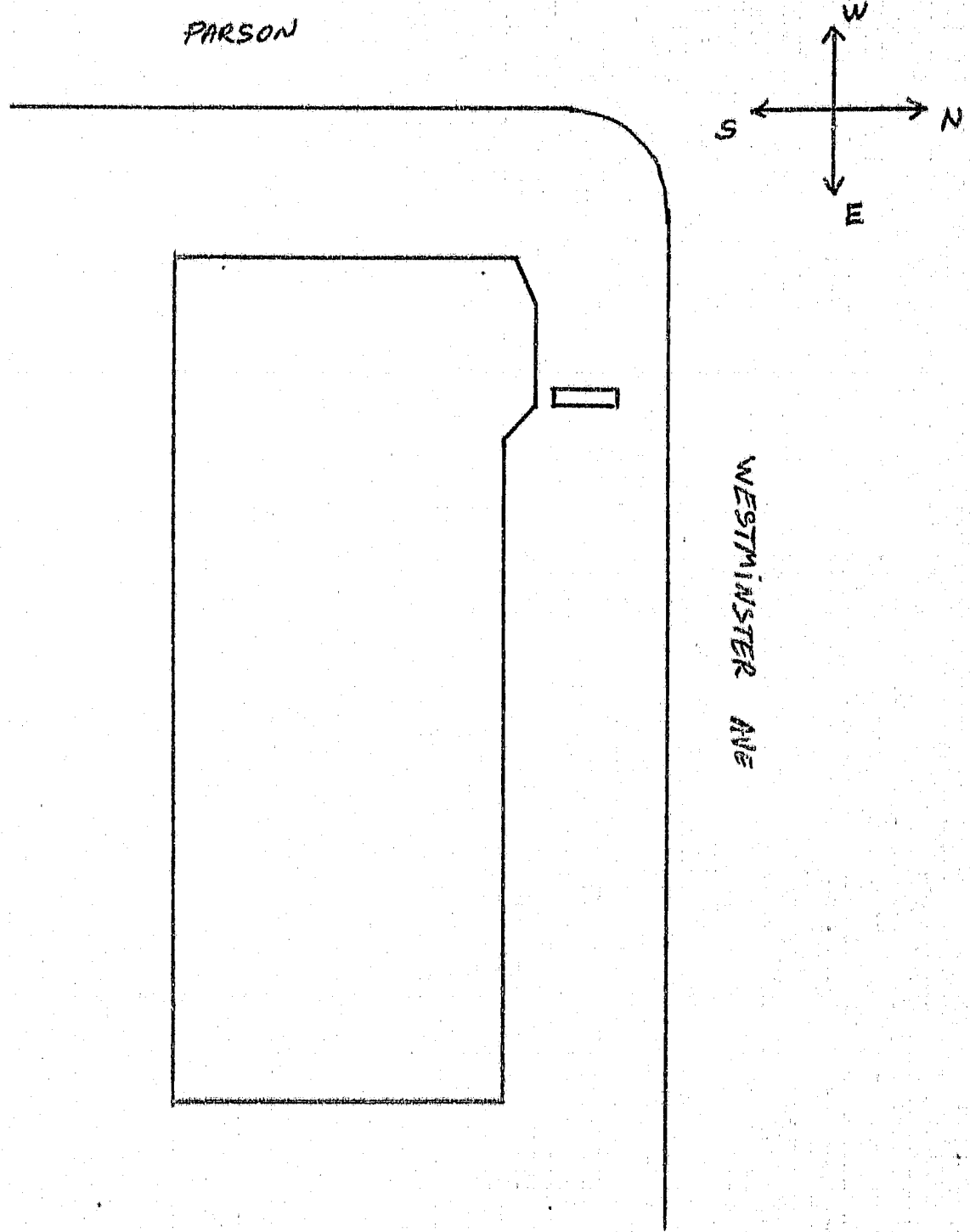
OCCUPANCY	TYPE	OCC. LOAD		FIRE SPRINK.		APPROVAL	DATE	INSPECTOR
		FRONT	LEFT	RIG. IT	REAR			
USE ZONE	Eav. Proj.					PRE INSPECTION		
	Setbacks					FOUNDATION & LOCATION		
PLANNING ACTION						REINFORCING		
LAND USE APPROVAL						MASONRY		
REMARKS:						ROOF SHTG		
16th MONUMENT SIGN						ROUGH FRAME		
G.G. SANT. DIS. FEE REQ'D.						INSULATION, ENERGY		
O.C. SANT. DIS. FEE REQ'D.						DRYWALL		
DATE						LATH		
INITIAL						PLAS. BROWN CT.		
REQ'D						LANDSCAPING		
PROVIDED								
PARCEL MAP						PRE GUNITE		
R/W DEDICATION						PRE DECK		
FEEES AND BONDS						PRE PLASTER		
ST. BOND		REV. CODE	AMOUNT		PLANNING			
WATER BOND					FINAL			
WATER ASSMT. FEE (ACRG.)					Expire 8/7/90			
WATER ASSMT. FEE (FT.)					WORKER'S COMPENSATION REQUIREMENTS			
PARKWAY TREE FEE					State Compensation Insurance Policy No. _____ Expiration Date 11-1-88			
PARK & REC. FEE (DIST.)					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 Worker's Compensation laws of California.			
DRAIN ASSMT. FEE (DIST.)					NOTE: if, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 3700 of his permit shall be deemed revoked.			
PLAN RETENTION FEE					I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove free and harmless from any liability arising out of injury or bodily damage resulting from work performed relevant to this permit.			
BLDG. PLAN CHECK			8 16		_____ PERMIT APPLICANT SIGNATURE DATE			
BLDG. PERMIT FEE			17 00		BUSINESS TAX CERTIFICATE INFORMATION			
ISSUANCE			10 00		I certify that the following Contractor's License No. _____ and Classification _____ is in full force and effect.			
VALUATION			30 16		(PRINT) CONTRACTOR _____ (SIGNATURE) CONTRACTOR OR AUTHORIZED AGENT _____ DATE _____			
TOTAL FEES			30 16		BUSINESS TAX CERTIFICATE NO. _____ EXPIRATION DATE _____			
AUTHORIZED BY			11-8-88		I certify that I am exempt from Section 7031.6 of the Business and Professions Code, Division 3, Chapter 9, Contractors' License Law, under the following Section: Owner: Section 7044 Minor work under 5200 Section 7048 Employee working for wages only: Section 7053			
DATE					Other: _____ DATE _____			

ADDRESS		11352 WESTMINSTER AVE	
LOT NO.	BLK. NO.	TRACT NO.	PERMIT NO.
	182	1273	160767A
OWNER	BA VAN NGUYEN		TEL. NO. (914) 530-7151
MAILING ADDRESS	11541 WESTMINSTER		CITY G.G. CA. 92647 ZIP
<input type="checkbox"/> ARCH	MAILING ADDRESS SAME CITY ZIP		
<input type="checkbox"/> ENGR.	STATE LIC. NO. & TYPE		
TEL. NO. SAME	B-PER 12.00		
	365 10.00		
VALIDATION	184-62611-08'08 CHECK 20.16		
CONTRACTOR	OWNER		
MAILING ADDRESS	SAME CITY ZIP		
TEL. NO. SAME	STATE LIC. NO. & TYPE		
PRESENT BLDG. USE	PROPOSED BLDG. USE INDUSTRIAL		
DESCRIBE WORK TO BE DONE	SIGNS		
NEW <input type="checkbox"/>	ADD'N <input type="checkbox"/>	ALTER <input type="checkbox"/>	REPAIR <input type="checkbox"/>
DEMOLISH <input type="checkbox"/>	FLOOR AREA NO. OF		NO. OF DWELLING
(SQ. FT.)	STORIES 1		UNITS
If work is not started within 180 days from date of issue or if abandoned for more than 180 days, this permit will be null and void.			
A FEE MAY BE CHARGED FOR RE-INSPECTION DUE TO NEGLIGENCE INCOMPLETE WORK, OR FAILURE TO MAKE CORRECTIONS.			
RELOCATION			
PRESENT BLDG. ADDRESS			
MOVING CONTRACTOR			
ADDRESS			

# PLOT PLAN

OWNER <b>BA VAN NGUYEN</b>		JOB ADDRESS <b>11352 WESTMINSTER AVE</b>		PERMIT NO. <b>160767A</b>
ADDRESS <b>11541 WESTMINSTER</b>		CITY <b>GARDEN GROVE</b>	ASSESSORS PARCEL NO. <b>10019029</b>	LOT <b>192</b>
			BLOCK	TRACT <b>1273</b>
PLEASE CHECK ONE OR MORE				
<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Demolish				
DATE <b>11-8-88</b>		JOB DESCRIPTION <b>Monument sign</b>		PERMIT VALUE <b>800<sup>00</sup></b>

SHOW NORTH ARROW, PROPERTY LINES AND ADJACENT STREETS.



By Building Insp./#2 Assessor/#3 Permittee/#4 File I certify the information hereon is complete and correct.

PLOT PLAN APPROVED BY

# ELECTRICAL PERMIT

INSPECTION RECORD

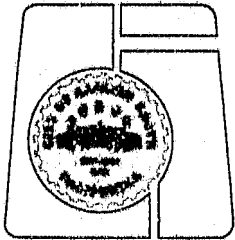
FEEES

For Applicant to Fill in

SINGLE PHASE SERVICE SIZE <input type="checkbox"/> UG <input type="checkbox"/> OH			IF NOT LISTED BELOW SEE CODE	NO.	EA.	FEE	ADDRESS			
AMPS	VOLTS	RIG. CONDUIT	Residential (R-1 & R-3) sq. ft.				11352 WESTMINSTER AVE			
THREE PHASE SERVICE SIZE <input type="checkbox"/> 3 Wire <input type="checkbox"/> 4 Wire <input type="checkbox"/> UG <input type="checkbox"/> OH			Garage, Resid. (M) sq. ft.				LOT NO.	BLK NO.	TRACT NO.	ELECTRIC PERMIT NO.
AMPS	VOLTS	RIG. CONDUIT	Service Motor, Single Phase				1#0	1273		160768A
APPROVAL	DATE	INSPECTOR	Service Motor, Three Phase				OWNER BA VAN NGUYEN			
Underground			Add'l Motor, Three Phase				PHONE 530-7151			
Conduit			Temporary Power Pole				OWNER'S ADDRESS 115A1 WESTMINSTER AVE			
Wiring - Rough			Pole, Power, Light, etc.				CITY G.G.			
Heater			Sub-Panels 1 φ				NEW BUILDING OR ADDITION - AREA	EXISTING BUILDING REMODEL AREA	OCCUPANCY GROUP	USE OF BUILDING AND OR NUMBER OF UNITS
Fixtures & Trim			Sub-Panels 3 φ				50. FT.	50. FT.		
Motors			Outlets				VALIDATION			
			Fixtures				E-PER 15.00 ISS 10.00			
			Fixtures, Merc. Quartz, etc.				11-637A11-08'88 CHECK 25.00			
			Heater - Not Over 1650 W				ELECTRICAL CONTRACTOR			
			Washer				OWNER.			
			Dryer				STATE LIC. NO. & TYPE			
			Hot Water Heaters				ADDRESS			
			Dishwasher				SAME			
			Domestic Range or Oven				CITY			
			Disposal				PHONE			
			Power Apparatus - M.P., K.W. or K.V.A. Motors, Transformers, etc.				WORKER'S COMPENSATION REQUIREMENTS			
			Not Over 1 each				State Compensation			
			Over 1, Not Over 10 each				Insurance Policy No. _____ Expiration Date _____			
			Over 10, Not Over 30 each				<input type="checkbox"/> 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 Worker's Compensation laws of California.			
			Indv. Circuits				NOTE: If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked.			
			Time Clock				<input checked="" type="checkbox"/> I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove harmless from any liability arising out of injury or bodily damage resulting from work performed relevant to this permit.			
			Sign				11-8-88			
			Sign Hookup			1500	PERMIT APPLICANT SIGNATURE _____ DATE _____			
Ufer							BUSINESS TAX CERTIFICATE INFORMATION			
Service							I certify that the following Contractor's License No. _____ and Classification _____ is in full force and effect.			
FINAL Expense	8/31/90						(PRINT) CONTRACTOR _____ (SIGNATURE) CONTRACTOR OR AUTHORIZED AGENT _____ DATE _____			
Utility Notified							BUSINESS TAX CERTIFICATE NO. _____ EXPIRATION DATE _____			
IDENTIFICATION CODE			ITEM	CODE	FEEES		I certify that I am exempt from Section 7031.0 of the Business and Professional Code, Division 3, Chapter 9, Contractors' License Law, under the following Section:			
			Plan Rotation Fee				Owner: Section 7044 <input checked="" type="checkbox"/> Minor work under \$200: Section 7048 <input type="checkbox"/>			
			Plan Check			15 00	Employee working for wages only: Section 7053 <input type="checkbox"/>			
			Permit			10 00	Other: _____			
			Issuance			25 00	(PRINT) PROPERTY OWNER _____ (SIGNATURE) PROPERTY OWNER OR AUTHORIZED AGENT _____ DATE _____			
			TOTAL FEES			25 00	A FEE MAY BE CHARGED FOR RE-INSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK, OR FAILURE TO MAKE CORRECTIONS.			
BUILDING PERMIT NO.	DION PERMIT NO.	VENT, HEAT, AIR COND. PERMIT NO.	LAND USE	BUILDING	DATE		11-8-88			
							11-8-88			

If work is not started within 180 days from date of issue or if abandoned for more than 180 days, this permit will be null and void.

1. INSPECTOR



# CITY OF GARDEN GROVE, CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT/CODE ENFORCEMENT SECTION

## SIGN FIELD CHECK

PLEASE COMPLETE TOP HALF AND SUBMIT WITH PERMIT APPLICATION.

GARDEN GROVE

PERMIT # \_\_\_\_\_

APPLICATION DATE 11-3-88

SITE ADDRESS: 11352 Westminster

BUSINESS NAME: RPM Electric Motors

PERSON TO CONTACT: Ba. Van Nguyen PHONE: 530-7151

CONTRACTOR: \_\_\_\_\_ PHONE: \_\_\_\_\_

BUSINESS OWNER: \_\_\_\_\_ PHONE: \_\_\_\_\_

- COPIES OF THE FOLLOWING SHALL BE SUBMITTED WITH EACH APPLICATION:
- BUILDING PERMIT: (form provided by the City) \*not required for painted on wall sign\*
  - PLOT PLAN: Show Dimensions, setbacks, existing signs, proposed signs, existing buildings. (form provided by the city)
  - ELEVATIONS: Two (2) copies showing existing and proposed sign locations.
  - DETAILED DRAWINGS: Two (2) scaled drawings showing colors, materials, mounting method, copy and dimensions of proposed sign(s).
  - ELECTRICAL PERMIT: Required for illuminated signs.

Please allow 3 to 5 days processing time for sign approval.

### DEPARTMENT USE ONLY

ZONE: <u>C-M</u>	PRIMARY	SECONDARY	SPECIFIC SIGN CRITERIA <input type="checkbox"/>
Building frontage	<u>117'</u>	_____	_____
Lot frontage	_____	_____	_____
Allowable area	<u>2347</u>	_____	_____

EXISTING SIGNS		PROPOSED SIGNS		<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED DATE: <u>11-7-88</u>
TYPE	AREA	TYPE	AREA	
1. _____	_____	5. <u>MONUMENT</u>	<u>167</u>	
2. _____	_____	6. _____	_____	
3. _____	_____	7. _____	_____	
4. _____	_____	8. _____	_____	
TOTAL _____		TOTAL <u>167</u>		
COMBINED TOTAL <u>167</u>		BY: <u>Donald R. Holsten</u>		

Comments, Conditions, Recommendations: \_\_\_\_\_

11352

RPM  
ELECTRIC  
MOTORS

FIN. GRADE

APPROVED  
SIGN CODE DIV.  
CITY OF GARDEN GROVE  
BY *Jerry R. Holstein*  
DATE *11-7-88*  
COMMENTS

SIGN:

6" BROWN NUMBERS  
IVORY PLEXI BACKGROUND  
9" PEACH LETTERS  
6" PEACH LETTERS  
ADIA SIGN CABINET

BASE:

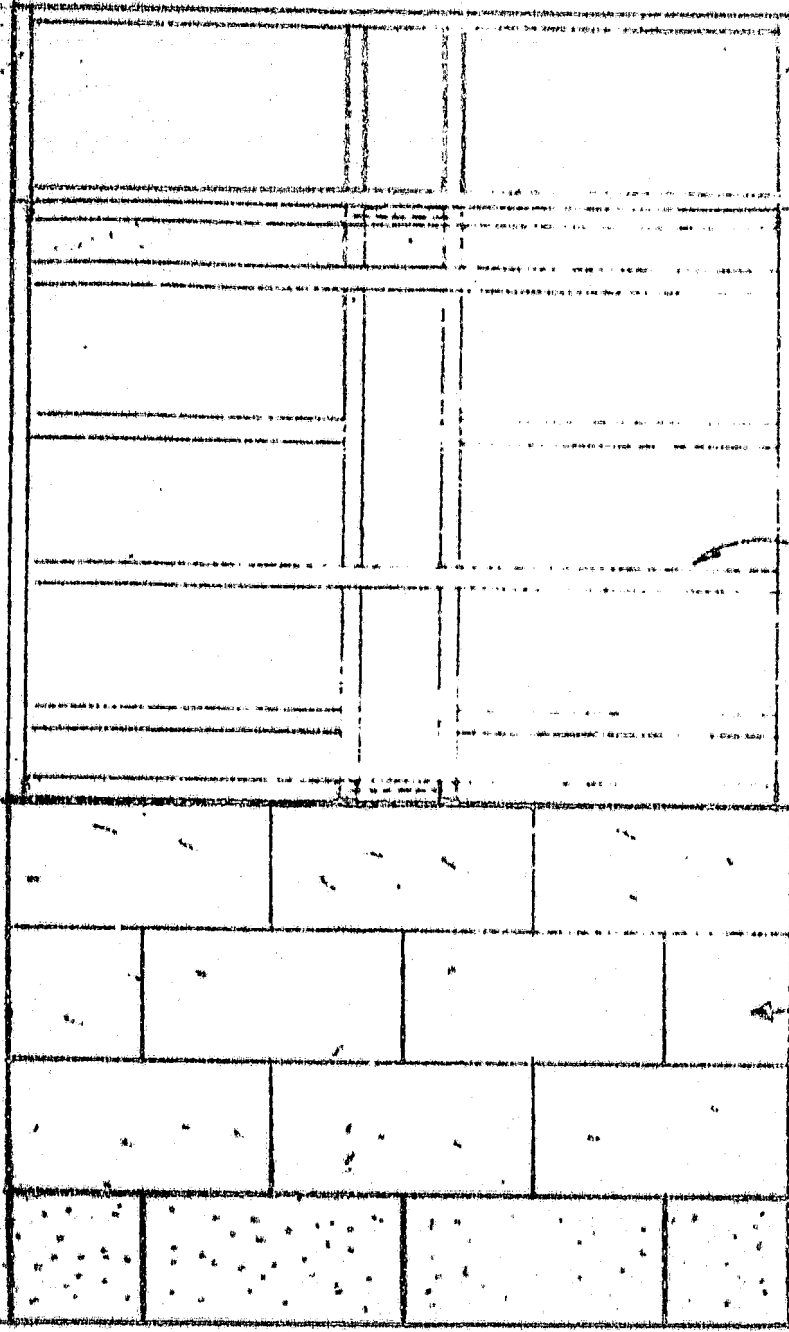
ARDY SPLIT-FACE BLOCK

4'-0"

1'-0"

3'-0"

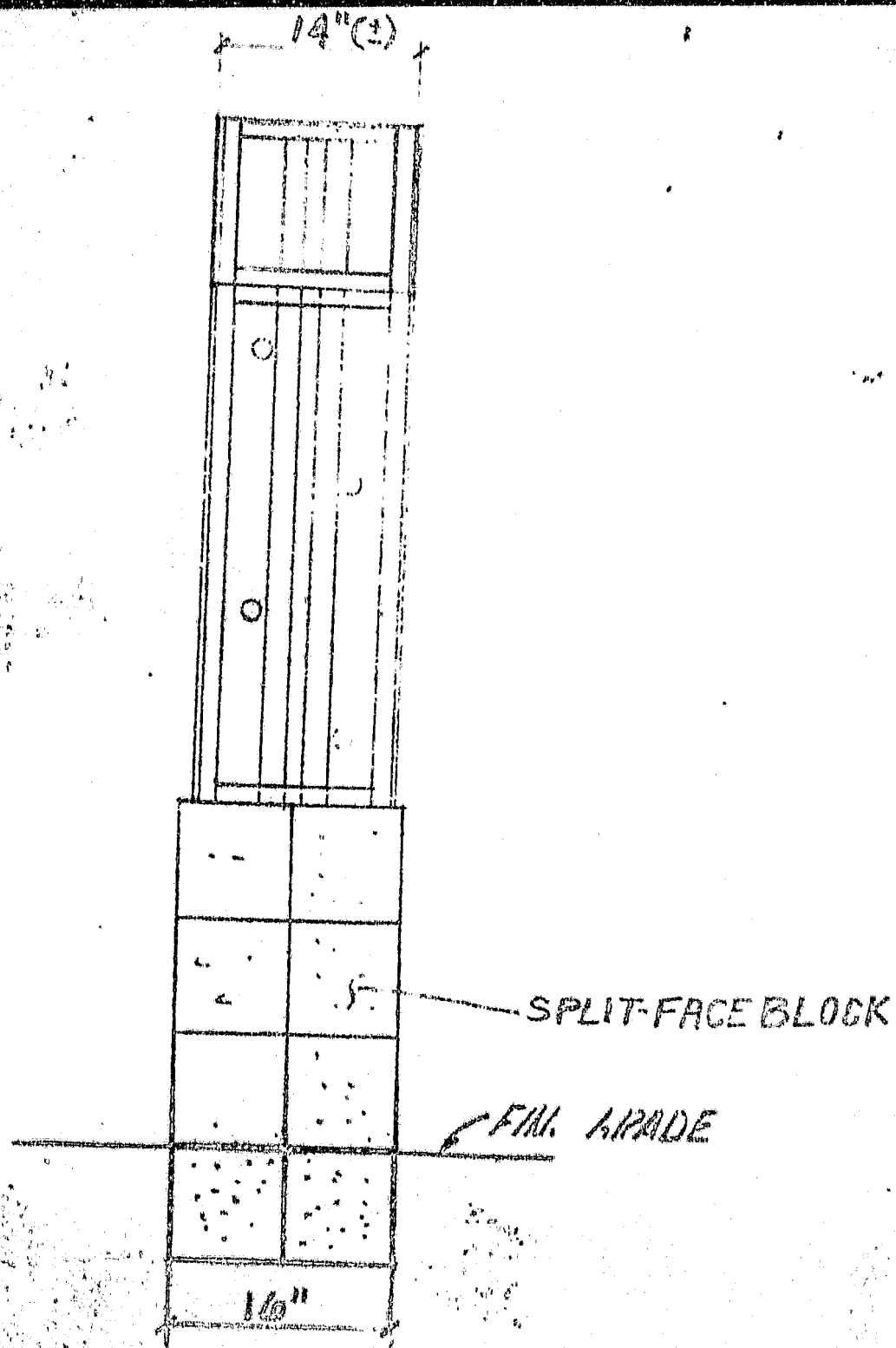
2'-0"



NO LATHES  
 W/ ENCLOSED BALLS  
 & WIRING RACEWAY  
 U.L. APPROVED

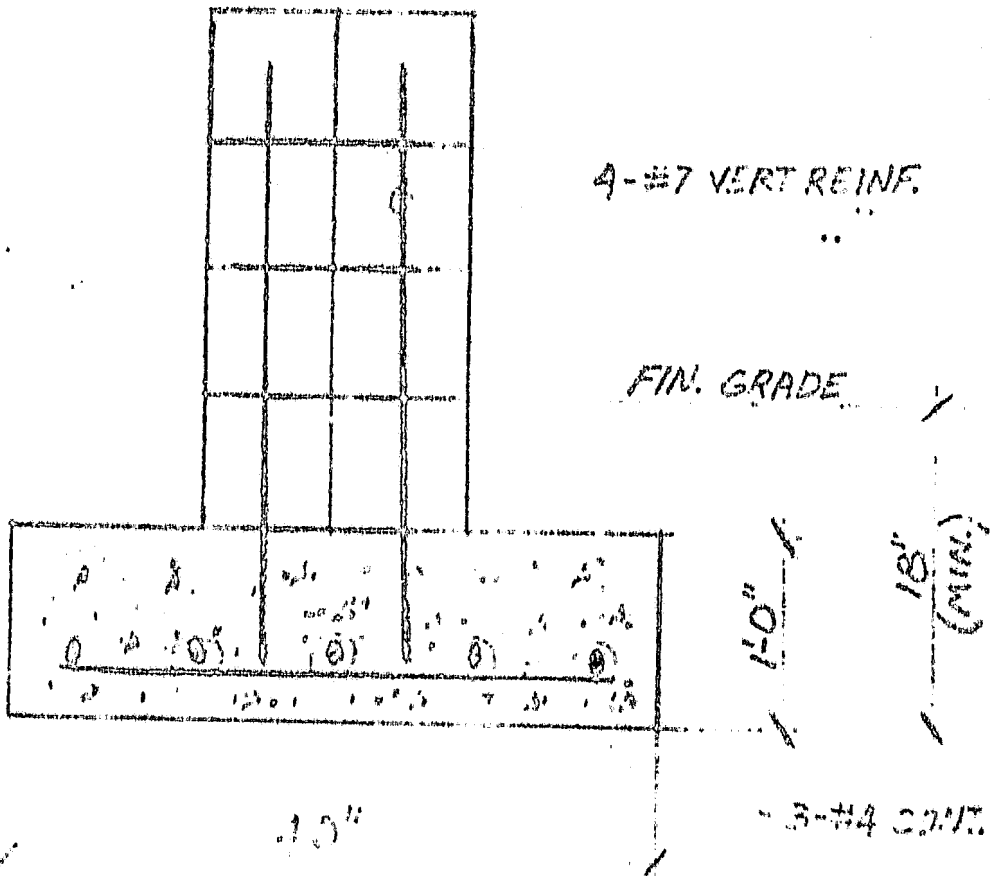
SPLIT-FACE BLOCK

FIN. GRADE



(CONCRETE BLOCK BASE)



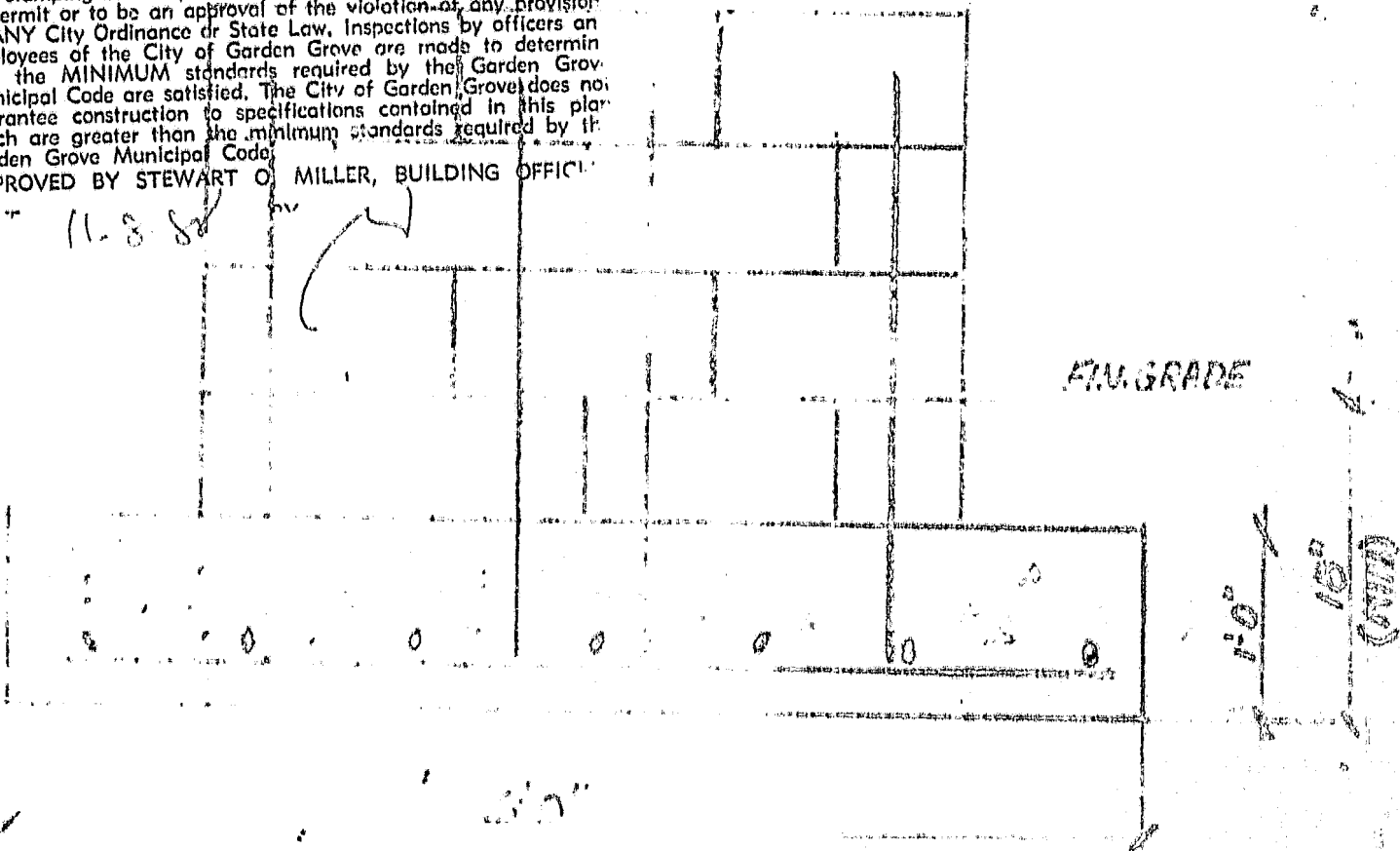


APPROVED

This set of plans & specifications must be kept on the job at all times and it is unlawful to make any changes or alterations same without written permission from the Department of Public Works & Development, City of Garden Grove, County of Orange. The stamping of this plan & specifications SHALL NOT be held to permit or to be an approval of the violation of any provision of ANY City Ordinance or State Law. Inspections by officers or employees of the City of Garden Grove are made to determine that the MINIMUM standards required by the Garden Grove Municipal Code are satisfied. The City of Garden Grove does not guarantee construction to specifications contained in this plan which are greater than the minimum standards required by the Garden Grove Municipal Code.

APPROVED BY STEWART O. MILLER, BUILDING OFFICER

11-8-88



HEATING, VENTILATING,  
REFRIGERATION & AIR COND. PERMIT

INSPECTION RECORD

FEES

For Applicant to Fill In

APPROVALS	DATE	INSPECTOR	TYPE OF FIXTURE OR ITEM	NO.	EA.	\$ FEE
FURNACE			Furnace to & incl. 100M B.T.U.			
			More than 100M & incl. 500M B.T.U.	2		24.00
FURNACE VENTS			More than 500M & incl. 1MM B.T.U.			
			Installation or Relocation of Supp. Heater			
GAS PIPING			Installation or Relocation of Wall Heater			
			Installation or Relocation of Unit Heater			
DUCTS			Installation of Appliance Vent Only	2		9.00
			Repair, Alteration or Addition to any Heating or Cooling System			
SINGLE DUCT FAN VENT			Incidental Gas Piping			
KITCHEN HOOD			Each Range Hood Incl. Duct and Fan			
			Each Vent Fan Connected to a Single Duct	2		9.00
AIR HANDLING UNIT			Each Ventilating System not a Part of a Heating or Air Conditioning System Authorized by Permit			
EVAPORATIVE COOLER			Boiler or Compressor to & incl. 5 Hp.			
			Absorption System to & incl. 100M B.T.U.			
BOILER OR COMPRESSOR			Boiler or Compressor to & incl. 15 Hp.			
			Absorption System to & incl. 500M B.T.U.			
DECORATIVE APPLIANCE			Boiler or Compressor to & incl. 30 Hp.			
			Absorption System to & incl. 1MM B.T.U.			
			Boiler or Compressor to & incl. 80 Hp.			
			Absorption System to & incl. 2MM B.T.U.			
			Boiler or Compressor over 50 Hp.			
			Each Evaporative Cooler			
			Air Handling Unit to & incl. 3M CFM.			
			Air Handling Unit to & incl. 10M CFM.			
			Air Handling Unit over 10M CFM.			
			OTHER			
			ITEM	CODE		FEES
			Plan Retention Fee			
			Plan Check			
			Permit			42.00
			Issuance			10.00
			TOTAL FEES			52.00
			AUTHORIZED BY			DATE
			LAND USE	BUILDING		DATE
						1-26-89

ADDRESS: 11352 WEST WINTER - AVE

LOT NO. 1+2 BLK NO. 1273 TRACT NO. 156629A

PERMIT NO. LB 2100A

OWNER: BON-V. PHAM - (714) 638-4174

PHONE: (714) 638-4174

CITY: GARDEN GROVE

OWNER'S ADDRESS: Same -

NEW BUILDING OR ADDITION - AREA: SQ. FT.

EXISTING BUILDING RECCED. AREA: SQ. FT.

OCCUPANCY GROUP:

USE OF BUILDING AND OR NUMBER OF UNITS:

VALIDATION:

HEATING CONTRACTOR: Owner -

STATE LIC. NO. & TYPE:

ADDRESS: Same -

CITY: GARDEN GROVE

PERMIT:

WORKER'S COMPENSATION REQUIREMENTS

State Compensation Insurance Policy No. \_\_\_\_\_

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

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 Worker's Compensation laws of California.

NOTE: If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of the code, he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked.

YES I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove harmless and harmless a fine any liability arising out of injury or bodily damage resulting from work performed in event to this permit.

Signature: [Signature] DATE: 1/26/89

BUSINESS TAX CERTIFICATE INFORMATION

I certify that the following Contractor's License No. \_\_\_\_\_ and Classification \_\_\_\_\_ is in full force and effect.

OWNER CONTRACTOR: [Signature] DATE: 1/26/89

EXEMPTED CONTRACTOR OR AUTHORIZED AGENT

BUSINESS TAX CERTIFICATE NO. \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

I certify that I am exempt from Section 20315 of the Business and Professions Code, by reason of my status as a contractor for the following tax year Owner: Garden Grove, Calif. (with order of Section 20311 Compliance waiting for wages only: Section 20311)

OWNER: [Signature] DATE: 1/26/89

PROPERTY OWNED: [Signature] DATE: 1/26/89

PROPERTY OWNED: [Signature] DATE: 1/26/89

ALL TRADES CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS TO COMPLETE THE PROJECT.

*Handwritten notes:*  
10-5-90  
1/26/89

If work is not started within 100 days from date of issue or if abandoned for more than 100 days, this permit will be null and void.



**CITY OF GARDEN GROVE  
BUILDING SERVICES**

**11352 WESTMINSTER  
AVE**

**PERMIT#:09-1288  
ISSUED:9/30/09**

General Info : 714-741-5307  
Inspection Requests : 714-741-5332

<b>Owner</b> NGUYEN NO VAN ETAL		Telephone	Zip 92843	<b>Building Address</b> 11352 WESTMINSTER AVE														
Address 11352 WESTMINSTER AVE		City Garden Grove	State CA	<b>Suite/Unit/Building</b>														
<b>Applicant</b> ROTO ROOTER PLUMBING SERVICE		Telephone 630-0404	Zip	TYPE Repair	ISSUED BY Joanne Chung													
Address 1183 N. KRAEMER PL		City	State	Inspector Dist.	Parcel Number 10019039													
State Licence 290688 C-36	Expires N/A	City Licence	Expires	LOT	TRACT													
<b>Contractor</b> ROTO ROOTER PLUMBING SERVICE		Telephone 630-0404	Zip	<b>Valuation</b> \$0.00														
Address 1183 N. KRAEMER PL		City	State	<b>Final</b> Inspector's Signature Date <u>7-1-10</u>														
State Licence 290688 C-36	Expires N/A	City Licence	Expires	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th rowspan="4" style="writing-mode: vertical-rl; transform: rotate(180deg);">F E E S</th> <th>Description</th> <th>Quantity</th> <th>Amount</th> </tr> <tr> <td>Issuance Fee</td> <td>1</td> <td>\$35.00</td> </tr> <tr> <td>Gas System</td> <td>1</td> <td>\$18.50</td> </tr> <tr> <td><b>TOTAL</b></td> <td></td> <td><b>\$53.50</b></td> </tr> </table>		F E E S	Description	Quantity	Amount	Issuance Fee	1	\$35.00	Gas System	1	\$18.50	<b>TOTAL</b>		<b>\$53.50</b>
F E E S	Description	Quantity	Amount															
	Issuance Fee	1	\$35.00															
	Gas System	1	\$18.50															
	<b>TOTAL</b>		<b>\$53.50</b>															
Floor Area(sq. ft.)		Residential/Commercial Commercial																
Job Description REPAIR GAS LINE AFTER CAR HIT																		
<p align="center"><b>DECLARATION</b></p> <p>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 construction, and hereby authorize representatives of this City and County to enter upon the above mentioned property for inspection purposes.</p>																		
X Applicant's Signature <u>David Carpenter</u>		Print Name <u>DAVID CARPENTER</u> Date <u>9-30-09</u>																

*This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.*

APPLICATION CHECKLIST AND CASE PROGRESS

Case Identification No. PM-87-336 Case Planner Jyone Dawy  
 Date Filed \_\_\_\_\_ Application Det. Complete \_\_\_\_\_ Hearing Date 1/17/88 Hearing Body ZA

Applicant Bo Van Nieuwen Owner Same  
 Address 11541 Westminister GG 92643 Address \_\_\_\_\_  
 Phone ( ) 554-7245 Phone ( ) \_\_\_\_\_

Site Address 11352 Westminister Assessor Parcel No(s) 10019039  
 Site Location SEC Parsons Pl + Westminister General Plan M-1  
 City Map Coordinate R-17 Current Zone Limited Industrial  
 Zone Map Coordinate \_\_\_\_\_ Proposed Zone \_\_\_\_\_

PROCESSING INFORMATION

	<u>Planned</u>	<u>Actual Complete</u>		<u>Planned</u>	<u>Actual Complete</u>
Pre Application Conference	XXX	_____	Site Visit/Pictures	_____	_____
Committee Review	_____	_____	Resumes Distributed	XXX	_____
P.C.C. Review	_____	_____	Resumes Due	_____	_____
Comments Transmitted to App.	XXX	_____	Facilities Engineering	_____	_____
Application Submitted	XXX	_____	Fire	_____	_____
Application Correction Notice	XXX	_____	Plan Check	_____	_____
Application Determined Complete	_____	_____	Police	_____	_____
Case Entered in Log Book	XXX	_____	Redevelopment Agency	_____	_____
Fees Sent to Cashier	XXX	_____	Sanitary District	_____	_____
Case Entered on Board (Hearing Date Determined)	XXX	_____	Traffic Engineering	_____	_____
Case File Prepared	XXX	_____	Water Services	_____	_____
Application Acceptance Letter	XXX	_____	Legals Delivered to Paper	_____	_____
Initial Study for PCC	_____	_____	Mailed Legals Sent Out	_____	_____
Negative Declaration (PCC)	_____	_____	Staff Report-First Draft	_____	_____
P.C.C. Env. & Technical Review	_____	_____	Staff Report-Second Draft (Report Cover Sheet)	_____	_____
Prepare Mailing List	_____	_____	Final Staff Report	_____	_____
Draft Legal Notice	_____	_____	Staff Report Delivered	_____	_____
Final Legal Notice	_____	_____			

**PROOF OF PUBLICATION**  
(2015.5 C.C.P.)

This space is for the County Clerk's Filing Stamp

STATE OF CALIFORNIA,  
County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

.....  
ORANGE COUNTY NEWS  
.....

.....  
a newspaper of general circulation, printed  
and published .....

.....  
in the City of GARDEN GROVE  
County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Orange, State of

California, under the date of 12/16/589 .....

Case Number A-31502.....; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

.....  
Dec. 19, 1990  
all in the year 19.....

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at GARDEN GROVE .....

California, this.....day of..... 19..... 90

.....  
Signature

Proof of Publication of

RSP-154-90, RSP-155-90, PM-87-336

**Paste Clipping**

of Notice

**LEGAL NOTICE**

**NOTICE OF PUBLIC HEARING**  
NOTICE IS HEREBY GIVEN THAT THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARINGS IN THE COUNCIL CHAMBERS OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON Wednesday 10 a.m. January 2, 1991 TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION DESCRIBED BELOW:

**RESIDENTIAL SITE PLAN NO. RSP-154-90**

The applicant, BLUE RIBBON BUILDERS, 1135 W. KATELLA, ORANGE, is requesting site plan approval to construct a two story, 805 square foot addition to an existing 1,110 square foot single story, single family residence on an approximate 7,575 square foot site located in the R-1 (one family residential) zone. The subject site is located on the north side of Santa Catalina Avenue, west of Fairchild Street at 5541 Santa Catalina Avenue. The city of Garden Grove has determined that this action is exempt pursuant to CEQA.

**RESIDENTIAL SITE PLAN NO. RSP-155-90**

The applicant, LAI NGOC HO, 1146 S. Nelkoma Drive Santa Ana, is requesting residential site plan approval to construct a one and two-story 2,513 S.F. addition to an existing 679 S.F. single-story, single family residence on an approximate 7,575 S.F. site located in the PR (Peripheral Residential) zone. The subject site is located on the west side of Westlake Street, South of Stanford Avenue at 12771 Westlake Street. The City of Garden Grove has determined that this action is exempt pursuant to CEQA.

**PARCEL MAP NO. PM-87-336**

The applicant, BA BAN NGUYEN, 11541 Westminster Ave., Garden Grove, is requesting tentative parcel map approval to consolidate two existing lots into one (1) parcel of land totaling approx. 23,700 S.F., located in the M-1 (Limited Industrial) zone. The subject site is located on the Southeast corner of Parsons Place and Westminster Avenue at 11352 Westminster Avenue.

The City of Garden Grove has determined that this action is exempt pursuant to CEQA.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above. If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

Free copies of this blank form may be secured from:

**CALIFORNIA NEWSPAPER SERVICE BUREAU, INC.**

Legal Advertising Clearing House  
120 West Second St., Los Angeles, Calif. 90012

Telephone: (213) 625-2541

Please request GENERAL Proof of Publication



# CHICAGO TITLE

---

825 North Broadway, Santa Ana, California 92701

CITY OF GARDEN GROVE  
11391 ACACIA STREET  
GARDEN GROVE, CALIFORNIA

DATE: October 22, 1991

REF. NO.: TPM 87-336

ORDER NO.: 780789 -11

ATTENTION: CITY ENGINEER

ENCLOSURES:

SUPPLEMENTAL REPORT DATED OCTOBER 21, 1991.

WE APPRECIATE THIS OPPORTUNITY TO SERVE YOU.

---

TITLE OFFICER Randy Williams

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: George L. Tindall  
 From: Frank A. Schuma  
 Dept: City Manager  
 Dept: Development Services  
 Subject: CONSIDERATION OF TENTATIVE  
 PARCEL MAP NO. PM-87-336  
 Date: June 17, 1991

OBJECTIVE

To obtain approval of Tentative Parcel Map No. 87-336.

BACKGROUND

Tentative Parcel Map No. PM-87-336 is a request to consolidate two (2) parcels of land into one (1) parcel consisting of 15,595 square feet of land. The subject site is located on the southeast corner of Westminster Avenue and Parsons Place at 11352 Westminster Avenue.

The Parcel Map was originally filed in conjunction with Site Plan No. SP-129-87, a request to construct a 5,520 square foot industrial building. The applicant's request was approved by the Planning Commission on November 12, 1987. The Parcel Map, however, was not finalized within the required time frame. The applicant resubmitted the Tentative Parcel Map to the Zoning Administrator on January 12, 1991, and was approved on May 23, 1991. The applicant is requesting Tentative Parcel Map approval by the City Council, which is scheduled for the meeting of July 2, 1991.

ANALYSIS

The Garden Grove Engineering Division has reviewed all documents relating to this parcel map regarding City Ordinances and the State Map Act, and finds the map to be in compliance.

RECOMMENDATION

It is recommended that the City Council approve Tentative Parcel Map No. PM-87-336.

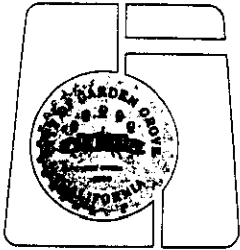
FRANK A. SCHUMA, Director  
 Development Services Department

By: *Tyrone Daisy*  
 Associate Planner

Attachments: Zoning Administrator Approval  
 Staff Report  
 Minute Excerpts of January 12, 1991  
 Map  
 Resolution

RECOMMENDED FOR APPROVAL:

*George L. Tindall*  
 George L. Tindall  
 City Manager



GARDEN GROVE

TENTATIVE  
PARCEL MAP APPROVAL

APPLICANT: Ba Van Nguyen P. M. NO. PM-87-336  
OWNER: Ba Van Nguyen A. P. NO. 100-190-19 and 29

As provided in Section 9137 of the City of Garden Grove Municipal Code, it has been determined that Parcel Map proposal No. PM-87-336 is in conformance with zoning and subdivision regulations.

Approval is granted subject to Municipal Code provisions, recordation of a Parcel Map with the Orange County Surveyor's Office, and compliance with any conditions stated below.

1. All provisions of Site Plan No. SP-129-87 shall be complied with.
2. All provisions of the Garden Grove Fire Department shall be complied with.
3. The Parcel Map shall be recorded within two (2) years.
4. The applicant shall comply with all requirements of the recorded deed.

W. Patapoff  
City Engineer W. P. Patapoff

5/23/91  
Date

E. John Graichen  
Zoning Administrator E. John Graichen

5/23/91  
Date

NOTE: Any appeal to this decision may be filed with the City Clerk of the City of Garden Grove.

APPEAL DEADLINE DATE: June 13, 1991

Enclosure: Map  
cc: Orange County Surveyor's Office



MINUTE EXCERPTS

GARDEN GROVE ZONING ADMINISTRATOR

January 2, 1991

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PUBLIC HEARING - PARCEL MAP NO. PM-87-336 - BA VAN NGUYEN - SOUTHEAST CORNER OF PARSONS PLACE AND WESTMINSTER AVENUE - 11352 WESTMINSTER AVENUE

The Zoning Administrator announced that the request is for tentative parcel map approval to consolidate two existing lots into one (1) parcel of land totaling approximately 23,700 square feet, located in the M-1 (Limited Industrial) zone.

The City of Garden Grove has determined that this action is exempt pursuant to the California Environmental Quality Act.

The Zoning Administrator asked for staff comments. Staff indicated that the subject case had been properly advertised and no correspondence had been received relative to the case. Staff introduced and reviewed the Development Services Planning Staff Report.

Staff commented that the Parcel Map expired before being recorded with the County of Orange and there had not been any changes since the original approval of SP-129-87.

The Zoning Administrator opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Ba Van Nguyen, 11541 Westminster Avenue, Garden Grove, the applicant, addressed the Zoning Administrator.

The Zoning Administrator asked the applicant if he had an opportunity to review the staff report. The applicant commented that he had reviewed the report and had no concerns.

The Zoning Administrator indicated to the applicant that this was just a formality to be sure that all was recorded properly with the county. The applicant understood.

There being no comments from the audience and no further testimony, the public hearing on PM-87-336 was closed.



# DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. 2.c.

HEARING DATE January 2, 1991

CASE NO. Parcel Map No. PM-87-336

APPLICANT Ba Van Nguyen

SITE LOCATION 11352 Westminster Ave.

SEC Westminster Ave./Parson Place

GENERAL PLAN Industrial

ZONE M-1 (Limited Commercial)

CEQA DETERMINATION Exempt

## REQUEST

The applicant, Ba Van Nguyen, is requesting approval of a parcel map in order to consolidate two (2) existing parcels into a single lot.

## SITE CHARACTERISTICS

The proposed Parcel Map No. PM-87-336 was originally submitted concurrently within Site Plan No. SP-129-87. The Site Plan and Parcel Map were approved by the Planning Commission on November 12, 1987. The subject site is constructed with a 5,520 square foot industrial building. The request is to consolidate the two (2) parcels of land into one (1) parcel:

Parcel No. 1	7,900 Square Feet
<u>Parcel No. 2</u>	<u>7,695 Square Feet</u>
<u>Total</u>	<u>15,595 Square Feet</u>

The parcel map expired before being recorded with the County of Orange. The applicant's request is to comply with the City and the Subdivision Map Act and has therefore re-filed the subject parcel map. Staff recommends approval of PM-87-336.

DONALD J. BUTTERFIELD  
Current Planning Supervisor

By:   
Tyrone Daisy  
Associate Planner

6124T

RECORDING REQUESTED BY

20807

#12105K 347

AND WHEN RECORDED MAIL TO

\$4.00  
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RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

4 15 PM MAR 15 1977

J. WYLLIE CARLYLE, County Recorder

Name  
Street Address  
City & State

Nicholas Cottgias  
13402 Hoover Street  
Westminster, CA 92683

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Affidavit—Death of Joint Tenant

TD 426 C

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

STATE OF CALIFORNIA,

COUNTY OF Orange

Nicholas Cottgias

That Matilda Cottgias (Matilda Howard Cottgias) age, being first duly sworn, deposes and says: Certificate of Death, is the same person as Matilda Cottgias the decedent mentioned in the attached certified copy of Deed dated Sept. 28, 1964 executed by Catherine Marie Kellogg and H. Clay Kellogg as joint tenants, recorded as Instrument No. 28708 on October 30, 1964 in book 7282, page 956, of Official Records of Orange County, California, covering the following described property situated in the County of Orange, State of California:

Lot 7 in Block "A" of Tract No. 1975 as per map recorded in Book 35 Page 4 of Miscellaneous Maps, Records of said Orange County.

Code area: 18-061

A. P. No. 97-010-19

That the value of all real and personal property owned by said decedent at date of death, including the full value of the property above described, did not then exceed the sum of \$ NINETY FIVE,000.00

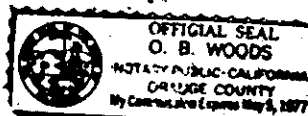
Dated January 12, 1977

SUBSCRIBED AND SWORN TO before me

this 12th day January, 1977

Signature [Signature]  
Name (Typed or Printed) O. B. Woods

Nicholas Cottgias  
Nicholas Cottgias

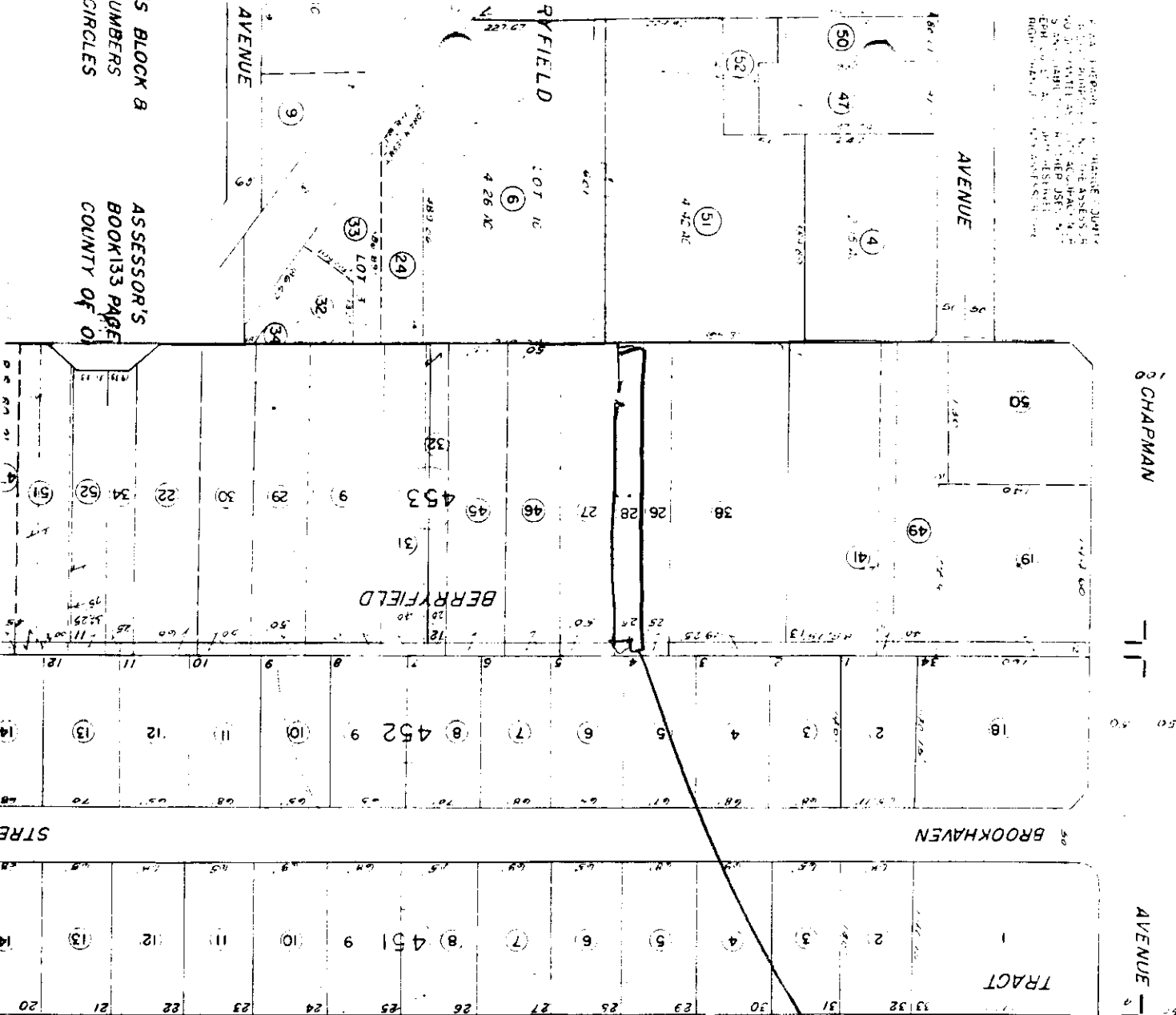


(This area for official notarial seal)

Title Order No.

Excess or Loan No. 209-2813

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR'S DEPT. FOR ORANGE COUNTY. THE ASSessor'S DEPT. MAKES NO GUARANTEE AS TO THE ACCURACY OR ASSUMES ANY LIABILITY FOR OTHER USES. ITS RIGHTS RESERVED. ALL RIGHTS RESERVED. NOT TO BE REPRODUCED WITHOUT PERMISSION OF ORANGE COUNTY ASSESSOR'S DEPT.



FORM 1/2, NW 1/4, NW 1/4, SEC 32, T4S, R10W

**SUBJECT SITE**

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR'S DEPT. FOR ORANGE COUNTY. THE ASSessor'S DEPT. MAKES NO GUARANTEE AS TO THE ACCURACY OR ASSUMES ANY LIABILITY FOR OTHER USES. ITS RIGHTS RESERVED. ALL RIGHTS RESERVED. NOT TO BE REPRODUCED WITHOUT PERMISSION OF ORANGE COUNTY ASSESSOR'S DEPT.

1" = 100'

13

5 BLOCK B  
NUMBERS  
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ASSESSOR'S  
BOOK 133 PAGE  
COUNTY OF O

RYFIELD AVENUE

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TRACT

BERRYFIELD

MINUTE EXCERPTS

GARDEN GROVE ZONING ADMINISTRATOR

January 2, 1991

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PUBLIC HEARING - PARCEL MAP NO. PM-87-336 - BA VAN NGUYEN - SOUTHEAST CORNER  
OF PARSONS PLACE AND WESTMINSTER AVENUE - 11352 WESTMINSTER AVENUE

The Zoning Administrator announced that the request is for tentative parcel map approval to consolidate two existing lots into one (1) parcel of land totaling approximately 23,700 square feet, located in the M-1 (Limited Industrial) zone.

The City of Garden Grove has determined that this action is exempt pursuant to the California Environmental Quality Act.

The Zoning Administrator asked for staff comments. Staff indicated that the subject case had been properly advertised and no correspondence had been received relative to the case. Staff introduced and reviewed the Development Services Planning Staff Report.

Staff commented that the Parcel Map expired before being recorded with the County of Orange and there had not been any changes since the original approval in conjunction with SP-129-87.

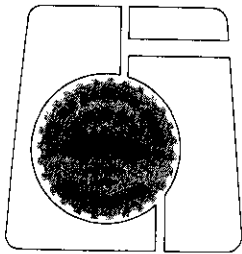
The Zoning Administrator opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Ba Van Nguyen, 11541 Westminster Avenue, Garden Grove, the applicant, addressed the Zoning Administrator.

The Zoning Administrator asked the applicant if he had an opportunity to review the staff report. The applicant commented that he had reviewed the report and had no concerns.

The Zoning Administrator asked the applicant if this new parcel map was just a formality to be sure that all was recorded properly with the county. The applicant said that it was.

There being no comments from the audience and no further testimony, the public hearing on PM-87-336 was closed.



GARDEN GROVE

TENTATIVE  
PARCEL MAP APPROVAL

1) ORIGINAL FOR  
FILE.

*Tyrene,*  
*Where's the*  
*file?? Pat*

APPLICANT: Ba Van Nguyen

P. M. NO. PM-87-336

OWNER: Ba Van Nguyen

A. P. NO. 100-190-19 and 29

As provided in Section 9137 of the City of Garden Grove Municipal Code, it has been determined that Parcel Map proposal No. PM-87-336 is in conformance with zoning and subdivision regulations.

Approval is granted subject to Municipal Code provisions, recordation of a Parcel Map with the Orange County Surveyor's Office, and compliance with any conditions stated below.

1. All provisions of Site Plan No. SP-129-87 shall be complied with.
2. All provisions of the Garden Grove Fire Department shall be complied with.
3. The Parcel Map shall be recorded within two (2) years.
4. The applicant shall comply with all requirements of the recorded deed.

*W. P. Patapoff*  
City Engineer W. P. Patapoff

5/23/91  
Date

*E. John Graichen*  
Zoning Administrator E. John Graichen

5/23/91  
Date

NOTE: Any appeal to this decision may be filed with the City Clerk of the City of Garden Grove.

APPEAL DEADLINE DATE: June 13, 1991

Enclosure: Map  
cc: Orange County Surveyor's Office

**City of Garden Grove**

**INTER- DEPARTMENT MEMORANDUM**

To: George L. Tindall  
Dept: City Manager  
Subject: CONSIDERATION OF A FINAL MAP  
SUBDIVISION NO. TT-14218

From: Frank S. Schuma  
Dept: Development Services  
Date: August 7, 1990

OBJECTIVE

To obtain approval of Final Tract Map No. TT-14218.

BACKGROUND

Tract Map No. TT-14218 is to create a one (1) lot subdivision in order to construct ten (10) condominium units on a 34,800 square foot parcel of land. The subject site is located on the west side of Newland Street, south of Garden Grove Boulevard. The subdivision was filed concurrently with Site Plan No. SP-106-90.

ANALYSIS

This project is being developed by Iraj Mavandadi as a part of Site Plan No. SP-106-90. The tentative map was approved by the City Council on June 4, 1990 by Resolution No. 7229-90.

The Garden Grove Engineering Division has reviewed all documents relating to this subdivision regarding City Ordinances and the State Map Act, and finds these maps to be in compliance.

RECOMMENDATION

It is recommended that the City Council approve ~~Final~~ Tract Map No. TT-14218 as described above.

FRANK A. SCHUMA, Director  
Development Services Department

By: Tynone Daisy

Attachments: Map  
Council Resolution No. 7229-90  
Planning Commission 4067

5793T

2-17  
↓

RECEIVED  
OCT 30 1990  
PUBLIC SERVICES WATER

DEVELOPMENT REVIEW  
AND COMMENT SHEET

PM-81-336  
CASE NUMBER

TO: Water Services DATE OUT: 10-29

FROM: Jyrone Daisey RETURN BY: \_\_\_\_\_

APPLICANT: Ba Van Nguyen DATE IN: \_\_\_\_\_

REQUEST: Tentative parcel map approval,  
consolidation of two parcels into one parcel.  
(previously finalized but expired.)

SITE LOCATION: SEC Westminster Ave + Parson Pl.

ADDRESS: \_\_\_\_\_

ASSESSOR PARCEL NOS.: \_\_\_\_\_

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

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DEVELOPMENT REVIEW  
AND COMMENT SHEET

PM-81-336  
CASE NUMBER

TO: Facilities engineering DATE OUT: 10-29

FROM: Lyone Daisey RETURN BY: \_\_\_\_\_

APPLICANT: Ba Van Nguyen DATE IN: \_\_\_\_\_

REQUEST: Tentative parcel map approval,  
consolidation of two parcels into one parcel  
(previously finalized but expired.)

SITE LOCATION: SEC Westminster Ave + Parson Pl.

ADDRESS: \_\_\_\_\_

ASSESSOR PARCEL NOS.: \_\_\_\_\_

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

This Map has Expired Once, Lets Not  
let It happen Again.

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# Notice of Determination

Appendix H

To: \_\_\_\_\_ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: (Public Agency) City of Garden Grove  
P. O. Box 3070, 11391 Acacia Parkway  
Garden Grove, Ca 92642 <sup>(Address)</sup>

X County Clerk  
County of Orange  
P. O. Box 838  
Santa Ana, Ca 92702



**Subject:**

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

PARCEL MAP NO. PM-87-336  
**Project Title**

_____	<u>City of Garden Grove</u>	<u>(714) 741-5312</u>
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

11352 Westminster Avenue, Garden Grove, CA ORANGE  
**Project Location** (include county)

**Project Description:** Consolidate two (2) existing lots into one (1) parcel of land.

This is to advise that the City of Garden Grove has approved the above described project on \_\_\_\_\_  
 Lead Agency     Responsible Agency  
\_\_\_\_\_ and has made the following determinations regarding the above described project:  
(Date)

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of the approval of the project.
4. A statement of Overriding Considerations  was  was not adopted for this project.
5. Findings  were  were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:  
City of Garden Grove, Development Services, 11391 Acacia Parkway, Garden Grove, CA 92640

_____	_____	_____
Signature (Public Agency)	Date	Title

Date received for filing at OPR:

**NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT**  
(To Be Completed by Lead Agency)

---

Project Title: PM-87-336

Project Location: Southeast corner of Parsons Place and Westminster Avenue  
at: 11352 Westminster Avenue

Project Description:

To consolidate two (2) existing lots into one (1) parcel of land.

Name and Address of Developer or Project Sponsor:

Ba Van Nguyen  
11541 Westminster Avenue  
Garden Grove, CA 92643

Phone: (714) 554-7245

Findings:

The Planning Coordinating Committee of the City of Garden Grove has reviewed the Initial Study of Environmental Effects (attached) for the above-described project and hereby finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community.
- B. The project will not have a significant effect on the environment.

Mitigation Measures (if any, to avoid potentially significant effects):

Reason for Finding of No Significant Effect:

The project is consistent with the City's General Plan, zoning designation and the City's development standards and any environmental concerns noted in the Environmental Checklist form have been appropriately addressed for this project.

Contact Person and Phone Number:

Paul Wernquist (714) 741-5312

\_\_\_\_\_  
Chairman, Planning Coordinating Committee

\_\_\_\_\_  
Date

Attachment: Initial Study of Environmental Effects

DATE OF SURVEY: DECEMBER 13, 1988

# PARCEL MAP NO. 87-336

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE  
STATE OF CALIFORNIA

NO. OF PARCELS: 1  
TOTAL ACREAGE: 0.3924

BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39,  
PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

**PETER & ASSOCIATES**  
ENGINEERS, GEOLOGISTS, CONTRACTORS, INC.

**PETER G. TOGHIA**

**R.C.E. 25297**

**MARCH, 1990**

## CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA )  
                          ) SS  
COUNTY OF ORANGE   )

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF GARDEN GROVE CALIFORNIA AT A REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT THE OFFER OF DEDICATION OF WESTMINSTER AVENUE AND INCIDENTAL PURPOSES AS SHOWN HEREON.

NOTE 1: AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(4)(C) OF THE SUBDIVISION MAP ACT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991

BY: \_\_\_\_\_  
CAROLYN MORRIS  
CITY CLERK, CITY OF GARDEN GROVE CALIFORNIA

## CLERK OF THE BOARD OF SUPERVISOR'S TAX CERTIFICATE

STATE OF CALIFORNIA )  
                          ) SS  
COUNTY OF ORANGE   )

I HEREBY CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991

LINDA D. RUTH  
CLERK OF THE BOARD OF SUPERVISORS

## COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA )  
                          ) SS  
COUNTY OF ORANGE   )

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991

ROBERT L. CITRON BY \_\_\_\_\_  
COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER-TAX COLLECTOR  
(SEAL)

## SIGNATURE OMISSIONS NOTE

PURSUANT TO THE PROVISIONS OF SECTION 66436(4)(3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

SOUTHERN CALIFORNIA TELEPHONE COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1226, PAGE 297 OF OFFICIAL RECORDS FOR PURPOSES OF INGRESS TO AND EGRESS FROM WESTMINSTER AVENUE AND PARCEL 1 TO TRIM AND KEEP TRIMMED TREES AND FOLIAGE AND TO REMOVE OVERHANGING LIMBS WITHIN FIVE FEET ON EACH SIDE OF THE EXISTING POLE LINE LOCATED ADJACENT TO THE FOLLOWING DESCRIBED PROPERTY, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA:  
THE EAST 1/2 OF THE N/4 1/4 OF THE N/4 1/4 OF THE N/4 1/4 OF SECTION 9, T-5-S, R-10-W.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1656, PAGE 498 OF OFFICIAL RECORDS, THE RIGHT TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE AND/OR REMOVE, IN, ON AND OVER THE REAL PROPERTY HERINAFTER DESCRIBED, SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AN ELECTRIC LINE CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER, TELEPHONE AND/OR OTHER PURPOSES. THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AND ITS AND THEIR AGENTS AND EMPLOYEES, SHALL HAVE FREE ACCESS TO SAID ELECTRIC LINE AND EVERY PART THEREOF, AT ALL TIMES, FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREIN GRANTED, AND SHALL HAVE THE RIGHT TO TRIM OR TOP SUCH TREES AS MAY ENDANGER OR INTERFERE WITH SAID ELECTRIC LINE.

SAID REAL PROPERTY IS DESCRIBED AS FOLLOWS:  
THE EAST 5 FEET OF LOTS 1 TO 10 INCLUSIVE,  
THE SOUTH 5 FEET OF LOTS 10, 11, & 12, AND THE WEST 5 FEET OF LOTS 12 TO 18 INCLUSIVE, IN TRACT 1273 AS PER MAP RECORDED IN BOOK 39 OF MISCELLANEOUS MAPS, PAGE 25, RECORDS OF SAID ORANGE COUNTY.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1676, PAGE 180 OF OFFICIAL RECORDS TO CONSTRUCT, PLACE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE AND REMOVE SUCH AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATIONS STRUCTURES AS GRANTEE MAY FROM TIME TO TIME REQUIRE, CONSISTING OF POLES, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, MARKERS, AND NECESSARY FIXTURES AND APPURTENANCES, OVER, UNDER, AND UPON THAT CERTAIN REAL PROPERTY IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA DESCRIBED AS:

LOTS 1 TO 18 INCLUSIVE OF TRACT 1273, AS SAID LOTS ARE SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 39 AT PAGE 25 OF MAP RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

THE ABOVE DESCRIBED PROPERTY SHALL BE LOCATED ON THE FOLLOWING PORTIONS OF SAID PROPERTY:

THE EASTERLY FIVE (5) FEET OF LOTS 1 TO 10 INCLUSIVE,  
THE WESTERLY FIVE (5) FEET OF LOTS 12 TO 18 INCLUSIVE,  
THE SOUTHERLY FIVE (5) FEET OF LOTS 10 TO 12 INCLUSIVE.

GRANTOR COVENANTS FOR HIMSELF, HIS SUCCESSORS AND ASSIGNS NOT TO PLACE OR MAINTAIN ANY BUILDING OR STRUCTURE ON SAID EASEMENT.

GRANTOR ALSO GRANTS TO GRANTEE THE RIGHT TO TRIM SUCH TREES AND OTHER FOLIAGE AND TO CUT SUCH ROOTS ON SAID PROPERTY AS MAY BE NECESSARY FOR THE PROTECTION OF SAID STRUCTURES, AND TO ENTER UPON SAID PROPERTY AT ALL TIMES FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREBY GRANTED. GRANTEE SHALL BE LIABLE TO GRANTOR FOR ANY DAMAGE WHICH MAY OCCUR TO THE ABOVE DESCRIBED PROPERTY BY REASON OF NEGLIGENCE ON THE PART OF GRANTEE IN THE EXERCISE OF THE EASEMENTS GRANTED.

COUNTY OF ORANGE, HOLDER OF AN EASEMENT RECORDED IN BOOK 3649, PAGE 298 OF OFFICIAL RECORDS FOR PURPOSES OF A PERPETUAL EASEMENT AND RIGHT OF WAY FOR STREET AND HIGHWAY PURPOSES IN, ON AND OVER ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH FORTY (40) FEET OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 26, T. 4 S., R. 10 W., AS SHOWN ON A MAP OF THE RANCHO SAN JUAN CAJON DE SANTA ANA RECORDED IN BOOK 51, PAGE 10, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, EXCEPTING THEREFROM THE WESTERLY THREE HUNDRED (300) FEET.

# PARCEL MAP NO. 87-336

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE  
 STATE OF CALIFORNIA

NO. OF PARCELS: 1

TOTAL ACREAGE: 0.3924

DATE \_\_\_\_\_  
 TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_  
 INSTRUMENT # \_\_\_\_\_  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 LEE A. BRANCH  
 COUNTY RECORDER  
 BY \_\_\_\_\_  
 DEPUTY

BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39,  
 PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

**PETER & ASSOCIATES**  
 ENGINEERS, GEOLOGISTS, CONTRACTORS, INC.

**PETER G. TOGHIA** R.C.E. 25297 **MARCH, 1990**

## OWNER'S CERTIFICATE

WE THE UNDERSIGNED BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST  
 IN THE LAND COVERED BY THIS MAP DO HEREBY CONSENT TO THE PREPARATION  
 AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER  
 LINE. WE HEREBY DEDICATE TO THE CITY OF GARDEN GROVE, CALIFORNIA  
 FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES WESTMINSTER AVENUE  
 AS FURTHER DESCRIBED IN AN EASEMENT RECORDED IN BOOK 3649 PAGE 298  
 OFFICIAL RECORDS OF ORANGE COUNTY.

*BA VAN NGUYEN*  
 NO VAN NGUYEN  
 BA VAN NGUYEN

*Hoa Thi Vuong*  
 HOA THI TRUONG  
 HOA THI TRUONG

STATE OF CALIFORNIA )  
 COUNTY OF ORANGE )

ON THIS 1<sup>st</sup> DAY OF Oct, 1989, BEFORE ME KIET ANH VUONG  
 A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY  
 APPEARED NO VAN NGUYEN, HOA THI TRUONG & BA VAN NGUYEN  
 PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY  
 EVIDENCE) TO BE THE PERSON DESCRIBED IN, AND WHOSE NAME IS  
 SUBSCRIBED TO THE WITHIN INSTRUMENT AND \_\_\_\_\_ ACKNOWLEDGED TO ME  
 THAT THEY EXECUTED THE SAME.



WITNESS MY HAND  
*Kiet Anh Vuong*  
 NOTARY PUBLIC IN AND FOR SAID STATE  
KIET ANH VUONG  
 (NAME - TYPED OR PRINTED)  
 MY PRINCIPAL PLACE OF BUSINESS IS  
 IN ORANGE COUNTY.  
 MY COMMISSION EXPIRES 4-18-93

## OWNER'S CERTIFICATE (CONTINUED)

RICHARD Y. M. CHEN AND CHING HUA CHEN, HUSBAND AND WIFE,  
 BENEFICIARIES UNDER DEED OF TRUST RECORDED MARCH 25, 1987  
 AS INSTRUMENT NO. 87-161372 OF OFFICIAL RECORDS.

*Richard Y. M. Chen*  
 RICHARD Y. M. CHEN  
 HUSBAND

*Ching Hua Chen*  
 CHING HUA CHEN  
 WIFE

STATE OF CALIFORNIA )  
 COUNTY OF SANTA CRUZ )

ON THIS 1 DAY OF March, 1989, BEFORE ME Laurie Daniels  
 A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY  
 APPEARED Richard Y. M. Chen and Ching Hua Chen  
 PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY  
 EVIDENCE) TO BE THE PERSONS DESCRIBED IN, AND WHOSE NAMES ARE  
 SUBSCRIBED TO WITHIN THE INSTRUMENT AND THEY ACKNOWLEDGED TO ME  
 THAT THEY EXECUTED THE SAME.

WITNESS MY HAND  
*Laurie Daniels*  
 NOTARY PUBLIC IN AND FOR SAID STATE  
Laurie Daniels  
 (NAME - TYPED OR PRINTED)  
 MY PRINCIPAL PLACE OF BUSINESS IS  
 IN Santa Cruz COUNTY.  
 MY COMMISSION EXPIRES 10-2-90

## SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION,  
 AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE  
 WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT  
 AND LOCAL ORDINANCES AT THE REQUEST OF NO VAN NGUYEN  
 ON DECEMBER 30, 1987. I HEREBY CERTIFY THAT ALL  
 MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE  
 POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH  
 POSITIONS ON OR BEFORE JUNE 30, 1990 AND  
 THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE  
 SURVEY TO BE RETRACED.

I HEREBY CERTIFY THAT THIS PARCEL MAP SUBSTANTIALLY  
 CONFIRMS TO THE APPROVED, OR CONDITIONALLY APPROVED  
 TENTATIVE MAP, IF ANY.



*Peter G. Toghia*  
 PETER G. TOGHIA  
 R.C.E. NO. 25297  
 MY REGISTRATION EXPIRES 12/31/1993  
 (SEAL)

## CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE  
 SUBDIVISION MAP ACT AND LOCAL ORDINANCES AND THE  
 MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT  
 CERTIFIED TO BY THE COUNTY SURVEYOR.

DATED THIS \_\_\_\_\_ OF \_\_\_\_\_ 1991

By: \_\_\_\_\_  
 WILLIAM A. MADOFF  
 R.C.E. 24967 EXPIRES 12/31/93  
 CITY ENGINEER

## COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE MAPPING PROVISIONS  
 OF THE SUBDIVISION MAP ACT, AND I AM SATISFIED  
 SAID MAP IS TECHNICALLY CORRECT RELATIVE TO THE  
 PARCEL MAP BOUNDARY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1991  
 JOHN CANAS  
 COUNTY SURVEYOR

**CUSTOMER  
SUPPLEMENTAL REPORT**

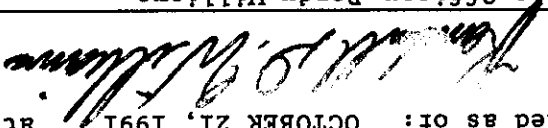
Issuing Office:  
CHICAGO TITLE COMPANY  
825 North Broadway  
Santa Ana, California 92701  
(714) 547-7251

NO VAN NGUYEN  
21631 FERNLEAF DRIVE  
EL TORO, CALIFORNIA

Your Ref: TFM 87-336  
Order No: 780789 - 11

Attn: NO VAN NGUYEN

Dated as of: OCTOBER 21, 1991 at 7:30 a.m.



Title Officer Randy Williams

The above numbered report dated May 18, 1990 (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following:

SUBJECT TO SUPPLEMENTAL REPORTS DATED DECEMBER 28, 1990, JUNE 14, 1991 AND SEPTEMBER 13, 1991.

PLEASE DELETE ITEM NO. 7 OF SAID REPORT AND ITEM B UNDER THOSE PARTIES REQUIRED TO SIGN THE MAP. THE DEED OF TRUST REFERRED TO THEREIN WAS RECONVEYED BY AN INSTRUMENT RECORDED SEPTEMBER 23, 1991 AS INSTRUMENT NO. 91-516857 OF OFFICIAL RECORDS.

RESOLUTION NO. 7384-91

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE PARCEL MAP NO. PM-87-336, FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND PARSON PLACE AT 11352 WESTMINSTER AVENUE, PARCEL NOS. 100-190-19 AND 29

WHEREAS, the subject case, initiated by Ba Van Nguyen, requests Tentative Parcel Map approval for the creation of a one (1) lot parcel; and

WHEREAS, pursuant to Zoning Administrator's approval, the Zoning Administrator recommended approval of Parcel Map No. PM-87-336 on January 2, 1991; and

WHEREAS, the City Council gave due and careful consideration to the matter on July 2, 1991.

NOW, THEREFORE, BE IT RESOLVED:

1. Tentative Parcel Map No. PM-87-336 is hereby approved pursuant to conditions of approval stated in Zoning Administrator's approval, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.

2. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 2nd day of July, 1991.

/s/ WALT E. DONOVAN  
MAYOR

ATTEST:

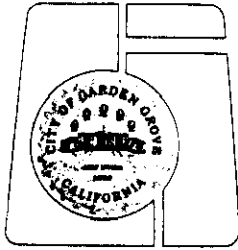
/s/ CAROLYN MORRIS, CMC  
CITY CLERK

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS:  
CITY OF GARDEN GROVE)

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 2nd day of July, 1991, by the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, KESSLER, LEYES, WILLIAMS, DONOVAN  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE

/s/ CAROLYN MORRIS, CMC  
CITY CLERK



GARDEN GROVE

TENTATIVE  
PARCEL MAP APPROVAL

APPLICANT: Ba Van Nguyen

P. M. NO. PM-87-336

OWNER: Ba Van Nguyen

A. P. NO. 100-190-19 and 29

As provided in Section 9137 of the City of Garden Grove Municipal Code, it has been determined that Parcel Map proposal No. PM-87-336 is in conformance with zoning and subdivision regulations.

Approval is granted subject to Municipal Code provisions, recordation of a Parcel Map with the Orange County Surveyor's Office, and compliance with any conditions stated below.

1. All provisions of Site Plan No. SP-129-87 shall be complied with.
2. All provisions of the Garden Grove Fire Department shall be complied with.
3. The Parcel Map shall be recorded within two (2) years.
4. The applicant shall comply with all requirements of the recorded deed.

W. P. Patapoff  
 City Engineer W. P. Patapoff

5/23/91  
 Date

E. John Graichen  
 Zoning Administrator E. John Graichen

5/23/91  
 Date

NOTE: Any appeal to this decision may be filed with the City Clerk of the City of Garden Grove.

APPEAL DEADLINE DATE: June 13, 1991

Enclosure: Map Res. No. 7384-91  
cc: Orange County Surveyor's Office





GARDEN GROVE  
CALIFORNIA 92640  
11991 ACACIA PARKWAY

# RECEIPT

DATE 7-11 19 91 No. **70284**

RECEIVED FROM \_\_\_\_\_

ADDRESS 1152

THE SUM OF \_\_\_\_\_

DOLLARS \$ 325.00

FOR \_\_\_\_\_

ORIGINAL 7-11-91 CASH 325.00

CASH	<input checked="" type="checkbox"/> MONEY ORDER	CHECK		VALIDATION
GENERAL LEDGER NO. <u>11352 Parsons</u>				CITY OF GARDEN GROVE, CALIF.
ACCOUNT NUMBER <u>PM # 87-336 Plan check, Fee 2nd submittal - 1st Map expired</u>				
BY _____				DEPARTMENT _____

FORM NO. 142-1-62 © M

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE PARCEL MAP NO. PM-87-336, FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND PARSON PLACE AT 11352 WESTMINSTER AVENUE, PARCEL NOS. 100-190-19 AND 29

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NOW, THEREFORE, BE IT RESOLVED:

1. Tentative Parcel Map No. PM-87-336 is hereby approved pursuant to conditions of approval stated in Zoning Administrator's approval, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.

2. The City Clerk is directed to forward a copy of this resolution to the applicant.

6284T/2075A  
06/24/91

# PARCEL MAP NO. 87-336

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE,  
 STATE OF CALIFORNIA



SCALE 1" = 40'

BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN  
 BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA  
**PETER & ASSOCIATES**  
 ENGINEERS, GEOLOGISTS, CONTRACTORS, INC.

PETER G. TOGHIA R.C.E. 25297 MARCH, 1990

PARCEL 1 & WESTMINSTER AVENUE  
 ARE AN EXISTING PERPETUAL EASEMENT AND RIGHT  
 OF WAY FOR STREET AND HIGHWAY PURPOSES AS PER  
 INSTRUMENT RECORDED SEPTEMBER 19, 1956 IN BOOK  
 3649/298-301 OF OFFICIAL RECORDS.

ROSITA PLACE

PARSONS PLACE

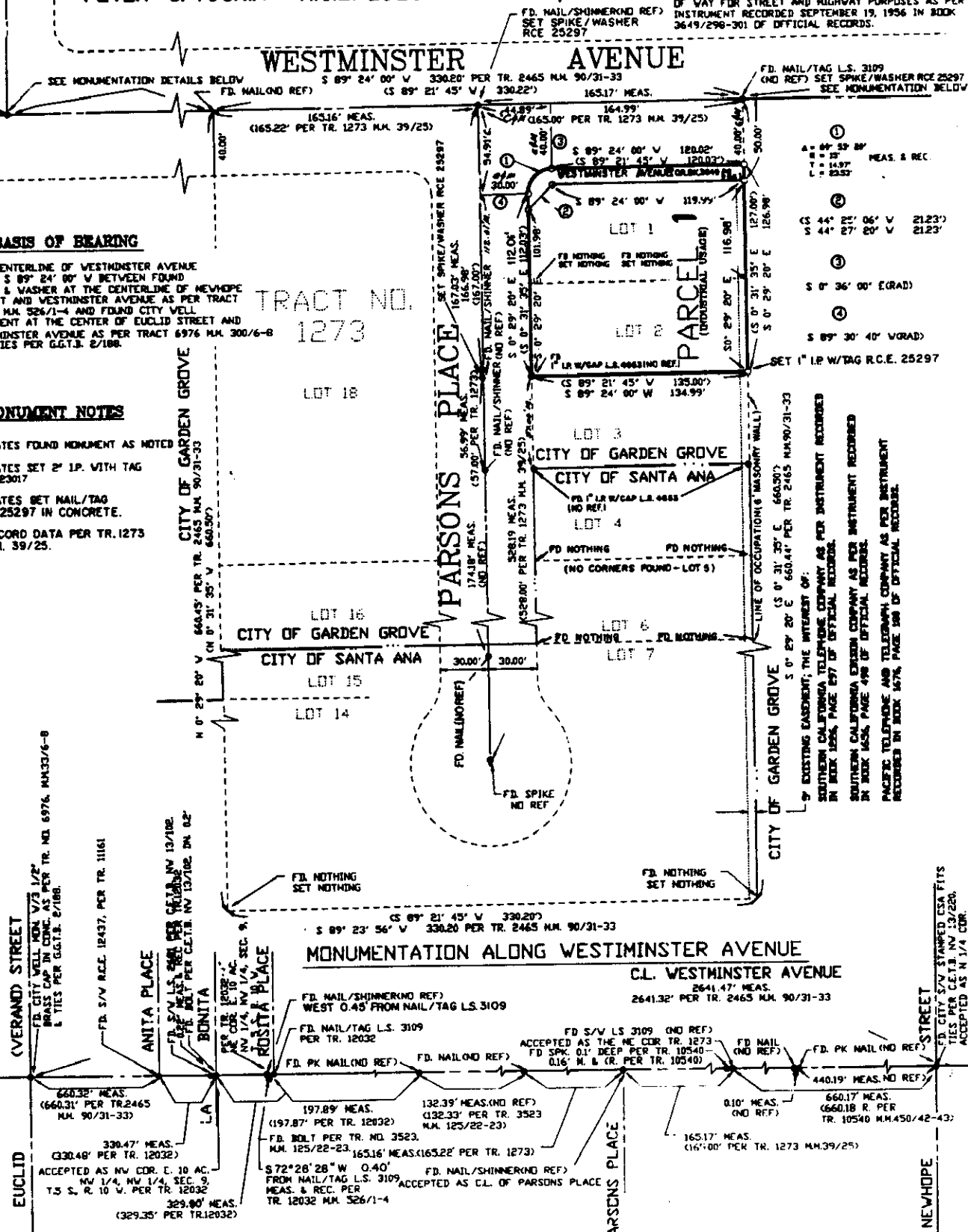
CITY OF GARDEN GROVE

CITY OF SANTA ANA

ANITA PLACE

BONITA

EUCLID



**BASIS OF BEARING**

THE CENTERLINE OF WESTMINSTER AVENUE  
 BEING S 89° 24' 00" W BETWEEN FOUND  
 SPIKE & WASHER AT THE CENTERLINE OF NEWHOPE  
 STREET AND WESTMINSTER AVENUE AS PER TRACT  
 12032 M.M. 526/1-4 AND FOUND CITY WELL  
 MONUMENT AT THE CENTER OF EUCLID STREET AND  
 WESTMINSTER AVENUE AS PER TRACT 6976 M.M. 300/6-8  
 AND TIES PER G.G.T.S. 2/108.

**MONUMENT NOTES**

- INDICATES FOUND MONUMENT AS NOTED
- ⊙ INDICATES SET 2" I.P. WITH TAG R.C.E. 23017
- ⊙ INDICATES SET NAIL/TAG R.C.E. 25297 IN CONCRETE.
- ( ) RECORD DATA PER TR. 1273 M.M. 39/25.

VERAND STREET  
 FB CITY WELL MON V73 1/2"  
 BRASS CAP IN CONC. AS PER TR. NO. 6976 M.M. 300/6-8  
 TIES PER G.G.T.S. 2/108.

ANITA PLACE  
 FB S/V L.S. 3109 PER TR. 12032  
 FB S/V L.S. 3109 PER TR. 12032

BONITA  
 FB S/V L.S. 3109 PER TR. 12032  
 FB S/V L.S. 3109 PER TR. 12032

ROSITA PLACE  
 FB S/V L.S. 3109 PER TR. 12032  
 FB S/V L.S. 3109 PER TR. 12032

EUCLID  
 FB CITY WELL MON V73 1/2"  
 BRASS CAP IN CONC. AS PER TR. NO. 6976 M.M. 300/6-8  
 TIES PER G.G.T.S. 2/108.

PARSONS PLACE  
 FB S/V L.S. 3109 PER TR. 12032  
 FB S/V L.S. 3109 PER TR. 12032

NEWHOPE  
 FB CITY S/V STAMPED CSA FITS  
 TIES PER G.G.T.S. NV 13/26  
 ACCEPTED AS M.P. 1/4 COR.  
 SEC. 9, T. 5, S. 1, R. 10 W.

EUCLID

ANITA PLACE

BONITA

ROSITA PLACE

PARSONS PLACE

NEWHOPE

EUCLID

VERAND STREET

ANITA PLACE

BONITA

ROSITA PLACE

PARSONS PLACE

NEWHOPE

EUCLID

VERAND STREET

ANITA PLACE

BONITA

ROSITA PLACE

PARSONS PLACE

NEWHOPE

EUCLID

VERAND STREET

ANITA PLACE

BONITA

ROSITA PLACE

PARSONS PLACE

NEWHOPE

EUCLID

VERAND STREET

ANITA PLACE

BONITA

# PARCEL MAP NO. 87-336

## IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE STATE OF CALIFORNIA

Q. OF PARCELS: 1  
TOTAL ACREAGE: 0.3924

BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39,  
PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

**PETER & ASSOCIATES**  
ENGINEERS, GEOLOGISTS, CONTRACTORS, INC.

**PETER G. TOGHIA**

**R.C.E. 25297**

**MARCH, 1990**

### CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF GARDEN GROVE, CALIFORNIA AT A REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT THE OFFER OF DEDICATION OF WESTMINSTER AVENUE AND INCIDENTAL PURPOSES AS SHOWN HEREON.

NOTE 1: AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3) OF THE SUBDIVISION MAP ACT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991

BY \_\_\_\_\_

CAROLYN MORRIS  
CITY CLERK, CITY OF GARDEN GROVE, CALIFORNIA

### CLERK OF THE BOARD OF SUPERVISOR'S TAX CERTIFICATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

I HEREBY CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991

LINDA D. RUTH  
CLERK OF THE BOARD OF SUPERVISORS

### COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991

ROBERT L. CITRON BY \_\_\_\_\_  
COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER-TAX COLLECTOR  
(SEAL)

### SIGNATURE OMISSIONS NOTE

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

SOUTHERN CALIFORNIA TELEPHONE COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1226, PAGE 297 OF OFFICIAL RECORDS FOR PURPOSES OF INGRESS TO AND EGRESS FROM WESTMINSTER AVENUE AND PARCEL 1 TO TRIM AND KEEP TRIMMED TREES AND FOLIAGE AND TO REMOVE OVERHANGING LIMBS WITHIN FIVE FEET ON EACH SIDE OF THE EXISTING POLE LINE LOCATED ADJACENT TO THE FOLLOWING DESCRIBED PROPERTY, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA: THE EAST 1/2 OF THE N/2 1/4 OF THE N/2 1/4 OF THE N/2 1/4 OF SECTION 9, T-5-S, R-10-W.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1656, PAGE 498 OF OFFICIAL RECORDS, THE RIGHT TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE AND/OR REMOVE, IN, ON AND OVER THE REAL PROPERTY HEREDINAFTER DESCRIBED, SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AN ELECTRIC LINE CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER, TELEPHONE AND/OR OTHER PURPOSES. THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AND ITS AND THEIR AGENTS AND EMPLOYEES, SHALL HAVE FREE ACCESS TO SAID ELECTRIC LINE AND EVERY PART THEREOF, AT ALL TIMES, FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREIN GRANTED, AND SHALL HAVE THE RIGHT TO TRIM OR TOP SUCH TREES AS MAY ENDANGER OR INTERFERE WITH SAID ELECTRIC LINE.

SAID REAL PROPERTY IS DESCRIBED AS FOLLOWS:  
THE EAST 5 FEET OF LOTS 1 TO 10 INCLUSIVE.  
THE SOUTH 5 FEET OF LOTS 10, 11, & 12, AND THE WEST 5 FEET OF LOTS 12 TO 18 INCLUSIVE, IN TRACT 1273 AS PER MAP RECORDED IN BOOK 39 OF MISCELLANEOUS MAPS, PAGE 25, RECORDS OF SAID ORANGE COUNTY.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1676, PAGE 180 OF OFFICIAL RECORDS, TO CONSTRUCT, PLACE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE AND REMOVE SUCH AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATIONS STRUCTURES AS GRANTEE MAY FROM TIME TO TIME REQUIRE, CONSISTING OF POLES, ANCHORS, WIRES, CABLES, CONDUITS, HANDBLES, MARKERS, AND NECESSARY FIXTURES AND APPURTENANCES, OVER, UNDER, AND UPON THAT CERTAIN REAL PROPERTY IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA DESCRIBED AS:

LOTS 1 TO 18 INCLUSIVE OF TRACT 1273, AS SAID LOTS ARE SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 39 AT PAGE 25 OF MAP RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

THE ABOVE DESCRIBED PROPERTY SHALL BE LOCATED ON THE FOLLOWING PORTIONS OF SAID PROPERTY:

THE EASTERLY FIVE (5) FEET OF LOTS 1 TO 18 INCLUSIVE.  
THE WESTERLY FIVE (5) FEET OF LOTS 12 TO 18 INCLUSIVE.  
THE SOUTHERLY FIVE (5) FEET OF LOTS 10 TO 12 INCLUSIVE.

GRANTOR COVENANTS FOR HIMSELF, HIS SUCCESSORS AND ASSIGNS NOT TO PLACE OR MAINTAIN ANY BUILDING OR STRUCTURE ON SAID EASEMENT.

GRANTOR ALSO GRANTS TO GRANTEE THE RIGHT TO TRIM SUCH TREES AND OTHER FOLIAGE AND TO CUT SUCH ROOTS ON SAID PROPERTY AS MAY BE NECESSARY FOR THE PROTECTION OF SAID STRUCTURES, AND TO ENTER UPON SAID PROPERTY AT ALL TIMES FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREBY GRANTED. GRANTEE SHALL BE LIABLE TO GRANTOR FOR ANY DAMAGE WHICH MAY OCCUR TO THE ABOVE DESCRIBED PROPERTY BY REASON OF NEGLIGENCE ON THE PART OF GRANTEE IN THE EXERCISE OF THE EASEMENTS GRANTED.

COUNTY OF ORANGE, HOLDER OF AN EASEMENT RECORDED IN BOOK 3649, PAGE 298 OF OFFICIAL RECORDS FOR PURPOSES OF A PERPETUAL EASEMENT AND RIGHT OF WAY FOR STREET AND HIGHWAY PURPOSES IN, ON AND OVER ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH FORTY (40) FEET OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 26, T. 4 S., R. 10 W., AS SHOWN ON A MAP OF THE RANCHO SAN JUAN CAJON DE SANTA ANA RECORDED IN BOOK 51, PAGE 10, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, EXCEPTING THEREFROM THE WESTERLY THREE HUNDRED (300) FEET.

# PARCEL MAP NO. 87-336

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE  
 STATE OF CALIFORNIA

DATE \_\_\_\_\_  
 TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_  
 INSTRUMENT # \_\_\_\_\_  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 LEE A. BRANCH  
 COUNTY RECORDER  
 BY \_\_\_\_\_  
 DEPUTY

NO. OF PARCELS: 1

TOTAL ACREAGE: 0.3924

BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39,  
 PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

**PETER & ASSOCIATES**  
 ENGINEERS, GEOLOGISTS, CONTRACTORS, INC.

PETER G. TOGHIA

R.C.E. 25297

MARCH, 1990

## OWNER'S CERTIFICATE

## OWNER'S CERTIFICATE (CONTINUED)

WE THE UNDERSIGNED BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST  
 IN THE LAND COVERED BY THIS MAP DO HEREBY CONSENT TO THE PREPARATION  
 AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER  
 LINE. WE HEREBY DEDICATE TO THE CITY OF GARDEN GROVE, CALIFORNIA  
 FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES WESTMINSTER AVENUE  
 AS FURTHER DESCRIBED IN AN EASEMENT RECORDED IN BOOK 3649 PAGE 296  
 OFFICIAL RECORDS OF ORANGE COUNTY.

RICHARD Y. H. CHEN AND CHING HUA CHEN, HUSBAND AND WIFE,  
 BENEFICIARIES UNDER DEED OF TRUST RECORDED MARCH 23, 1987  
 AS INSTRUMENT NO. 87-161372 OF OFFICIAL RECORDS.

*Richard Y. H. Chen*  
 RICHARD Y. H. CHEN  
 HUSBAND  
*Ching Hua Chen*  
 CHING HUA CHEN  
 WIFE

*No Van Nguyen*  
 NO VAN NGUYEN  
*No Van Nguyen*  
 NO VAN NGUYEN

*Hoo Thi Tuong*  
 HOA THI TRUONG

STATE OF CALIFORNIA )  
 COUNTY OF SANTA CRUZ )

ON THIS 1 DAY OF March 1990, BEFORE ME, Laurie Daniels  
 A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY  
 APPEARED Richard Y. H. Chen and Ching Hua Chen  
 PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY  
 EVIDENCE) TO BE THE PERSONS DESCRIBED IN, AND WHOSE NAMES ARE  
 SUBSCRIBED TO WITHIN THE INSTRUMENT AND THEY ACKNOWLEDGED TO ME  
 THAT THEY EXECUTED THE SAME.

WITNESS MY HAND  
*Laurie Daniels*  
 LAURIE DANIELS  
 NAME - TYPED OR PRINTED  
 MY PRINCIPAL PLACE OF BUSINESS IS  
 IN Santa Cruz COUNTY,  
 MY COMMISSION EXPIRES 10-2-90

STATE OF CALIFORNIA )  
 COUNTY OF ORANGE )

ON THIS 16 DAY OF Oct. 1989, BEFORE ME, KHET ANH  
 YUONG, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY  
 APPEARED HOA THI TRUONG & NO VAN NGUYEN  
 PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY  
 EVIDENCE) TO BE THE PERSON DESCRIBED IN, AND WHOSE NAME IS  
 SUBSCRIBED TO WITHIN INSTRUMENT AND \_\_\_\_\_ ACKNOWLEDGED TO ME  
 THAT THEY EXECUTED THE SAME.

WITNESS MY HAND  
*Khet Anh Yuong*  
 KHET ANH YUONG  
 NOTARY PUBLIC IN AND FOR SAID STATE

NAME - TYPED OR PRINTED  
 KHET ANH YUONG  
 MY PRINCIPAL PLACE OF BUSINESS IS  
 IN Orange COUNTY,  
 MY COMMISSION EXPIRES 6-10-92



## SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION  
 AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE  
 WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT  
 AND LOCAL ORDINANCES AT THE REQUEST OF NO VAN NGUYEN  
 ON DECEMBER 30, 1987, I HEREBY CERTIFY THAT ALL  
 MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE  
 POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH  
 POSITIONS ON OR BEFORE JUNE 30, 1990 AND  
 THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE  
 SURVEY TO BE RETRACED.

I HEREBY CERTIFY THAT THIS PARCEL MAP SUBSTANTIALLY  
 CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED  
 TENTATIVE MAP, IF ANY.



*Peter G. Toghia*  
 PETER G. TOGHIA  
 R.C.E. NO. 25297  
 MY REGISTRATION EXPIRES 12/31/1993  
 (SEAL)

## CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE  
 SUBDIVISION MAP ACT AND LOCAL ORDINANCES, AND THE  
 MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT  
 CERTIFIED TO BY THE COUNTY SURVEYOR.

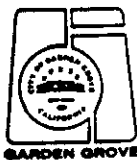
DATED THIS \_\_\_\_\_ OF \_\_\_\_\_ 1990

BY \_\_\_\_\_  
 WILLIAM A. MEADOW  
 R.C.E. 34967 EXPIRES 12/31/93  
 CITY ENGINEER

## COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE MAPPING PROVISIONS  
 OF THE SUBDIVISION MAP ACT, AND I AM SATISFIED  
 SAID MAP IS TECHNICALLY CORRECT RELATIVE TO THE  
 PARCEL MAP BOUNDARY.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990

JOHN CANAS  
 COUNTY SURVEYOR



# DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. 2.c.  
HEARING DATE January 2, 1991  
CASE NO. Parcel Map No. PM-87-336  
APPLICANT Ba Van Nguyen

SITE LOCATION 11352 Westminster Ave.  
SEC Westminster Ave./Parson Place  
GENERAL PLAN Industrial  
ZONE M-1 (Limited Commercial)  
CEQA DETERMINATION Exempt

## REQUEST

The applicant, Ba Van Nguyen, is requesting approval of a parcel map in order to consolidate two (2) existing parcels into a single lot.

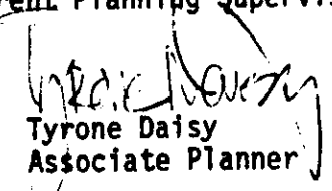
## SITE CHARACTERISTICS

The proposed Parcel Map No. PM-87-336 was originally submitted concurrently within Site Plan No. SP-129-87. The Site Plan and Parcel Map were approved by the Planning Commission on November 12, 1987. The subject site is constructed with a 5,520 square foot industrial building. The request is to consolidate the two (2) parcels of land into one (1) parcel:

Parcel No. 1	7,900 Square Feet
Parcel No. 2	7,695 Square Feet
<u>Total</u>	<u>15,595 Square Feet</u>

The parcel map expired before being recorded with the County of Orange. The applicant's request is to comply with the City and the Subdivision Map Act and has therefore re-filed the subject parcel map. Staff recommends approval of PM-87-336.

DONALD J. BUTTERFIELD  
Current Planning Supervisor

By:   
Tyrone Daisy  
Associate Planner


6124T

**CERTIFICATE OF DEATH R12105K 348**

STATE OF CALIFORNIA—DEPARTMENT OF HEALTH  
OFFICE OF THE STATE REGISTRAR OF VITAL STATISTICS

1 NAME OF DECEASED—FIRST NAME IN SINGLE NAME <b>MATILIAS</b>		2 SEX <b>Female</b>		3 COLOR OR RACE <b>Cauc.</b>		4 BIRTHPLACE <b>Arkansas</b>		5 DATE OF BIRTH <b>May 15, 1917</b>		6 AGE <b>59</b>	
7 NAME AND BIRTHPLACE OF FATHER <b>Joseph Howard - Arkansas</b>		8 NAME AND BIRTHPLACE OF MOTHER <b>Lucy Dollar - Arkansas</b>		9 CITIZEN OF WHAT COUNTRY <b>U.S.A.</b>		10 SOCIAL SECURITY NUMBER <b>NONE</b>		11 MARRIAGE STATUS <b>Married</b>		12 NAME OF SURVIVING SPOUSE - IF WIFE, GIVE MARRIAGE DATE	
13 LAST OCCUPATION <b>At Home</b>		14 PLACE OF DEATH—NAME OF HOSPITAL OR OTHER INPATIENT FACILITY <b>KAISER FOUNDATION HOSPITAL</b>		15 PLACE OF DEATH—CITY OR TOWN <b>BELLFLOWER</b>		16 STREET ADDRESS—STREET AND NUMBER OR LOCATION <b>9400 EAST ROSECRANS AVENUE</b>		17 NAME AND MAILING ADDRESS OF INFORMANT <b>Nicholas Cottgias Homemaker</b>		18 DATE OF DEATH <b>SEPTEMBER 3, 1976</b>	
19 USUAL RESIDENCE—STREET ADDRESS, STREET AND NUMBER OR LOCATION <b>13402 Hoover Street</b>		20 CITY OR TOWN <b>Westminster</b>		21 COUNTY <b>Orange</b>		22 STATE <b>California</b>		23 NAME AND MAILING ADDRESS OF INFORMANT <b>Nicholas Cottgias 13402 Hoover Street Westminster, Calif. 92683</b>		24 DATE DECEASED <b>9/7/76</b>	
25 NAME OF FUNERAL DIRECTOR OR PERSON ACTING AS SUCH <b>METTLER FAMILY MORTUARY</b>		26 PART 1 DEATH WAS CAUSED BY <b>NO</b>		27 PART 2 DEATH WAS CAUSED BY <b>NO</b>		28 PART 3 DEATH WAS CAUSED BY <b>NO</b>		29 PART 4 DEATH WAS CAUSED BY <b>NO</b>		30 PART 5 DEATH WAS CAUSED BY <b>NO</b>	
31 CAUSE OF DEATH <b>Cardiac arrest Obvious carcinoma</b>		32 MEDICAL AND HEALTH DATA <b>Subtotal 9/2/76 Myselovecomy</b>		33 INJURY INFORMATION <b>NO</b>		34 STATE HEALTH OFFICER'S SIGNATURE <b>[Signature]</b>		35 STATE HEALTH OFFICER'S TITLE <b>STATE HEALTH OFFICER</b>		36 STATE HEALTH OFFICER'S OFFICE <b>4730</b>	

THIS IS A TRUE CERTIFIED COPY OF THE ORIGINAL AS FILED BY THE COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES IF IT BEARS THIS SEAL IN PURPLE INK.


**SEP 10 1976**      **FEE \$2.00**  
**[Signature]**  
 Walter A. Woodard, Director of Health Services

RECORDING REQUESTED BY

20807

112105X 347

AND WHEN RECORDED MAIL TO

\$4.00

C3

Name  
Street Address  
City & State

Nicholas Cottgias  
13402 Hoover Street  
Westminster, CA 92683

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

4 18 PM MAR 15 1977

J. WYLIE CARLYLE, County Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Affidavit—Death of Joint Tenant

10 416 C

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

STATE OF CALIFORNIA.

COUNTY OF Orange

Nicholas Cottgias

That Matilda Cottgias (Matilda Howard Cottgias) legal age, being first duly sworn, deposes and says: Certificate of Death is the same person as Matilda Cottgias the decedent mentioned in the attached certified copy of named as one of the parties in that certain Deed dated Sept. 28, 1964 executed by Catherine Marie Kellogg and H. Clay Kellogg as joint tenants, recorded as Instrument No. 28708 on October 30, 1964 in book 7282 page 956 of Official Records of Orange County, California, covering the following described property situated in the County of Orange State of California:

Lot 7 in Block "A" of Tract No. 1075 as per map recorded in Book 35 Page 4 of Miscellaneous Maps, Records of said Orange County.

Code area: 18-061

A. P. No. 97-010-19

That the value of all real and personal property owned by said decedent at date of death, including the full value of the property above described, did not then exceed the sum of \$ 25,000.00

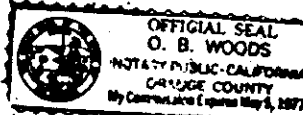
Dated JANUARY 12, 1977

SUBSCRIBED AND SWORN TO before me

this 12th day January, 1977

Signature [Signature]  
Name (Typed or Printed) O. B. Woods

Nicholas Cottgias  
Nicholas Cottgias



Title Order No. \_\_\_\_\_

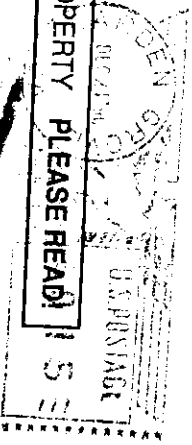
Error or Loan No. 209-2813





**CITY OF GARDEN GROVE**  
 11391 Acacia Parkway  
 P.O. Box 3070  
 Garden Grove, CA 92642

**OFFICIAL NOTICE AFFECTS YOUR PROPERTY PLEASE READ**



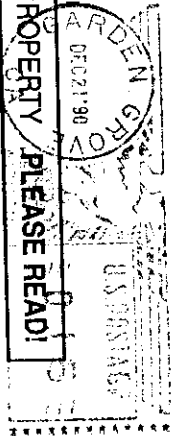
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 FORWARD ORDER EXPIRED*

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 GARDEN GROVE, CA 92643

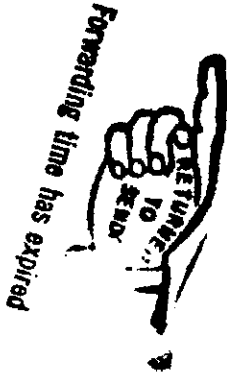
11111

CITY OF GARDEN GROVE  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

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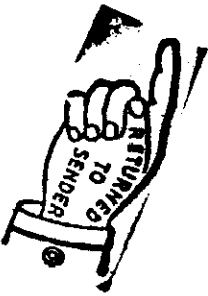
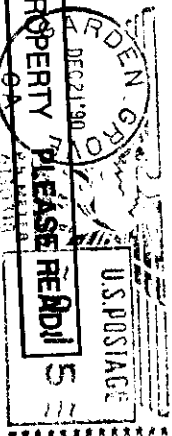


300 E COAST HWY  
NEWPORT BEACH, CA 92660



CITY OF GARDEN GROVE  
1391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

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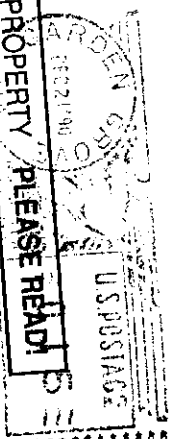


9750 SWEDE CREEK RD  
PALU CEDRU, CA 96073

FORWARDED TIME FOR FORWARDING HAS

CITY OF GARDEN GROVE  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

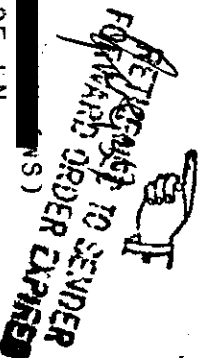
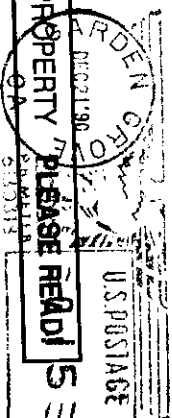
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11243 PARKWAY  
GARDEN GROVE  
PHAM DASTIS AVE  
GARDEN GROVE CA 92642  
RETURN TO SENDER

CITY OF GARDEN GROVE  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

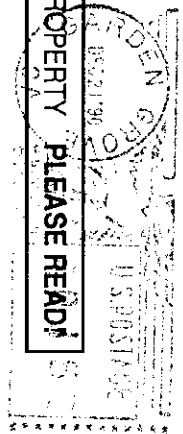
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11268 PARKSIDE LN  
GARDEN GROVE, CA 92643

CITY OF GARDEN GROVE  
391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

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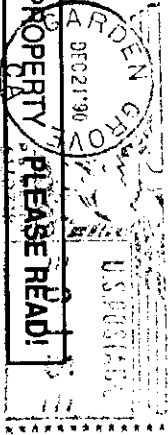


308 PARKGREEN LN  
GARDEN GROVE, CA 92643

*IF  
RETURNED TO SENDER  
FORWARD ORDER EXPIRED*

CITY OF GARDEN GROVE  
1391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

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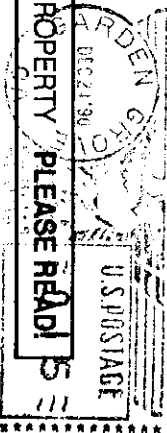


*1/15/97*

1244 PARKSIDE LN  
GARDEN GROVE, CA 92643

CITY OF GARDEN GROVE  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

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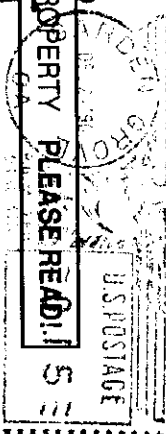


11262 PARKSIDE LN  
GARDEN GROVE, CA 92643

*IF  
RETURNED TO SENDER  
FORWARD ORDER EXPIRED*

CITY OF GARDEN GROVE  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

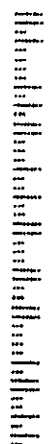
OFFICIAL NOTICE AFFECTS YOUR PROPERTY PLEASE READ!



ATTEMPTED, UNKNOWN

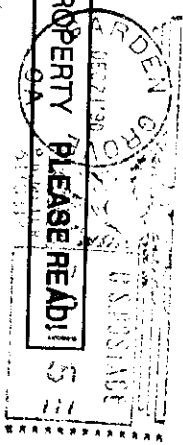
*1/15/97*

11269 PARK VIEW LN  
GARDEN GROVE, CA 92643



CITY OF GARDEN GROVE  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

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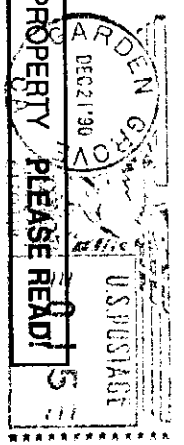


RETURNED TO SENDER  
FORWARD ORDER EXPIRED

13930 PARKWAY DR.  
GARDEN GROVE, CA 92641

CITY OF GARDEN GROVE  
1391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

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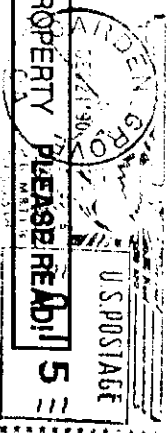


RETURNED TO SENDER  
FORWARD ORDER EXPIRED

13893 PARKWAY DR #78  
GARDEN GROVE, CA 92643

CITY OF GARDEN GROVE  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

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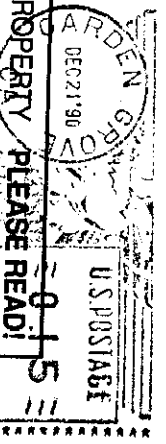


13929 PARKWAY DR  
GARDEN GROVE, CA 92643

|||||

CITY OF GARDEN GROVE  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

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13903 PARKWAY DR  
GARDEN GROVE, CA 92643

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P.O. Box 3070  
Garden Grove, CA 92642



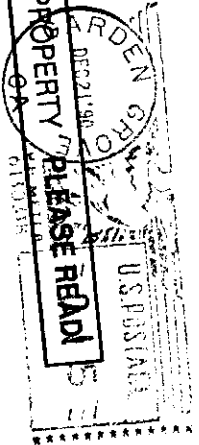
RETURNED TO SENDER  
FORWARD ORDER EXPIRED

1936

3917 PARKLAWN DR  
GARDEN GROVE, CA 92643

CITY OF GARDEN GROVE  
391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

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PLEASE READ!

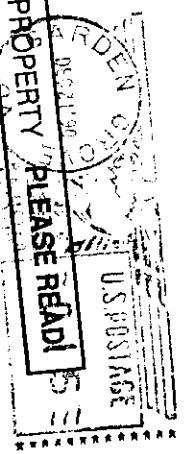


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FORWARD ORDER EXPIRED



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GARDEN GROVE, CA 92643

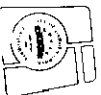
CITY OF GARDEN GROVE  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642



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PLEASE READ!

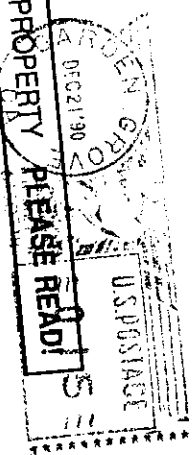
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FORWARD ORDER EXPIRED

15929 PARKLAWN DR  
GARDEN GROVE, CA 92643



CITY OF GARDEN GROVE  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

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PLEASE READ!



10692 KNOTT AVE  
STANTON, CA 90680

UNEMPLOYED NOT KNOWN

07 721

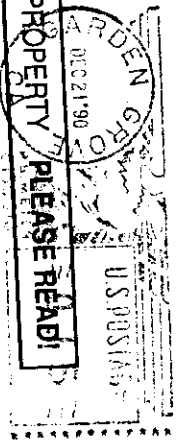
OF GARDEN GROVE  
1 Acacia Parkway  
Box 3070  
Garden Grove, CA 92642

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RECEIVED

DEC 28 1990

DEVELOPMENT SERVICES



1111 PACIFIC CITY FUNDING (CR)  
1111 PACIFIC CITY FUNDING (CR)  
FORMERLY PACIFIC CITY GROUP  
1111 PACIFIC CITY GROUP  
8071 ELATER AVE #140  
HUNTINGTON BEACH CA 92647-6960  
RETURN TO SENDER

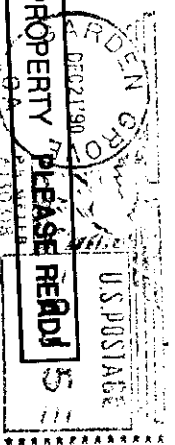
CITY OF GARDEN GROVE  
391 Acacia Parkway  
Box 3070  
Garden Grove, CA 92642

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RECEIVED

DEC 28 1990

DEVELOPMENT SERVICES



190 BADDINGTON  
NUNNETSTER  
MOVED 1 FT NO ADDRESS  
UNABLE TO FORWARD  
RETURN TO SENDER

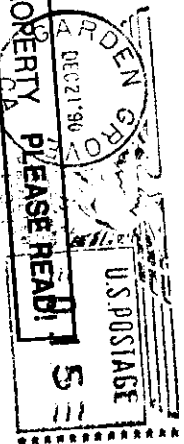
CITY OF GARDEN GROVE  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

OFFICIAL NOTICE AFFECTS YOUR PROPERTY PLEASE READ!

RECEIVED

DEC 28 1990

DEVELOPMENT SERVICES



11313 P...  
GARDEN  
1135 VENTURE CA 92647-2805  
MORENO  
RETURN TO SENDER

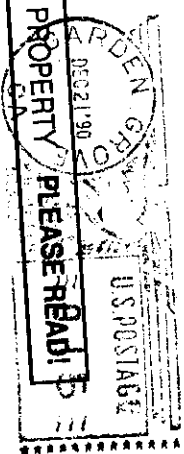
CITY OF GARDEN GROVE  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

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RECEIVED

DEC 28 1990

DEVELOPMENT SERVICES



112/2 BADDINGTON  
GARDEN  
1135 VENTURE CA 92647-2805  
MORENO  
RETURN TO SENDER

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805 CALLE CATALPA  
THOUSAND OAKS, CA 91320

RECEIVED  
DEC 28 1990  
DEVELOPMENT SERVICES

RETURNED TO SENDER  
(E.A.)

Ba Van Nguyen  
11541 Westminster Avenue  
Garden Grove, CA 92643

PS Form 3811, Apr. 1989

3. Article Addressed to:  
Ba Van Nguyen  
11541 Westminster Avenue  
Garden Grove, CA 92643

4. Article Number: P 957 918

5. Signature - Addressee: *[Signature]*

6. Signature - Agent: *[Signature]*

7. Date of Delivery: JAN 07 1991

8. Addressee's Address (ONLY if requested and fee paid)  
DEVELOPMENT SERVICES  
JAN 07 1991

Type of Service:  
 Insured  
 COD  
 Registered  
 Certified  
 Return Receipt for Merchandise  
 Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

1.  Show to whom delivered, date, and check box(es) for additional services requested and check box(es) for additional services requested. 2.  Restricted Delivery (Extra charge)

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent the return of the article. The return receipt fee will provide you the name of the person delivered to and 4. Consult postmaster for details. 5. Consult postmaster for details.

PS Form 3811, Apr. 1989

3. Article Addressed to:  
Ba Van Nguyen  
11541 Westminster Avenue  
Garden Grove, CA 92643

4. Article Number: P 355 149 74

5. Signature - Addressee: *[Signature]*

6. Signature - Agent: *[Signature]*

7. Date of Delivery: *[Signature]*

8. Addressee's Address (ONLY if requested and fee paid)  
Garden Grove, CA 92642

Type of Service:  
 Insured  
 COD  
 Registered  
 Certified  
 Return Receipt for Merchandise  
 Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

1.  Show to whom delivered, date, and check box(es) for additional services requested and check box(es) for additional services requested. 2.  Restricted Delivery (Extra charge)

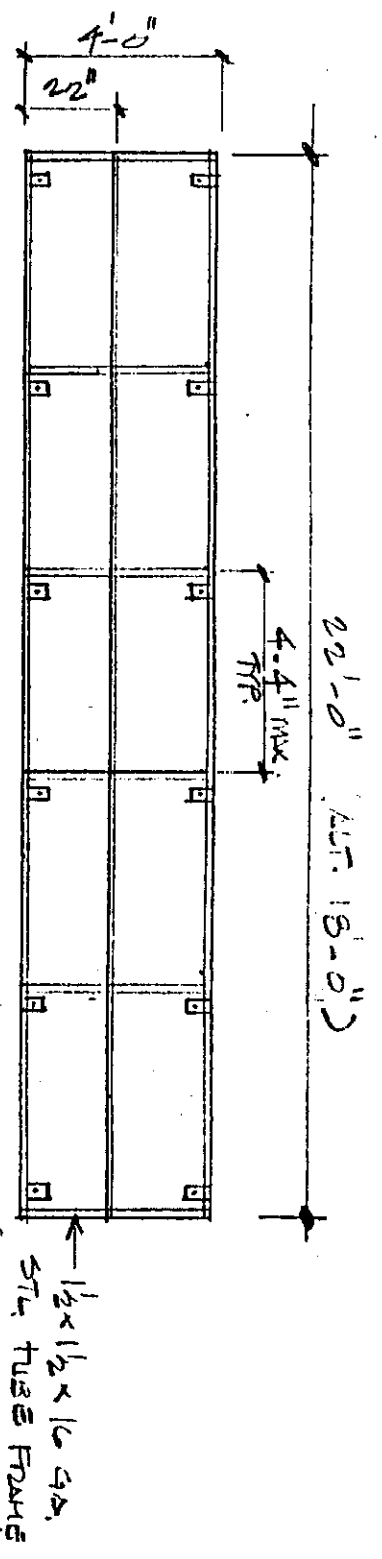
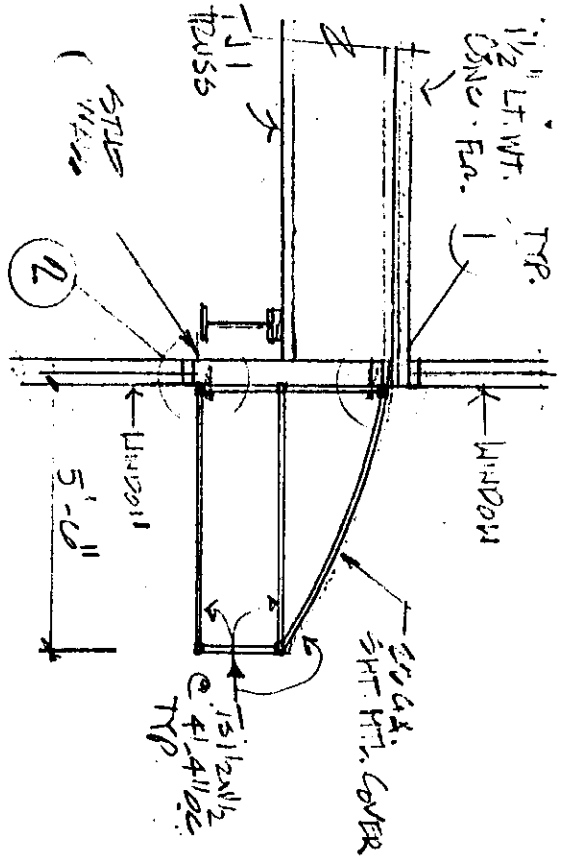
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent the return of the article. The return receipt fee will provide you the name of the person delivered to and 4. Consult postmaster for details. 5. Consult postmaster for details.

CITY OF GARDEN GROVE  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, CA 92642

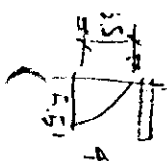
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RETURNED TO SENDER  
FORWARD ORDER EXPIRED

9909 HAZARD AVE #48  
GARDEN GROVE, CA 92647

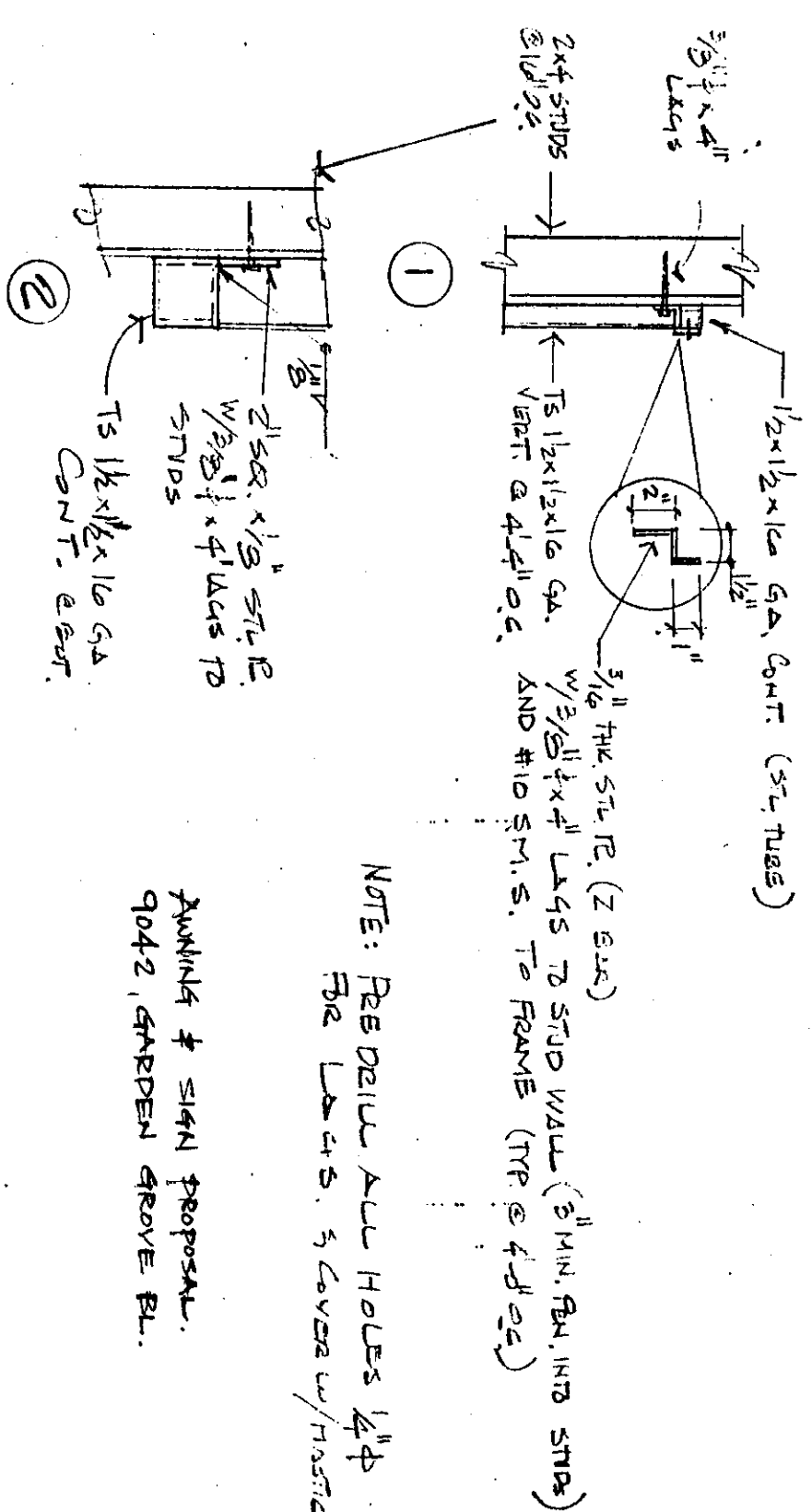


DWINING ELEVATION



CALLS:  
 1/2" O.D. RADIATED AREA  
 $= 20 \text{ PSF} \times 4.33 = 86.6 \text{ PSF}$   
 $OL = 5 \text{ PSF} \times 4.33 = 21.65$   
 $108.25 \text{ PSF}$

$M = 108.25 \times 5.5 / 2 = 1637.28$   
 $T = M / d = 1637.28 / 3.5 = 468 \text{ F}$   
 $3/8" \phi \times 4" \text{ LAG } F = 960 \text{ F (5" MIN. FSJ)}$   
 $CO = 108.25 \text{ PSF } CO = 12$   
 $M = 487$   
 $F_b = 487 \times 12 / 1.711 = 3416.4 \text{ PSI}$   
 $F_o = 27600 \times 1.33 = 36708 \text{ PSI}$   
 $Y_{MIN} = 6 \times 12 / 200 = .36 < .586 \text{ OK}$



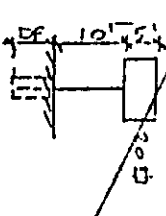
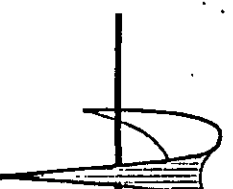
NOTE: RE-DELL ALL HOLES 1/4" FOR LAGS. COVER W/ PLASTIC

DWINING & SIGN PROPOSAL.  
 9042, GARDEN GROVE BL.

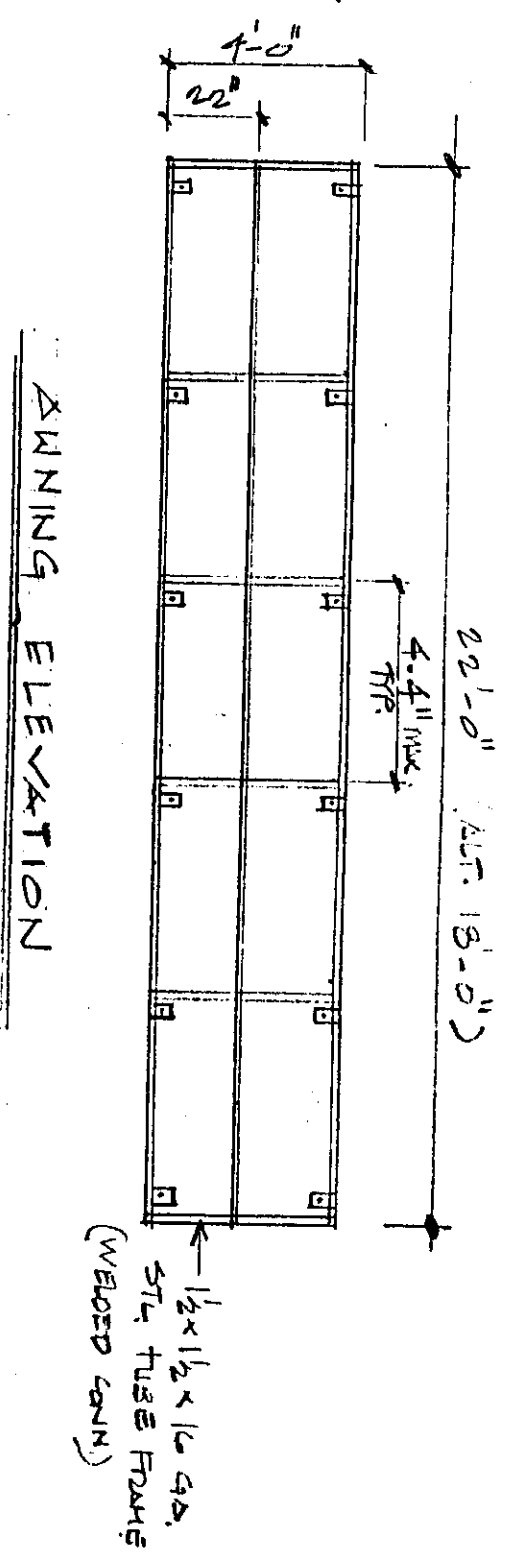
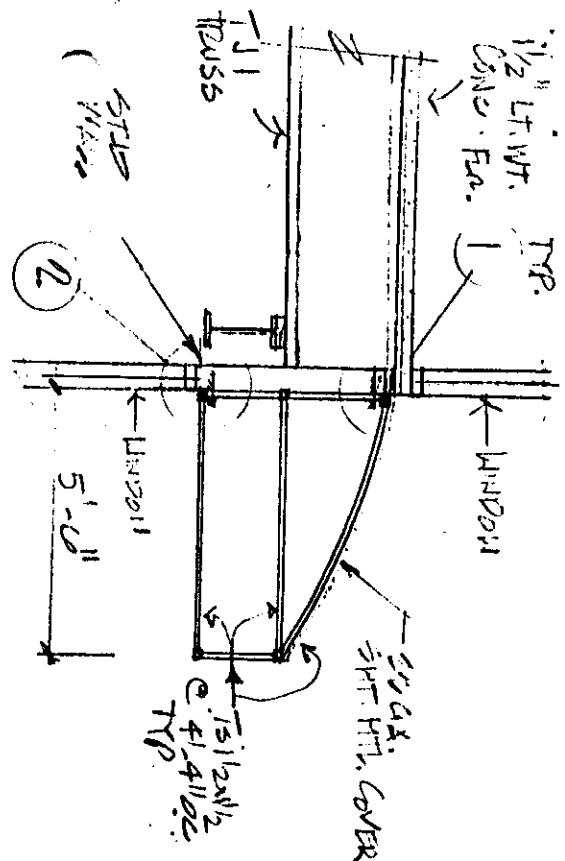
NOTES:

1. ALL PIPE "3" A.S. GRADE B MIN. YIELD
2. ALL HOLES DRILLED
3. SOIL TYPE--SAND, GRAVEL OR ROCK.
4. FOOTING--2000 P.S.
5. ALL STRUCTURAL STEEL 36,000 P.S.I.
6. FABRICATION, ERECT CONFORM TO STAND.
7. WELDING WILL BE PER PERVISION OF A SEPROVED FABRICATOR
8. A CERTIFICATE OF INSURANCE OR A REPORT FROM THE JOB INSPECTOR
9. FLAMMABILITY OF PIPE U.B.C. STANDARD 5
10. IDENTIFYING MARKS ON EXTERIOR SURF
11. PROVIDE TEMPORARY
12. ALL STEEL 3/16 THICK
13. ALL TUBE A.S.T.M.
14. ALL BOLTS A.S.T.M.
15. ALL WORK PER C.P. AND N.E.C.

THESE DRAWINGS PROPERTY OF [unclear] SHOULD NOT BE REPRODUCED WITHOUT PERMISSION



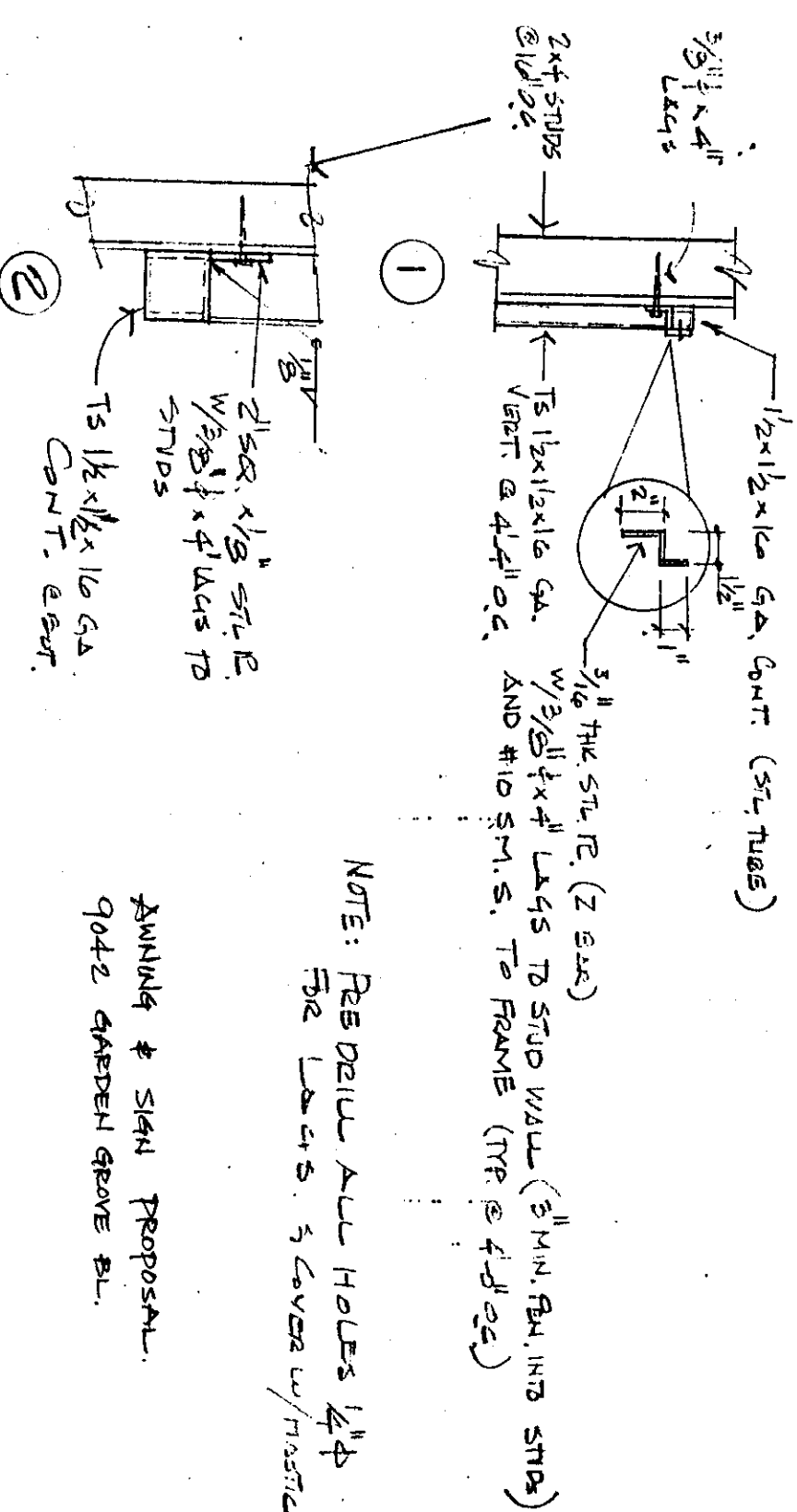




CALLS:  
 1/2" O.D. PAINTED ROSS  
 $20125 \times 4.33 = 860.6$  (PF)  
 $DL = 5 \text{ P.S.F.} \times 4.33 = 21.65$   
 $108.25$  (WT.)

$M = 108.25 \times 5.5^2 / 2 = 1637.28$   
 $T = M/d = 1637.28 / 3.5 = 468$  F  
 $3/8" \phi \times 4" \text{ LAG}$   $F_t = 900$  F (3" MIN. PER)

$W = 108.25$  (WT.)  $6 \times 12$   
 $M = 487$   $12 \times 12 \times 16 \text{ GA.}$  ( $S = 1711$ ,  $r = .586$ )  
 $F_b = 487 \times 12 / .1711 = 34164$  (BS)  
 $F_o = 27000 \times 12 = 324000$  (BS)  
 $r_{MIN} = 6 \times 12 / 209 = .36 < .586$  (OK)

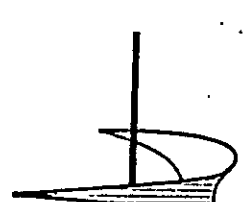


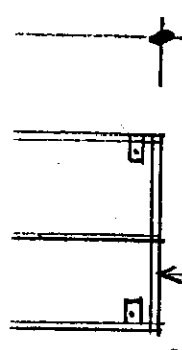
NOTE: RE-DRILL ALL HOLES 1/4" FOR LAGS. 3 COVER W/MASTIC

AWNING & SIGN PROPOSAL  
 9042 GARDEN GROVE BL.

- NOTES:
1. ALL PIPE "3" A.S. GRADE B MIN. YIELD
  2. ALL HOLES DRILLED
  3. SOIL TYPE - SAND, GRAVEL OR ROCK.
  4. FOOTING - 2000 P.S.I. ALL STRUCTURAL S 36,000 P.S.I.
  5. FABRICATION, BEG CONFORM TO STAND.
  6. WELDING WILL BE PERFORMED BY A SHOWN PROVIDER FABRICATOR
  7. A CERTIFICATE OF INSPECTION OR A REPORT TO THE JOB INSPECTOR
  8. FLAMMABILITY OF P.U.B.C. STANDARD 5
  9. IDENTIFYING MARKS ON EXTERIOR SURF
  10. PROVIDE REBAR
  11. ALL STEEL 3/16 THICK
  12. ALL TUBE A.S.T.M.
  13. ALL BOLTS A.S.T.M.
  14. ALL WORK PER CODE AND N.E.C.

THESE DRAWINGS PROPERTY OF PROPERTY COUNCIL INCORPORATED WITH





← 1/2 x 1/2 x 1/4 GA.  
STL TUBE FRAME  
(WELDED CONN.)

WALL (3" MIN. PEN. INTO STDS)  
ME (TYP. @ 4' OC)

DRILL ALL HOLES 1/4"  
LATS. & COVER W/ MASTIC.

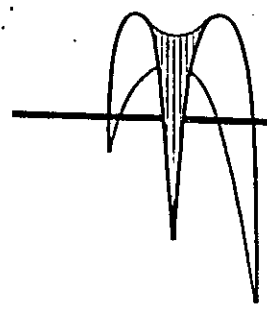
**SAMPLE CALCS**

$P = 21.84 \times 20 = 436.8$   
 $r = 436.8 \times 12.5 = 5460.1$   
 $\bar{x} = r/P = 12.5 \quad D_T = 4.5$   
 $S = 150 \quad S_1 = 150 \times 2 = 133 \times \frac{4.5}{3} = 598.5$   
 $K = 2.34 \times 436.8 / 598.5 \times 2 = .85$   
 $D_f = \frac{A}{2} \left( 1 + \sqrt{1 + \frac{4.34 \cdot \bar{x}}{A}} \right) = 5.86$

**NOTES:**

1. ALL PIPE "B" A.S.T.M. A-53, TYPE E OR S OR A.P.I. STANDARD 5 L GRADE B MIN. YIELD STRENGTH 35,000 P.S.I.
2. ALL HOLES DRILLED OR PUNCHED.
3. SOIL TYPE--SAND, SILTEYSAND, CLAYEY SAND, GRAVEL AND CLAYEY GRAVEL OR ROCK.
4. FOOTING-2000 P.S.I. CONCRETE.
5. ALL STRUCTURAL STEEL A.S.T.M. A-36 MINIMUM YIELD STRENGTH 36,000 P.S.I.
6. FABRICATION, ERECTION AND PAINTING OF STRUCTURAL STEEL SHALL CONFORM TO STANDARD NO. 27-6-67.
7. WELDING WILL BE PERFORMED BY CERTIFIED WELDERS UNDER THE SUPERVISION OF A SPECIAL INSPECTOR OR IN THE SHOP OF AN APPROVED FABRICATOR.
8. A CERTIFICATE OF FABRICATION FROM THE SHOP PERFORMING THE WELDING OR A REPORT FROM THE SPECIAL INSPECTOR MUST BE FURNISHED TO THE JOB INSPECTOR PRIOR TO FRAMING APPROVAL.
9. FLAMMIBILITY OF PLASTIC MATERIAL IN SIGN WILL COMPLY WITH THE U.B.C. STANDARD 50-52-2-58 AND SECTION 6202(F).
10. IDENTIFYING NUMBER AND WEIGHT OF SIGN WILL BE PLAINLY PLACED ON EXTERIOR SURFACE OF SIGN BODY AS OUTLINED IN SECTION 6202(I).
11. PROVIDE TEMPORARY PEDESTRIAN PROTECTION AS OUTLINED IN CH.44.
12. ALL STEEL 3/16 THICK AND UNDER MUST BE GALVONIZED.
13. ALL TUBE A.S.T.M. A500 GR "B" FY-46. K.S.I.
14. ALL BOLTS A.S.T.M. A307 U.N.O.
15. ALL WORK PER CURRENT EDITIONS OF THE U.B.C. UNIFORM SIGN CODE AND N.E.C.

THESE DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF B.C. ADAMS.



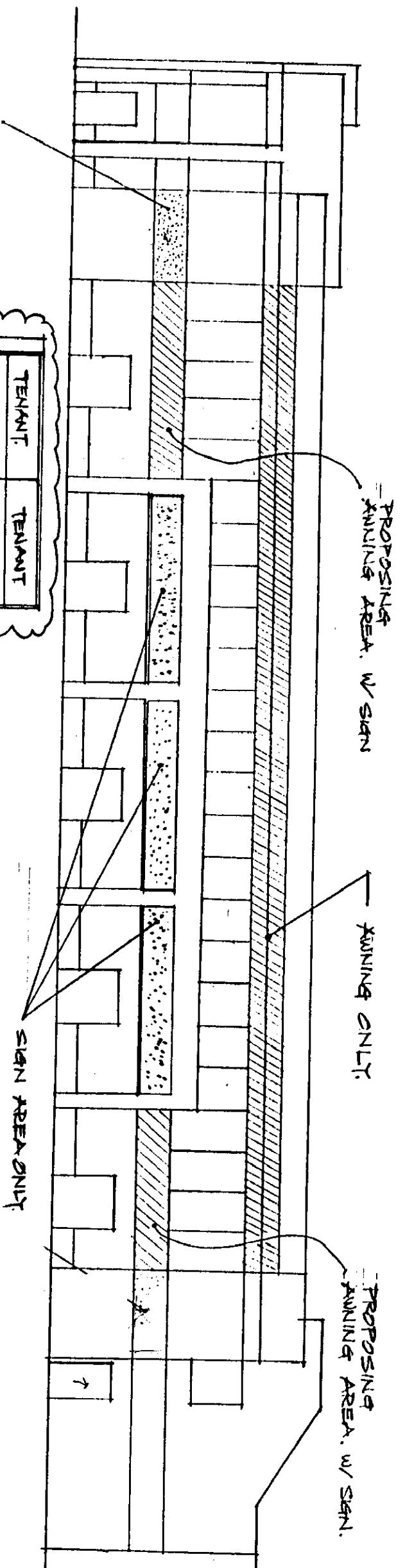
**BERNARD C. ADAMS**  
civil engineer

11022 scacia pkwy, suite e  
garden grove, ca 92640

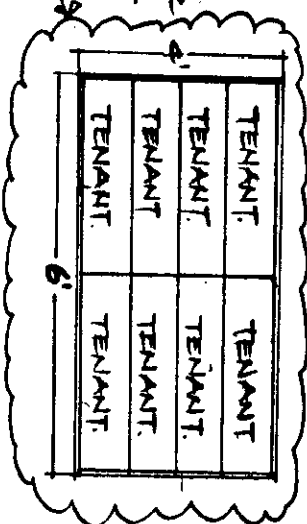
phone (714) 636-0294.



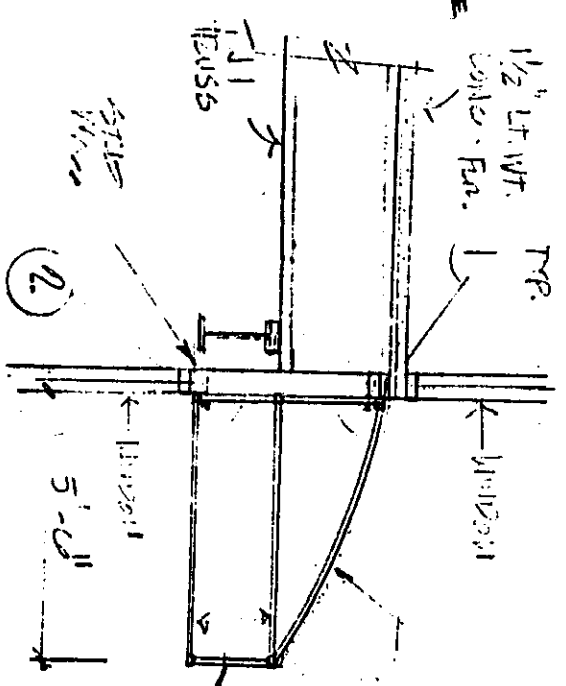
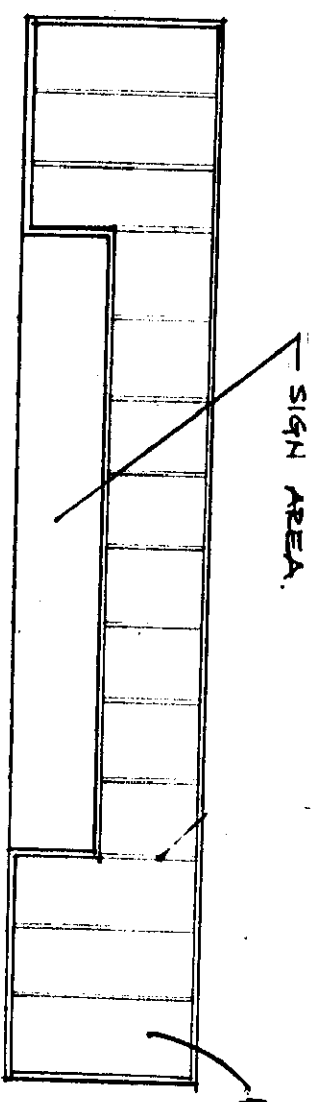
1-29-90  
C & C SIGNS  
GARDEN GROVE  
JOB # S 7908



\* TOP OF THIS SIGN SHALL BE ALIGNED WITH REST OF THE SIGNS ON BUILDING FIRST FLOOR.



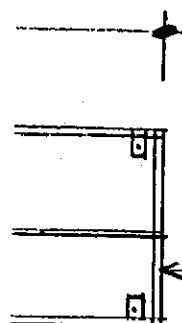
WEST ELEVATION.



\* ALL DIMENSIONS ARE SPECIFIED ON THE ENCLOSED AWNING DETAIL & SPECIFICATION.  
 \*\* MATERIAL: WASHABLE VINYL AWNING GRADE MATERIAL.

AWNING AND SIGN PROPOSAL FOR MAG-GARDEN PARK  
 9042 GARDEN GROVE BL. GARDEN GROVE, CA. 92644.

PROPOSING SIGN AREA FOR TENANT.



← 1/2 x 1/2 x 1/4 GA.  
STL TUBE FRAME  
(WELDED CONN.)

0 WALL (3" MIN. PEN. INTO STDS)  
ME (TYP. @ 4' O.C.)

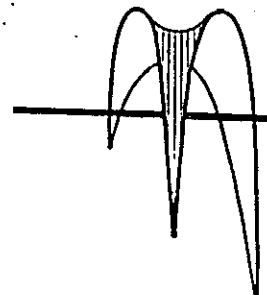
DRILL ALL HOLES 1/4"  
LCS. 3 COVER W/MASTIC.

**SAMPLE CALCS**

$P = 2.184 \times 20 = 436.8 \#$   
 $M = 436.8 \times 12.5 = 5460.1 \#$   
 $\bar{x} = M/P = 12.51 \quad D_T = 4.5$   
 $S = 150 \quad S_1 = 150 \times 2 + 133 \times \frac{4.5}{3}$   
 $= 598.5$   
 $K = 2.34 \times 436.8 / 598.5 \times 2$   
 $= .85$   
 $D_f = \frac{A}{2} \left( 1 + \sqrt{1 + \frac{4.36 \cdot \bar{x}}{A}} \right) = 3.86$

- NOTES:**
1. ALL PIPE "B" A.S.T.M. A-53, TYPE E OR S OR A.P.I. STANDARD S L GRADE B MIN. YIELD STRENGTH 35,000 P.S.I.
  2. ALL HOLES DRILLED OR PUNCHED.
  3. SOIL TYPE--SAND, SILTYSAND, CLAYEY SAND, GRAVEL AND CLAYEY GRAVEL OR ROCK.
  4. FOOTING-2000 P.S.I. CONCRETE.
  5. ALL STRUCTURAL STEEL A.S.T.M. A-36 MINIMUM YIELD STRENGTH 36,000 P.S.I.
  6. FABRICATION, ERECTION AND PAINTING OF STRUCTURAL STEEL SHALL CONFORM TO STANDARD NO. 27-6-67.
  7. WELDING WILL BE PERFORMED BY CERTIFIED WELDERS UNDER THE SUPERVISION OF A SPECIAL INSPECTOR OR IN THE SHOP OF AN APPROVED FABRICATOR.
  8. A CERTIFICATE OF FABRICATION FROM THE SHOP PERFORMING THE WELDING OR A REPORT FROM THE SPECIAL INSPECTOR MUST BE FURNISHED TO THE JOB INSPECTOR PRIOR TO FRAMING APPROVAL.
  9. FLAMMIBILITY OF PLASTIC MATERIAL IN SIGN WILL COMPLY WITH THE U.B.C. STANDARD 50-52-2-58 AND SECTION 6202(F).
  10. IDENTIFYING NUMBER AND WEIGHT OF SIGN WILL BE PLAINLY PLACED ON EXTERIOR SURFACE OF SIGN BODY AS OUTLINED IN SECTION 6202(I).
  11. PROVIDE TEMPORARY PEDESTRIAN PROTECTION AS OUTLINED IN CH.44.
  12. ALL STEEL 3/16 THICK AND UNDER MUST BE GALVONIZED.
  13. ALL TUBE A.S.T.M. A500 GR "B" FY-46. K.S.I.
  14. ALL BOLTS A.S.T.M. A307 U.N.O.
  15. ALL WORK PER CURRENT EDITIONS OF THE U.B.C. UNIFORM SIGN CODE AND N.E.C.

THESE DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF B.C. ADAMS.



**BERNARD C. ADAMS**  
civil engineer

11022 acacia pkwy, suite e  
garden grove, ca 92640

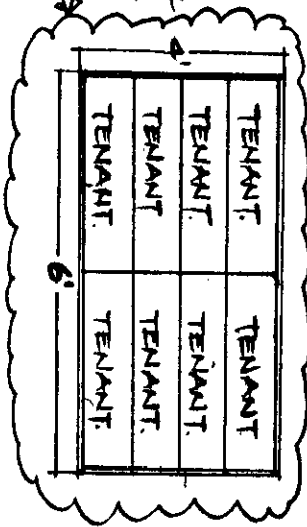
phone (714) 636-0294.



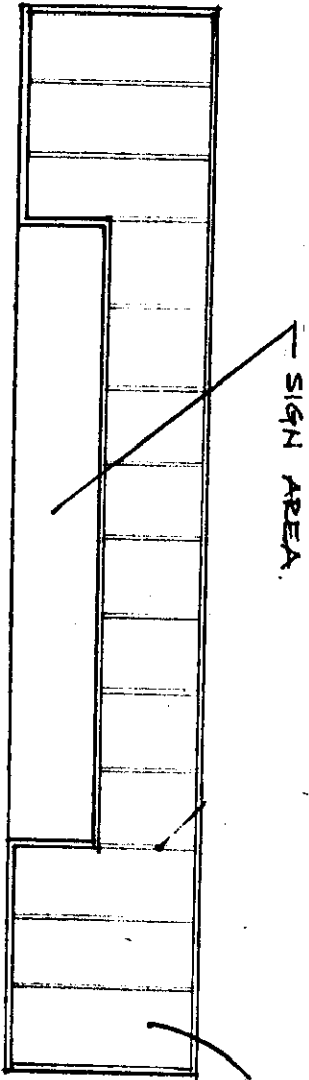
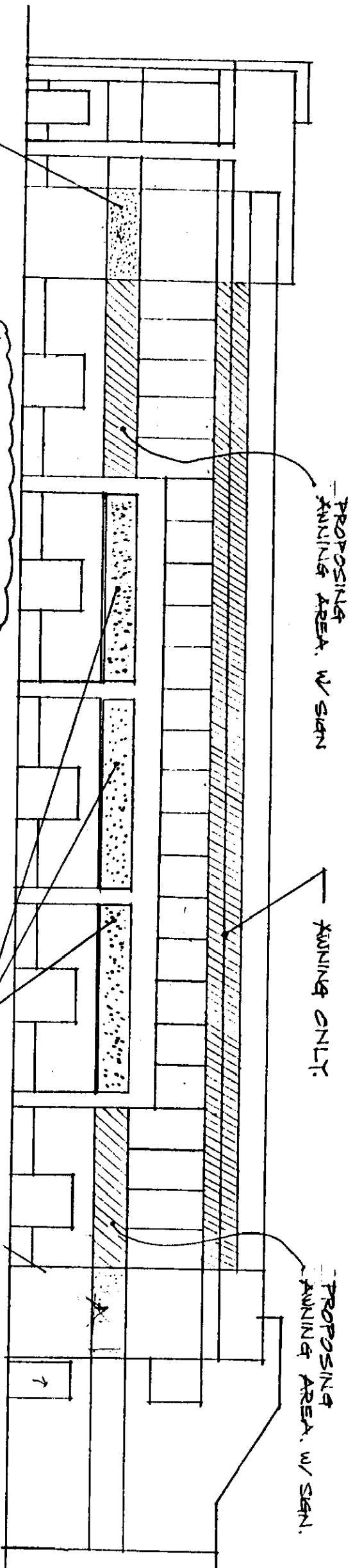
1-29-92  
C & C SIGNS  
GARDEN GROVE  
JOB # S 7908

\* TOP OF THIS SIGN SHALL BE ADJUSTED WITH REST OF THE SIGNS ON BUILDING FIRST FLOOR.

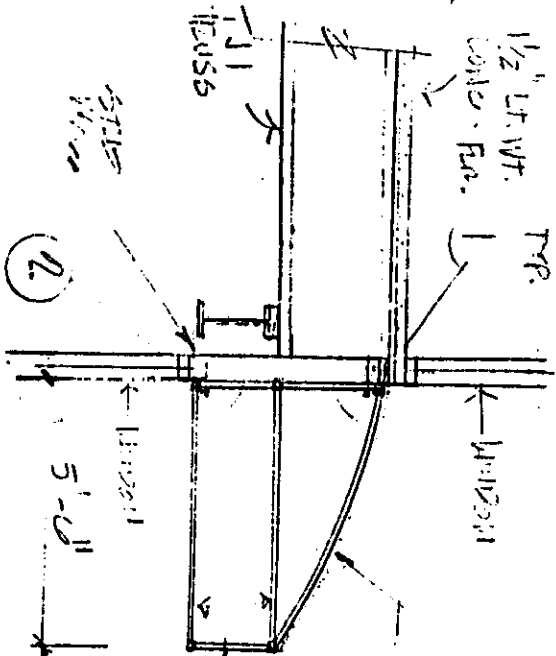
SIGN AREA FOR DIRECTORY



WEST ELEVATION.



MEDIUM BLUE



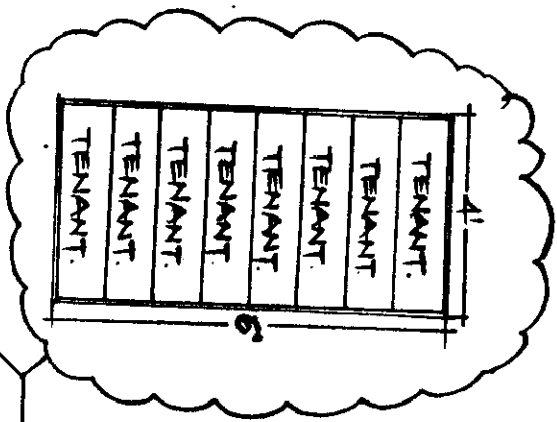
PROPOSING SIGN AREA FOR TENANT.

AWNING ELEVATION. (DETAIL).

\* ALL DIMENSIONS ARE SPECIFIED ON THE ENCLOSED AWNING DETAIL & SPECIFICATION.

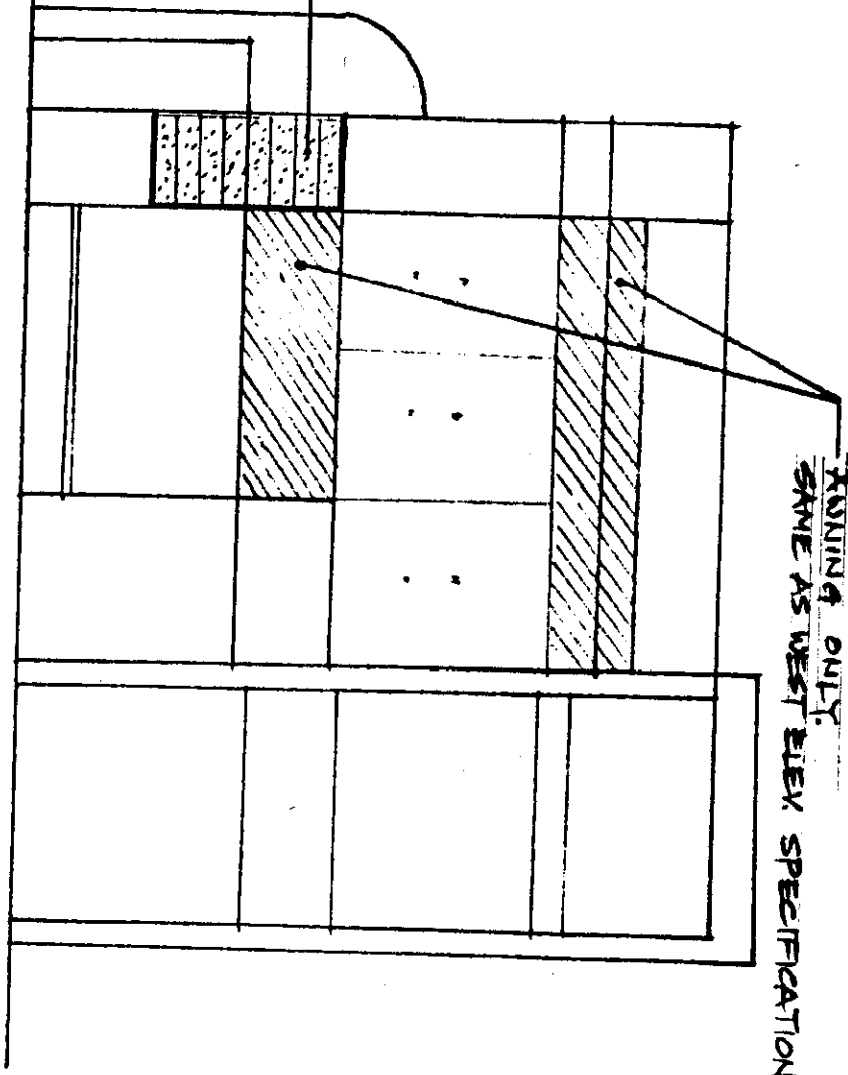
\*\* MATERIAL: WASHABLE VINYL AWNING GRADE MATERIAL.

AWNING AND SIGN PROPOSAL FOR MAG-GARDEN PARK 9042 GARDEN GROVE BL. GARDEN GROVE, CA. 92644.



\* SIGN AREA FOR DIRECTORY. SAME AS WEST ELEV. DIRECTORY EXCEPT IT IS HUNG VERTICALLY.

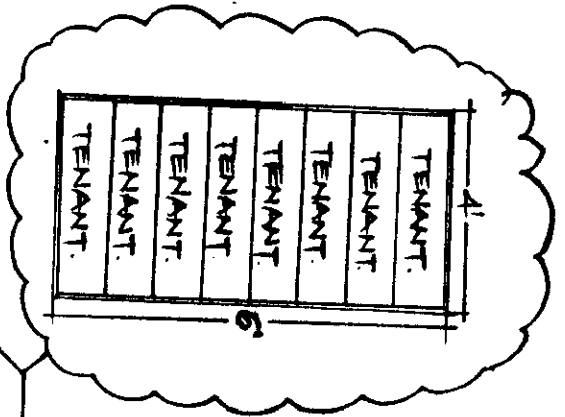
\*\* TOP OF THIS SIGN SHALL BE ALIGNED WITH REST OF THE SIGNS ON BUILDING FIRST FLOOR.



FINISH ONLY. SAME AS WEST ELEV. SPECIFICATION.

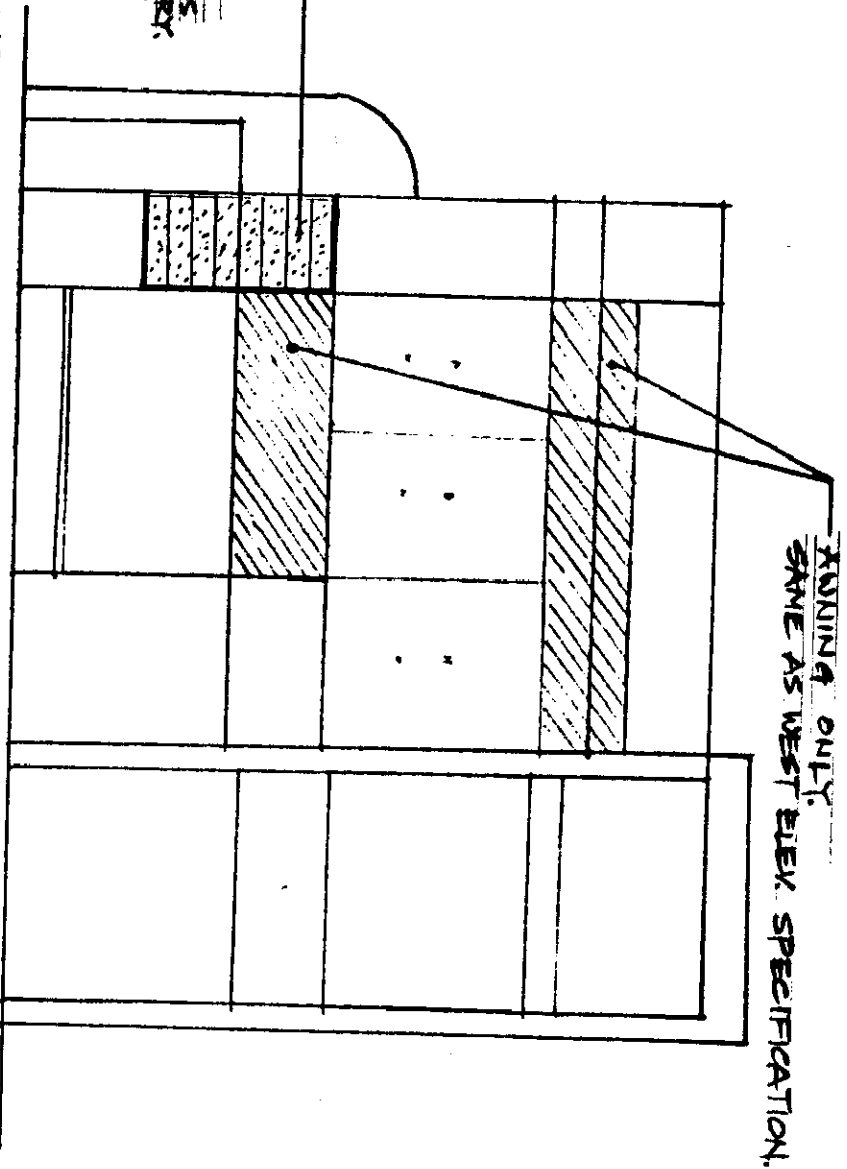
SOUTH ELEVATION.

AWNING & SIGN PROPOSAL FOR MAG GARDEN PLAZA.  
9042 GARDEN GROVE BL. GARDEN GROVE, CA. 92644.



\* SIGN AREA FOR DIRECTORY. SAME AS WEST ELEV. DIRECTORY, EXCEPT IT IS HUNG VERTICALLY.

\*\* TOP OF THIS SIGN SHALL BE ALIGNED WITH REST OF THE SIGNS ON BUILDING FIRST FLOOR.



SOUTH ELEVATION.

KUNING & SIGN PROPOSAL FOR M&G GARDEN PLAZA,  
9042 GARDEN GROVE BL. GARDEN GROVE, CA. 92644.

APPLICATION CHECKLIST AND CASE PROGRESS

Case Identification No. AM-87-336 Case Planner Rae Delmer  
 Date Filed \_\_\_\_\_ Application det. complete \_\_\_\_\_ Hearing Date 11/12/87 Hearing Body PCC

\* \* \* \* \*

Applicant Ba Nguyen Owner Ba Nguyen  
 Address 11541 Westminster Gl Address Same  
 Phone ( ) 554-7245 92645 Phone ( ) \_\_\_\_\_

\* \* \* \* \*

Site Address 21352 Westminster Assessor Parcel No(s) 100-1000  
 Site Location SEC Westminster + Buscas General Plan Industrial  
 City Map Coordinate Q-17 Current Zone C-M  
 Zone Map Coordinate E-10 Proposed Zone \_\_\_\_\_

\* \* \* \* \*

PROCESSING INFORMATION

	<u>Planned</u>	<u>Actual Complete</u>		<u>Planned</u>	<u>Actual Complete</u>
Pre Application Conference	XXX	_____	Site Visit/Pictures	_____	_____
Committee Review	_____	_____	Resumes Distributed	XXX	_____
P.C.C. Review	_____	_____	Resumes Due	_____	_____
Comments Transmitted to App.	XXX	_____	Facilities Engineering	_____	_____
Application Submitted	XXX	_____	Fire	_____	_____
Application Correction Notice	XXX	_____	Plan Check	_____	_____
Application Determined Complete	_____	_____	Police	_____	_____
Case Entered in Log Book	XXX	_____	Redevelopment Agency	_____	_____
Fees Sent to Cashier	XXX	_____	Sanitary District	_____	_____
Case Entered on Board (Hearing Date Determined)	XXX	_____	Traffic Engineering	_____	_____
Case File Prepared	XXX	_____	Water Services	_____	_____
Applicaton Acceptance Letter	XXX	_____	Legals Delivered to Paper	_____	_____
Initial Study for PCC	_____	_____	Mailed Legals Sent Out	_____	_____
Negative Declaration (PCC)	_____	_____	Staff Report-First Draft	_____	_____
P.C.C. Env. & Technical Review	_____	_____	Staff Report-Second Draft (Report Cover Sheet)	_____	_____
Prepare Mailing List	_____	_____	Final Staff Report	_____	_____
Draft Legal Notice	_____	_____	Staff Report Delivered	_____	_____
Final Legal Notice	_____	_____			





# CHICAGO TITLE

---

825 North Broadway, Santa Ana, California 92701 (714)547-7251

CITY OF GARDEN GROVE  
11391 ACACIA STREET  
GARDEN GROVE, CALIFORNIA

DATE: June 14, 1991

REF. NO.: TPM 87-336

ORDER NO.: 780789 -8

ATTENTION: CITY ENGINEER

ENCLOSURES:

SUPPLEMENTAL REPORT DATED JUNE 14, 1991.

WE APPRECIATE THIS OPPORTUNITY TO SERVE YOU.

---

TITLE OFFICER James Gibson

---

**CUSTOMER  
SUPPLEMENTAL REPORT**

Issuing Office:  
**CHICAGO TITLE COMPANY**  
825 North Broadway  
Santa Ana, California 92701  
(714)547-7251


NO VAN NGUYEN  
21631 FERNLEAF DRIVE  
EL TORO, CALIFORNIA

Your Ref: TPM 87-336  
Order No: 780789 - 8

Attn: NO VAN NGUYEN

---

Dated as of: JUNE 14, 1991 at 7:30 a.m.

  
Title Officer James Gibson

The above numbered report dated May 18, 1990 (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following:

SUBJECT TO SUPPLEMENTAL REPORT DATED DECEMBER 28, 1990.

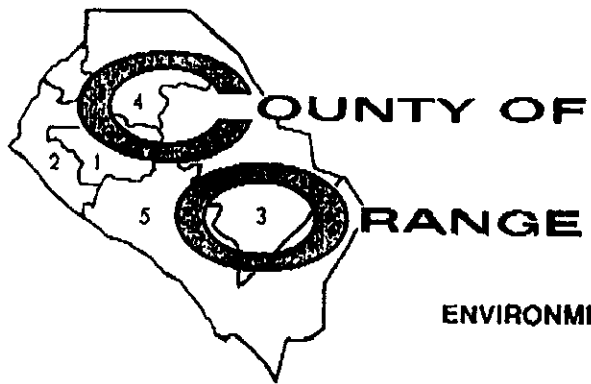
PLEASE ELIMINATE TAXES.

PLEASE ADD AS NEW ITEM:

1. Property taxes, including any assessments collected with taxes, to be levied for the fiscal year 1991-92 which are a lien not yet payable.

Assessment No.: 100-190-39

PLEASE UPDATE SAID REPORT TO JUNE 9, 1991.



ENVIRONMENTAL MANAGEMENT AGENCY  
PUBLIC WORKS

April 2, 1990

MICHAEL M. RUANE  
DIRECTOR, EMA

WILLIAM L. ZAUN  
DIRECTOR OF PUBLIC WORKS

LOCATION:  
12 CIVIC CENTER PLAZA  
SANTA ANA, CALIFORNIA

MAILING ADDRESS:  
P.O. BOX 4048  
SANTA ANA, CA 92702-4048

TELEPHONE:  
(714) 834-2300  
FAX # 834-2870

Peter G. Toghia, R.C.E.  
C/O Ba Van Nguyen  
21631 Fernleaf Drive  
El Toro, California 92630

FILL

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

Parcel Map 87-336

City of Garden Grove

Third Check

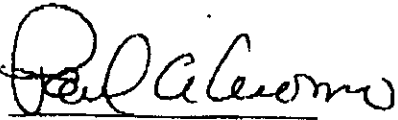
1. Show in the monument notes a reference to the record information shown in parentheses, Tract 1273 M.M. 39/25.
2. State what type of monument is to be set with a tag in concrete for the second monument note.
3. State what record reference or remove the parenthese for the courses on the interior of the parcel.
4. Reference all found monuments or state, "NO REF." along Lot 3.
5. Remove the corner-out along Parsons Place, 55.02M.
6. Arrow the distance 50.00 along Westminster Avenue.
7. Show the curve data for Item Number 1 as measured and record.
8. The distance 330.20 along the Northerly line of Tract 2465 is not of record.
9. Call all monuments off by a bearing and distance not HOR/VERT.
10. Correct the gross acreage in the upper left corner of all sheets.
11. Show the name of the Engineering firm atop all sheets.

12. Refer to the City Clerk's Certificate, it should read, in part, "...66436(a)(3)...".
13. Refer to the Surveyor's Certificate, state when monuments are to be set. Also sign and Seal the Certificate.
14. Refer to the County Surveyor's Statement;
  - a. Change "CERTIFICATE" to "STATEMENT".
  - b. Remove "BY" and "DEPUTY".
15. Print the name of the Notary Public within the Notary Certificate.
16. Set a durable tagged monument at the intersection of Westminster Avenue and Parsons Place. Also at the radius point centerline of Parsons Place.
17. Show a distance to the found monument at the Northeast corner of Lot 4.
18. Add exception clause to the County Treasurer-Tax Collector's Certificate if the map is to be recorded between March 1st and November 1st.
19. Found, untagged monuments used for control must be tagged, replaced with tagged durable monuments or tied out with tagged monuments. Examples:  
"found nail and tin, replaced with spike and washer tagged LS xxxx;"  
"found bolt per OCTB xx/xx, down 3", set 4 spike and washers tagged RCExxxxx, at 3.00 offsets. Untagged monuments found out of position need not be tagged.
20. Change the Clerk of the Board of Supervisors' name to Linda D. Ruth.
21. Obtain the City Engineer's signature with R.C.E. number prior to submitting original for recordation.
22. Submit an up to date Title Report when the originals are submitted for Final Check.
23. A subdivision guarantee furnished by a title company will be required at the time of recordation. Contact the appropriate title company regarding this requirement.
24. Unless the map boundary is revised it will not be necessary to submit additional prints for checking. Submit originals for final check when all corrections have been complied with and signatures and certificates (including County Treasurer-Tax Collector's Certificate) completed.

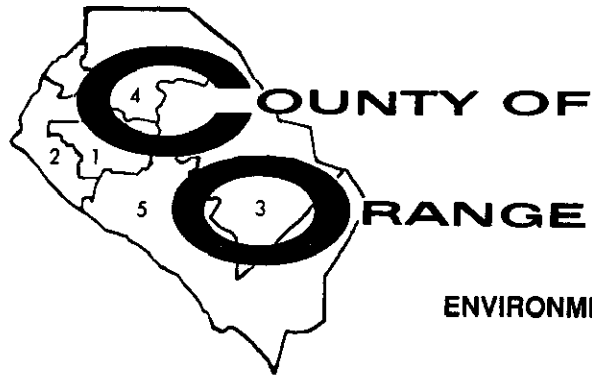
25. Questions concerning this review or letter should be directed to Dan Eckel  
at 834-3860.

Very Truly Yours,

John Canas  
County Surveyor

By   
Paul A. Cuomo, L.S.  
Supervising Land Surveyor

DE/MB:gm



RECEIVED  
APR 06 1990  
DEVELOPMENT SERVICES

MICHAEL M. RUANE  
DIRECTOR, EMA  
WILLIAM L. ZAUN  
DIRECTOR OF PUBLIC WORKS

LOCATION:  
12 CIVIC CENTER PLAZA  
SANTA ANA, CALIFORNIA

MAILING ADDRESS:  
P.O. BOX 4048  
SANTA ANA, CA 92702-4048

TELEPHONE:  
(714) 834-2300  
FAX # 834-2870

ENVIRONMENTAL MANAGEMENT AGENCY  
PUBLIC WORKS

April 2, 1990

Peter G. Toghia, R.C.E.  
C/O Ba Van Nguyen  
21631 Fernleaf Drive  
El Toro, California 92630

FILE

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

Parcel Map 87-336

City of Garden Grove

Third Check

1. Show in the monument notes a reference to the record information shown in parentheses, Tract 1273 M.M. 39/25.
2. State what type of monument is to be set with a tag in concrete for the second monument note.
3. State what record reference or remove the parenthese for the courses on the interior of the parcel.
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  21. Obtain the City Engineer's signature with R.C.E. number prior to submitting original for recordation.
  22. Submit an up to date Title Report when the originals are submitted for Final Check.
  23. A subdivision guarantee furnished by a title company will be required at the time of recordation. Contact the appropriate title company regarding this requirement.
  24. Unless the map boundary is revised it will not be necessary to submit additional prints for checking. Submit originals for final check when all corrections have been complied with and signatures and certificates (including County Treasurer-Tax Collector's Certificate) completed.
-



**County of Orange**  
ENVIRONMENTAL MANAGEMENT AGENCY  
PUBLIC WORKS

October 20, 1988

Joseph E. Hassel  
1519 Calle Valle  
San Clemente, CA 92672

FILE

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

P.M. 87-336

Second Check

City of Garden Grove

Sheet 1

1. A Date of Survey is needed in the upper left-hand corner of all pages and should be consistent with Surveyor's Certificate.
2. Refer to the Owner's Certificate; remove "Parcel A and Parcel 1" and replace with "Westminster Avenue."
3. Refer to Surveyor's Certificate; print name of the individuals signing map.
4. Label No. of Parcels as 1 in upper left-hand corner of all pages.

Sheet 2

5. Refer to City Clerk's Certificate; remove "Parcel A & 1" and replace with "Westminster Avenue."
6. Refer to City Clerk's Certificate; move note 1 above the date line.
7. Refer to Signature Omissions Note. The following statement should appear as follows:  
  
Pursuant to the provisions of Section 66436(a)(3) of the Subdivision Map Act, the following signatures have been omitted.
8. State the "nature" of the easements listed in the Signature Omissions Note.
9. The easement for utility or miscellaneous purposes per Tract 1273 MM 39, Page 25 does not appear in the Title Report. Check with the title company.

RECEIVED

OCT 20 1988

ERNIE SCHNEIDER  
DIRECTOR, EMA

Public Works Dept. C. R. NELSON  
DIRECTOR OF PUBLIC WORKS

LOCATION:  
400 CIVIC CENTER DRIVE WEST  
SANTA ANA, CALIFORNIA

MAILING ADDRESS:  
P.O. BOX 4048  
SANTA ANA, CA 92702-4048

TELEPHONE:  
(714) 834-2300



Sheet 3

10. Show the separate area within the Distinctive Boundary as Westminster Avenue per O.R. Book 3649, Page 298.
11. Delete.
12. Label the Distinctive Boundary interior as Parcel 1.
13. Show in the monument notes a reference to the record information shown in parentheses.
14. Show more monumentation along the Easterly boundary of Tract 1273 and along the Easterly R/W of Parsons Place. The corners of the Distinctive Boundary need to be set by proration between found monuments.
15. Delete.
16. The measured overall distance along Westminster Avenue disagrees with the increment parts. More than enough found monumentation is shown along Westminster Avenue.
17. Delete exception clause in the County Treasurer-Tax Collector's Certificate if the map is to be recorded between November First and March First because taxes are due and payable.
18. Submit two prints for a thorough recheck.
19. An additional checking fee deposit of \$400.00 will be required prior to further checking on subject map. This is only an estimate and additional funds may be requested prior to recordation. Any surplus of the deposit will be refunded after recordation.
20. All record data should be shown in parenthesis with its appropriate reference.
21. If improvements are required as a condition of approval of the tentative map, a list of such improvements should be noticed by separate document or by a certificate on the map. If by separate document show "The improvements as listed in O.R. \_\_\_\_\_," in the certificate on the map or, if recorded concurrently show "The improvements as listed on a document recorded concurrently with this map," in the certificate on the map.
22. Submit closed traverses showing the error of closure and acreage for the distinctive boundary and/or all lots or parcels.

Joseph E. Hassel  
P.M. 87-336  
Page 3

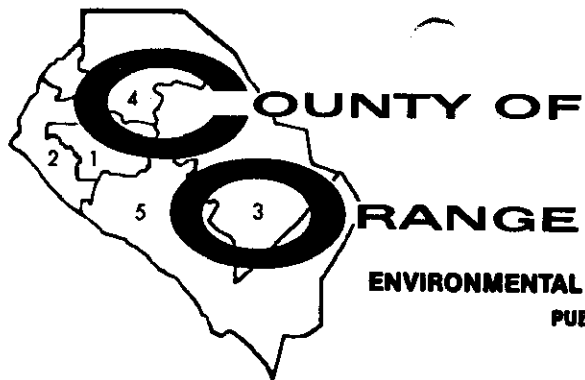
23. Questions concerning this review or letter should be directed to Dan Eckel at  
834-3860.

Very truly yours,

John Canas, L.S.  
Deputy County Surveyor

By Paul A. Cuomo  
Paul A. Cuomo, L.S.  
Supervising Land Surveyor

DE/MB:no(PWS-54)  
8102011585992



ERNIE SCHNEIDER  
DIRECTOR, EMA

C. R. NELSON  
DIRECTOR OF PUBLIC WORKS

LOCATION:  
400 CIVIC CENTER DRIVE WEST  
SANTA ANA, CALIFORNIA

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P.O. BOX 4048  
SANTA ANA, CA 92702-4048

TELEPHONE:  
(714) 834-2300

August 2, 1988

FILE

Phillip Peter  
1519 Calle Valle  
San Clemente, CA 92672

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

PM 87-336

- First Check

City of Garden Grove

1. Refer to the Ownersip Certificate: The word "consent" is misspelled. Submit a copy of Book 3649, page 298 O.R. to this office for map checking purposes. Show the appropriate documentation and signatures for the beneficiaries along with their Notary Acknowledgments.
2. The City Clerk's Certificate should read in part "... and did accept the offer..." and ..." dated this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_ ....."
3. The word "satisfied" is misspelled within the County Surveyor's Certificate.
4. The heading of the Tax Collector's Certificate should read "County Treasurer-Tax Collector's Certificate."
5. Add the Clerk of the Board of Supervisors' Tax Certificate if the map is to be recorded between March First and November First.
6. The legal description on Sheet 2 should read exactly the same as shown on Sheet One.
7. The distinctive boundary line should encompass all of Lot 1 of Tract 1273 as indicated per the Title Report. The line for Parcel A and the corner cut-off of Parcel One should be a solid lighter weight line.
8. Correctly delineate the city limit line between Garden Grove and Santa Ana.
9. Extend the limits of your survey along Westminster Avenue, showing additional monumentation and appropriate measured and record distances. Show all increment and overall distances along Westminster Avenue.

10. The monument found at the centerline intersection of Rosita Place and Westminster Avenue is not referenced.
11. Label Rosita as "Rosita Place".
12. Show a distance between the two found nails with no reference along the centerline of Parsons Place.
13. Search for the monumentation at the Southerly end of the ghosted portion of Tract 1273. A traverse of the said area to the centerline of Westminster Avenue does not close within the acceptable tolerance (0.017).
14. It is recommended that 2" IP's 18" long be set at all exterior parcel boundary corners.
15. Show at the upper left hand corner of each sheet the number of parcel as "1 and Parcel "A".
16. Show Block 5848, Module 39 in the upper left hand corner of Sheet 1.
17. Add exception clause to the County Treasurer-Tax Collector's Certificate if the map is to be recorded between March First and November First.
18. Correct the Notary Certificate to comply with the enclosed sample.
19. As shown on the Title Report, a Section 66436(a)(3) Signature Omissions note may be required.
20. Add the following to the (City Clerk's or County Clerk's) Certificate:  
"and did also approve said map pursuant to the provisions of Section 66436(a)(3)(A) of the Subdivision Map Act."
21. A basis of bearings derived from existing surveys requires two found monuments of record with a bearing and distance between them.
22. Show a "Date of Survey" at the top of each sheet to show the time in which the field survey was made.
23. All record data should be shown in parenthesis with its appropriate reference.
24. All Signatures and Seals on Tract Maps, Parcel Maps, Records of Surveys, shall be in black opaque ink and all Signatures and Seals shall be clear and reproducible. (Orange County Recorder Requirement).
25. Submit an up to date Title Report when the originals are submitted for Final Check.
26. Any lot or parcel being dedicated or granted must show the specific use for which it is being dedicated or granted.
27. State the nature of the interest(s) listed in the Signature Omissions Note.

Phillip Peter  
PM 87-336  
Page 3

28. Tie the corner outs to the centerline of the following locations:  
Westminster Avenue and Parsons Place.
29. State the intended use of all lettered lots.
30. Submit closed traverses showing the error of closure and acreage for  
the distinctive boundary and/or all lots or parcels.
31. Submit two prints for a thorough recheck.

Questions concerning this review or letter should be directed to Maurice  
Bowar at 834-6261.

Very truly yours,

John Canas, L.S.

By

*John D. Pawlik*

Paul A. Cuomo, L.S.  
Supervising Land Surveyor

RS:mk(4/57)8215

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, \_\_\_\_\_,  
a notary Public in and for said State, personally appeared \_\_\_\_\_,

personally known to me (or proved to me on the basis of satisfactory evidence)  
to be the person(s) described in, and whose name(s) is (are) subscribed to within  
the instrument and he (she, they) acknowledged to me that he (she, they) executed  
the same.

WITNESS MY HAND:

\_\_\_\_\_  
(Signature)  
Notary Public in and for said State

\_\_\_\_\_  
(Name - typed or printed)

My Principal Place of Business is  
in \_\_\_\_\_ County. (Typed or printed)

My Commission expires \_\_\_\_\_. (Typed or printed)

**MUST BE SHOWN  
IN A SINGLE COLUMN  
EXACTLY AS SHOWN**

FIRST AMERICAN

RECEIVED

JAN 11 1988

Public Works Dept.

## *First American Title Insurance Company*

114 EAST FIFTH STREET, (P. O. BOX 267) SANTA ANA, CALIFORNIA 92702 · (714) 558-3211


January 7, 1988

Ba Nguyen  
11541 Westminster Avenue  
Garden Grove, CA 92643

Reference: Parcel Map No. 87-336  
Our Order No. 1481741

Supplementing our original report relative to the above numbered title order we wish to advise you of the following:

Items 8, 9, 10, 11, 12 and 13 of our report dated December 8, 1987 are hereby eliminated.

  
Nancy J. Stierstorfer  
Title Officer  
Subdivision Department

cc: Sogren Engineering  
Superior Construction  
City of Garden Grove  
Orange County Surveyor



OR-1481741

FIRST AMERICAN TITLE INSURANCE COMPANY  
114 EAST FIFTH STREET, (P.O. BOX 267)  
SANTA ANA, CALIFORNIA 92702  
(714) 558-3211

BA NGUYEN  
11541 WESTMINSTER AVENUE  
GARDEN GROVE, CALIFORNIA 92643

YOUR NO. PCL MAP 87-336

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, THIS COMPANY HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HERINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF THE POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF THE POLICY OR POLICIES ARE SET FORTH IN EXHIBIT A ATTACHED. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AS OF DECEMBER 8, 1987 AT 7:30 A.M.

*Nancy J. Stierstorfer*  
-----  
NANCY J. STIERSTORFER - TITLE OFFICER

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS: THIS REPORT IS FOR DEDICATION PURPOSES ONLY - DEDICATION REPORT FOR PROPOSED PARCEL MAP NO. 87-336.





OR-1481741

9. A LIEN FOR THE AMOUNT HEREIN STATED AND FOR ANY OTHER AMOUNTS DUE, IN FAVOR OF THE STATE OF CALIFORNIA, EVIDENCED BY A CERTIFICATE FILED BY THE DEPARTMENT OF EMPLOYMENT UNDER THE UNEMPLOYMENT INSURANCE ACT AGAINST

DEBTOR: LUAN CONG BUI AND BE VAN NGUYEN, INDIVIDUALLY AND AS COPARTNERS DOING BUSINESS AS "BLANCO", A COPARTNERSHIP.

CERTIFICATE NO.: M173932.

AMOUNT: \$949.91.

RECORDED: JUNE 13, 1983 AS INSTRUMENT NO. 83-250049 OF OFFICIAL RECORDS.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

10. AN ABSTRACT OF JUDGMENT FOR \$166.69, AND ANY OTHER AMOUNTS DUE THEREUNDER, RECORDED AUGUST 8, 1986 AS INSTRUMENT NO. 86-351634 OF OFFICIAL RECORDS.

DEBTOR: H. T. TROUNG.

CREDITOR: MAY COMPANY, CALIFORNIA INC., A CORPORATION.

CASE NO. SC 112520 IN THE HARBOR JUDICIAL DISTRICT.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

11. A LIEN FOR THE AMOUNT HEREIN STATED AND ANY OTHER AMOUNTS DUE FOR UNSECURED PROPERTY TAXES, EVIDENCED BY A CERTIFICATE FILED BY THE TAX COLLECTOR OF THE COUNTY HEREINBELOW MENTIONED AGAINST

DEBTOR: NGUYEN, BA VAN.

YEAR & NO: 1986-1987; 000335.

AMOUNT: \$94.64.

COUNTY: ORANGE.

RECORDED: FEBRUARY 4, 1987 AS INSTRUMENT NO. 87-065179 OF OFFICIAL RECORDS.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

12. A LIEN FOR THE AMOUNT HEREIN STATED AND FOR ANY OTHER AMOUNTS DUE, IN FAVOR OF THE STATE OF CALIFORNIA, EVIDENCED BY A CERTIFICATE FILED BY THE FRANCHISE TAX BOARD UNDER THE PERSONAL INCOME ACT AGAINST

DEBTOR: HOA T. TRUONG.

CERTIFICATE NO.: 87055-003162.

AMOUNT: \$189.33.

RECORDED: MARCH 2, 1987 AS INSTRUMENT NO. 87-111959 OF OFFICIAL RECORDS.



OR-1481741

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

13. A LIEN FOR THE AMOUNT HEREIN STATED AND ANY OTHER AMOUNTS DUE FOR UNSECURED PROPERTY TAXES, EVIDENCED BY A CERTIFICATE FILED BY THE TAX COLLECTOR OF THE COUNTY HEREINBELOW MENTIONED AGAINST

DEBTOR:	TRUONG HOA.
YEAR & NO:	1987-1988; 03741.
AMOUNT:	\$77.44.
COUNTY:	ORANGE.
RECORDED:	NOVEMBER 6, 1987 AS INSTRUMENT NO. 87-623887 OF OFFICIAL RECORDS.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

14. THIS REPORT IS PREPARATORY TO THE ISSUANCE OF A PARCEL MAP GUARANTEE AND IT IS INTENDED SOLELY FOR THE USE OF THOSE PARTIES DIRECTLY INVOLVED IN THE PREPARATION AND CHECKING OF SAID PARCEL MAP.



## NOTICE

Sections 12413 and 12413.5 of the California Insurance Code become effective on January 1, 1985. This new law requires that any title insurance company, underwritten title company or controlled escrow company handling funds in an escrow or subescrow capacity must have all cash, checks and drafts representing disbursements to be made by it deposited into its escrow depository bank account *before* recording your transaction.

When checks (including cashier's, certified and traveler's checks), share drafts and money orders are drawn on or issued by an office of a financial institution located outside the state of California or when *any* draft (other than a share draft) is deposited into or submitted for collection to First American Title Company's escrow depository bank account, there may be a substantial delay in the closing of your transaction or the disbursement of funds to be made by First American Title Company.

To avoid any delay necessitated by this new law please consider the following:

1. Use checks, share drafts or money orders drawn on or issued by offices of financial institutions located within the state of California.
2. Require the wire transfer of the funds from the office of the financial institution located outside the state of California to First American's escrow depository bank account.
3. Avoid using drafts.

If you have any questions about the effect of this new law on your escrow please contact your local First American Title Company office.

RESOLUTION NO. 6950-87

PM 87-336

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT NO. SPA-129-87 AND PARCEL MAP NO. PM-87-336, REZONING, SITE PLAN AND PARCEL MAP FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND PARSONS PLACE, PARCEL NOS. 100-190-19, 29

WHEREAS, the subject case, initiated by Ba Nguyen, requests rezoning from the C-M (Heavy Commercial/Limited Industrial) zone, to the M-1 (Limited Industrial) zone, and site plan approval for the construction of an approximately 5,520 square foot industrial building on an approximately 15,795 square foot site, and parcel map approval to consolidate two parcels; and

WHEREAS, the City of Garden Grove has prepared a Negative Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment; and

WHEREAS, pursuant to Resolution No. 3755, the Planning Commission recommended approval of SPA-129-87 and Parcel Map No. PM-87-336 on November 12, 1987; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on December 14, 1987, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter.

NOW, THEREFORE, BE IT RESOLVED:

1. Site Plan Amendment No. SPA-129-87 and Parcel Map No. PM-87-336 are hereby approved pursuant to facts and reasons stated in Planning Commission Resolution No. 3755, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.
2. The City staff is hereby directed to prepare the necessary ordinance to incorporate this amendment into the Municipal Code.
3. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 14th day of December 1987.

/s/ J. TILMAN WILLIAMS  
MAYOR

ATTEST:

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS:  
CITY OF GARDEN GROVE)

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 14th day of December, 1987, with the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, DONOVAN, KRIEGER, LITRELL, WILLIAMS  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

RESOLUTION NO. 3755

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF SITE PLAN AMENDMENT NO. SPA-129-87 AND PARCEL MAP NO. PM-87-336 FOR A PARCEL OF LAND LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND PARSONS PLACE, PARCEL NOS. 100-190-19,29

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on November 12, 1987 does hereby recommend approval of Site Plan Amendment No. SPA-129-87 and Parcel Map No. PM-87-336.

BE IT FURTHER RESOLVED in the matter of SPA-129-87 and PM-87-336, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Ba Nguyen.
2. The applicant requests to rezone the site from the CM (Heavy Commercial/Limited Industrial) zone to the M-1 (Limited Industrial) zone. Additionally, the applicant is requesting site plan approval to construct a 5,520 square feet industrial building on an approximately 15,795 square feet site and parcel map approval to consolidate two existing parcels.
3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant adverse effect on the environment.
4. The subject property is zoned C-M and is unimproved with a vacant lot.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to legal notice, public hearing was held on November 12, 1987, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of November 12, 1987; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9219.9, are as follows:

FACTS & REASONS:

The subject rezone is justified in that the proposed zone is consistent with the General Plan; and

The proposed development is a permitted use in the M-1 (Limited Industrial) zone; and

The spirit and intent of the provisions, conditions, and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

The proposed development is properly related to essential on-site facilities such as off-street parking, traffic circulation, and points of vehicular and pedestrian access.

The proposed development is properly related to essential public facilities such as streets and alleys, utilities and drainage channels.

A reasonable degree of physical, functional, and visual compatibility exists between the proposed project and neighboring uses.

PARCEL MAPS/SUBDIVISIONS:

The subject Parcel Map/Tentative Tract Map is consistent with all elements of the Garden Grove General Plan.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject Site Plan Amendment and Parcel Map does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9219.7 and 9220.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

- A. Approval of this site plan amendment and parcel map shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- B. Minor modifications shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
- C. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Section. Lighting shall be restricted to decorative type wall mounted lights, or preferably, a ground lighting system.
- D. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.

- E. All ground-mounted mechanical equipment shall be screened from view from any place on or off the site.
- F. Grading, drainage, and underground utility plans are required.
- G. Tentative Parcel Map No. PM-87-339 shall be finalized and recorded prior to the issuance of building permits. If not recorded within two years of the date of approval, the parcel map shall expire.
- H. A detailed landscape plan shall be submitted to and approved by the Development Services Department prior to the issuance of the required building permits. Said plan shall include size, type and location of plant materials and shall fully comply with Section 9400 of the Municipal Code. The applicant shall heavily plant the landscape area along the southerly property line with 24" box trees to buffer the residence to the south. One (1) 36" box accent tree shall be provided on each side of the driveway on Parsons Place for a total of two (2) 36" box trees.
- I. All six (6) foot high block walls shall be provided as shown on the site plan. Said walls shall be constructed with split-face block or precision block textured treated to match the building. If said walls are located on the property line, the applicant shall work in conjunction with adjacent properties to provide one wall down each line.
- J. The security gate illustrated on the site plan does not comply with City standards and will not be allowed. Any such gate shall be located thirty-five (35) feet from Parson Place property.
- K. Comply with all requirements of the City's Water Services Division, including but not limited to the following:
  - 1. The development shall be master metered with meter(s) located within the Westminster Boulevard street right-of-way. Metering equipment, however, must be screened. The method of screening shall be approved by the Development Services Department prior to building permit issuance.
  - 2. All one and one-half larger meters shall have a proper backflow device.
  - 3. All such improvements shall be made at developer's expense.
- L. The applicant shall comply with all provisions of the City's Flood Damage Prevention Ordinance.
- M. The applicant shall be financially responsible for removing the existing curb on Westminster Avenue and relocating a new curb forty-two (42) feet from the centerline of Westminster Avenue. The applicant shall submit plans illustrating said improvement to and receive approval from the City's Public Works Department. The applicant shall post a bond of \$7,000 for said public improvements.



- N. Comply with all provisions of the City's Traffic Engineering Section, including but not limited to the following:
1. One underground wired marbelite pole street light is required on Parsons Place approximately 167 feet south of Westminster Avenue centerline.
  2. The driveway width shall be a minimum of twenty-five (25) feet.
  3. All parking stalls shall be separately labeled and the handicap stall shall provide proper signage.
  4. Applicant shall install red curb (no parking) on both Parsons Place and Westminster Avenue for the project's entire frontage. No parking permitted on public right-of-way.
- O. Comply with all requirements of the Garden Grove Police Department:
1. All exterior double doors shall be equipped as follows:
    - a. The inactive leaf of double doors shall be equipped with automatic releasing metal flushbolts having a minimum embedment of 5/8 inch into the header and threshold of the door frame or by panic hardware which contains a minimum of two locking points, one located at the header and the other at the threshold of each door.
    - b. Double doors shall have a full length astragal, constructed of steel a minimum of .125 inch thick, which will cover the opening between the doors. The astragal shall be a minimum of one inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with nonremovable bolts spaced apart on not more than 10 inch centers.
  2. Aluminum frame swinging doors shall conform to the following:
    - a. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike, so as to prevent violation of the strike.
    - b. Aluminum frame swinging doors shall be equipped with a two-point locking mechanism consisting of deadbolt having a minimum bolt projection of 1-1/2 inches, or a hook shaped or similar bolt that engages the strike sufficiently to prevent spreading and a metal automatic
-

releasing threshold bolt having a minimum embedment of 5/8 inch into the floor. The deadbolt lock shall have a minimum of five pin tumblers, and a cylinder guard and shall be equipped with a locked indicator.

3. Whenever a mail slot is located within 40 inches of the primary locking device on any exterior door, it shall be covered by an interior hood which will discourage manipulation of the primary locking device.
  4. All exterior doors shall be equipped with a lighting device which shall provide a minimum maintained one foot candle of light at ground level during hours of darkness. Lighting devices shall be protected by vandal resistant covers.
  5. All parking lots, and access thereto, providing more than 10 parking spaces and for use by the general public, shall be provided with and minimum maintained one footcandle of light on the parking surface from dusk until the termination of business every operating day. At all other hours of darkness, a minimum maintained .25 footcandles of light shall be provided at ground level.
  6. Exterior lighting shall not shine away from the subject property.
  7. Interior night lighting shall be maintained in those areas that are visible from the street (ground floors only).
  8. The address number of every commercial building shall be located so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and be of a color contrasting to the background.
- P. Signage shall be limited to wall mounted or ground monument signs only. The monument sign shall be constructed as drawn per the sign plan submitted with the application.

ADOPTED this 12th day of November 1987.

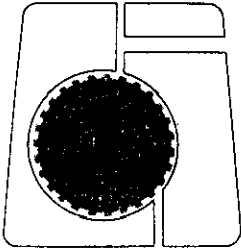
/s/ MANUEL NUNES  
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on November 12, 1987, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	NUNES, BIXLER, MARGOLIN, POPE, PRINGLE, WAGNER
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NUESSE
ABSTAIN:	COMMISSIONERS:	NONE

/s/ PRISCILLA STIERSTORFER  
SECRETARY

3828T/1426A  
11/05/87



GARDEN GROVE

DEVELOPMENT SERVICES DEPARTMENT

714/638-6831

APPLICATION FOR:

<input checked="" type="checkbox"/> PARCEL MAP	:	<input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT
(\$500 + \$10 PER LOT)	:	REVIEW (20% OF EIR COST)
	:	
	:	<input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT (\$150)
	:	NEGATIVE DECLARATION

NAME OF APPLICANT: BA NGUYEN TELEPHONE: (714) 554-7245

MAILING ADDRESS: 11541 WESTMINSTER AVE.

GARDEN GROVE, CALIFORNIA ZIP: 92645

NAME OF RECORDED OWNER: BA NGUYEN TELEPHONE: (714) 554-7245

MAILING ADDRESS: 11541 WESTMINSTER AVENUE

GARDEN GROVE, CALIFORNIA ZIP: 92645

STATUS OF THE APPLICANT (CHECK ONE)

- RECORDED OWNER OF THE PROPERTY
- PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL
- LESSEE
- AUTHORIZED AGENT OF ONE OF THE ABOVE

IF YOU ARE NOT THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

SIGNATURE OF OWNER: *[Signature]* DATE: 8/24/87

SIGNATURE OF APPLICANT: *[Signature]* DATE: 8/24/87

ACCEPTANCE BY LAND USE: *[Signature]* DATE: 8-24-87

ACKNOWLEDGMENT OF FEE PAYMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

0781R/502A  
5/27/82

NOTE: If you are not the recorded owner of the property, this letter of authorization must be signed by the owner, notarized, and submitted with the application.

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT  
Development Services Division

NOT APPLICABLE

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR \_\_\_\_\_ CASE NO. \_\_\_\_\_

I, \_\_\_\_\_, owner of the below described property,  
do hereby appoint \_\_\_\_\_ my agent for the purpose of  
consummating the above application, and agree to accept and fulfill any and  
all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Signature of Owner)

FILING INSTRUCTIONS FOR A PARCEL MAP

EXHIBIT REQUIRED:

Parcel Map Twelve (12) blue-line copies on 18"x26" paper (or size large enough for a scale of one hundred feet to the inch) of a map containing the information set forth below (see Map example attached). This map shall be prepared by Licensed Surveyor or Registered Civil Engineer.

- a. All boundary lines of the property fully dimensioned; and when adjacent to or in close proximity to any public streets, such dimensions shall be tied in with the centerline of such streets.
- b. The name, location, and width of any such adjacent street.
- c. County Assessor's book, block, and parcel numbers for abutting parcels.
- d. The location and width of any water courses, structures, irrigation ditches, and any other permanent physical features of the land.
- e. The width and location of all existing or proposed public or private easements.
- f. The precise location of all existing buildings and structures on the subject property which will remain for the present. Any existing structures to be removed should be noted.
- g. All proposed parcels fully dimensioned and designated as 1, 2, 3, etc.
- h. Words "Parcel Map" as a heading for the page. 87-336
- i. Scale of map.
- j. North arrow.
- k. Legal description of the subject property.
- l. Name, address, and telephone number of owner.
- m. Name, address, and telephone number of person who prepared the map.
- n. Date of preparation of map.
- o. Blank space for case number.

FORMS REQUIRED:

1. Letter of Authorization:

If the applicant is not the legal owner of the property involved, he must be authorized in writing as the agent of the property owner. A form for this purpose is attached and it must be notarized and submitted as a part of this application.

2. Deed Restrictions:

One copy of all deed restrictions, covenants and other legal documents affecting the subject property is required.

3. Title Report:

One copy of a Current Title Report obtainable from a title company must be submitted with this application.

This application to the City of Garden Grove shall in no way replace the requirement of filing a final Parcel Map with the County.

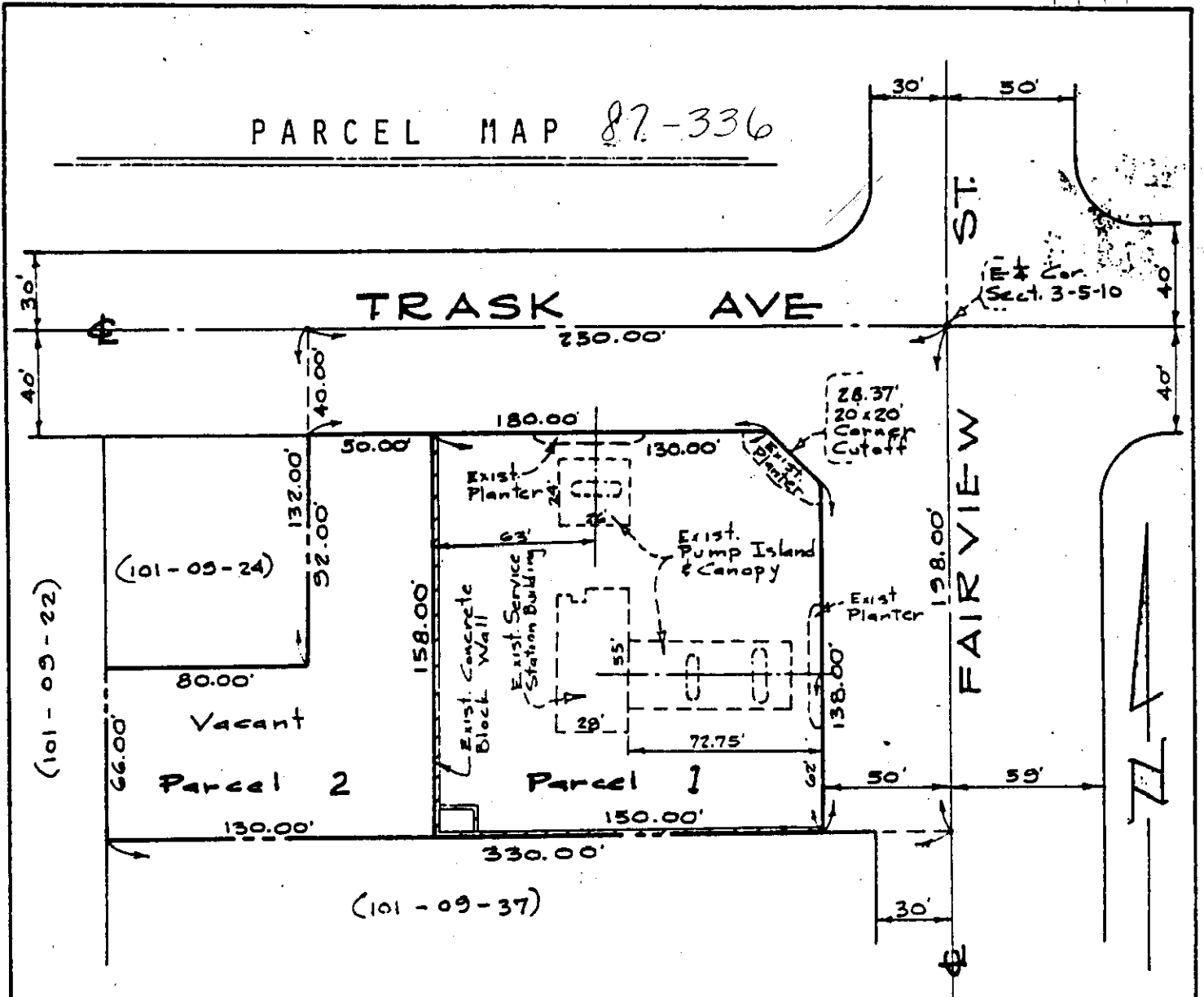
APPLICATIONS MUST BE COMPLETE, INCLUDING FORMS AND EXHIBITS, AT THE TIME OF FILING.

NOTE: Approval of your application by the City of Garden Grove Planning Commission is required. This action may be appealed to the City Council by filing in writing a statement setting forth the grounds for such appeal with the City Clerk, within fifteen (15) days of mailing of notice of the decision to the property owner.

0536B/85A  
1/20/82

(PARCEL MAP EXAMPLE)

PARCEL MAP 87-336



OWNER:

PREPARED BY:

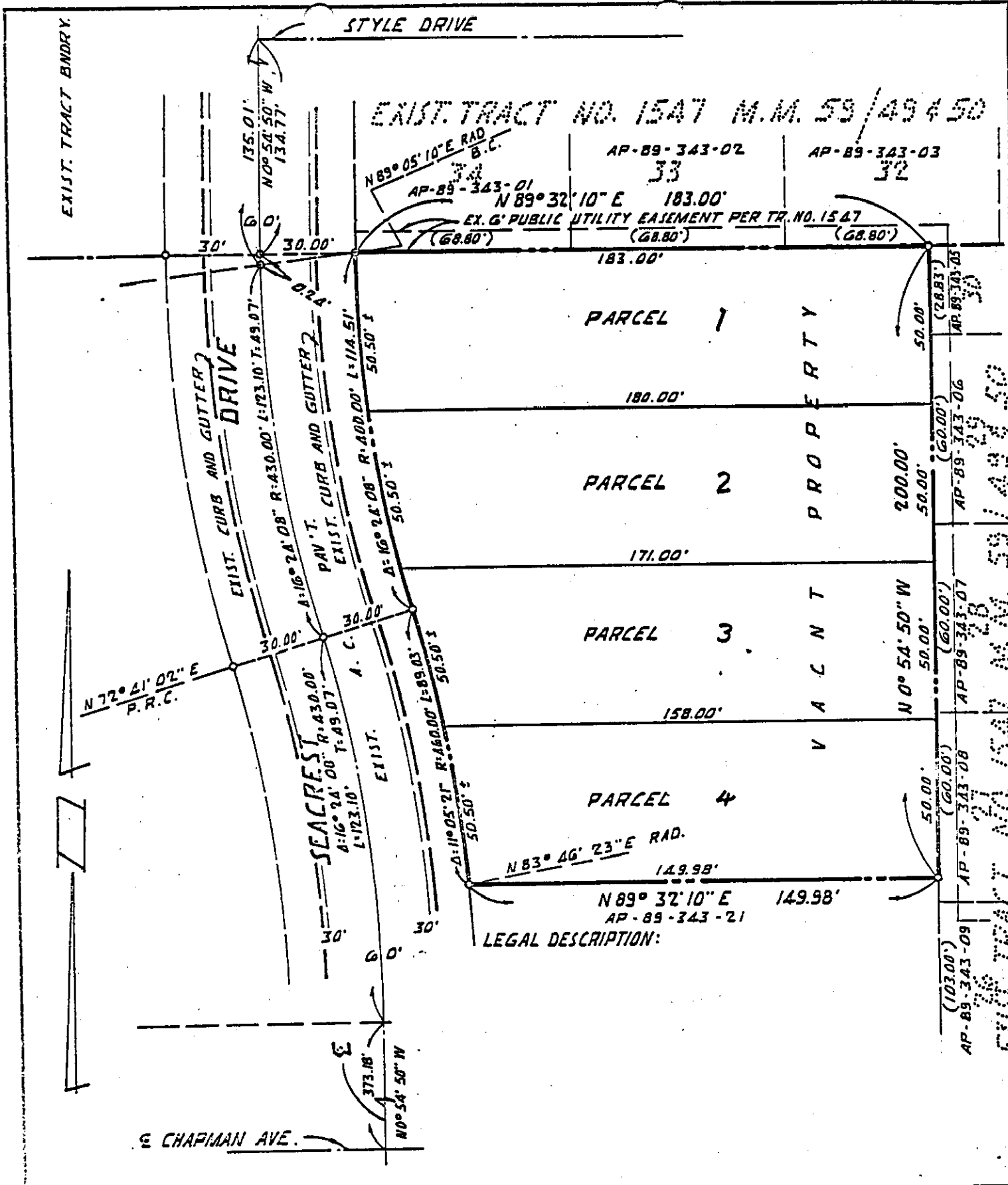
LEGAL DESCRIPTION:

SCALE: 1" = 60'

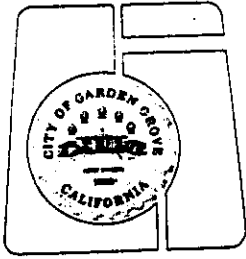
CASE No. \_\_\_\_\_

DATE:





BY: A. J. T.	DEVELOPER:	LAND USE:	OWNER:
DATE:	SCALE: 1" = 40'	P. E. # 82	



GARDEN GROVE

## PARCEL MAP

### CONDITIONS OF APPROVAL

Parcel Map approval is subject to the provisions of Section 9137 of the Garden Grove Municipal Code. This Section reads as follows:

*Section 9137. Approval of Maps.*

*Each map filed shall be certified by the City Engineer and the Zoning Administrator as to its engineering correctness and its compliance with the following conditions:*

- (a) That all lot sizes shall conform with the provisions of Chapter 2 of this Article and all lots shall comply with the standards set forth in this Chapter and the zoning regulations as set forth in Chapter 2 of this Article governing lot design.*
- (b) That curbs, gutters, sidewalks and paving will be installed along all street frontage of the property being divided.*
- (c) Separate and adequate distribution lines for domestic water supply will be constructed to each lot.*
- (d) That separate and individual sanitary sewer facilities and connection shall be made to each lot created.*
- (e) That no lot contained in such proposed subdivision shall conflict with any street, highway, park, playground, public building or other type of public project indicated on a Master Plan or Specific Plan.*
- (f) That no lot in such proposed subdivision may be subject to flood or inundation.*
- (g) That no division will be permitted that will block the development of adjacent property.*

APPROVAL OF THE PARCEL MAP BY THE CITY IS SUBJECT TO RECORDATION OF A PARCEL MAP WITH THE COUNTY OF ORANGE.

## TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

## SCHEDULE A

PREMIUM : \$955.00  
 AMOUNT OF INSURANCE: \$220,000.00  
 DATE OF POLICY : MARCH 25, 1987 AT 3:45 P.M.  
 POLICY NO. : 717283

## 1. NAME OF INSURED:

NO VAN NGUYEN AND HOA THI TRUONG AND BA VAN NGUYEN; RICHARD Y. M. CHEN  
 AND CHING LUA CHEN.

2. THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF POLICY  
VESTED IN:

NO VAN NGUYEN AND HOA THI TRUONG, HUSBAND AND WIFE AND BA VAN NGUYEN, A  
 SINGLE MAN, ALL AS JOINT TENANTS.

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN  
SCHEDULE C COVERED BY THIS POLICY IS A FEE.

## SCHEDULE B

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE, NOR AGAINST  
 COSTS, ATTORNEYS' FEES OR EXPENSES, ANY OR ALL OF WHICH ARISE BY REASON  
 OF THE FOLLOWING:

## PART I

ALL MATTERS SET FORTH IN PARAGRAPHS NUMBERED 1 (ONE) TO 11  
 (ELEVEN) INCLUSIVE ON THE INSIDE COVER SHEET OF THIS POLICY UNDER  
 THE HEADING SCHEDULE B PART I.

## PART II

1. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE  
 PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE  
 AND TAXATION CODE OF THE STATE OF CALIFORNIA.

2. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE  
 PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,  
 IN FAVOR OF : SOUTHERN CALIFORNIA TELEPHONE COMPANY.  
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)  
 FOR : TRIMMING TREES AND FOLIAGE AND REMOVING OVERHANGING LIMBS.  
 RECORDED : DECEMBER 27, 1943 IN BOOK 1226 PAGE 297, OFFICIAL RECORDS.  
 AFFECTS : WITHIN 5 FEET ON EACH SIDE OF THE EXISTING POLE LINE LOCATED  
 ADJACENT TO THE LAND COMPRISING SAID TRACT.

## TIGOR TITLE INSURANCE COMPANY OF CALIFORNIA

3. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) FOR : POLE LINES.  
 RECORDED : JUNE 21, 1948 IN BOOK 1656 PAGE 498, OFFICIAL RECORDS.  
 AFFECTS : THE EASTERLY 5 FEET.

4. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF : PACIFIC TELEPHONE AND TELEGRAPH COMPANY. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) FOR : POLE LINES.  
 RECORDED : JULY 27, 1948 IN BOOK 1676 PAGE 180. OFFICIAL RECORDS.  
 AFFECTS : THE EASTERLY 5 FEET OF SAID LAND.

5. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF : THE COUNTY OF ORANGE. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) FOR : STREET AND HIGHWAY PURPOSES.  
 RECORDED : SEPTEMBER 19, 1956 IN BOOK 3649 PAGE 298, OFFICIAL RECORDS.  
 AFFECTS : DESCRIBED AS FOLLOWS:

PARCEL A. ALL OF LOT ONE OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39 PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, LYING NORTHERLY OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SECTION NINE, TOWNSHIP FIVE SOUTH, RANGE TEN WEST, SAN BERNARDINO MERIDIAN.

PARCEL 1. BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 65 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SECTION NINE, TOWNSHIP FIVE SOUTH, RANGE TEN WEST, SAN BERNARDINO MERIDIAN, WITH THE EASTERLY RIGHT OF WAY LINE OF PARSONS PLACE (60.00 FEET IN WIDTH), AS SAID PARSONS PLACE IS SHOWN ON A MAP OF TRACT NO. 1273 RECORDED IN BOOK 39 PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SECTION NINE; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 45 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID PARSONS PLACE; THENCE SOUTHWESTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

## TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

6. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT STATED HEREIN

DATED : MARCH 2, 1987  
AMOUNT : \$170,000.00  
TRUSTOR : NO VAN NGUYEN AND HOA THI TRUONG, HUSBAND AND WIFE AND BA VAN NGUYEN, A SINGLE MAN  
TRUSTEE : BURROW ESCROW CO.  
BENEFICIARY : RICHARD Y.M. CHEN AND CHING LUA CHEN, HUSBAND AND WIFE AS JOINT TENANTS.  
RECORDED : MARCH 25, 1987  
INSTRUMENT NO.: 87-161372, OFFICIAL RECORDS

## TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

## SCHEDULE C

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF TRACT 1273, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39 PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL MAP NUMBER ASSIGNMENT

WALL MAP #19 WEST & EA

TO: County of Orange  
Office of the County Surveyor  
Engineering Building, 400 Civic Center Drive West  
Santa Ana, California 92701

PARCEL MAP NUMBER 87-8367

I, BA NGUYEN the record owner of the herein described land depose and state: That the subdivider named hereon has consent to file a Parcel Map thereon. Request is hereby made that a Parcel Map number be assigned to said land.

Dated: 30 July 1987

Signed: \_\_\_\_\_

Owner

DESCRIPTION:

LOTS 1 & 2, Tract 1273, Garden Grove, California  
(Assessor's Map, Book 100, Page 19, County of Orange)

Address  
11541 WESTMINSTER AVE  
GARDEN GROVE CA 92645

PROPOSED SUBDIVIDER:

GARY MARYHEW

Company or Name

274 CALLE CUERVO

Address

SAN CLEMENTE CA 92672

City

SUBDIVIDER'S ENGINEER/SURVEYOR

RICHARD K. SHOGREN, P.E.

Company or Name

12755 BROOKHURST SUITE 206

Address

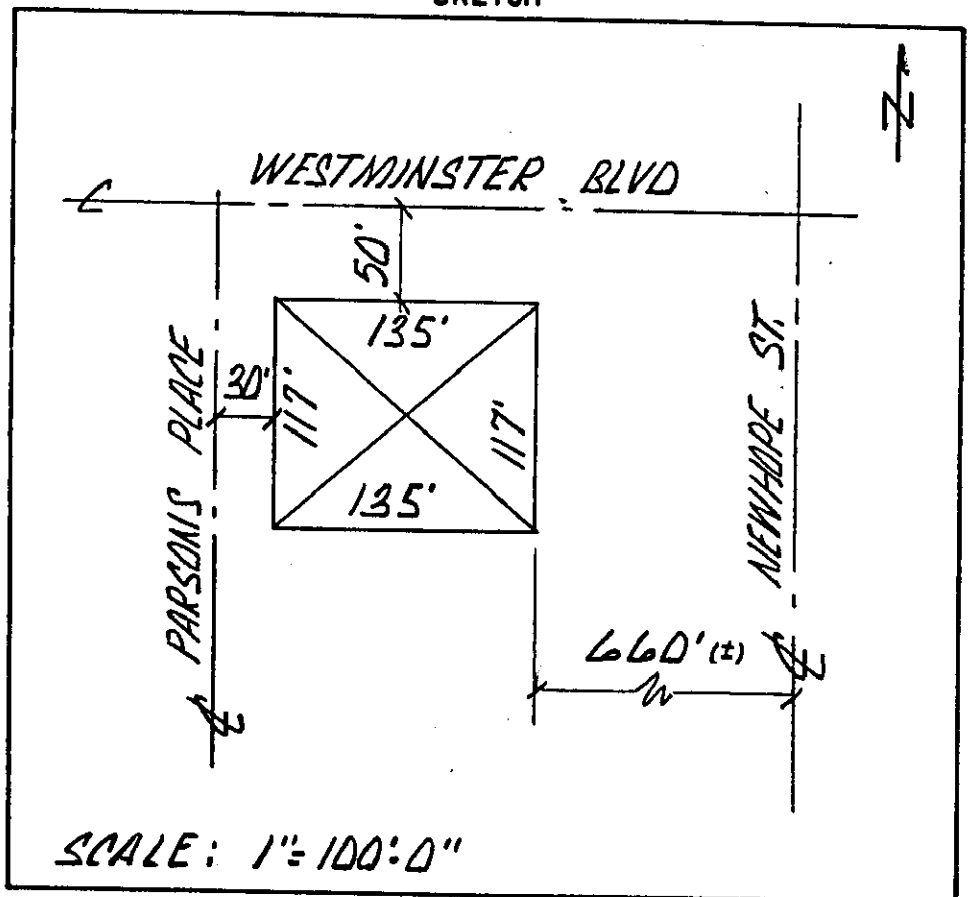
GARDEN GROVE CA 92640

Consolidation

~~EXEMPTED~~ will be in  
(Unincorporated Territory  
or

(City of GARDEN GROVE )

SKETCH



Receipt of \$37.00 issuance fee is hereby acknowledged and the above Parcel Map number is assigned to the owner of the land described herein only. Fraudulent statements hereon shall be cause for cancellation.

Authorization and Receipt No. 4870

Dated: AUGUST 3, 1987

By: RON



OR-1481741

DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF GARDEN GROVE, AND IS DESCRIBED AS FOLLOWS:

PROPOSED PARCEL MAP 87-336 BEING A SUBDIVISION OF:

LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

\* \* \* \* \*

NJS:HA

NOTE: THE ONLY PARTIES WHOSE SIGNATURES ARE NECESSARY TO OFFER FOR DEDICATION ANY STREETS OR ALLEYS SHOWN ON THE MAP OF PROPOSED PARCEL MAP NO. 87-336, ARE AS FOLLOWS:

NO VAN NGUYEN, HOA THI TRUONG, AND BA VAN NGUYEN; OWNERS.

RICHARD Y. M. CHEN AND CHING LUA CHONG, HUSBAND AND WIFE, BENEFICIARIES UNDER DEED OF TRUST RECORDED MARCH 25, 1987 AS INSTRUMENT NO. 87-161372 OF OFFICIAL RECORDS.

THE INTEREST OF:

SOUTHERN CALIFORNIA TELEPHONE COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1226, PAGE 297 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1656, PAGE 498 OF OFFICIAL RECORDS.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1676, PAGE 180 OF OFFICIAL RECORDS.

COUNTY OF ORANGE, HOLDER OF AN EASEMENT RECORDED IN BOOK 3649, PAGE 298 OF OFFICIAL RECORDS.

MAY BE COVERED BY INDORSEMENT PURSUANT TO ARTICLE 66436 OF THE GOVERNMENT CODE.

ALL TAXES FOR THE FISCAL YEAR 1987-1988 MUST BE PAID IN FULL PRIOR TO PROCESSING SAID MAP THROUGH GOVERNMENT AGENCIES. PLEASE MAKE CHECK PAYABLE TO THE ORANGE COUNTY TAX COLLECTOR AND FORWARD TO THIS OFFICE ALONG WITH COMPLETE TAX BILLS FOR PAYMENT.



FILING INSTRUCTIONS  
FOR PUBLIC HEARINGS

- FIRST: THE APPLICANT SHOULD CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ROOM 220, CITY HALL (TELEPHONE (714) 638-6831) TO DISCUSS THE REQUEST OR PROPOSAL PRIOR TO THE PREPARATION OF DETAILED PLANS.
- SECOND: AFTER REVIEW BY THE DEVELOPMENT SERVICES DEPARTMENT, THE APPLICANT SHALL BRING THE EXHIBITS DESCRIBED BELOW TO THE DEVELOPMENT SERVICES DEPARTMENT, GARDEN GROVE CITY HALL, ROOM 220, 11391 ACACIA PARKWAY, GARDEN GROVE 92640, BETWEEN THE HOURS OF 8 A.M. AND 4 P.M. A PLANNER OF THE DEVELOPMENT SERVICES DEPARTMENT WILL CHECK YOUR EXHIBITS AND APPLICATION FORMS. IF ALL SUBMITTALS ARE IN ORDER, THE PLANNER WILL ACCEPT THE APPLICATION FOR FURTHER REVIEW OF THE PLANS AND DOCUMENTS.

As a permit granting Agency, this department is required to review permit applications to determine if they are complete and acceptable for filing. The applicant may then be notified in writing of his status. From the date of acceptance for filing, there is a 30-day time limit for written notification of any incompleteness.

Since it could become necessary to postpone the hearing date for an incomplete application, the applicant should work closely with the staff. The acceptance of an application as being complete does not guarantee its approval. It only indicates that there is adequate information to evaluate the project.

NO APPLICATION WILL BE ACCEPTED UNTIL ALL THE APPLICATION FORMS, REQUIREMENTS, INFORMATION, AND MAPS HAVE BEEN COMPLETED TO THE REQUIRED SPECIFICATIONS. ONCE THIS STEP IS COMPLETED TO THE REQUIRED SATISFACTION OF THE CITY, THE APPLICATION WILL BE ACCEPTED AND THE APPLICANT WILL BE NOTIFIED OF THE PUBLIC HEARING DATE. NOTE: THE PLANNER DOES NOT HAVE THE AUTHORITY TO "HOLD" AN INCOMPLETE APPLICATION NO MATTER HOW SLIGHT THE OMISSION.

- THIRD: THE APPLICANT OR HIS AUTHORIZED AGENT MUST BE PRESENT AT THE PUBLIC HEARING.

## EXHIBITS

All of the following exhibits and the requested information for each shall be completed. If any exhibit or any requested information is missing or inadequate, the entire application package will be returned to the applicant. No partial applications will be accepted or held by the Development Services Department.

The applicant must submit twenty-two (22) sets of plans at the time of application. Each set of plans, except for the colored exhibit, must be stapled together in the following order (top to bottom):

1. Area Map
2. Existing Facilities Plan
3. Plot Plan
4. Floor Plan
5. Elevations
6. Landscape Plan
7. Sign Program Plan (is applicable)

Plans must also be folded by the applicant to a size approximately 11 inches by 14 inches and in such manner as to show the title block. Plans which are not folded will not be accepted for further processing.

COMPLETE  
YES                      NO

### I. DETAILED DRAWINGS

\_\_\_\_\_      \_\_\_\_\_  
A. AREA MAP (SEE ATTACHED EXAMPLE): TWENTY-TWO (22) COPIES DRAWN AT A SCALE OF 1" = 100' OR 1" = 200' REDUCED TO 8½" x 11" (MAXIMUM SIZE) AND INCLUDING THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK (APPLICANT'S NAME AND DATE DRAWN).
2. SHOW ALL THE PROPERTIES WITHIN 300' OF THE SUBJECT PROPERTY, WITH THE SUBJECT PROPERTY CLEARLY DESIGNATED.
3. SHOW ASSESSOR'S BOOK, BLOCK, AND PARCEL NUMBERS FOR THE SUBJECT PROPERTY AND ALL PROPERTIES WITHIN 300'.
4. SHOW ALL STREETS AND THEIR NAMES.
5. SHOW ALL COUNTY AND MUNICIPAL BOUNDARIES.

COMPLETE  
YES      NO

\_\_\_\_\_      \_\_\_\_\_  
B. EXISTING FACILITIES PLAN (SEE ATTACHED EXAMPLE)  
30" x 42" (MAXIMUM SIZE)

TWENTY-TWO (22) COPIES DRAWN AT THE SAME SCALE AS THE SITE PLAN AND AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK.
2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
3. SHOW EXISTING BUILDING LOCATIONS DIMENSIONED TO SHOW BUILDING SIZES, SETBACKS, DISTANCES BETWEEN BUILDINGS, ETC.
4. SHOW AND LABEL EXISTING ADJACENT STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS AND MEDIANS DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
5. SHOW ALL EXISTING SIGNS INCLUDING LOCATIONS, SIZE, HEIGHT AND TYPE.
6. SHOW ALL LABEL ALL EXISTING WATER, SEWER AND UTILITY LINES SERVING THE SUBJECT PROPERTY.
7. SHOW AND LABEL ALL EXISTING EASEMENTS (UTILITY, VEHICULAR ACCESS, PARKING, ETC.) AFFECTING THE SUBJECT PROPERTY, AND WHICH ARE DESCRIBED IN THE TITLE REPORT.
8. SHOW ALL PROPOSED EXISTING TREES LOCATED ON THE SITE. INDICATE TYPE (LATIN AND COMMON NAME) AND APPROXIMATE SIZE (CALIPHER AND HEIGHT).
9. SHOW ALL EXISTING PERIMETER FENCES AND WALLS LABELING EACH AS TO MATERIAL TYPE, HEIGHT, AND CONDITION.
10. SHOW ALL STRUCTURES, FENCES, AND WALLS LOCATED ON CONTIGUOUS PROPERTIES.

\_\_\_\_\_      \_\_\_\_\_  
C. PLOT PLAN (SEE ATTACHED EXAMPLE) - 30" x 42" (MAXIMUM SIZE)

TWENTY-TWO (22) COPIES DRAWN AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK, INCLUDING THE NAME AND TELEPHONE NUMBER OF THE PERSON PREPARING THE PLAN.

COMPLETE  
YES      NO

~~C~~ PLOT PLAN (Continued)

2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
3. SHOW PROPOSED BUILDING LOCATIONS, DIMENSIONED, TO SHOW BUILDING SIZES, SETBACKS, DISTANCE BETWEEN BUILDINGS, ETC.
4. SHOW AND LABEL PROPOSED STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS, AND DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
5. SHOW ALL PROPOSED PARKING SPACES AND AISLES, INCLUDING DIMENSIONS.
6. SHOW ALL PROPOSED SIGNS INCLUDING LOCATION AND DIMENSIONS.
- ~~7~~ SHOW ALL STRUCTURES ON CONTIGUOUS PROPERTIES.
8. SHOW ALL PROPOSED WALLS, FENCES, TREES AND HEDGES, AND LABEL EACH AS TO TYPE AND DIMENSIONS ON THE SUBJECT PROPERTY.
- ~~9~~ SHOW ALL LANDSCAPED AREAS AND DIMENSIONS OF EACH.
10. SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:
  - a. NET SIZE OF PARCEL.
  - b. TOTAL SQUARE FEET OF PARKING AREA, INCLUDING AREAS USED FOR INGRESS OR EGRESS, DRIVES, AISLES, STALLS, MANEUVERING, AND LANDSCAPING WITHIN PARKING AREA.
  - c. TOTAL LANDSCAPING AREA WITHIN PARKING AREA IN SQUARE FEET AND AS PERCENT OF TOTAL PARKING AREA.
  - ~~d~~ BUILDING HEIGHTS.
  - ~~e~~ TOTAL NUMBER OF PARKING SPACES ON THE SITE AND NUMBER OF COMPACT AND HANDICAPPED SPACES, AND PERCENTAGES OF EACH.

COMPLETE  
YES NO

6. PLOT PLAN (Continued)

11. FOR RESIDENTIAL PROJECTS, SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:
  - a. NUMBER OF UNITS.
  - b. TOTAL BUILDING COVERAGE IN SQUARE FEET AND AS A PERCENT OF SITE AREA.
  - c. TOTAL NUMBER OF COVERED AND GUEST PARKING SPACES, BOTH COMPACT AND REGULAR SIZE SPACES AND PERCENTAGES OF EACH.
  - d. TOTAL SQUARE FEET OF ALL COMMON RECREATION AREAS.
  - e. DENSITY AS SQUARE FEET PER UNIT.
  - f. DENSITY AS NUMBER OF UNITS PER ACRE.
  - g. NUMBERS OF ONE- TWO- AND THREE-BEDROOM UNITS AND SQUARE FOOTAGES OF EACH TYPE.
12. FOR RESIDENTIAL PROJECTS, SHOW ALL COMMON RECREATION AREAS AND PRIVATE PATIO AREAS AND DIMENSIONS OF EACH.
13. FOR COMMERCIAL PROJECTS, INDICATE PROPOSED USES AND THE AMOUNT OF SQUARE FOOTAGE FOR EACH USE.

D. FLOOR PLANS (SEE ATTACHED EXAMPLE) - 30" x 42"  
(MAXIMUM SIZE)

TWENTY-TWO (22) COPIES OF THE FLOOR PLANS, FULLY DIMENSIONED, CONTAINING THE FOLLOWING INFORMATION:

1. TYPES: ONE OF EACH FLOOR OF EACH TYPE UNIT OR BUILDING PROPOSED.
2. SCALE: ANY STANDARD SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE FLOOR LAYOUT.
3. TITLE BLOCK.
4. EACH SEPARATE FLOOR PLAN SHALL INDICATE SQUARE FOOTAGE.
5. EACH RESIDENTIAL FLOOR PLAN SHALL SHOW FULLY DIMENSIONED PATIO/BALCONY AREAS.

COMPLETE  
YES NO

\_\_\_\_\_

E. ELEVATIONS (SEE ATTACHED SAMPLE) - 30" x 42" (MAXIMUM SIZE)

ELEVATIONS ARE REQUIRED. PLEASE SUBMIT TWENTY-TWO (22) COPIES OF ELEVATIONS CONTAINING THE FOLLOWING INFORMATION:

1. TYPES: ELEVATION OF THE FOUR (4) SIDES OF EACH BUILDING TYPE PROPOSED ON THE SITE.
2. SCALE: 1/4" = 1' -0" OR ANY SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE DEVELOPMENT.
3. ALL EXTERIOR BUILDING MATERIALS LABELED AND IDENTIFIED.
4. TITLE BLOCK.

\* NOTE: ALL PORTIONS OF THE ELEVATIONS SHALL BE PLAINLY VISIBLE, UNOBSTRUCTED BY CONCEPTUAL LANDSCAPING ITEMS (TREES, SHRUBS, ETC.) OR OTHER OPAQUE FEATURES. HOWEVER, THE APPLICANT MAY SUBMIT EITHER A SUPPLEMENTAL SHEET SHOWING BUILDING ELEVATIONS WITH LANDSCAPING, SIGNS OR OTHER ARCHITECTURAL FEATURES ADDED OR AN ARTISTS RENDERING OF THE PROPOSED PROJECT.

\_\_\_\_\_

F. LANDSCAPE PLAN: A PRELIMINARY LANDSCAPE PLAN SHALL BE SUBMITTED. THIS PLAN SHALL INDICATE TYPE, SIZE AND LOCATION OF TREES, AND TYPE AND LOCATION OF SHRUBS AND GROUNDCOVERS.

\_\_\_\_\_

G. SIGN PLAN: SCALE DRAWINGS SHOWING EACH FACE OF EVERY PROPOSED SIGN SHALL BE SUBMITTED, ALONG WITH EXTERIOR MATERIALS LABELED AND IDENTIFIED.

\_\_\_\_\_

H. TRANSPARENCIES: A REDUCED 8½" x 11" TRANSPARENCY OF EXISTING FACILITIES PLAN, PLOT PLAN, FLOOR PLAN, ELEVATIONS, AND LANDSCAPE PLANS FOR THE OVERHEAD PROJECTOR MUST BE SUBMITTED.

\_\_\_\_\_

I. COLORED EXHIBIT: ONE OF THE TWENTY-TWO (22) SETS OF PLANS SHALL CONTAIN COLORED EXHIBITS OF THE SITE PLAN AND ELEVATIONS. THE COLORED ELEVATIONS OR RENDERINGS SHALL BE REPRESENTATIVE OF THE FINAL COLOR PLAN FOR THE PROJECT. THE COLORED EXHIBIT SHALL NOT BE FOLDED.

COMPLETE  
YES      NO

II. OTHER EXHIBITS

THE APPLICANT SHALL SUBMIT ONE COPY OF EACH OF THE FOLLOWING FORMS AND DOCUMENTS:

\_\_\_\_\_

A. EVIDENCE OF TITLE:

EVIDENCE OF TITLE, SECURED THROUGH A TITLE INSURANCE COMPANY VIA A PRELIMINARY TITLE REPORT, SHOWING CURRENT OWNERSHIP AND ENCUMBRANCES (MAJOR DEDICATIONS AND EASEMENTS) IS NEEDED TO SATISFY THE REQUIREMENT THAT THE RECORDED OWNER BE KNOWN AND CONSENTS TO THE FILING OF THE APPLICATION. THE REPORT MUST HAVE BEEN COMPLETED WITHIN SIX (6) MONTHS PRIOR TO FILING THE APPLICATION.

\_\_\_\_\_

B. LETTER OF AUTHORIZATION (FORM ATTACHED TO APPLICATION)

PR

THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

\_\_\_\_\_

C. LIST OF PROPERTY OWNERS:

THIS LIST IS TO BE SUBMITTED ONLY IN CASES WHERE PROPERTY THAT IS WITHIN 300 FEET OF THE SUBJECT PROPERTY FALLS OUTSIDE OF THE GARDEN GROVE CITY LIMITS. THE LIST SHOULD CONTAIN ONLY THOSE PROPERTY OWNERS AND ADDRESSES FOR THE PROPERTY OUTSIDE THE GARDEN GROVE CITY LIMITS. THESE PROPERTIES ARE TO BE SUBMITTED AS TYPED NAMES AND ADDRESSES ON GUMMED LABELS. (TWO SETS ARE REQUIRED.)

\_\_\_\_\_

D. INITIAL STUDY OF ENVIRONMENTAL EFFECTS

THE INITIAL STUDY MUST BE ACCURATELY COMPLETED, TYPED AND SUBMITTED WITH THE APPLICATION.

COMPLETE  
YES      NO

\_\_\_\_\_

III. ADDITIONAL INFORMATION

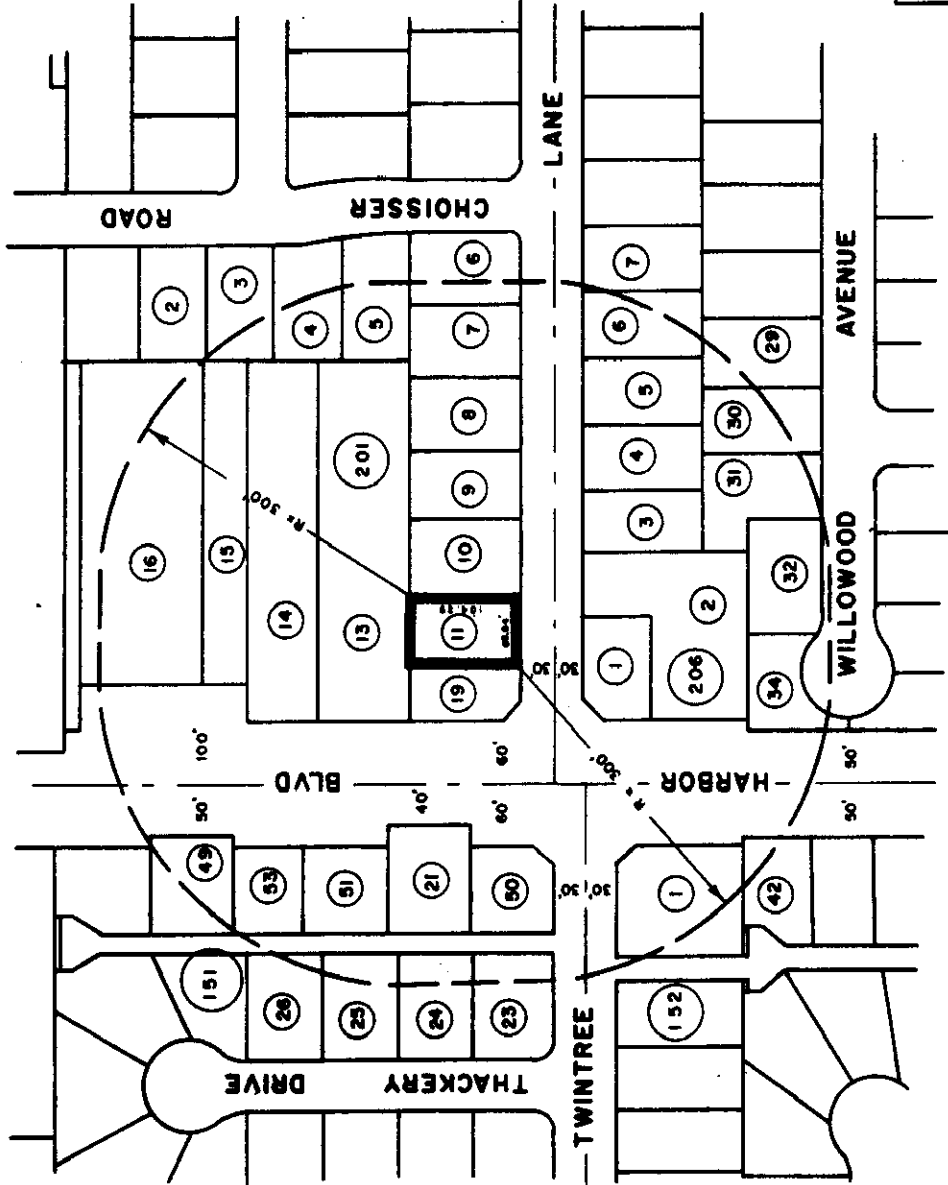
THE FOLLOWING ITEMS ARE NEEDED IN ORDER TO ACCEPT YOUR APPLICATION AS COMPLETE.

- A. \_\_\_\_\_  
\_\_\_\_\_
- B. \_\_\_\_\_  
\_\_\_\_\_
- C. \_\_\_\_\_  
\_\_\_\_\_
- D. \_\_\_\_\_  
\_\_\_\_\_
- E. \_\_\_\_\_  
\_\_\_\_\_

0738R/499A  
11/13/84



# GUIDE TO AREA MAP

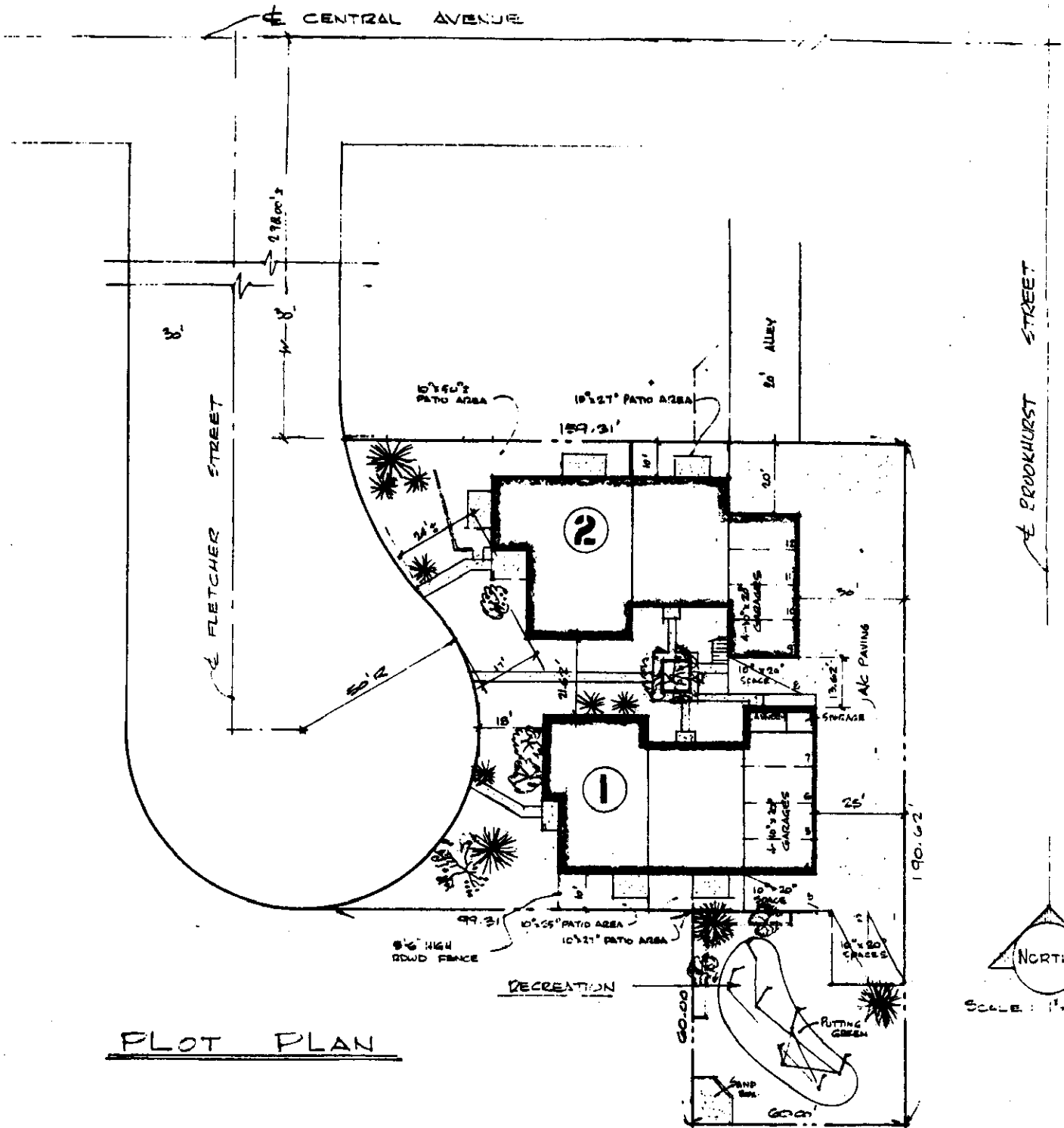


<b>AREA MAP</b>	
GENERAL DESCRIPTION OF PROPERTY:	
OWNER:	TEL.:
ADDRESS:	
MAP PREPARED BY:	
ADDRESS:	
SCALE:	CASE NO.:
DATE:	

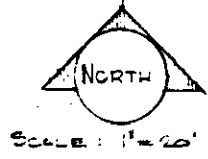
ASSESSOR'S MAP  
BOOK 136  
PAGE 20

Please use scale of  
1" = 100' or 1" = 200'

# GUIDE TO PLOT PLAN



## PLOT PLAN



TABULATION	
2-4 UNIT APT. BUILDINGS	
<u>BUILDING #1</u>	
1-2 BDRM	2-BATH APT.
2-2 BDRM	1-BATH APT.
1-1 BDRM	1-BATH APT.
<u>BUILDING #2</u>	
1-2 BDRM	2-BATH APT.
2-2 BDRM	1-BATH APT.
1-1 BDRM	1-BATH APT.

PARKING  
 8-10' x 20' GARAGES PROVIDED  
 4-10' x 22' OPEN PARKING SPACES PROVIDED.

PLOT PLAN	
GENERAL DESCRIPTION OF PROPERTY:	
OWNER:	TEL.
ADDRESS:	
MAP PREPARED BY:	
ADDRESS:	

EXAMPLE A

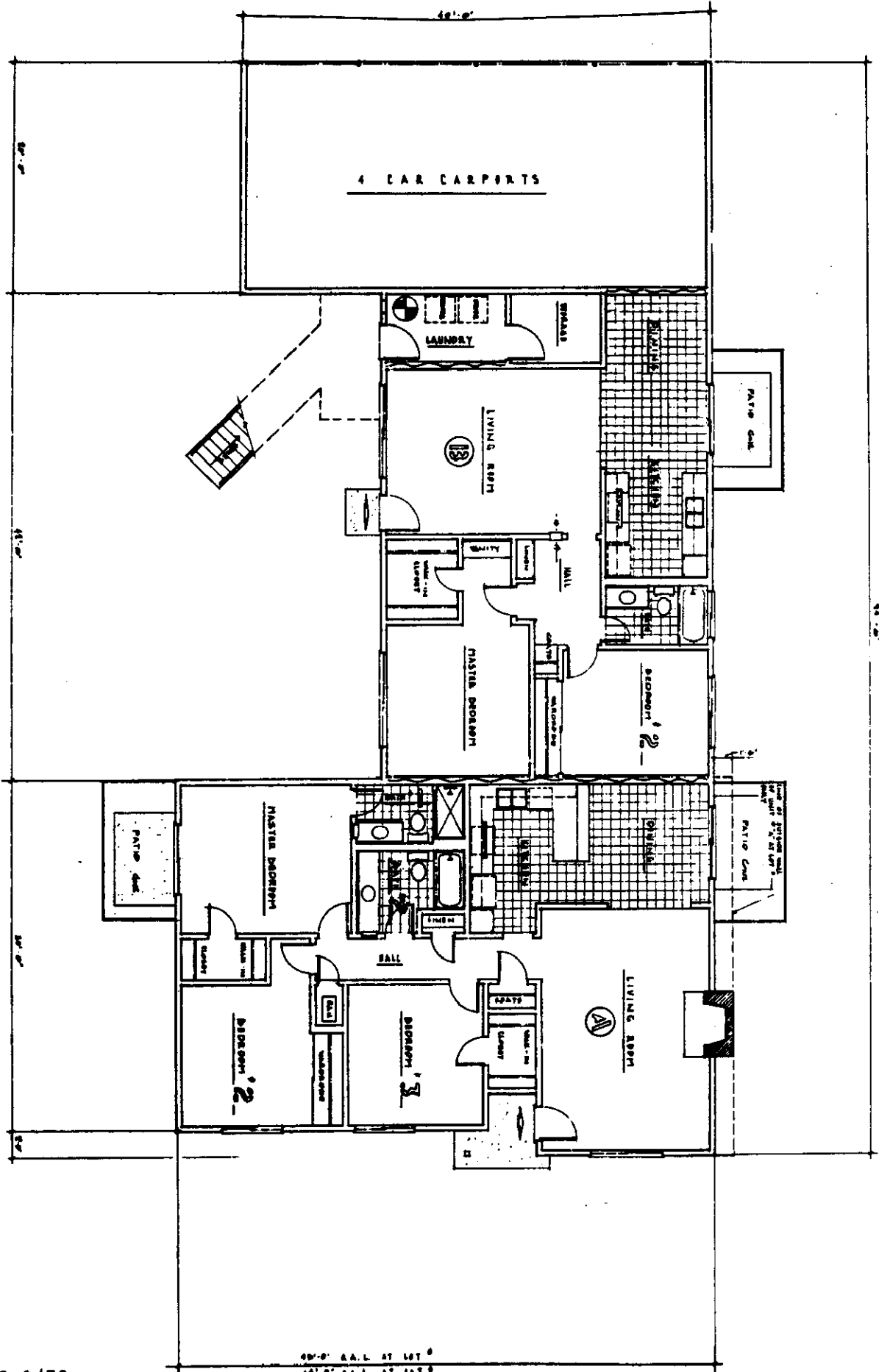
# GUIDE TO FLOOR PLAN

T A B U L A T I O N	
NO. 1	2 BDRM 1340
NO. 2	3 BDRM 1400
NO. 3	3 BDRM 1400
NO. 4	3 BDRM 1400
NO. 5	3 BDRM 1400
NO. 6	3 BDRM 1400
NO. 7	3 BDRM 1400
NO. 8	3 BDRM 1400
NO. 9	3 BDRM 1400
NO. 10	3 BDRM 1400
NO. 11	3 BDRM 1400
NO. 12	3 BDRM 1400
NO. 13	3 BDRM 1400
NO. 14	3 BDRM 1400
NO. 15	3 BDRM 1400
NO. 16	3 BDRM 1400
NO. 17	3 BDRM 1400
NO. 18	3 BDRM 1400
NO. 19	3 BDRM 1400
NO. 20	3 BDRM 1400
NO. 21	3 BDRM 1400
NO. 22	3 BDRM 1400
NO. 23	3 BDRM 1400
NO. 24	3 BDRM 1400
NO. 25	3 BDRM 1400
NO. 26	3 BDRM 1400
NO. 27	3 BDRM 1400
NO. 28	3 BDRM 1400
NO. 29	3 BDRM 1400
NO. 30	3 BDRM 1400
NO. 31	3 BDRM 1400
NO. 32	3 BDRM 1400
NO. 33	3 BDRM 1400
NO. 34	3 BDRM 1400
NO. 35	3 BDRM 1400
NO. 36	3 BDRM 1400
NO. 37	3 BDRM 1400
NO. 38	3 BDRM 1400
NO. 39	3 BDRM 1400
NO. 40	3 BDRM 1400
NO. 41	3 BDRM 1400
NO. 42	3 BDRM 1400
NO. 43	3 BDRM 1400
NO. 44	3 BDRM 1400
NO. 45	3 BDRM 1400
NO. 46	3 BDRM 1400
NO. 47	3 BDRM 1400
NO. 48	3 BDRM 1400
NO. 49	3 BDRM 1400
NO. 50	3 BDRM 1400
NO. 51	3 BDRM 1400
NO. 52	3 BDRM 1400
NO. 53	3 BDRM 1400
NO. 54	3 BDRM 1400
NO. 55	3 BDRM 1400
NO. 56	3 BDRM 1400
NO. 57	3 BDRM 1400
NO. 58	3 BDRM 1400
NO. 59	3 BDRM 1400
NO. 60	3 BDRM 1400
NO. 61	3 BDRM 1400
NO. 62	3 BDRM 1400
NO. 63	3 BDRM 1400
NO. 64	3 BDRM 1400
NO. 65	3 BDRM 1400
NO. 66	3 BDRM 1400
NO. 67	3 BDRM 1400
NO. 68	3 BDRM 1400
NO. 69	3 BDRM 1400
NO. 70	3 BDRM 1400
NO. 71	3 BDRM 1400
NO. 72	3 BDRM 1400
NO. 73	3 BDRM 1400
NO. 74	3 BDRM 1400
NO. 75	3 BDRM 1400
NO. 76	3 BDRM 1400
NO. 77	3 BDRM 1400
NO. 78	3 BDRM 1400
NO. 79	3 BDRM 1400
NO. 80	3 BDRM 1400
NO. 81	3 BDRM 1400
NO. 82	3 BDRM 1400
NO. 83	3 BDRM 1400
NO. 84	3 BDRM 1400
NO. 85	3 BDRM 1400
NO. 86	3 BDRM 1400
NO. 87	3 BDRM 1400
NO. 88	3 BDRM 1400
NO. 89	3 BDRM 1400
NO. 90	3 BDRM 1400
NO. 91	3 BDRM 1400
NO. 92	3 BDRM 1400
NO. 93	3 BDRM 1400
NO. 94	3 BDRM 1400
NO. 95	3 BDRM 1400
NO. 96	3 BDRM 1400
NO. 97	3 BDRM 1400
NO. 98	3 BDRM 1400
NO. 99	3 BDRM 1400
NO. 100	3 BDRM 1400

F I R S T F L O O R P L A N

"TYPICAL"

SCALE 1/8" = 1'-0"



48'-0" B.A.L. AT LOT 8  
44'-0" B.A.L. AT LOT 9

DS-0016.9-1/78

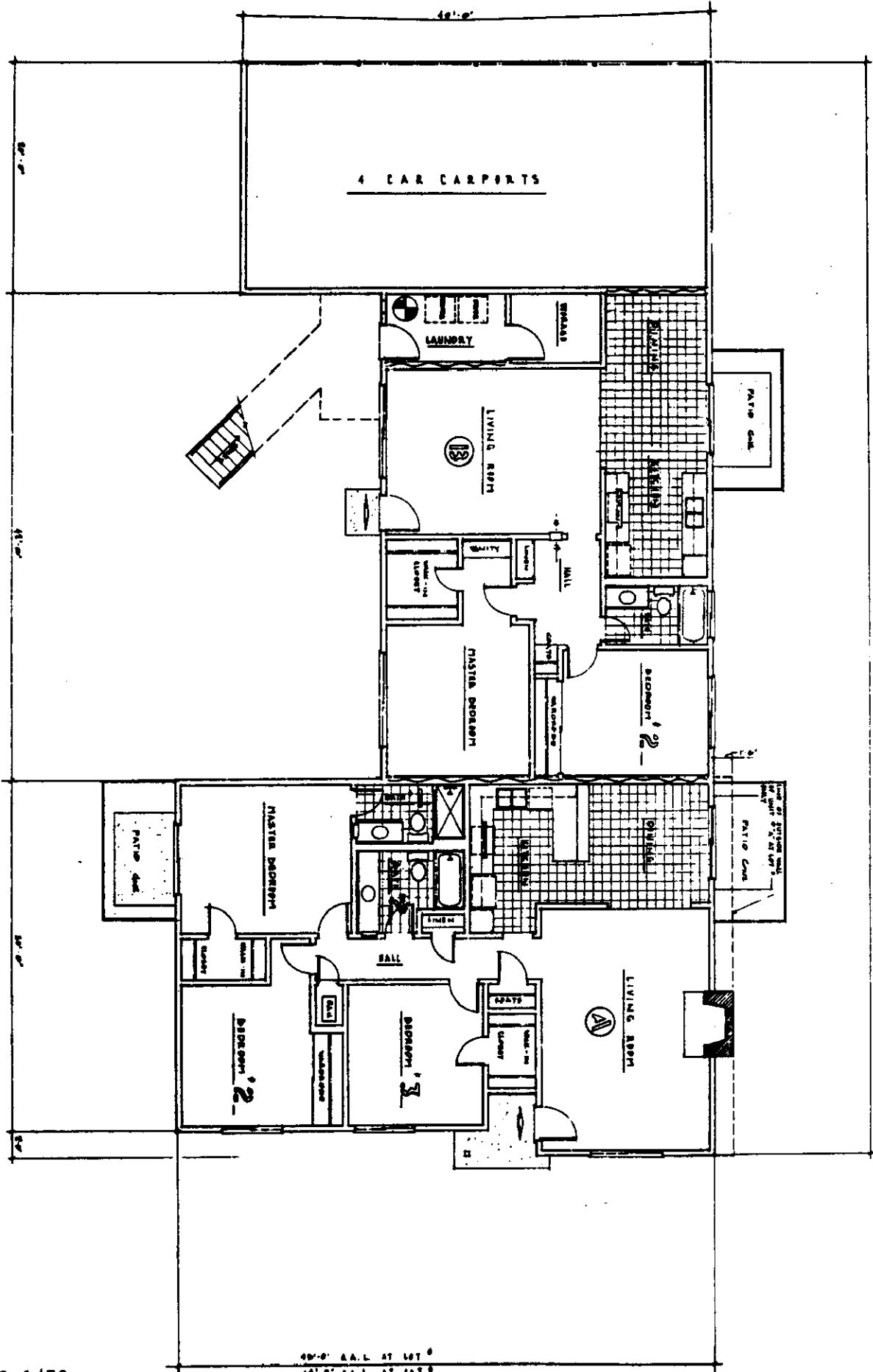
FLOOR PLAN

# GUIDE TO FLOOR PLAN

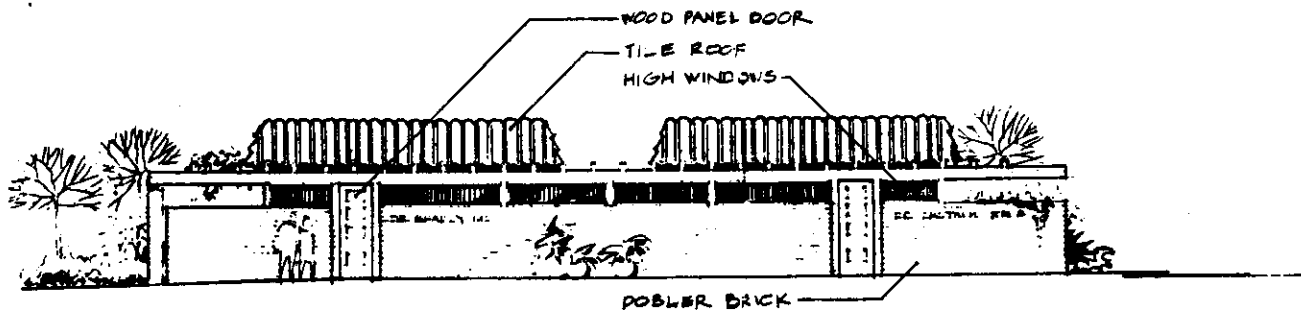
**T A B U L A T I O N**

NO. 1	A	2	1346
NO. 2	B	2	1346
NO. 3	C	2	1346
NO. 4	D	2	1346
NO. 5	E	2	1346
NO. 6	F	2	1346
NO. 7	G	2	1346
NO. 8	H	2	1346
NO. 9	I	2	1346
NO. 10	J	2	1346
NO. 11	K	2	1346
NO. 12	L	2	1346
NO. 13	M	2	1346
NO. 14	N	2	1346
NO. 15	O	2	1346
NO. 16	P	2	1346
NO. 17	Q	2	1346
NO. 18	R	2	1346
NO. 19	S	2	1346
NO. 20	T	2	1346
NO. 21	U	2	1346
NO. 22	V	2	1346
NO. 23	W	2	1346
NO. 24	X	2	1346
NO. 25	Y	2	1346
NO. 26	Z	2	1346

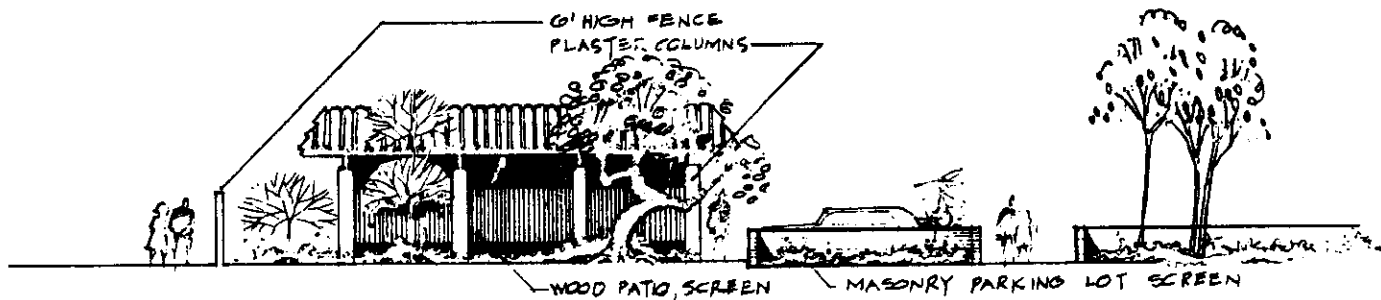
**TYPICAL FLOOR PLAN**



# GUIDE TO ELEVATIONS

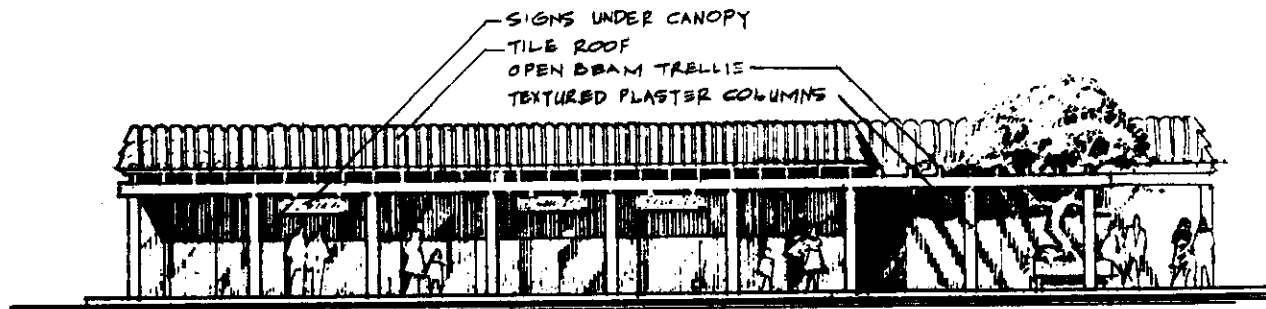


**NORTH ELEVATION**

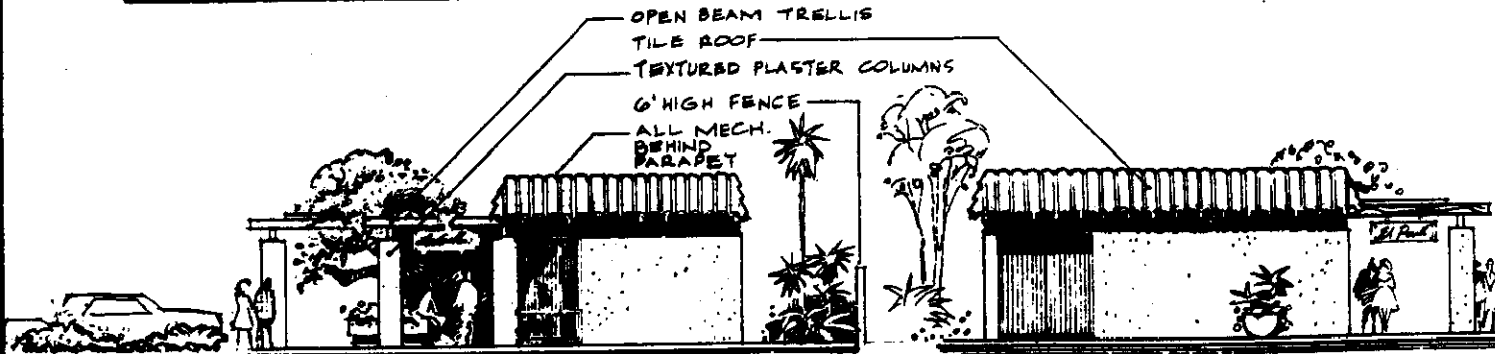


**EAST ELEVATION (WEST SIDE)**

## MEDICAL BUILDING



**WEST ELEVATION**



**SOUTH ELEVATION**

**NORTH ELEVATION**

## RETAIL SHOPS

### ELEVATIONS

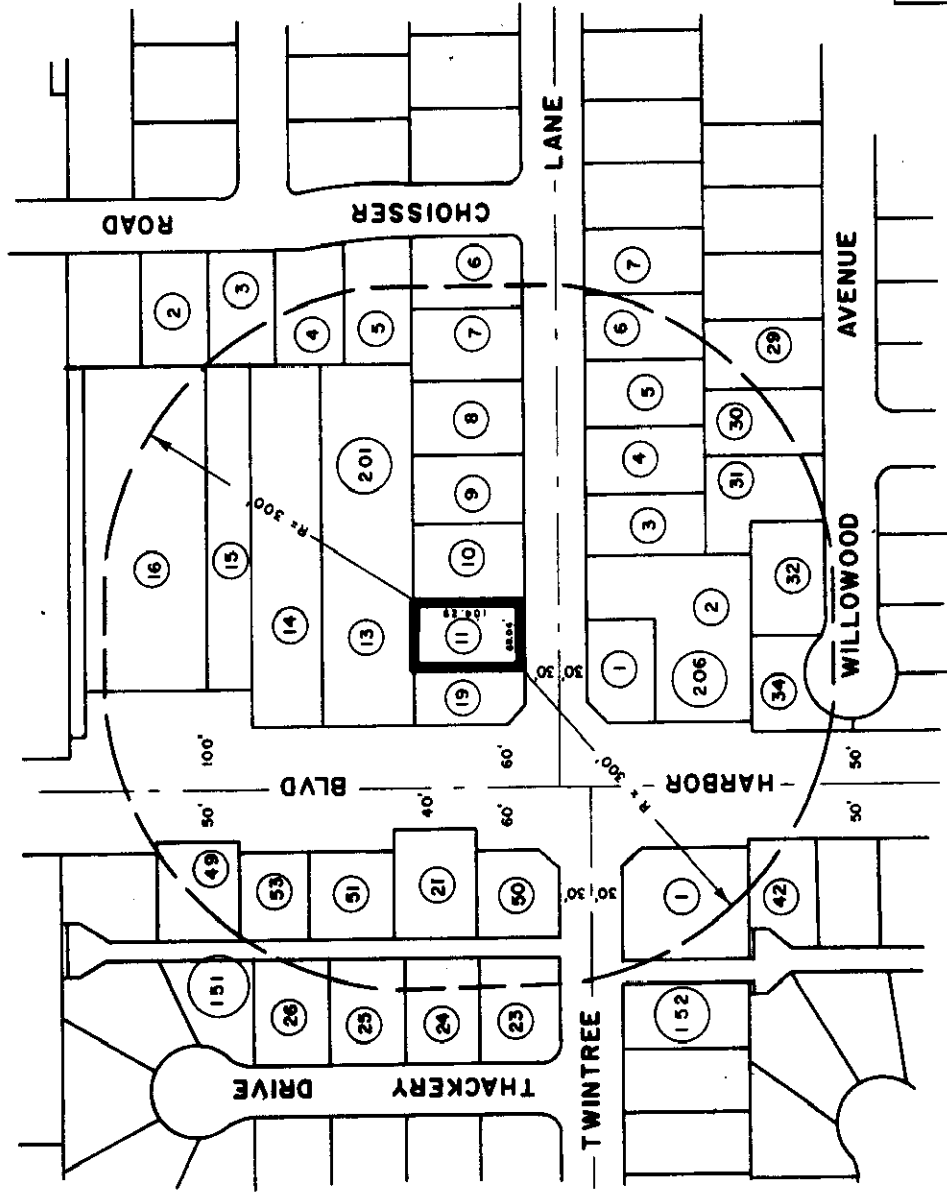
GENERAL DESCRIPTION OF PROPERTY:

OWNER:

TEL.

ADDRESS:

# GUIDE TO AREA MAP

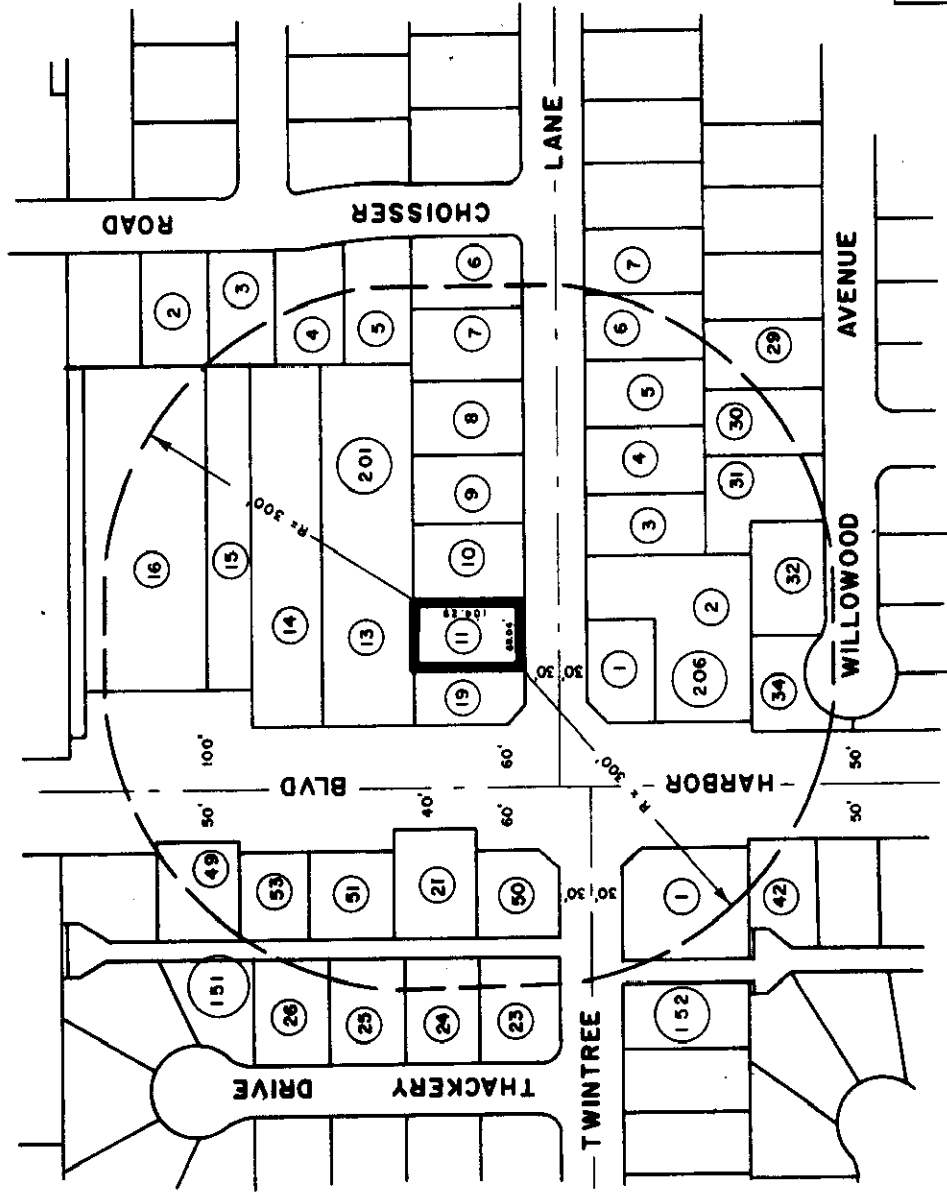


<b>AREA MAP</b>	
GENERAL DESCRIPTION OF PROPERTY:	
OWNER:	TEL.:
ADDRESS:	
MAP PREPARED BY:	
ADDRESS:	
SCALE:	CASE NO.:
DATE:	

ASSESSOR'S MAP  
BOOK 138  
PAGE 20

Please use scale of  
1" = 100' or 1" = 200'

# GUIDE TO AREA MAP

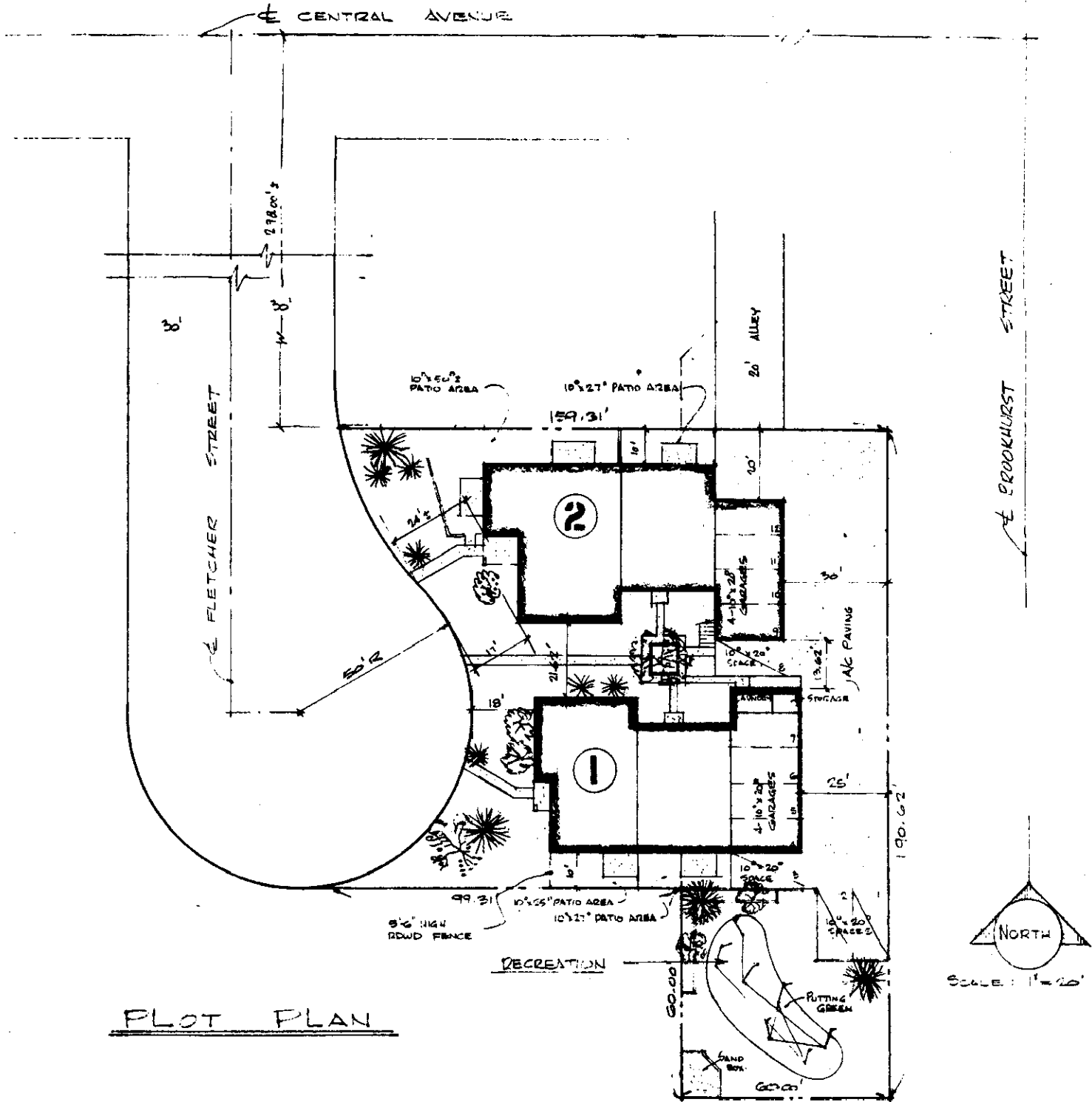


<b>AREA MAP</b>	
GENERAL DESCRIPTION OF PROPERTY:	
OWNER:	TEL.:
ADDRESS:	
MAP PREPARED BY:	
ADDRESS:	
SCALE:	CASE NO.:
DATE:	

ASSESSOR'S MAP  
BOOK 138  
PAGE 20

Please use scale of  
1" = 100' or 1" = 200'

# GUIDE TO PLOT PLAN



## PLOT PLAN

### TABULATION

#### 2-4 UNIT APT. BUILDINGS

##### BUILDING #1

1-3 BDRM 2-BATH APT.  
2-2 BDRM 1-BATH APT.  
1-1 BDRM 1-BATH APT.

##### BUILDING #2

1-3 BDRM 2-BATH APT.  
2-2 BDRM 1-BATH APT.  
1-1 BDRM 1-BATH APT.

### PARKING

8-10'x20' GARAGES PROVIDED  
4-10'x20' OPEN PARKING SPACES PROVIDED

## PLOT PLAN

GENERAL DESCRIPTION OF PROPERTY:

OWNER: TEL:

ADDRESS:

MAP PREPARED BY:

ADDRESS:

EXAMPLE A

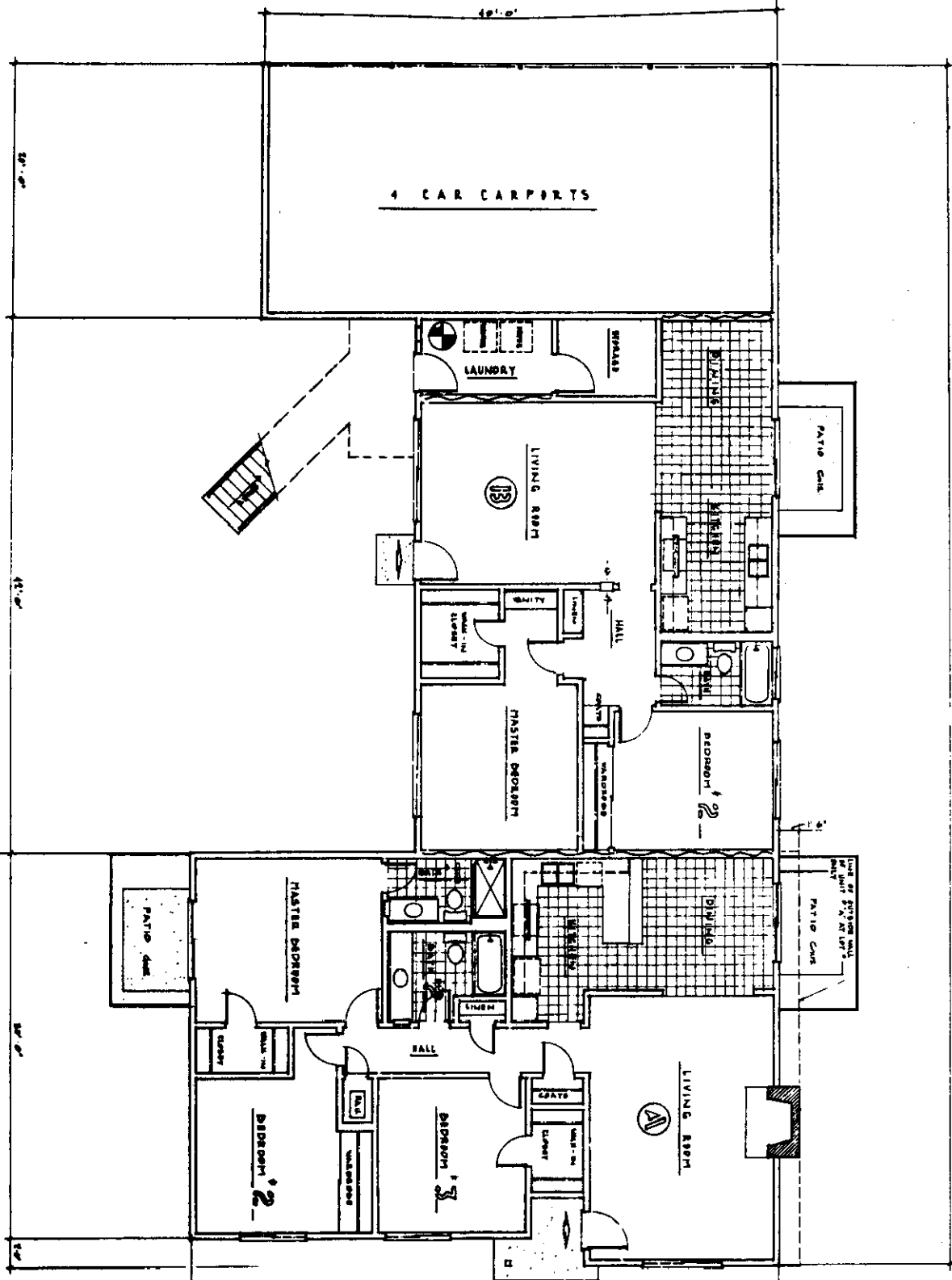


# GUIDE TO FLOOR PLAN

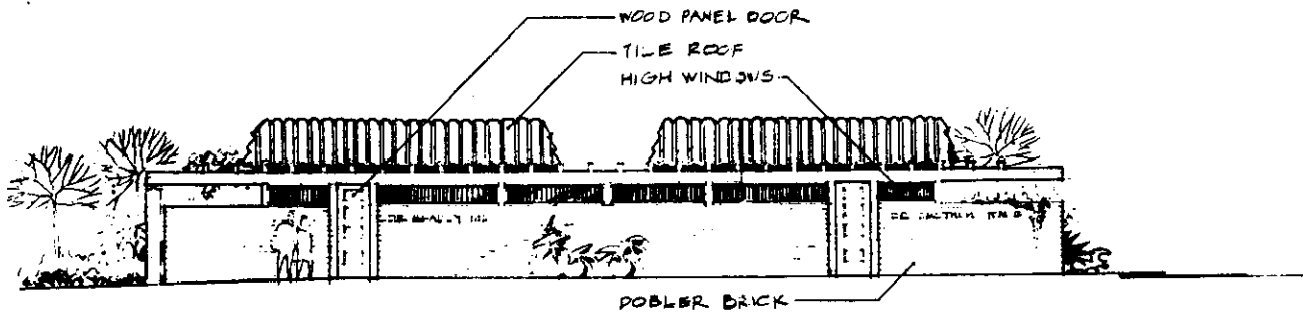
**T A B U L A T I O N**

SUIT	1	2	3	4
UNIT	A	B	C	D
NO. OF UNITS	1	1	1	1
TOTAL UNITS	4			
LANDING / STAIRS	111			

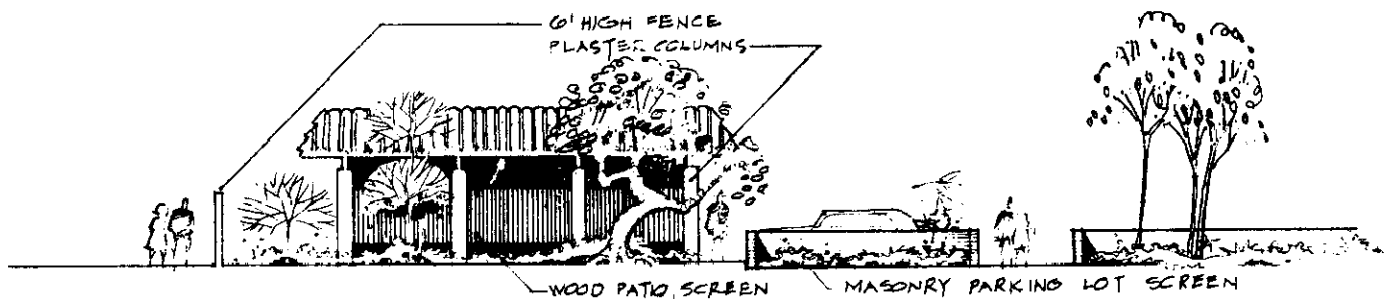
**TYPICAL FLOOR PLAN**



# GUIDE TO ELEVATIONS

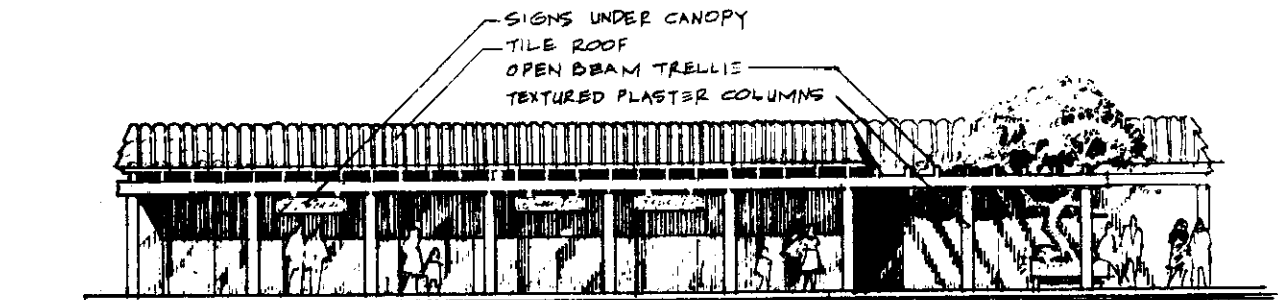


**NORTH ELEVATION**

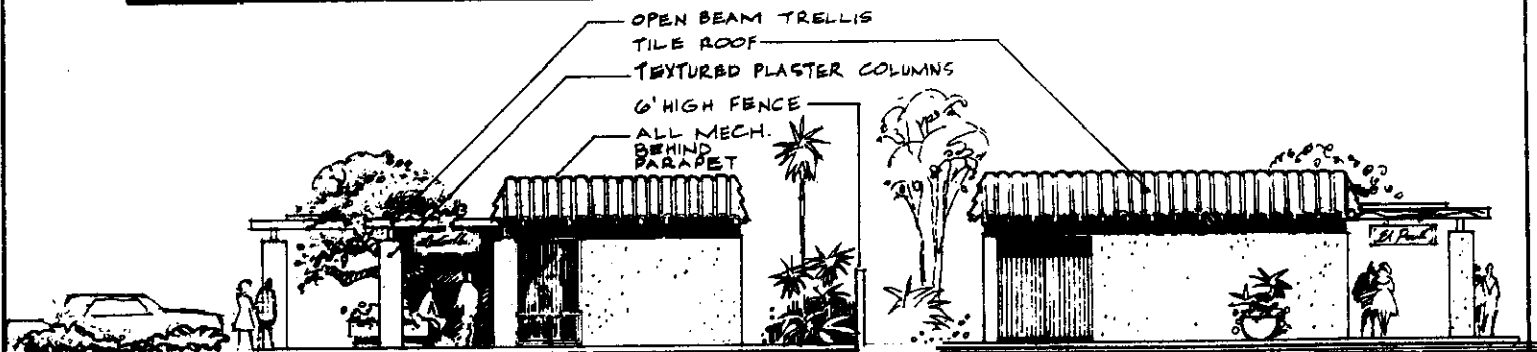


**EAST ELEVATION (WEST SIDE)**

## MEDICAL BUILDING



**WEST ELEVATION**

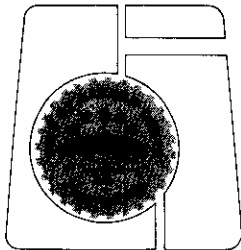


**SOUTH ELEVATION**

**NORTH ELEVATION**

## RETAIL SHOPS

ELEVATIONS	
GENERAL DESCRIPTION OF PROPERTY:	
OWNER:	TEL:



GARDEN GROVE

DEVELOPMENT SERVICES DEPARTMENT

714/638-6831

APPLICATION FOR:

<u>        </u> PARCEL MAP	:	<u>        </u> ENVIRONMENTAL IMPACT REPORT
(\$500 + \$10 PER LOT)	:	REVIEW (20% OF EIR COST)
	:	
	:	<u>        </u> ENVIRONMENTAL IMPACT REPORT (\$150)
		NEGATIVE DECLARATION

NAME OF APPLICANT: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ ZIP: \_\_\_\_\_

NAME OF RECORDED OWNER: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ ZIP: \_\_\_\_\_

STATUS OF THE APPLICANT (CHECK ONE)

         RECORDED OWNER OF THE PROPERTY

         PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL

         LESSEE

         AUTHORIZED AGENT OF ONE OF THE ABOVE

IF YOU ARE NOT THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

SIGNATURE OF OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE OF APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

ACCEPTANCE BY LAND USE: \_\_\_\_\_ DATE: \_\_\_\_\_

ACKNOWLEDGMENT OF FEE PAYMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

0781R/502A  
5/27/82

NOTE: If you are not the recorded owner of the property, this letter of authorization must be signed by the owner, notarized, and submitted with the application.

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT  
Development Services Division

LETTER OF AUTHORIZATION  
TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR \_\_\_\_\_ CASE NO. \_\_\_\_\_

I, \_\_\_\_\_, owner of the below described property,  
do hereby appoint \_\_\_\_\_ my agent for the purpose of  
consummating the above application, and agree to accept and fulfill any and  
all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Signature of Owner)

FILING INSTRUCTIONS FOR A PARCEL MAP

EXHIBIT REQUIRED:

Parcel Map      Twelve (12) blue-line copies on 18"x26" paper (or size large enough for a scale of one hundred feet to the inch) of a map containing the information set forth below (see Map example attached). This map shall be prepared by Licensed Surveyor or Registered Civil Engineer.

- ✓ a. All boundary lines of the property fully dimensioned; and when adjacent to or in close proximity to any public streets, such dimensions shall be tied in with the centerline of such streets.
- ✓ b. The name, location, and width of any such adjacent street.
- ✓ (c) County Assessor's book, block, and parcel numbers for abutting parcels.
- ✓ d. The location and width of any water courses, structures, irrigation ditches, and any other permanent physical features of the land.
- ✓ e. The width and location of all existing or proposed public or private easements.
- ✓ f. The precise location of all existing buildings and structures on the subject property which will remain for the present. Any existing structures to be removed should be noted.
- ✓ g. All proposed parcels fully dimensioned and designated as 1, 2, 3, etc.
- ✓ h. Words "Parcel Map" as a heading for the page.
- ✓ i. Scale of map.
- ✓ j. North arrow.
- ✓ k. Legal description of the subject property.
- ✓ l. Name, address, and telephone number of owner.
- ✓ m. Name, address, and telephone number of person who prepared the map.
- ✓ n. Date of preparation of map.
- ✓ o. Blank space for case number.

FORMS REQUIRED:

1. Letter of Authorization:

If the applicant is not the legal owner of the property involved, he must be authorized in writing as the agent of the property owner. A form for this purpose is attached and it must be notarized and submitted as a part of this application.

2. Deed Restrictions:

One copy of all deed restrictions, covenants and other legal documents affecting the subject property is required.

3. Title Report:

One copy of a Current Title Report obtainable from a title company must be submitted with this application.

This application to the City of Garden Grove shall in no way replace the requirement of filing a final Parcel Map with the County.

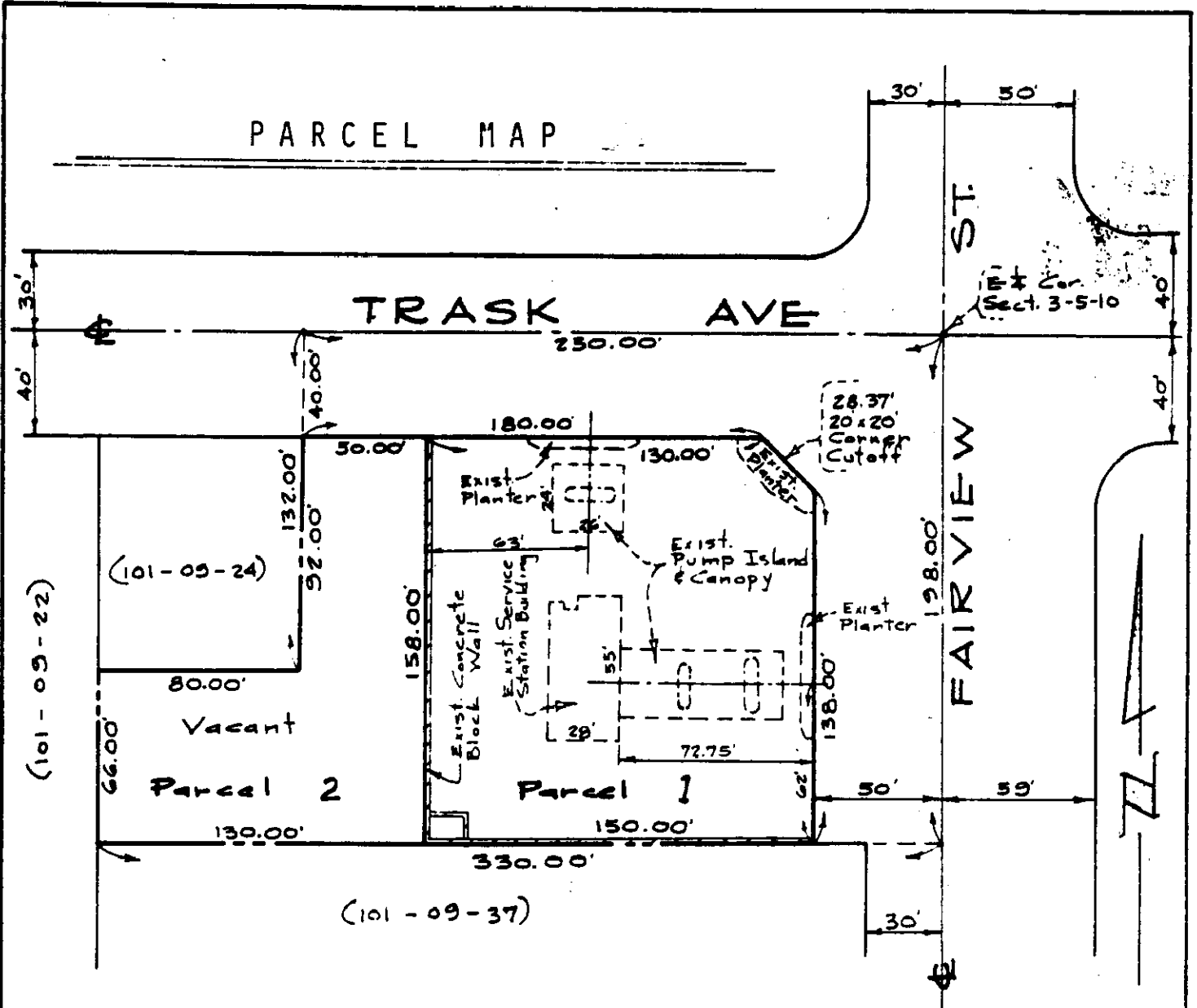
APPLICATIONS MUST BE COMPLETE, INCLUDING FORMS AND EXHIBITS, AT THE TIME OF FILING.

NOTE: Approval of your application by the City of Garden Grove Planning Commission is required. This action may be appealed to the City Council by filing in writing a statement setting forth the grounds for such appeal with the City Clerk, within fifteen (15) days of mailing of notice of the decision to the property owner.

0536B/85A  
1/20/82

(PARCEL MAP EXAMPLE)

PARCEL MAP



OWNER:

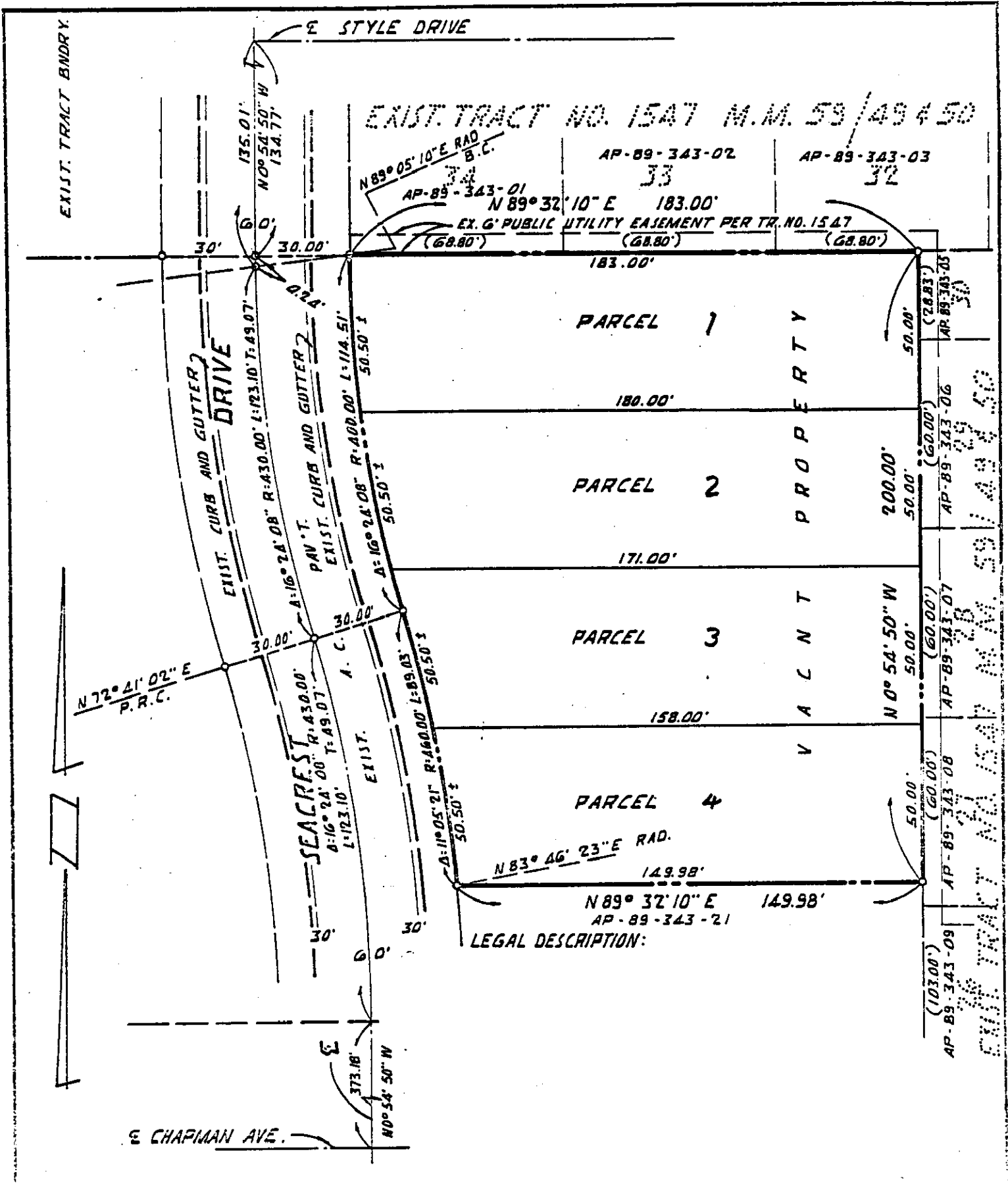
PREPARED BY:

LEGAL DESCRIPTION:

SCALE: 1" = 60'

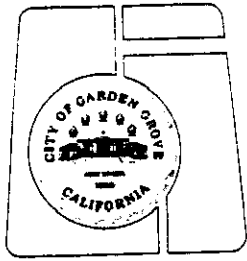
CASE No \_\_\_\_\_

DATE:



BY: A. J. T.	DEVELOPER:	LAND USE:	OWNER:
DATE:	SCALE: 1" = 40'	P. E. # 82	





GARDEN GROVE

## PARCEL MAP

### CONDITIONS OF APPROVAL

Parcel Map approval is subject to the provisions of Section 9137 of the Garden Grove Municipal Code. This Section reads as follows:

*Section 9137. Approval of Maps.*

*Each map filed shall be certified by the City Engineer and the Zoning Administrator as to its engineering correctness and its compliance with the following conditions:*

- (a) That all lot sizes shall conform with the provisions of Chapter 2 of this Article and all lots shall comply with the standards set forth in this Chapter and the zoning regulations as set forth in Chapter 2 of this Article governing lot design.*
- (b) That curbs, gutters, sidewalks and paving will be installed along all street frontage of the property being divided.*
- (c) Separate and adequate distribution lines for domestic water supply will be constructed to each lot.*
- (d) That separate and individual sanitary sewer facilities and connection shall be made to each lot created.*
- (e) That no lot contained in such proposed subdivision shall conflict with any street, highway, park, playground, public building or other type of public project indicated on a Master Plan or Specific Plan.*
- (f) That no lot in such proposed subdivision may be subject to flood or inundation.*
- (g) That no division will be permitted that will block the development of adjacent property.*

APPROVAL OF THE PARCEL MAP BY THE CITY IS SUBJECT TO RECORDATION OF A PARCEL MAP WITH THE COUNTY OF ORANGE.



OR-1481741

COPIES TO:

SOGREN ENGINEERING  
12755 BROOKHURST STREET, #206  
GARDEN GROVE, CALIFORNIA  
ATTN: RICHARD SOGREN  
REF: PM 87-336

SUPERIOR CONSTRUCTION  
P. O. BOX 3761  
SAN CLEMENTE, CALIFORNIA 92672  
ATTN: GARY MAYHEW  
REF: PM 87-336

CITY OF GARDEN GROVE  
11394 ACACIA PARKWAY  
GARDEN GROVE, CALIFORNIA  
ATTN: ENGINEERING DEPT.  
REF: PM 87-336

**COUNTY OF ORANGE ENVIRONMENTAL MANAGEMENT AGENCY  
REGULATION**

CENTRAL OFFICE  
P.O. BOX 4048  
12 CIVIC CENTER PLAZA  
SANTA ANA, CA 92702-4048  
714-834-2626

**FEE RECEIPT FORM**

REGIONAL OFFICE  
22921 TRITON WAY  
LAGUNA HILLS, CA 92653  
714-472-7979

RECEIVED OF PAYER: Richard Young PAYER'S TELEPHONE: 714-226-2900  
 PAYER'S ADDRESS: 10672 Hill CITY: Toronto ZIP: 90200  
 JOB OWNER: \_\_\_\_\_ P.M. # 87-200  
 OWNER'S ADDRESS: \_\_\_\_\_ TRACT NO. \_\_\_\_\_  
 JOB ADDRESS: \_\_\_\_\_

**LOCAL PARK FEE REQUIRED FOR:**

SINGLE-FAMILY DWELLING       MULTI-FAMILY DWELLING      CAA # \_\_\_\_\_

CENSUS TRACT \_\_\_\_\_ AP \_\_\_\_\_

LOCAL PARK FEES DETERMINED OR MODIFIED BY: \_\_\_\_\_

OTHER \_\_\_\_\_ DATE \_\_\_\_\_

RECEIPT FOR	AMOUNT
<input checked="" type="checkbox"/> P.M. # 87-358	37.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

RECEIPT FOR	AMOUNT
<input type="checkbox"/> TRUST FUND _____ (Check No.)	
<input type="checkbox"/> PLAN CHECK FEE _____ (Type)	
<input type="checkbox"/> GRADING PRE-INSPECTION FEE	
<input type="checkbox"/> LOCAL PARK FEE	
ADDN.-ALTERATION TO	
<input type="checkbox"/> _____ PERMIT _____ (Type) (Number)	
<input type="checkbox"/> _____ PERMIT _____ (Type) (Number)	
<input type="checkbox"/> PUBLIC PROPERTY ENCROACHMENT PERMIT	
<u>P.M. # Assignment</u>	
<u>P.M. 87-358</u>	
COST INDEX	
TOTAL FEE	37.00
*REFER TO BUILDING PERMIT _____ (Number)	VERIFIED BY: <u>R.E.</u> (Initials)

Codes: TIF 442      Am'ts: 37.00

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

9 08/03/87 103939      37.00 TIF442      \$\$\$\$\$\$37.00 TOTAL

TELLER \_\_\_\_\_ DATE \_\_\_\_\_ FEE \_\_\_\_\_  
 F0250-189.8 (R4/86)



OR-1481741

TITLE TO THE ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

NO VAN NGUYEN AND HOA THI TRUONG, HUSBAND AND WIFE AND BA VAN NGUYEN, A SINGLE MAN, ALL AS JOINT TENANTS.

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE.

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1987-1988.  
FIRST INSTALLMENT: \$648.93.  
SECOND INSTALLMENT: \$648.93.  
CODE AREA: 18-088.  
A. P. NOS.: 100-190-29 AND 100-190-19.

2. THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

3. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED DECEMBER 27, 1943 IN BOOK 1226, PAGE 297 OF OFFICIAL RECORDS,  
IN FAVOR OF: SOUTHERN CALIFORNIA TELEPHONE COMPANY.  
FOR: TRIMMING TREES, FOLIAGE, REMOVING OVERHANGING LIMBS AND INCIDENTAL PURPOSES.  
OVER: WITHIN 5 FEET ON EACH SIDE OF THE EXISTING POLE LINE LOCATED ADJACENT TO THE LAND COMPRISING SAID TRACT.

4. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED JUNE 21, 1948 IN BOOK 1656, PAGE 498 OF OFFICIAL RECORDS,  
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY.  
FOR: POLE LINES AND INCIDENTAL PURPOSES.  
OVER: THE EASTERLY 5 FEET OF SAID LAND.

5. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED JULY 27, 1948 IN BOOK 1676, PAGE 180 OF OFFICIAL RECORDS,  
IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY.  
FOR: POLE LINES AND INCIDENTAL PURPOSES.  
OVER: THE EASTERLY 5 FEET OF SAID LAND.





OR-1481741

6. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED SEPTEMBER 19, 1956 IN BOOK 3649, PAGE 298 OF OFFICIAL RECORDS, IN FAVOR OF: THE COUNTY OF ORANGE.  
FOR: STREET, HIGHWAY AND INCIDENTAL PURPOSES.  
OVER: THE LAND DESCRIBED AS FOLLOWS:

PARCEL A. ALL OF LOT ONE OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, LYING NORTHERLY OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SECTION NINE. TOWNSHIP FIVE SOUTH, RANGE TEN WEST, SAN BERNARDINO MERIDIAN.

PARCEL 1. BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 65 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SECTION NINE, TOWNSHIP FIVE SOUTH, RANGE TEN WEST, SAN BERNARDINO MERIDIAN, WITH THE EASTERLY RIGHT OF WAY LINE OF PARSONS PLACE (60.00 FEET IN WIDTH) AS SAID PARSONS PLACE IS SHOWN ON A MAP OF TRACT NO. 1273 RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SECTION NINE; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 45 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID PARSONS PLACE; THENCE SOUTHWESTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

7. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$170,000.00, RECORDED MARCH 25, 1987 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 87-161372.

DATED: MARCH 2, 1987.  
TRUSTOR: NO VAN NGUYEN AND HOA THI TRUONG, HUSBAND AND WIFE AND BA VAN NGUYEN, A SINGLE MAN.  
TRUSTEE: BURROW ESCROW CO.  
BENEFICIARY: RICHARD Y. M. CHEN AND CHING LUA CHEN, HUSBAND AND WIFE AS JOINT TENANTS.

8. A LIEN FOR THE AMOUNT HEREIN STATED AND ANY OTHER AMOUNTS DUE, IN FAVOR OF THE UNITED STATES OF AMERICA, FILED IN THE OFFICE OF THE DISTRICT DIRECTOR OF INTERNAL REVENUE.  
FEDERAL SERIAL NO.: 95-25-0088.  
DEBTOR: BAU V. NGUYEN.  
AMOUNT: \$1,916.59.  
RECORDED: MAY 4, 1983 AS INSTRUMENT NO. 83-188012 OF OFFICIAL RECORDS.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

APPLICATION CHECKLIST AND CASE PROGRESS

Case Identification No. AM-87-336 Case Planner Rose Belmer

Date Filed \_\_\_\_\_ Application det. complete \_\_\_\_\_ Hearing Date 11/12/87 Hearing Body PLCC

\* \* \* \* \*

Applicant Ba Nguyen Owner Ba Nguyen

Address 11541 Westminster 66 Address Same

Phone ( ) 554-7245 92045 Phone ( ) \_\_\_\_\_

\* \* \* \* \*

Site Address 71357 Westminster Assessor Parcel No(s) 100-1

Site Location SEC Westminster & Parsons General Plan Industrial

City Map Coordinate R-17 \_\_\_\_\_

Zone Map Coordinate E-10 \_\_\_\_\_

\* \*

PROCES

	<u>Planned</u>	<u>Act Comp</u>		<u>ned</u>	<u>Actual Complete</u>
Pre Application Conference	XXX	_____		_____	_____
Committee Review	_____	_____		(X)	_____
P.C.C. Review	_____	_____		_____	_____
Comments Transmitted to App.	XXX	_____		_____	_____
Application Submitted	XXX	_____		_____	_____
Application Correction Notice	XXX	_____	Plan Check	_____	_____
Application Determined Complete	_____	_____	Police	_____	_____
Case Entered in Log Book	XXX	_____	Redevelopment Agency	_____	_____
Fees Sent to Cashier	XXX	_____	Sanitary District	_____	_____
Case Entered on Board (Hearing Date Determined)	XXX	_____	Traffic Engineering	_____	_____
Case File Prepared	XXX	_____	Water Services	_____	_____
Applicaton Acceptance Letter	XXX	_____	Legals Delivered to Paper	_____	_____
Initial Study for PCC	_____	_____	Mailed Legals Sent Out	_____	_____
Negative Declaration (PCC)	_____	_____	Staff Report-First Draft	_____	_____
P.C.C. Env.& Technical Review	_____	_____	Staff Report-Second Draft (Report Cover Sheet)	_____	_____
Prepare Mailing List	_____	_____	Final Staff Report	_____	_____
Draft Legal Notice	_____	_____	Staff Report Delivered	_____	_____
Final Legal Notice	_____	_____		_____	_____

DRAFT LEGAL

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HEARING BODY ACTIONS

Zoning Administrator

Decision No.      Admin. Action No.      Approved      Denied      Continued to

Planning Commission

Resolution No.      Approved      Denied      Continued to

City Council

Resolution No.      Ordinance No.      Approved      Denied      Continued to

Agency for Community Development

Resolution No.      Ordinance No.      Approved      Denied      Continued to

\* \* \* \* \*

MINOR MODIFICATIONS

Type (Describe) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Hearing Body \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_  
Case Planner \_\_\_\_\_





# CHICAGO TITLE

---

825 North Broadway, Santa Ana, California 92701 (714)547-7251

CITY OF GARDEN GROVE  
11391 ACACIA STREET  
GARDEN GROVE, CALIFORNIA

DATE: June 14, 1991

REF. NO.: TPM 87-336

ORDER NO.: 780789 -8

ATTENTION: CITY ENGINEER

ENCLOSURES:

SUPPLEMENTAL REPORT DATED JUNE 14, 1991.

WE APPRECIATE THIS OPPORTUNITY TO SERVE YOU.

---

TITLE OFFICER James Gibson

**CUSTOMER  
SUPPLEMENTAL REPORT**

Issuing Office:  
**CHICAGO TITLE COMPANY**  
825 North Broadway  
Santa Ana, California 92701  
(714)547-7251

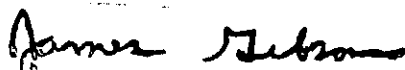
NO VAN NGUYEN  
21631 FERNLEAF DRIVE  
EL TORO, CALIFORNIA

Your Ref: TPM 87-336  
Order No: 780789 - 8

Attn: NO VAN NGUYEN

---

Dated as of: JUNE 14, 1991 at 7:30 a.m.



---

Title Officer James Gibson

The above numbered report dated May 18, 1990 (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following:

SUBJECT TO SUPPLEMENTAL REPORT DATED DECEMBER 28, 1990.

PLEASE ELIMINATE TAXES.

PLEASE ADD AS NEW ITEM:

1. Property taxes, including any assessments collected with taxes, to be levied for the fiscal year 1991-92 which are a lien not yet payable.

Assessment No.: 100-190-39

PLEASE UPDATE SAID REPORT TO JUNE 9, 1991.

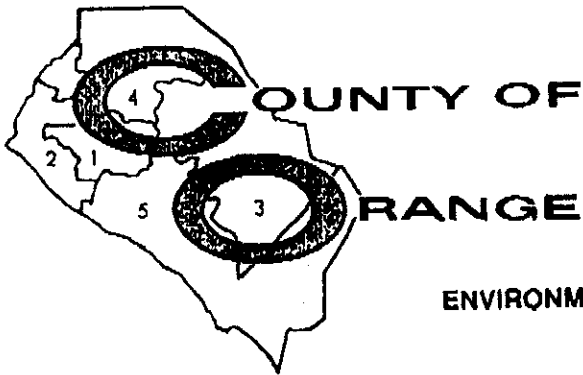
MICHAEL M. RUANE  
DIRECTOR, EMA

WILLIAM L. ZAUN  
DIRECTOR OF PUBLIC WORKS

LOCATION:  
12 CIVIC CENTER PLAZA  
SANTA ANA, CALIFORNIA

MAILING ADDRESS:  
P.O. BOX 4048  
SANTA ANA, CA 92702-4048

TELEPHONE:  
(714) 834-2300  
FAX # 834-2870



ENVIRONMENTAL MANAGEMENT AGENCY  
PUBLIC WORKS

April 2, 1990

FILL

Peter C. Toghia, R.C.E.  
C/O Ba Van Nguyen  
21631 Fernleaf Drive  
El Toro, California 92630

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

Parcel Map 87-336

City of Garden Grove

Third Check


1. Show in the monument notes a reference to the record information shown in parentheses, Tract 1273 M.M. 39/25.
2. State what type of monument is to be set with a tag in concrete for the second monument note.
3. State what record reference or remove the parentheses for the courses on the interior of the parcel.
4. Reference all found monuments or state, "NO REF." along Lot 3.
5. Remove the corner-out along Parsons Place, 55.02M.
6. Arrow the distance 50.00 along Westminster Avenue.
7. Show the curve data for Item Number 1 as measured and record.
8. The distance 330.20 along the Northerly line of Tract 2465 is not of record.
9. Call all monuments off by a bearing and distance not HOR/VERT.
10. Correct the gross acreage in the upper left corner of all sheets.
11. Show the name of the Engineering firm atop all sheets.

12. Refer to the City Clerk's Certificate, it should read, in part, "...66436(a)(3)...".
13. Refer to the Surveyor's Certificate, state when monuments are to be set. Also sign and Seal the Certificate.
14. Refer to the County Surveyor's Statement;
  - a. Change "CERTIFICATE" to "STATEMENT".
  - b. Remove "BY" and "DEPUTY".
15. Print the name of the Notary Public within the Notary Certificate.
16. Set a durable tagged monument at the intersection of Westminster Avenue and Parsons Place. Also at the radius point centerline of Parsons Place.
17. Show a distance to the found monument at the Northeast corner of Lot 4.
18. Add exception clause to the County Treasurer-Tax Collector's Certificate if the map is to be recorded between March 1st and November 1st.
19. Found, untagged monuments used for control must be tagged, replaced with tagged durable monuments or tied out with tagged monuments. Examples:  
"found nail and tin, replaced with spike and washer tagged LS xxxx;"  
"found bolt per OCTB xx/xx, down 3", set 4 spike and washers tagged RCExxxxx, at 3.00 offsets. Untagged monuments found out of position need not be tagged.
20. Change the Clerk of the Board of Supervisors' name to Linda D. Ruth.
21. Obtain the City Engineer's signature with R.C.E. number prior to submitting original for recordation.
22. Submit an up to date Title Report when the originals are submitted for Final Check.
23. A subdivision guarantee furnished by a title company will be required at the time of recordation. Contact the appropriate title company regarding this requirement.
24. Unless the map boundary is revised it will not be necessary to submit additional prints for checking. Submit originals for final check when all corrections have been complied with and signatures and certificates (including County Treasurer-Tax Collector's Certificate) completed.

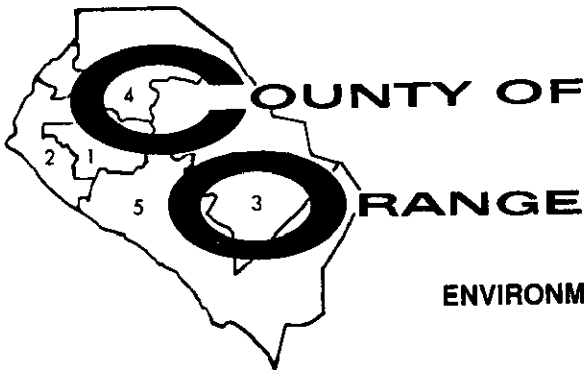
25. Questions concerning this review or letter should be directed to Dan Eckel  
at 834-3860.

Very Truly Yours,

John Canas  
County Surveyor

By   
Paul A. Cuomo, L.S.  
Supervising Land Surveyor

DE/MB:gm



RECEIVED  
APR 06 1990  
DEVELOPMENT SERVICES

MICHAEL M. RUANE  
DIRECTOR, EMA

WILLIAM L. ZAUN  
DIRECTOR OF PUBLIC WORKS

LOCATION:  
12 CIVIC CENTER PLAZA  
SANTA ANA, CALIFORNIA

MAILING ADDRESS:  
P.O. BOX 4048  
SANTA ANA, CA 92702-4048

TELEPHONE:  
(714) 834-2300  
FAX # 834-2870

ENVIRONMENTAL MANAGEMENT AGENCY  
PUBLIC WORKS

April 2, 1990

FILE

Peter G. Toghia, R.C.E.  
C/O Ba Van Nguyen  
21631 Fernleaf Drive  
El Toro, California 92630

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

Parcel Map 87-336

City of Garden Grove

Third Check

1. Show in the monument notes a reference to the record information shown in parentheses, Tract 1273 M.M. 39/25.
2. State what type of monument is to be set with a tag in concrete for the second monument note.
3. State what record reference or remove the parentheses for the courses on the interior of the parcel.
4. Reference all found monuments or state, "NO REF." along Lot 3.
5. Remove the corner-out along Parsons Place, 55.02M.
6. Arrow the distance 50.00 along Westminster Avenue.
7. Show the curve data for Item Number 1 as measured and record.
8. The distance 330.20 along the Northerly line of Tract 2465 is not of record.
9. Call all monuments off by a bearing and distance not HOR/VERT.
10. Correct the gross acreage in the upper left corner of all sheets.
11. Show the name of the Engineering firm atop all sheets.

12. Refer to the City Clerk's Certificate, it should read, in part,  
"...66436(a)(3)...".
13. Refer to the Surveyor's Certificate, state when monuments are to be set.  
Also sign and Seal the Certificate.
14. Refer to the County Surveyor's Statement;
  - a. Change "CERTIFICATE" to "STATEMENT".
  - b. Remove "BY" and "DEPUTY".
15. Print the name of the Notary Public within the Notary Certificate.
16. Set a durable tagged monument at the intersection of Westminster Avenue  
and Parsons Place. Also at the radius point centerline of Parsons Place.
17. Show a distance to the found monument at the Northeast corner of Lot 4.
18. Add exception clause to the County Treasurer-Tax Collector's Certificate  
if the map is to be recorded between March 1st and November 1st.
19. Found, untagged monuments used for control must be tagged, replaced with  
tagged durable monuments or tied out with tagged monuments. Examples:  
"found nail and tin, replaced with spike and washer tagged LS xxxx;"  
"found bolt per OCTB xx/xx, down 3", set 4 spike and washers tagged  
RCExxxxx, at 3.00 offsets. Untagged monuments found out of position need  
not be tagged.
20. Change the Clerk of the Board of Supervisors' name to Linda D. Ruth.
21. Obtain the City Engineer's signature with R.C.E. number prior to  
submitting original for recordation.
22. Submit an up to date Title Report when the originals are submitted for  
Final Check.
23. A subdivision guarantee furnished by a title company will be required at  
the time of recordation. Contact the appropriate title company regarding  
this requirement.
24. Unless the map boundary is revised it will not be necessary to submit  
additional prints for checking. Submit originals for final check when all  
corrections have been complied with and signatures and certificates  
(including County Treasurer-Tax Collector's Certificate) completed.



RECEIVED

OCT 20 1988

ERNIE SCHNEIDER  
DIRECTOR, EMA

Public Works Dept. C. R. NELSON  
DIRECTOR OF PUBLIC WORKS

LOCATION:  
400 CIVIC CENTER DRIVE WEST  
SANTA ANA, CALIFORNIA

MAILING ADDRESS:  
P.O. BOX 4048  
SANTA ANA, CA 92702-4048

TELEPHONE:  
(714) 834-2300

## County of Orange

ENVIRONMENTAL MANAGEMENT AGENCY  
PUBLIC WORKS

October 20, 1988

FILE

Joseph E. Hassel  
1519 Calle Valle  
San Clemente, CA 92672

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

P.M. 87-336

Second Check

City of Garden Grove

### Sheet 1

1. A Date of Survey is needed in the upper left-hand corner of all pages and should be consistent with Surveyor's Certificate.
2. Refer to the Owner's Certificate; remove "Parcel A and Parcel 1" and replace with "Westminster Avenue."
3. Refer to Surveyor's Certificate; print name of the individuals signing map.
4. Label No. of Parcels as 1 in upper left-hand corner of all pages.

### Sheet 2

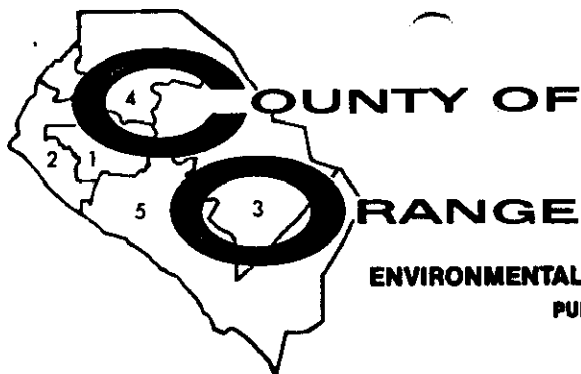
5. Refer to City Clerk's Certificate; remove "Parcel A & 1" and replace with "Westminster Avenue."
6. Refer to City Clerk's Certificate; move note 1 above the date line.
7. Refer to Signature Omissions Note. The following statement should appear as follows:  

Pursuant to the provisions of Section 66436(a)(3) of the Subdivision Map Act, the following signatures have been omitted.
8. State the "nature" of the easements listed in the Signature Omissions Note.
9. The easement for utility or miscellaneous purposes per Tract 1273 MM 39, Page 25 does not appear in the Title Report. Check with the title company.



Sheet 3

10. Show the separate area within the Distinctive Boundary as Westminster Avenue per O.R. Book 3649, Page 298.
11. Delete.
12. Label the Distinctive Boundary interior as Parcel 1.
13. Show in the monument notes a reference to the record information shown in parentheses.
14. Show more monumentation along the Easterly boundary of Tract 1273 and along the Easterly R/W of Parsons Place. The corners of the Distinctive Boundary need to be set by proration between found monuments.
15. Delete.
16. The measured overall distance along Westminster Avenue disagrees with the increment parts. More than enough found monumentation is shown along Westminster Avenue.
17. Delete exception clause in the County Treasurer-Tax Collector's Certificate if the map is to be recorded between November First and March First because taxes are due and payable.
18. Submit two prints for a thorough recheck.
19. An additional checking fee deposit of \$400.00 will be required prior to further checking on subject map. This is only an estimate and additional funds may be requested prior to recordation. Any surplus of the deposit will be refunded after recordation.
20. All record data should be shown in parenthesis with its appropriate reference.
21. If improvements are required as a condition of approval of the tentative map, a list of such improvements should be noticed by separate document or by a certificate on the map. If by separate document show "The improvements as listed in O.R. \_\_\_\_\_," in the certificate on the map or, if recorded concurrently show "The improvements as listed on a document recorded concurrently with this map," in the certificate on the map.
22. Submit closed traverses showing the error of closure and acreage for the distinctive boundary and/or all lots or parcels.



ERNIE SCHNEIDER  
DIRECTOR, EMA

C. R. NELSON  
DIRECTOR OF PUBLIC WORKS

LOCATION:  
400 CIVIC CENTER DRIVE WEST  
SANTA ANA, CALIFORNIA

MAILING ADDRESS:  
P.O. BOX 4048  
SANTA ANA, CA 92702-4048

TELEPHONE:  
(714) 834-2300

August 2, 1988

FILE

Phillip Peter  
1519 Calle Valle  
San Clemente, CA 92672

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

PM 87-336

- First Check

City of Garden Grove

1. Refer to the Ownersip Certificate: The word "consent" is misspelled. Submit a copy of Book 3649, page 298 O.R. to this office for map checking purposes. Show the appropriate documentation and signatures for the beneficiaries along with their Notary Acknowledgments.
2. The City Clerk's Certificate should read in part "... and did accept the offer..." and ..." dated this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ .....".
3. The word "satisfied" is misspelled within the County Surveyor's Certificate.
4. The heading of the Tax Collector's Certificate should read "County Treasurer-Tax Collector's Certificate."
5. Add the Clerk of the Board of Supervisors' Tax Certificate if the map is to be recorded between March First and November First.
6. The legal description on Sheet 2 should read exactly the same as shown on Sheet One.
7. The distinctive boundary line should encompass all of Lot 1 of Tract 1273 as indicated per the Title Report. The line for Parcel A and the corner cut-off of Parcel One should be a solid lighter weight line.
8. Correctly delineate the city limit line between Garden Grove and Santa Ana.
9. Extend the limits of your survey along Westminster Avenue, showing additional monumentation and appropriate measured and record distances. Show all increment and overall distances along Westminster Avenue.

10. The monument found at the centerline intersection of Rosita Place and Westminster Avenue is not referenced.
11. Label Rosita as "Rosita Place".
12. Show a distance between the two found nails with no reference along the centerline of Parsons Place.
13. Search for the monumentation at the Southerly end of the ghosted portion of Tract 1273. A traverse of the said area to the centerline of Westminster Avenue does not close within the acceptable tolerance (0.017).
14. It is recommended that 2" IP's 18" long be set at all exterior parcel boundary corners.
15. Show at the upper left hand corner of each sheet the number of parcel as "1 and Parcel "A".
16. Show Block 5848, Module 39 in the upper left hand corner of Sheet 1.
17. Add exception clause to the County Treasurer-Tax Collector's Certificate if the map is to be recorded between March First and November First.
18. Correct the Notary Certificate to comply with the enclosed sample.
19. As shown on the Title Report, a Section 66436(a)(3) Signature Omissions note may be required.
20. Add the following to the (City Clerk's or County Clerk's) Certificate:  
"and did also approve said map pursuant to the provisions of Section 66436(a)(3)(A) of the Subdivision Map Act."
21. A basis of bearings derived from existing surveys requires two found monuments of record with a bearing and distance between them.
22. Show a "Date of Survey" at the top of each sheet to show the time in which the field survey was made.
23. All record data should be shown in parenthesis with its appropriate reference.
24. All Signatures and Seals on Tract Maps, Parcel Maps, Records of Surveys, shall be in black opaque ink and all Signatures and Seals shall be clear and reproducible. (Orange County Recorder Requirement).
25. Submit an up to date Title Report when the originals are submitted for Final Check.
26. Any lot or parcel being dedicated or granted must show the specific use for which it is being dedicated or granted.
27. State the nature of the interest(s) listed in the Signature Omissions Note.

Phillip Peter  
PM 87-336  
Page 3

28. Tie the corner outs to the centerline of the following locations:  
Westminster Avenue and Parsons Place.
29. State the intended use of all lettered lots.
30. Submit closed traverses showing the error of closure and acreage for  
the distinctive boundary and/or all lots or parcels.
31. Submit two prints for a thorough recheck.

Questions concerning this review or letter should be directed to Maurice  
Bowar at 834-6261.

Very truly yours,

John Canas, L.S.

By

*for* John D. Pawlik

Paul A. Cuomo, L.S.  
Supervising Land Surveyor

RS:mk(4/57)8215

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, \_\_\_\_\_,  
a notary Public in and for said State, personally appeared \_\_\_\_\_,

personally known to me (or proved to me on the basis of satisfactory evidence)  
to be the person(s) described in, and whose name(s) is (are) subscribed to within  
the instrument and he (she, they) acknowledged to me that he (she, they) executed  
the same.

WITNESS MY HAND:

\_\_\_\_\_  
(Signature)  
Notary Public in and for said State

\_\_\_\_\_  
(Name - typed or printed)

My Principal Place of Business is  
in \_\_\_\_\_ County. (Typed or printed)

My Commission expires \_\_\_\_\_ (Typed or printed)

*MUST BE SHOWN  
IN A SINGLE COLUMN  
EXACTLY AS SHOWN*



FIRST AMERICAN

RECEIVED

JAN 11 1988

Public Works Dept.

# *First American Title Insurance Company*

114 EAST FIFTH STREET, (P. O. BOX 267) SANTA ANA, CALIFORNIA 92702 · (714) 558-3211

January 7, 1988

Ba Nguyen  
11541 Westminster Avenue  
Garden Grove, CA 92643

Reference: Parcel Map No. 87-336  
Our Order No. 1481741

Supplementing our original report relative to the above numbered title order we wish to advise you of the following:

Items 8, 9, 10, 11, 12 and 13 of our report dated December 8, 1987 are hereby eliminated.



Nancy J. Stierstorfer  
Title Officer  
Subdivision Department

cc: Sogren Engineering  
Superior Construction  
✓ City of Garden Grove  
Orange County Surveyor



OR-1481741

FIRST AMERICAN TITLE INSURANCE COMPANY  
114 EAST FIFTH STREET, (P.O. BOX 267)  
SANTA ANA, CALIFORNIA 92702  
(714) 558-3211

BA NGUYEN  
11541 WESTMINSTER AVENUE  
GARDEN GROVE, CALIFORNIA 92643

YOUR NO. PCL MAP 87-336

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, THIS COMPANY HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HERINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF THE POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF THE POLICY OR POLICIES ARE SET FORTH IN EXHIBIT A ATTACHED. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AS OF DECEMBER 8, 1987 AT 7:30 A.M.

*Nancy J. Stierstorfer*  
-----  
NANCY J. STIERSTORFER - TITLE OFFICER

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS: THIS REPORT IS FOR DEDICATION PURPOSES ONLY - DEDICATION REPORT FOR PROPOSED PARCEL MAP NO. 87-336.



OR-1481741

9. A LIEN FOR THE AMOUNT HEREIN STATED AND FOR ANY OTHER AMOUNTS DUE, IN FAVOR OF THE STATE OF CALIFORNIA, EVIDENCED BY A CERTIFICATE FILED BY THE DEPARTMENT OF EMPLOYMENT UNDER THE UNEMPLOYMENT INSURANCE ACT AGAINST

DEBTOR: LUAN CONG BUI AND BE VAN NGUYEN, INDIVIDUALLY AND AS COPARTNERS DOING BUSINESS AS "BLANCO", A COPARTNERSHIP.

CERTIFICATE NO.: M173932.

AMOUNT: \$949.91.

RECORDED: JUNE 13, 1983 AS INSTRUMENT NO. 83-250049 OF OFFICIAL RECORDS.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

10. AN ABSTRACT OF JUDGMENT FOR \$166.69, AND ANY OTHER AMOUNTS DUE THEREUNDER, RECORDED AUGUST 8, 1986 AS INSTRUMENT NO. 86-351634 OF OFFICIAL RECORDS.

DEBTOR: H. T. TROUNG.

CREDITOR: MAY COMPANY, CALIFORNIA INC., A CORPORATION.

CASE NO. SC 112520 IN THE HARBOR JUDICIAL DISTRICT.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

11. A LIEN FOR THE AMOUNT HEREIN STATED AND ANY OTHER AMOUNTS DUE FOR UNSECURED PROPERTY TAXES, EVIDENCED BY A CERTIFICATE FILED BY THE TAX COLLECTOR OF THE COUNTY HEREINBELOW MENTIONED AGAINST

DEBTOR: NGUYEN, BA VAN.

YEAR & NO: 1986-1987; 000335.

AMOUNT: \$94.64.

COUNTY: ORANGE.

RECORDED: FEBRUARY 4, 1987 AS INSTRUMENT NO. 87-065179 OF OFFICIAL RECORDS.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

12. A LIEN FOR THE AMOUNT HEREIN STATED AND FOR ANY OTHER AMOUNTS DUE, IN FAVOR OF THE STATE OF CALIFORNIA, EVIDENCED BY A CERTIFICATE FILED BY THE FRANCHISE TAX BOARD UNDER THE PERSONAL INCOME ACT AGAINST

DEBTOR: HOA T. TRUONG.

CERTIFICATE NO.: 87055-003162.

AMOUNT: \$189.33.

RECORDED: MARCH 2, 1987 AS INSTRUMENT NO. 87-111959 OF OFFICIAL RECORDS.





OR-1481741

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

13. A LIEN FOR THE AMOUNT HEREIN STATED AND ANY OTHER AMOUNTS DUE FOR UNSECURED PROPERTY TAXES, EVIDENCED BY A CERTIFICATE FILED BY THE TAX COLLECTOR OF THE COUNTY HEREINBELOW MENTIONED AGAINST

DEBTOR:	TRUONG HOA.
YEAR & NO:	1987-1988; 03741.
AMOUNT:	\$77.44.
COUNTY:	ORANGE.
RECORDED:	NOVEMBER 6, 1987 AS INSTRUMENT NO. 87-623887 OF OFFICIAL RECORDS.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

14. THIS REPORT IS PREPARATORY TO THE ISSUANCE OF A PARCEL MAP GUARANTEE AND IT IS INTENDED SOLELY FOR THE USE OF THOSE PARTIES DIRECTLY INVOLVED IN THE PREPARATION AND CHECKING OF SAID PARCEL MAP.



## **NOTICE**

Sections 12413 and 12413.5 of the California Insurance Code become effective on January 1, 1985. This new law requires that any title insurance company, underwritten title company or controlled escrow company handling funds in an escrow or subescrow capacity must have all cash, checks and drafts representing disbursements to be made by it deposited into its escrow depository bank account *before* recording your transaction.

When checks (including cashier's, certified and traveler's checks), share drafts and money orders are drawn on or issued by an office of a financial institution located outside the state of California or when *any* draft (other than a share draft) is deposited into or submitted for collection to First American Title Company's escrow depository bank account, there may be a substantial delay in the closing of your transaction or the disbursement of funds to be made by First American Title Company.

To avoid any delay necessitated by this new law please consider the following:

1. Use checks, share drafts or money orders drawn on or issued by offices of financial institutions located within the state of California.
2. Require the wire transfer of the funds from the office of the financial institution located outside the state of California to First American's escrow depository bank account.
3. Avoid using drafts.

If you have any questions about the effect of this new law on your escrow please contact your local First American Title Company office.

RESOLUTION NO. 6950-87

PM-87-336

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT NO. SPA-129-87 AND PARCEL MAP NO. PM-87-336, REZONING, SITE PLAN AND PARCEL MAP FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND PARSONS PLACE, PARCEL NOS. 100-190-19, 29

WHEREAS, the subject case, initiated by Ba Nguyen, requests rezoning from the C-M (Heavy Commercial/Limited Industrial) zone, to the M-1 (Limited Industrial) zone, and site plan approval for the construction of an approximately 5,520 square foot industrial building on an approximately 15,795 square foot site, and parcel map approval to consolidate two parcels; and

WHEREAS, the City of Garden Grove has prepared a Negative Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment; and

WHEREAS, pursuant to Resolution No. 3755, the Planning Commission recommended approval of SPA-129-87 and Parcel Map No. PM-87-336 on November 12, 1987; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on December 14, 1987, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter.

NOW, THEREFORE, BE IT RESOLVED:

1. Site Plan Amendment No. SPA-129-87 and Parcel Map No. PM-87-336 are hereby approved pursuant to facts and reasons stated in Planning Commission Resolution No. 3755, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.

2. The City staff is hereby directed to prepare the necessary ordinance to incorporate this amendment into the Municipal Code.

3. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 14th day of December 1987.

/s/ J. TILMAN WILLIAMS  
MAYOR

ATTEST:

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS:  
CITY OF GARDEN GROVE )

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 14th day of December, 1987, with the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, DONOVAN, KRIEGER, LITTRELL, WILLIAMS  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

RESOLUTION NO. 3755

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF SITE PLAN AMENDMENT NO. SPA-129-87 AND PARCEL MAP NO. PM-87-336 FOR A PARCEL OF LAND LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND PARSONS PLACE, PARCEL NOS. 100-190-19,29

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on November 12, 1987 does hereby recommend approval of Site Plan Amendment No. SPA-129-87 and Parcel Map No. PM-87-336.

BE IT FURTHER RESOLVED in the matter of SPA-129-87 and PM-87-336, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Ba Nguyen.
2. The applicant requests to rezone the site from the CM (Heavy Commercial/Limited Industrial) zone to the M-1 (Limited Industrial) zone. Additionally, the applicant is requesting site plan approval to construct a 5,520 square feet industrial building on an approximately 15,795 square feet site and parcel map approval to consolidate two existing parcels.
3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant adverse effect on the environment.
4. The subject property is zoned C-M and is unimproved with a vacant lot.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to legal notice, public hearing was held on November 12, 1987, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of November 12, 1987; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9219.9, are as follows:

FACTS & REASONS:

The subject rezone is justified in that the proposed zone is consistent with the General Plan; and

The proposed development is a permitted use in the M-1 (Limited Industrial) zone; and

The spirit and intent of the provisions, conditions, and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

The proposed development is properly related to essential on-site facilities such as off-street parking, traffic circulation, and points of vehicular and pedestrian access.

The proposed development is properly related to essential public facilities such as streets and alleys, utilities and drainage channels.

A reasonable degree of physical, functional, and visual compatibility exists between the proposed project and neighboring uses.

PARCEL MAPS/SUBDIVISIONS:

The subject Parcel Map/Tentative Tract Map is consistent with all elements of the Garden Grove General Plan.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject Site Plan Amendment and Parcel Map does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9219.7 and 9220.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

- A. Approval of this site plan amendment and parcel map shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- B. Minor modifications shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
- C. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Section. Lighting shall be restricted to decorative type wall mounted lights, or preferably, a ground lighting system.
- D. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.

- E. All ground-mounted mechanical equipment shall be screened from view from any place on or off the site.
- F. Grading, drainage, and underground utility plans are required.
- G. Tentative Parcel Map No. PM-87-339 shall be finalized and recorded prior to the issuance of building permits. If not recorded within two years of the date of approval, the parcel map shall expire.
- H. A detailed landscape plan shall be submitted to and approved by the Development Services Department prior to the issuance of the required building permits. Said plan shall include size, type and location of plant materials and shall fully comply with Section 9400 of the Municipal Code. The applicant shall heavily plant the landscape area along the southerly property line with 24" box trees to buffer the residence to the south. One (1) 36" box accent tree shall be provided on each side of the driveway on Parsons Place for a total of two (2) 36" box trees.
- I. All six (6) foot high block walls shall be provided as shown on the site plan. Said walls shall be constructed with split-face block or precision block textured treated to match the building. If said walls are located on the property line, the applicant shall work in conjunction with adjacent properties to provide one wall down each line.
- J. The security gate illustrated on the site plan does not comply with City standards and will not be allowed. Any such gate shall be located thirty-five (35) feet from Parson Place property.
- K. Comply with all requirements of the City's Water Services Division, including but not limited to the following:
  - 1. The development shall be master metered with meter(s) located within the Westminster Boulevard street right-of-way. Metering equipment, however, must be screened. The method of screening shall be approved by the Development Services Department prior to building permit issuance.
  - 2. All one and one-half larger meters shall have a proper backflow device.
  - 3. All such improvements shall be made at developer's expense.
- L. The applicant shall comply with all provisions of the City's Flood Damage Prevention Ordinance.
- M. The applicant shall be financially responsible for removing the existing curb on Westminster Avenue and relocating a new curb forty-two (42) feet from the centerline of Westminster Avenue. The applicant shall submit plans illustrating said improvement to and receive approval from the City's Public Works Department. The applicant shall post a bond of \$7,000 for said public improvements.

- N. Comply with all provisions of the City's Traffic Engineering Section, including but not limited to the following:
1. One underground wired marbelite pole street light is required on Parsons Place approximately 167 feet south of Westminster Avenue centerline.
  2. The driveway width shall be a minimum of twenty-five (25) feet.
  3. All parking stalls shall be separately labeled and the handicap stall shall provide proper signage.
  4. Applicant shall install red curb (no parking) on both Parsons Place and Westminster Avenue for the project's entire frontage. No parking permitted on public right-of-way.
- O. Comply with all requirements of the Garden Grove Police Department:
1. All exterior double doors shall be equipped as follows:
    - a. The inactive leaf of double doors shall be equipped with automatic releasing metal flushbolts having a minimum embedment of 5/8 inch into the header and threshold of the door frame or by panic hardware which contains a minimum of two locking points, one located at the header and the other at the threshold of each door.
    - b. Double doors shall have a full length astragal, constructed of steel a minimum of .125 inch thick, which will cover the opening between the doors. The astragal shall be a minimum of one inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with nonremovable bolts spaced apart on not more than 10 inch centers.
  2. Aluminum frame swinging doors shall conform to the following:
    - a. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike, so as to prevent violation of the strike.
    - b. Aluminum frame swinging doors shall be equipped with a two-point locking mechanism consisting of deadbolt having a minimum bolt projection of 1-1/2 inches, or a hook shaped or similar bolt that engages the strike sufficiently to prevent spreading and a metal automatic



releasing threshold bolt having a minimum embedment of 5/8 inch into the floor. The deadbolt lock shall have a minimum of five pin tumblers, and a cylinder guard and shall be equipped with a locked indicator.

3. Whenever a mail slot is located within 40 inches of the primary locking device on any exterior door, it shall be covered by an interior hood which will discourage manipulation of the primary locking device.
  4. All exterior doors shall be equipped with a lighting device which shall provide a minimum maintained one foot candle of light at ground level during hours of darkness. Lighting devices shall be protected by vandal resistant covers.
  5. All parking lots, and access thereto, providing more than 10 parking spaces and for use by the general public, shall be provided with and minimum maintained one footcandle of light on the parking surface from dusk until the termination of business every operating day. At all other hours of darkness, a minimum maintained .25 footcandles of light shall be provided at ground level.
  6. Exterior lighting shall not shine away from the subject property.
  7. Interior night lighting shall be maintained in those areas that are visible from the street (ground floors only).
  8. The address number of every commercial building shall be located so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and be of a color contrasting to the background.
- P. Signage shall be limited to wall mounted or ground monument signs only. The monument sign shall be constructed as drawn per the sign plan submitted with the application.

ADOPTED this 12th day of November 1987.

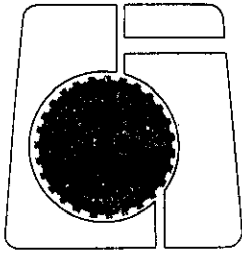
/s/ MANUEL NUNES  
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on November 12, 1987, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	NUNES, BIXLER, MARGOLIN, POPE, PRINGLE, WAGNER
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NUESSE
ABSTAIN:	COMMISSIONERS:	NONE

/s/ PRISCILLA STIERSTORFER  
SECRETARY

3828T/1426A  
11/05/87



GARDEN GROVE

DEVELOPMENT SERVICES DEPARTMENT

714/638-6831

APPLICATION FOR:

<u>XX</u> PARCEL MAP	:	ENVIRONMENTAL IMPACT REPORT
(\$500 + \$10 PER LOT)	:	REVIEW (20% OF EIR COST)
	:	
	:	ENVIRONMENTAL IMPACT REPORT (\$150)
	:	NEGATIVE DECLARATION

NAME OF APPLICANT: BA NGUYEN TELEPHONE: (714) 554-7245  
 MAILING ADDRESS: 11541 WESTMINSTER AVE.  
GARDEN GROVE, CALIFORNIA ZIP: 92645

NAME OF RECORDED OWNER: BA NGUYEN TELEPHONE: (714) 554-7245  
 MAILING ADDRESS: 11541 WESTMINSTER AVENUE  
GARDEN GROVE, CALIFORNIA ZIP: 92645

STATUS OF THE APPLICANT (CHECK ONE)

XX RECORDED OWNER OF THE PROPERTY  
 \_\_\_\_\_ PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL  
 \_\_\_\_\_ LESSEE  
 \_\_\_\_\_ AUTHORIZED AGENT OF ONE OF THE ABOVE

IF YOU ARE NOT THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

SIGNATURE OF OWNER: *[Signature]* DATE: 8/24/87  
 SIGNATURE OF APPLICANT: *[Signature]* DATE: 8/24/87  
 ACCEPTANCE BY LAND USE: *[Signature]* DATE: 8-24-87  
 ACKNOWLEDGMENT OF FEE PAYMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

0781R/502A  
5/27/82

NOTE: If you are not the recorded owner of the property, this letter of authorization must be signed by the owner, notarized, and submitted with the application.

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT  
Development Services Division

NOT APPLICABLE

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR \_\_\_\_\_ CASE NO. \_\_\_\_\_

I, \_\_\_\_\_, owner of the below described property,  
do hereby appoint \_\_\_\_\_ my agent for the purpose of  
consummating the above application, and agree to accept and fulfill any and  
all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Signature of Owner)

FILING INSTRUCTIONS FOR A PARCEL MAP

EXHIBIT REQUIRED:

- Parcel Map      Twelve (12) blue-line copies on 18"x26" paper (or size large enough for a scale of one hundred feet to the inch) of a map containing the information set forth below (see Map example attached). This map shall be prepared by Licensed Surveyor or Registered Civil Engineer.
- a. All boundary lines of the property fully dimensioned; and when adjacent to or in close proximity to any public streets, such dimensions shall be tied in with the centerline of such streets.
  - b. The name, location, and width of any such adjacent street.
  - c. County Assessor's book, block, and parcel numbers for abutting parcels.
  - d. The location and width of any water courses, structures, irrigation ditches, and any other permanent physical features of the land.
  - e. The width and location of all existing or proposed public or private easements.
  - f. The precise location of all existing buildings and structures on the subject property which will remain for the present. Any existing structures to be removed should be noted.
  - g. All proposed parcels fully dimensioned and designated as 1, 2, 3, etc.
  - h. Words "Parcel Map" as a heading for the page. 27-336
  - i. Scale of map.
  - j. North arrow.
  - k. Legal description of the subject property.
  - l. Name, address, and telephone number of owner.
  - m. Name, address, and telephone number of person who prepared the map.
  - n. Date of preparation of map.
  - o. Blank space for case number.

FORMS REQUIRED:

1. Letter of Authorization:

If the applicant is not the legal owner of the property involved, he must be authorized in writing as the agent of the property owner. A form for this purpose is attached and it must be notarized and submitted as a part of this application.

2. Deed Restrictions:

One copy of all deed restrictions, covenants and other legal documents affecting the subject property is required.

3. Title Report:

One copy of a Current Title Report obtainable from a title company must be submitted with this application.

This application to the City of Garden Grove shall in no way replace the requirement of filing a final Parcel Map with the County.

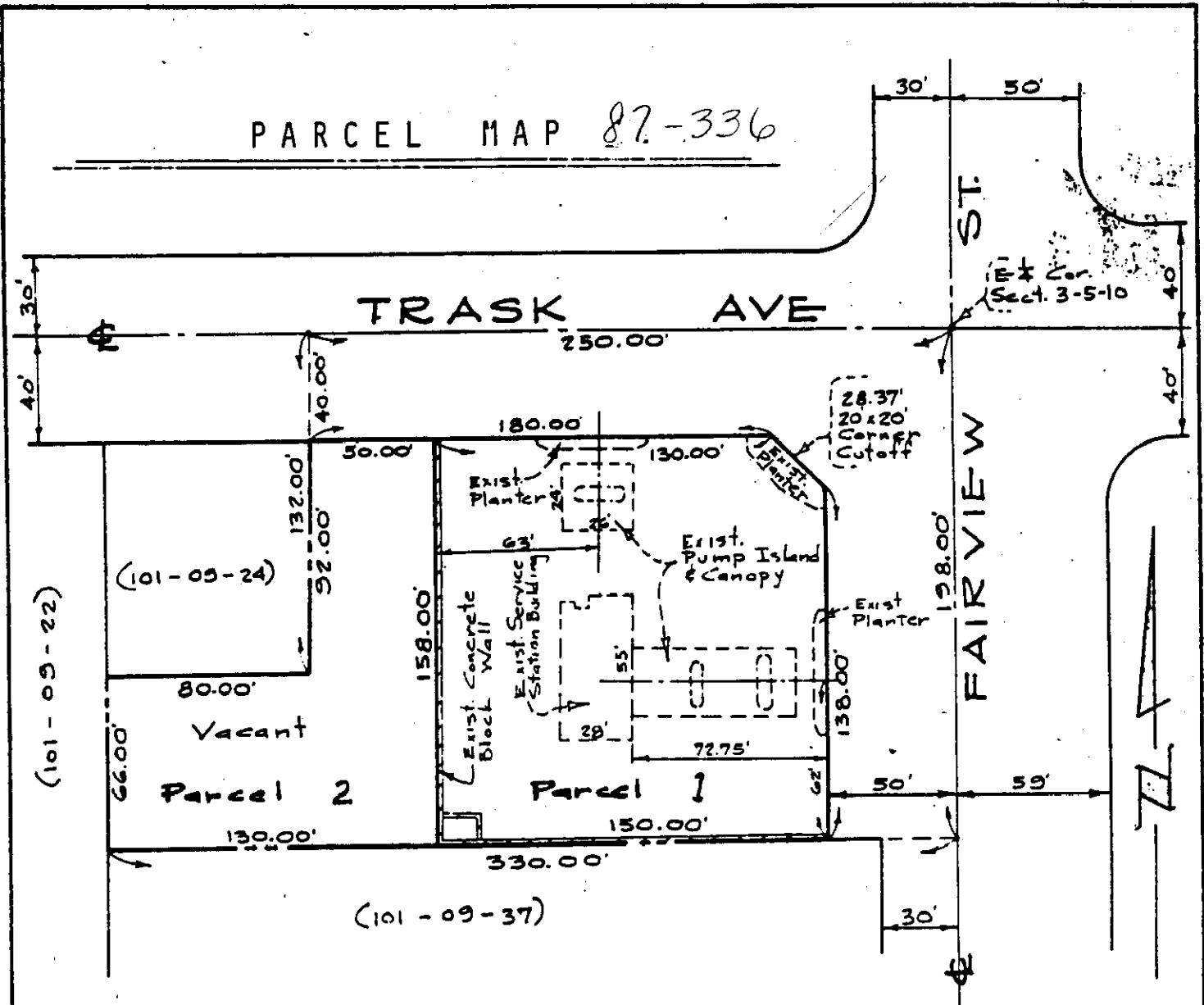
APPLICATIONS MUST BE COMPLETE, INCLUDING FORMS AND EXHIBITS, AT THE TIME OF FILING.

NOTE: Approval of your application by the City of Garden Grove Planning Commission is required. This action may be appealed to the City Council by filing in writing a statement setting forth the grounds for such appeal with the City Clerk, within fifteen (15) days of mailing of notice of the decision to the property owner.

0536B/85A  
1/20/82

(PARCEL MAP EXAMPLE)

PARCEL MAP 87-336



OWNER:

PREPARED BY:

LEGAL DESCRIPTION:

SCALE: 1" = 60'

CASE N° \_\_\_\_\_

DATE:

STYLE DRIVE

EXIST. TRACT NO. 1547 M.M. 59/49450

AP-89-343-02

AP-89-343-03

33

32

N 89° 05' 10" E RAD  
B.C.

AP-89-343-01

N 89° 32' 10" E 183.00'

EX. G. PUBLIC UTILITY EASEMENT PER TR. NO. 1547  
(68.80')

183.00'

PARCEL 1

180.00'

PARCEL 2

171.00'

PARCEL 3

158.00'

PARCEL 4

N 83° 46' 23" E RAD.  
149.98'

N 89° 32' 10" E 149.98'  
AP-89-343-21

LEGAL DESCRIPTION:

V A C A N T P R O P E R T Y

200.00'

50.00'

50.00'

50.00'

(28.83')  
AP-89-343-05

(60.00')  
AP-89-343-06

(60.00')  
AP-89-343-07

(60.00')  
AP-89-343-08

(103.00')  
AP-89-343-09

EXIST. TRACT NO. 1547 M.M. 59/49450

EXIST. TRACT BNDRY.

EXIST. CURB AND GUTTER DRIVE

PAV. T. EXIST. CURB AND GUTTER

SEACREST

N 72° 41' 02" E  
P.R.C.

E CHAPMAN AVE.

BY: A. J. T.

DEVELOPER:

LAND USE

OWNER:

DATE:

SCALE:  
1" = 40'

P. S. # 82





GARDEN GROVE

## PARCEL MAP

### CONDITIONS OF APPROVAL

Parcel Map approval is subject to the provisions of Section 9137 of the Garden Grove Municipal Code. This Section reads as follows:

*Section 9137. Approval of Maps.*

*Each map filed shall be certified by the City Engineer and the Zoning Administrator as to its engineering correctness and its compliance with the following conditions:*

- (a) That all lot sizes shall conform with the provisions of Chapter 2 of this Article and all lots shall comply with the standards set forth in this Chapter and the zoning regulations as set forth in Chapter 2 of this Article governing lot design.*
- (b) That curbs, gutters, sidewalks and paving will be installed along all street frontage of the property being divided.*
- (c) Separate and adequate distribution lines for domestic water supply will be constructed to each lot.*
- (d) That separate and individual sanitary sewer facilities and connection shall be made to each lot created.*
- (e) That no lot contained in such proposed subdivision shall conflict with any street, highway, park, playground, public building or other type of public project indicated on a Master Plan or Specific Plan.*
- (f) That no lot in such proposed subdivision may be subject to flood or inundation.*
- (g) That no division will be permitted that will block the development of adjacent property.*

APPROVAL OF THE PARCEL MAP BY THE CITY IS SUBJECT TO RECORDATION OF A PARCEL MAP WITH THE COUNTY OF ORANGE.

## TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

## SCHEDULE A

PREMIUM : \$955.00  
 AMOUNT OF INSURANCE: \$220,000.00  
 DATE OF POLICY : MARCH 25, 1987 AT 3:45 P.M.  
 POLICY NO. : 717283

## 1. NAME OF INSURED:

NO VAN NGUYEN AND HOA THI TRUONG AND BA VAN NGUYEN; RICHARD Y. M. CHEN  
 AND CHING LUA CHEN.

2. THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF POLICY  
 VESTED IN:

NO VAN NGUYEN AND HOA THI TRUONG, HUSBAND AND WIFE AND BA VAN NGUYEN, A  
 SINGLE MAN, ALL AS JOINT TENANTS.

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN  
 SCHEDULE C COVERED BY THIS POLICY IS A FEE.

## SCHEDULE B

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE, NOR AGAINST  
 COSTS, ATTORNEYS' FEES OR EXPENSES, ANY OR ALL OF WHICH ARISE BY REASON  
 OF THE FOLLOWING:

## PART I

ALL MATTERS SET FORTH IN PARAGRAPHS NUMBERED 1 (ONE) TO 11  
 (ELEVEN) INCLUSIVE ON THE INSIDE COVER SHEET OF THIS POLICY UNDER  
 THE HEADING SCHEDULE B PART I.

## PART II

1. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE  
 PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE  
 AND TAXATION CODE OF THE STATE OF CALIFORNIA.

2. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE  
 PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,  
 IN FAVOR OF : SOUTHERN CALIFORNIA TELEPHONE COMPANY.  
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)  
 FOR : TRIMMING TREES AND FOLIAGE AND REMOVING OVERHANGING LIMBS.  
 RECORDED : DECEMBER 27, 1943 IN BOOK 1226 PAGE 297, OFFICIAL RECORDS.  
 AFFECTS : WITHIN 5 FEET ON EACH SIDE OF THE EXISTING POLE LINE LOCATED  
 ADJACENT TO THE LAND COMPRISING SAID TRACT.

## TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

3. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY.  
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)  
 FOR : POLE LINES.  
 RECORDED : JUNE 21, 1948 IN BOOK 1656 PAGE 498, OFFICIAL RECORDS.  
 AFFECTS : THE EASTERLY 5 FEET.

4. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF : PACIFIC TELEPHONE AND TELEGRAPH COMPANY.  
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)  
 FOR : POLE LINES.  
 RECORDED : JULY 27, 1948 IN BOOK 1676 PAGE 180, OFFICIAL RECORDS.  
 AFFECTS : THE EASTERLY 5 FEET OF SAID LAND.

5. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF : THE COUNTY OF ORANGE.  
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)  
 FOR : STREET AND HIGHWAY PURPOSES.  
 RECORDED : SEPTEMBER 19, 1956 IN BOOK 3649 PAGE 298, OFFICIAL RECORDS.  
 AFFECTS : DESCRIBED AS FOLLOWS:

PARCEL A. ALL OF LOT ONE OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39 PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, LYING NORTHERLY OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SECTION NINE, TOWNSHIP FIVE SOUTH, RANGE TEN WEST, SAN BERNARDINO MERIDIAN.

PARCEL 1. BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 65 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SECTION NINE, TOWNSHIP FIVE SOUTH, RANGE TEN WEST, SAN BERNARDINO MERIDIAN, WITH THE EASTERLY RIGHT OF WAY LINE OF PARSONS PLACE (60.00 FEET IN WIDTH), AS SAID PARSONS PLACE IS SHOWN ON A MAP OF TRACT NO. 1273 RECORDED IN BOOK 39 PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SECTION NINE; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 45 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID PARSONS PLACE; THENCE SOUTHWESTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

## TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

6. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT STATED HEREIN

DATED : MARCH 2, 1987

AMOUNT : \$170,000.00

TRUSTOR : NO VAN NGUYEN AND HOA THI TRUONG, HUSBAND AND WIFE AND BA VAN NGUYEN, A SINGLE MAN

TRUSTEE : BURROW ESCROW CO.

BENEFICIARY : RICHARD Y.M. CHEN AND CHING LUA CHEN, HUSBAND AND WIFE AS JOINT TENANTS.

RECORDED : MARCH 25, 1987

INSTRUMENT NO.: 87-161372, OFFICIAL RECORDS

## TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

## SCHEDULE C

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF TRACT 1273, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39 PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL MAP NUMBER ASSIGNMENT

WALL MAP #19 WEST & EAST

TO: County of Orange  
Office of the County Surveyor  
Engineering Building, 400 Civic Center Drive West  
Santa Ana, California 92701

PARCEL MAP NUMBER 87-8367

I BA NGUYEN the record owner of the herein described land depose and state: That the subdivider named hereon has consent to file a Parcel Map thereon. Request is hereby made that a Parcel Map number be assigned to said land.

Dated: 30 July 1987

Signed: [Signature]  
Owner

DESCRIPTION:

LOTS 1 & 2, Tract 1273, Garden Grove, California  
(Assessor's Map, Book 100, Page 19, County of Orange)

Address  
11541 WESTMINSTER AVE  
GARDEN GROVE CA 92643

PROPOSED SUBDIVIDER:

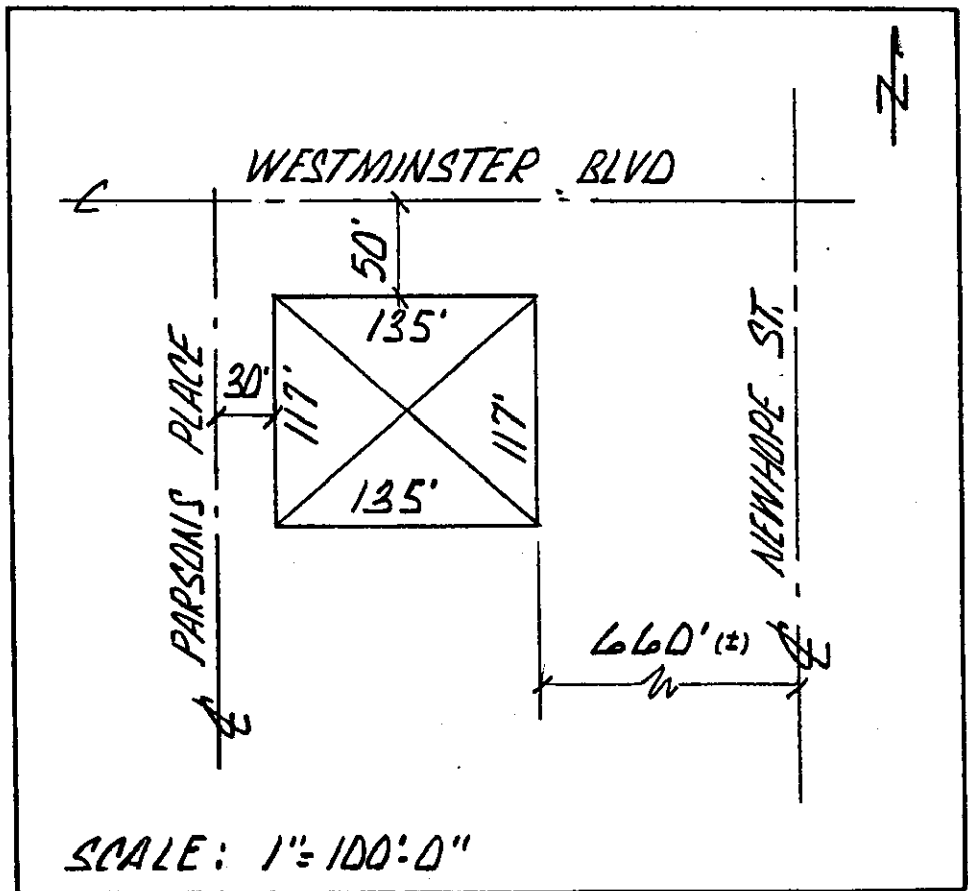
GARY MARYHEW  
Company or Name  
274 CALLE CUERVO  
Address  
SAN CLEMENTE CA 92672

CITY  
SUBDIVIDER'S ENGINEER/SURVEYOR

RICHARD K. SHOGREN, P.E.  
Company or Name  
12755 BROOKHURST SUITE 206

Address  
GARDEN GROVE CA 92640  
Consolidation  
~~EXEMPTION~~ will be in  
(Unincorporated Territory  
or  
(City of GARDEN GROVE )

SKETCH



Receipt of \$37.00 issuance fee is hereby acknowledged and the above Parcel Map number is assigned to the owner of the land described herein only. Fraudulent statements hereon shall be cause for cancellation.

Authorization and Receipt No. 4870

Dated: AUGUST 3, 1987 By: RON



OR-1481741

DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF GARDEN GROVE, AND IS DESCRIBED AS FOLLOWS:

PROPOSED PARCEL MAP 87-336 BEING A SUBDIVISION OF:

LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

\* \* \* \* \*

NJS:HA

NOTE: THE ONLY PARTIES WHOSE SIGNATURES ARE NECESSARY TO OFFER FOR DEDICATION ANY STREETS OR ALLEYS SHOWN ON THE MAP OF PROPOSED PARCEL MAP NO. 87-336, ARE AS FOLLOWS:

NO VAN NGUYEN, HOA THI TRUONG, AND BA VAN NGUYEN; OWNERS.

RICHARD Y. M. CHEN AND CHING LUA CHONG, HUSBAND AND WIFE, BENEFICIARIES UNDER DEED OF TRUST RECORDED MARCH 25, 1987 AS INSTRUMENT NO. 87-161372 OF OFFICIAL RECORDS.

THE INTEREST OF:

SOUTHERN CALIFORNIA TELEPHONE COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1226, PAGE 297 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1656, PAGE 498 OF OFFICIAL RECORDS.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1676, PAGE 180 OF OFFICIAL RECORDS.

COUNTY OF ORANGE, HOLDER OF AN EASEMENT RECORDED IN BOOK 3649, PAGE 298 OF OFFICIAL RECORDS.

MAY BE COVERED BY INDORSEMENT PURSUANT TO ARTICLE 66436 OF THE GOVERNMENT CODE.

ALL TAXES FOR THE FISCAL YEAR 1987-1988 MUST BE PAID IN FULL PRIOR TO PROCESSING SAID MAP THROUGH GOVERNMENT AGENCIES. PLEASE MAKE CHECK PAYABLE TO THE ORANGE COUNTY TAX COLLECTOR AND FORWARD TO THIS OFFICE ALONG WITH COMPLETE TAX BILLS FOR PAYMENT.





FILING INSTRUCTIONS  
FOR PUBLIC HEARINGS

- FIRST: THE APPLICANT SHOULD CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ROOM 220, CITY HALL (TELEPHONE (714) 638-6831) TO DISCUSS THE REQUEST OR PROPOSAL PRIOR TO THE PREPARATION OF DETAILED PLANS.
- SECOND: AFTER REVIEW BY THE DEVELOPMENT SERVICES DEPARTMENT, THE APPLICANT SHALL BRING THE EXHIBITS DESCRIBED BELOW TO THE DEVELOPMENT SERVICES DEPARTMENT, GARDEN GROVE CITY HALL, ROOM 220, 11391 ACACIA PARKWAY, GARDEN GROVE 92640, BETWEEN THE HOURS OF 8 A.M. AND 4 P.M. A PLANNER OF THE DEVELOPMENT SERVICES DEPARTMENT WILL CHECK YOUR EXHIBITS AND APPLICATION FORMS. IF ALL SUBMITTALS ARE IN ORDER, THE PLANNER WILL ACCEPT THE APPLICATION FOR FURTHER REVIEW OF THE PLANS AND DOCUMENTS.

As a permit granting Agency, this department is required to review permit applications to determine if they are complete and acceptable for filing. The applicant may then be notified in writing of his status. From the date of acceptance for filing, there is a 30-day time limit for written notification of any incompleteness.

Since it could become necessary to postpone the hearing date for an incomplete application, the applicant should work closely with the staff. The acceptance of an application as being complete does not guarantee its approval. It only indicates that there is adequate information to evaluate the project.

NO APPLICATION WILL BE ACCEPTED UNTIL ALL THE APPLICATION FORMS, REQUIREMENTS, INFORMATION, AND MAPS HAVE BEEN COMPLETED TO THE REQUIRED SPECIFICATIONS. ONCE THIS STEP IS COMPLETED TO THE REQUIRED SATISFACTION OF THE CITY, THE APPLICATION WILL BE ACCEPTED AND THE APPLICANT WILL BE NOTIFIED OF THE PUBLIC HEARING DATE. NOTE: THE PLANNER DOES NOT HAVE THE AUTHORITY TO "HOLD" AN INCOMPLETE APPLICATION NO MATTER HOW SLIGHT THE OMISSION.

- THIRD: THE APPLICANT OR HIS AUTHORIZED AGENT MUST BE PRESENT AT THE PUBLIC HEARING.

## EXHIBITS

All of the following exhibits and the requested information for each shall be completed. If any exhibit or any requested information is missing or inadequate, the entire application package will be returned to the applicant. No partial applications will be accepted or held by the Development Services Department.

The applicant must submit twenty-two (22) sets of plans at the time of application. Each set of plans, except for the colored exhibit, must be stapled together in the following order (top to bottom):

1. Area Map
2. Existing Facilities Plan
3. Plot Plan
4. Floor Plan
5. Elevations
6. Landscape Plan
7. Sign Program Plan (is applicable)

Plans must also be folded by the applicant to a size approximately 11 inches by 14 inches and in such manner as to show the title block. Plans which are not folded will not be accepted for further processing.

COMPLETE  
YES                      NO

### I. DETAILED DRAWINGS

\_\_\_\_\_      \_\_\_\_\_      A. AREA MAP (SEE ATTACHED EXAMPLE): TWENTY-TWO (22) COPIES DRAWN AT A SCALE OF 1" = 100' OR 1" = 200' REDUCED TO 8½" x 11" (MAXIMUM SIZE) AND INCLUDING THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK (APPLICANT'S NAME AND DATE DRAWN).
2. SHOW ALL THE PROPERTIES WITHIN 300' OF THE SUBJECT PROPERTY, WITH THE SUBJECT PROPERTY CLEARLY DESIGNATED.
3. SHOW ASSESSOR'S BOOK, BLOCK, AND PARCEL NUMBERS FOR THE SUBJECT PROPERTY AND ALL PROPERTIES WITHIN 300'.
4. SHOW ALL STREETS AND THEIR NAMES.
5. SHOW ALL COUNTY AND MUNICIPAL BOUNDARIES.

COMPLETE  
YES      NO

\_\_\_\_\_      \_\_\_\_\_

B. EXISTING FACILITIES PLAN (SEE ATTACHED EXAMPLE)  
30" x 42" (MAXIMUM SIZE)

TWENTY-TWO (22) COPIES DRAWN AT THE SAME SCALE AS THE SITE PLAN AND AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK.
2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
3. SHOW EXISTING BUILDING LOCATIONS DIMENSIONED TO SHOW BUILDING SIZES, SETBACKS, DISTANCES BETWEEN BUILDINGS, ETC.
4. SHOW AND LABEL EXISTING ADJACENT STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS AND MEDIANS DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
5. SHOW ALL EXISTING SIGNS INCLUDING LOCATIONS, SIZE, HEIGHT AND TYPE.
6. SHOW ALL LABEL ALL EXISTING WATER, SEWER AND UTILITY LINES SERVING THE SUBJECT PROPERTY.
7. SHOW AND LABEL ALL EXISTING EASEMENTS (UTILITY, VEHICULAR ACCESS, PARKING, ETC.) AFFECTING THE SUBJECT PROPERTY, AND WHICH ARE DESCRIBED IN THE TITLE REPORT.
8. SHOW ALL PROPOSED EXISTING TREES LOCATED ON THE SITE. INDICATE TYPE (LATIN AND COMMON NAME) AND APPROXIMATE SIZE (CALIPHER AND HEIGHT).
9. SHOW ALL EXISTING PERIMETER FENCES AND WALLS LABELING EACH AS TO MATERIAL TYPE, HEIGHT, AND CONDITION.
10. SHOW ALL STRUCTURES, FENCES, AND WALLS LOCATED ON CONTIGUOUS PROPERTIES.

\_\_\_\_\_      \_\_\_\_\_

~~C.~~ PLOT PLAN (SEE ATTACHED EXAMPLE) - 30" x 42" (MAXIMUM SIZE)

TWENTY-TWO (22) COPIES DRAWN AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK, INCLUDING THE NAME AND TELEPHONE NUMBER OF THE PERSON PREPARING THE PLAN.

COMPLETE  
YES \_\_\_\_\_ NO

~~C~~ PLOT PLAN (Continued)

- ~~2.~~ SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
- ~~3.~~ SHOW PROPOSED BUILDING LOCATIONS, DIMENSIONED, TO SHOW BUILDING SIZES, SETBACKS, DISTANCE BETWEEN BUILDINGS, ETC.
- ~~4.~~ SHOW AND LABEL PROPOSED STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS, AND DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
- ~~5.~~ SHOW ALL PROPOSED PARKING SPACES AND AISLES, INCLUDING DIMENSIONS.
- ~~6.~~ SHOW ALL PROPOSED SIGNS INCLUDING LOCATION AND DIMENSIONS.
- ~~7.~~ SHOW ALL STRUCTURES ON CONTIGUOUS PROPERTIES.
- ~~8.~~ SHOW ALL PROPOSED WALLS, FENCES, TREES AND HEDGES, AND LABEL EACH AS TO TYPE AND DIMENSIONS ON THE SUBJECT PROPERTY.
- ~~9.~~ SHOW ALL LANDSCAPED AREAS AND DIMENSIONS OF EACH.
- ~~10.~~ SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:
  - ~~a.~~ NET SIZE OF PARCEL.
  - ~~b.~~ TOTAL SQUARE FEET OF PARKING AREA, INCLUDING AREAS USED FOR INGRESS OR EGRESS, DRIVES, AISLES, STALLS, MANEUVERING, AND LANDSCAPING WITHIN PARKING AREA.
  - ~~c.~~ TOTAL LANDSCAPING AREA WITHIN PARKING AREA IN SQUARE FEET AND AS PERCENT OF TOTAL PARKING AREA.
  - ~~d.~~ BUILDING HEIGHTS.
  - ~~e.~~ TOTAL NUMBER OF PARKING SPACES ON THE SITE AND NUMBER OF COMPACT AND HANDICAPPED SPACES, AND PERCENTAGES OF EACH.

COMPLETE  
YES      NO

C. PLOT PLAN (Continued)

11. FOR RESIDENTIAL PROJECTS, SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:
- a. NUMBER OF UNITS.
  - b. TOTAL BUILDING COVERAGE IN SQUARE FEET AND AS A PERCENT OF SITE AREA.
  - c. TOTAL NUMBER OF COVERED AND GUEST PARKING SPACES, BOTH COMPACT AND REGULAR SIZE SPACES AND PERCENTAGES OF EACH.
  - d. TOTAL SQUARE FEET OF ALL COMMON RECREATION AREAS.
  - e. DENSITY AS SQUARE FEET PER UNIT.
  - f. DENSITY AS NUMBER OF UNITS PER ACRE.
  - g. NUMBERS OF ONE- TWO- AND THREE-BEDROOM UNITS AND SQUARE FOOTAGES OF EACH TYPE.
12. FOR RESIDENTIAL PROJECTS, SHOW ALL COMMON RECREATION AREAS AND PRIVATE PATIO AREAS AND DIMENSIONS OF EACH.
13. FOR COMMERCIAL PROJECTS, INDICATE PROPOSED USES AND THE AMOUNT OF SQUARE FOOTAGE FOR EACH USE.

D. FLOOR PLANS (SEE ATTACHED EXAMPLE) - 30" x 42"  
(MAXIMUM SIZE)

TWENTY-TWO (22) COPIES OF THE FLOOR PLANS, FULLY DIMENSIONED, CONTAINING THE FOLLOWING INFORMATION:

1. TYPES: ONE OF EACH FLOOR OF EACH TYPE UNIT OR BUILDING PROPOSED.
2. SCALE: ANY STANDARD SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE FLOOR LAYOUT.
3. TITLE BLOCK.
4. EACH SEPARATE FLOOR PLAN SHALL INDICATE SQUARE FOOTAGE.
5. EACH RESIDENTIAL FLOOR PLAN SHALL SHOW FULLY DIMENSIONED PATIO/BALCONY AREAS.

COMPLETE  
YES NO

\_\_\_\_\_ E. ELEVATIONS (SEE ATTACHED SAMPLE) - 30" x 42" (MAXIMUM SIZE)

ELEVATIONS ARE REQUIRED. PLEASE SUBMIT TWENTY-TWO (22) COPIES OF ELEVATIONS CONTAINING THE FOLLOWING INFORMATION:

1. TYPES: ELEVATION OF THE FOUR (4) SIDES OF EACH BUILDING TYPE PROPOSED ON THE SITE.
2. SCALE: 1/4" = 1' -0" OR ANY SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE DEVELOPMENT.
3. ALL EXTERIOR BUILDING MATERIALS LABELED AND IDENTIFIED.
4. TITLE BLOCK.

\* NOTE: ALL PORTIONS OF THE ELEVATIONS SHALL BE PLAINLY VISIBLE, UNOBSTRUCTED BY CONCEPTUAL LANDSCAPING ITEMS (TREES, SHRUBS, ETC.) OR OTHER OPAQUE FEATURES. HOWEVER, THE APPLICANT MAY SUBMIT EITHER A SUPPLEMENTAL SHEET SHOWING BUILDING ELEVATIONS WITH LANDSCAPING, SIGNS OR OTHER ARCHITECTURAL FEATURES ADDED OR AN ARTISTS RENDERING OF THE PROPOSED PROJECT.

\_\_\_\_\_ F. LANDSCAPE PLAN: A PRELIMINARY LANDSCAPE PLAN SHALL BE SUBMITTED. THIS PLAN SHALL INDICATE TYPE, SIZE AND LOCATION OF TREES, AND TYPE AND LOCATION OF SHRUBS AND GROUNDCOVERS.

\_\_\_\_\_ G. SIGN PLAN: SCALE DRAWINGS SHOWING EACH FACE OF EVERY PROPOSED SIGN SHALL BE SUBMITTED, ALONG WITH EXTERIOR MATERIALS LABELED AND IDENTIFIED.

\_\_\_\_\_ H. TRANSPARENCIES: A REDUCED 8½" x 11" TRANSPARENCY OF EXISTING FACILITIES PLAN, PLOT PLAN, FLOOR PLAN, ELEVATIONS, AND LANDSCAPE PLANS FOR THE OVERHEAD PROJECTOR MUST BE SUBMITTED.

\_\_\_\_\_ I. COLORED EXHIBIT: ONE OF THE TWENTY-TWO (22) SETS OF PLANS SHALL CONTAIN COLORED EXHIBITS OF THE SITE PLAN AND ELEVATIONS. THE COLORED ELEVATIONS OR RENDERINGS SHALL BE REPRESENTATIVE OF THE FINAL COLOR PLAN FOR THE PROJECT. THE COLORED EXHIBIT SHALL NOT BE FOLDED.

COMPLETE  
YES      NO

II. OTHER EXHIBITS

THE APPLICANT SHALL SUBMIT ONE COPY OF EACH OF THE FOLLOWING FORMS AND DOCUMENTS:

\_\_\_\_\_      \_\_\_\_\_  
A. EVIDENCE OF TITLE:

EVIDENCE OF TITLE, SECURED THROUGH A TITLE INSURANCE COMPANY VIA A PRELIMINARY TITLE REPORT, SHOWING CURRENT OWNERSHIP AND ENCUMBRANCES (MAJOR DEDICATIONS AND EASEMENTS) IS NEEDED TO SATISFY THE REQUIREMENT THAT THE RECORDED OWNER BE KNOWN AND CONSENTS TO THE FILING OF THE APPLICATION. THE REPORT MUST HAVE BEEN COMPLETED WITHIN SIX (6) MONTHS PRIOR TO FILING THE APPLICATION.

\_\_\_\_\_      \_\_\_\_\_  
B. LETTER OF AUTHORIZATION (FORM ATTACHED TO APPLICATION)

NR THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

\_\_\_\_\_      \_\_\_\_\_  
C. LIST OF PROPERTY OWNERS:

THIS LIST IS TO BE SUBMITTED ONLY IN CASES WHERE PROPERTY THAT IS WITHIN 300 FEET OF THE SUBJECT PROPERTY FALLS OUTSIDE OF THE GARDEN GROVE CITY LIMITS. THE LIST SHOULD CONTAIN ONLY THOSE PROPERTY OWNERS AND ADDRESSES FOR THE PROPERTY OUTSIDE THE GARDEN GROVE CITY LIMITS. THESE PROPERTIES ARE TO BE SUBMITTED AS TYPED NAMES AND ADDRESSES ON GUMMED LABELS. (TWO SETS ARE REQUIRED.)

\_\_\_\_\_      \_\_\_\_\_  
D. INITIAL STUDY OF ENVIRONMENTAL EFFECTS

THE INITIAL STUDY MUST BE ACCURATELY COMPLETED, TYPED AND SUBMITTED WITH THE APPLICATION.

COMPLETE  
YES NO

\_\_\_\_\_

III. ADDITIONAL INFORMATION

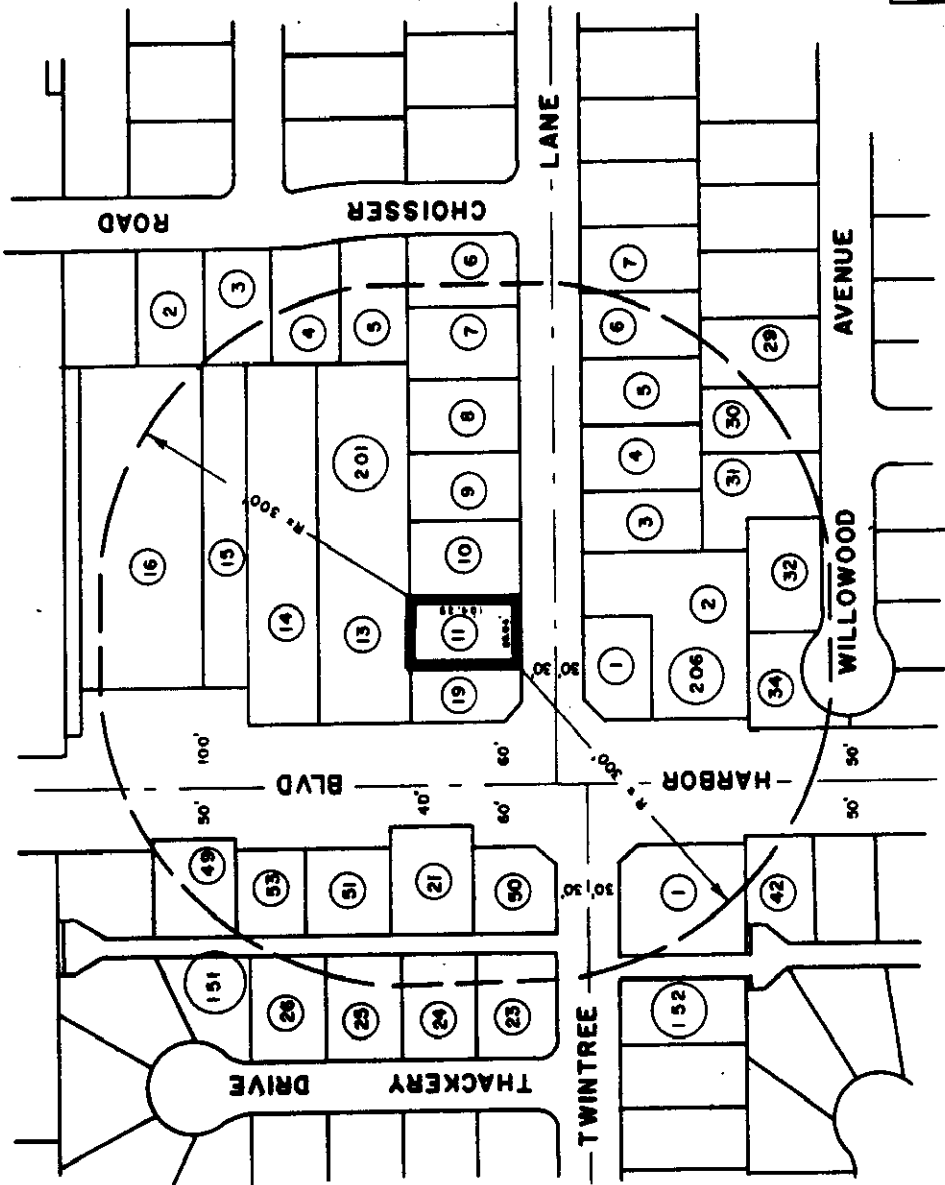
THE FOLLOWING ITEMS ARE NEEDED IN ORDER TO ACCEPT YOUR APPLICATION AS COMPLETE.

- A. \_\_\_\_\_  
\_\_\_\_\_
- B. \_\_\_\_\_  
\_\_\_\_\_
- C. \_\_\_\_\_  
\_\_\_\_\_
- D. \_\_\_\_\_  
\_\_\_\_\_
- E. \_\_\_\_\_  
\_\_\_\_\_

0738R/499A  
11/13/84



# GUIDE TO AREA MAP

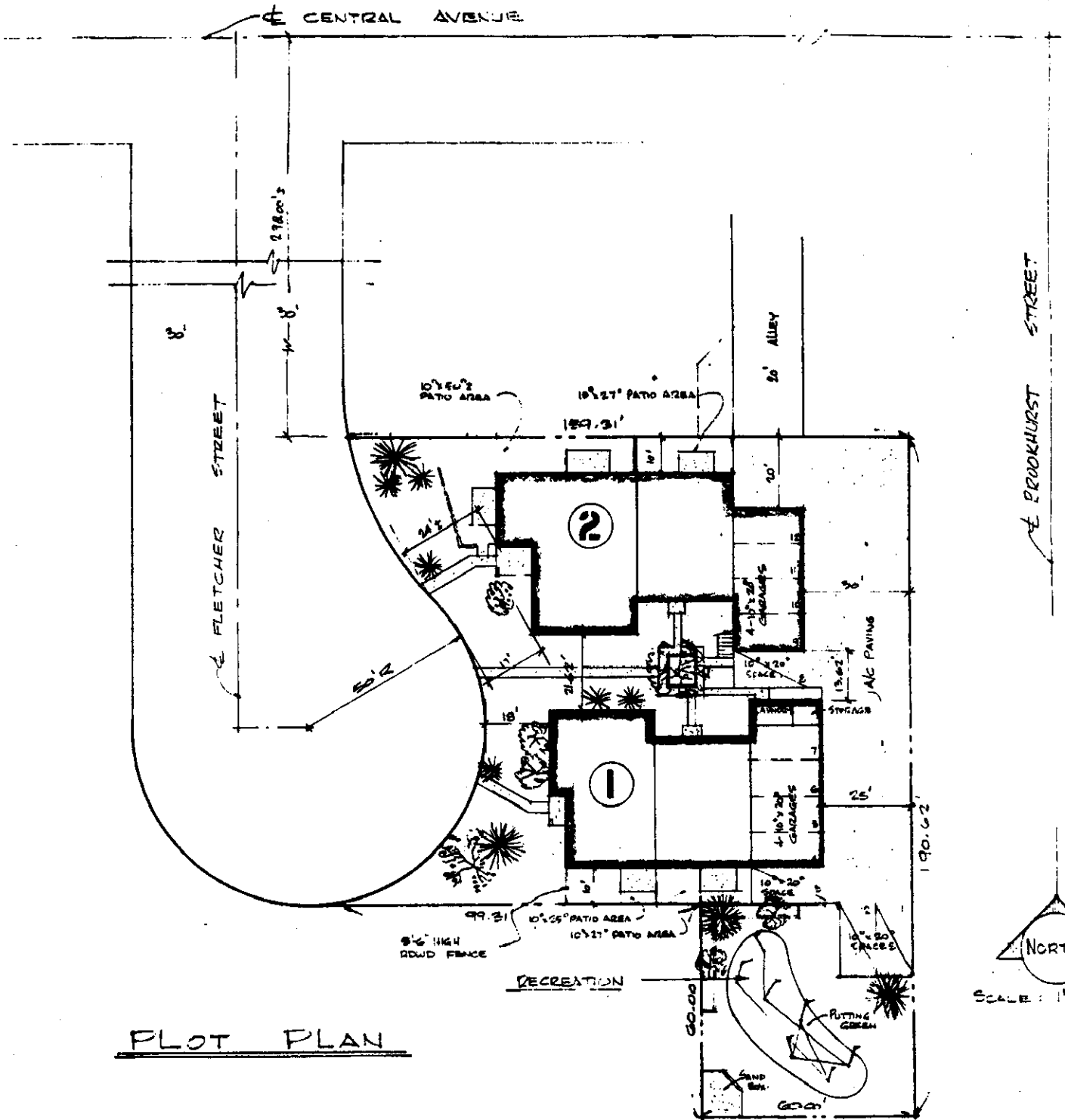


<b>AREA MAP</b>	
GENERAL DESCRIPTION OF PROPERTY:	
OWNER:	TEL.:
ADDRESS:	
MAP PREPARED BY:	
ADDRESS:	CASE NO.:
SCALE:	
DATE:	

ASSESSOR'S MAP  
BOOK 138  
PAGE 20

Please use scale of  
1" = 100' or 1" = 200'

# GUIDE TO PLOT PLAN



## PLOT PLAN

### TABULATION

2-4 UNIT APT. BUILDINGS

#### BUILDING #1

1-2 BDRM 2-BATH APT.  
2-2 BDRM 1-BATH APTS.  
1-1 BDRM 1-BATH APT.

#### BUILDING #2

1-2 BDRM 2-BATH APT.  
2-2 BDRM 1-BATH APTS.  
1-1 BDRM 1-BATH APT.

### PARKING

8-10'x20' GARAGES PROVIDED  
4-10'x20' OPEN PARKING SPACES PROVIDED.

## PLOT PLAN

GENERAL DESCRIPTION OF PROPERTY:

OWNER: \_\_\_\_\_ TEL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

MAP PREPARED BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SCALE: \_\_\_\_\_

CASE NO. \_\_\_\_\_

EXAMPLE A

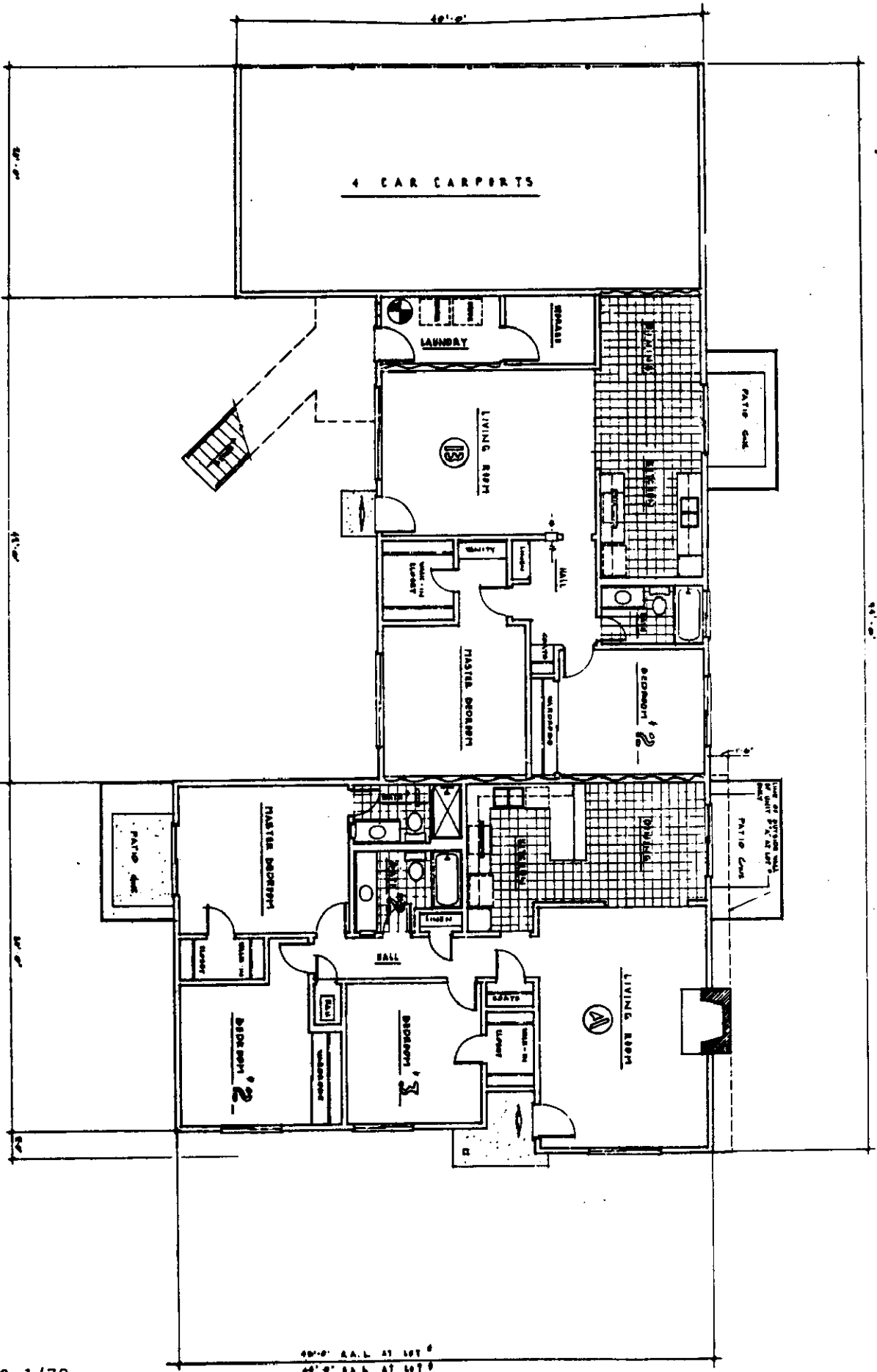
# GUIDE TO FLOOR PLAN

**T A B U L A T I O N**

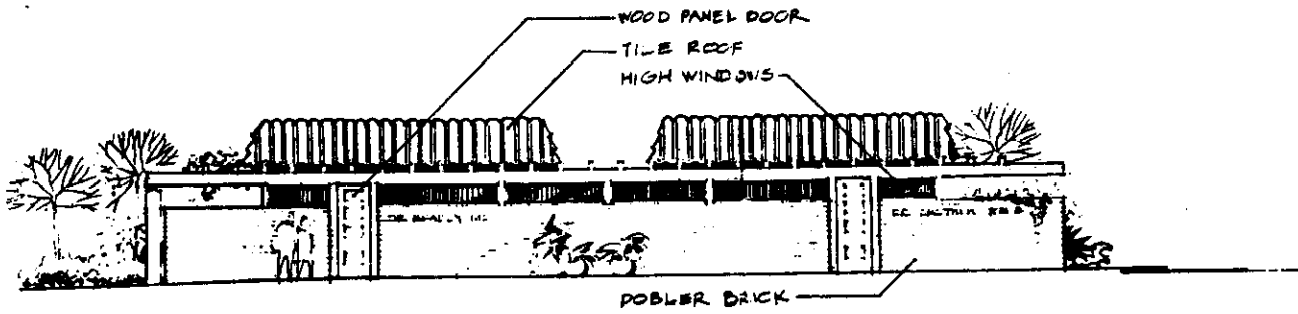
UNIT	NO.	DESCRIPTION	AREA
UNIT 1	A	RESIDENTIAL	1240
UNIT 2	B	RESIDENTIAL	1240
UNIT 3	C	RESIDENTIAL	1240
UNIT 4	D	RESIDENTIAL	1240
UNIT 5	E	RESIDENTIAL	1240
UNIT 6	F	RESIDENTIAL	1240
UNIT 7	G	RESIDENTIAL	1240
UNIT 8	H	RESIDENTIAL	1240
UNIT 9	I	RESIDENTIAL	1240
UNIT 10	J	RESIDENTIAL	1240
UNIT 11	K	RESIDENTIAL	1240
UNIT 12	L	RESIDENTIAL	1240
UNIT 13	M	RESIDENTIAL	1240
UNIT 14	N	RESIDENTIAL	1240
UNIT 15	O	RESIDENTIAL	1240
UNIT 16	P	RESIDENTIAL	1240
UNIT 17	Q	RESIDENTIAL	1240
UNIT 18	R	RESIDENTIAL	1240
UNIT 19	S	RESIDENTIAL	1240
UNIT 20	T	RESIDENTIAL	1240
UNIT 21	U	RESIDENTIAL	1240
UNIT 22	V	RESIDENTIAL	1240
UNIT 23	W	RESIDENTIAL	1240
UNIT 24	X	RESIDENTIAL	1240
UNIT 25	Y	RESIDENTIAL	1240
UNIT 26	Z	RESIDENTIAL	1240

**F I R S T F L O O R P L A N**

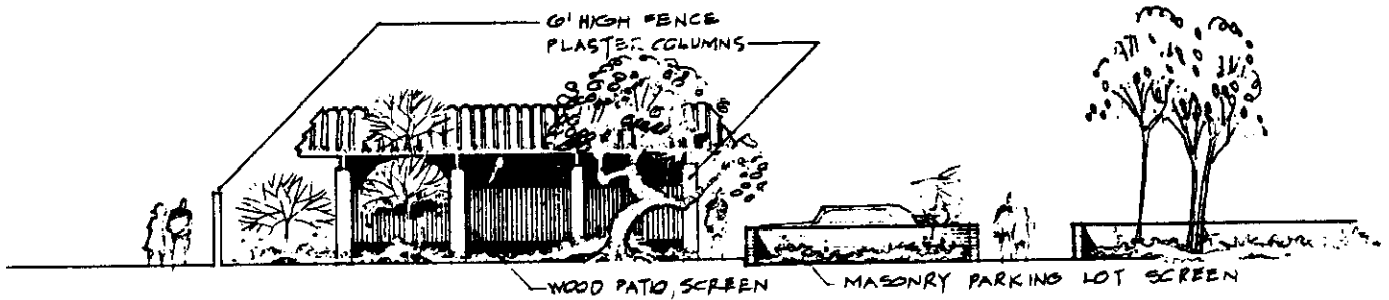
" TYPICAL "



# GUIDE TO ELEVATIONS

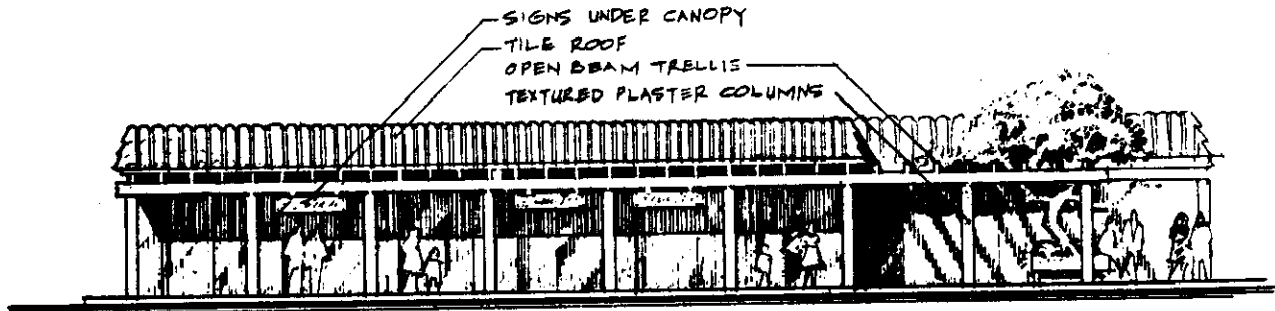


**NORTH ELEVATION**

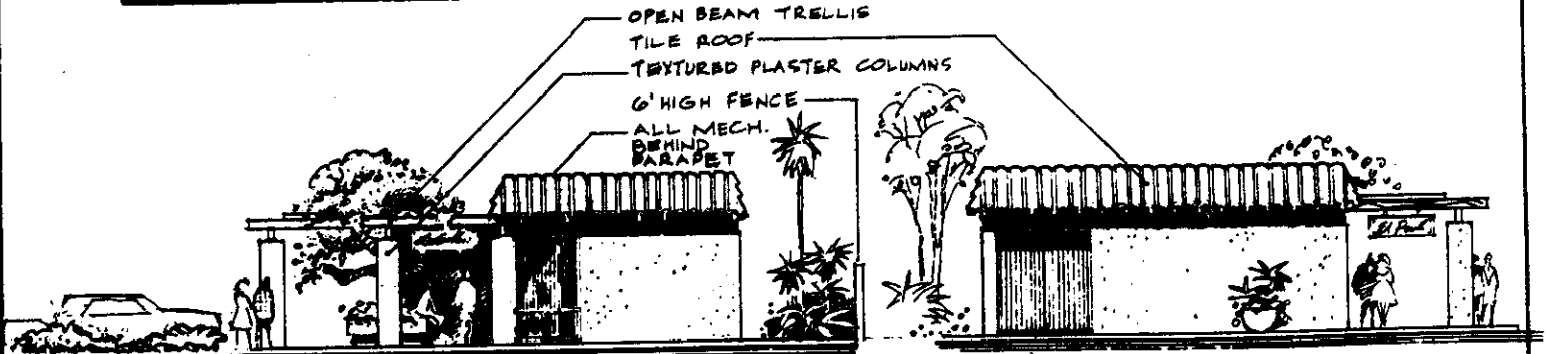


**EAST ELEVATION (WEST SIDE)**

## MEDICAL BUILDING



**WEST ELEVATION**



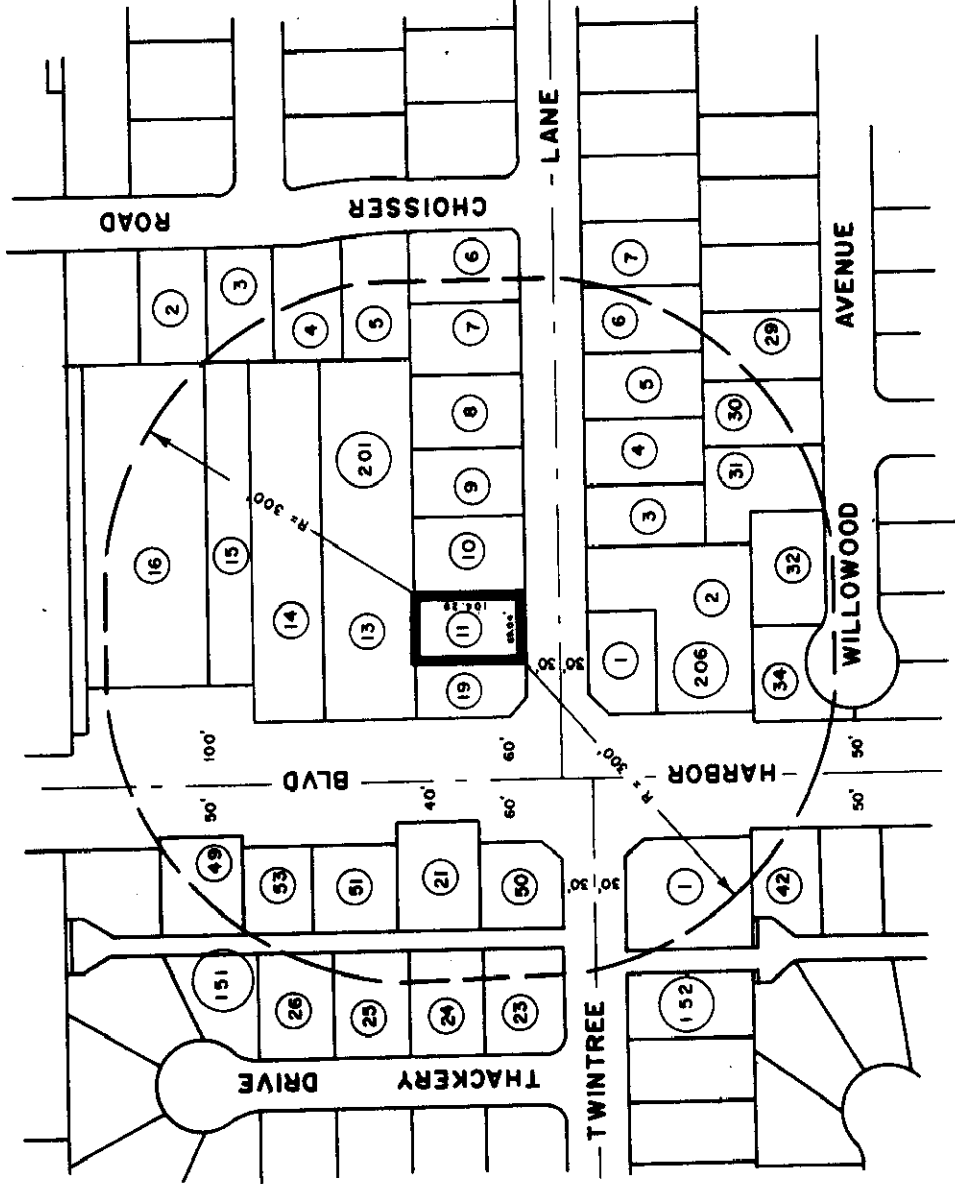
**SOUTH ELEVATION**

**NORTH ELEVATION**

## RETAIL SHOPS

ELEVATIONS	
GENERAL DESCRIPTION OF PROPERTY:	
OWNER:	TEL:
ADDRESS:	

# GUIDE TO AREA MAP



VISUAL SCALE IN FEET

## AREA MAP

GENERAL DESCRIPTION OF PROPERTY:

OWNER: \_\_\_\_\_ TEL. \_\_\_\_\_

ADDRESS: \_\_\_\_\_

MAP PREPARED BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

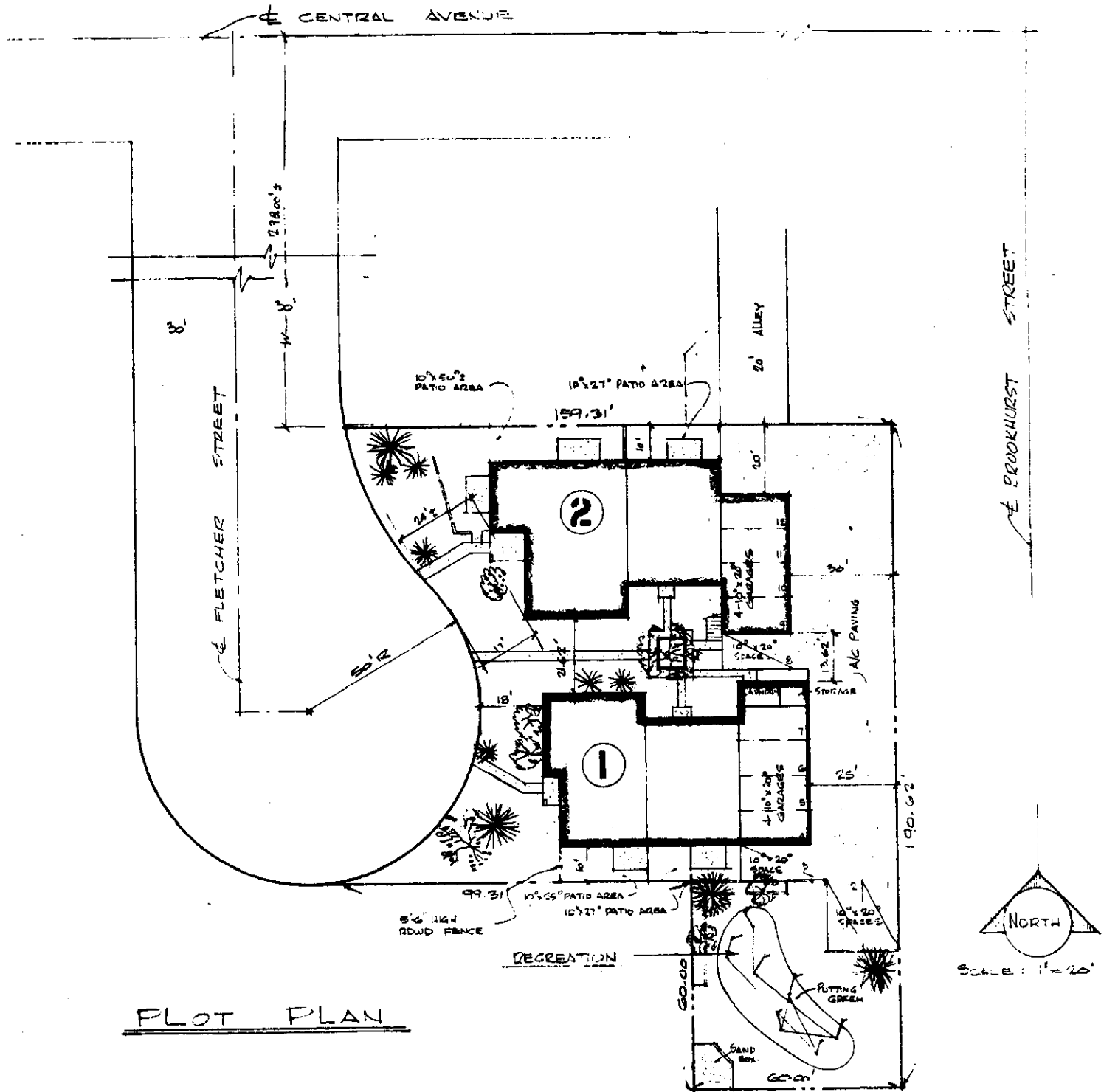
SCALE: \_\_\_\_\_ CASE NO. \_\_\_\_\_

DATE: \_\_\_\_\_

ASSESSOR'S MAP  
BOOK 138  
PAGE 20

Please use scale of  
1" = 100' or 1" = 200'

# GUIDE TO PLOT PLAN



PLOT PLAN

TABULATION	
2-4 UNIT APT. BUILDINGS	
<u>BUILDING #1</u>	
1-3 BDRM	2-BATH APT.
2-2 BDRM	1-BATH APTS.
1-1 BDRM	1-BATH APT.
<u>BUILDING #2</u>	
1-3 BDRM	2-BATH APT.
2-2 BDRM	1-BATH APTS.
1-1 BDRM	1-BATH APT.

PARKING  
 2-10'x20' GARAGES PROVIDED  
 4-10'x20' OPEN PARKING SPACES PROVIDED.

PLOT PLAN	
GENERAL DESCRIPTION OF PROPERTY:	
OWNER:	TEL.
ADDRESS:	
MAP PREPARED BY:	
ADDRESS:	

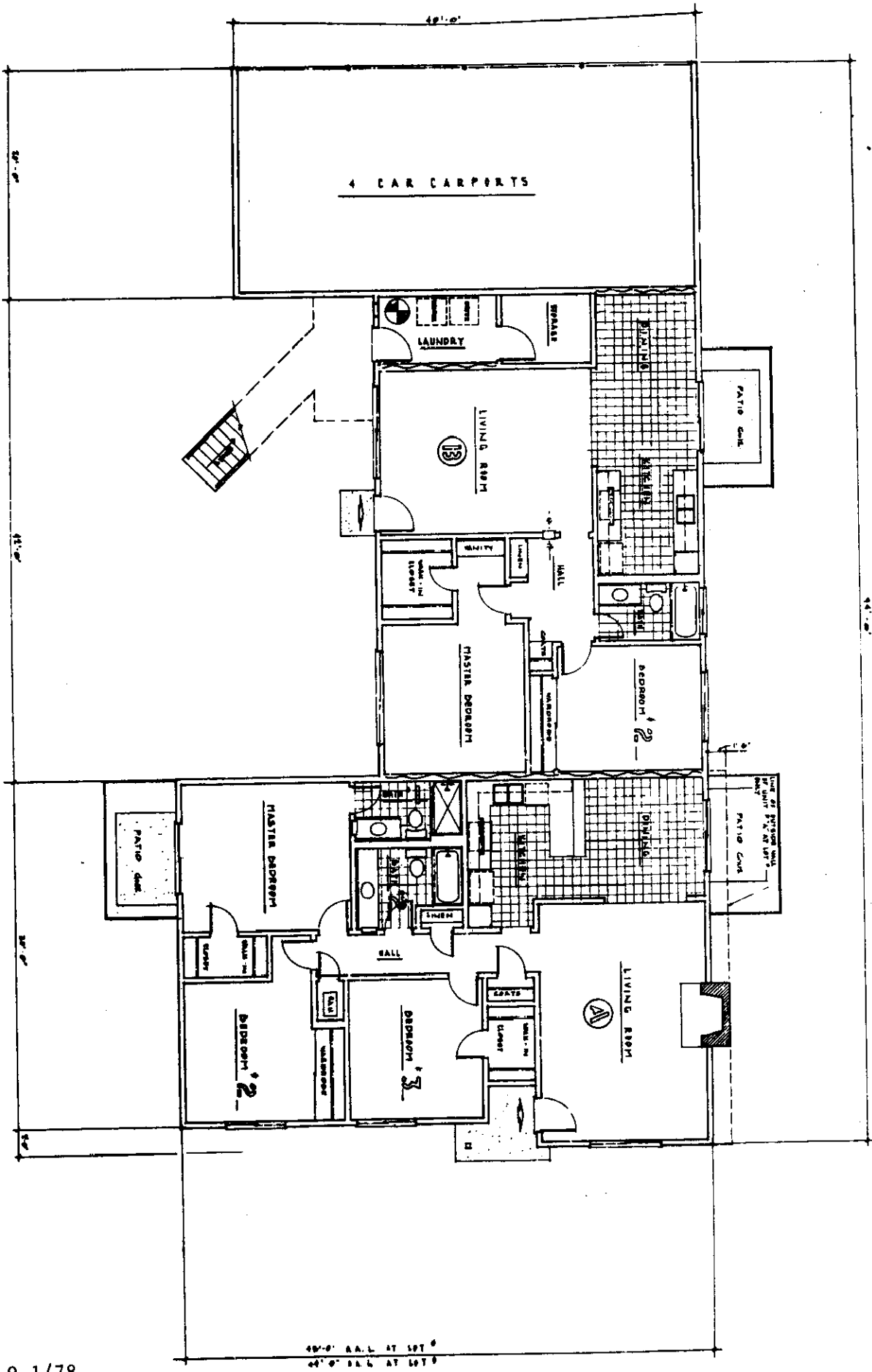
EXAMPLE A

# GUIDE TO FLOOR PLAN

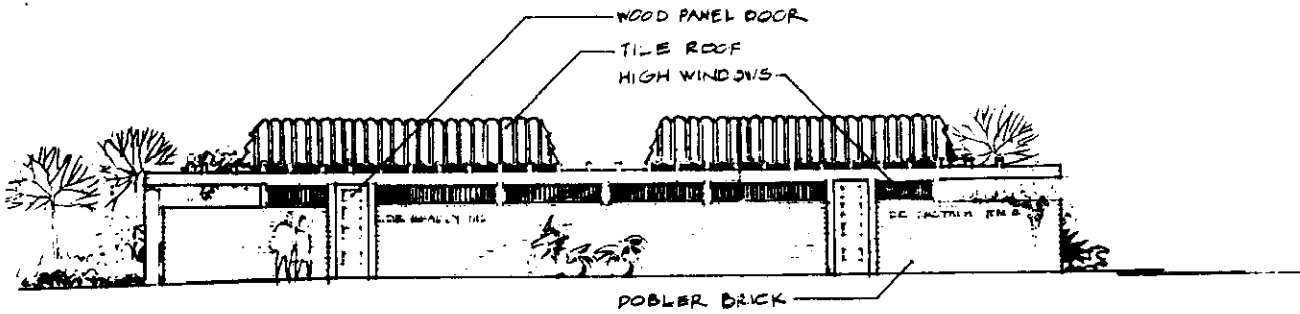
**T A B U L A T I O N**

UNIT	1	2	3	4
NO. OF BEDROOMS	1	2	3	4
NO. OF BATHS	1	2	3	4
NO. OF KITCHENS	1	2	3	4
NO. OF LIVING ROOMS	1	2	3	4
NO. OF PATIOS	1	2	3	4
NO. OF GARAGES	1	2	3	4
NO. OF STAIRS	1	2	3	4
NO. OF CLOSETS	1	2	3	4
NO. OF BUILT-IN APPLIANCES	1	2	3	4
NO. OF CASES	1	2	3	4
NO. OF ISLANDS	1	2	3	4
NO. OF BARSTOOLS	1	2	3	4
NO. OF SEATINGS	1	2	3	4
NO. OF CHAIRS	1	2	3	4
NO. OF TABLES	1	2	3	4
NO. OF SOFAS	1	2	3	4
NO. OF COUCHES	1	2	3	4
NO. OF BEDS	1	2	3	4
NO. OF MATTRESSES	1	2	3	4
NO. OF PILLOWS	1	2	3	4
NO. OF BLANKETS	1	2	3	4
NO. OF RUGS	1	2	3	4
NO. OF CUSHIONS	1	2	3	4
NO. OF LAMPERS	1	2	3	4
NO. OF TABLE LAMPERS	1	2	3	4
NO. OF FLOOR LAMPERS	1	2	3	4
NO. OF WALL LAMPERS	1	2	3	4
NO. OF CEILING LAMPERS	1	2	3	4
NO. OF OUTLET BOXES	1	2	3	4
NO. OF SWITCHES	1	2	3	4
NO. OF DOORS	1	2	3	4
NO. OF WINDOWS	1	2	3	4
NO. OF BALCONIES	1	2	3	4
NO. OF TERRACES	1	2	3	4
NO. OF PATIOS	1	2	3	4
NO. OF GARAGES	1	2	3	4
NO. OF STAIRS	1	2	3	4
NO. OF CLOSETS	1	2	3	4
NO. OF BUILT-IN APPLIANCES	1	2	3	4
NO. OF CASES	1	2	3	4
NO. OF ISLANDS	1	2	3	4
NO. OF BARSTOOLS	1	2	3	4
NO. OF SEATINGS	1	2	3	4
NO. OF CHAIRS	1	2	3	4
NO. OF TABLES	1	2	3	4
NO. OF SOFAS	1	2	3	4
NO. OF COUCHES	1	2	3	4
NO. OF BEDS	1	2	3	4
NO. OF MATTRESSES	1	2	3	4
NO. OF PILLOWS	1	2	3	4
NO. OF BLANKETS	1	2	3	4
NO. OF RUGS	1	2	3	4
NO. OF CUSHIONS	1	2	3	4
NO. OF LAMPERS	1	2	3	4
NO. OF TABLE LAMPERS	1	2	3	4
NO. OF FLOOR LAMPERS	1	2	3	4
NO. OF WALL LAMPERS	1	2	3	4
NO. OF CEILING LAMPERS	1	2	3	4
NO. OF OUTLET BOXES	1	2	3	4
NO. OF SWITCHES	1	2	3	4
NO. OF DOORS	1	2	3	4
NO. OF WINDOWS	1	2	3	4
NO. OF BALCONIES	1	2	3	4
NO. OF TERRACES	1	2	3	4
NO. OF PATIOS	1	2 </tr		

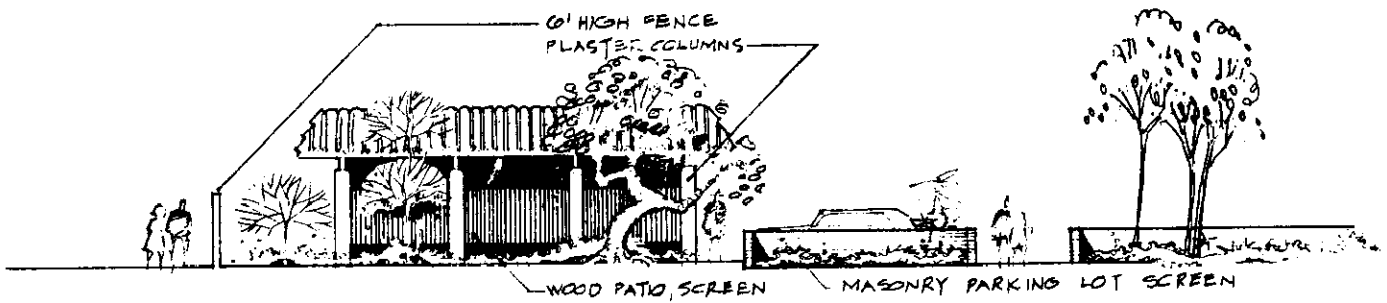
TYPICAL FLOOR PLAN  
 FIRST FLOOR PLAN  
 SECOND FLOOR PLAN



# GUIDE TO ELEVATIONS

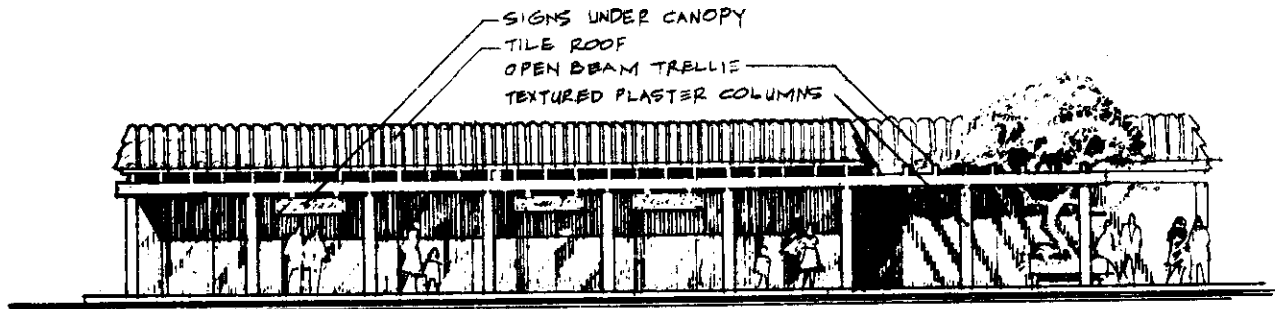


**NORTH ELEVATION**

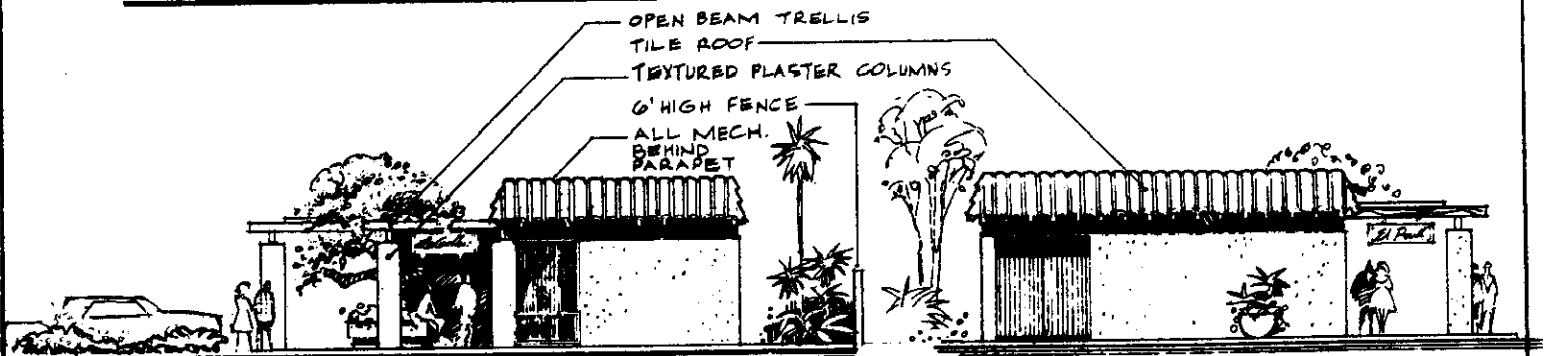


**EAST ELEVATION (WEST SIDE)**

## MEDICAL BUILDING



**WEST ELEVATION**



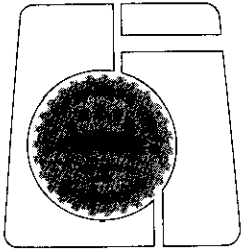
**SOUTH ELEVATION**

**NORTH ELEVATION**

## RETAIL SHOPS

ELEVATIONS	
GENERAL DESCRIPTION OF PROPERTY:	
OWNER:	TEL:
ADDRESS:	





GARDEN GROVE

DEVELOPMENT SERVICES DEPARTMENT

714/638-6831

APPLICATION FOR:

       PARCEL MAP  
(\$500 + \$10 PER LOT)

:  
:  
:

       ENVIRONMENTAL IMPACT REPORT  
REVIEW (20% OF EIR COST)

       ENVIRONMENTAL IMPACT REPORT (\$150)  
NEGATIVE DECLARATION

NAME OF APPLICANT: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ ZIP: \_\_\_\_\_

NAME OF RECORDED OWNER: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ ZIP: \_\_\_\_\_

STATUS OF THE APPLICANT (CHECK ONE)

       RECORDED OWNER OF THE PROPERTY

       PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL

       LESSEE

       AUTHORIZED AGENT OF ONE OF THE ABOVE

IF YOU ARE NOT THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

SIGNATURE OF OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE OF APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

ACCEPTANCE BY LAND USE: \_\_\_\_\_ DATE: \_\_\_\_\_

ACKNOWLEDGMENT OF FEE PAYMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

0781R/502A  
5/27/82

NOTE: If you are not the recorded owner of the property, this letter of authorization must be signed by the owner, notarized, and submitted with the application.

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT  
Development Services Division

LETTER OF AUTHORIZATION  
TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR \_\_\_\_\_ CASE NO. \_\_\_\_\_

I, \_\_\_\_\_, owner of the below described property,  
do hereby appoint \_\_\_\_\_ my agent for the purpose of  
consummating the above application, and agree to accept and fulfill any and  
all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

\_\_\_\_\_  
(Signature of Owner)

FILING INSTRUCTIONS FOR A PARCEL MAP

EXHIBIT REQUIRED:

Parcel Map Twelve (12) blue-line copies on 18"x26" paper (or size large enough for a scale of one hundred feet to the inch) of a map containing the information set forth below (see Map example attached). This map shall be prepared by Licensed Surveyor or Registered Civil Engineer.

- ✓ a. All boundary lines of the property fully dimensioned; and when adjacent to or in close proximity to any public streets, such dimensions shall be tied in with the centerline of such streets.
- ✓ b. The name, location, and width of any such adjacent street.
- ND (c.) County Assessor's book, block, and parcel numbers for abutting parcels.
- ✓ d. The location and width of any water courses, structures, irrigation ditches, and any other permanent physical features of the land.
- ✓ e. The width and location of all existing or proposed public or private easements.
- ✓ f. The precise location of all existing buildings and structures on the subject property which will remain for the present. Any existing structures to be removed should be noted.
- ✓ g. All proposed parcels fully dimensioned and designated as 1, 2, 3, etc.
- ✓ h. Words "Parcel Map" as a heading for the page.
- ✓ i. Scale of map.
- ✓ j. North arrow.
- ✓ k. Legal description of the subject property.
- ✓ l. Name, address, and telephone number of owner.
- ✓ m. Name, address, and telephone number of person who prepared the map.
- ✓ n. Date of preparation of map.
- ✓ o. Blank space for case number.

FORMS REQUIRED:

1. Letter of Authorization:

If the applicant is not the legal owner of the property involved, he must be authorized in writing as the agent of the property owner. A form for this purpose is attached and it must be notarized and submitted as a part of this application.

2. Deed Restrictions:

One copy of all deed restrictions, covenants and other legal documents affecting the subject property is required.

3. Title Report:

One copy of a Current Title Report obtainable from a title company must be submitted with this application.

This application to the City of Garden Grove shall in no way replace the requirement of filing a final Parcel Map with the County.

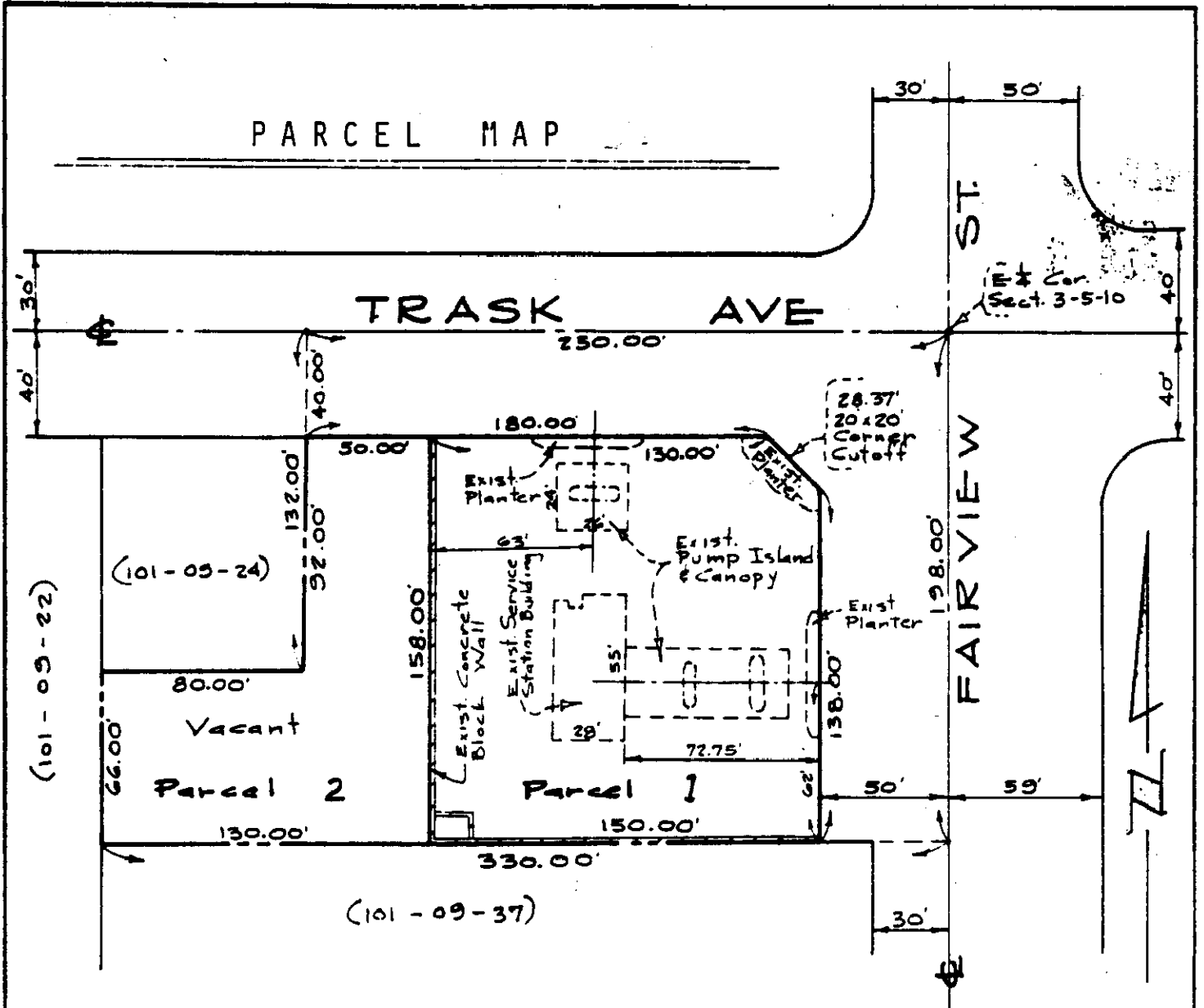
APPLICATIONS MUST BE COMPLETE, INCLUDING FORMS AND EXHIBITS, AT THE TIME OF FILING.

NOTE: Approval of your application by the City of Garden Grove Planning Commission is required. This action may be appealed to the City Council by filing in writing a statement setting forth the grounds for such appeal with the City Clerk, within fifteen (15) days of mailing of notice of the decision to the property owner.

0536B/85A  
1/20/82

(PARCEL MAP EXAMPLE)

PARCEL MAP



OWNER:

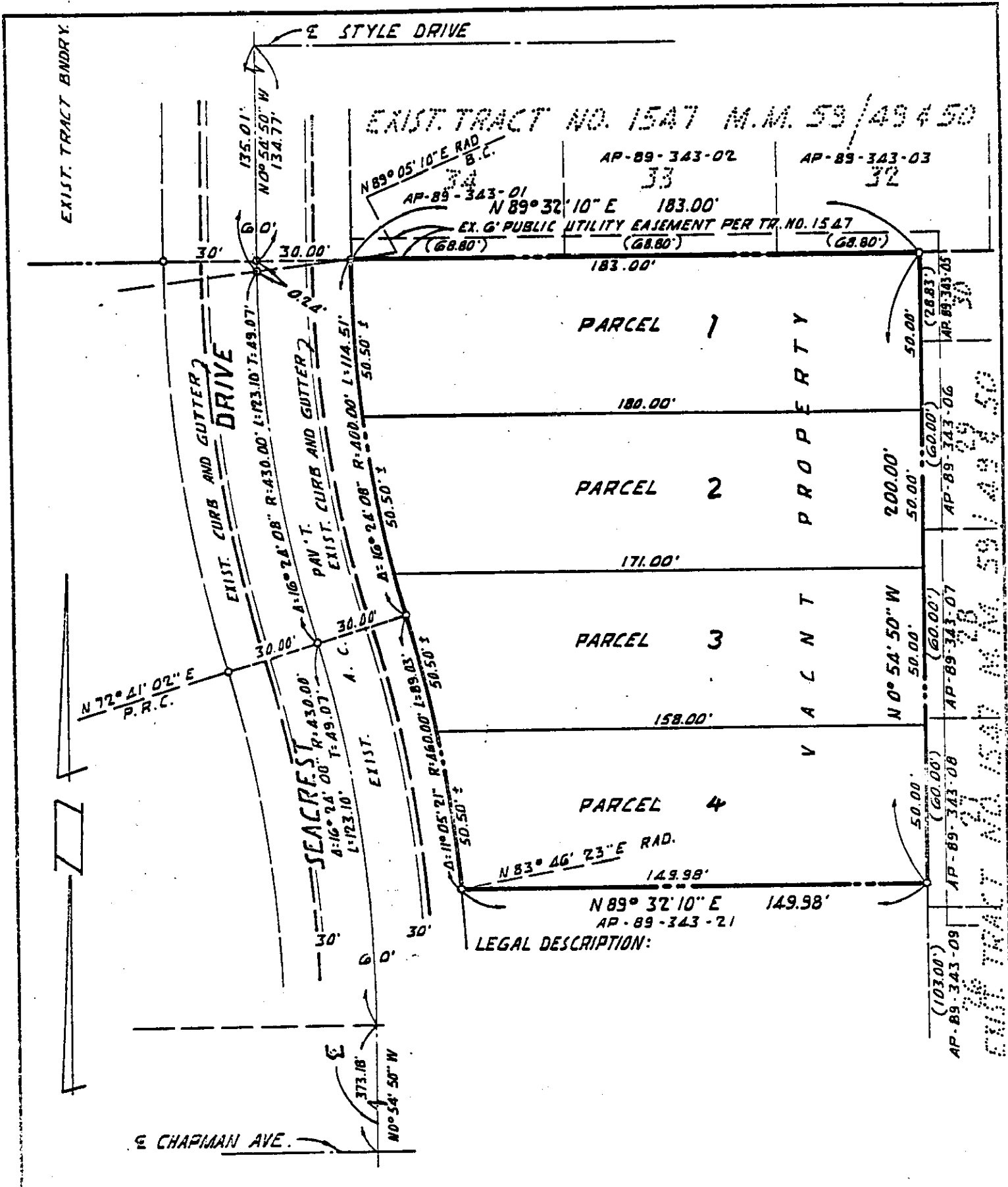
PREPARED BY:

LEGAL DESCRIPTION:

SCALE: 1" = 60'

CASE No \_\_\_\_\_

DATE:



BY: A. J. T.	DEVELOPER:	LAND USE:	OWNER:
DATE:	SCALE: 1" = 40'	P. S. # 82	



OR-1481741

COPIES TO:

SOGREN ENGINEERING  
12755 BROOKHURST STREET, #206  
GARDEN GROVE, CALIFORNIA  
ATTN: RICHARD SOGREN  
REF: PM 87-336

SUPERIOR CONSTRUCTION  
P. O. BOX 3761  
SAN CLEMENTE, CALIFORNIA 92672  
ATTN: GARY MAYHEW  
REF: PM 87-336

CITY OF GARDEN GROVE  
11394 ACACIA PARKWAY  
GARDEN GROVE, CALIFORNIA  
ATTN: ENGINEERING DEPT.  
REF: PM 87-336

CENTRAL OFFICE  
P.O. BOX 4048  
12 CIVIC CENTER PLAZA  
SANTA ANA, CA 92702-4048  
714-834-2626

COUNTY OF ORANGE ENVIRONMENTAL MANAGEMENT AGENCY  
REGULATION

FEE RECEIPT FORM

REGIONAL OFFICE  
22921 TRITON WAY  
LAGUNA HILLS, CA 92653  
714-472-7979

RECEIVED OF PAYER: Richard J. Young  
PAYER'S TELEPHONE: 714-202-2925  
PAYER'S ADDRESS: 10622 Hill CITY: Fontana ZIP: 91020  
JOB OWNER: \_\_\_\_\_ F.M. # 87-206  
TRACT NO. \_\_\_\_\_  
OWNER'S ADDRESS: \_\_\_\_\_  
JOB ADDRESS: \_\_\_\_\_

**LOCAL PARK FEE REQUIRED FOR:**

SINGLE-FAMILY DWELLING       MULTI-FAMILY DWELLING      CAA # \_\_\_\_\_

CENSUS TRACT \_\_\_\_\_ AP \_\_\_\_\_

LOCAL PARK FEES DETERMINED OR MODIFIED BY: \_\_\_\_\_

OTHER \_\_\_\_\_ DATE \_\_\_\_\_

RECEIPT FOR	AMOUNT
<input checked="" type="checkbox"/> F.M. # 87-206	37.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

RECEIPT FOR	AMOUNT
<input type="checkbox"/> TRUST FUND (Check No.)	
<input type="checkbox"/> PLAN CHECK FEE (Type)	
<input type="checkbox"/> GRADING PRE-INSPECTION FEE	
<input type="checkbox"/> LOCAL PARK FEE	
ADDN.-ALTERATION TO	
<input type="checkbox"/> _____ PERMIT (Type) (Number)	
<input type="checkbox"/>	
<input type="checkbox"/> PUBLIC PROPERTY ENCROACHMENT PERMIT	
F.M. # Assignment	
F.M. 87-206	
COST INDEX	
TOTAL FEE	37.00
*REFER TO BUILDING PERMIT (Number)	VERIFIED BY: <u>R.B.</u> (Initials)

Codes: TIF 442      Am'ts: 37.00

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

9 08/03/87 103939      37.00 TIF442      \$\$\$\$\$\$37.00 TOTAL

TELLER \_\_\_\_\_ DATE \_\_\_\_\_ FEE \_\_\_\_\_  
F0250-189.8 (R4/86)





OR-1481741

TITLE TO THE ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

NO VAN NGUYEN AND HOA THI TRUONG, HUSBAND AND WIFE AND BA VAN NGUYEN, A SINGLE MAN, ALL AS JOINT TENANTS.

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE.

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1987-1988.

FIRST INSTALLMENT: \$648.93.

SECOND INSTALLMENT: \$648.93.

CODE AREA: 18-088.

A. P. NOS.: 100-190-29 AND 100-190-19.

2. THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

3. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED DECEMBER 27, 1943 IN BOOK 1226, PAGE 297 OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA TELEPHONE COMPANY.

FOR: TRIMMING TREES, FOLIAGE, REMOVING OVERHANGING LIMBS AND INCIDENTAL PURPOSES.

OVER: WITHIN 5 FEET ON EACH SIDE OF THE EXISTING POLE LINE LOCATED ADJACENT TO THE LAND COMPRISING SAID TRACT.

4. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED JUNE 21, 1948 IN BOOK 1656, PAGE 498 OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY.

FOR: POLE LINES AND INCIDENTAL PURPOSES.

OVER: THE EASTERLY 5 FEET OF SAID LAND.

5. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED JULY 27, 1948 IN BOOK 1676, PAGE 180 OF OFFICIAL RECORDS, IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY.

FOR: POLE LINES AND INCIDENTAL PURPOSES.

OVER: THE EASTERLY 5 FEET OF SAID LAND.



OR-1481741

6. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED SEPTEMBER 19, 1956 IN BOOK 3649, PAGE 298 OF OFFICIAL RECORDS, IN FAVOR OF: THE COUNTY OF ORANGE.  
FOR: STREET, HIGHWAY AND INCIDENTAL PURPOSES.  
OVER: THE LAND DESCRIBED AS FOLLOWS:

PARCEL A. ALL OF LOT ONE OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, LYING NORTHERLY OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SECTION NINE. TOWNSHIP FIVE SOUTH, RANGE TEN WEST, SAN BERNARDINO MERIDIAN.

PARCEL 1. BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 65 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SECTION NINE, TOWNSHIP FIVE SOUTH, RANGE TEN WEST, SAN BERNARDINO MERIDIAN, WITH THE EASTERLY RIGHT OF WAY LINE OF PARSONS PLACE (60.00 FEET IN WIDTH) AS SAID PARSONS PLACE IS SHOWN ON A MAP OF TRACT NO. 1273 RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SECTION NINE; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 45 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID PARSONS PLACE; THENCE SOUTHWESTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

7. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$170,000.00, RECORDED MARCH 25, 1987 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 87-161372.

DATED: MARCH 2, 1987.  
TRUSTOR: NO VAN NGUYEN AND HOA THI TRUONG, HUSBAND AND WIFE AND BA VAN NGUYEN, A SINGLE MAN.  
TRUSTEE: BURROW ESCROW CO.  
BENEFICIARY: RICHARD Y. M. CHEN AND CHING LUA CHEN, HUSBAND AND WIFE AS JOINT TENANTS.

8. A LIEN FOR THE AMOUNT HEREIN STATED AND ANY OTHER AMOUNTS DUE, IN FAVOR OF THE UNITED STATES OF AMERICA, FILED IN THE OFFICE OF THE DISTRICT DIRECTOR OF INTERNAL REVENUE.  
FEDERAL SERIAL NO.: 95-25-0088.

DEBTOR: BAU V. NGUYEN.  
AMOUNT: \$1,916.59.  
RECORDED: MAY 4, 1983 AS INSTRUMENT NO. 83-188012 OF OFFICIAL RECORDS.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

APPLICATION CHECKLIST AND CASE PROGRESS

Case Identification No. PM-87-336 Case Planner Jurone Dancy  
 Date Filed \_\_\_\_\_ Application Det. Complete \_\_\_\_\_ Hearing Date 11/17/88 Hearing Body ZA

Applicant PA Van Nuyen Owner Same  
 Address 11541 Westminster GG 92643 Address \_\_\_\_\_  
 Phone ( ) 554-7245 Phone ( ) \_\_\_\_\_

Site Address 11352 Westminster Assessor Parcel No(s) 10019039  
 Site Location SEC Parsons PI + Westminster General Plan M-1  
 City Map Coordinate R-17 Current Zone Limited Industrial  
 Zone Map Coordinate \_\_\_\_\_ Proposed Zone —

PROCESSING INFORMATION

	<u>Planned</u>	<u>Actual Complete</u>		<u>Planned</u>	<u>Actual Complete</u>
Pre Application Conference	XXX	___	Site Visit/Pictures	___	___
Committee Review	___	___	Resumes Distributed	XXX	___
P.C.C. Review	___	___	Resumes Due	___	___
Comments Transmitted to App.	XXX	___	Facilities Engineering	___	___
Application Submitted	XXX	___	Fire	___	___
Application Correction Notice	XXX	___	Plan Check	___	___
Application Determined Complete	___	___	Police	___	___
Case Entered in Log Book	XXX	___	Redevelopment Agency	___	___
Fees Sent to Cashier	XXX	___	Sanitary District	___	___
Case Entered on Board (Hearing Date Determined)	XXX	___	Traffic Engineering	___	___
Case File Prepared	XXX	___	Water Services	___	___
Application Acceptance Letter	XXX	___	Legals Delivered to Paper	___	___
Initial Study for PCC	___	___	Mailed Legals Sent Out	___	___
Negative Declaration (PCC)	___	___	Staff Report-First Draft	___	___
P.C.C. Env. & Technical Review	___	___	Staff Report-Second Draft (Report Cover Sheet)	___	___
Prepare Mailing List	___	___	Final Staff Report	___	___
Draft Legal Notice	___	___	Staff Report Delivered	___	___
Final Legal Notice	___	___			

HEARING BODY ACTIONS

Zoning Administrator

Decision No.      Admin. Action No.      Approved      Denied      Continued To

Planning Commission

Resolution No.      Approved      Denied      Continued to

City Council

Resolution No.      Ordinance No.      Approved      Denied      Continued To

Agency for Community Development

Resolution No.      Ordinance No.      Approved      Denied      Continued To

\*   \*   \*   \*   \*

MINOR MODIFICATIONS

Type (Describe) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Hearing Body \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

Case Planner \_\_\_\_\_.

**PROOF OF PUBLICATION**  
(2015.5 C.C.P.)

This space is for the County Clerk's Filing Stamp

STATE OF CALIFORNIA,  
County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

.....  
ORANGE COUNTY NEWS  
.....

.....  
a newspaper of general circulation, printed  
and published .....

.....  
in the City of GARDEN GROVE  
County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Orange, State of

California, under the date of 12/16/89 .....

Case Number A-31502.....; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

.....  
Dec. 19, 1990  
all in the year 19.....

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at GARDEN GROVE .....

California, this.....day of..... 19..... 90

.....  
Signature

Proof of Publication of

.....  
RSP-154-90, RSP-155-90, PM-87-336  
.....

**Paste Clipping**

LEGAL NOTICE  
NOTICE OF PUBLIC HEARING  
NOTICE IS HEREBY GIVEN THAT THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARINGS IN THE COUNCIL CHAMBERS OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON Wednesday 10 a.m. January 2, 1991 TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION DESCRIBED BELOW:

RESIDENTIAL SITE PLAN NO. RSP-164-90

The applicant, BLUE RIBBON BUILDERS, 1135 W. KATELLA, ORANGE, is requesting site plan approval to construct a two story, 905 square foot addition to an existing 1,110 square foot single story, single family residence on an approximate 7,575 square foot site located in the R-1 (one family residential) zone. The subject site is located on the north side of Santa Catalina Avenue, west of Fairchild Street at 5541 Santa Catalina Avenue. The city of Garden Grove has determined that this action is exempt pursuant to CEQA.

RESIDENTIAL SITE PLAN NO. RSP-155-90

The applicant, LAI NGOC HO, 1146 S. Nakoma Drive Santa Ana, is requesting residential site plan approval to construct a one and two-story 2,513 S.F. addition to an existing 879 S.F. single-story family residence on an approximate 7,000 S.F. site located in the PR (Peripheral Residential) zone. The subject site is located on the west side of Westlake Street, South of Stanford Avenue at 12771 Westlake Street. The City of Garden Grove has determined that this action is exempt pursuant to CEQA.

PARCEL MAP NO. PM-87-336

The applicant, BA BAN NGUYEN, 11541 Westminster Ave., Garden Grove, is requesting tentative parcel map approval to consolidate two existing lots into one (1) parcel of land totaling approx. 23,700 S.F., located in the M-1 (Limited Industrial) zone. The subject site is located on the Southeast corner of Parsons Place and Westminster Avenue at 11352 Westminster Avenue.

The City of Garden Grove has determined that this action is exempt pursuant to CEQA.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above. If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

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# CHICAGO TITLE

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825 North Broadway, Santa Ana, California 92701

CITY OF GARDEN GROVE  
11391 ACACIA STREET  
GARDEN GROVE, CALIFORNIA

DATE: October 22, 1991

REF. NO.: TPM 87-336

ORDER NO.: 780789 -11

ATTENTION: CITY ENGINEER

ENCLOSURES:

SUPPLEMENTAL REPORT DATED OCTOBER 21, 1991.

WE APPRECIATE THIS OPPORTUNITY TO SERVE YOU.

---

TITLE OFFICER Randy Williams

**CUSTOMER  
SUPPLEMENTAL REPORT**

Issuing Office:  
**CHICAGO TITLE COMPANY**  
825 North Broadway  
Santa Ana, California 92701  
(714) 547-7251

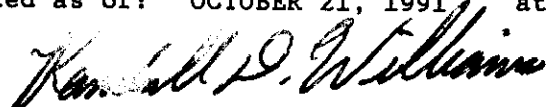
NO VAN NGUYEN  
21631 FERNLEAF DRIVE  
EL TORO, CALIFORNIA

Your Ref: TPM 87-336  
Order No: 780789 - 11

Attn: NO VAN NGUYEN

---

Dated as of: OCTOBER 21, 1991 at 7:30 a.m.

  
Title Officer Randy Williams

The above numbered report dated May 18, 1990 (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following:

SUBJECT TO SUPPLEMENTAL REPORTS DATED DECEMBER 28, 1990, JUNE 14, 1991 AND SEPTEMBER 13, 1991.

PLEASE DELETE ITEM NO. 7 OF SAID REPORT AND ITEM B UNDER THOSE PARTIES REQUIRED TO SIGN THE MAP. THE DEED OF TRUST REFERRED TO THEREIN WAS RECONVEYED BY AN INSTRUMENT RECORDED SEPTEMBER 23, 1991 AS INSTRUMENT NO. 91-516857 OF OFFICIAL RECORDS.

City of Garden Grove

INTER- DEPARTMENT MEMORANDUM

To:	George L. Tindall	From:	Frank A. Schuma
Dept:	City Manager	Dept:	Development Services
Subject:	CONSIDERATION OF TENTATIVE PARCEL MAP NO. PM-87-336	Date:	June 17, 1991

OBJECTIVE

To obtain approval of Tentative Parcel Map No. 87-336.

BACKGROUND

Tentative Parcel Map No. PM-87-336 is a request to consolidate two (2) parcels of land into one (1) parcel consisting of 15,595 square feet of land. The subject site is located on the southeast corner of Westminster Avenue and Parsons Place at 11352 Westminster Avenue.

The Parcel Map was originally filed in conjunction with Site Plan No. SP-129-87, a request to construct a 5,520 square foot industrial building. The applicant's request was approved by the Planning Commission on November 12, 1987. The Parcel Map, however, was not finalized within the required time frame. The applicant resubmitted the Tentative Parcel Map to the Zoning Administrator on January 12, 1991, and was approved on May 23, 1991. The applicant is requesting Tentative Parcel Map approval by the City Council, which is scheduled for the meeting of July 2, 1991.

ANALYSIS

The Garden Grove Engineering Division has reviewed all documents relating to this parcel map regarding City Ordinances and the State Map Act, and finds the map to be in compliance.

RECOMMENDATION

It is recommended that the City Council approve Tentative Parcel Map No. PM-87-336.

FRANK A. SCHUMA, Director  
Development Services Department

*[Handwritten signature]*

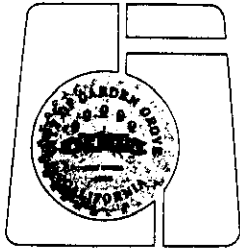
By: *[Handwritten signature]*  
Tyronne Daisy  
Associate Planner

Attachments: Zoning Administrator Approval  
Staff Report  
Minute Excerpts of January 12, 1991  
Map  
Resolution

RECOMMENDED FOR APPROVAL:

*[Handwritten signature]*  
George L. Tindall  
City Manager





GARDEN GROVE

TENTATIVE  
PARCEL MAP APPROVAL

APPLICANT: Ba Van Nguyen P. M. NO. PM-87-336  
OWNER: Ba Van Nguyen A. P. NO. 100-190-19 and 29

As provided in Section 9137 of the City of Garden Grove Municipal Code, it has been determined that Parcel Map proposal No. PM-87-336 is in conformance with zoning and subdivision regulations.

Approval is granted subject to Municipal Code provisions, recordation of a Parcel Map with the Orange County Surveyor's Office, and compliance with any conditions stated below.

1. All provisions of Site Plan No. SP-129-87 shall be complied with.
2. All provisions of the Garden Grove Fire Department shall be complied with.
3. The Parcel Map shall be recorded within two (2) years.
4. The applicant shall comply with all requirements of the recorded deed.

W. P. Patapoff  
City Engineer W. P. Patapoff

5/23/91  
Date

E. John Graichen  
Zoning Administrator E. John Graichen

5/23/91  
Date

NOTE: Any appeal to this decision may be filed with the City Clerk of the City of Garden Grove.

APPEAL DEADLINE DATE: June 13, 1991

Enclosure: Map  
cc: Orange County Surveyor's Office

MINUTE EXCERPTS

GARDEN GROVE ZONING ADMINISTRATOR

January 2, 1991

---

PUBLIC HEARING - PARCEL MAP NO. PM-87-336 - BA VAN NGUYEN - SOUTHEAST CORNER OF PARSONS PLACE AND WESTMINSTER AVENUE - 11352 WESTMINSTER AVENUE

The Zoning Administrator announced that the request is for tentative parcel map approval to consolidate two existing lots into one (1) parcel of land totaling approximately 23,700 square feet, located in the M-1 (Limited Industrial) zone.

The City of Garden Grove has determined that this action is exempt pursuant to the California Environmental Quality Act.

The Zoning Administrator asked for staff comments. Staff indicated that the subject case had been properly advertised and no correspondence had been received relative to the case. Staff introduced and reviewed the Development Services Planning Staff Report.

Staff commented that the Parcel Map expired before being recorded with the County of Orange and there had not been any changes since the original approval of SP-129-87.

The Zoning Administrator opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Ba Van Nguyen, 11541 Westminster Avenue, Garden Grove, the applicant, addressed the Zoning Administrator.

The Zoning Administrator asked the applicant if he had an opportunity to review the staff report. The applicant commented that he had reviewed the report and had no concerns.

The Zoning Administrator indicated to the applicant that this was just a formality to be sure that all was recorded properly with the county. The applicant understood.

There being no comments from the audience and no further testimony, the public hearing on PM-87-336 was closed.



# DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. 2.c.

HEARING DATE January 2, 1991

CASE NO. Parcel Map No. PM-87-336

APPLICANT Ba Van Nguyen

SITE LOCATION 11352 Westminster Ave.

SEC Westminster Ave./Parson Place

GENERAL PLAN Industrial

ZONE M-1 (Limited Commercial)

CEQA DETERMINATION Exempt

## REQUEST

The applicant, Ba Van Nguyen, is requesting approval of a parcel map in order to consolidate two (2) existing parcels into a single lot.

## SITE CHARACTERISTICS

The proposed Parcel Map No. PM-87-336 was originally submitted concurrently within Site Plan No. SP-129-87. The Site Plan and Parcel Map were approved by the Planning Commission on November 12, 1987. The subject site is constructed with a 5,520 square foot industrial building. The request is to consolidate the two (2) parcels of land into one (1) parcel:

Parcel No. 1	7,900 Square Feet
Parcel No. 2	7,695 Square Feet
<u>Total</u>	<u>15,595 Square Feet</u>

The parcel map expired before being recorded with the County of Orange. The applicant's request is to comply with the City and the Subdivision Map Act and has therefore re-filed the subject parcel map. Staff recommends approval of PM-87-336.

DONALD J. BUTTERFIELD  
Current Planning Supervisor

By:   
Tyrone Daisy  
Associate Planner

6124T



GARDEN GROVE  
CALIFORNIA 92640  
11391 ACADA PARKWAY

# RECEIPT

DATE 7-11 19 91 No. **70284**

RECEIVED FROM \_\_\_\_\_

ADDRESS 11352 Parsons

THE SUM OF \_\_\_\_\_ DOLLARS \$ 325.00

FOR \_\_\_\_\_ MAPS 325.00

MAPS 7-11-91 CASH 325.00

CASH	<input checked="" type="checkbox"/> MONEY ORDER	<input type="checkbox"/> CHECK		VALIDATION
GENERAL LEDGER NO. <u>11352 Parsons</u>				CITY OF GARDEN GROVE, CALIF.
ACCOUNT NUMBER <u>PM # 87-336 Plan check. Fee 2nd submittal - 1st Map expired</u>				
BY _____				DEPARTMENT _____

FORM NO. 142-1-62 © M

RESOLUTION NO. 7384-91

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE PARCEL MAP NO. PM-87-336, FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND PARSON PLACE AT 11352 WESTMINSTER AVENUE, PARCEL NOS. 100-190-19 AND 29

WHEREAS, the subject case, initiated by Ba Van Nguyen, requests Tentative Parcel Map approval for the creation of a one (1) lot parcel; and

WHEREAS, pursuant to Zoning Administrator's approval, the Zoning Administrator recommended approval of Parcel Map No. PM-87-336 on January 2, 1991; and

WHEREAS, the City Council gave due and careful consideration to the matter on July 2, 1991.

NOW, THEREFORE, BE IT RESOLVED:

1. Tentative Parcel Map No. PM-87-336 is hereby approved pursuant to conditions of approval stated in Zoning Administrator's approval, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.

2. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 2nd day of July, 1991.

/s/ WALT E. DONOVAN  
MAYOR

ATTEST:

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS:  
CITY OF GARDEN GROVE)

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 2nd day of July, 1991, by the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, KESSLER, LEYES, WILLIAMS, DONOVAN  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

RECORDING REQUESTED BY

20807

112103K-347

AND WHEN RECORDED MAIL TO

\$4.00  
-C2

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

4 15 PM MAR 15 1977

J. WYLIE CARLILE, County Recorder

Name: Nicholas Cottgias  
13402 Hoover Street  
Westminster, CA 92683

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Affidavit—Death of Joint Tenant

TD 436 C

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

STATE OF CALIFORNIA.

COUNTY OF Orange

Nicholas Cottgias

That Matilda Cottgias (Matilda Howard Cottgias) of legal age, being first duly sworn, deposes and says: the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Matilda Cottgias named as one of the parties in that certain Deed dated Sept. 28, 1964 executed by Catherine Marie Kellogg and H. Clay Kellogg as joint tenants, recorded as Instrument No. 28708 on October 30, 1964 in Book 7282 page 956 of Official Records of Orange County, California, covering the following described property situated in the County of Orange State of California:

Lot 7 in Block "A" of Tract No. 1075 as per map recorded in Book 35 Page 4 of Miscellaneous Maps, Records of said Orange County.

Code area: 18-061  
A. P. No. 97-010-19

That the value of all real and personal property owned by said decedent at date of death, including the full value of the property above described, did not then exceed the sum of \$ NINETY FIVE THOUSAND 00

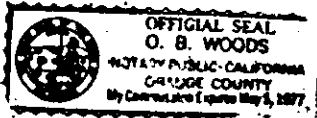
Dated January 12, 1977

SUBSCRIBED AND SWORN TO before me

Nicholas Cottgias  
*Nicholas Cottgias*

this 12th day of January, 1977

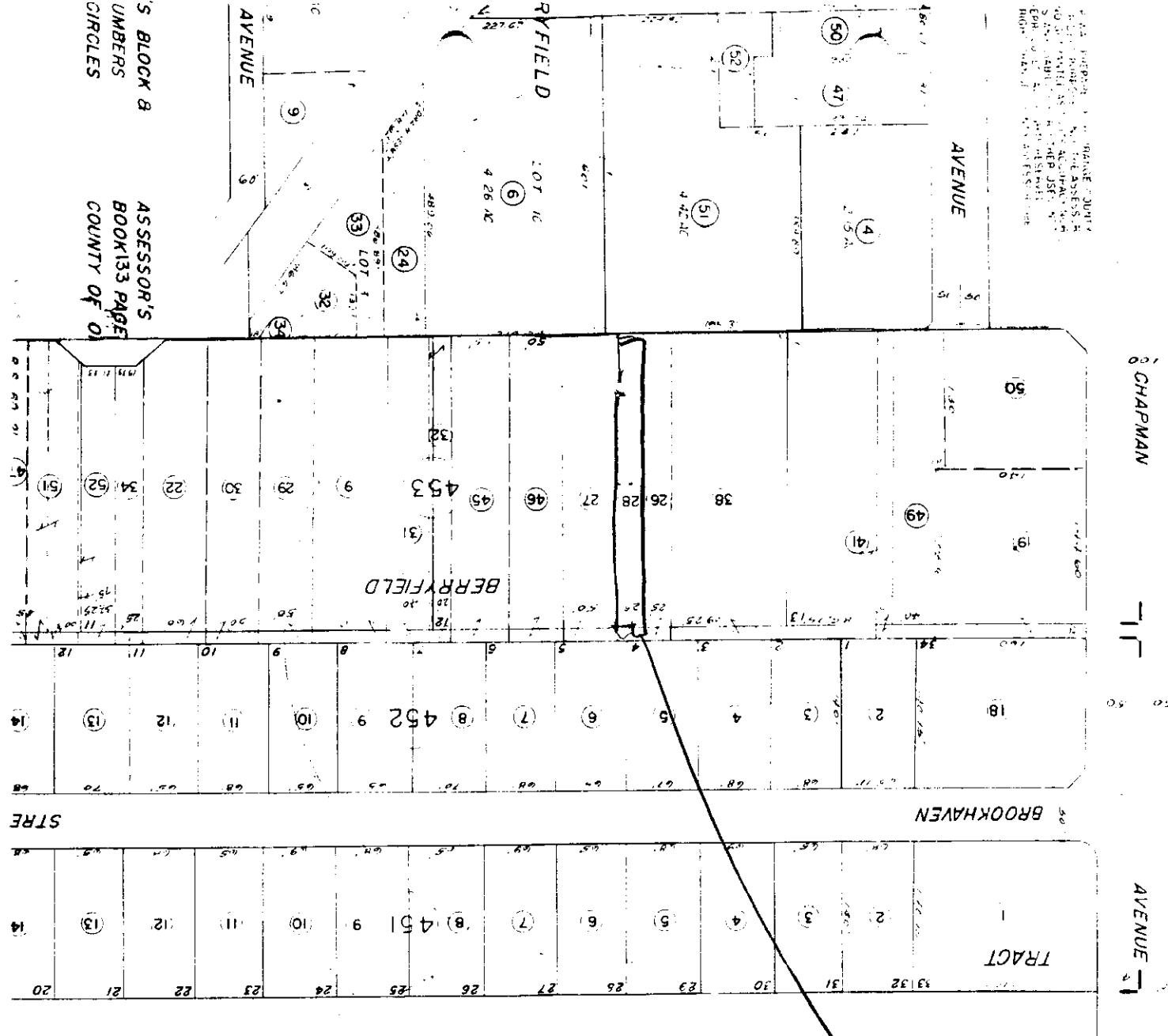
Signature: O. B. Woods  
Name (Typed or Printed): O. B. Woods



Title Order No. \_\_\_\_\_

Error or Loan No. 209-2813

THIS MAP WAS PREPARED FOR ORANGE COUNTY  
COUNTY ASSESSOR DEPT. PURPOSES ONLY  
THE ASSESSOR MAKES NO GUARANTEE AS TO  
ITS ACCURACY NOR ASSUMES ANY LIABILITY  
FOR OTHER USES NOT TO BE REPRODUCED  
ALL RIGHTS RESERVED  
COPYRIGHT ORANGE COUNTY ASSESSOR 1989



POR.W/2, NW/4, NW/4, SEC. 32, T4S, R10W

**SUBJECT SITE**

THIS MAP WAS PREPARED FOR ORANGE  
COUNTY ASSESSOR DEPT. PURPOSES ONLY  
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ITS ACCURACY NOR ASSUMES ANY LIABILITY  
FOR OTHER USES NOT TO BE REPRODUCED  
ALL RIGHTS RESERVED  
COPYRIGHT ORANGE COUNTY ASSESSOR 1989

5. BLOCK B  
NUMBERS  
CIRCLES

ASSESSOR'S  
BOOK 133 PAGE  
COUNTY OF O

RYFIELD AVENUE

CHAPMAN AVENUE

CHAPMAN AVENUE

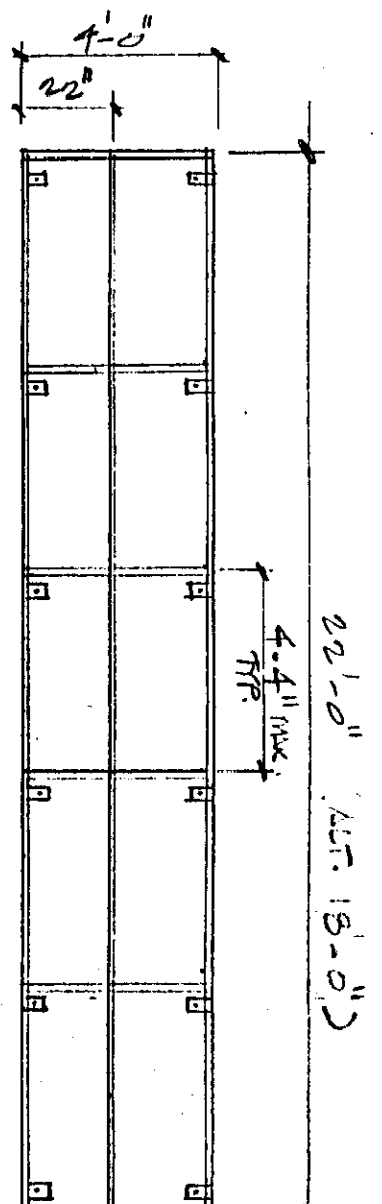
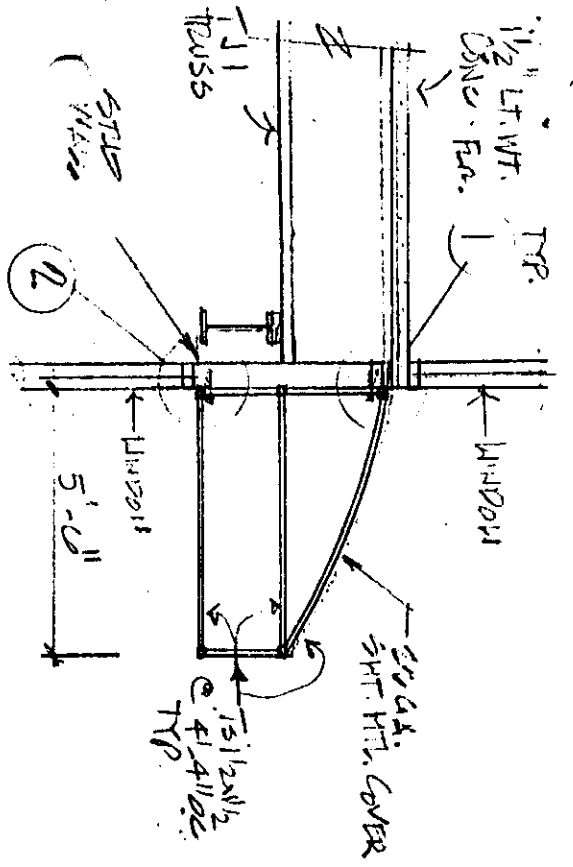
AVENUE

BROOKHAVEN STRE

TRACT

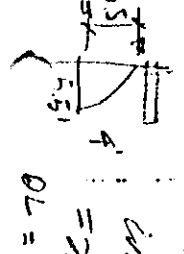
43

1" = 100'



SIDE ELEV.

AWNING ELEVATION

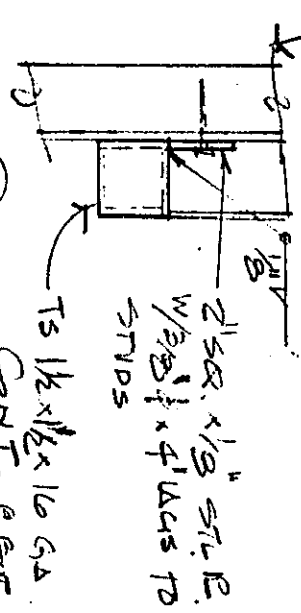
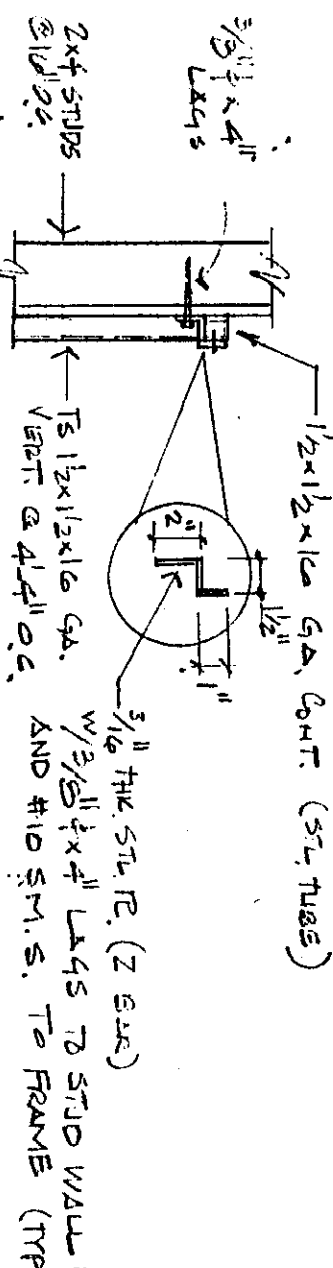


CALLS:  
 201<sup>2</sup>/<sub>2</sub> x 4.33 = 86.6 PF  
 OL = 5 PSF x 4.33 = 21.65  
 108.25 PF

M = 108.25 x 5.5 / 2 = 1637.28  
 T = M / d = 1637.28 / 3.5 = 468 #  
 3/8" x 4" LAG FE = 960 # (5" MIN. PEN.)

CO = 108.25 PF. 600'  
 M = 487 12x12x16 GA (S = 1711, r = 586)

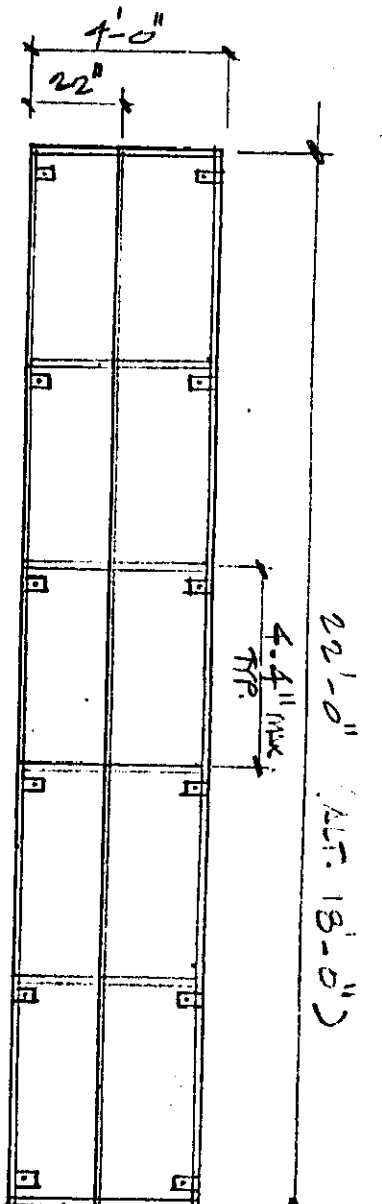
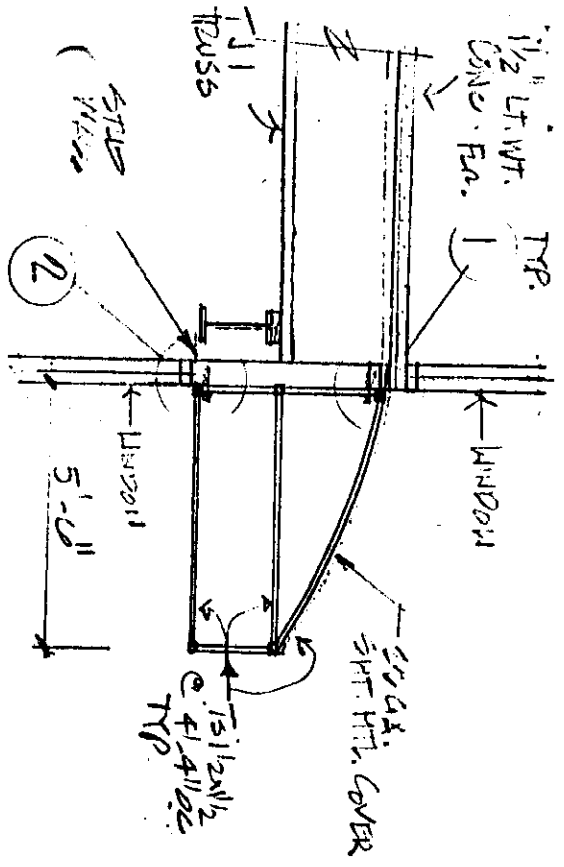
F<sub>b</sub> = 487 x 12 / .1711 = 34164 PSI  
 F<sub>v</sub> = 27600 x 12 = 331200 PSI  
 r<sub>MIN</sub> = 6 x 12 / 200 = .36 < .586 OK



NOTE: REBELLA

AWNING & SIGN FR  
 9042, GARDEN GR

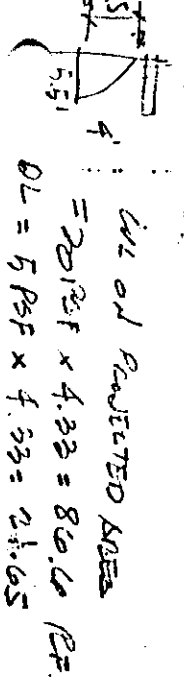




SIDE ELEV.

AWNING ELEVATION

CELLS:



CELLS: 108.25 x 5.5 / 2 = 1637.28

T = 1712.1637.28 / 3.5 = 468 #

108.25 PF

M = 108.25 x 5.5 / 2 = 1637.28  
 T = 1712.1637.28 / 3.5 = 468 #  
 3/8" x 4" LAG FB = 960 # (3" MIN PEN)

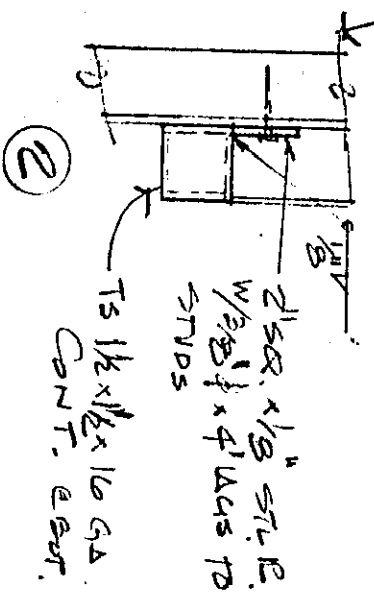
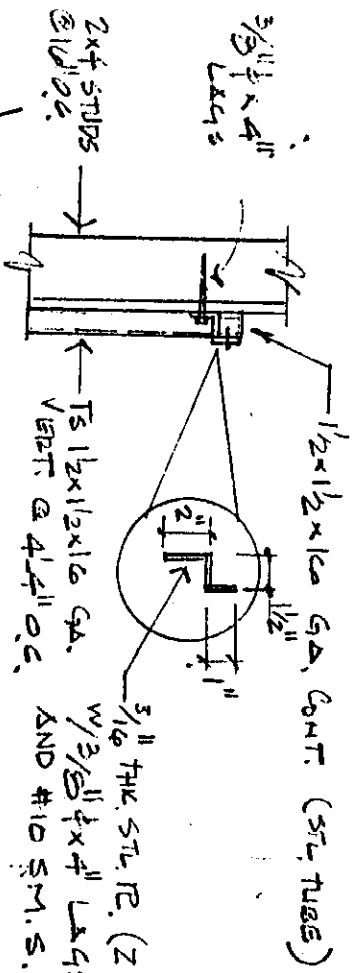
W = 108.25 REF. 6.0'

M = 487 12 x 12 x 10 GA (S = 1711, r = 586)

F<sub>0</sub> = 487 x 12 / .1711 = 34164 PSI

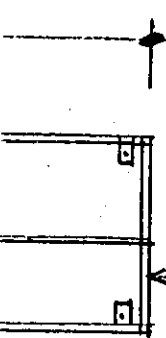
F<sub>0</sub> = 27600 x 1.33 = 36708 PSI

R<sub>MIN</sub> = 6 x 12 / 200 = .36 < .586 OK



NOTE: REBUILT ALL FOR LAGS

AWNING & SIGN P 9042 GARDEN GROW



← 1/2 x 1/2 x 16 GA.  
STL TUBE FRAME  
(WELDED CONN.)

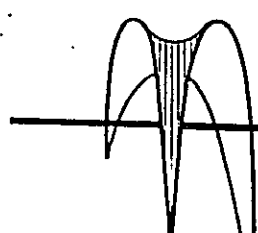
DRILL ALL HOLES 1/4" φ  
L & S. 3 COVER W/MASTIC

**SAMPLE CALCS**

$P = 21.84 \times 20 = 436.8$   
 $M = 436.8 \times 12.5 = 5460.1$   
 $\bar{x} = M/P = 12.5$   $D_T = 4.5$   
 $S = 150$   $S_1 = 150 \times 2 = 133 \times \frac{4.5}{3}$   
 $= 598.5$   
 $K = 2.34 \times 436.8 / 598.5 \times 2$   
 $= .85$   
 $D_f = \frac{A}{2} \left( 1 + \sqrt{1 + \frac{4.36 \cdot \bar{x}}{A}} \right) = 3.86$

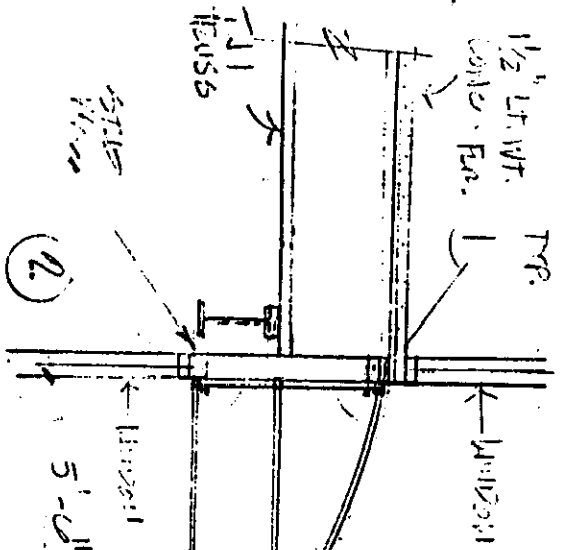
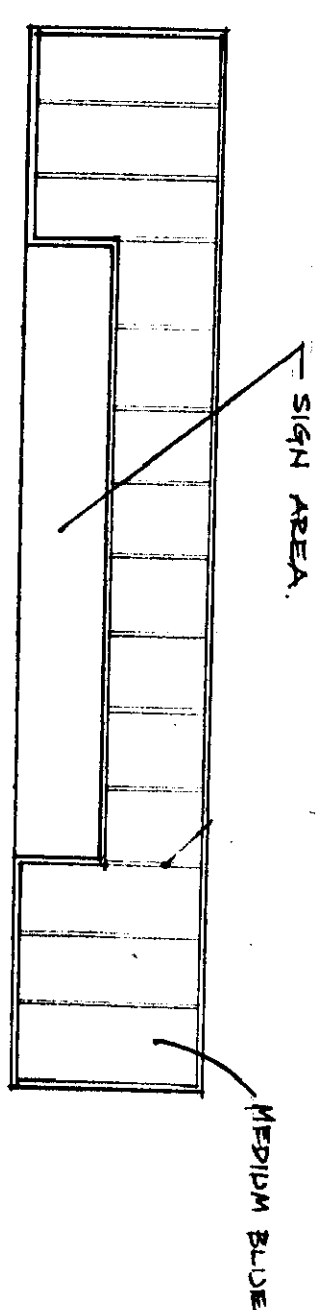
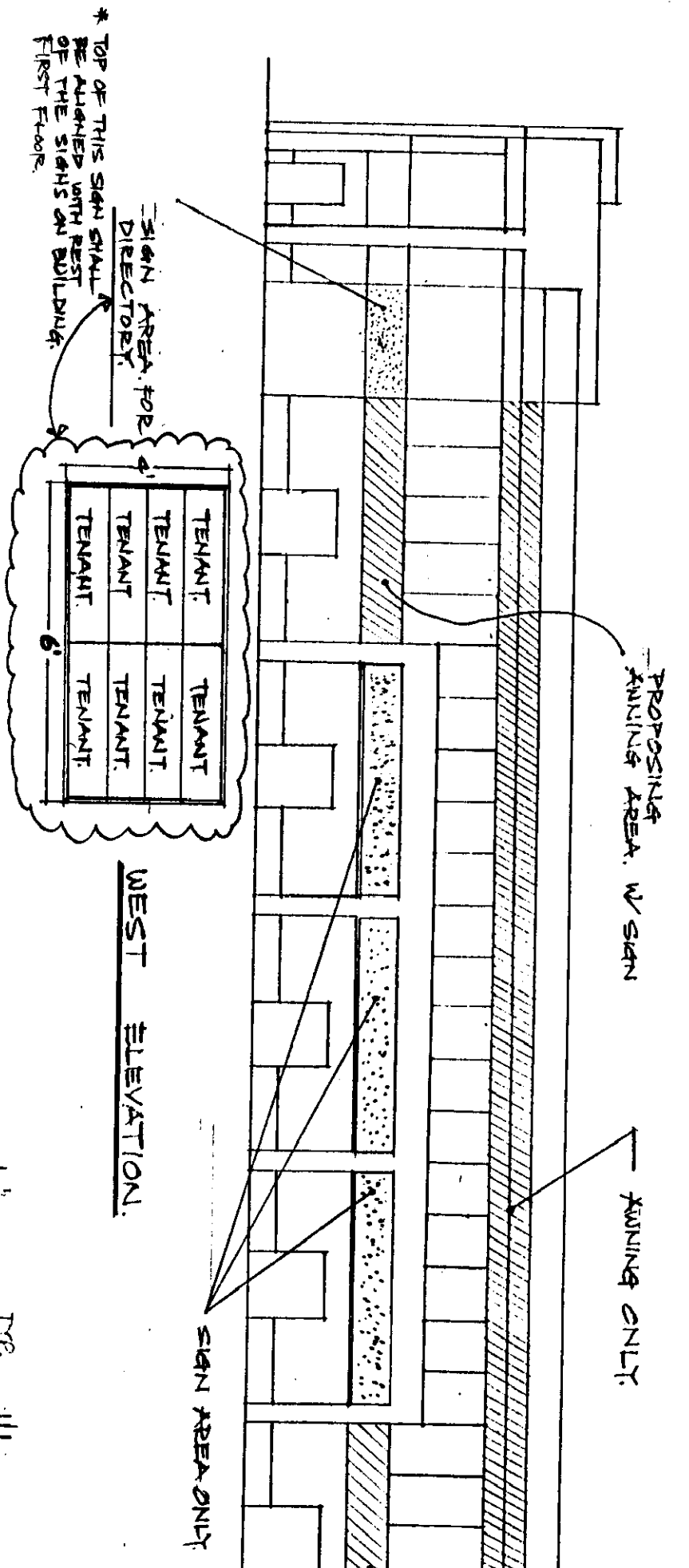
- NOTES:**
1. ALL PIPE "B" A.S.T.M. A-53, TYPE E OR S OR A.P.I. STANDARD 5 L GRADE B MIN. YIELD STRENGTH 35,000 P.S.I.
  2. ALL HOLES DRILLED OR PUNCHED.
  3. SOIL TYPE--SAND, SILTEYSAND, CLAYEY SAND, GRAVEL AND CLAYEY GRAVEL OR ROCK.
  4. FOOTING-2000 P.S.I. CONCRETE.
  5. ALL STRUCTURAL STEEL A.S.T.M. A-36 MINIMUM YIELD STRENGTH 36,000 P.S.I.
  6. FABRICATION, ERECTION AND PAINTING OF STRUCTURAL STEEL SHALL CONFORM TO STANDARD NO. 27-6-67.
  7. WELDING WILL BE PERFORMED BY CERTIFIED WELDERS UNDER THE SUPERVISION OF A SPECIAL INSPECTOR OR IN THE SHOP OF AN APPROVED FABRICATOR.
  8. A CERTIFICATE OF FABRICATION FROM THE SHOP PERFORMING THE WELDING OR A REPORT FROM THE SPECIAL INSPECTOR MUST BE FURNISHED TO THE JOB INSPECTOR PRIOR TO FRAMING APPROVAL.
  9. FLAMMIBILITY OF PLASTIC MATERIAL IN SIGN WILL COMPLY WITH THE U.B.C. STANDARD 50-52-2-58 AND SECTION 6202(F).
  10. IDENTIFYING NUMBER AND WEIGHT OF SIGN WILL BE PLAINLY PLACED ON EXTERIOR SURFACE OF SIGN BODY AS OUTLINED IN SECTION 6202(I).
  11. PROVIDE TEMPORARY PEDESTRIAN PROTECTION AS OUTLINED IN CH.44.
  12. ALL STEEL 3/16 THICK AND UNDER MUST BE GALVANIZED.
  13. ALL TUBE A.S.T.M. A500 GR "B" FY-46. K.S.I.
  14. ALL BOLTS A.S.T.M. A307 U.N.O.
  15. ALL WORK PER CURRENT EDITIONS OF THE U.B.C. UNIFORM SIGN CODE AND N.E.C.

THESE DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF B.C. ADAMS.



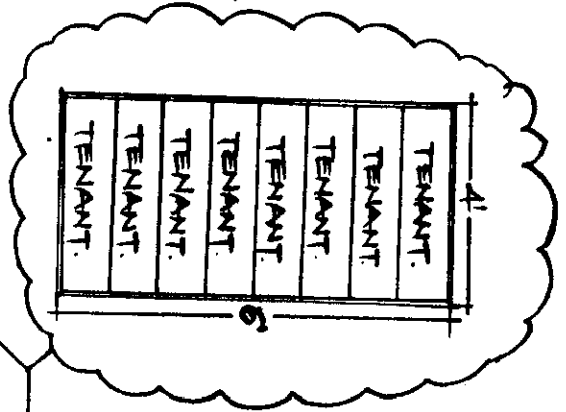
**BERNARD C. ADAMS**  
civil engineer

11022 acacia pkwy, suite e  
garden grove, ca 92640



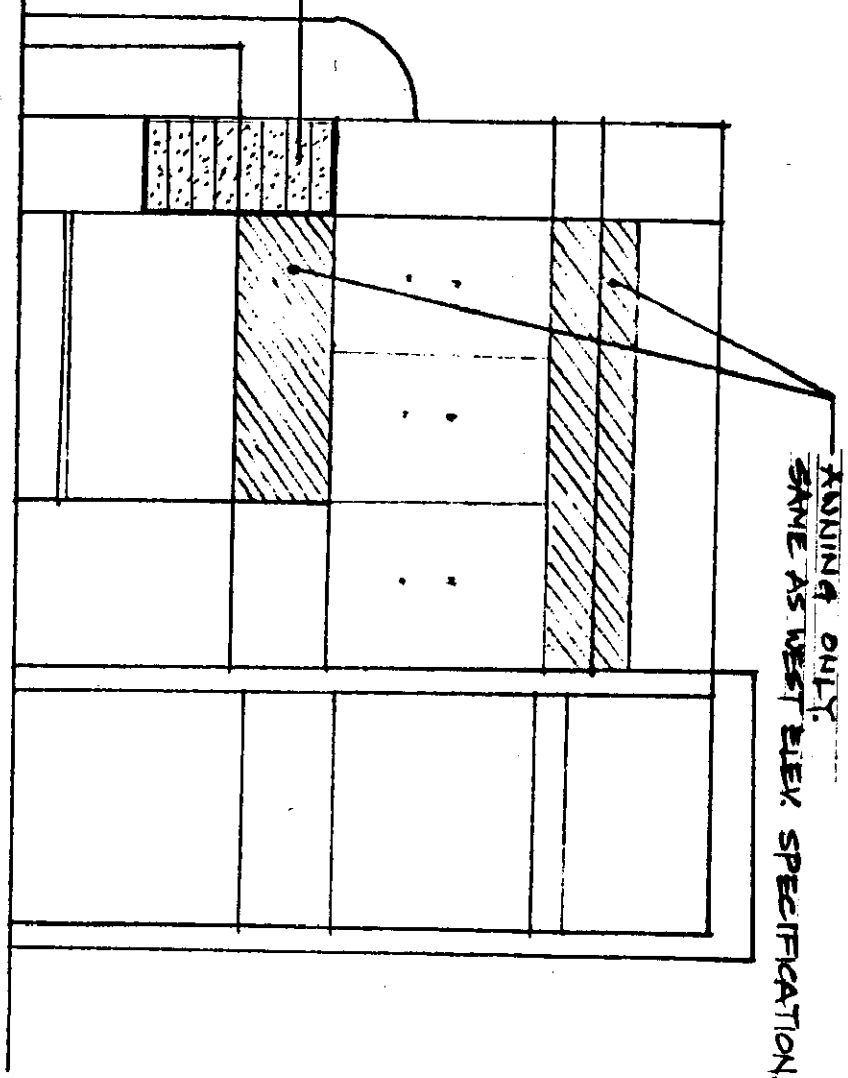
\* ALL DIMENSIONS ARE SPECIFIED ON THE ENCLOSED AWNING DETAIL & SPECIFICATION.  
 \*\* MATERIAL: WASHABLE VINYL AWNING GRADE MATERIAL.

AWNING AND SIGN PROPOSAL FOR MAG-GARDEN PARK  
 9042 GARDEN GROVE BL. GARDEN GROVE, CA. 92644.



\* SIGN AREA FOR DIRECTORY. SAME AS WEST ELEV. DIRECTORY, EXCEPT IT IS HUNG VERTICALLY.

\*\* TOP OF THIS SIGN SHALL BE ALIGNED WITH REST OF THE SIGNS ON BUILDING FIRST FLOOR.



SOUTH ELEVATION.

AWNING & SIGN PROPOSAL FOR MAG GARDEN PLAZA,  
9042 GARDEN GROVE BL. GARDEN GROVE, CA. 92644.

MINUTE EXCERPTS

GARDEN GROVE ZONING ADMINISTRATOR

January 2, 1991

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PUBLIC HEARING - PARCEL MAP NO. PM-87-336 - BA VAN NGUYEN - SOUTHEAST CORNER  
OF PARSONS PLACE AND WESTMINSTER AVENUE - 11352 WESTMINSTER AVENUE

The Zoning Administrator announced that the request is for tentative parcel map approval to consolidate two existing lots into one (1) parcel of land totaling approximately 23,700 square feet, located in the M-1 (Limited Industrial) zone.

The City of Garden Grove has determined that this action is exempt pursuant to the California Environmental Quality Act.

The Zoning Administrator asked for staff comments. Staff indicated that the subject case had been properly advertised and no correspondence had been received relative to the case. Staff introduced and reviewed the Development Services Planning Staff Report.

Staff commented that the Parcel Map expired before being recorded with the County of Orange and there had not been any changes since the original approval in conjunction with SP-129-87.

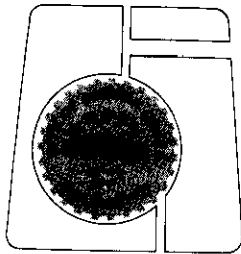
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Mr. Ba Van Nguyen, 11541 Westminster Avenue, Garden Grove, the applicant, addressed the Zoning Administrator.

The Zoning Administrator asked the applicant if he had an opportunity to review the staff report. The applicant commented that he had reviewed the report and had no concerns.

The Zoning Administrator asked the applicant if this new parcel map was just a formality to be sure that all was recorded properly with the county. The applicant said that it was.

There being no comments from the audience and no further testimony, the public hearing on PM-87-336 was closed.



GARDEN GROVE

TENTATIVE  
PARCEL MAP APPROVAL

1) ORIGINAL FOR  
FILE.

*Jeppone,  
Where is the  
file?? Pat*

APPLICANT: Ba Van Nguyen

P. M. NO. PM-87-336

OWNER: Ba Van Nguyen

A. P. NO. 100-190-19 and 29

As provided in Section 9137 of the City of Garden Grove Municipal Code, it has been determined that Parcel Map proposal No. PM-87-336 is in conformance with zoning and subdivision regulations.

Approval is granted subject to Municipal Code provisions, recordation of a Parcel Map with the Orange County Surveyor's Office, and compliance with any conditions stated below.

1. All provisions of Site Plan No. SP-129-87 shall be complied with.
2. All provisions of the Garden Grove Fire Department shall be complied with.
3. The Parcel Map shall be recorded within two (2) years.
4. The applicant shall comply with all requirements of the recorded deed.

*W. P. Patapoff*  
City Engineer W. P. Patapoff

5/23/91  
Date

*E. John Graichen*  
Zoning Administrator E. John Graichen

5/23/91  
Date

NOTE: Any appeal to this decision may be filed with the City Clerk of the City of Garden Grove.

APPEAL DEADLINE DATE: June 13, 1991

Enclosure: Map  
cc: Orange County Surveyor's Office

City of Garden Grove

**INTER- DEPARTMENT MEMORANDUM**

To: George L. Tindall  
Dept: City Manager  
Subject: CONSIDERATION OF A FINAL MAP  
SUBDIVISION NO. TT-14218

From: Frank S. Schuma  
Dept: Development Services  
Date: August 7, 1990

OBJECTIVE

To obtain approval of Final Tract Map No. TT-14218.

BACKGROUND

Tract Map No. TT-14218 is to create a one (1) lot subdivision in order to construct ten (10) condominium units on a 34,800 square foot parcel of land. The subject site is located on the west side of Newland Street, south of Garden Grove Boulevard. The subdivision was filed concurrently with Site Plan No. SP-106-90.

ANALYSIS

This project is being developed by Iraj Mavandadi as a part of Site Plan No. SP-106-90. The tentative map was approved by the City Council on June 4, 1990 by Resolution No. 7229-90.

The Garden Grove Engineering Division has reviewed all documents relating to this subdivision regarding City Ordinances and the State Map Act, and finds these maps to be in compliance.

RECOMMENDATION

It is recommended that the City Council approve ~~Final~~ Tract Map No. TT-14218 as described above.

~~Tentative Final Map~~

FRANK A. SCHUMA, Director  
Development Services Department

By: Tynone Daisy

Attachments: Map  
Council Resolution No. 7229-90  
Planning Commission 4067

5793T





DEVELOPMENT REVIEW  
AND COMMENT SHEET

PM-81-336  
CASE NUMBER

TO: Facilities engineering DATE OUT: 10-29

FROM: Tyrone Daisey RETURN BY: \_\_\_\_\_

APPLICANT: Ba Van Nguyen DATE IN: \_\_\_\_\_

REQUEST: Tentative, parcel map approval,  
consolidation of two parcels into one parcel.  
(previously finalized but expired.)

SITE LOCATION: SEC Westminster Ave + Parson Pl.

ADDRESS: \_\_\_\_\_

ASSESSOR PARCEL NOS.: \_\_\_\_\_

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

This Map has Expired Once, Lets Not  
let It Happen Again.

\_\_\_\_\_  
\_\_\_\_\_  
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# Notice of Determination

Appendix H

To: \_\_\_\_\_ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: (Public Agency) City of Garden Grove  
P. O. Box 3070, 11391 Acacia Parkway  
Garden Grove, Ca <sup>(Address)</sup> 92642

X County Clerk  
County of Orange  
P. O. Box 838  
Santa Ana, Ca 92702



### Subject:

Filing of Notice of Determination In compliance with Section 21108 or 21152 of the Public Resources Code.

PARCEL MAP NO. PM-87-336  
Project Title

_____	<u>City of Garden Grove</u>	<u>(714) 741-5312</u>
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

11352 Westminster Avenue, Garden Grove, CA ORANGE  
Project Location (include county)

Project Description: Consolidate two (2) existing lots into one (1) parcel of land.

This is to advise that the City of Garden Grove has approved the above described project on \_\_\_\_\_  
 Lead Agency  Responsible Agency  
\_\_\_\_\_ and has made the following determinations regarding the above described project:  
(Date)

1. The project  will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations  was  was not] adopted for this project.
5. Findings  were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:  
City of Garden Grove, Development Services, 11391 Acacia Parkway, Garden Grove, CA 92640

\_\_\_\_\_  
Signature (Public Agency)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

Date received for filing at OPR:

**NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT**  
(To Be Completed by Lead Agency)

---

Project Title: PM-87-336

Project Location: Southeast corner of Parsons Place and Westminster Avenue  
at: 11352 Westminster Avenue

Project Description:

To consolidate two (2) existing lots into one (1) parcel of land.

Name and Address of Developer or Project Sponsor:

Ba Van Nguyen  
11541 Westminster Avenue  
Garden Grove, CA 92643

Phone: (714) 554-7245

Findings:

The Planning Coordinating Committee of the City of Garden Grove has reviewed the Initial Study of Environmental Effects (attached) for the above-described project and hereby finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community.
- B. The project will not have a significant effect on the environment.

Mitigation Measures (if any, to avoid potentially significant effects):

Reason for Finding of No Significant Effect:

The project is consistent with the City's General Plan, zoning designation and the City's development standards and any environmental concerns noted in the Environmental Checklist form have been appropriately addressed for this project.

Contact Person and Phone Number:

Paul Wernquist (714) 741-5312

\_\_\_\_\_  
Chairman, Planning Coordinating Committee

\_\_\_\_\_  
Date

Attachment: Initial Study of Environmental Effects



# PARCEL MAP NO. 87-336

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE  
STATE OF CALIFORNIA

NO. OF PARCELS: 1  
TOTAL ACREAGE: 0.3924

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_ FEE \$ \_\_\_\_\_  
INSTRUMENT #: \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_  
LEE A. BRANCH  
COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY

BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39,  
PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

**PETER & ASSOCIATES**  
ENGINEERS, GEOLOGISTS, CONTRACTORS, INC.

**PETER G. TOGHIA** R.C.E. 25297 **MARCH, 1990**

## OWNER'S CERTIFICATE

WE THE UNDERSIGNED BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE CITY OF GARDEN GROVE, CALIFORNIA FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES WESTMINSTER AVENUE AS FURTHER DESCRIBED IN AN EASEMENT RECORDED IN BOOK 3649 PAGE 298 OFFICIAL RECORDS OF ORANGE COUNTY.

no van nguyen  
NO VAN NGUYEN  
nguyen  
BA VAN NGUYEN

HOO THIT YUONG  
HOA THI TRUONG

STATE OF CALIFORNIA  
COUNTY OF ORANGE

ON THIS 18 DAY OF Oct. 1989, BEFORE ME NIET ANH YUONG, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NO VAN NGUYEN, HOA THI TRUONG & BA VAN NGUYEN PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS DESCRIBED IN, AND WHOSE NAME IS SUBSCRIBED TO WITHIN THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

WITNESS MY HAND  
Niet Anh Yuong  
NOTARY PUBLIC IN AND FOR SAID STATE



NIET ANH YUONG  
(NAME - TYPED OR PRINTED)  
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.  
MY COMMISSION EXPIRES 4-10-93

## OWNER'S CERTIFICATE (CONTINUED)

RICHARD Y. M. CHEN AND CHING HUA CHEN, HUSBAND AND WIFE, BENEFICIARIES UNDER DEED OF TRUST RECORDED MARCH 25, 1987 AS INSTRUMENT NO. 87-161372 OF OFFICIAL RECORDS.

Richard Y. M. Chen  
RICHARD Y. M. CHEN  
HUSBAND

Ching Hua Chen  
CHING HUA CHEN  
WIFE

STATE OF CALIFORNIA  
COUNTY OF SANTA CRUZ

ON THIS 1 DAY OF March 1989, BEFORE ME Laurie Daniels, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Richard Y. M. Chen and Ching Hua Chen PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS DESCRIBED IN, AND WHOSE NAMES ARE SUBSCRIBED TO WITHIN THE INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

WITNESS MY HAND  
Laurie Daniels  
NOTARY PUBLIC IN AND FOR SAID STATE  
Laurie Daniels  
(NAME - TYPED OR PRINTED)  
MY PRINCIPAL PLACE OF BUSINESS IS IN Santa Cruz COUNTY.  
MY COMMISSION EXPIRES 10-2-90

## SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF NO VAN NGUYEN ON DECEMBER 30, 1987. I HEREBY CERTIFY THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE JUNE 30, 1990 AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I HEREBY CERTIFY THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



Peter G. Toghia  
PETER G. TOGHIA  
R.C.E. NO. 25297  
MY REGISTRATION EXPIRES 12/31/1993  
(SEAL)

## CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE COUNTY SURVEYOR.

DATED THIS \_\_\_\_\_ OF \_\_\_\_\_ 1990

BY:  
William A. Mazafoff  
WILLIAM A. MAZAFF  
R.C.E. 24967 EXPIRES 12/31/93  
CITY ENGINEER

## COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT, AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT RELATIVE TO THE PARCEL MAP BOUNDARY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1991

John Canas  
JOHN CANAS  
COUNTY SURVEYOR