

CITY OF PLACERVILLE  
PLANNING APPLICATION

Date: 10/8/20  
Zoning: HWC/AD GP  
File No: SPR 85-17-R  
Filing Fee (PZ) \$ 250.00  
Filing Fee (EN) \_\_\_\_\_  
Receipt No: 7274

**REQUEST FOR:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Annexation                  | <input type="checkbox"/> Boundary Line Adjustment   | <input type="checkbox"/> Certificate of Compliance                     |
| <input type="checkbox"/> Conditional Use Permit      | <input type="checkbox"/> Environmental Assessment   | <input type="checkbox"/> Environmental Impact Report                   |
| <input type="checkbox"/> Final Subdivision Map       | <input type="checkbox"/> General Plan Amendment     | <input type="checkbox"/> General Plan Consistency                      |
| <input type="checkbox"/> Historic District Review    | <input type="checkbox"/> Landscape Plan Review      | <input type="checkbox"/> Minor Deviation                               |
| <input type="checkbox"/> Planned Development Overlay | <input type="checkbox"/> Preliminary Plan Review    | <input checked="" type="checkbox"/> Sign Package Review / Amendment    |
| <input type="checkbox"/> Site Plan Review            | <input type="checkbox"/> Temporary Commercial Coach | <input type="checkbox"/> Temporary Use Permit                          |
| <input type="checkbox"/> Tentative Parcel Map        | <input type="checkbox"/> Tentative Subdivision Map  | <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change |

DESCRIPTION: Master Sign plan request

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

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City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

**PROJECT APPLICANT**

NAME JOSE DAVILA  
MAILING ADDRESS 1365 BROADWAY  
PLACERVILLE, CA 95667  
PHONE 916-807-4447  
EMAIL \_\_\_\_\_

**APPLICANT'S REPRESENTATIVE (if different)**

NAME FRANCISCO SANCHEZ  
MAILING ADDRESS 524 E. Lodi Ave.  
Lodi, CA 95240  
PHONE 209-327-9551  
EMAIL pacosgraffix@yahoo.com

**PROPERTY OWNER(S)**

NAME FAROUK DIAB PHONE 209-601-9132  
MAILING ADDRESS 5950 N. HIGHWAY 99  
EMAIL ADDRESS FDIAB1956@G.MAIL.COM

**SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)**

NAME / PHONE \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_  
EMAIL ADDRESS \_\_\_\_\_

I have notified the mortgage holder, which is: \_\_\_\_\_

**DESCRIPTION OF PROPERTY (Attach legal deed description)**

STREET ADDRESS 1365 BROADWAY, PLACERVILLE CA 95667  
ASSESSOR'S PARCEL NO.(S) 002-261-015 & 002-261-016  
Above described property was acquired by owner on \_\_\_\_\_  
Month Day Year

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

Francisco Sanchez                      Francisco Sanchez                      10/6/20  
Applicant's Signature                      Printed Name of Applicant(s)                      Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

[Signature]                      FAROUK DIAB                      10-7-20  
Signature of Property Owner                      Printed Name of Property Owner                      Date

\_\_\_\_\_  
Signature of Property Owner                      Printed Name of Property Owner                      Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

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A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

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