



## CITY OF MANTECA COMMUNITY DEVELOPMENT APPLICATION FORM

Planning Division, 1001 W. Center Street, Manteca, CA 95337,  
 (209) 456-8500 Fax (209) 923-8949  
 planning@ci.manteca.ca.us

### Type of Application

<input type="checkbox"/> Annexation	<input type="checkbox"/> Municipal Code Amendment	<input type="checkbox"/> Subdivision Map
<input type="checkbox"/> Rezone/Prezone	<input type="checkbox"/> General Plan	<input type="checkbox"/> Parcel Map
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Variance/Minor Zone Modification	<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> Specific Plan/Amendment	<input type="checkbox"/> Sign: Master Sign Program	<input type="checkbox"/> Tentative Map Extension
<input type="checkbox"/> Master Plan/Amendment	<input type="checkbox"/> Minor Plan Modification	<input type="checkbox"/> Minor Use Permit
<input type="checkbox"/> Planned Development/Amendment	<input checked="" type="checkbox"/> Site Plan Review: Minor or Major	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Appeal	<input type="checkbox"/> Reasonable Accommodation	<input type="checkbox"/> Sewer Allocation/Point Rating

### Project Detail

Project Name: North Walnut Townhomes

Project Address: 445 N. Walnut Avenue, Manteca, California 95336 APN: 217-590-03

Project Description: Development of three (3) two-story townhome buildings with each building consisting of four (4) multi-family dwelling units. The proposed project also include on-site improvements to include parking, landscaping, community open space area, and utilities. For further detail, please refer to Attachment A.

---

---

---

---

---

---

---

---

### Property Owner:

### Applicant

Name: <u>Palm, Jr. LLC</u> Contact: <u>Mr. Resham Singh</u> Address: <u>113 Palm Avenue</u> City: <u>Modesto</u> State, Zip: <u>California, 95350</u> Phone: <u>(209) 422-3011</u> E-mail: <u>resham@valleyoakca.com</u> Fax: <u>(209)342-6866</u>	Name: <u>J.B. Anderson Land Use Planning</u> Contact: <u>Mark Niskanen, Vice President</u> Address: <u>139 S. Stockton Acenue</u> City: <u>Ripon</u> State, Zip: <u>California, 95366</u> Phone: <u>(209)599-8377</u> E-mail: <u>mark@jbandersonplanning.com</u> Fax: <u>(209) 599-8399</u>
---	--

### Office Use Only-Fees

Fees	Account Number	Application Type	Fees	Account Number	Application Type
Receipt Number		Date	Accepted by:		

File Number/s: \_\_\_\_\_



- 3. Applicant(s) acknowledge and agree that all of the required items have been submitted and understands that missing items may result in delaying the processing of this application. Applicant(s) further acknowledge and agree that by signing this document accepts the posting of public notices regarding the proposed project at the project site, newspaper, or as otherwise required by law. ms (Initial)
- 4. Applicant(s) agree to defend, indemnify and hold harmless the City of Manteca ("City") and its agents, officers, consultants, independent contractors and employees ("City's Agents") from any and all claims, actions or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the Project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant of any Claim or if the City fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing in this paragraph shall obligate the City to defend any Claim and the City shall not be required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City. Nothing contained in this paragraph shall prohibit the City from independently defending any Claim, and if the City does decide to independently defend a Claim, the City shall bear its own attorney's fees, expenses of litigation and costs for that independent defense. The Applicant may agree to reimburse the City for attorney's fees, expenses of litigation and costs for that independent defense. Should the City decide to independently defend any Claim, the Applicant(s) shall not be required to pay or perform any settlement arising from any such Claim unless the settlement is approved by the Applicant. ms (Initial)
- 5. This Application will be a public record. ms (Initial)
- 6. Those individuals listed within this application as owner, applicant, or other will be copied on correspondence regarding this application unless otherwise specified. The City is not responsible for inaccuracies of contact information (i.e., mailing addresses, phone numbers, email addresses, fax numbers, etc.) that may result in failed and/or delayed delivery of correspondence. ms (initial)
- 7. This Application is made under, and shall in all respects be interpreted, enforced, and governed by, the laws of the State of California. In the event of a dispute concerning the terms of this Application, the venue for any legal action shall be with the appropriate court in the County of San Joaquin, State of California. Should legal proceedings of any type arise out of this Agreement, the prevailing party shall be entitled to costs, attorney's fees, and legal expenses, including but not limited to expert fees and costs. ms (Initial)

IT IS SO AGREED:

<u>[Signature]</u> Applicant Signature	<u>RESHAM SINGH</u> Print Name	<u>6/26/2017</u> Date
<u>[Signature]</u> Property Owner Signature	<u>RESHAM SINGH</u> Print Name	<u>6/26/2017</u> Date
_____ Property Owner Signature	_____ Print Name	_____ Date

# CITY OF MANTECA COMMUNITY DEVELOPMENT DEPARTMENT

## LETTER OF AUTHORIZATION

This document shall serve to notify the City of Manteca that the undersigned are the legal owner(s) of the property described in the attached application and do hereby authorize the person/firm identified below to file and represent my/our interest in the application(s) listed below.

**Authorized Person:**

Name/Firm Mark Niskanen / J. B. Anderson Land Use Planning

Address 139 S. Stockton Avenue

City/State/Zip Ripon / California / 95366


Phone (209) 599-8377

**Applications:** Major Site Plan Review

\_\_\_\_\_

**Legal Owners:**

The undersigned are the legal owner(s) of the said property; have read the foregoing letter of authorization and know the contents thereof; and do hereby certify that the same is true of my/our own knowledge. I/we certify (or declare) under penalty of perjury under the laws of the State of California that the information contained in the above referenced application(s) is true and correct.

  
Applicant Signature

RESHAM SINGH  
Print Name

6/26/2017  
Date

  
Property Owner Signature

RESHAM SINGH  
Print Name

6/26/2017  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date