

CITY OF FORT BRAGG
COMMUNITY DEVELOPMENT DEPARTMENT
 416 North Franklin Street
 Fort Bragg, CA 95437
 Tel: (707) 961-2827
 Fax: (707) 961-2802
 http://city.fortbragg.com



Case No(s) _____
 Date Filed _____
 Fee _____
 Receipt No. _____
 Received by _____

Office Use Only – December 2011

PLANNING APPLICATION FORM

Please complete this application thoroughly and accurately, and attach the required exhibits as indicated in the applicable brochure available from the Community Development Department. An incomplete application will not be accepted for processing. Please note that administrative permits may require additional fees if an interested party requests a public hearing. Public hearing expenses are borne by the applicant, owner, or agent.

APPLICANT

Name: Noah Sheppard
 Mailing Address: 8261 Outlaw Springs Road Phone: 707-813-8138
 City: Mendocino State: Ca Zip Code: 95460 Email: noahksheppard@gmail.com

PROPERTY OWNER

Name: Noah Sheppard
 Mailing Address: 8261 Outlaw Springs Road Phone: 707-813-8138
 City: Mendocino State: Ca Zip Code: 95460 Email: noahksheppard@gmail.com

AGENT

Name: _____
 Mailing Address: _____ Phone: _____
 City: _____ State: _____ Zip Code: _____ Email: _____

STREET ADDRESS OF PROJECT 517 S. Franklin Street, Fort Bragg, Ca

ASSESSOR'S PARCEL NUMBER(S) 0180200900

PROPERTY SIZE _____ Square Feet **or** .16 Acres

TYPE OF APPLICATION (Check all applicable boxes)

- | | |
|--|--|
| ☐ Design Review/Site & Architectural Review | ☐ Certificate of Compliance |
| ☒ Use Permit/Minor Use Permit | ☐ General Plan Amendment |
| ☐ Coastal Development Permit | ☐ Local Coastal Program Amendment |
| ☐ Variance/Administrative Variance | ☐ Rezoning |
| ☐ Lot Line Adjustment | ☐ Annexation |
| ☐ Subdivision (no. of parcels) _____ | ☐ Preapplication Conference |
| ☐ Certificate of Appropriateness (COA) | ☐ Limited Term Permit |
| ☐ Planned Development Permit | ☐ Permit Amendment (list permits) _____ |

PROJECT DESCRIPTION (Briefly describe project as shown on proposed plans.)

Convert the existing commercial building back into its original use, which was residential. It will be converted into a 1bd/1ba, single story duplex.

Add a two story duplex that each consist of 2 bedrooms and 1.5 baths. Includes a detached storage building.

CERTIFICATION

I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application and all attachments is complete and accurate. I understand that failure to provide requested information or misstatements submitted in support of the application shall be grounds for either refusing to accept the application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the City.

Signature of Applicant/Agent

7-1-25

Date

Signature of Property Owner

7-1-25

Date

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

ORDINANCE No. 771, adopted by the Fort Bragg City Council on September 26, 1994, requires applicants for discretionary land use approvals to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

As part of this application, the applicant agrees to defend, indemnify, release and hold harmless the City of Fort Bragg, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Fort Bragg Municipal Code Chapter 18.77, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attach, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, attorneys, employees, boards and commissions.

Signature of Applicant

7-1-25

Date

SITE VIEW AUTHORIZATION

I hereby grant permission for City staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Property Owner/Authorized Agent

7-1-25

Date

NOTE: If signed by agent, **owner** must sign "Authorization of Agent" below.

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must complete and post the "Notice of Pending Permit" form at a conspicuous place, easily read by the public and as close as possible to the project site. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Community Development Department cannot process the application.

I hereby certify that I or my authorized representative posted the "Notice of Pending Permit" form in a conspicuous place, easily seen by the public and as close as possible to the project site for:

(Describe location where notice is posted)

Property Owner/Authorized Agent

Date

NOTE: If signed by agent, **owner** must sign "Authorization of Agent" below.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Property Owner

Date