

CONDITIONS OF APPROVAL (Case NO. 05-MOD-005)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the Planning Commission within fifteen (15) days from the date of action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of and accept all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete confirmation with the approved Site Plan, Floor Plan, Elevation Plans, Roof Plan and Grading Plan.
4. Except as modified herein, all exterior materials and colors in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is declared to be invalid, the Permit shall be void and the privileges granted herein shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. The applicant shall obtain all required construction and occupancy permits from the Department of Building and Safety.
8. Unless this permit is used within two (2) years from the date of approval, Case No. 05-MOD-005 shall expire. A written request for a one (1) year extension may be considered prior to the expiration date.
9. The Modification Case No. 05-MOD-005 is valid only in conjunction with Condition Use Permit Case No. 05-CUP-004 and the approved Conditions of Approval therein.

Special Conditions

10. Air conditioning units must be located a minimum of 5-feet from any side property line, a minimum of 3-feet from the rear side, and screened by a solid wall. Air conditioning units must be in compliance with the City Zoning Ordinance Section 9606.1.

END