

## CONDITIONS OF APPROVAL

<b>RESOLUTIONS:</b>	2017-XX & 2017-XX
<b>PROJECT:</b>	PA 2017-49/VAR 2017-06
<b>PROJECT LOCATION:</b>	APN: 363-581-007
<b>APPROVAL DATE:</b>	October 3, 2017
<b>EFFECTIVE DATE:</b>	October 18, 2017
<b>EXPIRATION DATE:</b>	October 3, 2018

### **GENERAL CONDITIONS**

1. Planning Application No. 2017-49 (Variance No. 2017-06) is a request to encroach 4'-0" into the required 10'-0" rear yard setback for an existing detached approximately 363 sq. ft. solar integrated patio cover (Project). The Project is located northerly of Lost Road and easterly of Canyon Hills Drive within the Canyon Hills Specific Plan (CHSP) more specifically referred to as 32512 Sprucewood Way. (APN: 363-581-007)
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Officials, Officers, Employees or Agents to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning the Project.
3. Within 30 days of project approval, the applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department for inclusion in the case records.
4. Variance No. 2017-06 shall lapse and shall become void one year following the date on which the variance became effective unless, prior to the expiration of one year, a building permit related to the variance is issued and construction commenced and diligently pursued toward completion.
5. The Applicant shall comply with all applicable City codes and ordinances.
6. All Conditions of Approval shall be reproduced on page one of building plans prior to their acceptance by the Building and Safety Division, Community Development Department. All Conditions of Approval shall be met prior to the issuance of a Certificate of Occupancy.
7. All future development proposals shall be reviewed by the City on a project by project basis. If determined necessary by the Community Development Director or designee, additional environmental analysis will be required.
8. Any proposed minor revisions to approved plans shall be reviewed and approved by the Community Development Director or designee. Any proposed substantial revisions to the approved plans shall be reviewed according to the provisions of the Municipal Code in a similar manner as a new application.

9. The Applicant shall comply with the City's Noise Ordinance. Construction activity shall be limited to the hours of 7:00 AM to 5:00 PM, Monday through Friday, and no construction activity shall occur on Saturdays, Sundays, or legal holidays.
  10. Prior to submittal for building permit plan check, the applicant shall obtain approvals from all other divisions and departments.
  11. All plans shall show compliance with all applicable requirements of the latest City adopted Building Code requirement.
  12. Prior to the issuance of a building permit and/or final inspection, the applicant shall provide documentation of existing drainage and proposed drainage. In no circumstance shall the drainage of the property discharge onto an adjacent property.
  13. Pay all applicable fees at the time of permit issuance.
  14. If any of the conditions of approval set forth herein fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation.
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I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above named project and do hereby agree to accept and abide by all Conditions of Approval as approved by the City of Lake Elsinore Planning Commission on October 3, 2017. I also acknowledge that all Conditions shall be met as indicated.

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

Applicant's Signature: \_\_\_\_\_

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

Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_