

## **CONDITIONS OF APPROVAL**

<b>RESOLUTIONS:</b>	2017-XX & 2017-XX
<b>PROJECT:</b>	PA 2017-11/RDR 2017-06 (Minor Design Review)
<b>PROJECT LOCATION:</b>	APN: 347-330-030
<b>APPROVAL DATE:</b>	October 17, 2017
<b>EFFECTIVE DATE:</b>	November 1, 2017
<b>EXPIRATION DATE:</b>	October 17, 2019

### **GENERAL CONDITIONS**

1. Planning Application No. 2017-11/Residential Design Review No. 2017-06 (Minor Design Review) proposes to legalize and permit an existing 1,500 Square foot (SF) detached metal storage shed on a lot with an existing single family residence on an approximately 0.76-acre lot (Project). The proposed Project is located near the intersection of Third Street and Melby Drive and more specifically referred to as Assessor Parcel Number 347-330-030.
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 attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning the project attached hereto.
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.

### **PLANNING DIVISION**

4. Design Review approval for the Minor Design Review will lapse and be void unless a building permit is issued within two (2) years of the approval date and construction commenced and diligently pursued to completion. The Community Development Director may grant an extension of time for up to one (1) year prior to the expiration of the initial Design Review. An application for a time extension and required fee shall be submitted a minimum of one (1) month prior to the expiration date.
5. The signed set of conditions of approval shall be reproduced upon page one of building plans submitted to the Building and Safety Division for Plan Check. All conditions of approval shall be met prior to the issuance of a Certificate of Occupancy and release of utilities.
6. All site improvements shall be constructed as indicated on the approved site plan and elevations, with revisions as noted herein. The applicant shall meet all required development standards as set forth in the Lake Elsinore Municipal Code (LEMC). Any other revisions to the approved site plan or building elevations shall be subject to the review of the Community Development Director or his designee. All plans submitted for Building Division Plan Check shall conform to the submitted plans as modified by the conditions of approval.

7. All materials and colors depicted on the approved plans shall be used. If the applicant wishes to modify any of the approved materials or colors depicted on the plans, the applicant shall submit a proposal setting forth the modifications for review by the Community Development Director or his designee.
8. The Applicant shall comply with all applicable City codes and ordinances.
9. A cash bond of \$1,000.00 shall be required for any construction trailers placed on the site and used during construction. Bonds will be released after removal of trailers and restoration of the site to a state acceptable to and approved by the Community Development Director or his designee.
10. 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.
11. Driveways shall be constructed of concrete per Building and Safety Division standards.
12. The Applicant shall satisfy all conditions of approval prior to the issuance of a Certificate of Occupancy and release of utilities.
13. 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.
14. The accessory structure may not be utilized for any business related. The structure is accessory to the main dwelling unit, therefore the use of the accessory structure shall only serve as incidental and secondary to the main dwelling unit.

## **BUILDING DIVISION**

### **General Conditions**

Approvals from all departments have to be signed off before issuing Building Permits.

15. All fees must be paid prior to issuance of Building Permits.
16. All projects are to meet current 2016 Building Code Requirements.
17. Three (3) sets of plans for building for plan check, check with other departments for plans needed.

18. Structural Engineering will be required for structure.
19. Soils engineer for compaction required.
20. Show all utilities (Gas, Propane Tanks, Electrical, Sewer).
21. All plans and reports to be wet stamped and signed by a design professional.
22. Show acreage on plans for MSHCP.
23. This building was built without Building Permits. All testing, requirements for structure will be to the satisfaction of the Building Official, and all Building related fees will be double.

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 17, 2017. I also acknowledge that all Conditions shall be met as indicated.

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

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

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

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

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