

**PLANNING COMMISSION – November 13, 2019**  
**REQUIRED FINDINGS:**

**26 Alpine Avenue**  
**Architecture and Site Application S-19-042**

**Requesting approval for a time extension to construct a new single-family residence and remove a large protected tree on vacant property zoned R-1:20. APN 529-37-042.**

**APPLICANT: Tom Sloan**

**PROPERTY OWNER: DMJ Home Solutions LLC**

**FINDINGS:**

**Required Finding for a Time Extension:**

- As required by Section 29.20.325 of the Town Code for granting a time extension:

Town Code Section 29.20.325 allows the deciding body to approve reasonable time extensions not exceeding one-year subject to the following findings:

- (1) There would be no legal impediment to granting a new application for the same approval in that the findings made for the previous approval still stand.
- (2) There are no new facts concerning the proposed project and conditions have been modified to reflect the new expiration date, include current Public Works Department requirements and standard conditions, and update the names of department contacts. No other conditions have been modified or added.

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