

PLANNING COMMISSION – February 23, 2022
CONDITIONS OF APPROVAL

16509 Bonnie Lane
Fence Height Exception FHE-21-013

Consider an Appeal of a Community Development Director Decision to Deny a Fence Height Exception Request for Construction of a Six-Foot Fence Located Within the Required Front Yard Setback on Property Zoned R-1:8. Located at 16509 Bonnie Lane. APN 532-42-013.

Property Owner/Applicant/Appellant: Pamela Kee.

Project Planner: Ryan Safty.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below.
2. EXPIRATION: The Fence Height Exception approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. VIEW AREAS: Exceptions to the driveway view area and traffic view area must be approved by the Town Engineer (Parks and Public Works) prior to construction of the fence and pedestrian entryway arbor. If exceptions are not granted, the plans must be revised to comply with the Town's requirements regarding driveway view area and traffic view area.
4. PEDESTRIAN ENTRYWAY ARBOR: The proposed pedestrian entryway arbor requires a building permit. At time of building permit submittal, the applicant must prove compliance with Town Code Section 29.40.0315(b)(4) regarding open views, maximum width, and maximum depth.
5. EXTERIOR LIGHTING: All exterior lighting must comply with the Town's requirements and must be downward directed and shielded from neighbor's view.
6. TREE PROTECTION: At the discretion of the Town Arborist, tree protection fencing shall be installed prior to building permit issuance.
7. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval and may be secured to the satisfaction of the Town Attorney.

EXHIBIT 3

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