

**Planning Commission –March 11, 2020**  
**CONDITIONS OF APPROVAL**

**16769 Farley Road**  
**Conditional Use Permit Application U-20-001**

**Requesting approval of a modification to an existing Conditional Use Permit for expanded hours of operation in an institution for religious observance (West Valley Muslim Association) on property zoned R-1:8. APN 424-21-062.**

**PROPERTY OWNER: West Valley Muslim Association**

**APPLICANT: Javed Khan**

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 and in substantial compliance with the approved plans. Any changes or modifications to the approved plans shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The 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. LAPSE FOR DISCONTINUANCE: If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.
4. CERTIFICATE OF USE AND OCCUPANCY: A Certificate of Use and Occupancy must be obtained prior to commencement of use.
5. 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.
6. COMPLIANCE MEMEMORANDUM: A memorandum, in compliance with standard Town practice, shall be prepared and submitted with the building permit detailing how the conditions of approval will be addressed.
7. USE: Maintain an existing Church facility
8. ~~A Tree Removal Permit is to be obtained prior to the issuance for a Building Permit.~~
9. ~~The leaders' quarters shall not be allowed for any use other than living quarters for ministers leaders associated with the church facility institution.~~
10. HOURS: Maximum H hours of operation shall not extend past 10:00 p.m. except for 30 days during religious service for the month of Ramadan which hours of operation shall not extend past 11:00 p.m.

EXHIBIT 3

11. Windows on the west elevation shall remain closed.
12. ~~The new fence on the easterly side of the property shall be of the same type of redwood as currently exists there now.~~
13. ~~Final drainage driveway plan to be provided.~~
14. ~~An Encroachment Permit shall be obtained for any work in the public right of way.~~