

PLANNING COMMISSION – November 10, 2021
CONDITIONS OF APPROVAL

103 Tait Avenue
Fence Height Exception FHE-21-010

Consider an Appeal of a Community Development Director Decision to Deny a Fence Height Exception Request for Construction of a Six-Foot Tall Vehicular Gate and Fencing within the Required Street-Side Setbacks, Traffic View Area, and Driveway View Area; and Construction of a Vehicular Gate with Reduced Setbacks on Property Located in the Almond Grove Historic District Zoned R-1D:LHP. Located at 103 Tait Avenue. APN 510-18-038. PROPERTY OWNER: Ballou Ventures LLC. APPLICANT/APPELLANT: Kristi Ballou. PROJECT PLANNER: Sean Mullin.

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. BUILDING PERMIT: The proposed vehicular gate requires a Building Permit.
4. VEHICULAR GATE: The vehicular gate must open inward, towards the residence or slide parallel to the street.
5. TREE PROTECTION: At the discretion of the Town Arborist, tree protection fencing shall be installed prior to Building Permit issuance.
6. 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.

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