

ATTACHMENT #2
APPLICATION #2022-00000096/MM
11743 LOCKWOOD DRIVE MAP MODIFICATION

CONDITIONS OF APPROVAL

General Conditions of Approval

1. Upon approval of the map modification by the Zoning Administrator, the applicant shall submit to the Town Engineer, consistent with the approval, a Notice of Modification or other documents as the Town Engineer shall determine to be appropriate, which Notice of Modification or other documents shall be recorded with the Nevada County Recorder. A Recorded Map Modification shall expire 24 months after approval unless the applicant has recorded the Notice of Modification prior to that date (October 18, 2024.)
(Planning Division)
2. The effective date of approval shall be Monday, Tuesday 18, 2022, unless the approval is appealed to the Planning Commission by 5:00 p.m. on Monday, October 17, 2022.
(Planning Division)
3. Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. The Parcel Map shall not be recorded until all outstanding fees are paid to the Town. **(Planning Division)**
4. The Truckee Donner Public Utility District's Electric Department does not have any objections to the building envelope modifications as proposed. The District currently has electric facilities installed on this parcel in an existing public utility easement that must remain, which are not indicated on the Map Modification Legal Description or Exhibit "A-1". Any proposed development on the parcel will require the Owner/ Developer to coordinate with the District for installation of electric infrastructure necessary to establish permanent electric service. The scope of modifications required, and the associated costs, will be determined following review of specific project information. The routing of electric facilities will also be determined as a part of this process.
(Truckee Donner Public Utility District)
5. New structures constructed within the modified building envelope will be subject to defensible space standards as outlined in Public Resource Code 4291. **(Truckee Fire Protection District)**
6. The applicants shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town to attack, set aside, void, or annul the approval of the Town Council, which action is brought within the time period provided for by State law. **(Planning Division, Town Attorney)**