

DRAFT CONDITIONS OF APPROVAL

MEETING DATE: September 10, 2019

TITLE: Request for a one-year Extension of Time for Conditional Use Permit No. 28-17 and Tentative Parcel Map 37332: for the Desert Harvest Project located at the north side of 20th Avenue approximately half mile east of North Indian Canyon Drive.

CASE NO: CUP 28-17 TE & TPM 37332

Prepared by: Patricia M Villagomez, Planning Technician

Reviewed by: Rebecca Deming, Community Development Director

Administrative Conditions:

1. The time extension approvals for Conditional Use Permit No. 28-17 & TPM 37332 are subject to a one-year expiration according to the provisions of the City's Zoning Ordinance, as provided in Section 17.76.070 & 16.24.160 and will expire on September 10, 2020.
2. The applicant may request an extension of time for Conditional Use Permit 28-17 per the City's Zoning Ordinance Sections 17.76.090. Upon filing a time extension(s) at least 30 (thirty) days prior to expiration of the project the Planning Commission may grant said time extension for good cause not to exceed twelve (12) months.
3. The applicant/developer may request an extension of time for the Tentative Parcel Map 37332 per the City's Zoning Ordinance Section 16.24.170. Upon filing a time extension(s) at least 30 (thirty) days prior to expiration of the project the Planning Commission may grant said time extension for good cause not to exceed three (3) years.
4. The applicant/developer shall record the parcel map with the County of Riverside Assessor's Office prior to the issuance of building permits.
5. Applicant/developer shall indemnify, protect, hold harmless and defend, with counsel selected by the City, the City and any agency or instrumentality thereof, an/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City,

concerning the entitlement application. City shall promptly notify both the applicant/developer and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense.

6. All development on the Project Site shall be in compliance with all applicable provisions of the City's Municipal Code as well as all applicable provisions of the adopted Building and Fire Codes. All new construction shall obtain a building permit and comply with the requirements of the Planning, Building, and Fire Departments.
7. No Certificate of Occupancy (C of O) shall be granted until all Conditions of Approval have been completed and approved by the Planning, Engineering, Building, and Fire Departments unless otherwise identified herein.
8. The development of the project on the project site shall be in substantial compliance with the exhibits contained in the project file for Conditional Use Permit 28-17 & TPM 37332.
9. The applicant/developer shall comply with all original conditions of approval from the original Conditional Use Permit entitlement (CUP 28-17), and Tentative Parcel Map entitlement TPM 37332.
10. Any substantial changes to the building or site layout shall require the applicant to file an application for an amendment to the existing Conditional Use Permit.