

Conditions of Approval

Planning Services

1. Project Description

This Development Plan revision is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below;

- Exhibit F.....Preliminary Site Plan
- Exhibit G.....Proposed Elevation, Holiday Entrance Wall Sign (A)
- Exhibit H.....Proposed Elevation, Tahoe Paradise Golf Monument Sign (B/E)
- Exhibit IProposed Elevation, Holiday Monument Sign (C)
- Exhibit JProposed Elevation, Holiday South-side Wall Sign (D)

This revision to the approved Design Review permit DR99-0004 is for all signs proposed and existing for Holiday Market and Tahoe Paradise Golf Course. The signs advertising the Golf Course will be reduced from two to one, the Holiday Market freestanding sign will change in copy only and the two existing wall signs will be combined into a single sign over the entrance. The additional sign proposed on the south-side of the building is not recommended for approval.

This Design Review is based upon and limited to compliance with the project description, the Planning Commission exhibits marked F through J, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

- 2. No revisions authorized by this Design Review permit may commence until all of the conditions of approval have been complied with in full.
- 3. Revise the site plan and elevations to remove proposed sign D (exhibit J). Any other proposed changes to the approved site plan shall be submitted to the Planning and Building Department Director for review and approval. Minor changes may be approved by the Director.
- 4. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a special use permit.

5. The applicant shall submit to Planning Services a \$50.00 recording fee prior to filing of the Notice of Exemption by the County. Please submit check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued until said fees are paid.
6. In compliance with County Code Section 130.22.250, implementation of the project must occur within 24 months of approval of this Planned Development permit or the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
7. Signs approved by the Planning Commission shall be installed with a Building Permit.
8. Pole sign B (Exhibit H) shall be removed prior to addition of new wall mounted sign A.
9. Planning reserves the right to complete a final inspection of the Building permit(s)

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10. Any future changes to the sign program shall require an application for a Design Review Revision except those changes already considered exempt in the Zoning Ordinance and TRPA Code of Ordinances.
11. The following circumstances require the removal of any legal, non-conforming sign: a change in use for which the nonconforming sign was installed or if the structure or copy is altered. Maintenance, such as repainting, cleaning or repair is allowed provided that it does not modify the sign structure or copy in any way that makes it more nonconforming. Refer to TRPA Code of Ordinances sections 38.12.3 and 38.12.4.
12. The TRPA Standard Conditions of Approval listed in Attachment Q shall apply to this permit.
13. The security authorized under Section 5.9. of the TRPA Code of Ordinances shall be **\$1,000**. The security shall be posted upon issuance of the Building Permit. The security is required to ensure the signs installed are as approved and that the golf course pole sign is removed in compliance with TRPA ordinances.