

## **Conditions of Approval**

### **Planning Division**

1. This revised planned development permit is based upon and limited to compliance with the project description, hearing exhibits, and conditions of approval set forth below:

Approval of the revision to planned development permit PD90-0011 for Prospector's Plaza would allow the addition of an 80 square foot area 20 foot tall multi-tenant monument sign approximately 150 feet south of the Missouri Flat Road entrance and a 50 square foot area 12 foot tall four tenant monument sign at the north corner.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. 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 changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. Pursuant to Zoning Ordinance Section 130.54.060.A, implementation of the project shall occur within 24 months of approval of this permit, otherwise 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.
3. The applicant shall make the actual and full payment of Planning and Building Services processing fees for the planned development permit revision and sign permits prior to issuance of any sign permits.
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 planned development permit.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

#### **Department of Transportation**

5. The applicant shall coordinate with DOT to confirm exact location of sign foundations prior to issuance of a building permit for the signs. This may require preliminary stakes being placed in the field, and DOT field review of location.