

CONDITIONS OF APPROVAL
PCN17-0033/MAJ17-0001
Champagne Family Dentistry

1. APPROVAL:

THIS REQUEST IS APPROVED FOR A DEVIATION OF LESS THAN 50% OF THE FLOOR AREA RATIO REQUIREMENT OF 0.75 APPLICABLE TO THIS LOCATION. THE FLOOR AREA RATIO FOR THIS PROJECT SHALL BE GREATER THAN 0.375.

2. EXPIRATION DATE:

THE MAJOR DEVIATION SHALL EXPIRE WITHIN TWO (2) YEARS OF THE DATE OF PLANNING COMMISSION APPROVAL, UNLESS CONSTRUCTION HAS BEGUN AND IS BEING DILIGENTLY PURSUED. A ONE YEAR EXTENSION MAY BE GRANTED BY THE PLANNING COMMISSION IF APPLIED FOR PRIOR TO THE EXPIRATION DATE OF THE MAJOR DEVIATION.

3. MUD DEVELOPMENT STANDARDS

THIS MAJOR DEVIATION REDUCES THE REQUIRED FAR ON THIS SITE FROM 0.75 TO GREATER THAN 0.375. ALL OTHER DEVELOPMENT STANDARDS RELATED TO THE MUD SHALL REMAIN IN FORCE AND SHALL BE MET IN ORDER FOR AN ADMINISTRATIVE REVIEW TO BE APPROVED AND A BUILDING PERMIT TO BE ISSUED.

4. ADMINISTRATIVE REVIEW

THE REVIEW AND APPROVAL OF AN ADMINISTRATIVE REVIEW SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

5. PARCEL MAPPING

PARCEL MAPPING, WHETHER BY BOUNDARY LINE ADJUST OR VIA SOME OTHER PROCESS, SHALL BE REVIEWED AND APPROVED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT. THE PARCEL MAPPING MUST RESULT IN A PARCEL THAT ALLOWS FOR AN FAR GREATER THAN 0.375 AND SHALL NOT CREATE ANY PARCELS ON WHICH THE PRINCIPAL USE IS PARKING WITHOUT AN APPROVED CONDITIONAL USE PERMIT FOR SAID USE.

6. PARKING

THE APPLICANT SHALL PROVIDE A RECIPROCAL PARKING AND ACCESS AGREEMENT WITH THE OWNERS OF ADJACENT PROPERTY AS NECESSARY TO PROVIDE SUFFICIENT OFF STREET PARKING TO SATISFY THE REQUIREMENTS OF SMC 20.04.009 PARKING AND LOADING AS PART OF THE RECORDED PARCEL MAPPING.