

CONDITIONS OF APPROVAL

Lands of Purple Orchid Properties LLC – 26296 Fremont Road – File# ZP22-0009

PLANNING DEPARTMENT

1. Any further changes or modifications to the plans shall be first reviewed and approved by the Planning Director, prior to commencement of work.
2. **The permit is for a 5'-0" tall vinyl clad chain link fence located 45'-0" from centerline of Fremont Road setback from the northern property line.**
3. **The permit is for a 6'-0" tall vinyl clad chain link fence located 85'-0" from centerline of Fremont Road and along the southern and western property line.**
4. **No fencing is approved along the eastern property line. No driveway gates are approved with this plan.**
5. The location, height and materials of the fences shall be constructed according to the approved plans. Any changes to the location, height, or construction of any proposed fences, shall first be approved by the Planning Department.
6. The new fence shall not obstruct or encroach within any easements on the property.
7. The fence shall not have points, spokes, or sharpened edges per LAHMC Section 10-1.507.
8. No lighting is approved. Any outdoor lighting requires approval by the Planning Department prior to installation.
9. The applicant shall be responsible for confirming all property line locations and verifying that the new fence is located within the property lines and outside of the property line setbacks.
10. All plantings shall be located outside of easements and located within property lines.
11. **Plantings shall be required for screening of the fence. Fencing along Fremont Road shall be located behind the plantings.**
12. Upon completion of construction, the applicant shall arrange a final inspection with the Planning Department within two weeks.

Project approval may be appealed if done so in writing within 14 days of the date of the approval.

Please refer to the Conditions of Project Approval set forth herein. If you believe that these Conditions impose any fees, dedications, reservation or other exactions under the California

Government Code Section 66000, you are hereby notified that these Conditions constitute written notice of a statement of the amount of such fees, and/or a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest such fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.