

MEMORANDUM

TO: HONORABLE PLANNING COMMISSION

FROM: SCOTT GEBHART, PLANNING DEPARTMENT

RE: CONDITIONAL USE PERMIT FOR 449 Dorcas Ln – FINAL REPORT

DATE: MARCH 9, 2020

Final Planning Inspection for conditional use permit for a garden art retail operation in the High Density Residential/Limited Commercial Zone (R4)

Location: 449 Dorcas Ln

Assessor's Map: Map 3N-10-29AC, Tax Lot 90001

Applicant: Robert Fulton

Owner: Same as applicant

Zoning: High Density Residential/Limited Commercial Zone (R4)

1. Applicant Robert Fulton, represented by Lori Mersereau, submitted an application on September 29, 2019 and paid the required fee for the above-mentioned application for conditional use permit. The application was determined to be complete on September 30, 2019.
2. The Planning Commission approved the conditional use on October 21, 2019.
3. Scott Gebhart from the Planning Department completed an inspection on March 9, 2020. The inspection purpose was to ensure the applicant completed all the conditions of approval.

Findings of Fact Report Findings: *Applicant shall apply for Sign Permits within 30 days of the approval.*

Inspection Findings: The applicant applied for and received the required Sign Permits. Picture 1 and 2 Show the placement of the 2 signs.

Findings of Fact Report Findings: *Applicant shall submit the business hours within 30 days after the approval. Hours shall be between 8:00 am and 6:00 pm.*

Inspection Findings: A sign has been posted on the garage door as shown in picture 3. Hours are as noted on the sign. Open when garage door is up or by appointment.

Finding of Fact Report Findings: Any changes to the approved conditions specified in the Finding of Facts Report shall be reviewed and approved by the Planning Commissions.

Inspection Findings: No changes were made to the conditions specified in the Finding of Fact Report.

Finding of Fact Report Findings: Applicant shall apply for building permits for the driveway extension within 30 days of the approval.

Inspection Findings: No building permit is required for the driveway extension. Driveway Extension is shown in picture 4.

PLANNING CONCLUSIONS AND DETERMINATION

At this time, it has been determined the Applicant has met the requirements set forth by the Planning Commission and this conditional use permit is considered closed.

Picture 1



Picture 2



Picture 3



Picture 4

