

PROPOSED CONDITIONS OF APPROVAL
DESIGN REVIEW
GARCIA-COLACE RESIDENCE
8 FORRESTER LANE

1. Development and operation of the use shall be substantially as represented on the approved plans and elevations, material samples, and project narrative as described in the staff report on file with the Planning Department, except as modified by conditions. Once installed, all improvements shall be maintained in accordance with the approved plans.
2. The Design Review approval will expire two years from the effective date of approval if construction has not been commenced.
3. **On the second-floor north elevation, the balcony and the Nana-door shall be eliminated from the scope of project. A window consistent with existing conditions shall replace the Nana-door.**
4. Disposal of construction and demolition waste and recycling shall be in accordance with the Joint Powers Agreement with Upper Valley Waste Management.
5. Construction and demolition activities shall conform to the noise control provisions contained in Municipal Code Chapter 8.04, Noise Control Regulations, including Section 8.04.020 B.1., as follows:

No person engaged in construction or demolition activity as a contracted service shall operate or cause the operation of any tools or equipment except between the hours of 9 am and 5:30 pm, Monday through Friday (excluding holidays), such that the sound therefrom creates noise across a residential or commercial real property boundary, except by permit issued pursuant to Section 8.04.040(E).
6. No construction activities shall occur on the following holidays:
 - Dr. Martin Luther King's Birthday
 - Lincoln's Birthday
 - Presidents' Day
 - Memorial Day
 - 4th of July
 - Labor Day
 - Veterans' Day
 - Thanksgiving & Friday following Thanksgiving
 - Christmas
7. The applicant will defend and indemnify and hold the Town, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the Town promptly notifies the applicant of any such claim, action, or proceedings and the Town cooperates fully in the defense of the action or proceedings.
8. The applicant shall submit final architectural and site engineering/improvement plans to the Town Planner and Town Engineer for review and approval. Review and approval shall be subject to verifying consistency of the final architectural plans with the design plans approved by the Town Council. Review and approval shall also be subject to conformance with accepted Town Engineering Standards. Any and all changes to the plans subsequent to their submittal for building permit review and issuance shall require approval by the Town Planner and/or Town Engineer.
9. The project's contractor and all sub-contractors shall secure and maintain current Town of Yountville business licenses.