
0002

1.1.2.

2.

C 41-11

.....

1 21

EXHIBIT A

CONDITIONS OF APPROVAL:

Section 8.060: COMPLIANCE WITH CONDITIONS, and 8.070: TIME LIMIT requires compliance with approved plans and Conditions of this decision, and all other ordinance provisions, and allows 24 months for compliance with Conditions and start of construction. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain an approved Consolidated Zoning and Building Permit from the Tillamook County Department of Community Development.
3. The applicant/property owner shall submit a site plan, drawn to scale depicting all required setbacks are met at the time of Consolidated Zoning and Building Permit application submittal.
4. The applicant/property owner shall comply with the requirements of the approved Neskowin Coastal Hazards Area Permit, 851-24-000313-PLNG.
5. The applicant/property owner shall comply with the Flood Hazard (FH) Overlay, TCLUO Section 3.510, and shall obtain an approved Floodplain Development Permit prior to the start of construction/development.
6. The applicant/property owner shall submit a Fire Letter from the local fire department at the time of consolidated Zoning and Building Permit application submittal.
7. Height of the structure shall not exceed 33-feet 10 ¼-inches in height as measured in accordance with TCLUO Section 3.322(4)(I). Certification by a licensed professional surveyor confirming the height of the structure does not exceed the approved 33-foot 10 ¼-inches height maximum shall be provided to the Department prior issuance of the Certificate of Final Occupancy by the Department.
8. A building height affidavit as included in 'Exhibit D' shall be signed by the property owners and provided at time of applying for the Consolidated Zoning and Building Permit from the Tillamook County Department of Community Development.
9. This approval shall be void two years from the date of approval, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.
10. The maximum building height in Condition #7 shall be reduced by one (1) foot upon Department determination that the established base flood elevation contained in FEMA FIRM #41057C1005F, and the required freeboard per TCLUO Section 3.510, allows the lowest horizontal structural member to be reduced by one (1) foot.