

JH.

SEP 16 2020

UP2020-0031
 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS

EXHIBIT A

(Conditions attached to Use Permit Modification approval
 by the Community Development Director on September 16, 2020)

1. All construction shall be located, designed, constructed, installed and maintained in a professional manner and appearance.
2. **All materials and colors shall be as submitted and date stamped September 15, 2020 on file with the Community Development Department.** Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the exterior character of the work shall be resubmitted for approval. The construction or placement of unapproved features or unapproved changes to buildings or structures which were a part of approved plans can and will result in the issuance of a "Stop Work Order" by the City, the need to revise plans and obtain City approval for all changes prior to recommending work, and the possibility of penalty fees being assessed for unauthorized work.
3. All vents, gutters, downspouts, flashings, etc. shall be painted to match the color of adjacent surfaces. No electrical conduits or similar piping shall be allowed on the exterior of the building unless approved prior to installation by the Community Development Director.
4. All architectural elements such as soffits, screens, etc., not shown or detailed on the plans shall be finished in a material and color in harmony with the exterior of the building.
5. **Building surfaces shall be kept free from discoloration and staining at all times. Upon notice by the Community Development Director, building surfaces shall be cleaned and/or repainted within thirty (30) calendar days to maintain the appearance of buildings in accordance with the approved colors.**
6. **The additional building colors approved as part of this Use Permit Modification shall match the Kelly Moore or BEHR Paint samples submitted on September 15, 2020, on file with the Community Development Department and as conditioned and shown in the table below:**

Exterior House Paint Schemes

	Paint	Siding Paint Name	Trim Paint Name/Color
New	BEHR & Kelly Moore	PPU18-04 Dark Pewter	KM 46: Acoustic White
New	Kelly Moore	KM 178 Plymouth Gray	KM 46: Acoustic White
Existing	Kelly Moore	KM 305 Ironwood Low	KM14 Frost
Existing	Decratrend	Birch Gray Q8-38T	KM14 Frost
Existing	Decratrend	Patina Q13-58T	KM14 Frost
Existing	Decratrend	Mushroom 317	KM14 Frost
Existing	Decratrend	Nantucket	KM14 Frost
Existing	Decratrend	Chamois 858	KM14 Frost

Bold indicates Site Specific Conditions