

CONDITIONS OF APPROVAL
File #95675-MOD Mumm Napa Valley

1. The permit is limited to the construction of a 274 sq. ft storage room addition, in accordance with the attached site and floor plans..

Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

2. The applicant shall comply with all applicable conditions and measures which were included in the previously approved use permit #U-628687. Any conditions that are in conflict with the requirements of this permit shall be null and void.
3. Compliance with all current applicable building codes, zoning standards, and requirements of County Departments and agencies.
4. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.
5. The applicant shall submit a landscaping and irrigation plan for the Silverado Trail and parking lot frontages of the proposed addition, which continues the types and effect of the existing landscaping across these frontages, and provides maximum possible masking of the appearance of the service drive. Once approved by the Department, landscaping shall be installed prior to occupancy of the proposed addition.

Fieldvist 3/1/87