



NAPA COUNTY

JAMES H. HICKEY
Secretary-Director

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

1195 THIRD STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

May 6, 1983

Hamilton Montgomery
1220 Fremont Drive
Sonoma, CA 95476

Dear Mr. Montgomery:

Your Use Permit Application Number U-348283 to ~~establish an antique~~
~~furniture salesroom and workroom within existing structures at Wright's Corner~~
~~and to move on to the site a residence on a 2.35 acre parcel~~

located ~~on the south side of Old Sonoma Road west of Dealy Lane~~
has been approved by the Napa County Conservation, Development and Planning
Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

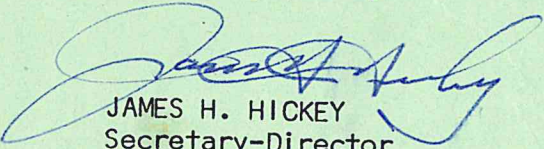
APPROVAL DATE: May 4, 1983

Your Use Permit becomes effective ten (10) working days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,


JAMES H. HICKEY
Secretary-Director

NOTE ADDED CONDITION:

**That the barn be used as a
storage/workroom space only.**

JHH:pm

cc: Bill L. Hall
Building Codes Administrator
County of Napa

047-110-017
U-348283/APCL

CONDITIONS OF APPROVAL

Agenda Item: 5

Meeting Date: May 4, 1983

Use Permit: #U-348283 Montgomery

1. The permit be limited to: a furniture salesroom & workroom within the existing structures plus a 16 ft addition to the barn as shown on the attached plot plan.
Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
2. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to finalization of Building Permit.
3. Provisions for a min. of 8 off-street parking spaces on a dust free, all weather surface approved by Public Works (For antique furniture business)
4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
5. The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.
6. Annexation of the property to the following districts:
 - American Canyon County Water District
 - American Canyon Fire Protection District
 - _____
7. All open storage of _____ be screened from view of _____ and adjacent properties by a visual barrier. No open storage to exceed height of screening.
8. The permit be limited to a _____ year period.
9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
10. Restoration of structures to retain their historic character.
11. Any outdoor lighting be directed downward & away from adjacent roads, properties and nearby residences.
12. No open or outside storage of equipment or merchandise.
13. No outside display of merchandise
14. No auctions or arts fairs or other similar public or private events shall be held on the premise.