

**AUTHORIZATION:**

This approval permits: The replacement of all original single-pane aluminum divided-light windows with new Pella, double-pane, wood clad with aluminum, divided light windows with interior and exterior grills and an interior spacer to imitate true divided light grid windows. All new windows will be installed in the same footprint as the original windows, with no changes in window location or size. All work shall be consistent with the plan set dated received on September 28, 2020, unless otherwise modified by the below conditions of approval.

**SPECIAL CONDITIONS:**

1. In order to begin construction, the Project Planner shall first issue a Notice of Authorized Work form after the 10-day posting period has concluded.
2. You are required to install tree protection, which will need to be reviewed and certified by the City Forester, prior to the issuance of the Building Permit.
3. During construction, no dirt or construction materials may be placed within 6 feet of the base of any tree.
4. The applicant is permitted to install wood clad with aluminum windows. Dual paned divided light windows shall be constructed to imitate true divided lights with the grids on both the interior and exterior of the window.
5. The applicant agrees, at the applicant's sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.

\*Acknowledgement and acceptance of conditions of approval.

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Property Owner Signature

Printed Name

Date

***Once signed, please return a copy to the project planner at [ctarone@ci.carmel.ca.us](mailto:ctarone@ci.carmel.ca.us)***



## NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7<sup>th</sup> Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

**Planning Case #:** Design Study 20284

**Owner Name:** TWOMEY JULIET CECILIA SPOHN ET AL

**Case Planner:** Catherine Tarone, Assistant Planner

**Date Posted:** \_\_\_\_\_

**Date Approved:** 12/28/2020

**Project Location:** NE corner of Mission Street and 10th Avenue

**APN #:** 010076012000      **BLOCK/LOT:** 109/W 66.67' OF 18 AND 20

**Applicant:** Michael Smith/Lewis Builders

**Project Description:** The replacement of all original single-pane aluminum divided-light windows with new Pella, double-pane, wood clad with aluminum, divided light windows with interior and exterior grills and an interior spacer to imitate true divided light grid windows. All new windows will be installed in the same footprint as the original windows, with no changes in window location or size.

**Can this project be appealed to the Coastal Commission?** Yes  No

*Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.*