

**Development Permit 24D 104**

Should the board wish to approve the development permit application proposing the installation of a Solid fence and relaxation of setbacks as proposed by the applicant, the following approval description and suggested conditions can be added to the existing approval.

**APPROVAL DESCRIPTION:**

Upon completion of the below noted pre-release conditions, This approval allows for the development and use of Ptn. NE 32-21-29 W4M; Plan 9710197, Lot 1 for:

- installation of one Fascia Sign, being 8 ft. x 12 ft. located on the west side of the existing building (as noted within the existing approval).
- installation of of a solid steel fence having a maximum height of 8 ft. surrounding a +/- 9,020 sq. ft. (838 sq. m) outdoor storage area with relaxation of setbacks. The solid fence is permitted to be located no closer than 15.0 m (49.2 ft.) from the ultimate right of way of the Highway (west property line), at its nearest point.

in accordance with the submitted and accepted Development Permit application.

**PRE-RELEASE CONDITIONS:**

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before January 3, 2025, will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

1. No additional pre-release conditions.

**CONDITIONS OF APPROVAL:**

*The following requirements must be completed within twenty-four (24) months from the date the Development Permit is signed and issued unless a time extension is approved under agreement between the Development Authority and the Applicant(s). Failure to complete the conditions of approval will see the Development Permit be deemed null and void.*

1. The applicant shall maintain the development in accordance with all conditions of the Subdivision and Development Appeal Board Order **D##/2024** and plans that have been acknowledged by the Subdivision and Development Appeal Board to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;
2. The solid fence shall be maintained as per the plans accepted as appropriate by the municipality and must at all times be safe, functional, and in a state of good repair. The fence shall include the installation of a border capping unfinished edges on the top and bottom of the fence.

**ADVISORY REQUIREMENTS:**

*The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.*

1. No additional advisory requirements.

**NOTES:**

1. **This is not a Building Permit.** Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development can not proceed until this permit has been signed and issued.
3. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
4. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Subdivision and Development Appeal Board Order **D##/2023**.