Planning Review for Christensen Fabrication shop

**Conditional use review:**

1. Submit a will-serve letter from the culinary water provider.
2. Submit septic system verification.
3. Include hours of operation.
4. Include details on estimated number of deliveries and pick-ups

**Design Review**:

1. Indicate on the plan the locations of the surface lighting of off street parking facilities. Show that the parking surface lighting will not be a nuisance to the homes in the area.
2. If the site will have a perimeter fence, please show on the site plan. The max fence height is 6’.

Please submit a landscape plan with an irrigation plan.

1. The irrigation methods (drip irrigation and sprinkler locations).
2. The minimum landscaping required based on the project area is 7,066.4 S.F.
3. The maximum turfgrass based on the minimum landscaping is 3,533 S.F.
4. The remaining 3,533 S.F. of landscaping may be rockscaping, gravel, bark with weed barrier, trees and shrubs. Water conserving methods are encouraged.

**Signs:**

1. If the wall sign is lit, please indicate on the elevation drawings. Show that the wall sign lighting will not be a nuisance to neighbors.
2. The sign shall be affixed to the building using bolt and/or mounting hardware. Edit the drawing to show how the sign will be affixed.

**Parking:**

1. The parking standards for a roughly related use requires one space per employee at the highest shift times.
2. As determined by the Planning Commission, parking lots shall have bumber guards or curbs to protect property and/or pedestrians. You may indicate bumper guards on the site plan.
3. The off-street parking spaces on any side adjoining any property in a residential zone shall be screen by a masonry wall, or fence not less than 4 feet and not more than 7 feet. If a hedge is used, it shall be an effective screen that shall be maintained. Revise the site plan to indicate compliance with this requirement.