



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

July 21, 2020

Meritage Homes
ATTN: Rob Wilson
840 Stillwater Rd., Suite 200A
West Sacramento, CA 95605

SUBJECT: TUP-20-057 MERITAGE HOMES SALES OFFICE & MODEL HOME COMPLEX

Dear Applicant:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for a sales office and model complex. Your project application has been approved with the following conditions:

Planning Division

1. The Temporary Use Permit is only valid for the following dates: July 21, 2020 until the final home is sold for Meritage Homes in the Sundance Unit 5 Subdivision.
2. All related debris shall be removed from the site upon termination of the use.
3. Emergency vehicle access shall be maintained at all times.
4. All on site landscape shall be maintained by property owner.
5. Developer shall obtain permits to meet the requirements of Model Water Efficiency Landscaping Ordinance.
6. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
7. Utility Companies: The applicant is responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
8. Fees: Developer shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.

Building Safety Division

9. Developer shall provide that all entrances and exterior ground-floor exits to the sales office building shall be accessible and shall comply with CBC §11B-404. CBC §11B-206.4.1.
10. Complete the information for the tow-away sign as follows:
 - “Unauthorized” vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner’s expense. Towed vehicles may be reclaimed at: **City of Manteca Police Department** or by telephoning **(209) 456-8101.**”
11. Developer shall obtain building permits for the parking area, sales office, restroom facility, path of travel, etc. prior to the undertaking of any work requiring a building permit per CBC §105.
12. Developer shall comply with all requirements of the Model Efficient Landscape Ordinance and all plans shall be submitted and approved prior to permit issuance for construction of the Model Homes or Sales Office.

If you have questions or if you need supplemental information regarding this letter, please contact me directly at (209) 456-8517 or tbarnum@ci.manteca.ca.us

Sincerely,

A handwritten signature in black ink, appearing to read 'Toben Barnum', followed by a long horizontal line extending to the right.

*Toben Barnum, Assistant Planner
Development Services Department, Planning Division*



CITY OF MANTECA, COMMUNITY DEVELOPMENT
 1001 W. Center Street, Manteca, CA 95337
 Main Line: (209) 456-8500: Fax: (209) 923-8949
 Email: planning@ci.manteca.ca.us Website: www.ci.manteca.ca.us

Application Date: 6/25/2020 Application Number: TUP 2020-057

Applicant's Name	Business Name	
Rob Wilson	Meritage Homes	
Applicant's Address	City, State, Zip	Telephone
840 Stillwater Road, Suite 200A	West Sacramento, CA 95605	916-840-3573
Location of Activity:	Date & Time of Activity	
1494 Dorrington Lane	FROM: 10/20 10:00 am - 6:00 pm TO: 9/22	
Description of Activity:		
Model Complex Sales Office		

Property Owner's Name	Meritage Homes	
Property Owner's Address	City, State, Zip	Telephone
860 Stillwater Road, Suite 200A	West Sacramento, CA 95605	916-840-3573

Statement of Ownership or Authorization of Agent

(check one item)

I, the undersigned, am (one of) the legal owner(s) of the land specified in this application.

I, do hereby authorized and empower Rob Wilson Meritage Homes (agent) to act on my behalf on all matters relating to this application.

<u>Bruce Hunt</u> Signature	<u>6/25/2020</u> Date
840 Stillwater Road, Suite 200A	West Sacramento, CA 95605
Address	City, State, Zip
	Telephone
	916-840-3573

In making this application, the undersigned agrees that the above information is true and that all conditions will be met.

Applicant's Signature Rob Wilson 6/25/2020 Date

****For Office Use Only****

\$250 Cleaning Deposit Required (Christmas Tree Lots Only) Receipt No: 2020-00003739 Date Received: 07/06/2020

Approved By: Toben Bamum Date: 07/21/2020
 Toben Bamum, Assistant Planner

Conditions of the Temporary Use Permit

(Please initial all boxes agreeing to comply with all applicable conditions.)

- This Temporary Use Permit is only valid for the dates and times listed on this application.
- Proper building permits shall be obtained for all electrical and structural work through the City of Manteca Building Safety Division at (209) 456-8550.
- All related debris shall be removed from the site upon termination of the use.
- Applicant will provide traffic controls and parking as required by the Public Works Department and the Police Department prior to the event.
- Appropriate permits shall be secured from the San Joaquin County Health Department.
- Emergency vehicle access shall be maintained at all times.
- The placement of merchandise, signs and accessory vehicles/equipment shall not impede traffic circulation of the parking lot or create traffic conditions on _____
- Proposed activity shall not interfere with existing accessibility features (e.g. accessible parking spaces).
- Applicant shall provide an accessible path of travel from the proposed event site to the public street, accessible parking space and to the accessible restroom facility, if applicable. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. CBC Section 1114B.1.2. Clearly show accessible path of travel on the site plan.
- If parking will be provided, applicant shall provide an accessible parking space.
- If restroom facilities will be provided, applicant shall provide an accessible restroom.
- All gates shall meet all applicable specifications for doors, and shall comply with the following:
 - Bottom 10" of door/gate has a smooth uninterrupted surface that allows door/gate to be opened by a wheelchair footrest without creating trap or hazardous condition.
 - Effort to operate door/gate is 5 pounds max pressure.
 - Latching and locking doors/gates that are hand operated and which are in a path of travel are operable by lever type, panic bars, and push-pull activating bars.
 - Opening hardware is centered between 30" to 44" above finish floor.
 - There shall be a floor or landing on each side of a door/gate, and must be level and clear. Level area in the direction of the door swing is a minimum of 60".
- Applicant shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.
- Applicant shall be responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
- Appropriate direction signs, barricades or fences shall be provided as necessary.
- Applicant shall obtain a valid City business license.
- A water permit and hydrant meter shall be obtained from the Public Works Department. (209) 456-8585
- An acceptable path of egress to the public right-of-way shall be maintained at all time.
- Lessor shall not be responsible or liable for any loss or injury, or damage occurring to Lessee or to the property of Lessee or to third persons, or the property of third persons, in, about, or on said leased premises, no matter how occurring and Lessee will save Lessor harmless for or on account of any loss, injury or damage to any person or persons or their property occurring therein, or resulting from Lessee's operation thereof. Prior to the use of Property, Lessee shall obtain and maintain in force at its sole cost and expense, the following insurance coverage—Comprehensive General and Automobile Liability Insurance (covering use of owned, non-owned, or hired vehicles) with limits of \$1,000,000 per occurrence, Property Damage—\$300,000 per occurrence. Such insurance shall contain provisions insuring the City of Manteca, elected officials, employees, agents, and volunteers as insureds. Such insurance shall be primary to any liability insurance carried by the Lessor. Pursuant to California Government Code Section 818.4, a public entity is not liable for an injury caused by the issuance, denial, suspension or revocation of, or by the failure of refusal to issue, deny, suspend or revoke, any permit, license, certificate, approval, order, or similar authorization where the public entity or an employee of the public entity is authorized by enactment to determine whether or not such authorization should be issued, denied, suspended or revoked.
- Other: _____
- Other: _____
- Other: _____
- Other: _____