

**PLANNING COMMISSION – October 14, 2020**  
**CONDITIONS OF APPROVAL**

**205 Lester Lane**

**Tree Removal Permit T-20-074**

**Consider an appeal of the replacement tree requirement for a Tree Removal Permit on property zoned R-1:8 located at 205 Lester Lane. APN 424-17-015.  
PROPERTY OWNER/APPLICANT/APPELLANT: Cynthia Jaen**

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

*Planning Division*

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below.
2. EXPIRATION: The Tree Removal Permit approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. REPLACEMENT TREES: Replacement trees or in-lieu fees are required for the tree that has been removed. The number and size of new trees shall be determined by the Town Arborist using the canopy replacement table in the Town's Tree Protection Ordinance. Required trees shall be planted within 60 days of tree removal, or date of appeal hearing, whichever is later.
4. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
5. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval and may be secured to the satisfaction of the Town Attorney.

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