

**ATTACHMENT "A"**  
**List of Conditions for CUPR25-00007**

Approval Date:  
Effective Date:  
Expiration Date:

This list of conditions applies to: Consideration of Conditional Use Permit Revision CUPR25-00007 to establish a tire shop at an existing 5,800 square foot commercial building within the Service Commercial (C3) zone on 0.72 acres located at 12072 I Avenue (Applicant: Eriks Tires; APN: 0399-131-02)

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been completed by the expiration date noted above. Extensions of time may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

**ADDITIONAL CONDITIONS**

**COMPLETED**                      **COMPLIED BY**  
NOT IN COMPLIANCE

CERTIFICATE OF OCCUPANCY/LICENSE. Tenant must apply for and receive certificate of occupancy and a business licence from Building and Safety prior to offering services to the public or conducting business within the commercial location.

**COMPLETED**                      **COMPLIED BY**  
NOT IN COMPLIANCE

TENANT IMPROVEMENT. A tenant improvement application must be submitted for review and approval with Building and Safety prior to any commercial improvements. (B)

**COMPLETED**                      **COMPLIED BY**  
NOT IN COMPLIANCE

FEES. Applicant shall pay outstanding fees for CUPR25-00007 application prior to any application submittal.

**COMPLETED**                      **COMPLIED BY**  
NOT IN COMPLIANCE

SITEPLAN. Plans and intended use shall be consistent with the plans approved as part of this CUPR application. No outdoor storage is permitted. The intensification of use shall require a CUPR application submittal, review and approval with the Planning Division.

**COMPLETED**                      **COMPLIED BY**  
NOT IN COMPLIANCE

INDEMNIFICATION(1). To the furthest extent allowed by law, Applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, damages and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from, or in connection with any Third-Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these Conditions of Approval or any approval associated with entitlements associated with the project to which these conditions of approval apply (collectively "Approvals"); or (b) claims or

alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all Approvals. Applicant's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this section shall survive any termination, revocation, overturn, or expiration of an approval. (P)

**NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONTACT THE APPROPRIATE DIVISION LISTED BELOW:**

<b>(B) Building Division</b>	<b>947-1300</b>
<b>(E) Engineering Division</b>	<b>947-1476</b>
<b>(F) Fire Prevention Division</b>	<b>947-1603</b>
<b>(P) Planning Division</b>	<b>947-1200</b>
<b>(RPD) Hesperia Recreation and Park District</b>	<b>244-5488</b>