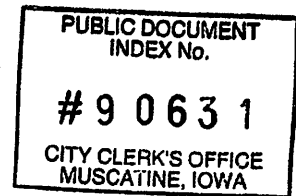


SITE PLAN REVIEW
(ORD. NO. 82746)



POLICY REGARDING EXTENSION REQUESTS
FOR HARD SURFACING

The Site Plan Review Ordinance (No.82746) adopted on August 7, 1986 shall be used to determine compliance with City Code prior to occupancy of any building or property subject to review. In addition to the requirements as set out in the Site Plan Review Ordinance, city staff is authorized to allow temporary occupancy and use of a building or property for up to one calendar year from the date the temporary occupancy permit is issued to allow reasonable time for the installation of all required hard surfaces (concrete or asphalt) if necessary due to weather or site conditions. Any request for a delay beyond the temporary occupancy time limitation as set out herein shall be reviewed on an individual basis and will be determined based on the intended use, surface area under consideration, timing of the request, impact on adjacent uses, overall effect on air quality, and other considerations as may be deemed appropriate to insure that the overall intent of the Ordinance is being met and the policy uniformly applied. If a request for an extension is granted, the improvements shall be covered by a legally binding financial instrument that insures the improvements will be installed within the period covered by the extension request.