



**CITY OF CATHEDRAL CITY
PLANNING COMMISSION**

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 17-026**

**PEREZ ROAD ASSOCIATES, LLC
68845 & 68895 PEREZ ROAD
(ASSESSOR'S PARCEL NUMBER 687-330-012, -013, AND -017)**

DATE APPROVED: July 19, 2017

CONDITIONS OF APPROVAL

- 1.01** Approval of the used goods retail stores at Perez Plaza is preliminary only. All final working drawings for tenant improvements or any exterior building modifications, if any, shall be submitted to and approved by the Planning and Building Departments prior to issuance of building permits.
- 1.02** The Applicant shall pay all applicable City of Cathedral City fees, charges and other costs as prescribed by City Ordinance, including development impact fees. Be advised that the fees may change at the time they become due and payable, as permitted by applicable law.
- 1.03** Any modifications or amendments to this Conditional Use Permit shall be approved by the Planning Commission, or as identified herein.
- 1.04** All loading and unloading areas shall be kept clean and clear of merchandise and/or trash.
- 1.05** There shall be no provision for dropping off merchandise when the business is closed.
- 1.06** The outdoor storage of any merchandise or equipment is strictly prohibited.
- 1.07** The sale of merchandise outside is prohibited unless allowed under a Special Use Permit Application.
- 1.08** A Pawn Shop is prohibited unless approved under a separate Conditional Use Permit.
- 1.09** Perez Road Associates, LLC, the current property owner, shall record an agreement, to be approved by the Planning Manager prior to recordation, which states that when the property (Perez Plaza) changes ownership, CUP No. 17-026 shall be terminated.
- 1.10** The Applicant shall indemnify, defend, and hold harmless the City, its officers, employees and agents, from and against any claim, suit, or other proceeding, arising out of or in any way related to the approval of this CUP No. 17-026.

**Approved for Planning Entitlements by the Cathedral City Planning Commission on
July 19, 2017.**

Attest:

Robert Rodriguez
Planning Manager

Applicant