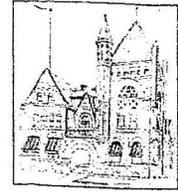




CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

City Hall | 355 Main Street West Haven, Connecticut 06516



CITY HALL 1898-1967

SITE PLAN REVIEW AND SPECIAL PERMIT

STANDARD CONDITIONS

1. A SURETY BOND FOR ONE HUNDRED TWENTY FIVE PER CENT (125%) OF AN AMOUNT DETERMINED BY THE CITY ENGINEER TO COVER THE COSTS OF PUBLIC IMPROVEMENTS SHALL BE PROVIDED TO THE DEPARTMENT OF PLANNING & DEVELOPMENT TO ASSURE COMPLETION OF THE SAID PUBLIC IMPROVEMENTS.
2. A SEPARATE SURETY BOND IN AN AMOUNT DETERMINED BY THE COMMISSIONER OF PLANNING & DEVELOPMENT TO COVER THE COSTS OF INSTALLING LANDSCAPING SHALL BE PROVIDED TO THE DEPARTMENT OF PLANNING & DEVELOPMENT TO ASSURE THE COMPLETION OF LANDSCAPING.
3. THE CERTIFICATE OF DECISION SHALL BE FILED IN THE OFFICE OF THE CITY CLERK WITHIN SIXTY FIVE (65) DAYS OF RECEIPT OF SAID CERTIFICATE BY THE APPLICANT OR HIS/HER AGENT.
4. A FINAL SITE PLAN ON FIXED MYLAR SHALL BE PROVIDED TO THE DEPARTMENT OF PLANNING & DEVELOPMENT FOR SIGNATURE OF THE CHAIRMAN AND SUBSEQUENT FILING IN THE OFFICE OF THE CITY CLERK WITHIN SIXTY FIVE (65) DAYS OF THE APPROVAL OF THE SITE PLAN AND/OR SPECIAL PERMIT.
5. ANY FINAL SITE PLAN OR SPECIAL PERMIT FOR WHICH CONSTRUCTION IS NOT COMMENCED WITHIN ONE (1) YEAR OF APPROVAL SHALL BE DECLARED NULL AND VOID AND NOTICE OF SUCH DECLARATION MAY BE FILED WITH THE CITY CLERK BY THE COMMISSIONER OF PLANNING & DEVELOPMENT.
6. NO BUILDING PERMIT SHALL BE ISSUED UNTIL THE SIGNED MYLAR IS RECORDED IN THE OFFICE OF THE CITY CLERK AND THE REQUIRED BOND HAS BEEN FILED WITH THE DEPARTMENT OF PLANNING & DEVELOPMENT.
7. NO CERTIFICATE OF OCCUPANCY MAY BE GRANTED FOR ANY BUILDING UNTIL AN AS-BUILT SITE PLAN DRAWN TO A-2 STANDARDS IS FILED WITH AND ACCEPTED BY THE ZONING ENFORCEMENT OFFICER.
8. EXTERIOR SITE LIGHTING IS TO BE SHIELDED SO AS NOT TO CAST GLARE OR DIRECT LIGHT ONTO ADJACENT PROPERTIES OR CREATE A TRAFFIC HAZARD.