

RECOMMENDED CONDITIONS OF APPROVAL

Case PL202500093

Project Description: A variance to reduce the landscape yard front yard setback from 20 feet to 4 feet and a variance to reduce the front yard setback from 20 feet to 2 feet for a freestanding sign

Address: 7801 DUPONT AVE S

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit A parking lot permit for all required changes to accommodate the proposed modifications be obtained.
2. Prior to Permit An administrative Final Site and Building Plans application for the stie modifications must be reviewed and approved by the Planning Manager.
3. Prior to Permit An encroachment agreement must be reviewed and approved by the Engineering Division for the sign and parking located within the easement.
4. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer. See See § 6.20, Minnesota State Fire Code Sec. 508).
5. Ongoing The site modifications must be as shown on the approved plans in Case File # PL202500093.
6. Ongoing Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code.