RECOMMENDED CONDITIONS OF APPROVAL

Case PL202500204

Project Description:

Address: 9200 LYNDALE 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 building permit for all required changes to accommodate the proposed use be obtained.
2.	Prior to C/O	Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
3.	Prior to C/O	Signs must be in compliance with the requirements of Chapter 21, Division D of the City Code. A sign permit is needed to bring the existing sign into conformance.
4.	Prior to C/O	Parking lot and site security lighting plans must satisfy the minimum requirements. See §21.301.07.
5.	Prior to C/O	Landscaping must be planted and maintained in accordance with approved landscaping plan.
6.	Ongoing	All loading and unloading must occur on site and off public streets.
7.	Ongoing	Prior to operation of underground storage tanks and pumps, provide documentation for Fire Marshal review and receive Fire Marshal approval that the flammable waste trap and separators have been tested and are in working order.
8.	Ongoing	No long-term storage of vehicles or storage of damaged vehicles is allowed.
9.	Ongoing	The auto repair use is limited to as shown on the approved plans in Case File #PL202500204.