

Conditions

1. Issuance of Permit

The Use Permit applies to 110 E Mellen Street [**LRSN: 12001341**] and 118 E Mellen Street [**LRSN: 12001340**] and is not transferable to another location.

2. Site Design

Any submitted boundary line adjustment applications for 110 and 118 E Mellen Street shall be in substantial conformance with the exhibit submitted by DKT Associates titled "Exhibit of Parcel One & Parcel Two Mellen Street- February 27, 2019" (see **Exhibit A**). Any new development on the aforementioned parcel must meet the requirements of the zoning ordinance.

3. Revocation

Failure to comply with any conditions of this Use Permit shall constitute a violation of the provisions of Chapter 14 of the Zoning Ordinance and shall be cause for revocation of the use permit by City Council.

4. Nullification

The use permit shall automatically expire and become null and void under any of the following conditions:

- (1) If, in the case of new construction, the building has not been erected, with doors, windows, roof covering and exterior finish materials in place within two (2) years of the issuance of the use permit;
- (2) No building permit to construct the authorized improvements has been issued within twelve (12) months of the date of approval by the city council, or if no building permit is required, if the use is not established within twelve (12) months of the date of approval by the city council; or
- (3) Once the property may be occupied, if the property is not used for the permitted purpose for a continuous two-year period unless otherwise specified in the zoning ordinance. In making this determination the city may consider such matters as the issuance of a building permit, a business license, utility connections and such related factors.

