

**PLANNING COMMISSION – September 9, 2020**  
**CONDITIONS OF APPROVAL**

**50 University Avenue, Suite B260**  
**Variance Application V-20-001**

**Request for approval for a variance from the Town Code to exceed the maximum allowable sign area and an exception from the Commercial Design Guidelines to exceed the maximum letter height for a wall sign (Sephora) on property zoned C-2:LHP:PD, Located at 50 University Avenue, Suite B260. APN 529-02-044. Property Owner: SRI Old Town LLC. Applicant: Peter Liu.**

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

*Planning Division*

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. BUILDING PERMIT: Obtain building permit for signage prior to installation.
4. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval and may be secured to the satisfaction of the Town Attorney.
5. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

EXHIBIT 3

