

P14-419/P14-0420/P14-0421
Exhibit A, Draft Conditions of Approval
4202 Stanley Boulevard
July 23, 2014

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Planning Division

1. The subject site is zoned PUD-C-O District. The permitted uses for the subject site shall include the following:
 - Administrative headquarters and executive offices
 - Business offices, including wholesaling establishments without stock, and not including the retail sale of any commodity on the premises
 - Business service offices, including employment agencies, accountants, notaries, stenographic, addressing, computing, and related services
 - Charitable institutions – office use only
 - Consulting service offices, business and professional
 - Design profession offices not including retail sales on the premises
 - Flower shop
 - Gift shop
 - Insurance offices
 - Investment service offices
 - Legal service offices
 - Public utility consumer service offices
 - Real estate, title company, and related service offices
 - Residential (one unit maximum) – second floor only
 - Travel agencies
 - Any other use as determined by the Director of Community Development that would be similar or compatible with office and small scale retail uses and the surrounding neighborhood.

The hours of operation for all non-residential uses listed above will be limited to the following days and times:

- Monday through Friday: 8:00 a.m. to 6:00 p.m.
 - Saturday and Sunday: 10:00 a.m. to 6:00 p.m.
2. To the extent permitted by law, the applicant shall defend (with counsel reasonable acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorney's fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit

authorized hereby for the project, including (without limitation) reimbursing the City its attorney's fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

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