

- 1803.3 That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
- 1803.4 That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
- 1803.5 That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
- 1803.6 If an applicant comes before the Board to request a special exception use which is on the permitted list within the Ordinance, the Board cannot deny the request if it complies with the conditions established by the Ordinance and the Board of Adjustment. *(Ord. 443 - Dec. 96 Supp.)*

#### Subdivision 1804. Fees.

To defray administrative costs for processing requests for Conditional Use Permits, a fee shall be paid by the applicant. Such fee shall be established by the City Council.

#### Subdivision 1805. Conditional and Safeguards.

- 1805.1 The Board of Adjustment shall prescribe appropriate conditions and safeguards in conformity with this ordinance.
- 1805.2 The Board of Adjustment shall prescribe a time limit within which the action for which the conditional use is required shall commence, or be completed or both. Failure to commence, or complete, or both, such action within the time limit set shall void the Conditional Use Permit.

*(Ord. 442 - Dec. 96 Supp.)*

#### Subdivision 1806. Violations.

Violations of such Conditions and Safeguards, when made part of the terms under which the Conditional Use Permit is granted, shall be deemed a violation of this Ordinance and punishable under Section 1600 VIOLATIONS AND PENALTIES of this Ordinance.