

**Attachment 4**

**Conditions of Approval  
Conditional Use Permit (CUP) 20-04 and Site Plan Review (SPR) 20-04**

1. These Conditions shall apply to CUP20-04 and SPR20-04, a request made by Jing Chen and Wayne Whelan, Therapy Stores Inc., to establish a Formula Business in the Central Business District located at 339 Main Street. APN 001-212-005 and 001-212-006. Any proposed future change to the site or modification of the application beyond what is authorized under this permit shall be submitted to the Development Services Department for determination of appropriate procedures under City Code Section 10-4-9(P) Site Plan Changes, Major and Minor.
2. The CUP20-04 and SPR20-04 shall expire and become null and void eighteen (18) months after the date of granting the conditional use permit, unless the authorized use is carried on and a construction permit has been obtained for any construction activity relative to the operation of the conditional use prior to the date of expiration.
3. The property owner, his/her successors, heirs, or assigns shall maintain and operate the formula business in conformance with all conditions of approval.
4. A construction permit is required for the business sign and any interior alterations to the 339 Main Street address. Applicant shall submit three copies of plans to the Development Services Department, Building Division for plan check and permit processing.