

**EXHIBIT B**

**Conditions of Approval Schnell Alteration of a Non-Conforming Structure**

**January 11, 2023**

**291 E Gladys Ave**

1. The property owner shall sign a street improvement agreement agreeing to participate in the future improvement of curb, gutter, paving, and drainage improvements to NE 3<sup>rd</sup> Street adjacent to the frontage of the property. If at such time that improvements are constructed, the city engineer determines that the existing sidewalk is not in conformance with city standards, sidewalk shall also be replaced.