

**Exhibit B**  
**Conditions of Approval**  
**Lines Major Variance**  
**620 and 640 SE 5<sup>th</sup> Street**  
**September 11, 2024**

Subject to the testimony received at the public hearing and the deliberations of the planning commission, the following draft conditions of approval are presented.

1. The applicant shall sign a street improvement agreement agreeing to participate in a future improvement district or other improvement process for future improvements to SE 5<sup>th</sup> Street.
2. Granting of a variance does not create two lots on this site. A separate land use action is required for partitioning of the lots as approved.