

4. City Engineer review and approval of all appropriate grading, utility installation, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
5. No construction, including eaves, driveways, or bays windows, shall encroach into the 5' platted sewer easement between the 240 and 230 Swede Alley lots.
6. A final landscape plan shall be submitted for review and approval by the City Landscape Architect prior to building permit issuance.
7. No building permits shall be issued for this project unless and until the design of the house is reviewed and approved by the Planning Department staff for compliance with the Historic District Design Guidelines.
8. The garage door shall be a "carriage" style door made of wood.
9. As part of the building permit review process, the applicant shall submit a certified topographical survey of the property with U.S.G.S. elevation information relating to existing grade as well as the height of the proposed building ridges.
10. This approval will expire on April 27, 2006, if a building permit has not been issued.

VI. REGULAR AGENDA/PUBLIC HEARINGS

1. Land Management Code Amendments - Title 12 of the Park City Municipal Code relating to Sign Code revisions
2. Land Management Code Amendments relating to outdoor art/setbacks in all zones City-wide
3. Treasure Hill - Conditional use permit for single, multi-family, hotel, and commercial uses
4. IHC Hospital Parcel at Quinn's Junction - Annexation General Plan Discussion
5. 2300 Deer Valley Drive East, Deer Crest Hotel Condominium Project - Record of survey
6. 2300 Deer Valley Drive East, Deer Crest Hotel - Conditional Use Permit amendment

MOTION: Commissioner Volkman moved to CONTINUE these items to May 11, 2005. Commissioner Powers seconded the motion.

VOTE: The motion passed unanimously.