CITY OF APPLE VALLEY
RESOLUTION NO. 1992-278

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR MAJOR ANCHOR/CENTER SIGNS AT APPLE VALLEY SQUARE AND ATTACHING CONDITIONS THERETO

WHEREAS, pursuant to Minnesota Statutes 462.357, the City of Apple Valley has adopted, as Appendix A of the City Code of Ordinances, zoning regulations to control land uses throughout the City, and

WHEREAS, said regulations provide that major anchor/center signs may be allowed within the confines of a Retail Business zoning district and in accordance with specific performance standards as a conditional use, and

WHEREAS, approval of a Conditional Use Permit for major anchor/center signs has been requested by Apple Valley Square Shopping Center, and

WHEREAS, review of such Conditional Use Permit request, to determine its conformance with the applicable regulations and performance standards, occurred at a public hearing held on September 16, 1992, and

WHEREAS, the Apple Valley Planning Commission recommended approval of such Conditional Use Permit, subject to certain conditions, on October 7, 1992.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that a Conditional Use Permit for major anchor/center signs within a Retail Business Zone is hereby approved subject to the following conditions:

1. The Conditional Use Permit shall apply to property legally described as Lots 1 and 2, Block 1, Apple Valley Square Fifth Addition.

2. The signs shall be placed in the same locations as the existing signs on County Road 42 and on Cedar Avenue and shall replace such signs (see Exhibit A for specific locations).

3. Sign faces shall be aluminum with individually routered letters.

4. A landscape plan shall be submitted and approved for the base of the sign structures prior to issuance of the sign permit.

5. The signs shall comply with all provisions of Apple Valley City Code Section 6-105(g), Major Anchor/Center Signs, other than those delineated in paragraphs numbered 2 and 3 hereof.

6. Design of the signs, other than sign faces, shall be consistent with the drawing submitted and last revised on July 30, 1992 (attached as Exhibit B).

7. The Conditional Use Permit may be revoked for cause if the terms of paragraphs numbered 1 through 6 hereof are not adhered to.

ADOPTED this 22nd day of October, 1992.

William F. Holton, Mayor

ATTEST:

Mary E. Mueller, City Clerk

CERTIFICATION

State of Minnesota
County of Dakota
City of Apple Valley

I hereby certify that the foregoing Resolution is a true and correct copy of a resolution presented to and adopted by the City Council of Apple Valley at a duly authorized meeting thereof held in the City of Apple Valley, Minnesota, on the 22nd day of October, 1992, as disclosed by the records of said City in my possession.

(SEAL)

Mary E. Mueller
Apple Valley City Clerk

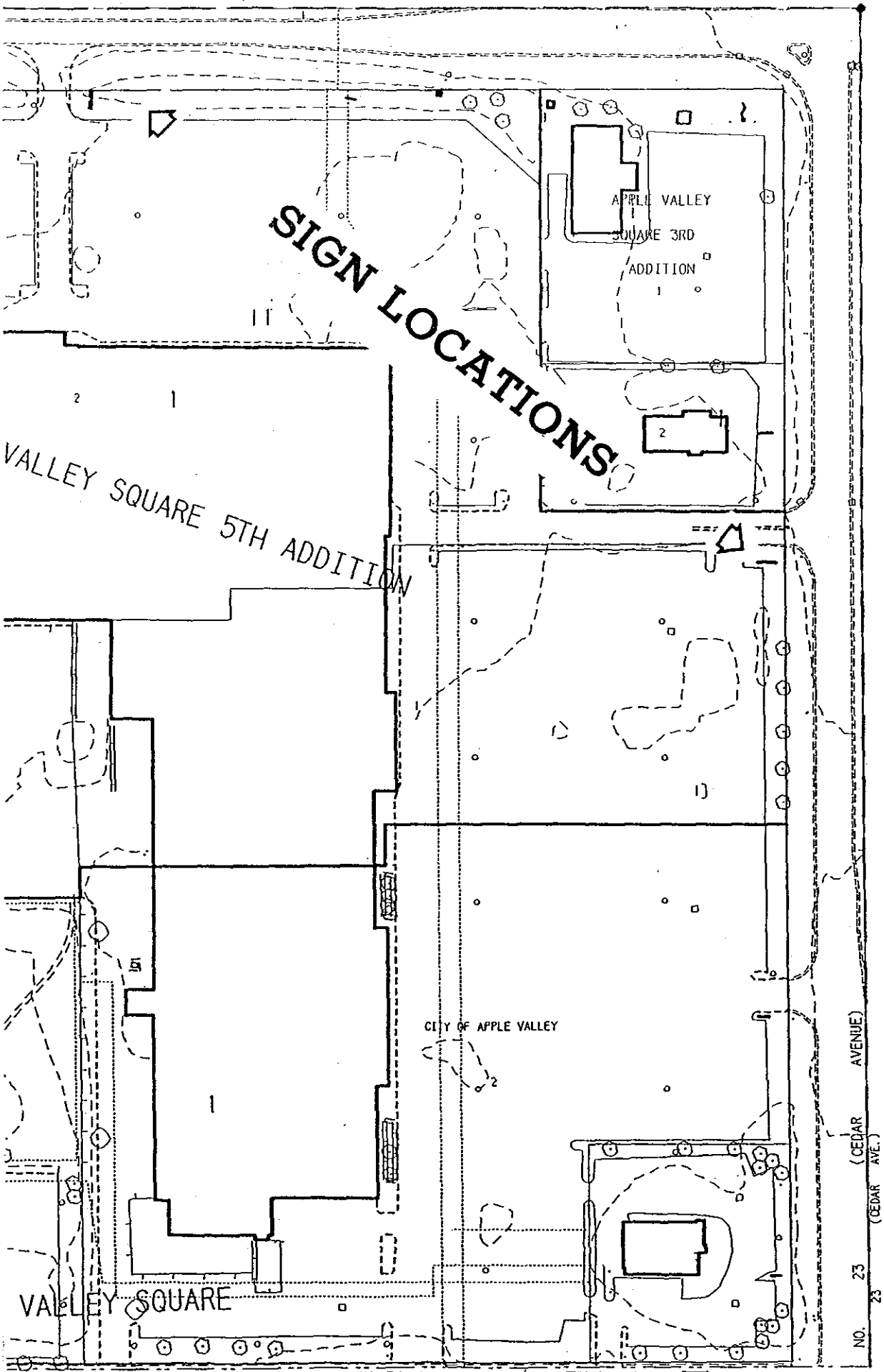
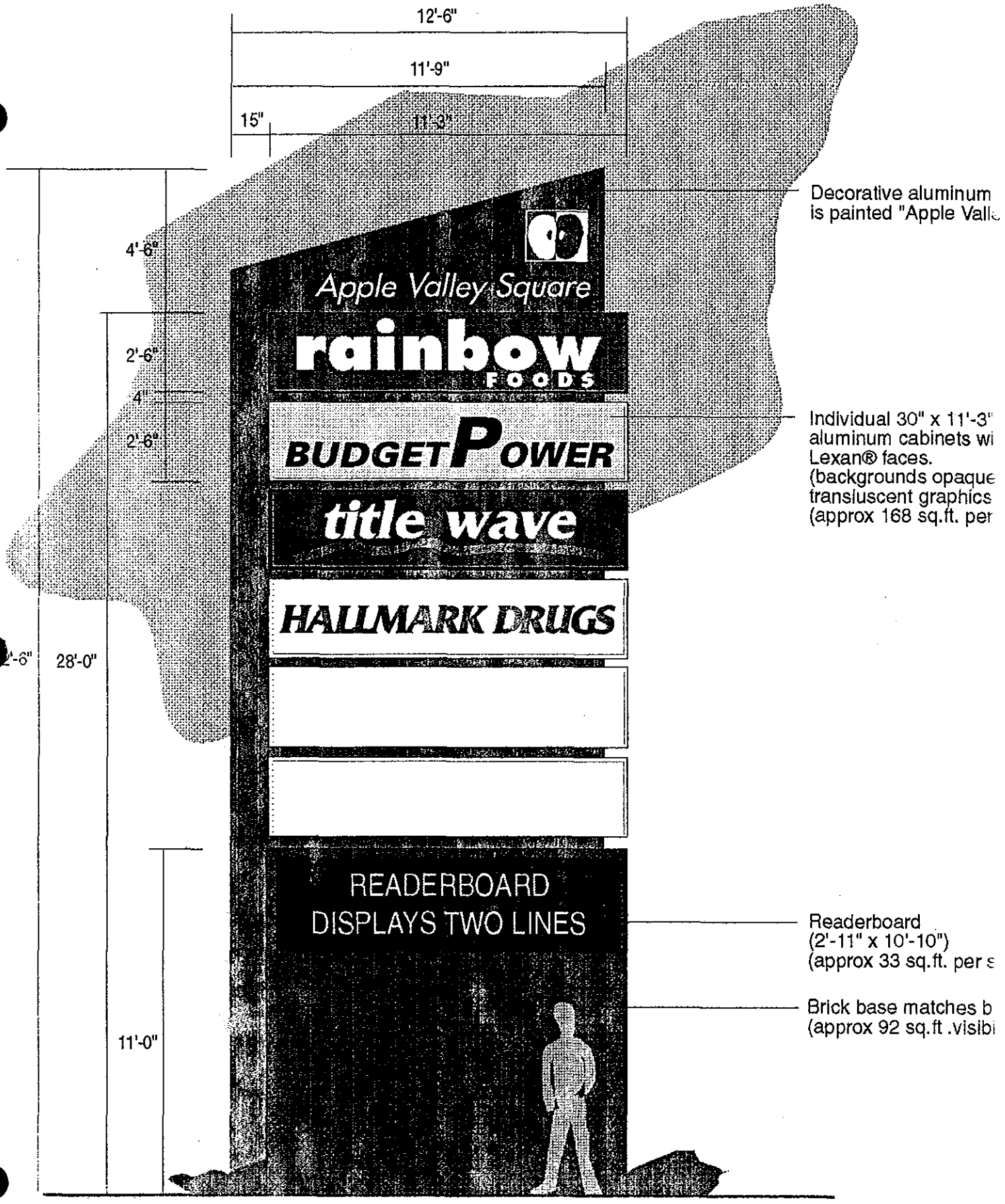

SIGN LOCATIONS
APPLE VALLEY
SQUARE 3RD
ADDITION
VALLEY SQUARE 5TH ADDITION
CITY OF APPLE VALLEY
VALLEY SQUARE
(CEDAR AVE.)
NO. 23

EXHIBIT A



Scale: approx 1/4" = 1'-0"
Sign is approx 365 sq.ft. per side with total sign area approx 200 sq.ft.

EXHIBIT B