

ATTACHMENT A

Planning Commission Recommended Stipulations PHO-4-25--Z-47-87-1(3)

Location: Northeast corner of 32nd Street and Sunnyside Lane

STIPULATIONS:

1. ~~That~~ THE development SHALL be in general conformance with the site plan presented, as modified by the site plan dated April 16, 1999, and elevation dated May 18, 1999 for the south portion of site.
2. ~~That~~ An 8-foot landscaped setback SHALL be provided along the east property line including 24-inch box size, drought-resistant shade trees planted 20 feet on center, or in equivalent groupings.
3. ~~That~~ No trash dumpsters SHALL be located within 50 feet of the east property line.
4. ~~That~~ The building height SHALL be limited to one story (17 feet 4 inches)
5. ~~That~~ A one-foot vehicular non access easement SHALL be placed along both Sunnyside Lane and Greenway Lane.
6. ~~That~~ A cross access SHALL be provided on the north portion of the site upon final site plan approval for the north property, or in the alternative, a common driveway entrance be provided, as approved by the Planning and Development Department