

**Attachment A- Stipulations- PHO-2-21--Z-SP-37-85-2**

**Location:** Approximately 248 feet east of the northeast corner of 15th Avenue and Bell Road

**Stipulations:**

<del>1.</del>	<del>That no body or paint shop be developed on the subject property.</del>
<del>1.</del> <del>2.</del>	That The service facility SHALL be enclosed.
<del>2.</del> <del>3.</del>	That Service SHALL only take place Monday through Friday, between the hours of 7:30 A.M. AND 5:30 P.M. 8:00 am and 5:00 pm.
<del>3.</del> <del>4.</del>	That There SHALL be no outside sound systems, paging, or playing of music.
<del>4.</del> <del>5.</del>	That All outdoor lighting SHALL be done subject to the lighting plan submitted to the City.
<del>5.</del> <del>6.</del>	Development to be in substantial compliance with the site plan and renderings submitted to the City and presented to the City Council.
<del>6.</del> <del>7.</del>	That A one-foot vehicular non-access easement SHALL be placed along the property at 15th Avenue.
<del>7.</del> <del>8.</del>	That A six-foot masonry wall SHALL be built along the north and east property boundary.
<del>8.</del> <del>9.</del>	In the event that any portion of the roof of any structure is less than 18 feet above grade, the buyer agrees to utilize mission tile roofing.
<del>9.</del> <del>10.</del>	That All loading areas and trash container areas will be screened by a six-foot masonry screen.
<del>10.</del> <del>11.</del>	All deliveries will be made during normal working hours.
<del>11.</del> <del>12.</del>	Landscaping to include 24-inch box trees, 10 feet on center, on the north and east sides.
<del>12.</del> <del>13.</del>	That The north and east faces of all buildings SHALL be stucco.
<del>13.</del> <del>14.</del>	That There SHALL be a 10-foot landscaping strip on Bell Road.