

Attachment A- Stipulations- PHO-1-21--Z-142-03-7(8)

Location: Approximately 115 feet west of the southwest corner of 2nd Drive and Beverly Road

Stipulations:

1. ~~That~~ THE development shall be in ~~specific~~ GENERAL conformance ~~to~~ WITH the site plan date stamped ~~November 24, 2003~~ SEPTEMBER 17, 2021, as modified by the following stipulations and/or APPROVED BY the PLANNING AND Development Services Department.
2. ~~That~~ Prior to vesting, the applicant shall submit a Certificate of Occupancy, or other documentation to the Planning AND DEVELOPMENT Department to verify completion of the following improvements:
 - a. ~~That~~ All areas used for parking and maneuvering of vehicles and trailers shall be dustproofed as approved by the PLANNING AND Development Services Department.
 - b. ~~That~~ the applicant shall submit a letter and necessary documentation to the Zoning Administrator to determine if the storage of horse trailers is an allowed use in the Mixed Use Agricultural zoning district.
 - b. ~~That~~ The applicant shall address outstanding emergency vehicle access
 - e. and fire hydrant issues with the fire review section of the PLANNING AND Development Services Department.
 - d. ~~That~~ a minimum of ten, twelve-foot by eight-foot landscaped areas shall be placed along the north, east, south and west property lines within the pastures as approved by the Development Services Department. These areas shall be landscaped with a minimum of two 1.5-inch trees and appropriate shrubs from the Mixed Use Agricultural Plant Materials list. One plant in each of the landscaped areas shall be Penstemon.
3. ~~That~~ any new development shall be subject to site plan approval in the Development Services Department.

STREETS & TRANSPORTATION

3. ~~That~~ Right-of-way totaling 25-feet shall be dedicated for the south half of Beverly
4. Road.
4. ~~That~~ The developer shall construct all streets adjacent to the development with
5. paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.