

3. The Final Plan represents a reasonable and acceptable plan for developing the property.
4. The applicants have worked diligently with the neighbors to provide acceptable screening from the development.
5. The final plan is in conformance with the preliminary plan approved by City Council on December 14, 2015.

Conditions:

1. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to construction plan approval.
2. Provide landscape bond in the amount of \$12,500, plus inspection fees, prior to issuance of a Land Improvement Permit by Engineering. The maintenance bond will be held for 4 years instead of 2 because irrigation is not proposed, and a note must be added to the homeowner's association language that explicitly states the association is responsible for maintaining all landscape common areas. Those two items must be noted on the plan as well, prior to issuance of a Land Improvement Permit by Engineering.
3. Payment of \$2,400 into the tree fund for street trees prior to issuance of a Land Improvement Permit by Engineering.
4. Approval of all required permits and approvals from outside agencies, prior to Engineering Department issuing Preliminary Acceptance of any site improvements.
5. Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements. See seven below.
6. Compliance with applicable staff memos, prior to final approval by staff.
7. Add a tree preservation easement along the entire eastern property line, to be added to the condo Documents, prior to final approval by staff.