

PAGE REVISED (11/15/05)
APPROVED AS TO
FORM AND LEGALITY
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16. Lot Landscaping

a. Concurrent with the submittal for building permits

The drawings submitted for a building permit shall contain a landscaping plan for the landscaping of each lot to be reviewed and approved by the Planning and Zoning Division. The landscaping plan shall contain the following information:

- 1) Landscaping details, such as proposed planting types, sizes, and quantities and proposed fencing.
- 2) The landscaping plan shall cover the entire front yard area of the lot.
- 3) Irrigation details.
- 4) The proposed landscaping shall be primarily drought-tolerant.

17. Homeowners Association

a. Prior to occupancy

A homeowners association (HOA) is required for the development. The proposed covenants, codes and restrictions (CC&Rs) for the HOA shall be reviewed and approved by the Planning and Zoning Division. The CC&Rs, or other equivalent instrument, shall clearly identify, at a minimum, the maintenance and enforcement responsibilities of the homeowners.

18. Noise Covenant

a. Required at the time of Final Map approval

A noise covenant shall be provided for the proposed residential lots that abut the property located at 1025 98th Avenue (i.e., Lots 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, and 113) acknowledging that the current business operating on the abutting property (i.e., Pacific Paper Tube) has the right to continue its current operational characteristics. A second noise covenant shall be provided for the proposed residential lots located adjacent to the property located at 850 92nd Avenue acknowledging that the current business operating at 850 92nd Avenue (i.e., Fast Lane Transportation) has the right to continue its current operational characteristics. The language of the covenants and the specific lots subject to the second noise covenant shall be submitted to the Director of Development for approval prior to the recordation of the Final Map. [Note: Underlined language within this condition of approval was added by the City Council at the public hearing dated November 15, 2005.]