

**Z-22-1245928 (2022-1912)**  
**Recommended Conditions**  
**883 Mountain View Drive**  
**Sept. 2022**

1. The subject property shall be developed for a maximum of 10 single-family, detached fee-simple lots.
2. Locations of proposed lots and open space shall be generally consistent with the locations shown on the plan dated "01/06/22" and titled "*El Amar Engineering & Construction*".
3. Any fences or walls proposed along Mountain View Drive shall comply with the wall and fence regulations of the Zoning Ordinance.
4. All home designs shall be consistent with the "Type A," "Type B," and/or "Type C" elevations included in this case packet and must comply with the applicable provisions of Article 5 of the *Zoning Ordinance* related to building form and design.
5. The development shall have a mandatory property owners association, in accordance with Article 5.7.6.c.11 of the Zoning Ordinance. The applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development and all landscaping and street trees along Mountain View Road and the proposed internal residential street (outside of the right-of-way) shall be protected in perpetuity. Existing trees located within designated open space areas that are not proposed for trails, buildings, structures, or parking lots or those likely to be impacted by necessary grading shall be preserved.
6. The developer shall construct a monument style, subdivision sign on community property along Mountain View Drive and/or the new right-of-way. Signage shall comply with applicable sections of the *Sign Ordinance*.