

PUD-97-12

ORDINANCE 1791 (SYCAMORE HEIGHTS)

approval. These revised plans shall be submitted for the review and approval of the Planning Commission with review of the tentative map.

7. The homes on Lots 31 and 37 shall be single-story and oriented with their side building elevations facing the existing homes in Ventana Hills. These homes shall be limited to a maximum height of 20 ft. from the highest portion of the structure to the grade elevation at the base of the structure. A deed restriction shall be recorded with the lots and disclosed to all potential buyers that a second-story addition is prohibited on these homes.
8. The design of the custom homes on the split pad lots shall adhere to the requirements of the Design Guidelines for Split Pad Homes in Sycamore Heights approved as part of this PUD development plan.
9. The portion of "B" Street which extends easterly of Lots 28 and 29 shall be graded and reseeded with native grasses instead of being paved. The developer shall be responsible for dedicating the right-of-way and paying for the future improvements, such as sidewalk, roadway, street lights, etc., to this portion of "B" Street which extends to the project's eastern boundary prior to the recordation of the final map. This roadway will be extended to only serve the future development of the Lund Ranch II property to the east and the homes in the Bonde Ranch subdivision which were approved to be rerouted to this new street.
10. In order for the area shown on the developer's plan as Lot 1 to be a buildable lot, the developer shall demonstrate to the City that it has obtained an abandonment of the access easement(s) to the Locke, Kass, Richey and all other applicable properties. In the event that the access easement(s) is not abandoned, the developer shall show how continued use of these easement(s) by the easement holder(s) would be satisfactorily accommodated. Also, the developer shall be required to demonstrate to the City that it holds title to the area of that lot shown to be obtained from the adjacent Bringhurst parcel (Parcel 24 of the NSSP). Documentation that the above has been completed shall be provided with the review of the tentative map. In the event that either one or both of the above items is not completed, this area shall not be deemed a buildable lot unless the developer can satisfactorily demonstrate to the City prior to the approval of the tentative map how a house can be situated on the lot and meet the requirements of the NSSP and the development standards as approved in this PUD. Also, the developer shall complete a lot line adjustment to add the southwest corner of the lot covered by Sycamore Creek to the adjacent creek parcel in the Greenbriar project immediately to the west. If the creek parcel is to be owned by the City, the developer shall make an open offer of dedication to the City for the rear corner of Lot 1 contained within the creek. The area which would be added to the adjacent creek parcel shall be submitted for review with the tentative map.