

1. The applicant shall continue with the development process of submitting Preliminary Plats, Final Plats, and Development Review Permit(s) as prescribed within the City's Zoning Code.
2. Prior to the City Council approval of the PAD23-04, the applicant shall submit to the city a signed waiver pursuant to Proposition 207, as applicable.
3. Prior to issuance of any final Certificate of Occupancy, the developer must provide all offsite improvements recommended by City's staff and a Traffic Impact Analysis prepared to the City's approved guidelines. Offsite improvements include infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development, at the determination of the City Engineer.
4. If the development is to be built and occupied by residents in phases, a phasing plan must be submitted to the City for review and approval. Construction of offsite improvements shall be included with the first phase of construction unless approved by the City Engineer to be built with future phases.
5. Any amendments to the PAD District shall be processed in accordance with Section 18.180.060 of the City's Zoning Code.
6. All proposed vehicular and pedestrian connections to existing and future public rights-of-way, internal and external to the PAD site, will be reviewed at individual development submittals.
7. All public roadways shall adhere to the City's Design Standards Manual, and any additional requirements as deemed necessary by the City Traffic Engineer unless otherwise approved by the City Engineer.
8. All zoning and development standards not expressly enumerated within this PAD shall comply with the applicable standards delineated in the City's Zoning Code.