

EXHIBIT 2
Conditions of Approval
File #VR-2021-012; 58th Dr Manufacturing Building

Conditions

1. The site shall be used in a manner as proposed and approved through this land use action and as submitted in materials received by the City on June 15, 2021 and revised on December 8, 2021.
2. Prior to start of any site work or earth removal, a fenced tree protection zone (TPZ) must be established on the subject property for the large blue spruce located on the adjacent property at 9208 SE 58th Dr. The TPZ is defined as the tree canopy drip line. The TPZ must be maintained with a 4 ft – 6 ft tall fence around the perimeter of the TPZ; signage is required on the fencing stating that no one, and no equipment, is allowed to enter or disturb the area. Fencing required to be installed prior to any earth-disturbing activity and must be maintained throughout the project. An inspection of the TPZ fencing is required prior to any earth-disturbing activity.
3. Site landscaping must be maintained in good and healthy condition.
4. Prior to the certificate of occupancy, the following shall be resolved:
 - a. All required landscaping must be installed.
 - b. Construct a 5-ft setback sidewalk, a 5-ft landscape strip (or water quality facility), a 6-ft parking strip, and curb and gutter fronting the proposed development property along SE 58th Drive. An issued Right-of-Way permit is required prior to the start of any work within the public right-of-way.
 - c. Construct a driveway approach to meet all guidelines of the Americans with Disabilities Act (ADA). An issued Right-of-Way permit is required prior to the start of any work within the public right-of-way.
 - d. Install stormwater detention and water quality treatment facilities. Stormwater plan review and approval by the Engineering Department required before issuance of building permit and prior to the start of construction.

Additional Requirements

1. Prior to issuance of building permits, the following shall be resolved:
 - a. Provide an erosion control plan and obtain an erosion control permit, if needed. Consult with the Engineering Department to determine if an erosion control permit is needed for the driveway and frontage improvements.