



area.

2. Development shall be in accordance with the preliminary development plan date stamped September 26, 2017.
3. Development standards, including density, lot area, and setbacks, shall be as shown on the preliminary development plan date stamped September 26, 2017.
4. The approved architectural styles, building materials and colors, shall be as shown on the building elevations date stamped September 26, 2017.
5. For Lots 4-42 the front setback shall be a minimum of 15' for the living area and 20' for the garage. Side setbacks shall be a minimum of 5'; street side setbacks shall be a minimum of 15'. Rear setbacks shall be a minimum of 20'.
6. For Lots 43-45 the front setback shall be a minimum of 15' for the living area and 20' for the garage. Side setbacks shall be a minimum of 0' for interior lot lines; street side setbacks shall be a minimum of 20'; 10' between buildings, and 10' for other side yards. Rear setbacks shall be a minimum of 20'.
7. The number of dwelling units shall be limited to 50 until such time as a second point of ingress to and egress from the subdivision is provide via a street connection to Winterset Valley, or an alternate connection is provided as approved by the City Traffic Engineer and City Fire Prevention Officer, per the UDO.
8. This development shall be subject to the development agreement for Village at View High.

On motion of Ms. Roberts and seconded by Ms. Dial, the Planning Commission voted unanimously by voice vote to **Recommend APPROVAL** of **Appl. #PL2017-167 - PRELIMINARY DEVELOPMENT PLAN - Village at View High, 2<sup>nd</sup> Plat, Lots 4-45 and Tracts B-E; Engineering Solutions, LLC, applicant**, subject to staff's letter dated October 6, 2017.