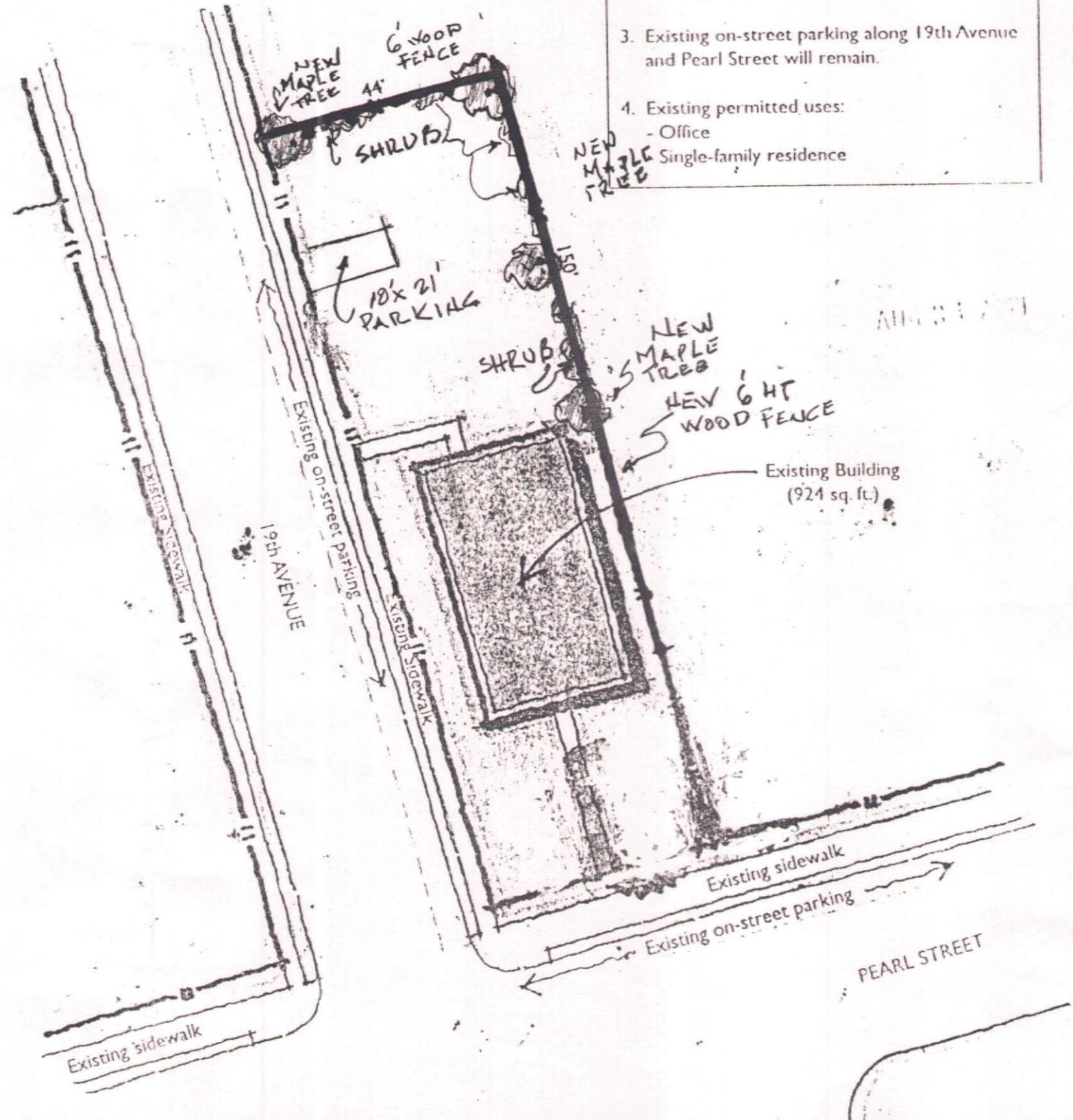


**1812 Pearl St. SP standards**

1. The uses of this SP shall be limited to general office and one residence.
2. There will be no physical changes to the building exterior..
3. Clients and customers of the office use shall not visit the site.
4. No Signage shall be permitted within this SP..
5. One off-street parking space shall be required for the residential land-use.
6. A B-5 landscape buffer shall be required along the east and north property lines. Adjacent to the existing building along the east property line, a six foot tall opaque fence may be provided in lieu of the landscape buffer.
7. Only standard residential lighting shall be permitted.

Notes:

1. Property Address: 1812 Pearl Street  
Map 92-08, Parcel 80 (.16 Acres)
2. There will be no changes to the existing building footprint as a part of this submittal.
3. Existing on-street parking along 19th Avenue and Pearl Street will remain.
4. Existing permitted uses:  
- Office  
- Single-family residence



SPECIFICATIONS FOR ALL TREE PLANTINGS

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> FINAL	<input type="checkbox"/> CONTINGENT
<input checked="" type="checkbox"/> FULL	<input type="checkbox"/> CONDITIONAL	<input type="checkbox"/> CONTINGENT

SP provided of the Metropolitan Planning Commission.  
Conditions CORRECTED COPY

By G. Johnson MPC Date 8/24/10