

Recommendations/Draft Conditions		
No.		
1.	Privacy Impacts. Staff recommends the Planning Commission review the potential privacy impact with the proposed master bedroom egress window, and provide direction to the applicant as to how to mitigate the privacy impact.	
2.	Plate Height. The applicant shall reduce the plate height to no more than 12 feet at the southeast corner of the great room.	
3.	Encroachments. All right-of-way encroachments shall be removed prior to final inspection.	
4.	Post Lighting. The applicant shall remove the proposed post lighting for the final details review.	
5.	ARMR. The applicant shall submit an Archeological Resource Management Report (ARMR) to staff to be reviewed prior to the project being scheduled for final details review.	