

EXHIBIT 1

In the matter of the decision of the)
 City Planning Commission to approve)
 a variance to allow landscaping with-)
 out the required irrigation system on)
 5.3+ vacant acres in the Multiple-)
Family-Review (R-2B-R) zone {P91-012}

NOTICE OF DECISION
 AND
 FINDINGS OF FACT

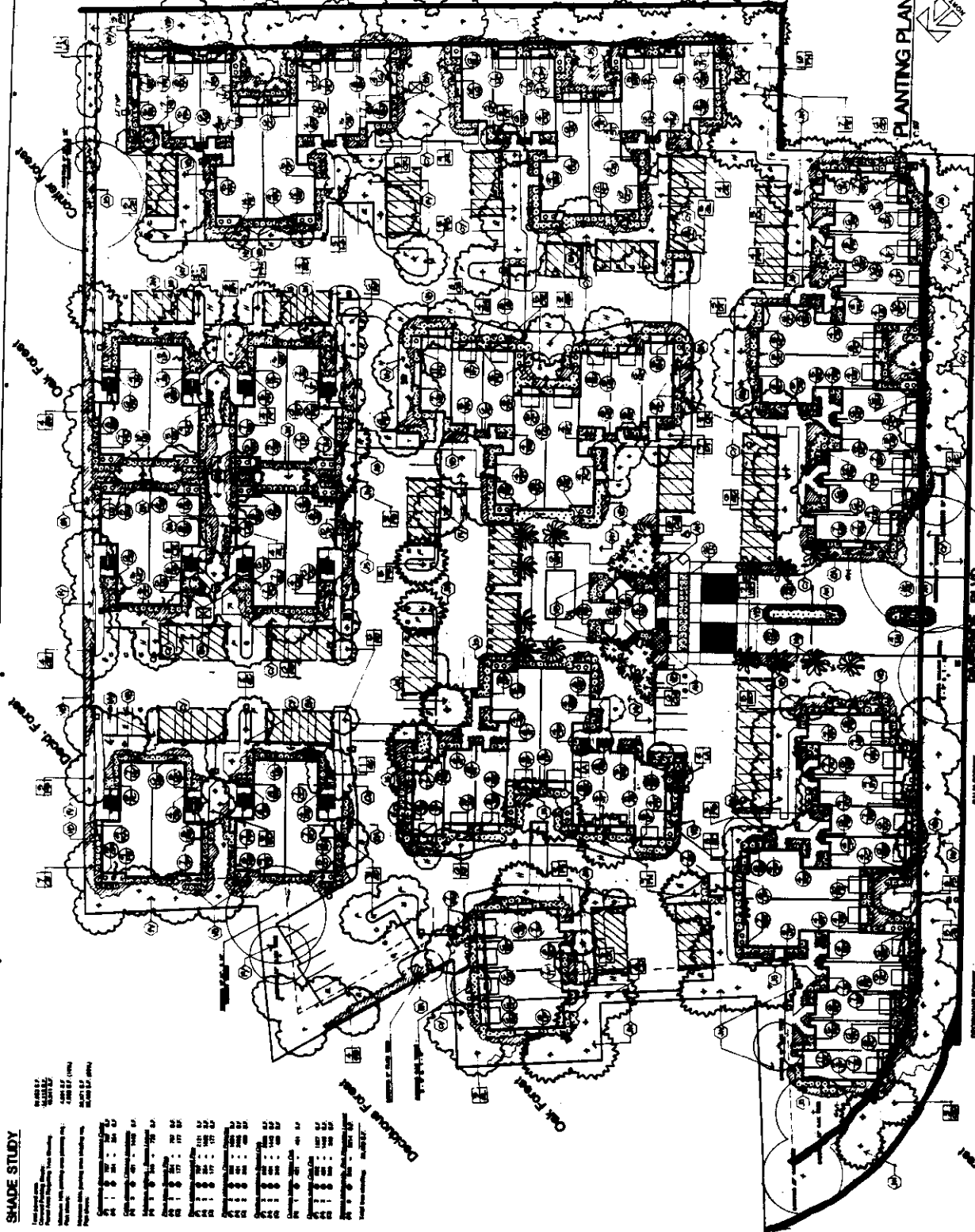
On March 28, 1991, the Planning Commission heard and considered public testimony regarding the above entitlement. Based on verbal and documentary evidence at said hearing, the Commission recommended approval of the modification of a Rezone and a Plan Review condition relating to landscaping within the 25 foot setback area subject to conditions and indicated and intent to approve the Variance to allow landscaping without the required irrigation system subject to conditions and based upon Findings of Fact which follow:

Conditions - Rezone, Plan Review and Variance

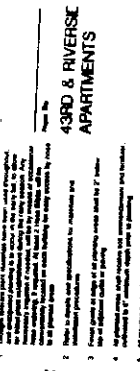
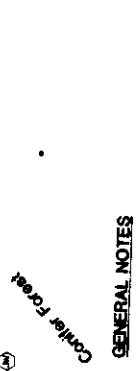
1. The applicant shall landscape the setback areas along 43rd Avenue and Riverside Boulevard with drought resistant landscaping, as submitted, to include sloping as necessary for proper drainage. The applicant shall use a drought resistant tall fescue or rye sod as ground cover in the setback areas. No bark, masonry rock, or other non-living cover will be the primary ground cover in the setback areas. The applicant shall submit revised landscaping plans for review and approval by the City's Landscape Architect and Planning Director prior to the issuance of building permits.
2. Any area within the apartment complex that uses bark or masonry rock as the primary ground cover shall have weed cloth installed beneath it. This shall be indicated on the landscape plan.
3. The applicant shall follow the landscaping irrigation program (handwatering program) for the subject site attached as Exhibit 1.
4. Applicant shall provide a report prepared by a licensed landscape architect on the status of the landscaping at the subject site and the effectiveness of the applicant's watering program on each May 1st and September 1st after the landscaping has been installed. The landscape architect chosen to prepare the report shall be subject to the approval of the Planning Director and City Landscape Architect. The landscape status report shall be submitted to the Planning Director and City Landscape Architect for their review and approval.
5. The applicant shall enter into an agreement with the City to install an irrigation system which is acceptable to the City Landscape Architect and Planning Director if it is determined that the handwatering program is not

SHADE STUDY

NO. OF TREES	TYPE OF TREE	SHADE PERCENTAGE	DATE
10
20
30
40
50
60
70
80
90
100



43RD AVENUE
 RIVERSE BLVD.



PLANTING PLAN

GENERAL NOTES

1. All trees to be planted in accordance with the specifications and quantities shown on this plan.
2. All trees to be planted in accordance with the specifications and quantities shown on this plan.
3. All trees to be planted in accordance with the specifications and quantities shown on this plan.
4. All trees to be planted in accordance with the specifications and quantities shown on this plan.
5. All trees to be planted in accordance with the specifications and quantities shown on this plan.
6. All trees to be planted in accordance with the specifications and quantities shown on this plan.
7. All trees to be planted in accordance with the specifications and quantities shown on this plan.
8. All trees to be planted in accordance with the specifications and quantities shown on this plan.
9. All trees to be planted in accordance with the specifications and quantities shown on this plan.
10. All trees to be planted in accordance with the specifications and quantities shown on this plan.

43RD & RIVERSE APARTMENTS

NO.	DESCRIPTION	QUANTITY
1
2
3
4
5
6
7
8
9
10

NO.	DESCRIPTION	QUANTITY
11
12
13
14
15
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NO.	DESCRIPTION	QUANTITY
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NO.	DESCRIPTION	QUANTITY
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NO.	DESCRIPTION	QUANTITY
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P91-012

4-11-91
 MARCH 28, 1991

ITEM 1