



NOTICE  
 2008-07-20  
 11:11 AM

**BINDING ELEMENTS**

Case REC-08-20-061-0-00-06  
 Meeting May 22, 2008 10:20 AM

1. The development shall be in accordance with the approved development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Planning Commission or the Planning Commission's designee for review and approval. Any changes/alterations/exceptions not so referred shall not be valid.
2. The development shall not exceed 89 units on 28.2 acres (3.6 DU per acre).
3. Signs shall be in accordance with Chapter 8.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. Development shall be located within 100 feet of the street right-of-way. If a driveway is located on the site, the driveway shall be located within 100 feet of the street right-of-way. No parking, travel or storage of construction vehicles or materials shall be permitted on the site.
6. Before any zoning findings that are limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:
  - a. The development plan must receive full approval from the Planning Commission and the Mayor/Designated Authority.
  - b. The property owner/developer must obtain approval of a detailed plan for screening. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - c. A major subdivision plat covering the site and roadway as shown on the approved district occupancy plan must be received from the appropriate state engineering department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. The site shall be landscaped with (one, three, or multiple) outdoor entertainment, or outdoor PA system and/or other amenity.
8. The applicant, developer, or architect shall provide copies of these binding elements to banks, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the binding elements. At all times during development of the site, the applicant and developer, their heirs, successors, and assigns, contractors, subcontractors, and other parties engaged in development of the site shall be bound by these binding elements.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 20, 2008 Planning Commission meeting.
10. At this time a building permit is requested, the applicant shall submit a certificate of occupancy to the permit hearing agency, from an engineer, or other qualified professional stating that the rendering of the proposed development is in accordance with Chapter 4 Part 1.3 of the land development code and shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.
11. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.

ДЛЯ ПОДАЧИ ДОКУМЕНТОВ  
 В РАЙОННОЕ УПРАВЛЕНИЕ  
 ГОССТРОИТЕЛЬНОСТИ  
 И АРХИТЕКТУРЫ  
 ГОРОДА МОСКВЫ  
 АДРЕС: МОСКВА, БУЛЬВАР  
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