

RESOLUTION 19-170

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS
AMENDING AND RENAMING THE 1992 MULTIPLE-FAMILY RESIDENTIAL DESIGN
GUIDELINES AS THE MULTIPLE-FAMILY RESIDENTIAL DESIGN STANDARDS**

WHEREAS, on December 16, 2019, staff requested that the City Council approve an amendment to the 1992 Multiple-Family Residential Design Guidelines; and

WHEREAS, the proposed request amends and renames the 1992 Multiple-Family Residential Design Guidelines as the Multiple-Family Residential Design Standards in an effort to provide objective standards for streamlined review of new multiple-family residential developments; and

WHEREAS, the City published a legal notice on December 4, 2019, in the Business Journal; and

WHEREAS, a duly noticed hearing was held on December 16, 2019; and

WHEREAS, on December 16, 2019, the City Council considered oral and written reports from the City staff as well as other documents contained in the record of proceedings.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves an amendment and renaming of the 1992 Multiple-Family Residential Design Guidelines as the Multiple-Family Residential Design Standards attached as Attachment "A."

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on December 16, 2019, by the following vote, to wit.

AYES: Councilmembers Ashbeck, Flores, Mouanoutoua, Whalen, Mayor Bessinger
NOES: None
ABSENT: None
ABSTAIN: None

DATED: December 16, 2019



Mayor



City Clerk



**Multiple Family Residential Design Standards
Adopted By Council 12-16-2019 – Res. 19-170**

APPLICABILITY

The Multiple-Family Design Standards shall apply to all projects of two or more attached residential units. This document is intended to provide an objective design review process for all multiple-family and RHNA projects and provide guidance for applicants during the design process.

All multiple-family projects shall comply with the Clovis Development Code. The Multiple-Family Design Standards serve as minimum requirements for multiple-family residential development. These standards will be mandatory for all qualifying residential projects. For any project seeking exceptions to these standards or any of the City's applicable design standards, the City's existing discretionary process is available.

STANDARDS

Building Setbacks and Separations

- A. Buildings setbacks shall be per the Development Code (Section 9.10.030, Table 2-3).
- B. Buildings shall be separated from each other and other structures per Clovis Fire Standards and California Building Codes.

Driveways and Site Access

Driveways providing site access shall be from an improved street, alley, or other public and/or private right-of-way, and shall be designed, constructed, and properly maintained as follows:

- A. Number of driveways.
 - 1. A minimum of two (2) driveway access points shall be required for each parcel two (2) acres or more in size.
- B. Distance from street corners.
 - 1. Driveways to parking areas that take their access from arterials or collectors shall be located a minimum of two hundred fifty feet (250') from the nearest arterial or collector intersection, as measured from the closest curb return to the closest side of the driveway approach. Where such configuration is not practical, or where reciprocal access to, or shared access with adjacent properties, is not possible due to lot dimensions or other constraints, project applicants will be required to demonstrate that placing access points closer to intersections will not negatively impact the intersection operation or impede traffic flow on the adjacent streets by using appropriate project mitigations.
- C. Driveway width and length.
 - 1. Two (2) way aisles. Two (2) way drive aisles within parking areas shall be a minimum of twenty-six feet (26') in width for general circulation and aisles required for fire access per the Clovis Fire Standards.
 - 2. One-way aisles. One-way aisles shall be a minimum of seventeen feet (17') in width unless required for fire access, in which case the minimum width shall be subject to the Clovis Fire Standards.
 - 3. Parking aisles. Aisles that provide access primarily to parking stalls, and are not required for fire access, shall be twenty-six feet (26') in width.
 - 4. Maximum driveway width. The maximum driveway width shall be thirty-six feet (36'), exclusive of the area provided for a median divider. However, in no case shall the driveway width exceed thirty percent (30%) of the total curb face of the subject parcel, except for cul-de-sac lots or lots of unusual configuration.
 - 5. Driveway Length. The length of a driveway apron in front of a garage door shall be either eighteen (18) feet or more, or eight (8) feet or less.

- D. Clearance from obstruction. The nearest edge of a driveway apron or curb return shall be at least three feet (3') from the nearest alley or adjacent property line and eight feet (8') from the nearest street right-of-way, and at least five feet (5') from the nearest centerline of a fire hydrant, light standard, traffic signal, utility pole, or other similar facilities. Driveways shall have a minimum overhead clearance of fourteen feet (14') in height, except within a parking structure which may be reduced to seven feet (7').
- E. Traffic safety visibility area. Structures or landscaping over thirty-six inches (36") in height shall not be allowed within a traffic safety sight distance area formed by the intersection of public rights-of-way, driveways, or alleys.

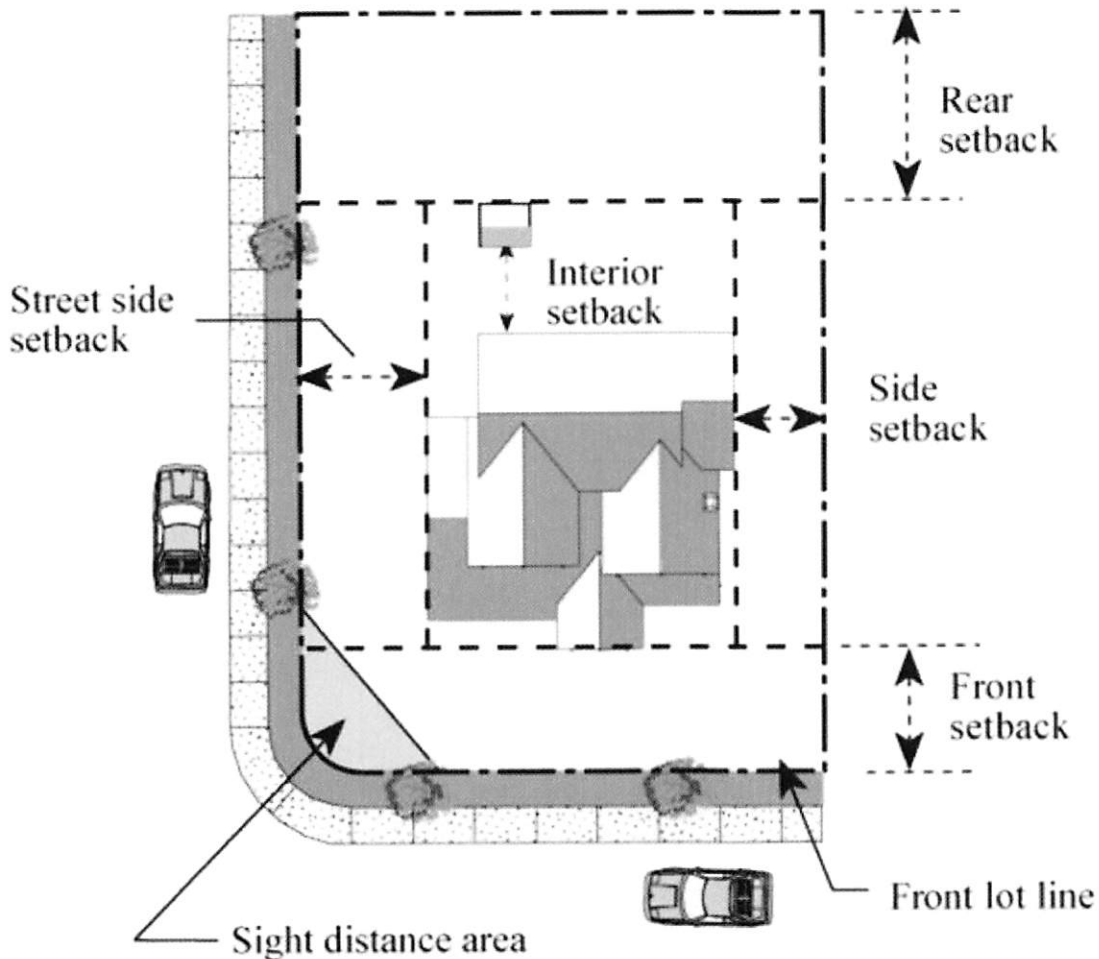


FIGURE 1
TRAFFIC SAFETY VISIBILITY AREA (CORNER CUTOFF)

Parking

A. General Parking Requirements

1. All required parking for the development shall be located on the parcel which they serve. Parking may be located on a contiguous parcel, however the overall density of all parcels shall remain consistent and within the range designated by the General Plan.
2. The number of parking stalls shall be designed and constructed per Section 9.32.040, Table 3-12, of the Development Code.
3. Accessible Parking shall be provided per California Building Code.

4. Parking stalls shall be marked and striped per City Standards.
5. Assigned garages and carports shall be no further than 100 feet from the unit they serve.
6. Individual parking wheels stops are prohibited except where required per Americans with Disabilities Act.

B. Parking space and lot dimensions.

1. **Minimum dimensions.** The minimum standard open parking space dimensions shall be nine (9) feet wide by twenty (20) feet long with up to a two-foot (2') overhang.
2. **Parallel space dimensions.** Parallel parking spaces shall be a minimum of eight feet (8'), six inches (6") wide by twenty-two feet (22') long.
3. **Minimum vertical clearance.** Every parking space shall maintain a vertical height clearance of at least seven (7) feet or as otherwise required by California Building Code and Americans with Disabilities Act (ADA).
4. **Diagonal space dimensions.** These shall be in accordance with Figure 2.
5. **Parking structures.** The minimum standards for parking spaces and aisle dimensions in a parking structure shall be per Clovis' adopted Parking Garage Standards.
6. **Garages.** Each residential garage space shall have a minimum inside dimension of ten feet (10') by twenty (20) feet or nineteen (19) feet by twenty (20) feet in the case of a two (2) car garage.
7. **Carports.** Parking spaces under carports shall conform to the garage space standards. The stall size may be reduced to open space standards where a cantilevered post design is used. The posts on the cantilevered design shall be placed at the front two-thirds of the stall.
8. **Garage Door Openers.** Garages with parking aprons of less than 18' shall have automatic garage door openers.

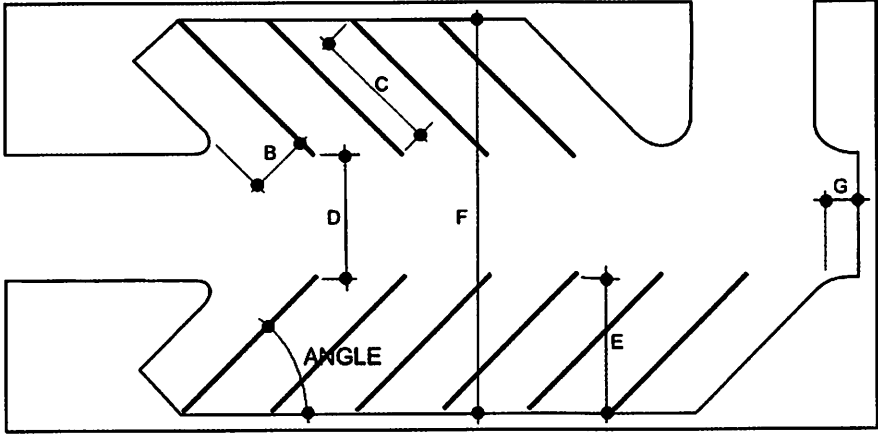
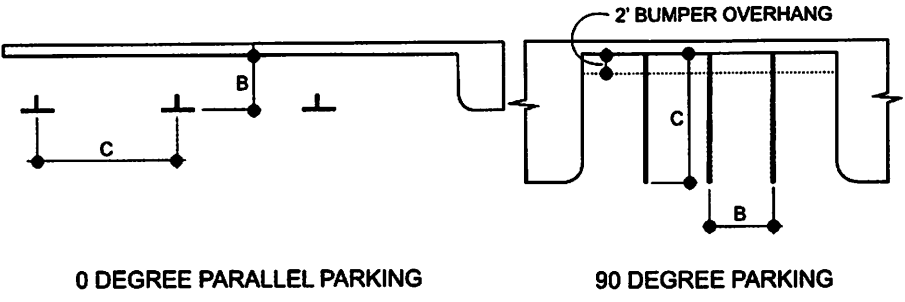
C. Parking Lot Shading

1. Parking areas shall be shaded per Section 9.32.070.H.7.b, of the Development Code.



City of Clovis

Multiple Family Residential Surface Parking Design Standards



DIAGONAL PARKING

ANGLE	B (Open)	B (Covered)	C	D	E	F	G
0	8'-6"	8'-6"	22'	15'	8'-6"	32'	0'
45	9'-0"	9'-6"	*20'	14'	21'	58'	5'
60	9'-0"	9'-6"	*20'	17'	22'	61'	5'
90	9'-0"	10'-0"	*20'	26'	20'	66'	3'

* PARKING STALLS MAY BE REDUCED TO A DEPTH OF 18 FEET WITH A TWO-FOOT BUMPER OVERHANG INTO A NON-REQUIRED LANDSCAPED AREA OR WALKWAY.

TRAFFIC AISLES INDICATED ARE FOR ONE-WAY TRAFFIC. ALL TWO-WAY TRAFFIC AISLES TO BE A MINIMUM OF 26 FEET WIDE. FIRE DEPARTMENT MAY REQUIRE ADDITIONAL WIDTH.

August 1, 2010

**FIGURE 2
PARKING LOT DESIGN STANDARDS**

Pedestrian Access

- A. Pedestrian access shall be provided to each unit to, and from a public sidewalk, between units and open spaces, community areas, and service areas such as the trash enclosures.
- B. Where a project is fenced around the perimeter, the development shall include a pedestrian gate every 200 feet along the street, including a pedestrian path to the City sidewalk.

Open Space and Landscaping

- A. Open Space, There shall be a minimum of 260 square feet of private and/or common open space area for each dwelling unit. The minimum dimension for ground level private open space shall be 10 feet. For balcony space, the minimum dimension shall be 6 feet.
- B. Children's Play Area, Development of 25 or more dwelling unit shall provide common space including at least one children's play area. Such play area shall include:
 - a. Minimum dimension of fifteen feet in any direction and a minimum of 600 square feet.
 - b. Contain play equipment, including equipment designed for ages five and younger.
 - c. Be visible from multiple dwelling units.
 - d. Be protected from adjacent streets and parking areas with a fence or other barrier of not less than four feet in height.

Fencing

- A. Perimeter Fence. Perimeter fencing along streets shall be constructed from decorative tubular steel, masonry, concrete, and stucco or similar. Wood and chain link shall not be used.
- B. Fencing adjacent to single-family residential shall be of masonry or concrete and a minimum of six-foot in height from the highest side (measured from finished grade or parking surface, whichever is higher).

Bicycle Parking

- A. Bicycle Parking. The project shall provide bicycle parking per the California Building Code.

Site Lighting

- A. Site Lighting. Site lighting shall be a maximum of twelve (12) feet in height and directed away from adjacent properties and streets. Lighting shall be hooded and/or screened to prevent direct view of the light source from adjacent residential properties and center of adjacent streets (at eye level).
- B. Pedestrian Walkways. Security lighting shall be provided along walkways per Clovis Police Department standards. Pedestrian lighting shall not exceed eight (8) feet in height, and shall be hooded and/or screened to prevent direct view of the light source from adjacent residential properties.
- C. Carports. Lighting under carports shall be designed to prevent direct light and glare to adjacent residential properties.
- D. Shielding. On-site lighting shall be hooded and/or screened to prevent direct view of the light source from adjacent residential properties and center of adjacent streets (at eye level).

Building Facades and Finish Materials

- A. Building Height
 - 1. Overall building heights shall be consistent with the underlying zone district.
- B. Facade Articulation
 - 1. Buildings containing three or more units in a row shall incorporate at least one of the following for all elevations.
 - a. A least one architectural projection per unit. Such projection must project at least two feet from the major wall plane and shall be between four feet and 16 feet in width and extend the full height of the related floor level.
 - b. A change in wall plane of at least three feet (twelve feet wide min.) every two units.

C. Roof Articulation

1. Roofs shall utilize pitched forms with a minimum slope of 4:12. Roof pitch which is concealed from the public view or public right of way is not subject to a minimum slope.
2. No more than two single-story inline units, or four two-story inline units, or eight clustered two-story units shall be covered by a single-unarticulated roof. Roof articulation may be achieved by changes in plane of no less than two feet six inches and/or the use of traditional roof forms such as gables, hips, and dormers.

D. Vertical Articulation for Tall Buildings

1. Building of more than four stories, upper and lower stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between floors, except where otherwise specified.
 - a. A change in materials, along with a change in plane at least one inch in depth at the transition between two materials.
 - b. A horizontal design feature such as a belt course or belly band.
 - c. A base treatment at the ground floor consisting of a material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building.
 - d. Setting back the top floor(s) of the building at least five feet from the lower floor.

E. Roof Materials

1. Roof material shall consist of tile, metal, fiberglass, or composite material representing wood or tile. Composite fiberglass shall have a minimum of 30 year.

F. Exterior Materials

1. Exterior materials should relate to each other in traditional and logical form. For example, heavier materials should support lighter materials such as rock forms on the bottom supporting lighter materials above such as stucco or cementitious wood siding. Building facades shall incorporate details such as window trim, recessed windows, cornices, belt courses, coins, or other design elements.
2. Exterior elevations shall utilize durable materials such as stucco, concrete siding, rock, or metal. Wood siding such as T-1-11 and wood fire board shall be avoided.

G. Exterior Colors

1. Building of three or more inline units shall utilize at least three (3) colors but not more than five (5) colors on the front elevations.

H. Windows

1. Windows on the second story and above, adjacent to single-family shall be obscure, frosted or oriented to prevent direct view in or out.
2. Windows shall be framed and trimmed with contrasting colors and architectural details

C. Doors

1. Front entry doors shall have architectural details. Plain slab doors shall not be used.

D. Gutters and Downspouts

1.

E. Carports

1. Carports shall be complimentary to the main buildings utilizing similar colors. Carport posts shall be constructed with metal, concrete, masonry, or cementitious wood materials. Wood and non-painted metal posts are prohibited.

F. Garages

1. Garages shall be architecturally integrated, utilizing the same building, forms, materials, and colors as the main buildings.
2. Garages of three or more spaces in a row shall include at least one projection per space. Such projection shall be a minimum of two feet from the main plane of the garage face.

G. Accessory Structures

1. Accessory structures shall be architecturally integrated, utilizing the same building, forms, materials, and colors as the main buildings.

Utilities

- A. HVAC Units. HVAC units shall be ground mounted or screened with a permanent structure using the same materials as the main exterior materials, when roof mounted. HVAC equipment shall not be placed in or on the front and/or street corner sides on the buildings.

Grading

- A. Retaining Walls at property lines shall be masonry if the grade difference exceeds 12".

Solid Waste and Recycle Collection

Intent

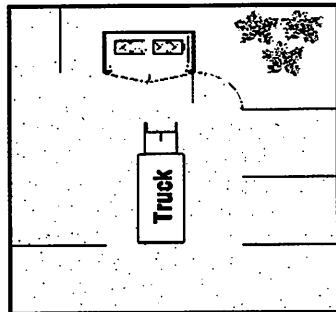
Utility facilities are often overlooked in the design of projects. The handling of these components of a project make a significant difference in their visual appearance and their use. They shall be functionally and conveniently placed without detracting from the project or assuming greater prominence than is necessary. As an example, trash enclosure, if not properly located, can detract from an otherwise nicely-designed project. These are details important in their aggregate to creating quality of living environments.

A. Trash Enclosure

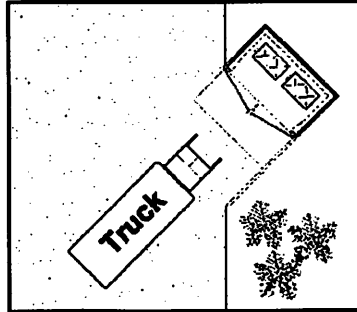
1. Trash Enclosures shall be constructed according to City of Clovis Standard Drawing M-2 and M-3 and in accordance with Municipal Code Sections 6.3.19 and 9.24.110.
2. Trash enclosures should not be intrusive. Their locations should be chosen to prevent the intrusion of noise, odor, insects, and dust into living areas.
3. Trash enclosures shall be constructed to allow walk-in access, and shall be located a maximum of 150 feet from the farthest door).
4. They shall be located where service vehicles have direct access to them without having to back up. Direct access means the collection truck can drive directly at the bin and insert the forks into the sides of the bin without having to get out of the truck to move the bin (See Diagram A).
5. One yard of trash bin capacity shall be provided for every four residential units.
6. Applicant will be required to meet the state mandated waste diversion goal (recycling) to divert at least 50 percent of non-hazardous solid waste, including food and compostable material but not construction and demolition material and debris, annually.
7. Applicant should provide a minimum Type III Trash Enclosure with the capacity to serve the development and satisfy state mandated recycling requirements. Below lists the capacity of each allowed trash enclosure. See City of Clovis Standard Drawing M-2 and M-3 and list below.
 - a. Type III (9 yards/pickup) Capacity 3 – 3 yard bins
 - b. Type IV (12 yards/pickup) Capacity 4 – 3 yard bins
 - c. Type V (18 yards/pickup) Capacity 6 – 3 yard bins

DIAGRAM A

DIRECT ACCESS



ANGLED DIRECT
ACCESS



B. Signs

1. Signs shall be designed and constructed per Section 9.34.120 of the Development Code.

C. Grading, Utilities, and Offsite Construction

1. All projects will be required to submit a soils report or a waiver of soils report to the City of Clovis Engineering Division in support of the design of the structural section for the public roadways.
2. All projects will be required to contact and address all requirements of the United States Postal Service Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.

D. Dedications and Street Improvements

1. All projects will be required to provide right-of-way on adjacent streets as necessary to conform to current governing planning documents, policies, and City Standards. All right-of-way provided shall be free and clear of all encumbrances.
2. All Projects will be required to provide for the acquisition of right-of-way as necessary to provide for transitions and to conform to the municipal code.
3. Projects will be required to construct street improvements in accordance with the City's specific plans and shall match existing improvements. The project applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.
4. Gated Developments shall provide for ample vehicle stacking area outside the travel lanes of arterials, collectors, and other streets such that vehicles can wait as vehicles are accessing the control panel to open the security gates without traffic backing onto the street. Entries shall be designed to provide the ability to turn around to allow vehicles that cannot enter the complex to return to the street without backing the vehicle up. Provide the Solid Waste Division with remote controls that will allow access for all solid waste and recycling vehicles.
5. Interior Streets – Dedicate to provide for 50' or 54' of right-of-way in conformance with the City policy on street widths, and improve with curb, gutter, 5' sidewalk adjacent to the curb, drive approaches, curb return ramps, streetlights, permanent paving, and all transitional paving as needed. Sidewalk along sideyards shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.

6. Entry feature streets with median islands shall have a minimum of 22' wide travel lanes in each direction with parking or without parking.
7. Site design shall provide for free movement of traffic onto the site with no cross traffic or parking stalls within 100' of the major street face of curb. At grade drive approaches, deceleration lanes, and separate right turn lanes, rather than standard drive approaches can be used to help reduce the non-cross access depth.
8. Provide Temporary Turnabouts at the ends of all dead end streets that are to be extended in the future. Temporary turnabouts shall provide for a 48' radius dedication and installation of 45' of permanent/temporary paving plus 3' paved swale. Any lots that the temporary turnabout encroaches upon will not be able to be built upon until the street is extended and the temporary bulb and right-of-way can be abandoned.
9. Provide dedication for 10' public utility easements along all public street frontages. Alternative widths require written approved by the utilities companies.
10. Damaged or broken concrete improvements along the project frontage shall be removed and repaired to be compliant with City standards and ADA requirements prior to project completion.
11. Projects will be required to provide for reciprocal access to maintain and provide vehicular, pedestrian and public access, drainage, and utility connections in conformance with current governing planning documents and policies. Recorded agreements will be required to fulfill this requirement.

E. Sewer

1. All public sewer mains not located in otherwise dedicated rights-of-way shall be centered in a 15' wide public sewer easement. The easement area shall be located in drive aisles where it is easily accessible for City maintenance. Exceptions may be approved by the City Engineer.
2. Projects installing sewer infrastructure shall notify all property owners that have annexed to the City and are adjacent to the sewer to provide the owners an opportunity to connect in conformance to the municipal code. Property owners that choose to connect shall be responsible for sewer connection fees according to the municipal code and may work directly with the applicant to determine construction costs and location of services.

F. Water

1. Projects shall identify and abandon all water wells to City standards in conformance to the municipal code
2. All public water mains not located in otherwise dedicated rights-of-way shall be centered in a 15' wide public water easement. The easement area shall include water mains, hydrants, blow-offs, and water meters, and be located in drive aisles where it is easily accessible for City maintenance. Exceptions may be approved by the City Engineer.
3. Projects installing water infrastructure shall notify all property owners that have annexed to the City and are adjacent to the water to provide the owners an opportunity to connect in conformance to the municipal code. Property owners that choose to connect shall be responsible for water connection fees according to the municipal code and may work directly with the applicant to determine construction costs and location of services.

G. Grading and Drainage

1. All projects shall provide for permanent storm drainage facilities according to the requirements of the Fresno Metropolitan Flood Control District (FMFCD). Projects that generate more runoff than provided for by the FMFCD master plan will be required to

provide mitigation to modify the project flow characteristics to conform to the master plan.

2. In the event permanent storm drainage facilities are not available, the applicant shall provide temporary on-site retention basins for storm water disposal and record a City prepared covenant for maintenance by the property owner. The size and design shall be in accordance with the City standards based on design calculations and access requirements for maintenance. The property owner shall be responsible for periodic cleaning of toxic material for the life of the temporary basin, which is solely for the convenience of the project. The applicant shall provide a cash deposit for each basin to offset the City's cost of maintaining the basins based on size, depth, expected maintenance schedule by the City, etc. in case of default by the property owner. Notice will be given by the City when the temporary basin(s) are no longer needed. The owner of the property on which the temporary basin(s) are located shall backfill said basin(s) within ninety (90) days after notice is given. In the event the owner fails to backfill said basin(s) within said 90 days, the City may cause the basin to be backfilled and place a lien on the property to cover the cost of the work, including the costs to prepare and enforce the lien. A covenant shall be prepared and recorded on the lot on which the basin(s) is/are located.

H. Irrigation and Landscaping Facilities

1. All projects shall provide landscaping and irrigation as necessary to conform to current governing planning documents, policies, master plans, City Standards, and shall coordinate with existing improvements. Plans for landscaping and irrigation systems shall be prepared by an appropriately registered professional that include the verification of the size, location, and components of the existing improvements. Plans for publicly maintained systems shall consider expansion of the system where feasible to use the existing improvements as fully as possible. Plans shall be approved by the City of Clovis Planning and Development Services Department and Public Utilities Department prior to the beginning of construction or the recording of the final tract map, whichever occurs first. The landscape strip around a planned unit development may be maintained by a perpetual maintenance covenant.
2. All project park and landscape improvements shall be installed and accepted for maintenance by the City prior to issuance of 40% of the Tract's building permits. If the park improvements are not constructed on the Outlot for any reason within two (2) years of the recordation of the final map of Tract, City shall have the right to request from surety and receive upon City's demand, sufficient funding to complete the construction of improvements for the park. The two year period may be extended at City's sole option and discretion and upon such conditions as City shall determine.
3. All projects shall record a City prepared covenant for annexation to the Landscape Maintenance District. The document shall be executed by the property owner, notarized, submitted to and approved by the City of Clovis City Engineer prior to final map approval or building permit approval. The covenant shall include acknowledgement and agreement by the property owner that such agreement serves as a petition pursuant to California State Proposition 218 and no further election shall be required for the establishment of the initial assessment. The annual assessment is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The additional landscaping enhancements that exceed the City norms and are specific benefit to the property, if determined to be maintained by the Landscape Maintenance District, shall be maintained by an additional landscape maintenance assessment.

4. All projects shall contact and address all requirements of the Fresno Irrigation District (FID). This may include dedicating easements, piping or relocating any existing FID canals and ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be reviewed by the City to verify and address conflicts with other City facilities. Plans for these requirements and improvements shall be submitted to and approved by FID prior to the release of any development permits or recording of the final tract map. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. The construction drawings shall indicate the depth, location and type of material of any existing irrigation lines, as well as their disposition (abandonment, repair, relocation, and/or piping). Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities. Any existing canals shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.
5. All projects with water allocations shall have it transferred to the City of Clovis prior to the beginning of construction or the recording of the final tract map, whichever occurs first. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis by executing a "Request for Change of Relative Value" that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.
6. All projects that install privately maintained landscaping and irrigation in public rights-of-way shall record a City prepared covenant for maintenance of the landscape and irrigation by the property owner. The document shall be executed by the property owner, notarized, submitted to and approved by the City of Clovis City Engineer prior to final map approval or building permit approval. The privately maintained landscape and irrigation will not be maintained by the Clovis Landscape Maintenance District and it shall not eliminate the obligation to annex the property to the Clovis Landscape Maintenance District.
7. All perimeter walls shall be installed on private property and maintained by the property owner. When adjacent to public rights-of-way, the applicant shall execute a City prepared perpetual maintenance covenant that is recordable on all properties having a perimeter wall. The covenant shall indicate the property owner is responsible for maintenance and shall be executed by the property owner, notarized, submitted to and approved by the City of Clovis City Engineer prior to final map approval or the release of any development permits.

I. Miscellaneous

1. All projects shall provide trash enclosures in conformance with State requirements, the City municipal code, and City standards. Accessibility to the trash enclosures shall be paved and available during City service hours on the day(s) of service. The trash enclosure shall be positioned to have front loading solid waste vehicle access without

the need to backup. Trash enclosures shall be setback a minimum of 5' from all driveways and drive aisles to minimize the impact of gates left open and mitigate any visibility issues. The grading and slope concrete pad shall be designed to accommodate existing and planned adjacent improvements. The concrete pad shall be inspected by the City prior to pouring of concrete.

2. All projects shall execute a City prepared appurtenant agreement for reciprocal access across adjacent parcels, shared maintenance, and shared use of any joint trash enclosure. The covenant shall be executed by the property owners, notarized, submitted to and approved by the City of Clovis City Engineer prior to final map approval or the release of any development permits.
3. All projects shall install street lights along the major streets and local streets on metal poles to local utility provider's standards at the locations designated by the City Engineer. Street light locations shall be shown on the utility plans submitted with the final map for approval. Street lights at future traffic signal locations shall be installed on approved traffic signal poles, including all conduits and pull boxes. Street lights along the major streets shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided. The applicant may install thematic lighting, as approved by the City Engineer. If the applicant chooses to install thematic lighting, the applicant shall provide a conceptual lighting plan identifying adjacent properties that may be incorporated with thematic lights to create a neighborhood effect. Thematic lighting shall be maintained by an additional landscape maintenance assessment. All street lights on wood poles shall be replaced with street lights on metal poles to local utility provider's standards.
4. A deferment, modification, or waiver of any engineering conditions shall be considered by the City Engineer and will require their express written approval.
5. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer in order to provide adequate circulation and adequate utility services.

Public Safety

Refer to the adopted standards of the Police Department and Fire Department.

Business License

- A. A City of Clovis Business License is required for the operation of a multiple-family development.