

**SECTION III. CONDITIONS
MODIFICATION OF STREET RIGHT-OF-WAY
COLLINA AT SPRINGBROOK SUBDIVISION, WEST OF N ASPEN WAY
AND SOUTH OF NE BELL ROAD (FILE NO. MIMD223-0001)**

Approval of the proposed modifications is subject to the following conditions:

1. All applications for public improvements on E Mountainview Drive that have a median shall be shown and constructed as a landscaped median. The landscaped median shall conform to the Plant Material Matrix located in NMC 15.420.020 and as determined by the Engineering Department.
2. The median when there is no turn lane shall have a 2-foot buffer, 8 foot median and 2-foot buffer on E Mountainview Drive.
3. Newberg street width and design standards for a major collector street shall be applied to the extension of E Foothills Drive between N Aldersgate Drive and N Villa Road.
4. The Applicant shall provide a 6-foot-wide bike lane on E Mountainview Drive from N Center Street to N Villa Road where any of the road is to be improved or re-striped.
5. This approval is only for modifications of the required right-of-way street cross-section modifications of E Mountainview Drive from N Center Street to N Villa Road and for the clarification that the E Foothills Drive extension from N Aldersgate Drive to N Villa Road shall be classified and improved to meet the standards of a Major Collector Street. All conditions of approval for SUB322-022/MISC322-0002/MISC222-0005 from Order No. 2023-44 and Ordinance No. 2023-2915 shall otherwise still apply.