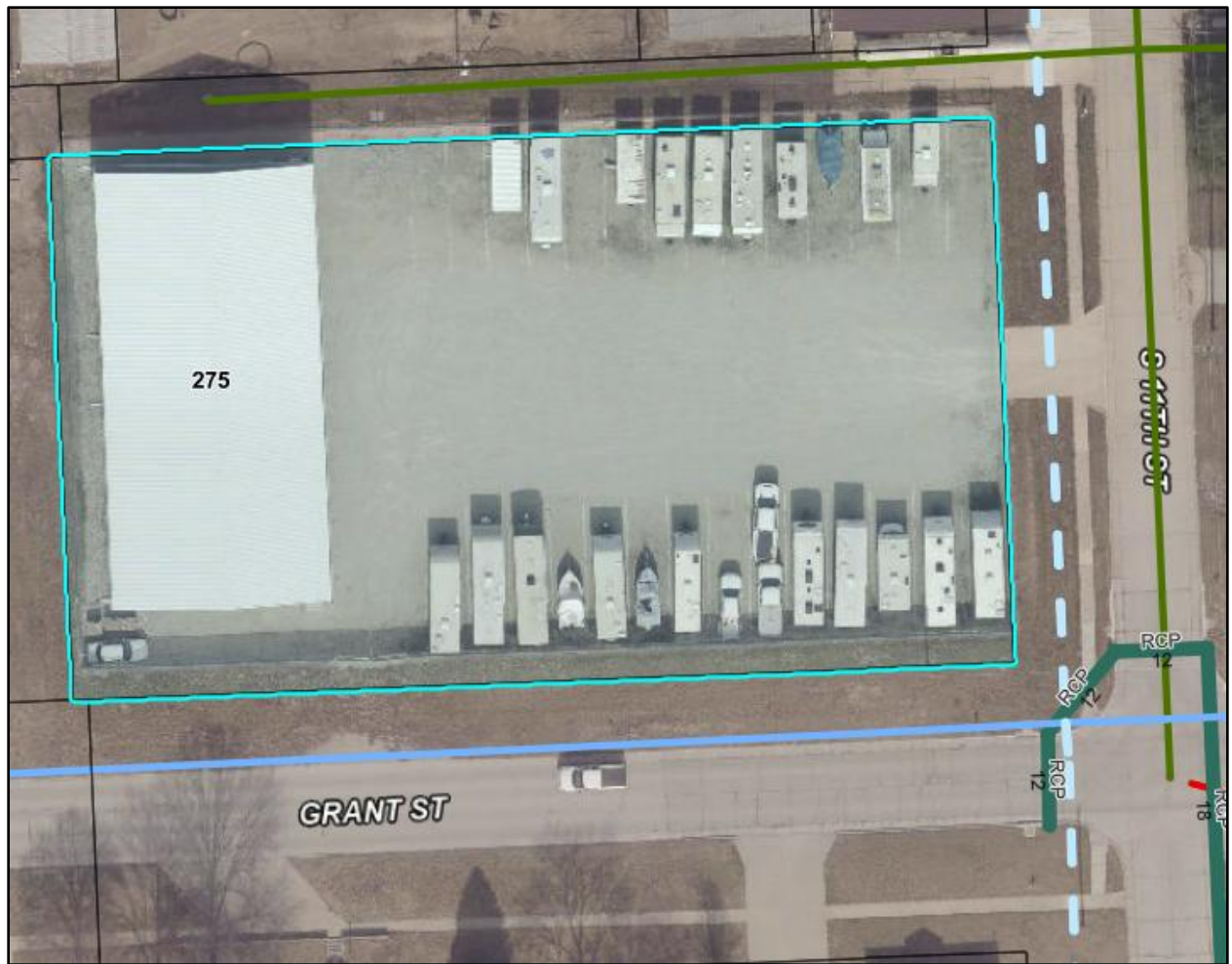




The tree stipulation from the first CUP was not enforced because of city utilities.