(a) *Phase 1 Lots*.

(1) Except as expressly provided in subsection (2), below, no building permit may be issued for any lot in Phase 1 until all Phase 1 Improvements have been completed and the City Planning Director has recommended that the Phase 1 Improvements be accepted, or the City Planning Director has conditionally recommended that the Phase 1 Improvements be accepted, and authorized the issuance of building permits for Phase 1 Lots.

(2) An early start permit may be issued for a building on Lot 18 when the following Phase 1 Improvements have been completed and the City Planning Director has recommended approval of such improvements, or the City Planning Director has conditionally recommended that the improvements be accepted, and authorized the issuance of an early start permit for Lot 18: Sanitary sewer service mains, manholes, laterals and all appurtenances; water mains, laterals, hydrants, valves and all appurtenances; storm sewer and storm water management facilities.