

Attachment A- Stipulations- PHO-3-18_Z-208-86-8(7)

Location: Approximately 805 feet east of the southeast corner of Central Avenue and Jesse Owens Parkway

Stipulations:

1.	That The development shall be in general conformance to the site plan DATE STAMPED DECEMBER 5, 2018 and elevations date stamped December 5, 2007 NOVEMBER 2, 2018, as approved or modified by the PLANNING AND Development Services Department.
2.	That The intersection of Central Avenue with Jesse Owens Parkway is to align with Fremont Drive (one quarter mile point) to the west of Central Avenue or offset no more than a half-street width to the south of that alignment. This is imperative in order to coordinate the traffic signals and minimize delay for traffic on Central.
3.	That future signalization of Jesse Owens Parkway with Central Avenue and Baseline Road will be at the expense of the developer. Traffic signals will not be installed until the warrants are met.
43.	That Right lanes will be required on Baseline Road at Jesse Owens Parkway and on Central Avenue at Jesse Owens Parkway.
54.	That Construction of an internal loop road and bridge over the Western Canal be provided by the applicant/property owner with cooperation and support by the City of Phoenix in the first phase of development.
5.	THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.