

Attachment A- Stipulations- PHO-1-17_Z-108-05-7(8)

Location: Approximately 730 feet west of the southwest corner of 7th Avenue and South Mountain Avenue

Stipulations:

1. That the development shall be in general conformance with the ~~October 2005~~ MAY 5 2017 site plan, historic site plan and landscape elevations as modified by the following stipulations from the Planning AND DEVELOPMENT Department and as approved by the Historic Preservation Office and ~~Development Services Department~~.
2. That the development shall include a mix of elevations with all houses to include front porches and that the development shall be in general conformance with the architectural elevations dated July 18, 2005, as modified by these stipulations and as approved by the PLANNING AND Development ~~Services~~ Department.
3. That the two palm trees shall be preserved in place.
4. That development on Lots 19, 20 and 21 shall be restricted to one story.
5. That the required external and internal sidewalks shall conform with the ~~October 2005~~ MAY 5 2017 street sections and as approved by the Historic Preservation Office and PLANNING AND Development ~~Services~~ Department.
6. That no metal roofs or other reflective roofing materials shall be used on the roofs of the new residences.
7. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals as per plans to be approved by the Historic Preservation Office and Development Services Department and as shown on the submitted street sections for Tract A (10th lane) and South Mountain Avenue. All improvements shall comply with Americans with Disabilities accessibility standards.
- ~~8. That two lots (1 and 24) in the proposed new subdivision shall be eliminated.~~
98. ~~That~~ The retention basins proposed to be located at the front of the property ~~shall be~~ HAVE BEEN redesigned and integrated more sensitively with the historic setting by moving the retention south ~~where~~ CLOSER TO Lots 1 and 24 ~~are located~~ and by adding more rows of citrus trees. ~~where retention basins are currently shown as approved by the Development Services Department.~~
109. ~~That~~ The CITRUS TREES ALONG SOUTH MOUNTAIN AVENUE AND THE HISTORIC ~~entire~~ site shall retain its flood irrigation system. subject to an acceptable technical solution approved by the Historic Preservation Office and the PLANNING AND Development ~~Services~~ Department staff.
110. 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.