

## Attachment A- Stipulations- PHO-1-18\_Z-103-04-7(8)

**Location:** Northeast corner of 27th Avenue and Dobbins Road

### Stipulations:

GENERAL	
1.	<del>That</del> The development shall be in general conformance with the site plan date stamped <del>November 23, 2004</del> OCTOBER 5, 2018, as modified by the following stipulation and as approved by the PLANNING AND Development <del>Services</del> Department.
<del>2.</del>	<del>That development shall be limited to 40 residential lots.</del>
SITE DESIGN	
32.	<del>That</del> The Hearing Officer shall review and administratively approve elevations prior to site plan approval, with specific regard to the following:
	a. That a minimum of three model elevations be submitted.
	b. That a minimum of one model shall include a front porch that is a minimum of 60 square feet in area with a minimum depth of five feet.
	c. That a minimum of one model shall include a garage setback that is a minimum of ten feet from the individual home's front façade.
43.	<del>That a</del> An entry feature representative of those elements shown in "A Sense of Place on Dobbins Road: Design Criteria for Enhancement of Roadway Improvements in a Rural Setting" (7/14/04), shall be provided, as approved by the PLANNING AND Development <del>Services</del> Department.
54.	<del>That a</del> All fencing shall utilize a rural heritage theme, such as stone veneers, natural colors, and decorative or split face blocks. The fencing provided adjacent to common areas or open space shall be view fencing. The view fencing on any single lot adjacent to common area or open space shall have an average 50 percent two-foot solid wall and 50 percent four-foot solid wall, as approved OR MODIFIED by the PLANNING AND Development <del>Services</del> Department.
65.	<del>That</del> The required internal subdivision sidewalks shall be detached from the street and meander. A landscape strip shall be provided between the street and the sidewalk as approved OR MODIFIED by the PLANNING AND Development <del>Services</del> Department. Attached sidewalk segments shall be allowed for SRP transformer locations only as approved or modified by the PLANNING AND Development <del>Services</del> Department.
76.	<del>That</del> The required perimeter landscaping shall include a single variety (pistachio or other similar broad leaf variety) tree and Postemon approve by the PLANNING AND Development <del>Services</del> Department.
87.	<del>That n</del> No more than two two-story homes shall be allowed in a row on lots adjacent to 27 <sup>th</sup> Avenue and Dobbins Road, as approved by the PLANNING AND Development <del>Services</del> Department.

OTHER	
98.	That prior to site plan approval, the property owner shall record documents that disclose purchasers or occupants of the property the existence and operational characteristics of Sky Harbor International Airport. The form and content of such documents shall be reviewed and approved by the City Attorney.
409.	That right-of-way shall be dedicated and a transit accessory pad and bus bay ( <del>P 1257, P 1261</del> P1256) constructed north of Dobbins Road, northbound on 27 <sup>th</sup> Avenue as approved by the Public Transit Department.
4410.	That a 10-foot public multi-use trail shall be constructed in accordance with the City of Phoenix standard trail detail along the north side of Dobbins Road and the east side of 27 <sup>th</sup> Avenue as approved by the Parks and Recreation Department.
4211.	That a 30-foot scenic and utility easement shall be dedicated along the north side of Dobbins Road as modified or approved by the PLANNING AND Development <del>Services</del> Department. Additional easement area shall be dedicated if required to SRP.
STREET TRANSPORTATION	
4312.	That the developer shall contribute \$75,000 into an escrow account established by the City for future relocation and undergrounding improvements to the 69KV line along the north side of Dobbins Road, as approved or modified by the Street Transportation Department. Final site plan approval shall not be issued until the contribution has been verified by the Street Transportation Department.
4413.	<del>That r</del> Right-of-way totaling 50 feet shall be dedicated for the east half of 27 <sup>th</sup> Avenue, as approved or modified by the Street Transportation Department.
4514.	<del>That r</del> Right-of-way totaling 71 feet shall be dedicated for the north half of Dobbins Road and improvements shall be constructed as shown in the Dobbins Road Concept Report as approved or modified by the Street Transportation Department.
4615.	<del>That t</del> 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 approved or modified by the City. All improvements shall comply with all ADA accessibility standards.
4716.	<del>That t</del> The applicant shall submit paving plans for all arterial streets within and adjacent to the development to the Street Transportation Department for review and approval.
4817.	<del>That t</del> The applicant shall complete and submit the Development Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602) 262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clear air requirements.
4918.	<del>That a</del> All USA fee title properties shall be located out of any existing or proposed right-of-way as approved by the PLANNING AND Development <del>Services</del> Department.

19.	THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE, AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.
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