

Attachment A – Stipulations - PHO-1-19--Z-224-80-4(3)

Location: Approximately 195 feet south of the southeast corner of Central Avenue and Beryl Avenue

Stipulations:

1.	That a All development and grading shall take place below what is referred to as the "Green Line".
2.	That a A grading and drainage plan shall be approved, including a study to verify that the site is geologically suitable for the proposed development.
3.	There SHALL be an abandonment of the access through the adjacent subdivision to the south.
4.	<p>THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM There be a height limit of one-story AND , not to exceed 15 feet IN HEIGHT within 75 feet of the south property line, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. Elsewhere, the MAXIMUM BUILDING HEIGHT limit shall be two stories, not to exceed 30 feet.</p> <p>EXCEPT THAT LOT #79 SHALL BE LIMITED TO A MAXIMUM HEIGHT OF ONE STORY AND 15 FEET WITHIN 50 FEET OF THE SOUTH PROPERTY LINE AND A MAXIMUM OF TWO STORIES AND 23 FEET BEYOND 50 FEET OF THE SOUTH PROPERTY LINE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>
5.	The entrances to the project from Central Avenue shall be approved by the Planning AND DEVELOPMENT and the Parks AND Recreation and Library Departments. This shall include approval of retaining walls, landscaping, and any other treatments by the property owner of the cuts and fills within the area.
6.	That all ground and rock surfaces scarred or exposed by grading shall be chemically color-treated to match the undisturbed surroundings.
7.	That the entrance drive shall be as far north of the south property line as is reasonably possible, not less than 50 feet, with a screening wall and a landscaped buffer.
8.	That an easement for a hiking and riding trail into the Phoenix Mountain Preserve through the southwest corner of the site shall be granted before final approval of the site plan.