

## Attachment A- Stipulations- PHO-2-17\_Z-35-06-7(4)

**Location:** Approximately 200 feet east of the southeast corner of Central Avenue and Thomas Road

### Stipulations:

1. That the development shall be in general conformance with the site plan and elevations but limiting the maximum height to 65 658 feet (~~showing slimmer building profile as height increases~~), date stamped DECEMBER 20, 2017 ~~May 12, 2006~~ as approved or modified by the PLANNING AND Development Services Department, and as modified by the following stipulations:
2. That a landscape plan shall be submitted and approved by the PLANNING AND Development Services Department that will include a pedestrian circulation plan to connect to the light rail transit station located at Thomas Road and Central Avenue.
3. That privately funded art visible to the public shall be provided at the ground level of the site. A plan for the art shall be submitted to the Planning Hearing Officer for an administrative review and approval, prior to final site plan approval. The art shall be maintained by the property owner.
- ~~4. That there shall be no structured parking on the first two floors above grade.~~
45. That the applicant shall submit a plan for administrative approval to the Planning Hearing Officer prior to preliminary site plan approval that includes landscaping within the exterior areas of the building.
56. That the applicant shall submit a traffic impact study to the Street Transportation Department and the PLANNING AND Development Services Department prior to or concurrent with preliminary site plan approval by the applicant as approved by the PLANNING AND Development Services Department.
67. That the property owner shall record documents that disclose ~~to purchasers of property within the development~~ the existence and operational characteristics of THE Phoenix Sky Harbor International Airport TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. The form and content of the document shall be as per the template approved by the city attorney.
78. That zoning shall be conditioned on development (issuance of a permit) within 60 months of City Council approval of this request.