

Attachment A- Stipulations- PHO-2-17_Z-149-05-7

Location: Approximately 622 feet north of the northwest corner of 83rd Avenue and Broadway Road

Stipulations:

GENERAL

1. That the project shall not exceed 64 63 lots and the retention/open space area labeled Retention Basin B shall be centrally located as approved by the PLANNING AND Development ~~Services~~ Department.
2. ~~That there shall be detached sidewalks with a minimum five foot wide landscaped strip located between the sidewalk and back of curb throughout the entire development. The landscaped area shall be planted with minimum 1.5 inch caliper trees spaced 20' feet on center or in equivalent groupings with ground cover, as approved by the Development Services Department.~~

DESIGN REVIEW

3. ~~That the final home elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval.~~
2. NO MORE THAN FIFTY PERCENT OF THE DEVELOPMENT BE TWO STORIES AND 30 FEET IN HEIGHT.

STREETS

4. ~~That the 83rd Avenue entryway turning circle shall be designed to accommodate school bus turnaround as approved by the Development Services Department.~~
5. ~~That the developer shall provide a perpetual cross access and construction easement for the out parcel located northeast of the subject site as approved by the Development Services Department.~~
63. That 55 feet of right of way shall be dedicated for the west half of 83rd Avenue as approved by the PLANNING AND Development ~~Services~~ Department.
74. That the applicant shall construct all streets adjacent to the development with paving curb gutter sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the PLANNING AND Development ~~Services~~ Department. All improvements shall comply with all ADA accessibility standards.
85. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

NOTIFICATION

96. That prior to final site plan approval the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of nearby dairy farms. The form and content of such documents shall be reviewed and approved by the City Attorney.

407. That prior to FINAL site plan approval the property owner shall record documents that disclose to purchasers of property within the development the on going Arizona Department of Transportation Loop 202 South Mountain Freeway study as approved or modified by the City Attorney's Office. If the possible routes known currently as W101 CPR and W101 EPR are determined to no longer be possible alternative routes this stipulation does not apply as approved by the PLANNING AND Development Services Department.