

Attachment A- Stipulations- PHO-3-19_Z-95-02-8 (4)

Location: Approximately 150 feet east of the northeast corner of 3rd Street and Windsor Avenue

Stipulations:

1.	That d THE Development shall be in general conformance with the site plan and elevations date stamped October 19, 2005 JANUARY 8, 2019 and as approved or modified by the PLANNING AND Development Services Department.
2.	That s Shade trees SHALL be planted within the setback prescribed along the eastern boundary of the property. Said trees shall have a minimum caliper size of two inches at the time of planting, shall be placed a minimum of twenty (20) feet on center, and shall be equipped with an appropriate underground automatic watering system.
3.	That t The project shall be limited to 17 -20 units.
4.	That t There shall be no penthouse on the east side of the project.
5.	That t The project shall include adequate buffering from the adjacent single-family homes through the use of appropriate landscaping in excess of that required by the City.
6.	That t The project shall restrict the views in the adjacent single-family homes through the use of frosted glass (opaque).
7.	That the development be completed within 60 months from City Council approval of this time extension in accordance with Section 506-13 of the Zoning Ordinance.
7. 8.	That t The developer shall provide appropriate traffic control/street improvements on their property and shall pay the cost of speed humps for the street. This must be in coordination with and approved by the Neighborhood Traffic Management Team of the Street Transportation Department.
8. 9.	That t The project shall include the provision for proper lighting on the premises as well as along the street in order to protect neighborhood children and pedestrians.
10.	Agreements between the applicant and the residents to the south and east. 1. That the units not be rented for one year after close of escrow. 2. That residents will not be allowed to park on Windsor Avenue.
9. 11.	That perimeter Landscaping ON THE EASTERN PERIMETER shall be a minimum of 3 inch caliper trees placed 20 feet on center as approved by the PLANNING AND Development Services Department.
10.	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.

11.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.