

Attachment A- Stipulations- PHO-1-17_Z-140-04-7(8)

Location: Approximately 375 feet north of the northeast corner of 31st Avenue and Southern Avenue

Stipulations:

1. That THE development shall be in general conformance with the following, as approved or modified by the PLANNING AND Development ~~Services~~ Department:
 - A. Site plan date stamped (~~revised~~) ~~10-16-17~~ DECEMBER 20, 2017
 - B. Elevations date stamped December 2, 2004
2. That the proposed housing elevations shall allow for additional color and material choices, and detailing to include, but not limited to, recessed windows, shutters, window sills, ornamentations in gable areas, balconies, porches, windows in garages and a variety of roof designs, as approved or modified by the PLANNING AND Development ~~Services~~ Department.
3. That the common landscaping setback adjacent to 31st Avenue shall average 15 feet in width, with a minimum width of 10 feet, as approved or modified by the PLANNING AND Development ~~Services~~ Department.
- ~~4.~~ That the ~~Landscape tract on the east side of 30th Circle shall be a minimum of 10 feet wide (unless changes are necessary because of USA Fee Title or SRP rights of way or easements), as approved or modified by the Development Services~~ Department.
45. That enhanced landscaped entry features exceeding code requirements in quantity and size of material shall be provided on both sides of the intersection of each project street and 31st Avenue. The developer shall be responsible for the landscaping installation, and the homeowners association shall be responsible for the landscaping maintenance. Plant selection shall be from the "Acceptable Plants for Sonoran and Vegetative Areas" as described in the February, 2004 Laveen Residential Design Guidelines for the Preservation of Rural Character (unless changes are necessary because of USA Fee Title or SRP rights-of-way or easements), as approved or modified by the PLANNING AND Development ~~Services~~ Department.
- ~~6.~~ That the ~~lots on the north side of Pecan Road shall be the same width as the adjacent Barcelona Subdivision lots on the south side of Graham Trail, as approved or modified by the Development Services Department.~~
57. That the open space area shall include the following passive recreational amenities: a playground, a ramada, and picnic facilities, as approved or modified by the PLANNING AND Development ~~Services~~ Department.

STREET TRANSPORTATION

68. The right-of-way totaling 30 feet shall be dedicated for the east half of 31st Avenue, as approved or modified by the PLANNING AND Development ~~Services~~ Department.

79. That 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 by the PLANNING AND Development ~~Services~~ Department. All improvements shall comply with all ADA accessibility standards.

PARKS AND RECREATION

840. That the project site has the potential to contain archeological resources. That the applicant shall submit and archeological survey for review and approval by the City Archeologist prior to preliminary site plan approval.

AVIATION

944. That prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence of and operational characteristics of Phoenix Sky Harbor International Airport. The form and content of such documents shall be reviewed and approved by the City Attorney.
1042. That All USA fee title properties shall be relocated of or any existing or proposed right-of- way, as approved by the PLANNING AND Development ~~Services~~ Department.
1143. ~~That an~~ A 8-foot wall be required on the southernmost end of the project adjacent to the proposed SRP electrical substation on lots 1 through 4 ~~6~~.
1244. That elevations be consistent with the Laveen rural design guidelines for the preservation of rural character, and have a minimum 12-inch overhang.
45. ~~That the landscaping area along the east property line shall include a minimum or 2 inch caliper trees, planted on 20 foot centers.~~
1346. ~~That V~~iew fencing SHALL be used along the ~~back~~ REAR HALF of lots ~~17 through 26~~ 28 AND 29 that are adjacent to the open space area IN TRACT B.
1447. The prospective buyers shall be provided with and agree to the following disclosure statement, as modified by the Planning AND DEVELOPMENT Department.
48. ~~That due to the proximity of Manzanita Speedway, the developer shall provide appropriate noise mitigation and shall certify that noise levels within homes shall not exceed 45 db (a) ldn.~~
1549. That once a builder is in place, thee builder shall bring elevations to the Laveen VPC for review and comment.
16. ALL LOTS WITHIN THE DEVELOPMENT SHALL HAVE A MINIMUM DRIVEWAY LENGTH OF 22 FEET.
17. THE STREETSCAPE LANDSCAPING ALONG 31ST AVENUE SHALL BE CONSISTENT WITH THAT OF THE PARK MEADOWS SUBDIVISION TO THE WEST AND SHALL BE INSTALLED WITH A MIX OF TWO- AND FOUR-INCH CALIPER TREES.

18. THE LANDSCAPE PLAN, LIGHTING PLAN, AND ENTRY MONUMENT PLAN BE PRESENTED TO THE PLANNING HEARING OFFICER PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
19. IN THE EVENT THAT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION; THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGIST TO PROPERLY ASSESS THE MATERIALS.
20. 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.