

Attachment A- Stipulations- PHO-1-17_Z-247-82-3

Location: Southeast corner of 14th Street and Bell Road

Stipulations:

- ~~1. Rezoning is conditioned upon the development of a restaurant in accordance with Section 108-K of the Zoning Ordinance within 12 months of the final approval of the change of zone by City Council.~~
12. ~~Conformance with the exhibits presented.~~ THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE TO THE SITE PLAN DATE STAMPED OCTOBER 31, 2017, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

Right-of-way

- ~~23. A 55-foot half street shall be dedicated along Bell Road.~~
34. A 12-foot tangent shall be dedicated at 14th Street and Bell Road.
4. THE PROPERTY OWNER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO THE AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THE PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.