

Attachment A- Stipulations- PHO-1-17_Z-49-06-4

Location: Approximately 570 feet north of the northeast corner of SR-51 and Thomas Road

Stipulations:

1. That ~~t~~The development shall be in general conformance with the site plan, landscaping plan and elevations dated ~~STAMPED MARCH 1, 2017~~ December 22, 2008, as approved or modified by the PLANNING AND Development Services Department.
2. That no building in this development shall exceed 84 feet-10 inches in height.
3. That no VEHICULAR access shall be allowed onto 20th Street.
- ~~4. That the approval shall be conditional upon development commencing within 36 months of the City Council approval of this Planning Hearing Officer Action in accordance with Section 506.B.1 of the Phoenix Zoning Ordinance. For purposes of this stipulation, development shall commence with the issuance of building permits, and erection of building walls on site.~~
54. That the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of Phoenix Sky Harbor International Airport. The form and content of the document shall be according to the template approved by the City Attorney.