

## ATTACHMENT A

### Stipulations – PHO-1-25--Z-257-84-5(4)

**Location: Southeast corner of 24th Avenue and Coolidge Street**

#### **STIPULATIONS:**

A.	Application No. 146-84		
	1.	That the floor area ratio shall not exceed 0.3.	
	2.	That the following setbacks are required:	
	a.	For a lot boundary adjoining a public street, setback of 50 feet shall be provided which shall be landscaped and maintained.	
	b.	For a lot boundary not adjoining a public street:	
	(1)	There shall be a minimum 30-foot set-back from the property line.	
	(2)	Either a six-foot high wall or a land-scaped buffer on the property line; to be left to the discretion of the Development Coordination Office.	
	(3)	There shall be a five-foot wide land-scaped strip within the wall if a wall is required. The landscape material shall project a minimum of five feet above the wall.	
	(4)	There shall be no loading or unloading of vehicles in the unlandscaped portion of the yards.	
	3.	That any unlandscaped portion of the site shall be screened from view from any public right-of-way by use of the wall not less than five or more than eight feet high, or by hedge-type land-scaping which will serve the same screening purpose.	
	4.	That no building shall exceed the height of 15 feet within 75 feet of a residential district excluding elevator shafts, mechanical equipment or similar uses, so long as the total area of such facilities shall not exceed 25 percent of the total roof area. The maximum height may be increased by one foot for each additional three feet of setback to a maximum of 40 feet.	

	5.	That development be in general conformance to the site plan presented to the Planning Commission.
B.	Application No. 303-84	
	1.	That right-of-way needs for Osborn Road be determined by Development Coordination; if 40 feet is required, the minimum building setback from Osborn Road shall be 18 feet. If the current 33-foot half street is retained, the minimum building setback from Osborn Road shall be 25 feet.
C.	Application No. 237-84	
	1.	That development be limited to one-story or 18-feet in height.
	2.	That a 35-foot building setback be provided along the west property line (existing) and a 50-foot building setback be provided along the north property line.
	3.	That the north and west boundaries of the site be landscaped with 24-inch box size shade trees placed a minimum 25-feet on center in a minimum five-foot wide landscape strip.
	4.	That a six-foot masonry wall be provided along the north property line.
D.	Application No. 244-84	
	1.	That development be in substantial conformance to the site plan submitted July 26, 1984 to the Planning Commission.
	2.	That gross leasable area not exceed 66,500 square feet for the subject site nor 133,000 square feet gross leasable area if site is developed with the property to the east.
	3.	That building height not exceed three stories.
	4.	That access to Townley Avenue is subject to joint access to Dunlap Avenue with the westerly adjacent parcel and Townley Avenue being fully improved from 23rd Avenue to I-17 Freeway.
	5.	That sufficient right-of-way be dedicated within one year of final City Council action to provide:
	a.	An easement for traffic signal equipment location to be determined at the time of the site plan submittal.

E.	Application No. 257-84
1.	That development be in substantial conformance to the site plan and elevations presented to the Planning Commission.
2.	PRIOR TO FINAL SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. 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.
<del>2.</del>	<del>That development allow a maximum of six dwelling units.</del>
<del>3.</del>	<del>That approval of this rezoning be conditioned upon development within 12 months of final City Council approval of the zone change in accordance with Section 108-K of the Zoning Ordinance.</del>
F.	Application No. 262-84
1.	That, prior to the issuance of any building permits for individual buildings within the project, a pedestrian/bike circulation plan shall be submitted to and approved by the City Parks, Recreation and Library Department and Planning Department which will provide any necessary trail connection between the adjacent Planned Community Districts. All individual projects within the development shall be required to make accommodations necessary to implement this plan.
2.	That the applicant provide a lighting plan for the area to minimize light impact and to be duly implemented through development proposals.
G.	Application No. 263-84
1.	That, prior to the issuance of any building permits for individual buildings within the project, a pedestrian/bike circulation plan shall be submitted to and approved by the City Parks, Recreation and Library Department and Planning Department which will provide any necessary trail connection between the adjacent Planned Community Districts. All individual projects within the development shall be required to make accommodations necessary to implement this plan.
2.	That the applicant provide a lighting plan for the area to minimize light impact and to be duly implemented through development proposals.
H.	Application No. 264-84

1.	That approval of this rezoning be conditioned upon use as a furniture sales and showroom in accordance with Section 108-K of the Zoning Ordinance with 18 months of the final approval of the change of zone by the City Council.
2.	That such use and future development utilize the existing main house allowing for building expansion to the south of the existing structure.
I.	Application No. 291-84
1.	That development be in general conformance to the site plan presented for that portion being rezoned.
2.	That approval of this rezoning be conditioned upon development of a theater in accordance with Section 108-K of the Zoning Ordinance within 18 months of the final approval of the change of zone by the City Council.

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