

Attachment A
Stipulations – PHO-1-24—Z-44-86-1(3)

Location: Approximately 300 feet west of the northwest corner of 15th Avenue and Peoria Avenue

STIPULATIONS:

1.	That the property be developed so as to provide a satisfactory turnaround for 15th Lane and be subject to Development Coordination approval pursuant to Section 511 of the Zoning Ordinance RIGHT-OF-WAY SHALL BE DEDICATED AND CONSTRUCTED FOR THE TERMINATION OF 15 TH LANE, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
2.	That perimeter landscaping shall require 24-inch box size shade trees placed in groupings approved by the Development Coordination Office. A minimum four-foot block or masonry wall shall be required on the north, east, and west property lines
3.	That all landscape materials shall be of a drought-resistant nature.
4.	That a termination for 15th Lane acceptable to the Department of Streets and Traffic be provided.