

## Attachment A - Stipulations

1. That the development shall be in general conformance with the following, as approved or modified by the Development Services Department:
  - a. Site plan date stamped ~~April 25, 2005~~ Oct. 22, 2016.
  - b. ~~Elevations date stamped April 28, 2005.~~
2. ~~That additional passive and active recreational amenities, such as sport courts, exercise stations, ramadas, and picnic facilities shall be provided in the open space areas, as approved the by the Development Services Department.~~

### Street Transportation

32. That right-of-way totaling 50 feet shall be dedicated for the west half of 27th Avenue.
43. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the PLANNING AND ~~Development Services~~ Department. All improvements shall comply with all ADA accessibility standards.
54. That the applicant shall submit paving plans for all arterial streets within and adjacent to the development, to the Street Transportation Department for review.
65. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. Information regarding the submittal may be obtained from the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

### Aviation

76. That the developer shall notify prospective owners/occupants of the proposed development of the proximity of the property to Phoenix Sky Harbor International Airport (Airport). The notification, to be reviewed and approved by the City Attorney, shall include the following information:
  - a. The Airport is considered a busy hub airport.
  - b. Forecasts predict that Airport operations will increase in the future.
  - c. Extended flight tracks and traffic patterns may extend several miles beyond the Airport boundary.
87. That a mixture of colors and textures shall be used on the exteriors, as approved by the PLANNING AND ~~Development Services~~ Department.
  - A. EACH COURTYARD GROUPING OF DUPLEXES SHALL BE DEVELOPED WITH A DESIGN/COLOR SIMILAR AND CONSISTENT TO DENOTE EACH NEIGHBORHOOD AS APPROVED BY THE

PLANNING AND DEVELOPMENT DEPARTMENT.

- B. THERE SHALL BE A MINIMUM OF THREE DIFFERENT COURTYARD NEIGHBORHOOD COLOR SCHEMES WITHIN THE DEVELOPMENT AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- C. PAINT SCHEMES SHALL BE LIMITED TO EARTH TONES AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- 98. That the project shall meet all CPTED and multi-housing crime free housing requirements.
- 409. That all landscaping at 27th Avenue and along the main entryway shall be trees of at least two-inch caliper, as approved by the PLANNING AND Development Services Department.
- 10. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED OCT. 22, 2016 AS MODIFIED BY THE FOLLOWING STIPULATIONS AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT
- 11. THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 102 DWELLING UNITS.
- 12. THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM BUILDING HEIGHT OF ONE-STORY AND 20 FEET.
- 13. THE DEVELOPMENT SHALL PROVIDE AMENITIES INCLUDING A TOT LOT, DOG PARK, RAMADA WITH BBQ GRILLS AND SEATING, CLUBHOUSE, LAUNDRY ROOM, PET WASHING STATION, SWIMMING POOL AND PATIO WITH ADDITIONAL BBQ GRILLS, GATED VEHICULAR ACCESS, BICYCLE STORAGE, AND COMMUNITY GARDEN AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- 44. ~~A MINIMUM OF A 18% OF THE NET SITE AREA SHALL BE MAINTAINED AS USEABLE OPEN SPACE AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~
- 4514. A CROSSWALK CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR ANOTHER MATERIAL, OTHER THAN THOSE USED TO PAVE THE PARKING SURFACES AND DRIVE AISLES, SHALL BE PROVIDED TO CONNECT THE CLUBHOUSE TO THE SOUTH SIDE OF THE DEVELOPMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- 4615. EACH NEIGHBORHOOD SHALL HAVE DISTINCTIVE SIGNAGE TO FURTHER DIFFERENTIATE THE SEPARATE NEIGHBORHOODS AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- 4716. THE DEVELOPER SHALL INCORPORATE A THEME WALL WHICH SHALL BE CONSTRUCTED OF PAINTED SLUMP BLOCK WITH OFFSET ELEVATIONS A MINIMUM OF EVERY 50 FEET AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- 4817. SPLIT RAIL TYPE FENCING SHALL BE USED AS AN ACCENT FEATURE

AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

4918. THE PROPERTY OWNER SHALL CONSTRUCT A SIDEWALK ALONG 27TH AVENUE WHICH SHALL BE DETACHED WITH A MINIMUM FIVE FOOT WIDE LANDSCAPED STRIP LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2019. THE DEVELOPER SHALL PRESENT COLOR SELECTIONS AND PROJECT DETAILS TO THE LAVEEN VILLAGE PLANNING COMMITTEE FOR REVIEW AND COMMENT PRIOR TO PRELIMINARY SITE PLAN APPROVAL THROUGH THE PLANNING AND DEVELOPMENT DEPARTMENT