

Attachment A- Stipulations- PHO-1-22--Z-275-84-6

Location: Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue

Stipulations:

1.	That development be limited to eight units developed with joint access through the parcel to the west to Virginia Avenue.	
2.	That building height not exceed one story.	
1. 3.	That Sufficient right-of-way SHALL be dedicated within one year of final City Council action to provide:	
	a.	An eight-foot south half alley dedication along the north property line.
2.	PRIOR TO PRELIMINARY 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.	