

Attachment A- Stipulations- PHO-1-18_Z-32-06-4

Location: Approximately 151 feet south of the southwest corner of 21st Avenue and Missouri Avenue

Stipulations:

1. ~~That d~~Development shall be in general conformance to the site plan date stamped ~~March 24, 2006~~ JANUARY 5, 2018 AS APPROVED OR MODIFIED by the City of Phoenix Planning AND ~~Department OR as approved or modified by the~~ Development Services Department.
2. ~~That d~~Development shall be in general conformance to the elevations date stamped ~~March 24, 2006~~ JANUARY 5, 2018 AS APPROVED OR MODIFIED by the City of Phoenix Planning AND ~~department with specific regard to trellises and decorative garage doors OR as approved or modified by the~~ Development Services Department.
3. ~~That m~~Major amenities shall be provided in the centrally located open space. ~~such as but not limited to:~~
 - ~~A pool with landscaping~~
 - ~~Barbecue area with seating and shade structures~~
 - ~~A recreational facility such as a volleyball or basketball court and a passive garden shall be located in the retention area at the northeast portion of the site (on 21st Avenue) as approved by the Development Services Department.~~
- ~~4. That shade structures over windows shall be at a minimum of two feet in depth and shade structures over the entry doors shall be a minimum of three feet in depth and shade structures shall be provided over rear patio doors at a minimum of five feet in depth as approved by the Development Services Department.~~
45. ~~That t~~The developer shall construct all streets within and adjacent to the development with paving curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the PLANNING AND Development Services Department. All improvements shall comply with all ADA accessibility standards.
56. ~~That t~~The property owner shall record documents that disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
67. ~~That p~~Perimeter landscape trees shall be ~~a mix of two and three inch caliper in size as approved by the PLANNING AND Development Services Department.~~
78. ~~That t~~The number of dwelling units shall not exceed ~~22~~ 25 units.
8. ALL SIDEWALKS ALONG 21ST AVENUE SHALL BE DETACHED WITH A MINIMUM FIVE-FOOT WIDE LANDSCAPED STRIP LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB, AND SHALL INCLUDE A MINIMUM 2-INCH CALIPER SHADE TREES PLANTED A MINIMUM OF 20 FEET ON CENTER OR EQUIVALENT GROUPINGS STAGGERED ALONG BOTH SIDES OF THE

SIDEWALK, AS APPROVED OR MODIFIED BY THE PLANNING AND
DEVELOPMENT DEPARTMENT.