

Attachment A- Stipulations- PHO-1-18_Z-14-98-5(4)

Location: Approximately 194 feet east of the northeast corner of 27th Avenue and Indian School Road

Stipulations:

1. That development be in general conformance to the site plan and elevations dated STAMPED ~~January 10, 1998~~ FEBRUARY 2, 2018, as may be modified by the PLANNING AND Development Services Department to meet Design Review Guidelines. This is without prejudice to any necessary variances that may be required.
2. That building heights not exceed three stories, 42 feet to the top of roof.
3. Additional right-of-way for sidewalks, landscaping or local streets may be required by the PLANNING AND Development Services Department at time of Preliminary Site Plan Review.
4. 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 City. All improvements shall comply with all ADA accessibility standards.