

Attachment A- Stipulations- PHO-4-17_Z-98-03-1

Location: Approximately 335 feet south of the southeast corner of 23rd Avenue and Happy Valley Road

Stipulations:

1. ~~That~~ The development shall be in general conformance with the site plan and elevations date stamped MARCH 6, 2017, EXCEPT THAT THE BUILDING ELEVATIONS SHALL INCLUDE ROOFLINE VARIATION ~~May 5, 2006~~, as approved or modified by the PLANNING AND Development Services Department ~~with specific regard to the following:~~
 - ~~Site plan shall include a ramada and landscape area for employees;~~
 - ~~Rear building elevations shall include architectural elements used on other portions of the structure such as window treatment, covered entrance and accent color.~~
2. That there shall be a pedestrian connection between the north and south parcels, as approved or modified by the PLANNING AND Development Services Department.
3. That no palm trees shall be used in the landscaping.
4. That prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of Deer Valley Airport. The form and content of such documents shall be reviewed and approved by the City Attorney.
- ~~5. That prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of Phoenix Deer Valley Airport.~~