

## **Attachment A- Stipulations- PHO-2-17\_Z-114-04-7(8)**

**Location:** Approximately 360 feet north of the northwest corner of 27th Avenue and Vineyard Drive alignment

### **Stipulations:**

1. That the development shall be in general conformance with the following as approved or modified by the PLANNING AND Development ~~Services~~ Department.
  - a. Site plan date stamped ~~April 25, 2005~~ DECEMBER 20, 2017, WITH SPECIFIC REGARD TO THE VIEW FENCING ALONG THE NORTHERN BOUNDARY OF THE SITE BEGINNING AT THE CENTER OF THE CUL-DE-SAC AND ENDING AT THE REAR LOT LINE OF LOT 4.
  - b. Elevations date stamped ~~April 28, 2005~~ NOVEMBER 7, 2017.
2. ~~THE 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 by the PLANNING AND Development Services Department.~~

### **Street Transportation**

3. That right-of-way totaling 50 feet shall be dedicated for the west half of 27th Avenue.
4. 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.
5. That the applicant shall submit paving plans for all arterial streets within and adjacent to the development, to the Street Transportation Department for review.
6. 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**

7. 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.

### Other

8. That a mixture of colors and textures shall be used on the exteriors, as approved by the PLANNING AND Development ~~Services~~ Department.
- ~~9. That the project shall meet all CPTED and multi-housing crime free housing requirements.~~
940. 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. LOTS 1-4 AND 52, WHICH ARE ADJACENT TO 27<sup>TH</sup> AVENUE, SHALL BE LIMITED TO ONE-STORY AND 25-FEET IN HEIGHT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
11. IN THE EVENT THAT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION; THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGIST TO PROPERLY ASSESS THE MATERIALS.