

Attachment A- Stipulations- PHO-1-20_Z-53-84-4

Location: Northwest corner of 57th Avenue and Thomas Road

Stipulations:

1.	That No vehicular INGRESS SHALL access be allowed PERMITTED FROM to 57th Avenue, EXCEPT FOR EMERGENCY VEHICLE ACCESS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2.	That No building SHALL be permitted within 50 feet of the north property line.
3.	That a four-foot decorative wall SHALL be constructed, with a 10-foot landscaped strip on the outside of the wall, along 57th Avenue.
4.	That an emergency vehicle crash gate be provided on 57th Avenue.
4. 5.	That THE development SHALL be subject to site plan approval by the PLANNING AND Development DEPARTMENT Coordination Office .
5. 6.	That THE development SHALL be limited to a maximum of 96 dwelling units.
6. 7.	That THE development SHALL be limited to two stories in height.