

## Attachment A – Stipulations - PHO-1-19--Z-114-50-3

**Location:** Approximately 195 feet south of the southeast corner of Central Avenue and Beryl Avenue

**Stipulations:**

1.	<del>That t</del> The Phoenix Mountain Preserve boundary SHALL be amended to what has become known as the “Green Line” and as determined by an accurate survey to be undertaken by the applicant and verified by appropriate City officials or staff.
2.	<del>That a</del> A waiver of Section 400-0-4 of the Zoning Ordinance be granted to allow a maximum of 138 units in the hillside development area which will permit 159 units for the entire property.
This is conditioned upon compliance of the following stipulations:	
a.	<del>That t</del> The property owner SHALL file an application for PAD-15 zoning for the subject property.
b.	<del>That a</del> All development, including grading of the site, will occur below the “Green Line”.
c.	<del>That t</del> The area above the “Green Line” SHALL be donated to the City of Phoenix for park purposes upon request of the City.
d.	<del>That a</del> A grading and drainage plan SHALL be approved by the City prior to preliminary site plan approval and SHALL <del>that the grading and drainage plan</del> include a soil study to determine if the site is geologically sound to support the proposed residential development.
e.	Abandonment of the access through the adjacent subdivision to the south.
f.	<p>THE DEVELOPMENT SHALL BE LIMITED TO A maximum one-story height limitation not to exceed AND 15 feet IN HEIGHT WITHIN 75 FEET OF <del>along</del> the south property line, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. <del>within 75 of the same.</del> ELSEWHERE, THE MAXIMUM BUILDING HEIGHT SHALL BE TWO STORIES, NOT TO EXCEED 30 FEET.</p> <p>EXCEPT THAT LOT #79 SHALL BE LIMITED TO A MAXIMUM HEIGHT OF ONE STORY AND 15 FEET WITHIN 50 FEET OF THE SOUTH PROPERTY LINE AND A MAXIMUM OF TWO STORIES AND 23 FEET BEYOND 50 FEET OF THE SOUTH PROPERTY LINE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>
g.	<del>That t</del> The entrance to the project from Central Avenue SHALL be approved by the Parks AND Recreation, <del>and Library Department,</del> and the Planning AND DEVELOPMENT DepartmentS, and there shall be

		treatment of cuts and fills within this area by the property owner to include retaining walls and appropriate landscaping.
	h.	<del>That</del> The property owner SHALL chemically treat all scarred rock surfaces to blend into the surroundings.
	i.	<del>That</del> The entrance drive SHALL be located as far from the south property line as reasonably possible (a 50-foot minimum with appropriate screened wall and planting buffer).
	j.	<del>That a</del> An easement SHALL be granted for hiking, riding, etc., into the Phoenix Mountain Preserve through the southwest corner of the site.
	k.	<del>That n</del> No structure SHALL be allowed to exceed a height of two stories or 30 feet on the entire site.