

## Attachment A- Stipulations- PHO-5-18\_Z-179-86-6(8)

**Location:** Approximately 540 feet south of the southwest corner of 24th Street and Broadway Road

### Stipulations:

1. ~~That d~~Development of the commercial projects SHALL be subject to PLANNING AND Development DEPARTMENT ~~Coordination Office~~ site plan approval.
2. ~~That d~~Development OF THE R-3A PORTION SHALL be in general conformance WITH THE SINGLE FAMILY RESIDENTIAL (DETACHED) SITE PLAN SHOWING 34 LOTS AND OPEN SPACE. ~~to the site plan presented (includes open space and recreational amenities shown), except that no trash containers shall be located within 100 feet of the south property line.~~
- ~~3.~~ ~~That pedestrian access be provided between the residential and commercial portions of the site.~~
34. ~~That t~~The billboard on the site SHALL be removed prior to the vesting of the C-2 portion.
45. ~~That a~~Approval of the C-2 zoning SHALL be conditioned upon development in accordance with Section 108-M of the Zoning Ordinance within 24 months of the final approval of the change of zone by the City Council.
56. ~~That s~~Sufficient right-of-way SHALL be dedicated by the property owner within one year of final City Council action to provide:
  - a. An additional two-foot alley dedication along the south property line.
  - b. A 21' x 21' triangle at 24th Street and Broadway Road.
  - c. Additional right-of-way may be required through site plan approval; i.e. (bus bays and deceleration lanes).
67. ~~That d~~Development of the residential portion of the site SHALL be limited to two stories in height.
7. THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.
8. CONCEPTUAL ELEVATIONS SHALL BE PRESENTED TO THE SOUTH MOUNTAIN VILLAGE PLANNING COMMITTEE FOR REVIEW AND COMMENT PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
9. THE DEVELOPER SHALL PURSUE A PEDESTRIAN/BICYCLE CONNECTION WITH THE ELEMENTARY SCHOOL TO THE WEST (ML KING ELEMENTARY SCHOOL).

10. ~~'That prior to site plan approval that both applicant and landowner execute a waiver of claims under proposition 207 in a form approved by the City Attorney's Office. Said waiver shall be recorded by the city and placed in the application file for record.'~~