

## **Attachment A- Stipulations- PHO-1-17\_Z-146-80-2(3)**

**Location:** Northeast corner of 16th Street and Grovers Avenue

### **Stipulations:**

1. This rezoning is conditioned upon the development of the mobile home subdivision in accordance with Section 108-K of the Zoning Ordinance within 18 months of the final approval of the change of zone by the City Council.
2. Development SHALL be in substantial compliance with the site plan ~~and rendering~~ AND AMENDED SETBACKS EXHIBIT DATE STAMPED NOVEMBER 13, 2017.
3. There is to be a limit of 200 units.
4. Further sufficient right-of-way to be dedicated by the property owner within one year of final City Council action to provide the following:
  1. A 40-foot half street for 16th Street.
  2. A 30-foot half street for Grovers Avenue.
  3. A 25-foot half street for Michigan Avenue.
  4. An 18'x18' triangle at 16th Street and Grovers Avenue.
  5. A 12-foot tangent at 16th Street and Michigan Avenue.
5. This application requires site plan approval.
6. THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX DEER VALLEY AIRPORT (DVT) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.