

Attachment A- Stipulations- PHO-4-18_Z-307-85-1(3)

Location: Approximately 335 feet north of the northeast corner of 29th Street and Nisbet Road

STIPULATIONS:

1.	That dDevelopment shall be in general conformance to the site plans dated 10/22/86 and 5/3/99 AND DATE STAMPED FEBRUARY 1, 2018. Those portions (of the original rezoning) not included within either site plan shall be subject to further public hearing prior to submittal of plans to the PLANNING AND Development Services Department.
2.	That approval of this rezoning be conditioned upon development in accordance with Section 108-M of the Zoning Ordinance, within 12 months of the final approval of the change of zone by the City Council.
3.	That there shall be a homeowner's association responsible for the maintenance of any common areas, including landscaping and amenities.
4.	That aAmenities will include a swimming pool, and a barbecue and picnic ramada, EXCEPT FOR THE AREA DESCRIBED IN THE SITE PLAN DATE STAMPED FEBRUARY 1, 2018.
5.	That setbacks along the boundaries of the project shall be a minimum of 20 feet from the property line. That access to the site shall be from 29th Street and 30th Street only, as approved by the City of Phoenix.
6	That an undulating 6-foot wall with an average 10-foot setback shall be constructed along the north and south boundaries of the property. That the west boundary shall be fenced where appropriate. Mature landscaping along the street side of the wall shall include 15-gallon trees of a variety that are fast growing and spaced an average of 20 feet on center or in comparable clusters. Trees shall be planted in the landscaped buffer to screen second-story views to the south.
67.	That access to the site shall be from 29th Street and 30th Street only, as approved by the City of Phoenix. .
78.	Guest parking shall be provided within the development. The developer shall not post no-parking signs on interior streets
89.	That each dwelling unit shall contain a minimum of 1,200 square feet livable space, excluding the garage.

940.	That entrances on the west side of the property shall be staggered from streets of the Century Vista development as shown on the site plan presented. There shall be no east to west through streets through the development, as approved by the City of Phoenix.
1011.	Maximum building height shall not exceed 24 feet measured from finished floor for the two-story units and not to exceed 18 feet from finished floor for the one-story units.
1142.	That exterior color shall be in earth tones compatible with existing dwellings located south of the project.
1243.	That each dwelling unit shall have a garage with a door.
1344.	That the roofs will not be constructed of wood shake shingles with the exception of decorative trim.
1445.	That outdoor lighting shall be placed so as not to reflect onto adjacent residential property.
1546.	That the entrance to the sales office will not be from Nisbet.
1647.	Covenants, conditions, and restrictions shall be written so that these units shall be used for residential purposes only.
1748.	That the developer shall build a minimum of 4 one-story units on Nisbet Road as shown on the site plan presented. The first 15 feet of any unit along 29th Street will be one-story.
19.	That the developer intends to market these units for sale and not as rental units.
1820.	That during construction all possible means shall be taken to cause the least amount of disturbance to existing neighborhoods. All construction personnel and equipment should use 30th Street from Greenway Road as much as possible.
19	THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF SCOTTDALE MUNICIPAL AIRPORT (SDL) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.