

Trammell Crow Residential
SEC Cave Creek Road & Rancho Paloma Drive

Proposed Rezoning Stipulations

1. That the proposed development shall be in general conformance with the site plan elevations as submitted to the City of Phoenix. General conformance includes building colors and materials.
2. That the maximum building height shall be two (2) stories.
3. That the maximum number of units shall be one hundred fourteen (114).
4. That the colors and materials (including the use of stone, decorative block, etc.) used on the buildings and site design features shall be compatible with adjacent single-family development.
5. That the CC&Rs shall require the clubhouse and pool hours of operation to cease no later than 10:30 pm.
6. That the pool area shall not be lighted between 10:30 p.m. and 6:30 a.m. except as necessary for safety and security purposes.
7. Site lighting shall be zero (0) footcandle at the property line to ensure there is no light spillage onto adjacent properties. Light fixtures shall be shielded to prevent direct viewing of light source from adjacent properties. Ground mounted (bollards, etc) or building mounted lighting shall be utilized wherever possible.
8. No habitable portion of a building shall be less than sixty (60) feet from the south property line.
9. The applicant shall work with the Development Services Department (DSD) to ensure maximum privacy of adjacent single-family lots from the applicant's balconies.
10. The applicant shall screen vehicle movements and parking from view of adjacent properties through the use of berms, solid and/or view fencing.
11. The landscape palette shall utilize materials similar to the Colina del Norte neighborhood immediately south of the site.
12. A full plant salvage plan shall be submitted to DSD at Preliminary Site Plan approval and existing plant materials shall be protected and/or reused on site where practical.
13. Trees on the south property line shall have a minimum 3" caliper when installed (or transplanted) and shall be placed at a minimum 30' on center or in equivalent groupings.
14. Landscaping, building and site maintenance shall be provided by a community association.