

## **Z16-056**

### **REVISED CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Subdivision Technical Review Committee.
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
4. Compliance with all City of Mesa Code requirements and regulations.
5. **Prior to submission for building permit review, submit residential product for review and approval by the Planning Director to include:**
  - a. **Compliance with Building Form Standards established in Chapter 5 of the City of Mesa Zoning Ordinance;**
  - b. **Use of real building materials and finishes on the exterior of the homes (i.e., wood, stone, metal, etc.); and,**
  - c. **Side and rear elevations must be enhanced with appropriate transitions of wainscots, window detailing and enhanced covered patios as shown in the elevations submitted.**
  - d. **A single-story plan option.**
6. **Provide a minimum of two single-story homes along Warner Road and two single-story homes along Meridian Road.**
7. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit) as well as all required notifications and disclosures as specified in Section 11-19-5 of the Zoning Ordinance.
8. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.