

29. No two-story homes shall be permitted along Citrus Road and Lower Buckeye Road unless there is a thirty-five-foot (35') wide landscaped tract between the previously stated rights-of-way and the lot line;
30. For the conventional single-family parcels, no two-story homes shall be permitted on corner lots;
31. The Developer shall establish a Homeowner's Association (HOA) for La Jolla Vista, with said HOA owning and maintaining all open space areas, trails, and other community amenities and maintaining all arterial and collector road rights-of-way landscaping except for arterial median landscaping. A note shall be placed on each final plat indicating HOA ownership and maintenance responsibilities of these tracts;
32. All lots backing up to significant internal open space areas shall have rear yard view fences as determined by City Staff during the formal landscape plan review. Those lots that have view fences shall be required to complete their rear yard landscaping within ninety (90) days of the issuance of a Certificate of Occupancy;
33. The Developer shall improve all tot lots within the project with an approved shade canopy over the play equipment;
34. The Developer shall provide pedestrian scale security lighting for all trails and active recreational areas within the project;
35. The Developer shall provide a pedestrian connection through La Jolla Vista to permit safe, open, and efficient pedestrian access between the Sweetwater Estates development and the proposed elementary school;
36. The Developer shall place STOP signs at any collector road intersections adjacent to the elementary school;
37. The Developer shall minimize the creation of four-way local road intersections within the La Jolla Vista subdivision. Should four-way intersections be created, the Developer shall place STOP signs at these intersections;
38. The maximum speed limit for all collector roadways within La Jolla Vista shall be 25 MPH;
39. All hardscape, entry monument, and wall plan details within the Final PAD Development Plan are conceptual in nature and are not approved by virtue of zoning. Separate review and approval by the City of Goodyear Community Development Department is required; and,
40. Landscaping and other open space improvements, including the park adjacent to the elementary school, located within a phase of development shall be fully completed upon issuance of the first Certificate of Occupancy for any single-family dwelling unit within that phase.