

## Attachment A

**Application #:** PHO-1-16-Z-109-89-8

**Location:** Approximately 725 feet east of the southeast corner of Central Avenue and Baseline Road

### Approved Stipulations:

1. That development be subject to ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT site plan review as per Section 544507 of the Zoning Ordinance.
2. That development be in general conformance with the site plan dated ~~STAMPED July 5, 1989~~ DECEMBER 2, 2016, as may be modified by the ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT.
3. That all structures be integrated with similar or harmonious materials, surface textures, and color as approved by the ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT.
4. That the façade, and roofline treatment, including texture, coloration and building materials shall be consistent around each entire structure.
5. That the Baseline Road landscape setback shall include two rows of mature trees planted 20 feet on center or in equivalent groupings approved by the ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT.
6. That signage shall be of low profile, monument style design.
7. That cross access be provided between the subject site and C-2 zoned property adjacent to the east as approved by the ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT unless written evidence is provided to the ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT that the property owner to the east does not wish to pursue such access.
8. That an eight-foot solid masonry wall be provided along the south property line.
9. ON SITE BICYCLE PARKING AND STRIPED PEDESTRIAN ACCESS FROM BASELINE ROAD TO THE BUILDING SHALL BE PROVIDED AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
10. THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE

THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.

11. THE DEVELOPER SHALL PROVIDE AN 18-FOOT WIDE MULTI-USE TRAIL EASEMENT AND DEVELOP A 10-FOOT WIDE MULTI-USE TRAIL AS APPROVED BY THE PARKS AND RECREATION DEPARTMENT.