

## Attachment A- Stipulations- PHO-2-19--Z-124-03-7(4)

**Location:** Approximately 175 feet east of the southeast corner of 59th Avenue and McDowell Road

### Stipulations:

Site	
1.	<del>That</del> THE development shall be in general conformance with the site plan date stamped SEPTEMBER 10, 2019 <del>January 22, 2004</del> and THE elevations date stamped AUGUST 21, 2019, <del>January 13, 2004</del> as approved or modified by the PLANNING AND Development Services Department.
2.	<del>That a comprehensive design theme shall be approved for the entire site by the Development Services Department prior to preliminary site plan approval for the first building.</del>
3.	<del>That no more than one single row of parking shall be permitted between the right-of-way and buildings on pads A and B.</del>
2. 4.	That a maximum of two driveways shall be permitted along each street as approved or modified by the PLANNING AND Development Services Department.
Streets and Right-of-Way	
3. 5.	<del>That a minimum 50-foot right-of-way shall be dedicated for the south half of McDowell Road as approved by the Development Services Department.</del>  THE DEVELOPER SHALL DEDICATE A 10 FOOT SIDEWALK EASEMENT ALONG THE SOUTH SIDE OF MCDOWELL ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
ARCHAEOLOGY	
4.	IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
5.	IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
6.	IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33- FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.