

Attachment A- Stipulations- PHO-1-21_Z-141-97-6

Location: Approximately 400 feet southeast of the intersection of 50th Street and Thistle Landing Drive

Stipulations:

1.	That THE development SHALL be in general conformance to WITH the site plan dated DATE STAMPED MARCH 5, 2021 November 17, 1997, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2.	That The entire site SHALL be developed with a unified architectural theme. The theme should assure the building colors, elevations, exterior materials, landscaping, lighting and signage convey a sense of continuity throughout the development, as approved by the PLANNING AND Development Services Department.
3.	That All loading docks shall be screened from view.
4.	That A maximum of two THREE access points SHALL be permitted on to 50th Street as approved by the PLANNING AND Development Services Department.
5.	That the developer provide right-of-way as determined by Development Services Department for a box culvert crossing 50th Street at the southwest corner of the site, or in an alternate location as approved by the Development Services Department.
5. 6.	That The developer shall provide, at a minimum, right-of-way for a drainage channel along a portion of the east property boundary. This channel shall connect to the channel proposed within the Interstate 10 right-of-way and the existing channel located south of the existing site. The location of this channel shall be consistent with drainage studies approved or accepted by the PLANNING AND Development Services Department. That if required by the PLANNING AND Development Services Department, the applicant shall construct the channel only for that portion which is located outside of the ADOT right-of-way.
6.	THE DEVELOPER SHALL DEDICATE A 20-FOOT-WIDE PUBLIC DRAINAGE EASEMENT ALONG THE SOUTH PROPERTY LINE, ABUTTING THE EXISTING 30-FOOT-WIDE DRAINAGE EASEMENT, AND ALIGNED WITH THE PROPOSED SOUTHERN ACCESS POINT TO 50TH STREET, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
7.	That The developer SHALL provide retention for the 100-year 2-hour rainfall event in a single common retention basin, or in an alternate configuration as approved by the PLANNING AND Development Services Department, and to be maintained by a property owner's association.
8.	That The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.

9.	That The developer shall provide the City with a revised Traffic Impact Study. Additional right-of-way dedications may be required based upon the approved revised Traffic Impact Study.
10.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.