

Attachment A- Stipulations- PHO-1-17_Z-20-06-4

Location: Approximately 130 feet west of the southwest corner of 35th Avenue and Taylor Street

Stipulations:

1. ~~That the development should~~ SHALL be in general conformance with the site plan date stamped ~~February 17, 2006~~ OCTOBER 31, 2017, as ~~may be~~ approved or modified by the PLANNING AND Development ~~Services~~ Department with specific regard for the following:
 - A. Provide a 20-foot wide landscape area along TAYLOR STREET ~~north end of parking lot~~ EXCEPT AT NEW ENTRY DRIVE LOCATION with 3" caliper trees spaced 20' ~~apart~~ ON CENTER.
 - B. Provide a 10-foot wide landscape area along west end of parking lot with 3" caliper trees spaced 20' apart.
 - C. Provide 6-foot wide landscape area along south end of parking lot with 3" caliper trees spaced 20' apart.
 - D. The Landscape Palette in the Estrella Village Arterial Street Landscaping Program report shall be utilized with the design of this site.

RIGHT-OF-WAY

2. 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 PLANNING AND Development ~~Services~~ Department. All improvements shall comply with all ADA accessibility standards.

AVIATION

3. That the property owner shall record documents that disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
4. 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.