

ATTACHMENT A
Stipulations - PHO-2-23--Z-129-07-1

Location: Approximately 1,825 feet east of 19th Avenue and the Alameda Road alignment

STIPULATIONS:

1.	The development shall be in general conformance with the site plan and elevations date stamped October 22, 2024 MARCH 29, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2.	The developer shall construct all streets within and adjacent to the development (except the frontage road) (EXCEPT AS CONDITIONED) with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards and the following:
a.	PARK VIEW LANE, EAST OF 15th AVENUE, SHALL TERMINATE IN A DEDICATED TEMPORARY 50-FOOT RADIUS CUL-DE-SAC, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
b.	PARKVIEW LANE, EAST OF 15TH AVENUE, SHALL BE IMPROVED PER THE STIPULATIONS OF THE APPROVED WATER SERVICES DEPARTMENT APPEAL AND AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
c.	PARK VIEW LANE SHALL REMAIN FREE OF IMPEDIMENT FROM OPEN DRAINAGE CHANNELS, STRUCTURES, OR FENCES TO ALLOW FOR CONTINUED ACCESS AND MAINTENANCE OF CITY OWNED WATER AND SEWER FACILITATES.
3.	The developer shall provide proof of existence of federal patented right of way 33 feet in width along the following streets as approved by the Street Transportation and Planning and Development Departments to include:
a.	North side of the east west midsection line Alameda Road alignment.
b.	Both sides of the north south midsection line for 15th Avenue located between Parkview Lane and Alameda Road.
c.	East side of the north south midsection line for 15th Avenue located north of Parkview Lane.

	d.	South side of Parkview Lane alignment.
4.		The developer shall comply with requirements of the Finance Department's Real Estate Division for City's adoption of said patented right of way as public streets.
5.		The developer shall dedicate right of ways for properties as approved by the Street Transportation and Planning and Development Departments to include:
	a.	Minimum 40 feet for the north half of Alameda Road.
	b.	Minimum 30 feet for the south half of Parkview Lane.
	c.	Minimum 60 feet full width for 15th Avenue.
6.		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.