

ATTACHMENT A
Stipulations – PHO-1-25--Z-SP-29-98-6

Location: Northeast corner of 48th Street and Holly Street

STIPULATIONS:

1.	That THE development SHALL be in general conformance WITH to the site plan dated STAMPED OCTOBER 16, 2025, February 1, 1999, as may be modified by the following stipulations, Ordinance requirements and Development Services Department site plan review. AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2.	That The height of the building be limited to 34 feet.
3.	That Any walls along the west and south property lines SHALL be constructed of stone masonry and steel pickets to match the character of existing fencing on the cemetery property.
4.	That Any fence constructed along the east property line SHALL be constructed of wood, or with chain link in conjunction with a landscaped hedge which will serve to screen the cemetery property.
5.	That Signage SHALL be limited to that allowed under the R-5 district standards.
6.	That The building SHALL be designed to complement the residential character of the area, with such design to be approved through PLANNING AND Development Services Department review.
7.	PRIOR TO FINAL SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. 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.