

Attachment A

PHO-1-22—Z-58-04-1

Planning Commission Approved Stipulations:

1.	That THE development shall be in general conformance with the site plan AND ELEVATIONS date stamped JULY 20, 2022, May 24, 2004 and elevations date stamped July 7, 2004 as approved or modified by the FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development Services Department.
2.	That Four sided architecturEa t shall be used on residential development. Examples of the types of details to consider are French windows, ornamentation in the gable area, garages setback to the rear of the house, garage door windows, porches, 18 feet inch eaves, shutters, decorative framing around the windows, windowsills, window fenestrations, balconies, lighting, and other enhancements as approved by THE PLANNING AND Development Services Department.
3.	That Mature trees a minimum of 2-inch caliper spaced 20-feet on center or equivalent groupings as approved by the PLANNING AND Development Services Department SHALL be installed along the west side of Parcel B and the south side of Parcel A in order to buffer the proposed commercial development from proposed residential uses.
4.	That mature trees a minimum of 2 inch caliper be placed in the three parking islands and the two corners of the parking lot on the south side of Parcel B in order to buffer the proposed commercial development from existing residential uses.
4. 5.	That Right-of-way totaling 50 feet shall be dedicated for the south half of Cactus Road.
5. 6.	That The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
6. 7.	That Construction vehicle access to the residential Parcel C shall be off of 43rd Avenue or Cactus Road during the construction phase.
7. 8.	That Lot 1, and two of Lots 7, 8, 9 and 10, shall be limited to one story, for a total of three lots being limited to one story.
8.	PRIOR TO PRELIMINARY 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.
9.	ENHANCED LANDSCAPING SHALL BE PROVIDED TO INCLUDE COVERAGE ALONG THE SOUTH SIDE OF THE SITE TO ADDRESS PRIVACY.

EXHIBIT A

LEGAL DESCRIPTION FOR Z-43-A-98-2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CAVE CREEK, IN THE
COUNTY OF MARICOPA,
STATE OF ARIZONA, IN A PORTION OF SECTION 30, TOWNSHIP 5 NORTH,
RANGE 4 EAST, AND IS DESCRIBED AS FOLLOWS:

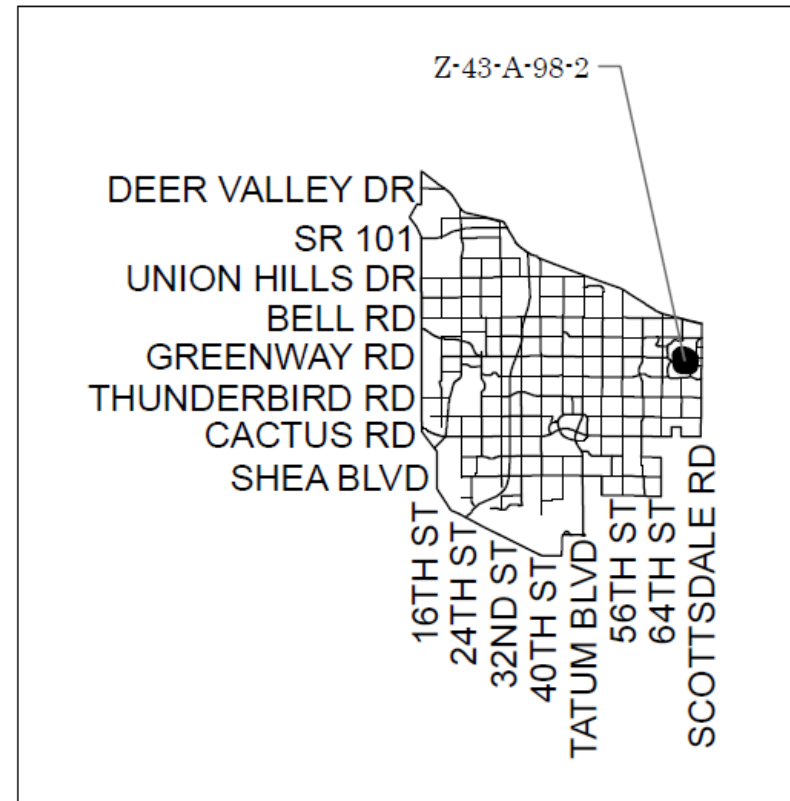
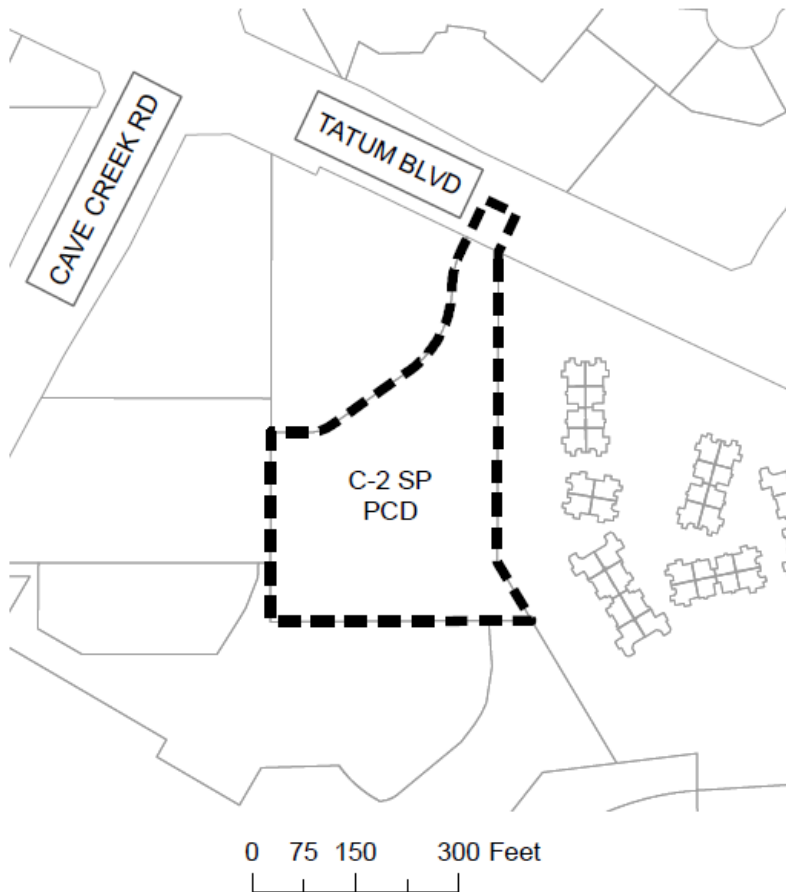
Lot 3, of TATUM PLAZA, according to Book 818 of Maps, page 16, records of Maricopa
County, Arizona.

~~ORDINANCE LOCATION MAP~~

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-43-A-98-2
Zoning Overlay: N/A
Planning Village: Desert View



NOT TO SCALE



Drawn Date: 1/10/2019