

## Attachment A – Stipulations – PHO-1-22—Z-174-05-2

**Location:** Northeast corner of Tatum Boulevard and Deer Valley Drive

**STIPULATIONS:**

1.	That	THE development shall be in general conformance with the site plan date stamped <del>November 23, 2005</del> DECEMBER 22, 2022, as <del>approved or</del> modified by the FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development Services Department, WITH SPECIFIC REGARD TO THE FOLLOWING:
	A.	THE PROJECT SHALL NOT EXCEED 882 DWELLING UNITS.
2.	That	THE development shall be in general conformance with the elevations date stamped <del>November 23, 2006</del> DECEMBER 22, 2022, with specific regard to the below items, as MODIFIED BY THE FOLLOWING STIPULATIONS AND approved by the PLANNING AND Development Services Department, WITH SPECIFIC REGARD TO THE FOLLOWING:
	a.	<del>Landscape trellises shall be placed where there is 10 feet of open building façade (Exhibit 2).</del>
	A. b.	WITHIN 950 FEET OF TATUM BOULEVARD, the <del>Pavilions Phase II</del> development shall be limited to 38 feet MAXIMUM building height SHALL BE 38 FEET.
	B. c.	The remaining parcels shall be limited to 48 feet building height.
3.	That, where visible,	the Parking structures on the <del>Mondrian</del> project shall be of complementary architecture to the primary residential structures, as approved by the PLANNING AND Development Services Department.
4.	That the buildings identified as “Pavilions”	ALL DWELLING UNITS LOCATED WEST OF THE 404 WASH shall provide usable outdoor private space, patioS, and/or BALCONIES balcony for 100% of the units, as approved by the PLANNING AND Development Services Department.
5.	That all buildings shall feature vertical landscaping enhancements as shown in Exhibit 2,	as approved by the Development Services Department.
6.	That the development on Parcel 4HW as described below	be limited to 882 units and be in general conformance with the zoning Site Plan date stamped November 23, 2005. That development shall be comprised of

	<del>Mondrian Phase 1 and 2 and the Pavilions Phase 1 as depicted on the site plan. Any portion of the site plan which is not included as part of the site plan as described above shall not be developed until a site plan is approved pursuant to the procedures outlined in the Desert Ridge Specific Plan.</del>
5. <del>7.</del>	<del>That</del> An eight-foot (8) wide multi-use trail shall be constructed along the north side of Deer Valley DRIVE Road in accordance with the City of Phoenix standard trail detail, as approved by the Parks and Recreation Department.
6. <del>8.</del>	<del>That</del> Private trails (with a dedicated public use easement) shall be provided within the 404 wash corridor and along the entire north property line east of the 404 wash CORRIDOR, as approved by the U.S. ARMY CORPS OF ENGINEERS AND THE PLANNING AND Development Services Department.
7. <del>9.</del>	<del>That</del> Vegetation along the wash shall be preserved in place if feasible, or re-vegetated with natural plant materials, as approved by the PLANNING AND Development Services Department.
8. <del>10.</del>	<del>That</del> An internal pedestrian circulation pathway system shall be provided linking open spaces, amenities, parking areas, the dwelling structures, and the external pedestrian access points. These pathways shall be standard sidewalks, except where the path of travel crosses a parking lot or driveway, in which case the path shall be a minimum of 3.5 feet wide and constructed of pavers, decorative concrete, or other non-asphalt material, as approved by the PLANNING AND Development Services Department.
9. <del>11.</del>	<del>That</del> The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the PLANNING AND Development Services Department. All improvements shall comply with all ADA accessibility standards.
10. <del>12.</del>	<del>That</del> One (1) bus bay (P1256-2) and one (1) transit pad (P1262) shall be dedicated and constructed along the north side of Deer Valley Drive, as approved by the PLANNING AND Development Services Department.
11. <del>13.</del>	<del>That</del> The subject site has the potential to contain archaeological resources. The applicant shall submit an archaeological survey or documentation of prior archaeological work, for review and approval by the City Archaeologist prior to issuance of a grading permit. If additional archaeological monitoring, testing, and/or data recovery is necessary, the

	developer shall complete tasks as determined and required by the City Archaeologist.
12. 44.	<del>That</del> A minimum 20-foot landscape buffer shall be provided along the northern most property line within the Pavilions Phase II development, as approved by the PLANNING AND Development <del>Services</del> Department.
13. 15.	<del>That a crosswalk with signage and safety lights shall be provided that connects the proposed 404 wash corridor trail with the south side of Deer Valley Drive, as approved or modified by the Street Transportation Department.</del>  THE DEVELOPER SHALL FULLY FUND AND CONSTRUCT A TRAFFIC SIGNAL ALONG DEER VALLEY DRIVE AT THE DRIVEWAY LOCATED IMMEDIATELY WEST OF THE 404 WASH CORRIDOR, AS DEPICTED ON THE SITE PLAN DATE STAMPED DECEMBER 22, 2022, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS.
14. 46.	<del>That</del> No vehicular access shall be allowed to Tatum Boulevard unless emergency vehicle access is required by the PLANNING AND Development <del>Services</del> Department.
15. 17.	<del>That</del> A pedestrian bridge shall be provided across the 404 wash corridor, to link the Pavilions development with the Mondrian Phase I Development as APPROVED <del>may be modified</del> by the U.S. Army Corps of Engineers and approved by the PLANNING AND Development <del>Services</del> Department.
16. 48.	<del>That</del> The applicant shall complete a traffic study as approved by the Street Transportation Department. Any necessary street improvements required by the traffic study (resulting from the increase in density) shall be constructed, as approved by the PLANNING AND Development <del>Services</del> Department.
19.	<del>That the site plan for the Pavilions Phase II development along the northern most property line shall be redesigned to provide additional view corridors to the south, as approved by the Development Services Department.</del>