

ATTACHMENT A

Planning Commission Recommended Stipulations PHO-1-25—Z-323-79-6

Location: Northwest corner of 24th Street and Missouri Avenue

STIPULATIONS:

1.	THE Development SHALL be to in GENERAL conformance with the site plan and ELEVATIONS rendering DATE STAMPED APRIL 2, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2.	The parking ratio to be one space for every 250 square feet.
3.	Construction to commence within 24 months.
4. 2. 3.	That it be a one-story office complex with a height limitation not to exceed 24 feet.
3. 4.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE 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.