

ATTACHMENT A

Stipulations – PHO-1-25--Z-77-06-4

Location: Approximately 150 feet north of the northwest corner of 3rd Street and Catalina Drive

STIPULATIONS:

1.	That THE development shall be in general conformance with the site plan and elevations date stamped JULY 29, 2025 August 11, 2006 as modified BY THE FOLLOWING STIPULATIONS and approved by the PLANNING AND Development Services Department.
2.	That the approval shall be conditional upon development commencing within 36 months of the City Council approval of this change of zoning in accordance with Section 506 B 1 of the Phoenix Zoning Ordinance. For purpose of this stipulation development shall commence with the issuance of building permits and erection of building walls on site.
2.	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.