

## ATTACHMENT A

### Attachment A- Stipulations- PHO-2-24--Z-23-95-7(4)

**Location:** Approximately 175 feet west of the southwest corner of 35th Avenue and Melvin Street

#### Stipulations:

1.	The development shall be in general conformance with the site plan date stamped JUNE 10, 2024 February 11, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2.	ANY NONRESIDENTIAL USES ACCESSING MELVIN STREET SHALL BE RESTRICTED TO RIGHT-IN, RIGHT-OUT, AND LEFT-IN TURNING MOVEMENTS ONLY, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. <del>Vehicular access to Melvin Street shall be prohibited.</del>
3.	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.