

## Attachment A- Stipulations- PHO-2-22--Z-33-06-5

**Location:** Northwest corner of 115th Avenue and Indian School Road

### **Stipulations:**

1.	The development shall be in general conformance with the site plan date stamped APRIL 4, 2022 <del>September 17, 2019</del> , as modified by the following stipulations and approved by the Planning and Development Department.
2.	Building elevations shall be presented to the Maryvale Village Planning Committee for review and comment prior to final site plan approval, as approved by the Planning and Development Department.
3.	Shading such as a decorative awning on top of the front entrance doors of the commercial offices shall be provided as approved by the Planning and Development Department.
4.	The entryway off Indian School Road shall incorporate a decorative entry monument sign as approved by the Planning and Development Department.
5.	The site shall conform to the C-2 landscaping standards IN Zoning Ordinance Section 623.E.4.e along the site's street frontage, as approved by the Planning and Development Department.
6.	The owners/operators shall inform all tenants of the presence of the sand and gravel mining operation in the immediate area.
7.	The site owner shall post signs on the interior of the property along the northern boundary advising all tenants and tenant customers of the mining operation on the other side of the wall. The sign shall advise against trespassing to the neighboring property.
8.	The developer shall dedicate a 30-foot multi-use trail easement and construct a 10-foot wide multi-use trail along the west side of 115th Avenue in accordance with City of Phoenix MAG Supplemental Specifications Section 429, as approved by the Parks and Recreation Department.
9.	Right-of-way totaling 40 feet shall be dedicated for the west half of 115th Avenue.
10.	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 Department. All improvements shall comply with all ADA accessibility standards.
11.	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.

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