

**ATTACHMENT A**  
**Stipulations – PHO-3-26—Z-111-00-7**

**Location:** Approximately 150 feet south of the southeast corner of 21st Avenue and Fillmore Street

**STIPULATIONS:**

1.	Development shall be in general conformance with the site plan and elevations date stamped JANUARY 28, 2026 April 12, 2016, with specific regard to:
a.	The development of storage yard, required screening and landscaping;
2.	<del>That a 20 foot landscaped setback be provided along 21st Avenue.</del>
2 3.	<del>That An 86-foot masonry wall SHALL be placed along the south AND EAST property lineS. The wall shall be constructed of OPAQUE, ATTRACTIVE AND DURABLE the same materials. pattern and color scheme as the building exterior.</del>
3. 4.	A Certificate of Occupancy must be issued within 36 months of final site plan approval by the Planning and Development Department.
5.	<del>Trees planted in the 20 foot landscape setback shall be planted in proximity to the sidewalks so that at maturity their canopies will shade the sidewalk.</del>
4.	THE EXISTING DETACHED SIDEWALK ALONG 21ST AVENUE SHALL REMAIN AND THE PLANTERS SHALL BE REPLENISHED WITH 2-INCH CALIPER DROUGHT TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.  WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON ALTERNATIVE DESIGN SOLUTIONS CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.
5. 6.	The developer shall conduct archaeological boundary extent testing of the portion of this project area that is within Las Cremaciones as well as within 250 feet of its boundaries prior to clearing and grubbing, landscape salvage, and/or grading, as approved or modified by the City Archaeologist. A qualified Archaeologist must make this determination in consultation with the city of Phoenix Archaeologist.

6.	PRIOR TO FINAL 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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