

Attachment A- Stipulations- PHO-1-17_Z-163-06-7

Location: Southwest corner of 63rd Avenue and Elwood Street alignment.

Stipulations:

1. That the development shall be in general conformance with the site plan date stamped ~~April 13, 2007~~, APRIL 24, 2017 TO INCLUDE A TRAFFIC CIRCLE (ROUNDBOUT) AT THE INTERSECTION OF 64TH AVENUE AND FULTON STREET as modified and approved by the PLANNING AND Development ~~Services~~ Department.
2. ~~That the development shall be in general conformance with the Example Architectural Concepts pictures date stamped December 20, 2006, as modified by the below stipulations and approved by the Development Services Department.~~
32. ~~That Tract A~~ THAT PORTION OF TRACTS H, I, N AND O ADJACENT TO THE SOUTH AND WEST BOUNDARY OF THE SITE shall utilize a mix of 2 and 3 inch caliper trees and appropriate shrubs from the Estrella Village Arterial Street Landscaping Program to help screen the site from parcels to the South and West as approved by the PLANNING AND Development ~~Services~~ Department.
43. That a 10-foot wide multi-use trail shall be constructed within a ~~30-~~ 10 foot wide multi-use trail easement AND IN AN ADJACENT TO A 20 FOOT WIDE SALT RIVER PROJECT MUILI USE TRAIL LICENSE on the west side of 63rd Avenue, as approved by the Parks and Recreation Department.
54. That lots ~~1, 2, 28, 29, 42 and 43~~ 8 along the west parcel boundary shall be limited to one story (20 feet) in height as approved by the PLANNING AND Development ~~Services~~ Department.

STREETS AND RIGHT-OF-WAY

65. That right-of-way totaling 50 feet shall be dedicated for Fulton Street as approved by the PLANNING AND Development ~~Services~~ Department or Street Transportation Department.
- ~~7. That right-of-way totaling 110 feet shall be dedicated for the Estrella Village Parkway as approved or modified by the Development Services Department or Street Transportation Department.~~
86. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the PLANNING AND Development ~~Services~~ Department. All improvements shall comply with all ADA accessibility standards.
- ~~97. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department (602-262-6193). This form is a requirement of the EPA to meet clean air quality requirements.~~
408. That the applicant shall notify (Red Border Letter) ADOT, 205 S. 17th Avenue Mail Drop 612E, Phoenix, Arizona 85007, phone 602-712-8755, and submit a copy of the plans of the proposed development to them, as needed. The applicant shall

provide copies of the submittal and the ADOT response to the PLANNING AND Development ~~Services~~ Department and Street Transportation Departments.

OTHER

- 449. That in the event archaeological materials are encountered during construction; the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeologist to properly assess the materials.
- 4210. That prior to final site plan approval, the property owner shall record documents that disclose to purchasers of the property within the development the existence and operational characteristics of agricultural operations in the area. The form and content of such documents shall be according to the templates and instructions provided; which have been reviewed and approved by the City Attorney.