

Attachment A- Stipulations- PHO-2-19_Z-11-94-1

Location: Approximately 460 feet south of the southeast corner of 23rd Avenue and Whispering Wind Drive

Stipulations:

1.	<p>THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED OCTOBER 4, 2019, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p> <p>That prior to the vesting of zoning the following shall be accomplished by the applicant:</p>
a.	<p>A 20-foot landscape setback shall be provided along 23rd Avenue as approved by the Development Services Department.</p>
b.	<p>A parking plan which shall include paved areas for all required employee and customer parking and other areas used for vehicle maneuvering shall be approved by the Development Services Department.</p>
2.	<p>THE DEVELOPER SHALL DEDICATE RIGHT-OF-WAY TOTALING 55 FEET FOR THE EAST HALF OF 23RD AVENUE, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.</p> <p>That the applicant dedicate a 40-foot east half street for 23rd Avenue.</p>
3.	<p>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.</p>