

# Attachment A

## Attachment A – Stipulations – PHO-2-24--Z-127-96-6

**Location:** Southeast corner of 48th Street and Thistle Landing Drive

### **STIPULATIONS:**

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|---------------------|---|
| 1.                  | <p><del>That development be in general conformance with the site plan dated October 15, 1997 as may be modified by the following stipulations, and the Development Services Department.</del></p> <p>THE DEVELOPER SHALL PROVIDE MINIMUM 126' BUILDING SETBACKS FROM ALL PERIMETER PROPERTY LINES, AS DEPICTED ON THE SITE PLAN DATE STAMPED DECEMBER 11, 2023, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p> |
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| 2.                  | <p>THE PROPOSED SUBSTATION SHALL BE LOCATED IN THE SOUTHEAST QUARTER OF SITE, AS DEPICTED ON THE SITE PLAN DATE STAMPED DECEMBER 11, 2023, AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>  |
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| 3.                  | <p>THE DEVELOPER SHALL PROVIDE AN APPROXIMATELY 2 ACRE PUBLICLY ACCESSIBLE OPEN SPACE AREA IN THE NORTHEAST QUARTER OF THE SITE, AS DEPICTED ON THE SITE PLAN DATE STAMPED DECEMBER 11, 2023, AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>   |
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| 4.                  | <p>THE PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE OPEN TO THE PUBLIC FROM 6AM-10PM.</p>  |
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| <del>2.</del>       | <p><del>That the property be subject to a Comprehensive Sign Plan per Section 705.JJJ of the Zoning Ordinance. The sign plan shall convey a sense of continuity between the buildings and the property as a whole.</del></p>  |
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| 5.<br><del>3.</del> | <p>That all buildings within the project shall be harmonious with each other and each building elevation shall be consistent and continuous in design and materials around the building, as approved by the PLANNING AND Development Services Department.</p>   |
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| 6.<br><del>4.</del> | <p>That the following right-of-way dedications be provided:</p>   |
|                     |   |
| a.                  | <p>A 55-foot half street and landscape/sidewalk for 48th Street.</p>  |
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| b.                  | <p>A 33-foot half street and a 10-foot landscape/sidewalk easement for Thistle Landing Drive; and</p>   |

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|           | c. A 35-foot half street and a 10-foot landscape/sidewalk easement for 50th Street;  |
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|           | d. An 18-foot by 18-foot triangle at 48th Street and Thistle Landing Drive.  |
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| 7.<br>5.  | Additional right-of-way dedications may be required upon review of the final approved Traffic Impact Study by the Street Transportation Department.  |
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| 8.<br>6.  | The Developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, streetlights, median islands, landscaping and other incidentals as per plans approved by the City.   |
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| 9.<br>7.  | That no buildings shall exceed 56-FEET one-story in height.  |
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| 8.        | <del>That a landscape entryway feature be provided at the northwest corner of the site approved by the Development Services Department.</del>  |
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| 10.<br>9. | That landscaped pedestrian walkways be proved throughout the site connecting buildings and adjacent rights-of-way as approved by the Development Services Department.  |
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| 11.       | IN THE EVENT THE PROJECT IS PHASED, THE PUBLICLY ACCESSIBLE OPEN SPACE WILL NOT BE REQUIRED TO BE COMPLETED UNTIL PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE LAST BUILDING OF THE PROJECT, AS PER A PHASING PLAN FOR THE OVERALL PROJECT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. |
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| 12.       | PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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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