

**ATTACHMENT A**  
Anthem Planned Community District

Z-66-C-96-1

Planning Commission Approved Stipulations from March 7, 2019

1. The development shall be in general conformance with the site plan and elevations date stamped June 19, 2018, as modified by the following stipulations and approved by the Planning and Development Department.
2. Compliance with all applicable stipulations from the Anthem PCD (Z-66-96), as approved by the Planning and Development Department.
3. The color and material palette for the buildings shall be determined at site plan review and shall be muted and blend with, rather than contrast strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
4. The maximum building height shall be 40 feet.
5. All retention areas shall be natural and organic in shape, as approved by the Planning and Development Department.
6. The glazing on all building windows shall have a maximum reflectivity of 20%, as approved by the Planning and Development Department.
7. Any external climate mechanical equipment shall be flush with wall plane and screened through decorative embellishment or the system shall be internalized, as approved by the Planning and Development Department.
8. 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 Archaeology Office to properly assess the materials.
9. 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.

Exhibits:

A – Legal Description (1 Pages)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-66-C-96-1

A portion of Section 15, Township 6 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

Lot 24: A.P.N. 203-03-034, Lot 25: A.P.N. 203-03-035

Lots 24 and 25, Anthem Commerce Park 33.2, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 537 of Maps, Page 26.