

Attachment A – Stipulations - PHO-2-19--Z-102-84-5(4)

Location: Approximately 269 feet east of the northeast corner of 19th Avenue and Earll Drive

Stipulations:

1.	That THE development SHALL be in general conformance with the site plan date stamped APRIL 25, 2019 February 15, 2006 , as approved or modified by the PLANNING AND Development Services Department.
2.	That the development shall preserve the five existing trees along Earll Drive as approved by the Development Services Department. THE DEVELOPER SHALL PROVIDE DROUGHT TOLERANT, MINIMUM 4-INCH CALIPER TREES SPACED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS IN THE LANDSCAPE SETBACK AREA ALONG EARLL DRIVE. EXISTING MATURE TREES MAY REMAIN IN PLACE AND BE COUNTED TOWARDS THIS MINIMUM REQUIREMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3.	That prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of Phoenix Sky Harbor International Airport. The form and content of such documents shall be reviewed and approved by the City of Phoenix Law Department.
4.	That the applicant shall contact the City Archaeology Office at 602-495-0901 if any archaeological materials are encountered during construction.
5.	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.