

Attachment A - Stipulations – PHO-1-25—Z-131-04-1

Location: Southwest corner of Pyramid Peak Parkway and Northern Lights Way

STIPULATIONS:

1. ~~That~~ Phase II shall vest and the Special Permit shall be removed upon submittal to the Planning Department of documentation that mining and landfill operations have ceased.
2. ~~That~~ THE development shall be in general conformance to the site plan date stamped MAY 28, 2025 ~~May 9, 2005 with specific regard to the density, lot size and open space, as approved or modified by the~~ FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development Services Department.
3. ~~That~~ Phase I of the development shall include lots 1 through 35 and shall include dedication of the private street connection to north Pyramid Peak Parkways as shown on the plan. Construction of the private street connection and dedication of right-of-way to north Pyramid Peak Parkway are not required under Phase I.
4. ~~That~~ Phase II shall consist of the remainder of the lots (exclusive of Phase I) and shall include dedication and improvements for north Pyramid Peak Parkway for the full length of the property or as approved by the Development Services Department. The private street connection to north Pyramid Peak Parkway shall be constructed with Phase II.
5. ~~That~~ Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of the property within the development(s) the existence (or prior existence) and operational characteristics of the landfill and any environmental impact of the landfill and existence and any operational characteristics of the Glendale Water Treatment Plant. The form and content of such documents shall be reviewed and approved by the City Attorney.
6. ~~That~~ Right-of-way totaling 65 feet as measured from the centerline shall be dedicated for the west half of Pyramid Peak Parkway per stipulation 3, as approved or modified by the Development Services Department.
7. ~~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 Development Services Department per stipulations 3 and 4. All improvements shall comply with all ADA accessibility standards.

8. ~~That~~ The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

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