

Attachment A

STIPULATIONS: PHO-1-18 -- Z-151-05-7(8)

GENERAL CONFORMANCE		
1.	That t The development shall be in general conformance with the following plans	
	A.	The site plan date stamped December 13, 2005 MARCH 2, 2018
	B	The elevations date stamped October 13, 2005 MAY 15, 2018
LANDSCAPING & SCREEN WALLS		
2.	That t The applicant shall provide a landscape plan to be administratively approved by the Planning Hearing Officer (PHO) with specific regard to landscaped office courtyards, plaza and patio areas and enhanced entry drives	
	A.	That the courtyard and plaza areas within the offices shall include shaded seating areas. 15% LANDSCAPING FOR THE ENTIRE SITE.
	B	That the patios adjacent to Pads D & K shall include shaded seating areas. BASELINE ROAD LANDSCAPING SHALL BE CONSISTENT WITH THE BASELINE SCENIC DRIVE DESIGN GUIDELINES AS MODIFIED BY THE LAVEEN SOUTHWEST GROWHT STUDY.
	C..	That all entry drives shall be developed with a minimum 50 x 50' enhanced landscape areas. THE APPLICANT SHALL UTILIZE LANDSCAPE DIAMONDS THROUGHOUT THE PARKING LOT TO PROVIDE SHADING WITHIN THE PARKING AREA.
PEDESTRIAN WALKWAYS		
3.	That a pedestrian walkway shall be provided between Pads E & F as approved by the Development Services Department.	
4.	That all pedestrian walkways located outside of driving aisles shall be shaded as approved by the Development Services Department.	
STREET TRANSPORTATION		
35.	That r Right-of-way totaling 60 feet shall be dedicated for the south half of Baseline Road.	
46.	That r Right-of-way totaling 55 feet shall be dedicated for the east half of 59 th Avenue flaring to 70 feet as per the Laveen Commons (Z-126-00-7) traffic impact analysis, as approved by the Street Transportation Department.	

57.	That a A 21-foot by 21-foot right-of-way triangle shall be dedicated at the southeast corner of 59 th Avenue and Baseline Road.
68.	That t The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median island landscaping, and other incidentals as per plans approved by the PLANNING AND Development Services Department. All improvements shall comply with all ADA accessibility standards.
79.	That t 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 standards.
TRANSIT	
810.	That r Right-of-way shall be dedicated and a transit accessory pad (detail P1261) and a transit bus bay (detail P1256-2) be constructed on eastbound Baseline Road east of 59 th Avenue as approved by the Public Transit Department.
PARKS & RECREATION	
911.	That l Landscaping and irrigation shall be provided on the north side of Laveen Area Conveyance Channel (LACC) pursuant to the LACC North Bank Trail Plan.
1012.	That a A 30-FOOT WIDE MULTI-USE TRAIL EASEMENT SHALL BE DEDICATED AND an ADA compliant 10-foot multi-use trail shall be constructed pursuant to the adopted detail along the south side of Baseline Road as approved by the Parks and Recreation Department.
STIPULATIONS CARRIED OVER FROM Z-126-00-7 (LAVEEN COMMONS)	
1113.	That t The development shall conform with the Baseline Scenic Drive Design Guidelines as modified by the Laveen Southwest Growth Study as recommended by the Laveen Village Planner.
14.	That all buildings shall be limited to single story in height except for Pads E & L. If Pads E & L develop as a sit-down type restaurant, a second level outdoor patio roof top dining area shall be allowed at the rear of the buildings.
1215.	That a All buildings shall have a common architectural theme that includes four-sided architecture.
1316.	That the development shall be subject to a comprehensive sign plan approval in accordance with Section 705 of the Zoning Ordinance. The sign plan shall

	<p>exclude LED electronic message reader boards. The sign plan shall be presented to the LVPC for review and comment prior to submission to the Zoning Administrator. A SIGN PACKAGE SHALL BE PRESENTED TO THE LVPC FOR REVIEW AND COMMENT PRIOR TO FINAL SITE PLAN APPROVAL. ELECTRONIC MESSAGE DISPLAY READER BOARDS SIGNS SHALL NOT BE PERMITTED.</p>
1417.	<p>That aAny request to delete or modify stipulations be presented to theLVPC for review and comment prior to submission to the PHO/ZHO. Notification of such request must also be given to Steven Klein, Phil Hertel, and Jon Kimoto.</p>