

**ATTACHMENT A**  
**Stipulations – PHO-1-25-Z-131-99-7**

**Location: Southeast corner of 59th Avenue and Lower Buckeye Road**

**STIPULATIONS:**

1. That No loading docks or outdoor activity, other than passenger vehicle parking AND FUELING AREAS, shall be located between the north, south and west perimeter boundary of the property and adjacent buildings.
2. That the area zoned A-1 conform to the commerce park development standards.
3. That the Estrella Village Major Street Landscape Plan be utilized for all landscaping along Lower Buckeye Road and 59th Avenue.
4. That the applicant shall notify the City Archeologist, prior to any constructional grading activity. The State Historic Preservation Officer and the City of Phoenix Archaeologist shall be notified if during construction any archaeological artifacts or remains are found.
5. That 8-foot-wide multi-purpose trail be provided along the south side of Lower Buckeye Road, based on the guidance provided in the Estrella Village Multi-Purpose Trail Plan.
6. That a transit stop/shelter be provided east bound on Lower Buckeye Road east of 59th Avenue, providing convenient access to pedestrians and persons with disabilities as per guidance from the Public Transit Department.
7. That the following right of way standards shall be provided:
  - A. Right of way totaling 40 feet and 10 foot sidewalk easement shall be dedicated for the south half of Lower Buckeye Road;
  - B. Right of way totaling 40 feet shall be dedicated for the east half of 59th Avenue;
  - C. A 21 foot by 21 foot right of way triangle shall be dedicated at the southeast corner of 59th Avenue and Lower Buckeye Road;
  - D. Sufficient right of way shall be dedicated to accommodate a far side bus bay (Detail P-1257) on Lower Buckeye Road at 59th Avenue.
8. That the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidental as per plans approved by the City. Improvements shall comply with all ADA standards.

9. PRIOR TO FINAL SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. 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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