

ATTACHMENT A

Attachment A - Stipulations - PHO-2-24--Z-1-93-7(4)

Location: Northwest Corner of 35th Avenue and Van Buren Street

Stipulations:

1.	The development shall be in the general conformance with the site plan date stamped JUNE 10, 2024 February 11, 2022 , as modified by the following stipulations and approved by the Planning and Development Department.
2.	The developer shall dedicate right-of-way and construct one bus stop pad along westbound Van Buren Street west of 35th Avenue. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 12 feet. The bus pad shall be spaced from the intersection of 35th Avenue and Van Buren Street according to the City of Phoenix Standard Detail P1258, approved or modified by the Public Transit Department.
3.	ANY NONRESIDENTIAL USES ACCESSING MELVIN STREET SHALL BE RESTRICTED TO RIGHT-IN, RIGHT-OUT, AND LEFT-IN TURNING MOVEMENTS ONLY, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. Vehicular access to Melvin Street shall be prohibited.
4.	If any driveway is proposed along Van Buren Street, the driveway shall be restricted to right-in/right-out only, as approved by the Street Transportation Department.
5.	The developer shall construct a minimum 5-foot-wide detached sidewalk along the west side of 35th Avenue to be detached with a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk. Trees planted in the landscape area to be placed near the sidewalk to provide thermal comfort for pedestrians, as approved by the Planning and Development Department.
6.	The developer shall dedicate a 10-foot sidewalk easement for the north side of Van Buren Street and west side of 35th Avenue, as approved by the Planning and Development Department.
7.	Prior to preliminary 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.