

## **Attachment A- Stipulations- PHO-4-17\_Z-132-04-2**

**Location:** Approximately 624 feet west of the southwest corner of 32nd Street and Rose Garden Lane

### **Stipulations:**

#### **GENERAL**

1. ~~That~~ The development shall be in general conformance to the site plan DATE STAMPED DECEMBER 19, 2017 and elevations date stamped ~~January 6, 2006~~ NOVEMBER 30, 2017 as approved or modified by the PLANNING AND Development ~~Services~~ Department.

#### **LANDSCAPE AND SCREENING**

2. ~~That~~ Master landscape plans shall be submitted to the PLANNING AND Development ~~Services~~ Department for review and approval of the entire site at the time of preliminary site plan approval for the first building. There shall be no more than two ground mounted monument style signs with a maximum height of 10 feet (one for each parcel) as approved by the PLANNING AND Development ~~Services~~ Department.
3. ~~That~~ The outdoor area on the south half of Lot 1 used as dog-runs for the pet-care facility shall provide shade over a minimum of 15% of that area using either 2-inch diameter large canopy drought tolerant shade trees or shade structures as approved and/or modified by the PLANNING AND Development ~~Services~~ Department.

#### **OUTDOOR STORAGE**

4. ~~That~~ Any outdoor storage shall be located at least 100 feet from Rose Garden Lane and shall be fully screened so that it is not visible from the street or adjacent residential properties. Areas devoted to outdoor storage or use shall not exceed 20% of the net lot area.

#### **INFRASTRUCTURE**

5. ~~That~~ The applicant shall extends the 12-inch waterline from 32nd Street in Rose Garden Lane to the property boundary along the street frontage as approved and/or modified by the PLANNING AND Development ~~Services~~ Department. If this water main is constructed by others there may be a repayment agreement which will be required to be met in order to provide service to the property.
6. ~~That~~ The applicant shall extend the sewer line located in Rose Garden Lane west of 28th Street to the point of need in order to provide sewer service.

#### **DESIGN**

7. ~~That~~ Bay doors shall not face Rose Garden Lane or adjacent residential properties.

#### **RIGHT-OF-WAY**

8. ~~That~~ The developer shall be responsible for full improvements within their property including curb gutter, sidewalk, streetlights and landscaping, as per plans approved

by the PLANNING AND Development ~~Services~~ Department. All improvements shall comply with all ADA accessibility standards.

#### OTHER

9. ~~That~~ Trash facilities shall be located in areas that will least impact adjacent residential uses.
10. ~~That~~ The applicant shall contact the City Archaeology Office at 602-495-0901 if any archaeological materials are encountered during construction.
11. ~~That~~ Prior to final site plan approval, the property owner shall record documents as approved by the City of Phoenix Law Department that disclose to purchasers of property within the development the existence and operational characteristics of Phoenix Deer Valley Airport.