

**ATTACHMENT A**  
**Stipulations – PHO-1-25--Z-72-97-6**

**Location: Approximately 100 feet east of the southeast corner of 42nd Street and Hazelwood Street**

**STIPULATIONS:**

1.	<del>That</del> The total number of new units SHALL BE <del>allowed by the rezoning be</del> limited to FOURTEEN <del>twelve</del> , excluding the existing residential structure and <del>that</del> THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED SEPTEMBER 19, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. <del>development be in general conformance to the site plan dated June 24, 1997.</del>
2.	<del>That</del> The applicant SHALL either limit lots B5 and B6 to single-story units or provide evidence that the adjacent property owner to the east of these lots is not opposed to two-story development.
3.	<del>That</del> Access onto Hazelwood Street, excepting that currently provided the existing residential structure, SHALL be limited to ingress/egress only.
4.	Right-of-way dedications and street alignments for local streets within the subdivision will be determined by PLANNING AND Development <del>Services</del> Department at the time of Preliminary Subdivision Plat Review.
5.	The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the STREETS AND TRANSPORTATION DEPARTMENT <del>City</del> . All improvements shall comply with all ADA accessibility standards.
6.	No trees within the Hazelwood right-of-way shall be removed to effectuate either ingress or egress to the property.
7.	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.