

Attachment A- Stipulations- PHO-1-20_Z-63-86-7

Location: Approximately 325 feet north of the northwest corner of 27th Avenue and Buckeye Road

Stipulations:

1.	That A minimum 25-foot landscaped setback SHALL be provided along 27th Avenue to include a minimum 24-inch box size shade trees spaced a maximum 20 feet on center or placed in equivalent grouping together with minimum 5 gallon shrubs and an appropriate watering system to be installed within 90 days of final City Council action.
2.	That approval of this rezoning be conditioned upon development of a sandblasting and equipment painting operation in accordance with Section 108-M of the Zoning Ordinance. Any change of use shall require a public hearing before the Planning Hearing Officer.
3.	That any outside storage be contained within the rear half of the site and that no open structures be located within 75 feet of 27th Avenue.
4.	That all areas used for outdoor storage be surrounded by a 6-foot solid fence or wall within 18 months of City Council action, and that a 6-foot high decorative, offset masonry wall be provided at the 25-foot setback along 27th Avenue within 12 months of City Council action.
2.	THE DEVELOPMENT SHALL COMPLY WITH THE ESTRELLA VILLAGE ARTERIAL STREET LANDSCAPING PROGRAM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3.	THE DEVELOPER SHALL DEDICATE A 10-FOOT SIDEWALK EASEMENT FOR THE WEST HALF OF 27TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4.	THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING AND OTHER INCIDENTALS AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.