

Attachment A- Stipulations- PHO-1-19_Z-33-06-5

Location: Northwest corner of 115th Avenue and Indian School Road

Stipulations:

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| 1. | That the project shall be developed THE DEVELOPMENT SHALL BE in general conformance to WITH the site plan and elevations date stamped March 28, 2006 SEPTEMBER 17, 2019, as approved or modified by the FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development Services Department and the following stipulations. |
| 2. | BUILDING ELEVATIONS SHALL BE PRESENTED TO THE MARYVALE VILLAGE PLANNING COMMITTEE FOR REVIEW AND COMMENT PRIOR TO FINAL SITE PLAN APPROVAL, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. |
| 3. 2. | That s Shading such as a decorative awning on top of the front entrance doors of the commercial offices shall be provided as approved by the PLANNING AND Development Services Department. |
| 4. 3. | That t The entryway off Indian School Road shall incorporate a decorative entry monument sign as approved by the PLANNING AND Development Services Department. |
| 5. 4. | That t The site shall conform to the C-2 landscaping standards Zoning Ordinance Section 623.4.e along the site's street frontage as approved by the PLANNING AND Development Services Department. |
| 6. 5. | That t The owners/operators shall inform all tenants of the presence of the sand and gravel mining operation in the immediate area. |
| 7. 6. | That t The site owner shall post signs on the interior of the property along the northern boundary advising all tenants and tenant customers of the mining operation on the other side of the wall. The sign shall advise against trespassing to the neighboring property. |
| 8. | THE DEVELOPER SHALL DEDICATE A 30-FOOT MULTI-USE TRAIL EASEMENT AND CONSTRUCT A 10-FOOT WIDE MULTI-USE TRAIL ALONG THE WEST SIDE OF 115 TH AVENUE IN ACCORDANCE WITH CITY OF PHOENIX MAG SUPPLEMENTAL SPECIFICATIONS SECTION 429, AS APPROVED BY THE PARKS AND RECREATION DEPARTMENT. |
| 9. 7. | That r Right-of-way totaling 40 feet shall be dedicated for the west half of 115th Avenue. |
| 10. 8. | That t The developer shall construct all streets adjacent to the development with paving curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the PLANNING AND Development Services Department. All improvements shall comply with all ADA accessibility standards. |