

Attachment A- Stipulations- PHO-1-22--Z-64-87-2(3)

Location: Southwest corner of 19th Avenue and Sunnyside Avenue

Stipulations:

1.	<p>That the site be developed THE NORTH PORTION OF THE SITE SHALL BE in general conformance with the SITE PLAN AND ELEVATIONS plans dated January 22, 1987, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p> <p>THE SOUTH PORTION OF THE SITE SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED MARCH 24, 2022, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>
2.	<p>That Perimeter landscaped setbacks shall include berms and a low wall or combination thereof to screen the parking area. Residential style landscape material, including grass is encouraged.</p>
3.	<p>That The west property line SHALL be required to have a 6-foot stucco or decorative block wall and a 5-foot landscaped strip. The landscaped strip shall incorporate 24-inch box drought resistant shade trees planted an average of 20-feet on center.</p>
4.	<p>THE DEVELOPER SHALL CONSTRUCT A MINIMUM 5-FOOT WIDE DETACHED SIDEWALK AND MINIMUM 11-FOOT WIDE LANDSCAPE AREA LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK FOR THE WEST SIDE OF 19TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE DEVELOPER SHALL PROVIDE TREES AND GROUND COVER IN THE LANDSCAPE AREA AT A FREQUENCY AND SIZE DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>
5.	<p>IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.</p>
6.	<p>IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.</p>

7.	IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33- FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
8.	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.