

Attachment A- Stipulations- PHO-4-21--Z-137-86-7(4)

Location: Approximately 315 feet south of the southeast corner of 51st Avenue and McDowell Road

Stipulations:

Modified November 13, 1996		
1.	THE NORTHERN PORTION OF THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED MAY 17, 2021, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.	
	That THE SOUTHERN PORTION OF THE development SHALL be in general conformance to WITH the site plan dated October 9, 1996, and the site plan dated May 7, 1997, and elevation dated June 4, 1997, for the four story hotel, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.	
2.	That All landscape areas and building setbacks SHALL be measured from any new property lines resulting from additional right-of-way dedication.	
3.	That Mature landscaping, to include 24-inch box size shade trees placed 20 feet on center or equivalent groupings, SHALL be provided along 51st Avenue and McDowell Road.	
4.	That All parking areas fronting on 51st Avenue and McDowell Road SHALL be appropriately screened by walls and/or berms approved by the PLANNING AND Development Services Department.	
5.	That Sufficient right-of-way SHALL be dedicated by the property owner within one year of final City Council action to provide:	
	a.	All right-of-way easements to be dedicated in fee title.
	b.	A 21' x 21' triangle at the intersection of 51st Avenue and McDowell Road.
	c.	A 10' x 175' bus bay along McDowell Road.
	d.	Additional right-of-way, including right turn lanes as may be required by the PLANNING AND Development Services Department.
6.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

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