

**Attachment A- Stipulations- PHO-3-20\_Z-14-05-1**

**Location:** Approximately 633 feet east of the northeast corner of 7th Avenue and Misty Willow Lane

**Stipulations:**

<b>GENERAL CONFORMANCE</b>	
1.	<del>That</del> THE development shall be in general conformance <del>to</del> WITH the site plan date stamped DECEMBER 16, 2020 <del>August 31, 2007</del> , as approved or modified by the PLANNING AND Development Services Department.
2.	<del>That a master architectural theme, that unifies the landscaping and building materials for all development, shall be approved concurrent with preliminary site plan approval for the first phase of development as approved by the Development Services Department.</del>
2. 3.	<del>That</del> An average 20-foot (minimum 10-foot) landscape setback shall be REQUIRED <del>provided</del> along 7th Avenue and Misty Willow Lane and an average 10-foot (minimum 5-foot) landscape setback shall be REQUIRED <del>provided</del> along MISTY WILLOW LANE AND all internal streets, as approved by the PLANNING AND Development Services Department.
<b>TRAILS</b>	
3. 4.	<del>That</del> The applicant shall provide two pedestrian access points to the regional trail system located adjacent to the CAP Canal via the two public streets adjacent to the canal, as approved by the PLANNING AND Development Services Department.
<b>LANDSCAPING</b>	
5.	<del>That landscaping shall be provided within parking lots per C-2 zoning district standards (Section 701.d), as approved by the Development Services Department.</del>
<b>ARCHAEOLOGICAL</b>	
4. 6.	<del>That</del> The subject site has the potential to contain archaeological resources. <del>That</del> The applicant shall submit an archaeological survey for review and approval by the City Archaeologist (602) 495-0901 prior to preliminary approval.
<b>NOTIFICATION</b>	
5. 7.	<del>That,</del> At such time as the sale of any parcel, the property owner shall record documents that disclose to purchasers or occupants of property within the development(s) the existence and operational characteristics of Deer Valley Airport and Goodrich-Universal Propulsion Company. The

	form and content of such documents shall be reviewed by the City Attorney.
6.	THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE TO PROSPECTIVE PURCHASERS OF PROPERTY WITHIN THE DEVELOPMENTS THE NATURE OF ENVIRONMENTAL REMEDIATION ACTIVITIES AT THE FORMER SITE OF THE GOODRICH UNIVERSAL PROPULSION COMPANY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.
<b>STREETS AND TRANSPORTATION</b>	
7.	THE DEVELOPER SHALL DEDICATE 40 FEET OF RIGHT-OF-WAY FOR THE NORTH HALF OF MISTY WILLOW LANE (ALAMEDA ROAD ALIGNMENT), AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
8.	<del>That</del> Right-of-way totaling 70 feet shall be dedicated for the south half of Happy Valley Road.
9.	<del>That</del> A 21-foot by 21-foot right-of-way triangle shall be dedicated at the southeast corner of 7th Avenue and Happy Valley Road.
10.	<del>That</del> Sufficient right-of-way shall be dedicated to accommodate a bus-bay on Happy Valley Road at 7th Avenue.
11.	<del>That</del> 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 City. All improvements shall comply with all ADA accessibility standards.
12.	<del>That</del> The applicant shall submit paving plans for all arterial streets within and adjacent to the development, to the Street Transportation Department for review and approval.
13.	<del>That</del> The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.