

## **Attachment A- Stipulations- PHO-2-17\_Z-69-94-7**

**Location:** Northwest corner of 43rd Avenue and Roosevelt Street

### **Stipulations:**

1. That zoning vest with final subdivision approval in accordance with Section 507 of the Zoning Ordinance.
2. That development shall be in general conformance to the site plan date stamped ~~December 23, 2005~~ APRIL 14, 2017 as approved or modified by the PLANNING AND Development ~~Services~~ Department with specific regard to:
  - That an architectural element such as above the entry on the south elevation shall be provided on the east side of the building.
3. That no structure within 100 feet of the north property line shall have a building facade facing the Papago Freeway exceeding a length of 365 feet. A minimum separation of 60 feet shall be provided between such buildings.
4. That the facade and roofline treatment including texture coloration and building materials shall be consistent around each entire structure.
5. That along 43rd Avenue the lot coverage building setbacks landscaping outdoor storage and walls/screening shall be consistent with the General Commerce Park District standards Section 626 of the Zoning Ordinance.
6. That no loading areas shall be located between 43rd Avenue and the buildings located along 43rd Avenue.
7. That a 20-foot landscape building setback be provided along the Papago Freeway.
8. That the 30-foot landscaped building setback shall be installed along 43rd Avenue with Phase I development.
9. The applicant shall dedicate sufficient right-of way to accommodate/provide a transit accessory pad and transit stop on 43rd Avenue (southbound/farside of 1-10) as approved by the PLANNING AND Development ~~Services~~ Department.
10. That the following right-of-way be dedicated through the Development Review process as may be approved by the PLANNING AND Development ~~Services~~ Department.
  - a. A 50-foot west half street for 43rd Avenue.
  - b. A 18-foot by 18-foot triangle at the northwest and southwest comers of Roosevelt Street and 43rd Avenue.
  - c. Additional easements and right-of-way dedications may be required by the PLANNING AND Development ~~Services~~ Department at time of preliminary subdivision plat review.
  - d. Right-of-way dedications and street alignments for local streets within the industrial park will be determined by the PLANNING AND Development ~~Services~~ Department at the time of Preliminary Subdivision Plat Review.

11. That prior to final site plan approval the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of Phoenix Deer Valley Airport. The form and content of such documents shall be reviewed and approved by the City Attorney.
12. That the applicant shall contact the City Archaeology Office at 602-495-0901, if any archaeological materials are encountered during construction.
13. THE NORTHERNMOST DRIVEWAY ON 43RD AVENUE SHALL BE USED FOR INGRESS ONLY.
14. 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.