

Attachment A- Stipulations- PHO-2-21--Z-63-05-8

Location: Approximately 820 feet east of the northeast corner of 24th Street and Baseline Road

Stipulations:

1. ~~That the subject property shall be developed~~ THE DEVELOPMENT SHALL BE in general conformance to WITH the site plan and elevations date stamped MAY 26, 2021 ~~February 19, 2016~~, as modified by the following stipulations and as approved by the Planning and Development Department.
2. ~~That the subject property be developed with only one access on 25th Street as approved by the Planning and Development Department.~~
3. ~~That the developer provide one point of cross access from the subject property to the commercial site located to the west of the site, as approved by the Planning and Development Department.~~
2. DRIVE-THROUGHS SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHTS-OF-WAY AND RESIDENTIAL USES WITH A LANDSCAPED BERM OR A COMBINATION OF A WALL AND LANDSCAPED BERM AT LEAST FOUR FEET IN HEIGHT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3. ~~That~~ Prior to site plan approval, the property owner shall record documentation
4. that discloses to purchasers of property within the development the existence and operational characteristics of Sky Harbor International Airport. The form and content of such documents shall be reviewed and approved by the City Attorney.
4. ~~That~~ The developer SHALL provide a 10-foot wide multi-use trail with a 30-foot
5. trail easement along the north side of Baseline Road, as approved by the Planning and Development Department.
5. ~~That~~ Right-of-way totaling 60-feet and a 20-foot sidewalk/trail easement shall be
6. dedicated for the north half of Baseline Road, as approved by the Planning and Development Department.
6. ~~That~~ A 21-foot by 21-foot right-of-way triangle shall be dedicated at the northwest
7. corner of 24th Street and Baseline Road, as approved by the Planning and Development Department.
7. ~~That~~ The developer shall construct all streets adjacent to the development with
8. paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals as per plans approved or modified by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. ~~That~~ All perimeter walls shall consist of 3-foot block and 3-foot wrought iron, as
9. approved or modified by the Planning and Development Department.

9. Prior to preliminary site plan approval, the landowner shall execute a Proposition 40-207 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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