

# ATTACHMENT A

## Attachment A - Stipulations – PHO-1-24--Z-SP-11-05-7

**Location:** Approximately 1,680 feet north of the northwest corner of 91st Avenue and Lower Buckeye Road

### **STIPULATIONS:**

STIPULATIONS	
SITE PLAN/ELEVATIONS	
1.	<del>That</del> The site shall be developed in general conformance to the site plan date stamped SEPTEMBER 13, 2024 <del>August 1, 2005</del> , as modified by the following stipulations and as approved or modified by the PLANNING AND Development <del>Services</del> Department.
A.	<del>That</del> Building heights in the CP/GCP shall not exceed 40 feet.
B.	<del>That</del> Any future buildings constructed ON SITE in the CP/GCP, shall have similar architecture and features as originally proposed in this request, as <del>may be</del> approved OR MODIFIED by the PLANNING AND Development <del>Services</del> Department.
C.	<del>That, if the area shown as a dust-proofed area is developed in the future, the revised site plan shall be subject to a Planning Hearing Officer process for review and approval.</del>
LANDSCAPING	
2.	<del>That</del> The developer shall provide and maintain a minimum 10-foot-wide landscape setback with minimum 2-inch caliper shade trees along the inside of the 6-foot block walls where adjacent to the school site and proposed city park, as approved or modified by the PLANNING AND Development <del>Services</del> Department.
PAVING	
3.	<del>That,</del> Excluding the customer parking area, location of administrative offices and both parking stalls for trucks and driveway leading to the truck stalls, all other areas on this site shall be paved with stabilized granite and treated with "Soil-Loc" dust retardant or similar product, rather than asphalt, concrete, or decorative pavers, as approved by the Zoning Administrator, to minimize the "heat island" effect of large paved surfaces.
RIGHT-OF-WAY	
4.	<del>That</del> The development along 91st Avenue shall conform to the Estrella Village Arterial Street Landscaping program, that specifically provides landscaping requirements for arterial streets in the Estrella Village.

5.	<del>That</del> Right-of-way totaling 55 feet and a 10-foot sidewalk easement shall be granted for the west half of 91st Avenue. (Note: 91st Avenue is off-set by 9 feet to the west to miss the 69kv power poles)
6.	<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 PLANNING AND Development <del>Services</del> Department. All improvements shall comply with all ADA accessibility standards.
7.	The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602) 262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
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.