

ATTACHMENT A

Attachment A - Stipulations – PHO-1-24--Z-45-05-7

Location: Approximately 1,290 feet north of the northwest corner of 91st Avenue and Lower Buckeye Road

STIPULATIONS:

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SITE PLAN/ELEVATIONS	
1.	That The site shall be developed in general conformance to the site plan date stamped SEPTEMBER 13, 2024 August 1, 2005 , as modified by the following stipulations and as approved or modified by the PLANNING AND Development Services Department.
A.	That Building heights in the CP/GCP shall not exceed 40 feet.
B.	That Any future buildings constructed ON SITE in the CP/GCP, shall have similar architecture and features as originally proposed in this request, as may be approved OR MODIFIED by the PLANNING AND Development Services Department.
C.	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.
LANDSCAPING	
2.	That 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 Services Department.
PAVING	
3.	That, 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.	That 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.	That 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.	DEDICATE RIGHT OF WAY AND CONSTRUCT A BUS PAD THAT IS 10 FEET WIDE AND 40 FEET WIDE CONFORMING WITH CITY OF PHOENIX STANDARD DETAIL P1260. THE PAD SHALL BE LOCATED ON SOUTHBOUND 91ST AVENUE SOUTH OF WHYMAN AVENUE. THE PAD SHALL BE LOCATED 60 TO 110 FEET SOUTH OF WHYMAN AVENUE PER STANDARD DETAIL P1258.
7. 6.	That 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 Services Department. All improvements shall comply with all ADA accessibility standards.
8. 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.
9.	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.