

## **ATTACHMENT A**

Aldea Centre PUD, DC Ranch Planned Community District

Z-138-D-83-5

Planning Commission Approved Stipulations from June 6, 2019:

1. An updated Development Narrative for the Aldea Centre PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 15, 2019, as modified by the following stipulations:
  - a. Update legal description in Appendix A to reflect boundary of current case.
  - b. Update all applicable exhibits throughout the narrative to address changes made since prior approval, including, but not limited to setbacks and street connections.
  - c. Pages 40-41, Loading Standards: Remove verbiage restricting construction of loading docks within 150 feet of a residential district or use for both manufacturing and wholesale uses.
  - d. Page 45, Canal Bank Landscaping: Update section to read "Canal Bank Standards."
  - e. Page 40, Omit the last sentence that reads, "Loading areas/docks shall not be constructed within 150 feet of an existing residential district or use."
  - f. Page 41, Omit the second to last bullet that reads, "Loading areas/docks shall not be constructed within 150 feet of an existing residential district or use."
  - g. Page 47, Omit the last sentence in the first paragraph that reads, "What is not addressed here will default to 507 Tab A."
2. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of that discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
3. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Glendale Municipal Airport (GEU) to future owners or tenants of the property.
4. A traffic impact study shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval for the first phase of

development. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study, as approved by the Planning and Development Department.

5. A Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation and Planning Development Departments for review and approval.
6. 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.

**PCD Stipulations**

7. The total number of residential units within the DC Ranch (East) PCD shall not exceed 1,868 units.
8. The DC Ranch PCD master plans for the PCD shall be updated to reflect approval of this amendment, as approved by the Planning and Development Department.

Exhibits:

A – Legal Description (2 Pages)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-138-D-83-5

That part of the East half of Section 17, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the South quarter corner of said Section 17;

Thence North 00 degrees 34 minutes 51 seconds West, along the North-South mid-section line of said Section 17, a distance of 3297.00 feet to the **Point of Beginning**;

Thence continuing North 00 degrees 34 minutes 51 seconds West 1109.70 feet to a point on the Easterly line of the property described in Book 218 of Deeds, Page 291, Records of Maricopa County, Arizona;

Thence North 34 degrees 02 minutes 17 seconds East along said Easterly line 158.95 feet;

Thence North 25 degrees 58 minutes 17 seconds East along said Easterly line 626.00 feet to the Northeast corner of said property;

Thence South 87 degrees 38 minutes 08 seconds West along the North line of the above described property 370.31 feet to a point on the North-South mid-section line of said Section 17;

Thence North 00 degrees 34 minutes 51 seconds West along said mid-section line 43.10 feet;

Thence North 87 degrees 23 minutes 07 seconds East a distance of 582.33 feet;

Thence North 86 degrees 06 minutes 07 seconds East a distance of 626.50 feet;

Thence North 86 degrees 15 minutes 07 seconds East a distance of 616.50 feet;

Thence North 85 degrees 47 minutes 07 seconds East a distance of 484.81 feet;

Thence South 00 degrees 00 minutes 24 seconds West a distance of 345.03 feet;

Thence North 88 degrees 34 minutes 07 seconds East a distance of 394.51 feet to a point on the East line of said Northeast quarter of Section 17;

Thence South 00 degrees 00 minutes 24 seconds West along said East line a distance of 2242.99 feet;

Thence South 88 degrees 44 minutes 55 seconds West, 195.26 feet to the beginning of a tangent curve whose radius point bears North 01 degrees 15 minutes 05 seconds West, 1000.00 feet;

Thence Westerly along the arc of said tangent curve through a central angle of 23 degrees 41 minutes 27 seconds and an arc length of 413.48 feet;

Thence North 67 degrees 33 minutes 38 seconds West, 161.99 feet to the beginning of a tangent curve whose radius point bears South 22 degrees 26 minutes 22 seconds West 500.00 feet;

Thence Westerly along the arc of said tangent curve through a central angle of 36 degrees 11 minutes 22 seconds and an arc length of 315.81 feet;

Thence South 76 degrees 15 minutes 00 seconds West 183.06 feet to a point on the monument line of 101<sup>st</sup> Avenue;

Thence along said monument line the following three(3) courses and distances

North 17 degrees 37 minutes 49 seconds West 280.68 feet to the beginning of a curve to the right, having a radius of 400.00 feet;

Thence along the arc of said curve to the right through a central angle of 17 degrees 20 minutes 37 seconds and an arc length of 121.08 feet;

Thence North 00 degrees 17 minutes 12 seconds West 132.82 feet to a point on the North boundary of "Pendergast Elementary School Unit 9", a subdivision, recorded in Book 545 of Maps, Page 35, Records of Maricopa County;

Thence along said North boundary South 88 degrees 39 minutes 29 seconds West 1340.88 feet to the **Point of Beginning**.

Note: The above described parcel contains 5,532,246 sq. ft. or 127.0029 gross acres, more or less.