

Attachment A- Stipulations- PHO-3-22--Z-120-00-7

Location: Approximately 375 feet north of the northeast corner of 67th Avenue and Lower Buckeye Road

Stipulations:

1.	That THE development shall be in general conformance to WITH the site plan AND ELEVATIONS date stamped MAY 18, 2022, January 28, 2008 and elevations date stamped April 14, 2005 and January 11, 2008, as may be modified by the FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development Services Department.
2.	That Loading dock areas SHALL be depressed.
3.	That Only two driveways SHALL be allowed on each street frontage
4.	That A minimum 75 x 75 foot landscape entry SHALL be provided at the 67th Avenue and Lower Buckeye Road.
5.	That The developer of this property agrees to participate in THE Estrella Village Planning Committee's adopted ESTRELLA Multi-Purpose Trails Plan along Lower Buckeye Road.
6.	That The developer of this property agrees to participate in THE Estrella Village Planning Committee's adopted Major ESTRELLA VILLAGE ARTERIAL Street Landscape LANDSCAPING Program, WHICH IS designed for all arterial streets.
7.	That Proposed development adjacent to future transit locations shall integrate the transit stop/shelter with the site, providing convenient access to pedestrians and persons with disabilities, as may be approved by the Public Transit Department. That Right-of-way for arterial streets shall be dedicated as per the approved Street Classification Map.
8.	That Adjacent streets shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
9.	That Landscaping shall be provided along THE east property line and main entryways with 2-inch caliper trees placed 20-feet on center. A landscape plan shall be submitted for administrative approval by the Planning Hearing Officer prior to final site plan approval.
10.	A bus bay and transit pad shall be located northbound 67th Avenue on the far side on Lower Buckeye Road as approved by the Streets Transportation Department.

11.	IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
12.	IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
13.	IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33- FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
14.	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.