

ATTACHMENT A
Stipulations – PHO-2-26--Z-105-86-1(2)

Location: Approximately 1,180 feet east of the northeast corner of 17th Place and Deer Valley Road

STIPULATIONS:

1.	That THE development SHALL be in general conformance to the site plan presented to the Planning Hearing Officer dated 12/30/98 for this portion of the Phase III development.
2.	That if any remaining portions of the phases are developed a hearing before the Planning Hearing Officer will be required for approval of the development plan.
2. 3.	That A 6-foot solid masonry wall (i.e. no barbed wire) SHALL be constructed along the north boundaries of the parcel as approved by the PLANNING AND Development Services Department.
3. 4.	That A minimum three 15-gallon drought resistant shade trees (to be properly watered and maintained) spaced a maximum 30 feet on center SHALL be planted along the north boundary of the property which abuts the CAP canal.
4. 5.	That The balance of the stipulations pertain to Rezoning Application 105 86 1 as approved for prior phases shall remain intact.
5.	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.
6.	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.
7.	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.

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