

Stipulations for Z-71-16-6, Northeast corner of the 19th Street alignment and Glendale Avenue:

1. The development shall be in general conformance with the site plan date stamped December 22, 2016, and the landscape plan and elevations date stamped December 1, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. Minimum landscape setbacks shall be provided as follows: 25-feet along the north property line, 20-feet along the south property line, and 10-feet along the east and west property lines.
3. All landscape setbacks shall be planted with a minimum 50% 2-inch caliper trees and a minimum 50% 3-inch caliper trees planted 20-feet on center or equivalent groupings with a minimum of five (5) 5-gallon shrubs per tree, as approved by the Planning and Development Department.
4. Any parking area lighting shall be no higher than 6-feet and shielded to cast the light downward, as approved by the Planning and Development Department.
5. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
6. In the event that archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
7. 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 Department. All improvements shall comply with all ADA accessibility standards.
8. THE DEVELOPER SHALL INSTALL TRAFFIC CONTROL MEASURES TO PHYSICALLY PROHIBIT LEFT TURNS EXITING THE SITE AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
9. A FIVE-FOOT DETACHED SIDEWALK SHALL BE PROVIDED ALONG GLENDALE AVENUE WITH REASONABLE ALLOWANCES FOR LIGHT POLES AND OTHER UTILITY CONFLICTS AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - *[Although this stipulation was removed at the Planning Commission, the owner has since agreed to have this stipulation put back into the case.]*
10. THE MAXIMUM TOTAL SQUARE FOOTAGE OF ALL BUILDINGS ON SITE

SHALL BE 6,000 SQUARE FEET.

11. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LAND OWNER 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.

- [*Waiting on City for exact wording of this stipulation.*]