

## Attachment A- Stipulations- PHO-2-20\_Z-220-83-6

**Location:** Southwest corner of 32nd Street and Campbell Avenue

### **Stipulations:**

1.	The development shall be in general conformance with the site plan dated March 16, 1984, as modified by the following stipulations and approved by the Planning and Development Department.
2.	A minimum building setback of 30 feet shall be required along the north property line adjacent to Campbell Avenue, as approved by the Planning and Development Department.
3.	Buildings shall be a maximum of two stories or thirty-two feet.
4.	There shall be no building constructed within 125 feet of the west property line as measured from 31st Place.
5.	A 6-foot block wall of masonry stucco shall be placed along the entire west property line.
6.	Landscaping shall be placed on the west side of the above-described six-foot wall along the front of Lots 16, 17, 57, 58, 59, and the former Roma Avenue.
7.	Landscaping will be provided on the east side of the above-described wall for its entire length.
8.	The wall will be constructed, stuccoed, painted, and landscaped prior to demolition, or commencement of construction on site.
9.	All parking by construction personnel will be on the property.
10.	<del>Ingress and egress will be limited to 32nd Street, and</del> THE applicant SHALL DEDICATE <del>will donate</del> A nonvehicular access easements <del>on</del> ALONG the north and west property lines., AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
11.	All utilities will be underground.
12.	All light standards will be a maximum of 15 feet and lights turned away from adjacent residential districts.
13.	All landscaping will be installed and maintained with appropriate water systems, as approved by the City of Phoenix Engineer and Landscape Architect.
14.	The site will be subject to site plan approval under C-O zoning, as required by the City of Phoenix.
<b>Right-of-Way</b>	

15.	Sufficient right-of-way to be dedicated by the property owner within one year of final City Council action to provide for a 15' x 15' triangle off Lot No. 17.
16.	The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a Supplementary Zoning Map has been adopted.