

Attachment A- Stipulations- PHO-1-17_Z-189-05-8

Location: Approximately 1,350 feet east of the northeast corner of 32nd Street and Southern Avenue

Stipulations:

SITE PLAN AND ELEVATIONS

1. That the development shall be in general conformance with the site plan ~~and elevations~~ date stamped ~~December 23, 2005~~ AUGUST 3, 2017 as modified by the following stipulations and approved by the PLANNING AND Development Services Department.
2. That the elevations shall incorporate four-sided architecture, including but not limited to exterior accent materials (e.g. brick, stone, veneer) and exterior detailing (e.g. stucco recesses, pop outs or other window treatments) that convey a sense of continuity throughout the development.

SUBDIVISION DESIGN

- ~~3. That no more than 28 single family detached dwelling units shall be constructed.~~
- ~~4. That lot 156 as shown on the site plan date stamped December 23, 2005, shall be removed to provide a height transition from the existing one-story single-family residences adjacent to the east.~~
- ~~5. That lots 146 and 147, as shown on the site plan date stamped December 23, 2005 shall be moved 20 feet to the west to provide a height transition from the existing one-story single-family residences adjacent to the east. e~~
- ~~6. That no structure exceeding two-stories, 30 feet in height shall be constructed.~~

LANDSCAPED SETBACKS

- ~~73.~~ That a minimum 20-foot landscaped setback shall be provided from the property line along Southern Avenue. Required landscape materials shall be selected from the Baseline Area Master Plan approved plant list and shall be planted in rows, or equivalent groupings, as approved by the PLANNING AND Development Services Department.
84. That a minimum 842-foot landscaped setback shall be provided from the site's east property line south of the north property line for lot 163, as shown on the site plan date stamped AUGUST 3, 2017 ~~December 23, 2005~~. Required landscape materials shall include a minimum of three-inch caliper trees and shall be planted 20 feet on center, or in equivalent groupings, as approved by the PLANNING AND Development Services Department.
- ~~9.~~ ~~That an average 15-foot landscaped setback shall be provided from the site's east property line north of the north property line for lot 156 to the north property line of lot 147, as shown on the site plan date stamped December 23, 2005. Required landscape materials shall include a minimum of three-inch caliper trees~~

~~and shall be planted 20 feet on center, or in equivalent groupings, as approved by the Development Services Department.~~

WALLS

405. That any wall exceeding three feet in height constructed between the property line along Southern Avenue and ~~lots 178, 179, and 180, as shown on the site plan date stamped December 23, 2005,~~ shall be a view wall. The view wall shall be a minimum of three feet wrought iron, as approved by the PLANNING AND Development Services Department.

OPEN SPACE

446. That the open space area shall have a minimum of three amenities, which may include but are not limited to the following as approved by the PLANNING AND Development Services Department: tot lot, large shaded seating area, barbeque area, or swimming pool.

ARCHAEOLOGICAL SURVEY

427. That since archaeological excavations have been completed for most of this project area, certain portions of the project area must be monitored by a professional archaeologist during ground disturbing activities greater than 18 inches in depth.

See designated portions in figures 6 and 7 in Czarzasty and Rice [2006] end of the field work report data recovery for the Las Canopas project, 32nd Street and Southern Avenue, Phoenix, Arizona – RSA Technical Report No. 06-01 – Rio Salado Archaeology, Mesa, Arizona. That, if any previously unidentified archaeological materials are encountered during construction, all ground disturbing activities must cease in the vicinity of the discovery (a 15-ft diameter area) and the City of Phoenix Archaeology Office must be contacted immediately and allowed time to properly assess the materials.

AVIATION

438. That the property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided, which have been reviewed and approved by the City Attorney.