

ATTACHMENT A
Stipulations - PHO-1-23--Z-168-05-4

Location: Approximately 226 feet south of the southwest corner of 29th Avenue and Camelback Road

STIPULATIONS:

1.	That THE development shall be in general conformance WITH to the site plan and elevations date stamped AUGUST 11, 2023 November 7, 2005 AS APPROVED OR MODIFIED BY and the following stipulations AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2.	That landscaping shall include minimum three inch caliper trees spaced 20 feet on center or in appropriate groupings, as approved or modified by the Development Services Department.
3.	That in the area between garage doors the building façade shall include faux stone veneering on the first level and a landscape planting including a minimum of one shrub.
3.	A CROSS ACCESS AGREEMENT SHALL BE RECORDED BETWEEN THE APN NOS. 154-06-001A AND 154-16-001B, PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
4.	ACCESS CONTROL ALONG CAMELBACK ROAD SHALL BE RESTRICTED TO A SINGULAR RIGH-IN/RIGHT-OUT ONLY DRIVEWAY BETWEEN APN NOS. 154-06-001A AND 154-16-001B, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5.	VEHICULAR ACCESS ONTO 29TH AVENUE SHALL BE RESTRICTED TO ONE ACCESS DRIVEWAY AND SPACING SHALL MEET STREET TRANSPORTATION DEPARTMENT PLANNING AND DESIGN GUIDELNES AND LOCATED TO PROVIDE MINIMAL LIGHT AND NOISE POLLUTION TO THE SINGLE-FAMILY HOMES TO THE EAST, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6.	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.

7.	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.
8.	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.