

## Attachment A- Stipulations- PHO-1-17\_Z-90-06-7(8)

**Location:** Approximately 337 feet east of the southeast corner of Central Avenue and South Mountain Avenue

### Stipulations:

#### SITE PLAN AND ELEVATIONS

1. That the development shall be in general conformance with the site plan date stamped ~~September 28, 2006~~ DECEMBER 1, 2017 and elevations date stamped ~~July 21, 2006~~ DECEMBER 1, 2017 with specific regard to the provision of three amenities within the common area, as modified by the following stipulations and approved by the PLANNING AND Development ~~Services~~ Department.
2. That the elevations shall incorporate enhanced four-sided architectural detailing such as exterior accent materials (~~e.g. brick, stone, veneer~~) exterior detailing (e.g. stucco, recessed, pop outs or other window treatments) and decorative garage doors ~~with windows~~ as approved by the PLANNING AND Development ~~Services~~ Department.

#### OTHER

3. That all residences excluding units ~~five and six~~ 5-8 as illustrated on the site plan date stamped ~~September 28, 2006~~ DECEMBER 1, 2017 shall not exceed a building height of 15 feet, as approved by the PLANNING AND Development ~~Services~~ Department.
4. That all trees utilized in the required landscaped setbacks, as well as landscaped areas shown on the site plan date stamped September 28, 2006 shall at a minimum conform to the C-2 landscaping standards, Zoning Ordinance Section, 623 E 4 e as approved by the PLANNING AND Development ~~Services~~ Department.
5. That any perimeter wall exceeding three feet in height located along public right-of-way shall be a view wall. That the view wall shall be comprised of the following combination of wrought iron and decorative block wall, as demonstrated in the perimeter walls figure on page 26 of the Baseline Area Master Plan and as approved by the PLANNING AND Development ~~Services~~ Department.
  - Minimum four feet wrought iron – 60 percent minimum of entire wall length
  - Minimum two feet wrought iron – 20 percent minimum of entire wall length
  - Decorative block wall – 20 percent maximum of entire wall length
6. That 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 Archaeologist to properly assess the materials.
7. 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.

8. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the PLANNING AND Development Services Department. All improvements shall comply with all ADA accessibility standards.
9. ~~That the efficiency unit located north of the common area as illustrated on the site plan date stamped September 28, 2006 shall be eliminated and that the remaining area shall be utilized as common/open space.~~
10. ~~'That prior to site plan approval that both applicant and landowner execute a waiver of claims under proposition 207 in a form approved by the City Attorney's Office. Said waiver shall be recorded by the city and placed in the application file for record.'~~