

## Attachment A- Stipulations- PHO-3-19\_Z-89-06-8

**Location:** Northwest corner of 16th Street and Alta Vista Road

### Stipulations:

SITE PLAN AND ELEVATIONS	
1.	<del>That</del> The development shall be in general conformance with the site plan date stamped NOVEMBER 1, 2019 <del>March 28, 2007</del> , as modified by the following stipulations and approved by the PLANNING AND Development <del>Services</del> Department.
2.	<del>That</del> The elevations shall incorporate enhanced four-sided architectural detailing, such as exterior accent materials (e.g. brick, stone veneer), exterior detailing (e.g. stucco recesses, pop outs or other window treatments), and decorative garage doors with windows that convey a sense of continuity throughout the development, as approved by the PLANNING AND Development <del>Services</del> Department.
3.	<del>That</del> The elevations shall be submitted to the Planning Hearing Officer for administrative review and approval prior to/concurrent with preliminary site plan approval from the PLANNING AND Development <del>Services</del> Department.
LANDSCAPED SETBACKS	
4.	<del>That</del> All trees utilized in the required landscaped setbacks, as well as landscaped areas shown on the LANDSCAPE IMPROVEMENTS site Plan date stamped NOVEMBER 1, 2019 <del>July 21, 2006</del> , shall conform AT A MINIMUM to the C-2 landscaping standards, Zoning Ordinance Section 623.E.4.e, as approved by the PLANNING AND Development <del>Services</del> Department.
PERIMETER WALLS	
5.	SOLID PORTIONS OF PERIMETER WALLS ALONG THE SOUTH PROPERTY LINE SHALL NOT EXCEED A MAXIMUM HEIGHT OF 4-FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6.	PERIMETER WALLS ALONG THE EAST AND WEST PROPERTY LINES SHALL INCLUDE MATERIAL OR TEXTURAL DIFFERENCES, SUCH AS STUCCO AND/OR SPLIT FACE BLOCK WITH A DECORATIVE ELEMENT, SUCH AS TILE, GLASS INSETS, OR STAMPED DESIGNS, OR OTHER SIMILAR FEATURES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5.	<del>That any perimeter wall exceeding three feet in height located along public right-of-way shall be a view wall. That the view wall may 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 Development Services Department.</del>

	<del>• Minimum four feet wrought iron — 60 percent minimum of entire wall length.</del>
	<del>• Minimum two feet wrought iron — 20 percent minimum of entire wall length.</del>
	<del>• Decorative block wall — 20 percent maximum of entire wall length.</del>
OPEN SPACE	
7. 6.	<del>That t</del> The common open space area, as illustrated on the LANDSCAPE IMPROVEMENTS PLAN <del>site plan</del> date stamped NOVEMBER 1, 2019 <del>March 28, 2007</del> , shall have a combined minimum of five amenities, which may include, but are not limited to the following, as approved by the PLANNING AND Development Services Department: GAME LAWN, RAMADA, BARBECUE AREA, FIREPLACE, AND DOG COMFORT STATION <del>tot lot, large shaded seating area, barbeque area, tennis court, basketball court, clubhouse, water feature, community garden, or swimming pool.</del>
MULTI-USE TRAIL	
8. 7.	<del>That a</del> A 10-foot wide multi-use trail shall be constructed within a 30-foot multi-use trail easement on the west side of 16th Street, as approved OR MODIFIED by the Parks and Recreation Department. <del>That a</del> Any proposed reductions in THE MULTI-USE TRAIL OR MULTI-USE trail easement width shall be AS approved OR MODIFIED by the Parks and Recreation Department.
ARCHAEOLOGICAL MATERIALS	
9. 8.	<del>That i</del> n 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 of Phoenix Archaeology Office and allow time for the Archaeology Office to properly assess the materials.
AVIATION	
10. 9.	<del>That t</del> 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.
STREETS AND RIGHT-OF-WAY	
11.	THE DEVELOPER SHALL EXTEND THE NEW CURB, GUTTER, AND SIDEWALK 5 FEET PAST THE EXISTING BLOCK WALL TO THE NORTH ON 14TH WAY, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
12. 10.	<del>That t</del> 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 <del>Services</del> Department. All improvements shall comply with all Americans with Disabilities (ADA) accessibility standards.
13.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. 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.