

Attachment A- Stipulations- PHO-5-17_Z-123-00-7(4)

Location: Approximately 760 feet south of the southwest corner of 43rd Avenue and McDowell Road

Stipulations:

1. ~~That~~ The continuous access through the site shall be provided to 43rd Avenue for properties located to the west. If provided by a drive aisle such as one that would be included in parking scheme, that aisle shall be a minimum of 40 feet in width in general conformance with site plan dated January 8, 2001.
2. ~~That~~ The perimeter screen walls and all landscaping for the entire site shall be installed with the Quik Trip phase of the development.
3. ~~That~~ All uses on the entire site shall be linked via an internal shaded pedestrian network to be installed when the remainder of the site is developed.
4. A comprehensive sign plan for the ~~entire~~ UNDEVELOPED PARCELS GOVERNED UNDER Z-123-00 site shall be developed and submitted to THE PLANNING AND Development ~~Services~~ Department prior to final site plan approval.
- ~~5. That signage shall be of a monument design, not to exceed 10' in height.~~
56. ~~That~~ The entire development shall utilize a unifying architectural theme by employing consistent texture, color palette and finish treatments to each structure, as approved by the PLANNING AND Development ~~Services~~ Department.
67. ~~That~~ Use of Corporate colors for the entire site, specifically but not limited to those typically associated with chain/franchise establishments shall be used only as an accent.
78. ~~That~~ The pump island canopy shall be constructed to match the proposed retail building(s) in terms of color and materials. The maximum height of the canopy shall be 19 feet as measured from finished grade to the tallest point of the canopy structure.
89. ~~That~~ The pump island canopy columns shall be clad to match the retail building(s) in terms of color and materials. The construction is to extend completely to the canopy ceiling and leave no gaps.
940. ~~That~~ All light fixtures mounted in or on the ceiling of the pump island canopy shall be fully recessed and directed downward.
1044. ~~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 city. All improvements shall comply with all ADA accessibility standards.
11. THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.

12. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.