

Attachment A - Stipulations- PHO-2-19_Z-69-01-2

Location: Northwest corner of Cave Creek Road and Deer Valley Road

Stipulations:

1.	That THE development shall be in general conformance WITH to the site plan DATE STAMPED NOVEMBER 27, 2019 dated July 10, 2001, with regard to building location, setbacks, and landscaping as may be modified by the FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development Services Department (DSD).
2.	That THE development shall be in general conformance WITH to the elevationS plan dated April 12, 2001, with specific emphasis on the use of block support columns and recessed lighting. DATE STAMPED NOVEMBER 27, 2019, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3.	That cross access easements shall be provided along the north and west property line in the event that adjacent property is developed as non-residential use. The cost of extending the driveways shall be at the expense of the adjacent development.
4.	That t The entire site shall be developed with A similar architectural theme. The theme should assure the building/ canopy colors, elevations, exterior materials, landscaping, AND lighting and signage convey a sense of continuity throughout the development, as approved by THE PLANNING AND DEVELOPMENT DEPARTMENT DSD.
5.	That a A comprehensive sign package shall be developed for the site, as approved by THE PLANNING AND DEVELOPMENT DEPARTMENT DSD. That a Any ground sign shall be monument style. That a A 10-foot monument sign with a total height not to exceed 10 feet is allowed in the Cave Creek Road Scenic Corridor to be located at the EXISTING DRIVE CUT. drive cut to the Quik Trip station, and that Quik Trip will provide an additional 25 percent of desert landscaping which will be in keeping with the distinctive style and look of the Scenic Corridor. That the sign's price panel shall be a dark color that is internally illuminated and designed using appropriate cut faced stone veneer on the support structure.
Landscape/Screening	
6.	That t The seventy-five foot landscape setback shall be landscaped with plants from Lists A, B and/or C from the "Area C and D Zoning Guidelines Manual Draft" dated September 1995 and shall be designated as a scenic landscape easement and not used for retention. Accent walls and only low scale directional signage may be allowed within the setback if determined appropriate by THE PLANNING AND DEVELOPMENT DEPARTMENT DSD.
7.	That t The entire site SHALL be landscaped with desert plant material to complement the scenic corridor.

Streets	
8.	Right-of-way totaling 65 feet shall be dedicated for the north half of Deer Valley ROAD Drive.
9.	Right-of-way totaling 65 feet shall be dedicated for the west half of Cave Creek Road.
10.	Sufficient right-of-way shall be dedicated to accommodate a far-side busbay (Detail P-1256) on Deer Valley ROAD Drive at Cave Creek Road.
11.	The developer shall construct all streets WITHIN AND adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the PLANNING AND DEVELOPMENT DEPARTMENT City. All improvements shall comply with all ADA accessibility standards.
12.	The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program of the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
13.	That the red accent band on the canopy not be illuminated.
14.	That a minimum 5-foot horizontal relief be incorporated into the canopy as part of the architectural element.
15.	That recessed lighting on the underside of the canopy be flush with the canopy.
16.	That the split face columns run from ground to the underside of canopy.
17.	That the applicant provide a conceptual site plan for DSD review for the remaining portion of the site. The conceptual site plan shall be for single-family development.
18.	That the 10 parking spaces identified on the site plan dated July 10, 2001, shall be removed upon development of the adjacent parcel to the north. If the area is not developed within 24 months or the use is not one that would share an entrance, that those spaces be eliminated and replaced with landscaping.