

Attachment A- Stipulations- PHO-2-21--Z-16-00-5

Location: Northeast corner 45th Avenue and Indian School Road

Stipulations:

1.	That The development shall be in general conformance with the site plan DATE STAMPED MAY 26, 2021 dated March 16, 2000, including the wall and landscape treatment at the corner of 45th Avenue and Indian School Road and the elevations submitted to the zoning file, as may be modified by the FOLLOWING stipulations below AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2.	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.
3.	That the pump island canopy columns shall be constructed to match the retail building(s) in terms of color and materials. The construction shall extend completely to the canopy ceiling and leave no gaps. The minimum width and depth of each column shall be two (2) feet.
4.	That any light fixtures mounted in or on the ceiling of the pump island canopy shall be fully recessed and directed downward. Dropped lenses extending below the ceiling of the canopy shall not be permitted.
2. 5.	That the Ground signs on the site shall be designed as monument signs.
3.	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.