

ATTACHMENT A – Stipulations – PHO-2-25--Z-77-06-4

Location: Approximately 150 feet north of the northwest corner of 3rd Street and Catalina Drive

1.	<p>That The development shall be in general conformance with the site plan and elevations date stamped MARCH 10, 2026 July 29, 2025, as modified by the following stipulations and approved by the Planning and Development Department, AND WITH SPECIFIC REGARD TO THE FOLLOWING:</p> <ul style="list-style-type: none">a) THE AREA DENOTED AS “HEALING GROUNDS/PLACE OF WORSHIP” SHALL BE SET BACK AT LEAST 90 FEET FROM THE WESTERN PROPERTY LINE.b) THE AREA DENOTED AS “HEALING GROUNDS/PLACE OF WORSHIP” SHALL BE SURROUNDED BY A BLOCK WALL AT LEAST 8 FEET TALL.c) THE AREA DENOTED AS “HEALING GROUNDS/PLACE OF WORSHIP” SHALL INCLUDE A PERGOLA AS GENERALLY SHOWN ON THE SAME SITE PLAN
2.	<p>Prior to final 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.</p>