

#13

FEB 22 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 07-033

DATE: FEBRUARY 8, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PRINCIPAL PLANNER

FROM: BILL DERMODY, CITY PLANNER

SUBJECT: PDP06-0041 FIRST BANK

Request: Preliminary Development Plan (PDP) approval for a new bank pad in an existing shopping center

Location: Southwest corner of Germann and Alma School Roads

Applicant: Davis Partnership Architects, Craig Dunham

Project Info: One 4,758 square foot bank building within a 13.6 acre existing shopping center

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan (PDP) subject to conditions.

BACKGROUND

The request is for PDP approval of the site plan, landscaping, and architecture of a new 4,758 square foot bank pad in an existing shopping center at the southwest corner of Germann and Alma School Roads. The shopping center, which is anchored by a Fry's grocery store, received conceptual zoning approval in 1993 for commercial uses. The zoning was extended in 1996 for three years and in 2000 for one year. In 2001, zoning was extended again and PDP approval was granted for Phase I. Through the 2001 rezoning, it was stipulated that each future phase be approved by a separate PDP. The proposed bank is in compliance with all existing conditions of zoning approval.

The bank pad is located along Alma School Road, south of the original conceptually approved pad. The bank is oriented westward, toward the rest of the shopping center and includes two visually screened drive-through lanes along the Alma School Road frontage. The drive-through layout allows sufficient stacking space (over 120 linear feet) and is placed away from main drive aisles to avoid disruption of the predominant traffic flow in the center. A pedestrian seating area with two benches is provided near the main entrance on the building's west side.

The project provides sufficient parking. After the bank's construction, the center will provide 499 parking spaces, and 420 spaces are required (1 space per 250 square feet of retail and 1 space per 150 square feet of bank use). The parking tables in the development booklet are based on old data and are incorrect.

Landscaping will be installed to match the center's existing landscape palette and conform to Commercial Design Standards. The proposed new landscaping includes Evergreen Elm, Sweet Acacia, Thornless Mesquite and a variety of shrubs and ground cover such as Dwarf Oleander and Green Cloud Sage. Most existing trees along Alma School Road are to remain, with any affected by construction to be replaced.

The bank architecture matches that of the existing center, including features such as E.I.F.S. finish, stone veneer columns, brick-shaped corner features, and a mansard-style, flat concrete tile roof with gable-end protrusions on all four sides. The drive-through columns carry the detail of the main building columns, including through the use of stone veneer. The ATM is painted brown and white to blend with the building.

The application proposes four building signs that match the size and style of the center's existing building signage. The signs are between 26 inches and 36 inches high and utilize internally illuminated pan-channel acrylic-faced letters. The largest sign faces west and the three smaller signs each occupy one of the other three faces of the bank building. No new monument signage is proposed.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on January 11, 2007 at the Downtown Community Center. No citizens attended.
- At the time of this writing, Staff has received no telephone calls or letters from citizens opposed to this request.

COMMISSION VOTE REPORT

Motion to approve.

In Favor: 6 Opposed: 0 Absent: 1 (Anderson)

Planning Commission expressed concerns over the screening of the drive-through along Alma School Road and how to provide adequate screening in a design-conscious fashion. These

concerns resulted in the addition of Conditions Nos. 9 and 11. Condition No. 10 was added to ensure that landscaping meets the Commercial Design Standards.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of PDP06-0041 FIRST BANK subject to the following conditions:

1. Compliance with original stipulations adopted by the City Council as Ordinance No. 2423, in case Z93-089 SMITTY'S SUPER VALUE, except as modified by condition herein.
2. Compliance with original stipulations adopted by the City Council in case PDP00-0043 FRY'S SHOPPING CENTER, except as modified by condition herein.
3. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "FIRST BANK" kept on file in the City of Chandler Current Planning Division, in file No. PDP06-0041, except as modified by condition herein.
4. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
6. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
8. Additional intermediate columns with stone and stucco finish shall be installed under the drive-through canopy.
9. The screen wall shall be raised to 4 feet in height.
10. Landscaping shall be installed according to the Commercial Design Standards.
11. The applicant shall work with staff to create decorative screening through a 4 foot high greenscreen trellis at the drive-through combined with additional shrubs.

PROPOSED MOTION

Move to approve Preliminary Development Plan in case PDP06-0041 FIRST BANK subject to the conditions recommended by Planning Commission and Staff.

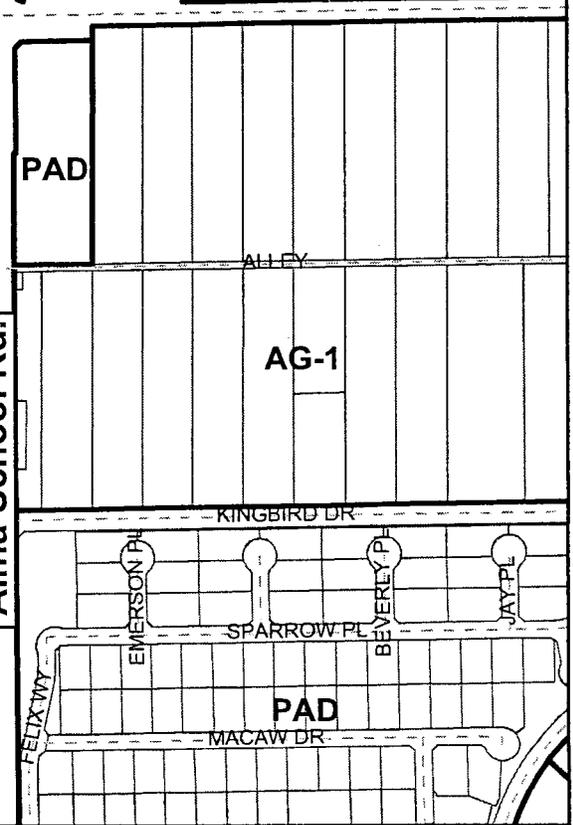
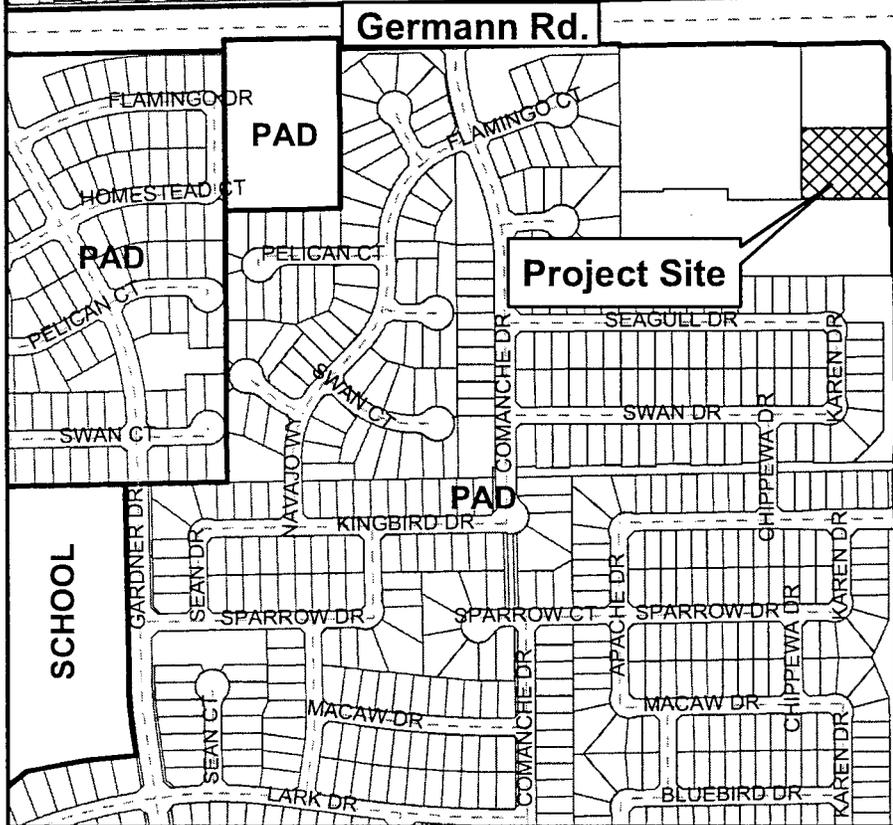
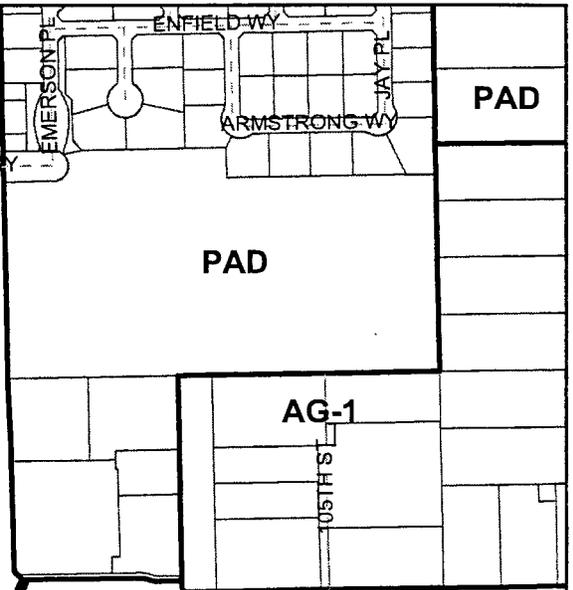
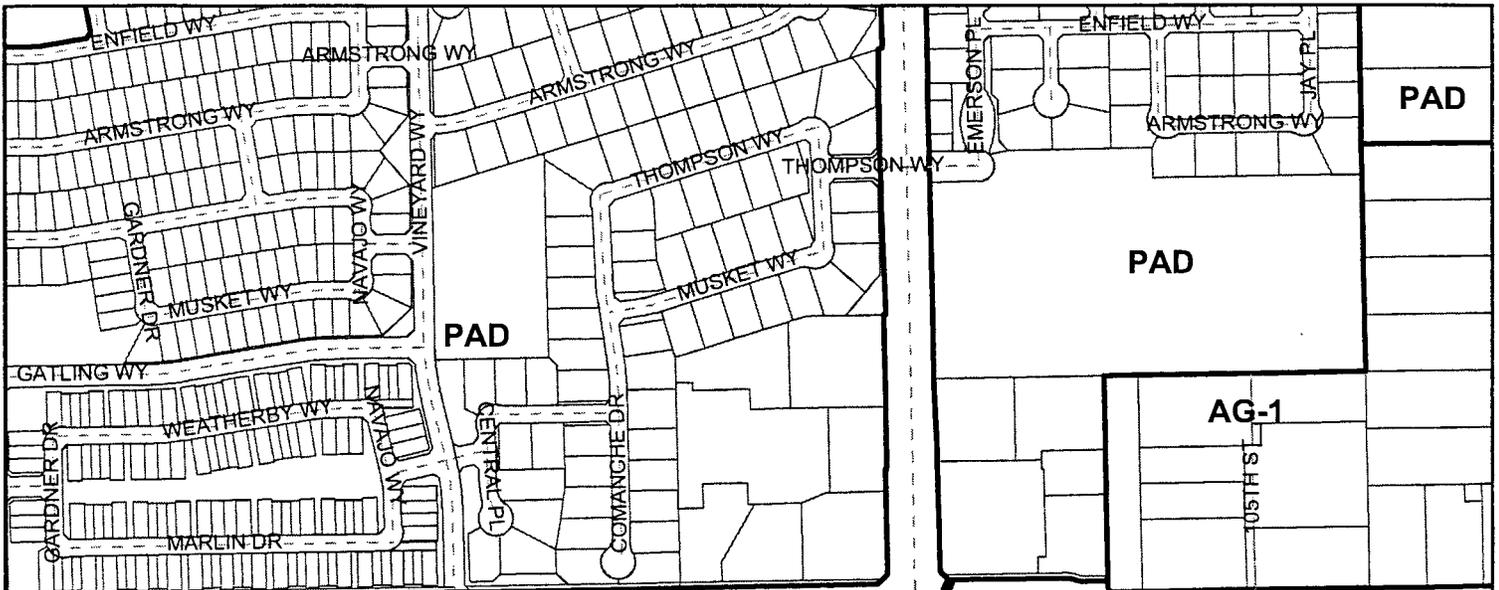
CC MEMO 07-033

February 8, 2007

Page 4 of 4

Attachments:

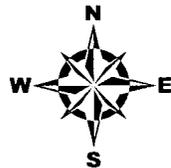
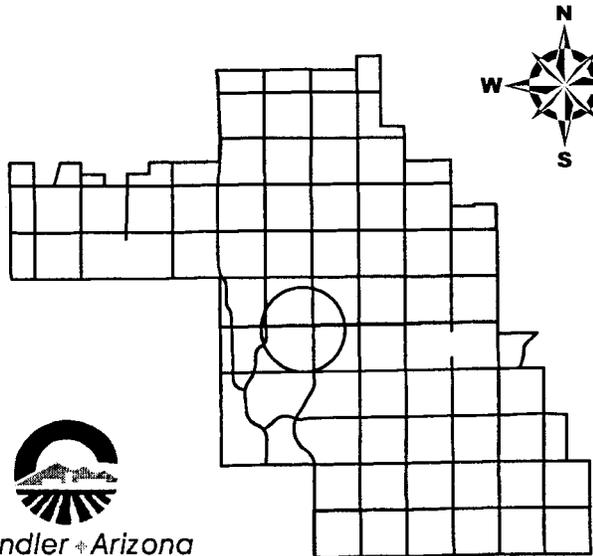
1. Vicinity Map
2. Development Booklet, Exhibit A
3. Site Plan
4. Landscape Plan
5. Elevations
6. Perspective View
7. Signage
8. Ordinance No. 2423
9. Approved Conditions for PDP00-0043 FRY'S SHOPPING CENTER



Germann Rd.

Alma School Rd.

Vicinity Map



PDP06-0041

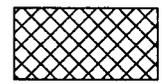
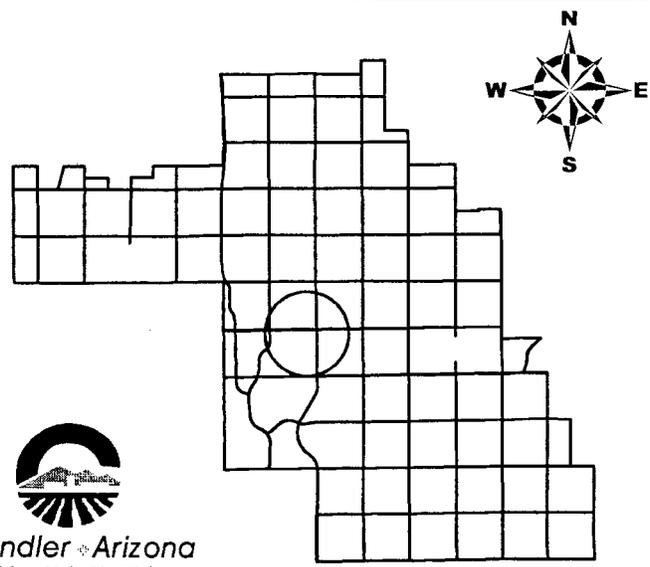
FirstBank



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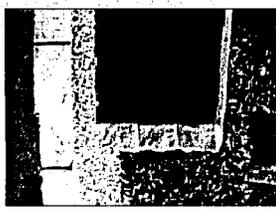
Vicinity Map



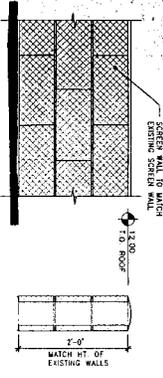
PDP06-0041

FirstBank

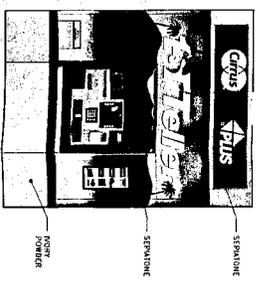
SITE DATA	
PROPOSED USE:	SHOPPING CENTER
SITE DIMENSIONS:	810'-0" x 827'-11"
BANK LOT:	253'-0" x 208'-2"



2 EXISTING SCREEN WALL



3 PROPOSED SCREEN WALL

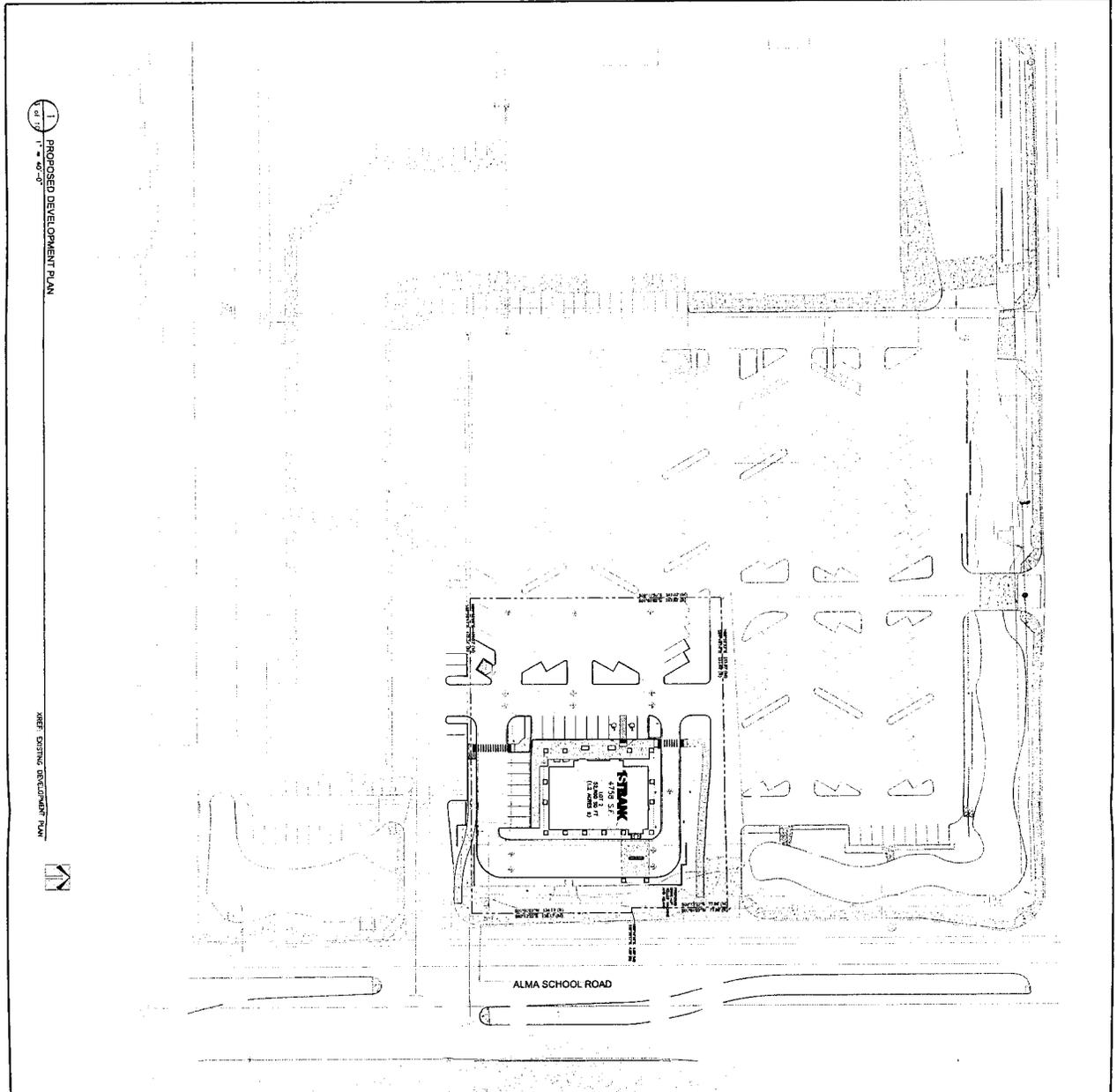


4 PROPOSED ATM

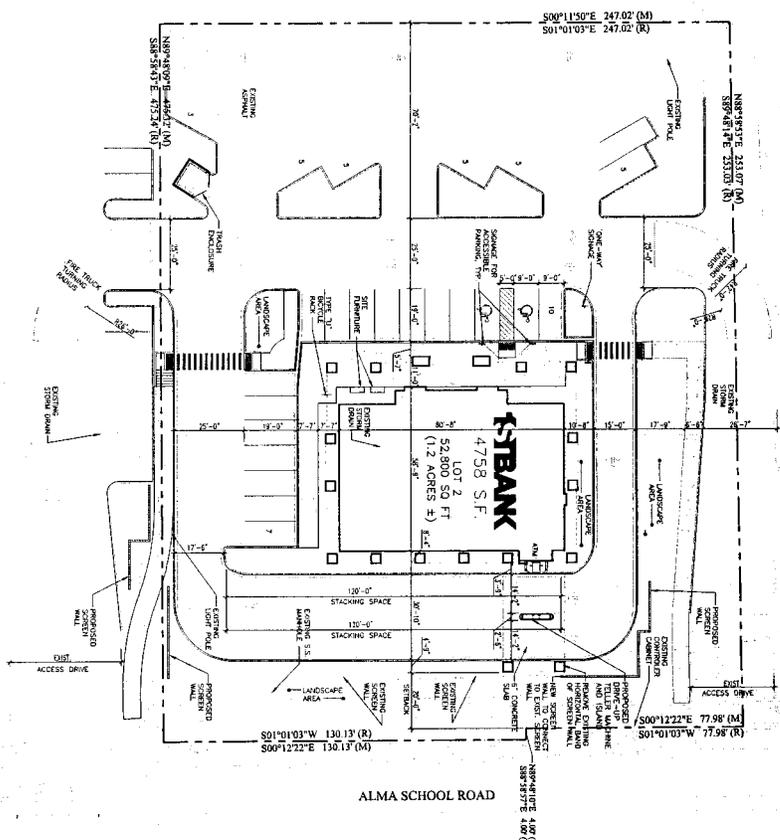
ISSUANCE	NO.	DATE
POP Submitted	1	02/27/06
POP Submitted	2	03/29/06
POP Submitted	3	12/11/06

FIRSTBANK HOLDING COMPANY
THE SWC OF GERMAN RD & ALMA SCHOOL RD
CHANDLER, AZ 85224
STBANK

OVERALL DEVELOPMENT PLAN
DRAWN BY: JAW
CHECK BY: JAW
SHEET FILE: P-2401-040
DATE: 02/27/06
3 of 9
0252800



1 PROPOSED DEVELOPMENT PLAN



1
PROPOSED SITE PLAN
DATE: 8/2/06



ALMA SCHOOL ROAD

PROJECT DATA SHEET
COMMERCIAL AND INDUSTRIAL

Zone #10 4758 SF (0.11 ACRES ±) 52,800 SQ FT (1.2 ACRES ±) 1.2 ACRES ± (52,800 SQ FT) 1.2 ACRES ± (52,800 SQ FT)		Map & Area Regulations Zoning: C-2 Height: 35'	
Site Description 1.2 ACRES ± (52,800 SQ FT)		Site Area 52,800 SQ FT (1.2 ACRES ±)	
Adjacent Components To the North: Existing Building To the East: Existing Building To the South: Access Drive To the West: Existing Building		Site Area Breakdown Building Footprint: 47,580 SQ FT Parking: 5,000 SQ FT Landscaping: 1,000 SQ FT Utility: 200 SQ FT	
Site Area Breakdown Building Footprint: 47,580 SQ FT Parking: 5,000 SQ FT Landscaping: 1,000 SQ FT Utility: 200 SQ FT		Site Area Breakdown Building Footprint: 47,580 SQ FT Parking: 5,000 SQ FT Landscaping: 1,000 SQ FT Utility: 200 SQ FT	



300 N. GAVIN STREET, SUITE 400
 CHANDLER, AZ 85224
 480.948.8888
 WWW.DAVISPARTNERSHIP.COM

DESIGN/REVISION	DATE	NO.
DRP - Submittal	8/2/06	1
DRP - Submittal	10/20/06	2
DRP - Submittal	12/1/06	3

FIRSTSTBANK HOLDING COMPANY
 THE SWC OF GERMANN RD & ALMA SCHOOL RD
 CHANDLER, AZ 85224
STBANK
 SITE PLAN

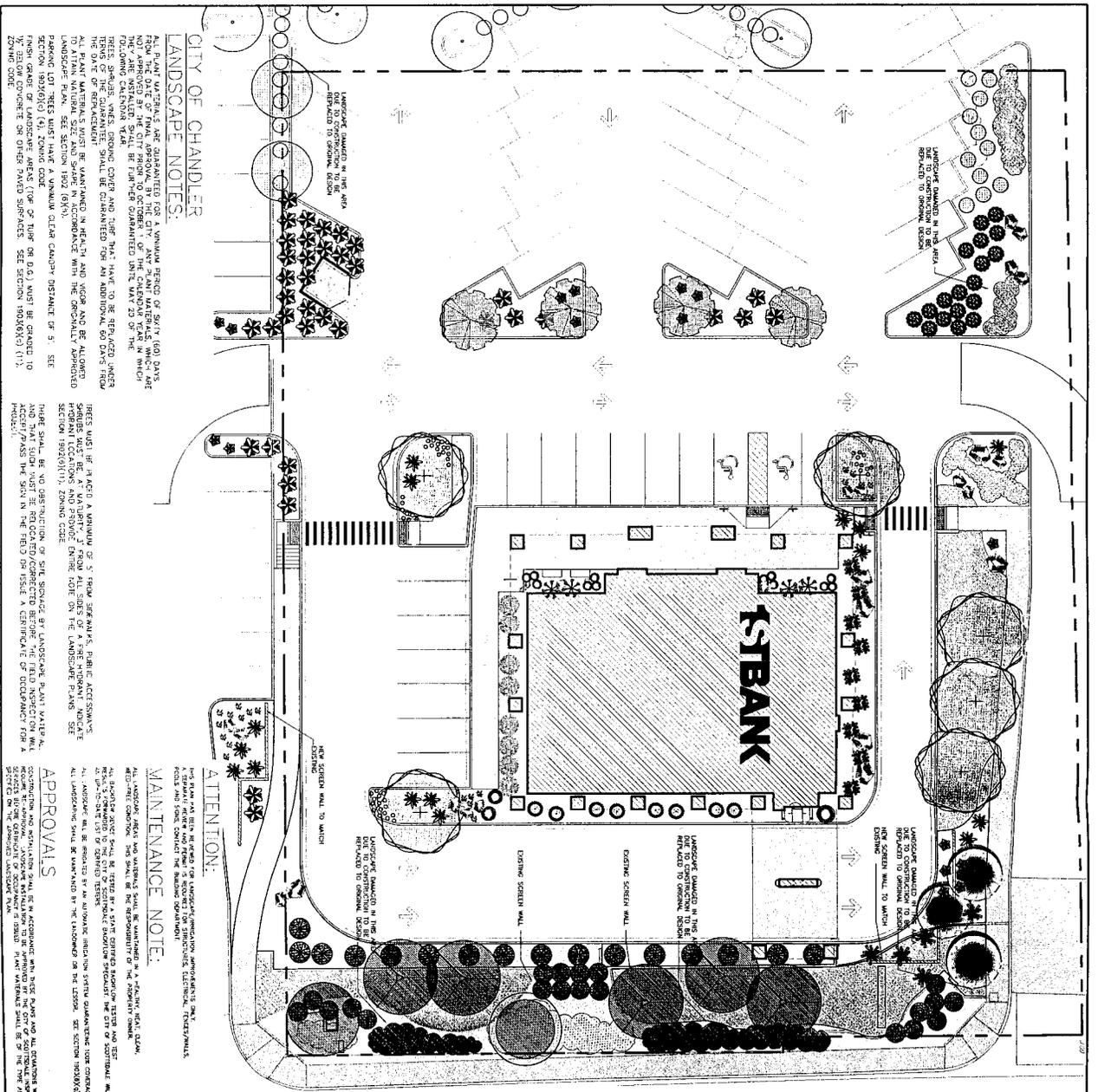
DRAWN BY: JK
 CHECKED BY: CD
 SHEET FILE: P-2401-001
 PROJECT NUMBER: 0252800
2 OF 9
 D.P.A. PROJECT # 0252800

2301 N. 44TH STREET, SUITE 100
DOWNEY, ARIZONA 85305
PH: 602.933.8800 FAX: 602.933.8801
WWW.DAVISARCHITECTS.COM

SUBMITTAL	DATE	NO.
POP Submitted #1	09/29/04	
POP Submitted #2	10/20/04	
POP Submitted #3	12/17/04	

FIRSTBANK HOLDING COMPANY
THE SWC OF GERMANN RD & ALMA SCHOOL RD
CHANDLER, AZ 85224
STBANK
LANDSCAPE PLAN

DATE: 12/17/04
SHEET NO: 4 OF 9
D.P. PROJECT # 0325300



NEIGHBORHOOD MAP

AVENUE	
CHANDLER	
ROOSEVELT	
GERMANN ROAD	
PRIME ROAD	
BOSSON ROAD	
ALMA SCHOOL	
ARIZONA	
WILLOW	

PLANT LIST AND LEGEND

PLANT	COMMON NAME	SYMBOL	SIZE
1	WEST LAKE WILLOW	(Symbol)	2 1/2" DB
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PROJECTIONS TABLE

PROJ. NAME	DATE	BY	CHECKED	APPROVED
LANDSCAPE PLAN	12/17/04	[Signature]	[Signature]	[Signature]

PLANT MATERIAL LIST

SYMBOL	PLANT NAME	SIZE	REMARKS
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100	WEST LAKE WILLOW	2 1/2" DB	10 Plants

ATTENTION:

THIS PLAN HAS BEEN PREPARED FOR LANDSCAPE/IRRIGATION IMPLEMENTATION ONLY. ALL LANDSCAPE AND IRRIGATION SHALL BE MAINTAINED IN A NEAT, CLEAN, AND ORDERLY MANNER. THE RESPONSIBILITY OF THE PROPERTY OWNER.

MAINTENANCE NOTE:

ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT, CLEAN, AND ORDERLY MANNER. THE RESPONSIBILITY OF THE PROPERTY OWNER.

APPROVALS:

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF CHANDLER, ARIZONA, AND THE SWC OF GERMANN RD & ALMA SCHOOL RD. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHANDLER, ARIZONA, AND THE SWC OF GERMANN RD & ALMA SCHOOL RD.

CITY OF CHANDLER LANDSCAPE NOTES:

ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SEVEN (7) DAYS. NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THE PLANTING IS TO BE COMPLETED. THE CITY SHALL BE RESPONSIBLE FOR THE PLANTING OF THE PLANTS. THE CITY SHALL BE RESPONSIBLE FOR THE PLANTING OF THE PLANTS.

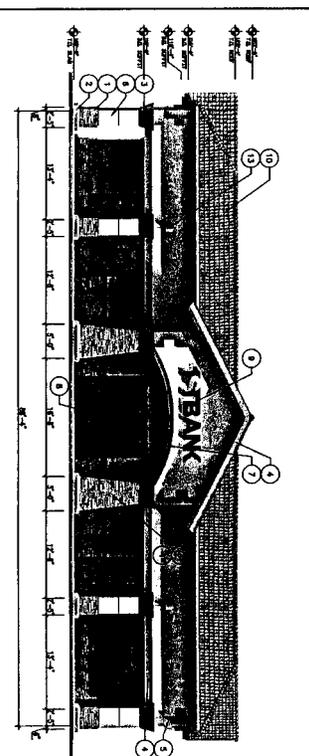
ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN MINIMUM SIZE AND SHAPE IN ACCORDANCE WITH THE CITY'S APPROVED PLANTING SPECIFICATIONS. THE CITY SHALL BE RESPONSIBLE FOR THE PLANTING OF THE PLANTS.

ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN MINIMUM SIZE AND SHAPE IN ACCORDANCE WITH THE CITY'S APPROVED PLANTING SPECIFICATIONS. THE CITY SHALL BE RESPONSIBLE FOR THE PLANTING OF THE PLANTS.

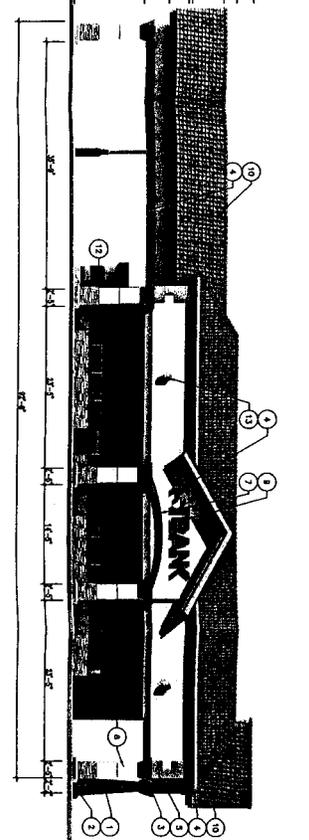
2801 B. W. W. STREET, SUITE 100
DENVER, COLORADO 80202
303.733.8800
1025 MARSH STREET, UNIT C101
DENVER, COLORADO 80202
303.733.8800

DATE	NO.
10/24/08	1
10/29/08	2
12/17/08	3

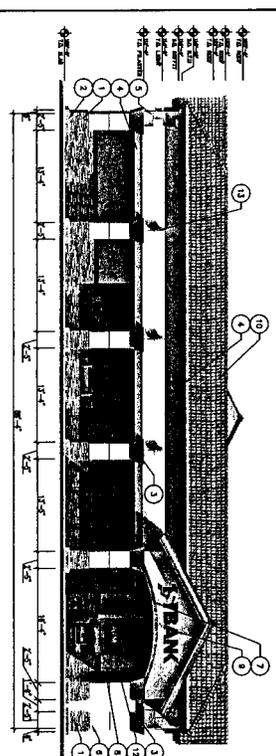
REVISION/NO.	DATE	NO.
REV. Schedule	10/24/08	1
REV. Schedule	10/29/08	2
REV. Schedule	12/17/08	3



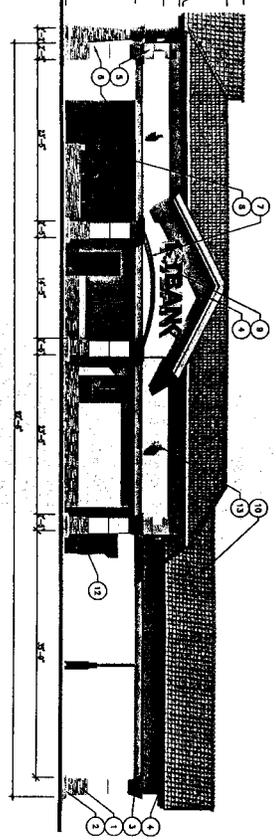
1 EAST ELEVATION
1/8" = 1'-0"



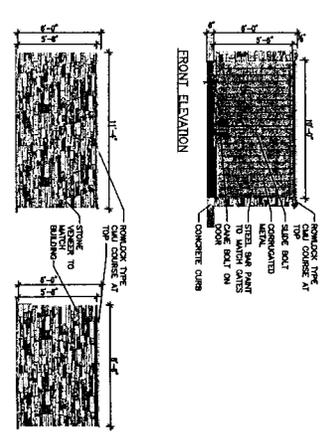
2 NORTH ELEVATION
1/8" = 1'-0"



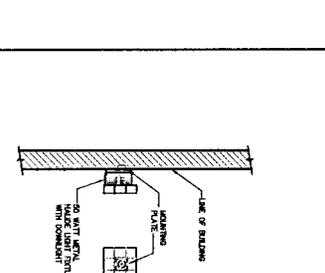
3 WEST ELEVATION
1/8" = 1'-0"



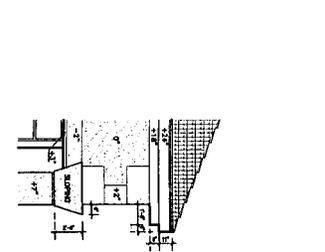
4 SOUTH ELEVATION
1/8" = 1'-0"



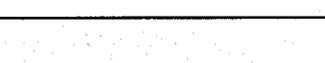
5 FRONT ELEVATION
1/8" = 1'-0"



6 BACK ELEVATION
1/8" = 1'-0"



7 SIDE ELEVATIONS
1/8" = 1'-0"



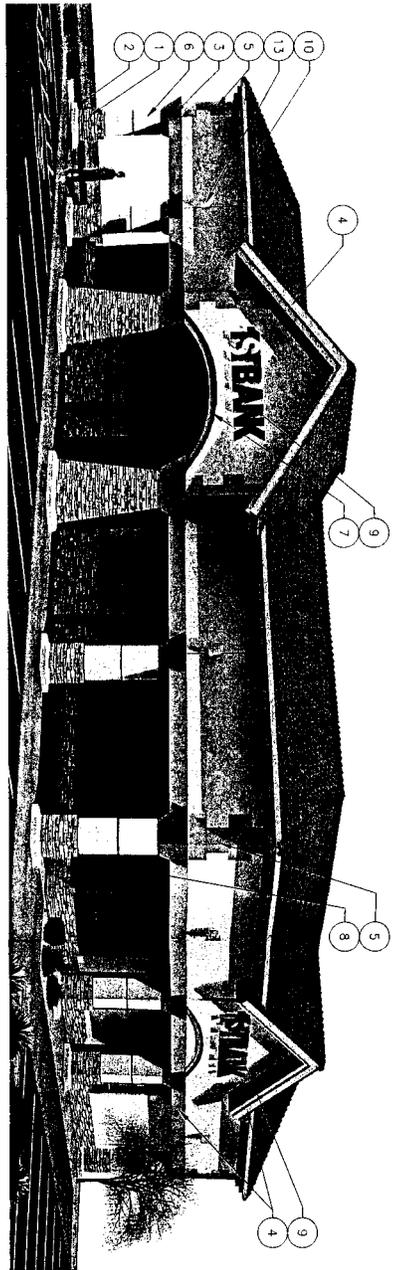
8 WALL MOUNTED LIGHT DETAIL
1/8" = 1'-0"



9 TYPICAL EAVE RELIEF DETAIL
1/8" = 1'-0"

NO.	DESCRIPTION	BY	DATE
1	STONE VENEER	GLASS STONE PRODUCTS LINDSEY/STC/AMW/	
2	CONCRETE CURB	BY BROWN AND UNIVERSITY	
3	ELFA'S FINISH OVER CONCRETE CURB	SEAL	
4	ELFA'S FINISH OVER CONCRETE CURB	BY FINALEZ PAINT	
5	ELFA'S SPURT-CEMENT	DESERT DOME FINISH	
6	ELFA'S OVER PAUL VULCAN	DESERT DOME FINISH	
7	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
8	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
9	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
10	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
11	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
12	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
13	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
14	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
15	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
16	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
17	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
18	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
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27	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
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30	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
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35	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
36	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
37	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
38	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
39	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	
40	ELFA'S OVER 1" FOAM OVER F. EXTERIOR	BY FINALEZ PAINT	

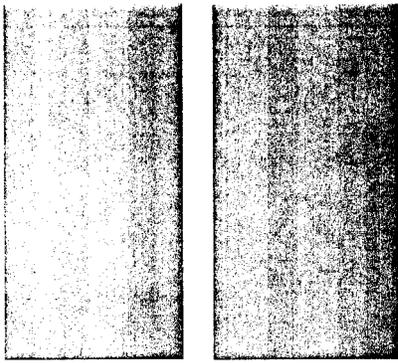
NOTES: COLOR & MATERIALS TO MATCH EXISTING SHOPPING CENTER



SOUTHWEST PERSPECTIVE
1/8" = 1'-0" SCALE

MATERIAL AND COLOR LEGEND	
① STONE VENEER	CLONE STONE PRODUCTS LEOSTONE-BROWN/ LEONSTONE-BROWN/ RYE BROWN MIX "DRYSTACK"
② CONCRETE CURB	SEALED
③ EIFS FINISH OVER COLUMN CAP	BY FRAZEE PAINT #8313M
④ EIFS SOFFIT-CEILING	BY FRAZEE PAINT DESERT EDGE #7824M
⑤ EIFS OVER PAINT "OUBAN"	BY FRAZEE PAINT CAST PEBBLE #8313M
⑥ EIFS OVER TILE "CONTINENTAL DESTONOR" BY FRAZEE PAINT #7824M	BY FRAZEE PAINT DESERT EDGE #7824M
⑦ 1/4" WIDE FOAM NESS-EIFS	BY FRAZEE PAINT DESERT EDGE #7824M
⑧ STONEFRONT AND ACENT	#18 CHAMPAGNE MARBLED FINISH BY KAMNER
⑨ SIBANK SIGN	BY OWNER
⑩ FLAT CONCRETE ROOF TILE	BY MOHNER LITTLE SAKONY SLATE MARBLED TERRA COTTA 157CS6129
⑪ LIGHT FINTURE	TO MATCH FULLY SHIELDED EXTERIOR WALL ACENT FINTURE IN EXTERIOR SHOPPING CENTER BY OWNER
⑫ RM	BY OWNER
⑬ ACENT LIGHT FINTURE	BY ESCOWE
⑭ RTU CONCEALED	

NOTE: COLORS & MATERIALS TO MATCH EXISTING SHOPPING CENTER



ACCENT TRIM
BY FRAZEE PAINT
CAST PEBBLE #8313M

ACCENT TRIM
BY FRAZEE PAINT
DESERT EDGE #7824M

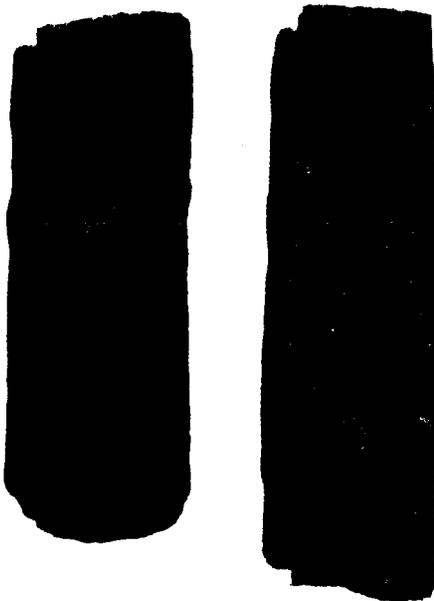


FIELD PAINT
BY FRAZEE PAINT
VOYR POWDER #7800W

FLAT CONCRETE ROOF TILE
BY MOHNER LITTLE SAKONY
SLATE MARBLED TERRA COTTA
157CS6129



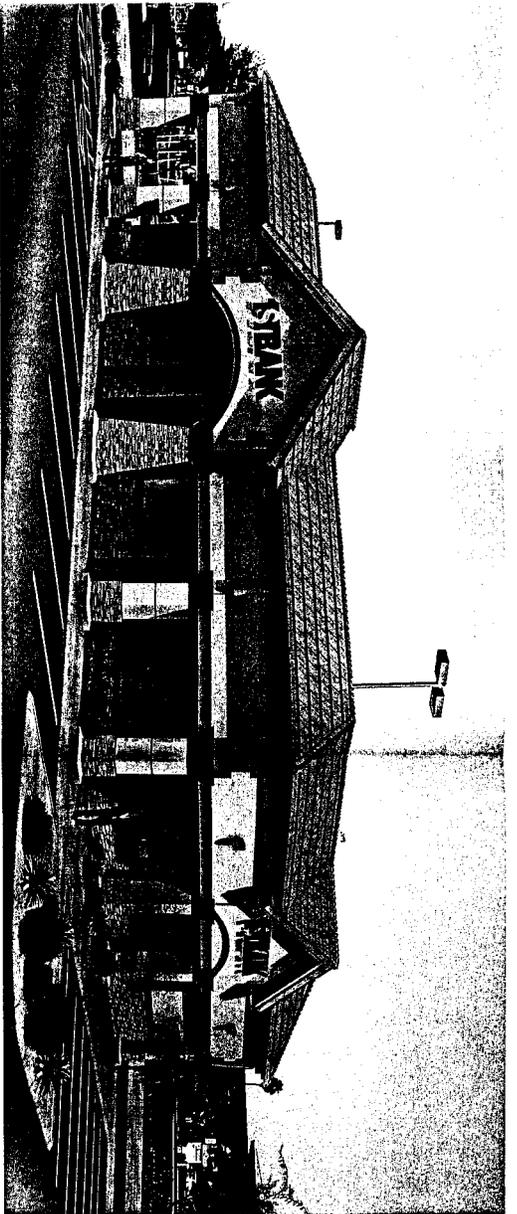
STOREFRONT AND AUTO DOORS
KAMNER STOREFRONT SYSTEM
COLOR: CHAMPAGNE



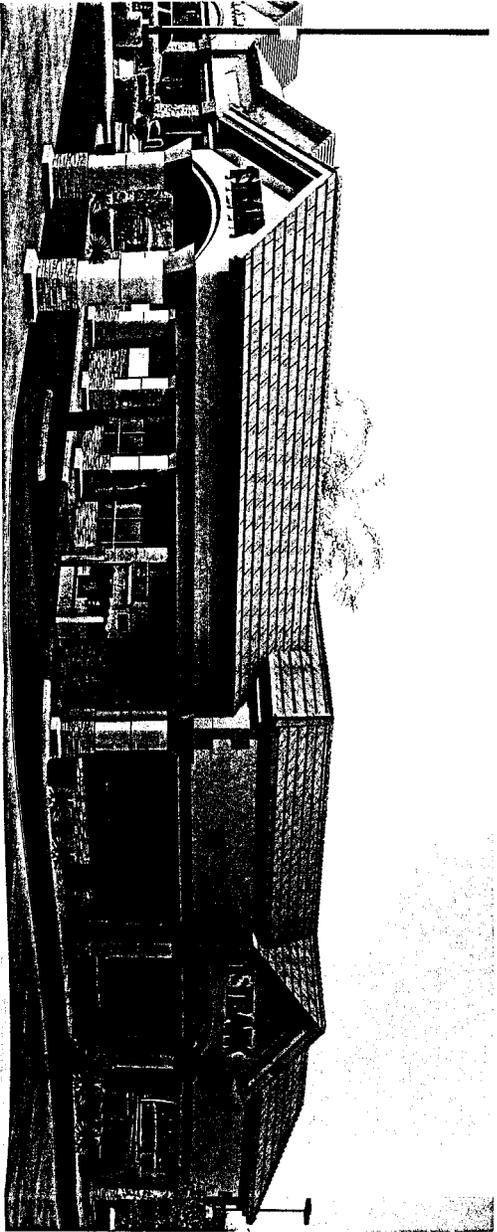
STONE VENEER
BY CLONE STONE PRODUCTS
LEONSTONE-BROWN/
RYE BROWN MIX "DRYSTACK"

PROJECT TITLE:	sibank Holding Company, AZ	DATE:	08 24 06
	Germann Rd. and Alma School Rd.	PROJECT NO.:	05258.00
	Davis Partnership P.C., Architects - Denver Office		Ph: 303.861.9555
	2301 Blake Street, Suite 100 Denver, Colorado		Fax: 303.561.3027





1 SOUTHWEST PERSPECTIVE
7/14/09 NO SCALE



2 SOUTHEAST PERSPECTIVE
7/14/09 NO SCALE

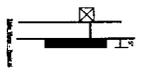
2801 LAKE STREET, SUITE 400
DENVER, COLORADO 80202
10222 LAKE STREET, UNIT C1010
DENVER, COLORADO 80231
P.O. BOX 1000, DENVER, CO 80202
P.O. BOX 1000, DENVER, CO 80202
P.O. BOX 1000, DENVER, CO 80202



REVISION	DATE	NO.
Rev. Submitted	08/24/08	1
Rev. Submitted	10/29/08	2
Rev. Submitted	12/17/08	3

FIRSTBANK
HOLDING
COMPANY
THE SWC OF
GERMANN RD
&
ALMA SCHOOL RD
CHANDLER, AZ
85224
FIRSTBANK

PERSPECTIVES
DRAWN BY: LB
CHECKED BY: CS
SHEET TITLE: 1st Bank, Chandler, AZ
DATE: 7/14/09
PROJECT NO.: 0283860
D.P.A. PROJECT # 0283860
7 OF 9



1STBANK

1STBANK

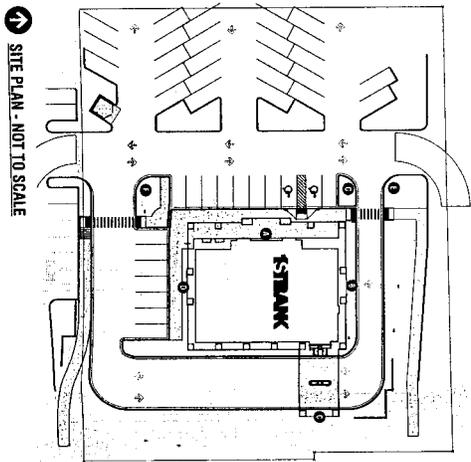
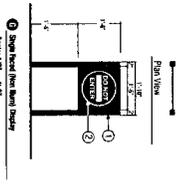
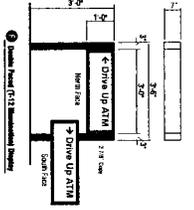
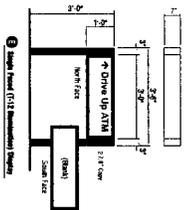
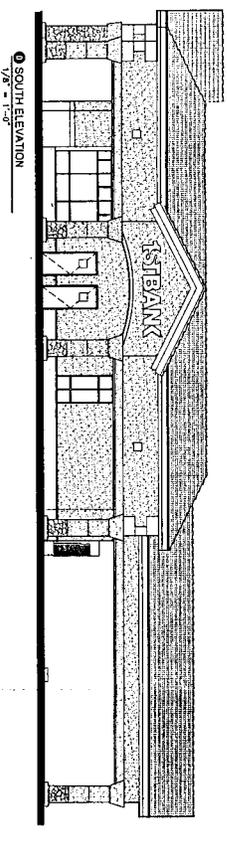
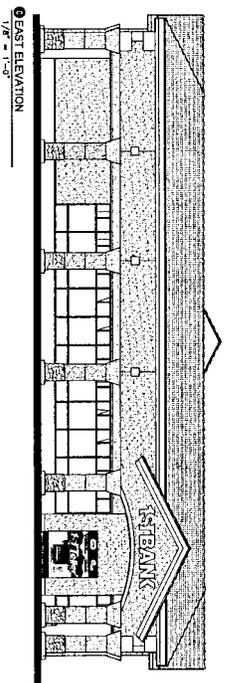
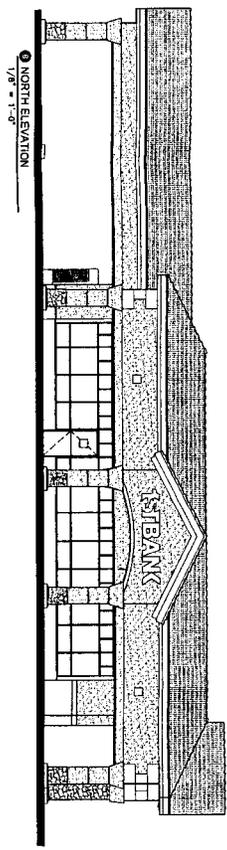
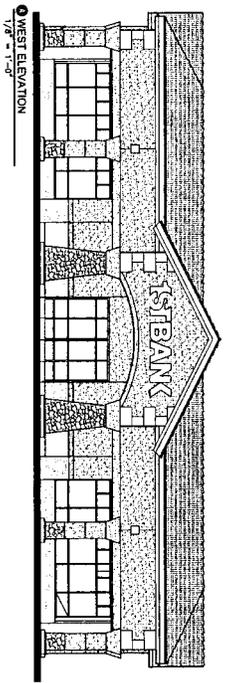
1STBANK

1 Single Fixed Illuminated Signage - Sign (1) Bank I.
 Scale: 3/8" = 1'-0"
 30" tall channel letters with white acrylic faces.
 1" bronze trim cap. 5" aluminum returns per finished facade.
 Panel inside returns & back of letters white.
 Illumination: 27' 0000 white neon / 20' 0000 warm white neon.

2 Single Fixed Illuminated Signage - Sign (2) Bank I.
 Scale: 3/8" = 1'-0"
 30" tall channel letters with white acrylic faces.
 1" bronze trim cap. 5" aluminum returns per finished facade.
 Panel inside returns & back of letters white.
 Illumination: 27' 0000 white neon / 20' 0000 warm white neon.

3 Single Fixed Illuminated Signage - Sign (3) Bank I.
 Scale: 3/8" = 1'-0"
 30" tall channel letters with white acrylic faces.
 1" bronze trim cap. 5" aluminum returns per finished facade.
 Panel inside returns & back of letters white.
 Illumination: 27' 0000 white neon / 20' 0000 warm white neon.

SIGN COSTS (USD)	
Unit Signage	
23.0 sq ft signage per 1' of building footage	
89.9' of footage x 2.51 of signage = 161.3 sq ft allowed	
Proposed:	
One (1) @ \$93.51	= \$93.51
One (1) @ \$89.51	= \$89.51
One (1) @ \$86.51	= \$86.51
One (1) @ \$86.51	= \$86.51
TOTAL	= \$411.51
BALANCE	= 202.251



DAVIS PARTNERSHIP ARCHITECTS
 1000 N. CENTRAL AVENUE, SUITE 200
 CHANDLER, AZ 85225
 TEL: 480.948.1234 FAX: 480.948.1235
 WWW.DAVISPARTNERSHIPARCHITECTS.COM

NO.	DESCRIPTION	DATE	BY
1	POP Submitted #1	10/20/06	
2	POP Submitted #2	12/1/06	
3	POP Submitted #3		

FIRSTBANK HOLDING COMPANY @
 THE SW/C OF
 GERMANN RD &
 ALMA SCHOOL RD
 CHANDLER, AZ
1STBANK
 SIGNAGE PLAN
 GOLDON SIGN
 12/12/06
 Drawing # 104017-010

8 OF 9
 D & A ARCHITECTS

ORDINANCE NO. 2423

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA AMENDING THE ZONING CODE AND MAP ATTACHED THERETO BY REZONING A PARCEL FROM AG-1 TO PAD WITH CONCEPTUAL PLAN FOR COMMERCIAL SHOPPING CENTER (Z93-089 SMITTY'S SUPER VALUE-SWC ALMA SCHOOL AND GERMANN ROADS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place, and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the properties at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION 1. Legal Description of Property:

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 8, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the northeast corner of said Section 8; thence South 00 degrees 04 minutes 22 seconds West a distance of 732.56 feet along the east line of the Northeast Quarter of Section 8; thence North 89 degrees 55 minutes 38 seconds West a distance of 865.00 feet; thence North 00 degrees 04 minutes 22 seconds East a distance of 720.09 feet to the north line of said Northeast Quarter of Section 8; thence North 89 degrees 14

minutes 48 seconds East a distance of 865.09 feet along the north line of said Northeast Quarter to the POINT OF BEGINNING.

Containing 15.3 acres, more or less.

Said parcel is hereby rezoned from AG-1 to PAD with Conceptual Commercial Plan subject to the following conditions:

1. Dedication of right-of-way for Alma School Road and Germann Road to achieve required half-width.
2. Zoning is granted for Conceptual Commercial only. A Preliminary Development Plan must be submitted and approved in compliance with Section 1700, Planned Area Development, Chandler Zoning Code.
3. The Preliminary Development Plan shall include site feature elements such as adequate lighting, seating areas, landscaping and special features. Rear elevations of buildings shall be accentuated with architectural elements and details commensurate with front elevations. Buildings on free standing pads shall carry an equal level of architectural detail on all sides to reflect the architectural theme of the main center.
4. Construction shall commence on a major tenant, above foundation walls, within two years of the effective date of the Ordinance granting this rezoning, or the zoning shall revert to AG-1.

SECTION 2. Except where provided, nothing contained herein shall be construed to be an abridgement of any other ordinance of the City of Chandler.

SECTION 3. The Development and Community Services Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 18th day of November, 1993.

ATTEST:

Caroline B. ...
CITY CLERK

Coy C. Payne
MAYOR

PASSED AND ADOPTED by the City Council this 13th day of December, 1993.

ATTEST:

Caroline B. ...
CITY CLERK

Coy C. Payne
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 2423 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 13th day of December, 1993, and that a quorum was present thereat.

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

Caroline B. ...
CITY CLERK

PUBLISHED: 12/20 & 12/27/93



NOTICE OF COUNCIL ACTION CITY OF CHANDLER, ARIZONA

APPLICANT:

CHRIS SUTTON
KURT D. REED ASSOCIATES
7400 E. MCDONALD DRIVE, SUITE 101
SCOTTSDALE, AZ 85250

JOE GOFORTH
BEUS GILBERT PLLC
3200 N. CENTRAL AVE., SUITE 1000
PHOENIX, AZ 85012

CASE: PDP00-0043 FRY'S SHOPPING CENTER

MEETING DATE: THURSDAY, FEBRUARY 22, 2001

APPROVAL:	<input checked="" type="checkbox"/>	REZONING:	<input type="checkbox"/>
DENIAL:	<input type="checkbox"/>	VARIANCE:	<input type="checkbox"/>
WITHDRAWAL:	<input type="checkbox"/>	USE PERMIT:	<input type="checkbox"/>
CONTINUED:	<input type="checkbox"/>	SUBDIVISION:	<input type="checkbox"/>
PRELIMINARY DEVELOPMENT PLAN	<input checked="" type="checkbox"/>	PRELIMINARY PLAT	<input type="checkbox"/>

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Right-of-way dedications to achieve full half widths for Germann Road including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
3. A Traffic Impact Analysis shall be approved prior to the recordation of a Final Plat to address the southern most access point and median break along Alma School Road.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

5. The developer shall be required to install landscaping in the arterial street median adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
6. Development shall be in substantial conformance with Development Booklet, entitled "Fry's Food & Drug Stores of Az.," kept on file in the City of Chandler Planning Services Division, in File No. PDP00-0043 Fry's Shopping Center, except as modified by condition herein.
7. Phase II and Phase III shall require Preliminary Development Plan approval. Said subsequent Preliminary Development Plan application(s) shall require written notification of the abutting neighborhood.
8. The freestanding pads shall carry an architectural level of detail similar to front facades of main building.
9. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
10. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.
11. In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the development shall use treated effluent to maintain open space, common areas, and landscape tracts.

12. At the time of receiving necessary building permits and construction is about to proceed, the developer shall erect a 4 foot by 8 foot sign identifying what is being built and the estimated date of completion for the specified project. This information may be incorporated with the contractor's sign or the "Coming Soon" sign on the subject site.
13. Electrical service entrance section (SES) shall be screened from view.
14. Any roof access ladders shall be located inside the building.
15. All roof drainage shall be interior roof drains.
16. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.
17. All transformer boxes, meter panels and electric equipment, back-flow valves and any other utility equipment shall be painted to match the building color.
18. A double row of trees shall be planted within the thirty-foot wide landscape strip along the west and south property lines. Said trees shall be a minimum of twelve-feet high at the time of installation. The type of tree may be determined by a neighborhood representative to be approved by the Zoning Administrator.
19. All lighting at the rear access drive shall be in conformance with the requirements of the City of Chandler. Light fixtures shall be shielded and directed away from the adjacent residential properties.
20. No single restaurant tenant within a shop building located on the south side of the shopping center shall exceed 3,500 square feet. No restaurant uses within the shop buildings shall utilize fryers.
21. A restaurant use on the northeast corner of the site, Pad B, shall not exceed 5,500 square feet.
22. Outside storage of crates, supplies, and containers shall be prohibited within the shopping center.
23. All refuse containers shall be fully enclosed.
24. The refuse containers located west of the drive-through pharmacy shall be relocated to a location approved by the Zoning Administrator.
25. Deliveries within the shopping center shall be between 6:00 A.M. and 11:00 P.M.
26. The applicant shall warrant that Fry's shall be the only business in the shopping center open twenty-four hours a day.

27. Bars, taverns, liquor stores and other uses requiring a Series 6 liquor license shall be prohibited on site.
28. A block wall shall be extended along the southern property line east towards Alma School Road to discourage pedestrian traffic through an existing retention area south of the property line. The wall shall match the existing block wall and shall be subject to approval and permitting by City of Chandler.
29. A representative of Fry's or its consultants shall be appointed and shall respond to neighborhood inquiries during construction and post-construction operations to ensure neighborhood concerns are addressed and any variations from these stipulations are remedied.
30. A gas station shall be prohibited on the subject parcel.
31. Undergrounding of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
32. All signs, including monument signs shall comply with the Sign Code.
33. The portion of the rear driveway directly behind the Fry's Food Store shall be gated to limit access to emergency and maintenance vehicles only. The location and design of said gates shall be subject to approval by the Zoning Administrator.
34. The portion of rear driveway located south of Shops A and Shops B shall be gated to restrict the time of vehicular access between 6:00 A.M. and 6:00 P.M. A representative of Fry's working on-site or a private security officer located on-site shall be appointed and shall be responsible for opening said gates at 6:00 A.M. and closing said gates at 6:00 P.M. The phone number of said appointee shall be made available to residents of the abutting neighborhood. The location and design of said fence and gates shall be subject to approval by the Zoning Administrator
35. A landscape planter shall be added at the southwest corner of Pad B, located at the northeast corner of the site, to define and separate the driveways from the future Pad B.
36. The applicant shall work with Staff to find a solution to screen the bay door located west of the loading dock on the north side of Fry's Food Store.
37. Textured paving patterns shall be utilized at each entrance point into the shopping center and at pedestrian crosswalks.
38. The trellis feature located over the west portion of the loading dock shall be enhanced with additional beams and shall be expanded to shadow the service bay.

39. In addition to installing gates to prevent vehicular access, the rear area behind the Fry's building and Shops A and Shops B shall be fenced to prevent pedestrian access.
40. A procedure shall be worked out to prevent vehicles from being locked in the gated area south of Shops A and Shops B.