



Planning Division

CONDITIONS OF APPROVAL

Zoning stipulations:

1. Construction of the project shall be in conformance to the exhibits submitted with this Site Plan Review (SPR14-01) for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission and the City Council.
2. Future changes/amendment of uses to the site plan not approved with this case, and or, addressed during this review shall require separate review and approval from staff and, if required the City Council.
3. All roof mounted mechanical equipment shall be completely screened from public view by the building/roof parapet wall. Any ground mounted equipment or building mechanical features shall be screened from public view and/or painted to match color scheme of the building. Roof access shall be from within the building.
4. Outdoor lighting/building wall mounted lights shall conform to the City lighting standards.
5. Signage shall be a separate sign permit application submittal to be reviewed, approved and permitted by staff. All signage must be in conformance with Article 22 Sign Provisions of the City of Maricopa Zoning Ordinance or an approved Comprehensive Sign Plan (CSP) as applicable.
6. Prior to issuance of Certificate of Occupancy, the property owner shall submit a sign permit application, and as applicable.
7. All refuse areas shall be enclosed and shall correspond to the design and color palette of the development. Gates shall not open into vehicular drive aisles.
8. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
9. Prior to beginning of site construction, or issuance of any building permit, a consent letter from the State Historic Preservation Office (SHPO) is obtained for archaeological and historical preservation information.
10. Human remains and artifacts have been found in the Maricopa area. “Public law 101-601, Native American Graves Protection and Repatriation Act” and “Public law 41-865 disturbing human remains or funerary objects; rules; violation; classification; definitions”, A person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.



STAFF REPORT

11. Prior to issuance of any building permit, a cross-access agreement among immediate adjacent properties to the Maricopa Station development shall be submitted for review and approval by staff, and recorded with Pinal County.
12. A Property Owners Association (POA) shall be created for this project. The POA shall be responsible for maintenance and upkeep of the properties in general, site landscaping, right-of-way landscaping and open space as well. Prior to issuance of any building permit; the applicant shall include this note on the final plan for staff review.
13. Prior to issuance of any building permit, any or all Planning and Engineering issues/comments shall be fully addressed, as applicable.
14. ***The City will work with ADOT and the future Developers of this site to ensure circulation, congestion and public safety concerns are mitigated within eighteen months of approval by the City Council (Recommended by the Planning and Zoning Commission).***

Transportation stipulations:

1. This project is within the City of Maricopa Regional Transportation Plan boundaries. As such, improvements shall be made in accordance with all recommendations included in the Final Implementation Plan and as approved by the City of Maricopa.
2. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by the Director of Public Works or City Engineer and installed by the developer.
3. The developer shall satisfy all traffic related recommendations provided in the Final Traffic Impact Analysis as approved by the City.



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Building stipulations:

1. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
2. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.

Fire stipulations:

1. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2012, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.