

1. Construction of the project shall be in conformance to the exhibits submitted with this Conditional Use Permit (CUP26-02) and as amended by the Planning and Zoning Commission and the City Council.
2. The Conditional Use Permit (CUP) will remain valid for 5 years from the date of the Planning and Zoning Commission approval; if renewal of the permit is pursued, the applicant shall contact the Zoning Administrator 90 days prior to expiration.
3. Any dimension modifications of more than 20% of the microwave antenna (see Exhibit A) shall require an amendment to this Conditional Use Permit by legislative process (Planning and Zoning and City Council review).
4. In the event a building permit is not received within 2 years or as otherwise stipulated, or reasonable effort is not made to receive a building permit as determined by the Zoning Administrator, the Conditional Use Permit shall expire.
5. No signs shall be allowed on the property without a formal sign permit application with the City of Maricopa.
6. The microwave antenna shall not be artificially lit, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding neighbors.
7. If outdoor lighting is proposed in the future, applicants are to submit a photometric plan, cut sheet, and specs for all outdoor lighting fixtures for review and approval by staff. All outdoor illuminations shall be directed downward and away from public street and residential uses.
8. The applicant/landowner shall adhere to all Federal, State, County, and Local regulation, and shall submit all required development plans and secure all applicable and required approvals, permits and inspection from applicable Federal, State, County, and Local regulatory agencies.
9. The microwave antenna must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the state of federal government with the authority to regulate towers and antennas.
10. Before issuance of building permit, 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.
11. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ), if applicable, and other regulatory agencies' rules and regulations.
12. The facility shall comply with all applicable adopted fire codes (International Fire Codes) as well as any related NFPA guidelines to the satisfaction of the City of Maricopa Fire Department.