

### **Conditions of Approval**

1. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code.
2. Prior to the City Council approval of the PAD23-07, the applicant shall submit to the city a signed waiver pursuant to Proposition 207, as applicable.
3. Prior to issuance of the final Certificate of Occupancy, the developer must provide all offsite improvements recommended by City's staff and a traffic impact analysis prepared to the City's approved guidelines. Offsite improvements include infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development.
4. If the development is to be built and occupied by residents in phases, a phasing plan must be submitted to the City for review and approval. Construction of offsite improvements shall be included with first phase of construction unless approved by City Engineer to be built with future phases.
5. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by the applicant's traffic engineer and City Staff.
6. The Hartman Ranch Land Use Plan shall provide for continuous vehicular access between APN 502-09-002E and the Anderson Road alignment at the southwest corner of Hartman Ranch using the access points shown on the Hartman Ranch Land Use Plan. The connecting road between the access points shall meet the minimum requirements of the City of Maricopa for a Local Road. The Applicant may request changes to the exact route between the access points provided such changes are in substantial conformance with the Hartman Ranch Land Use Plan, are approved by the City of Maricopa City Engineer, and the access points remain the same.
7. Any amendments to the PAD District shall be processed in accordance with Section 18.180.060 of the City's Zoning Code.
8. All zoning and development standards not expressly enumerated within this PAD shall comply with the applicable standards delineated in the City's Zoning Code.