



45145 W. Madison Ave.
P.O. Box 610
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www.maricopa-az.gov

MEMO

Planning Division

Zoning Stipulations

1. Construction of the project shall be in conformance to the exhibits submitted with this Conditional Use Permit (CUP12-02) and as amended by the City Council.
2. Prior to this Use Permit taking effect, Council shall review and approve a lease agreement between the City of Maricopa and applicant. In the event the Council does not approve a lease agreement for this facility, this permit and approval shall become null and void.
3. This Conditional Use Permit is valid for a period not to exceed 10 years from the date of Council approval.
4. Relocate the “Proposed Lessee Wall Mounted Electrical Meter, And Disconnect” (SHEET Z-2 & 3) to another location that is not as easily viewed or accessible to the public from the sidewalk. Staff recommends moving the panel to the northeast facing wall, away from the sidewalk.
5. Revise the proposed easements on Sheet Z-1, and locate the utility trench / easement on the north side of the landscape and screen structures, in the playfield turf, as discussed. The access easement will extend from the terminus of the public parking lot drive aisle at the sidewalk to the proposed facility.
6. Explain why the proposed Lessee J-Box is needed and provide a detail of the apparatus for review.
7. Construction and maintenance of the proposed wireless facility must be coordinated with City of Maricopa Parks and Recreation Department staff to avoid conflicts with programmed events and carried out with minimum disruptions to park functions.
8. City may retain possession of replaced light pole. Applicant agrees to transport pole to a feasible location within Pacana Park, to be determined by staff prior to deconstruction. In the event a suitable location is not identified by the City, applicant will demolish and remove the light pole at their sole expense.
9. All damage to the park facilities (i.e., shade canopy, sidewalks, irrigation, landscape, etc) is the sole responsibility of applicant and shall be repaired to the satisfaction of the Building Official and Park Supervisor.
10. Applicant shall remove and cap affected irrigation lines, and remove existing plantings within the construction area.
11. Provide final grading and drainage design in a form acceptable to the City Engineer at time of building permit.
12. This Use Permit will expire in the event a building permit or use permit extension is not requested within 12 months of Council approval or if construction does not commence within 2 years of Council approval.





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13. No signs, except addressing for public safety purposes, shall be allowed on the property without a formal sign permit application with the City of Maricopa.
14. Equipment storage buildings or cabinets shall comply with all applicable building codes.
15. The setback of the communication equipment and/or the accessory structures shall meet the building setback for the zoning district in which it is located.
16. The cellular tower shall not be artificially lighted, unless required by the FAA or other applicable authority.
17. If outdoor lighting is proposed in the future, applicant is to submit a photometric plan, cut-sheet, and specs for all outdoor lighting fixtures for review and approval by Staff. All outdoor illumination shall be directed downward and away from public street and residential uses.
18. Future changes/amendment of uses to the Conditional Use Permit 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.
19. The applicant 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 agencies.
20. The cellular tower and all currently proposed antennas must meet or exceed current standards and regulation of the FAA, the FCC, and any other agency of the state of federal government with the authority to regulate towers and antennas.
21. Before issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required application, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
22. 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.
23. Per International Fire Code, Emergency signage must be posted and Fire apparatus gate must always be kept clear. This includes any knock lock(s) that is required by the City of Maricopa Fire Department.
24. Applicant shall install all necessary knock lock(s) per Fire Department
25. The applicant shall meet and comply with all applicable fire codes under the IFC 2006 as well as related NFPA guidelines to the satisfaction of the Maricopa Fire Department.





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Engineering Stipulations

26. All future submittals will need to meet current City of Maricopa Engineering Standards, as outlined in the City's Design Manual.
27. The site drainage must be designed in accordance with the Pinal County Drainage Manual, Volumes 1 and 2, August 2004.
28. The 100 year, 2 hour rainfall depth must be obtained from the National Oceanic and Atmospheric Administration Atlas (NOAA) 14, Upper Bound of the 90% Confidence Interval of the Precipitation Frequency Estimate.
29. The FFE must be a minimum of 14" above the site's low outfall elevation. Identify the low outfall elevation and location on the drainage plans.
30. Provide "to-scale" cross-sections through the property, including the building footprint, as delineated.
31. Water valves are not permitted to be within the concrete sidewalk or valley gutter. For water line dead ends, fire hydrants shall be located at the end of all permanent dead end water line. Caps with blowoffs as a substitute for fire hydrants are not acceptable. However, capped dead end lines which will be extended in the future may be tapped with flushing devices per MAG standard detail 390-B in lieu of a hydrant.
32. Provide the perimeter traverse data to define the parcel boundaries.

