

1. Prior to City Council approval of ZON26-01, the applicant shall submit to the City a signed waiver pursuant to Proposition 207, as applicable.
2. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code;
3. Future development will be required to follow all required City of Maricopa standards, details, regulations, guidelines and procedures as outlined in the City of Maricopa Design Standards Manual as well as any other applicable jurisdictional requirements.
4. 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 by 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.
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 applicants' traffic engineer and City Staff.