



STAFF REPORT

Planning Division

CONDITIONS OF APPROVAL

Zoning Stipulations:

1. Historic signage, concept approved as case # SGN14-28, shall use a shut-off timer set for 10 P.M. and remain off until daylight
2. All outdoor lighting on site shall be installed or modified so that lights are fully shielded and angled to eliminate glare from neighboring properties to comply with City lighting standards.
3. Signage shall be a separate sign permit (SGN14-28). All signage must be in conformance with approval by the Planning & Zoning Commission with conditions of approval.
4. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
5. Fencing along the north property line shall be improved to vinyl coated chain link with posts and rails painted to match.
6. Façade of shade structure to be painted a secondary green accent color per the Heritage District Guidelines. (“Treasure Chest”, DE6224 or similar)
7. 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.
8. Any future development and operation of the proposed use shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.

Transportation Stipulation:

1. Prior to issuance of Certificate of Occupancy, site access to S.R. 347 service drive must be improved to a minimum of 20’-0” drive way constructed to ADOT approved standards.
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.

Building Stipulations:

1. Any structural, plumbing, electrical, or mechanical work done on site will require a permit. Modification to the existing lighting and sign on site qualifies to require an electrical permit.



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Public Works Stipulation:

1. Final Grading and Drainage Plan shall be in accordance with the current City of Maricopa standards and approved by City's Engineering Division. As of the date of this report, the applicant is working with staff to meet code requirements.

Fire Stipulation:

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.