

1. The PAD request case #PAD25-04 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance, any applicable design guideline documents, and all applicable provisions thereof.
2. The development shall be responsible for any offsite and onsite improvements, cash-in-lieu agreements identified by the City's Engineering Division at the time of platting or the submittal of a Development Review Permit.
3. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards, current Area Transportation Plan and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.
4. The development shall be responsible for constructing a pedestrian trail system throughout the development that also connects to the city's parks, trails, and open space network.
5. Zoning development standards shall be in accordance with the Planned Area Development Booklet. All other development standards not listed in the PAD booklet shall adhere to the City of Maricopa Zoning Code and Subdivision Code.
6. Prior to preliminary plat or site plan submittal, the applicant/property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate federal, state, county and local regulatory agencies.
7. Prior to the City Council approval of the PAD25-04, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207, as applicable.
8. Prior to issuance of a building permit, the applicant or property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State, County and Local regulatory agencies.
9. The applicant/property owner shall have met and complied with all applicable fire codes as well as related National Fire Protection Agency (NFPA) guidelines to the satisfaction to the City of Maricopa.
10. 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.