

1. Prior to City Council approval of ZON24-03, the applicant shall submit to the City a signed waiver pursuant to Proposition 207, as applicable.
2. Prior to issuance of any future onsite and/or offsite permits for construction and as per the Seven Ranches Land Use Study, the developer must provide:
  - a. A twenty-five (25) foot right-of-way easement adjacent to West Blazen Trail and an adjacent eight (8) foot Public Utility Easement. Both easements to be maintained by the property owner.
  - b. A twenty-five (25) foot right of way easement adjacent to North Cinder Road and an eight (8) foot Public Utility Easement. Both easements to be maintained by the property owner.
  - c. Right-of-way dedication and improvements of thirty (30) feet on North White and Parker Road and dedication of adjacent eight (8) foot Public Utility Easement.
  - d. Right-of-way dedication and improvements for a ten (10) foot right turn lane at new driveway on North White and Parker Road.
  - e. Developer is responsible to construct full improvements on North White and Parker Road dedicated right of way.
  - f. The site is currently located in an AE FEMA designated flood zone. As such, provisions will be required to ensure no adverse impact on surrounding properties is made. Onsite drainage easements may be required to account for rerouting of existing drainage flows including drainage adjacent to North White and Parker Road.
  - g. The development will be required to connect to the nearest existing water and sanitary sewer lines.
  - h. 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.
  - i. The developer is responsible for the undergrounding of overhead power line(s) less than 69kVa.