



Planning Division

Conditions of Approval:

1. The Conditional Use Permit will **expire 10 years** from the date in which the City Council approves the request CUP14-02. Administrative renewal of said use permit may be issued upon re-evaluation by staff.
2. Construction of the project shall be in conformance to the exhibits submitted with this Conditional Use Permit.
3. Future changes/amendment of uses to the site plan 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.
4. The unimproved area of the property shall be maintained for adequate dust control.
5. Any outdoor lighting shall conform to the City lighting standards.
6. Human remains and artifacts have been found in the Maricopa area. “Public law 101-601, Native American Graves Protection and Repatriation Act” and “Public law 41-865 disturbing human remains or funerary objects; rules; violation; classification; definitions”, A person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developer stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.
7. Prior to issuance of any building permit, all Planning and Engineering issues/comments shall be fully addressed, prior to issuance of a building permit.
8. The development and operation of the proposed facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.
9. Prior to issuance of the building permit, 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.
10. 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.
- 11. *Site shall be graded to prevent fuel spills from draining towards existing structures, natural drainage ways or storm drain systems. **AS RECOMMENDED BY THE PLANNING AND ZONING COMMISION*****