

Attachment G - Conditions of Approval

The approval of the Use Permit is subject to the following conditions and stipulations:

1. All future development will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and,
2. The configuration and location of the proposed car wash, drive lanes and vacuum stations within the Property shall be developed in conformance with the attached conceptual site plan, conceptual landscape plan, and conceptual building elevations. Any changes to the configuration of these improvements, as shown on the attached plans, may require an amendment to the use permit as determined by the Development Services Director or their designee; and,
3. Noise levels generated by the operation of the car wash shall not exceed 65 dB both along the western property line of Lot 5 of the Re-Plat of Parcels 4, 5, 6, and 7 of PV 303 East II Phase 1 recorded on April 1, 2025, and along the property line from the northeast corner of the Property to the southwest corner of the Property; and,
4. Prior to the issuance of a Temporary Certificate of Occupancy (TCO) and/or Certificate of Occupancy (CO) a noise analysis shall be submitted to the city demonstrating the noise levels generated by the operation of the car wash on the Property do not exceed the noise levels set forth in Stipulation No. 3 above. No TCO or CO shall be issued unless the noise levels generated by the operation of the car wash are in conformance with the stipulations herein; and,
5. If the noise generated from the operation of this car wash exceeds those levels required within stipulation 3 then the owner/operator shall take remedial actions to comply with the stipulations herein within a reasonable time period as determined by the Development Services Director or their designee. Failure of the owner/operator to comply with the noise levels and stipulations may result in termination of this Use Permit and cessation of the use; and,
6. Signage is not approved with the approval of this Use Permit. All signage on the property shall comply with Article 7 (Sign Regulations) of the City of Goodyear Zoning Ordinance and the PV 303 Comprehensive Sign Package as amended; and,
7. The Property shall conform to the standards designated for Lighting Zone 2 established in Article 10 (Outdoor Light Standards) of the City of Goodyear Zoning Ordinance; and,
8. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the city of Goodyear subdivision regulations, the city of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property.