

Attachment A - Conditions of Approval

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

1. All future development on the approximately 1.48 acres of land that is located west of the northwest corner of W. Roosevelt Street and N. Estrella Parkway and further shown in Attachment B, (the "Property") 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 convenience use permitted herein shall be developed in substantial conformance with the conceptual site plan shown in Attachment C, conceptual landscape plan shown in Attachment D, and conceptual building and fuel canopy elevations shown in Attachment E which are attached hereto. 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. The Property shall not contain, semi-trailer truck fueling canopies or truck stop facilities, which shall include but is not limited to, on-site semi-trailer truck parking and/or any overnight parking accommodations, any single building or any multiple buildings providing facilities and/or services intended for use by commercial truck drivers during stopovers, maintenance of semi-trailer trucks or commercial vehicles, showering facilities or laundry facilities; and,
4. 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,
5. 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,
6. 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.