

Attachment A – Conditions of Approval

1. All future development on the approximately 1.06 acres of land that is generally located north of the northwest corner of Elliot Road and San Gabriel Drive East, within the commercial development known as Elliot Crossing (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 development of the Property shall be in substantial conformance with the conceptual “Site Plan for Express Oil Change in Elliot Crossing” attached as “Attachment D”, the building elevations attached as “Attachment E” and with all other approved site plan submittal documents. An amendment to the Use Permit may be required, as determined by the Development Services Director or their designee, if any deviation is requested from the configuration of the improvements as shown on Attachment D, Attachment E and any other approved site plan submittal documents; and
3. The development of the Property shall comply with the Elliot Crossing Design Guidelines that were approved for the center on June 11, 1996; and
4. In no instance shall queued vehicles obstruct designated fire lanes or public streets. Any obstruction of designated fire lanes or public streets by queued vehicles shall be immediately remediated by the owner/operator. Upon receiving notice by city staff, the owner/operator shall prepare a traffic management plan to prevent future obstructions of designated fire lanes or public streets by queued vehicles. The traffic management plan shall be submitted to the City of Goodyear Fire Chief and City of Goodyear Director of Engineering, or their respective designees, within thirty (30) days of city staff providing notice to the owner/operator of city staff’s observation of the obstructed fire lanes or public streets and the need to prepare a traffic management plan. Such traffic management plan submitted by the owner/operator shall require the approval of the Fire Chief and Director of Engineering or their designees. The failure of the owner/operator to (i.) submit the traffic management plan, (ii.) revise the traffic management plan as directed by the Fire Chief and/or Director of Engineering or their designees, and/or (iii.) implement the traffic management plan in a timely fashion, may result in the termination of this Use Permit. Repeated observations by city staff of queued vehicles obstructing designated fire lanes and/or public streets after the implementation of a traffic management plan may result in the termination of this Use Permit; and
5. The development of the Property shall conform to the standards designated for Lighting Zone 2 as established in Article 10, Outdoor Lighting Standards, of the City of Goodyear Zoning Ordinance; and
6. No signage is approved as part of this Use Permit. All signage proposed on the Property shall require a separate submittal and review. The proposed signage shall comply with the design guidelines for Elliot Crossing and Article 7 of the Zoning

Ordinance as they may be amended; and

7. Any future subdivision that includes the Property shall conform to the development standards as established in the C-2 (General Commercial) zoning district, including (but not limited to) building setbacks, minimum parking requirements, lot coverage, and landscaping; 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, all Building Codes and Regulations adopted by the City of Goodyear, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and