

CARIOCA CONVENIENCE STORE & GAS STATION USE PERMIT



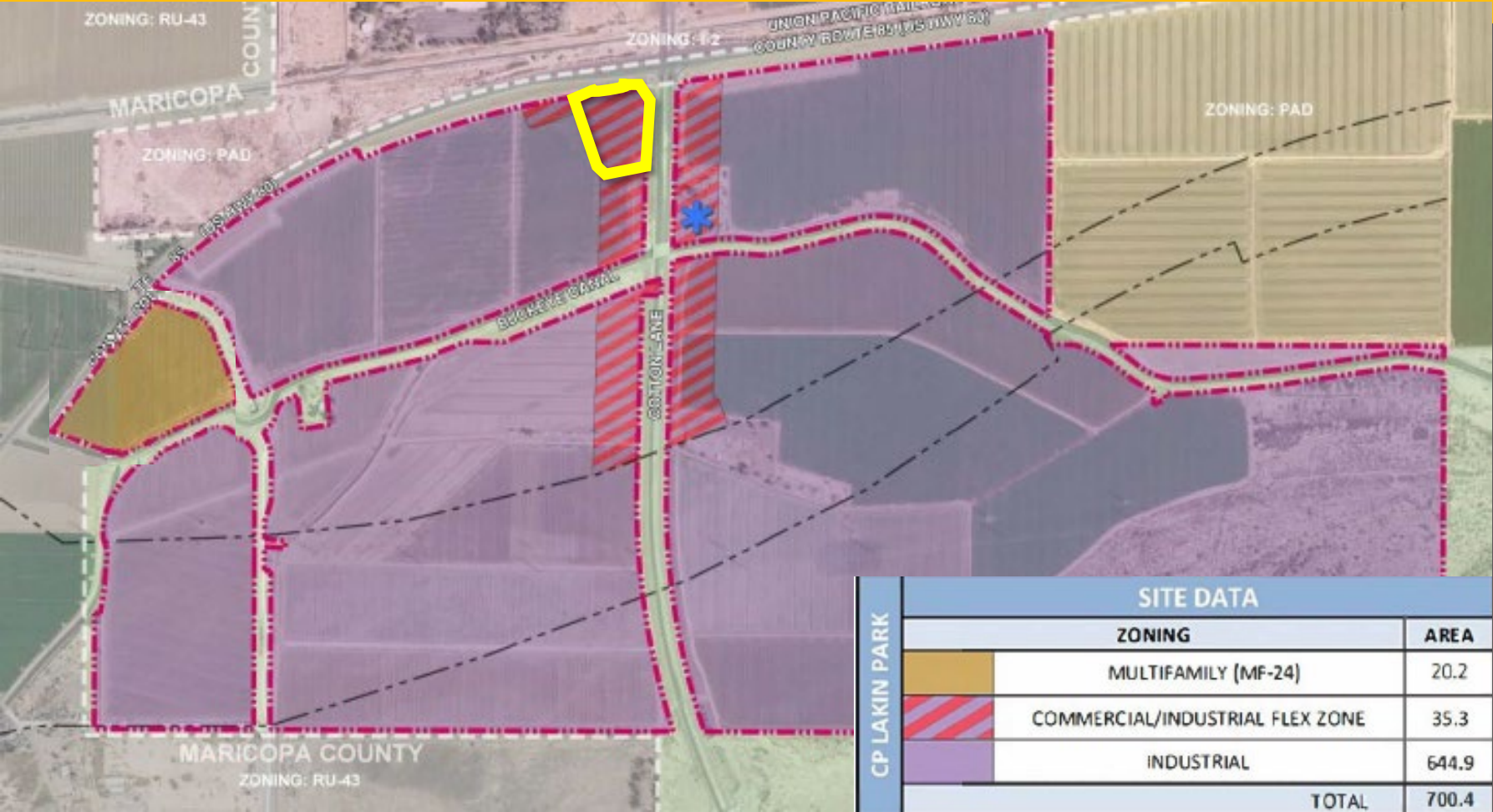


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5.22 acres

CP Lakin Park
PAD

Flex Zone
(industrial,
commercial, or
public facility)

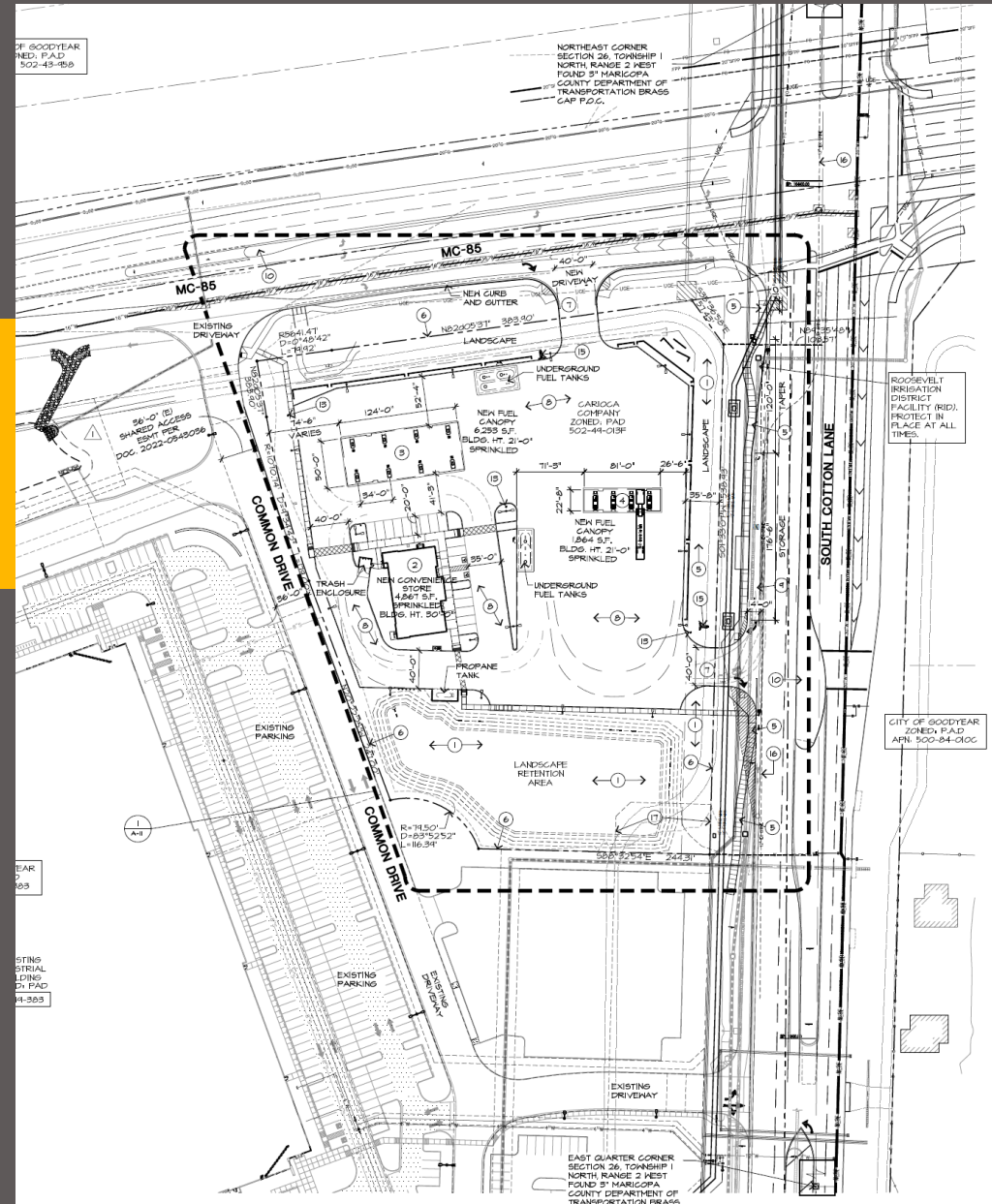




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Convenience store and retail gasoline sales

“Convenience Use” requires a Use Permit

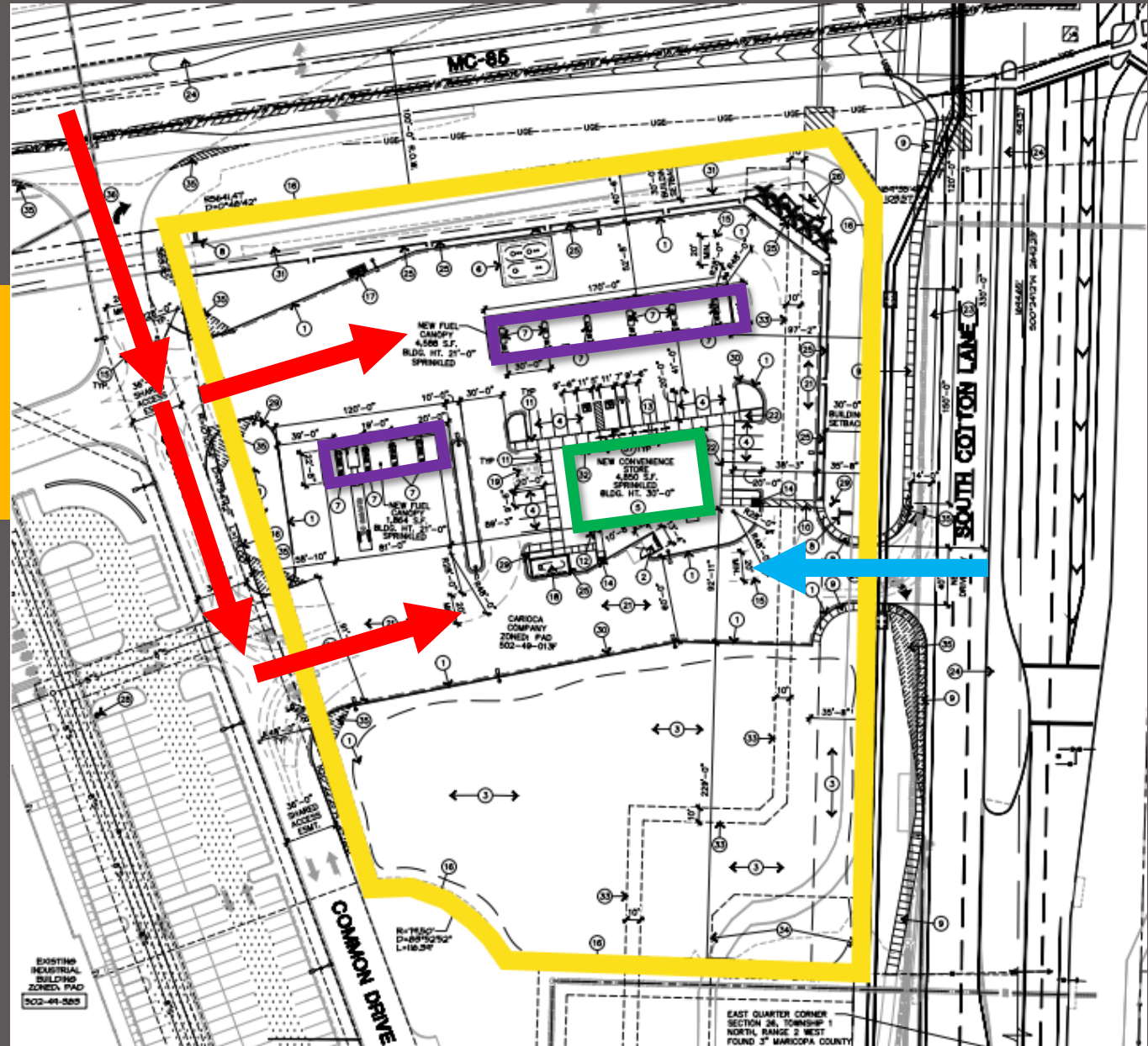




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Previous Use Permit:
P23-300-00002

Access from common
drive on neighboring
property

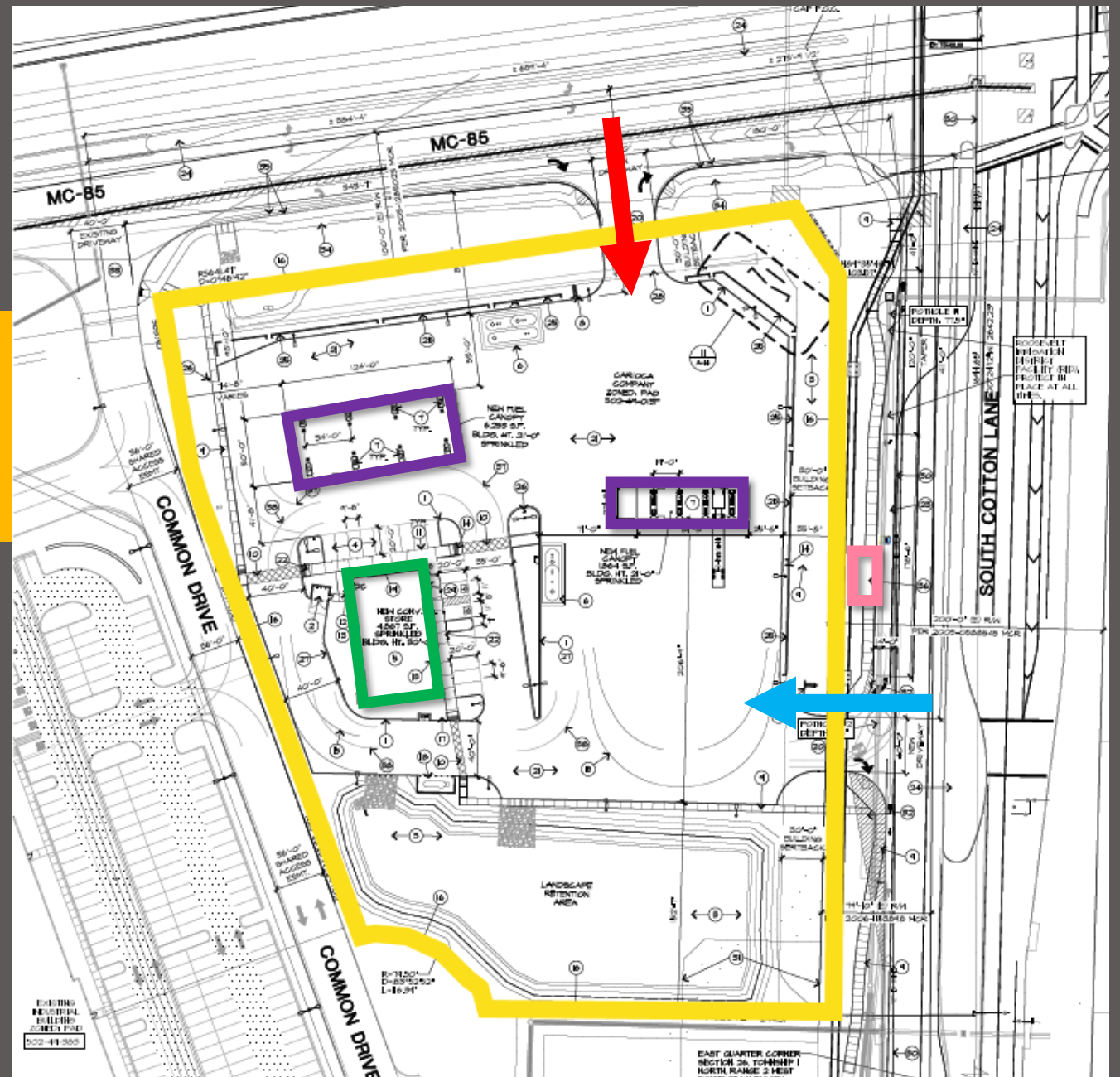




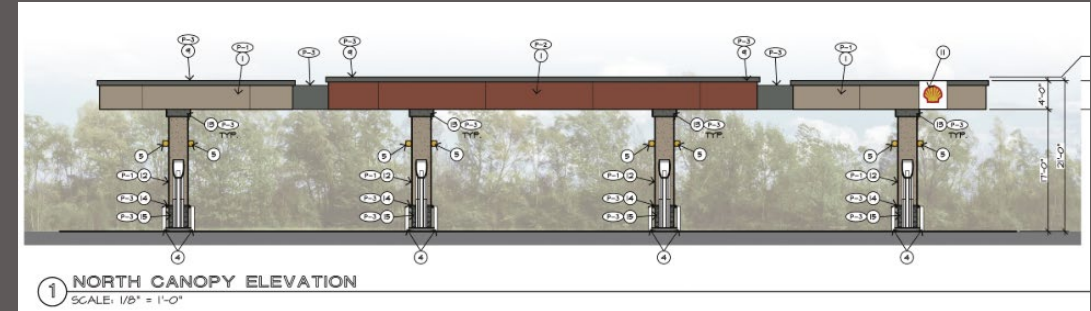
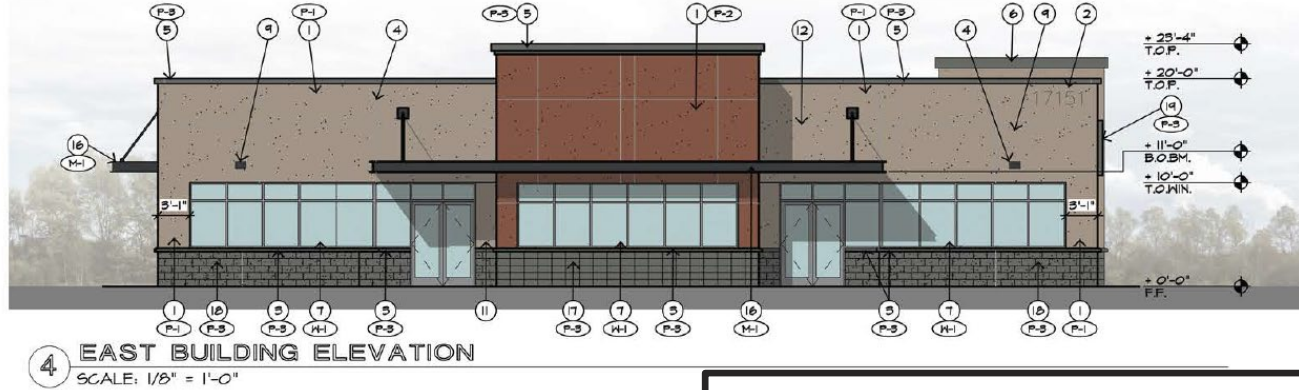
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Current proposal

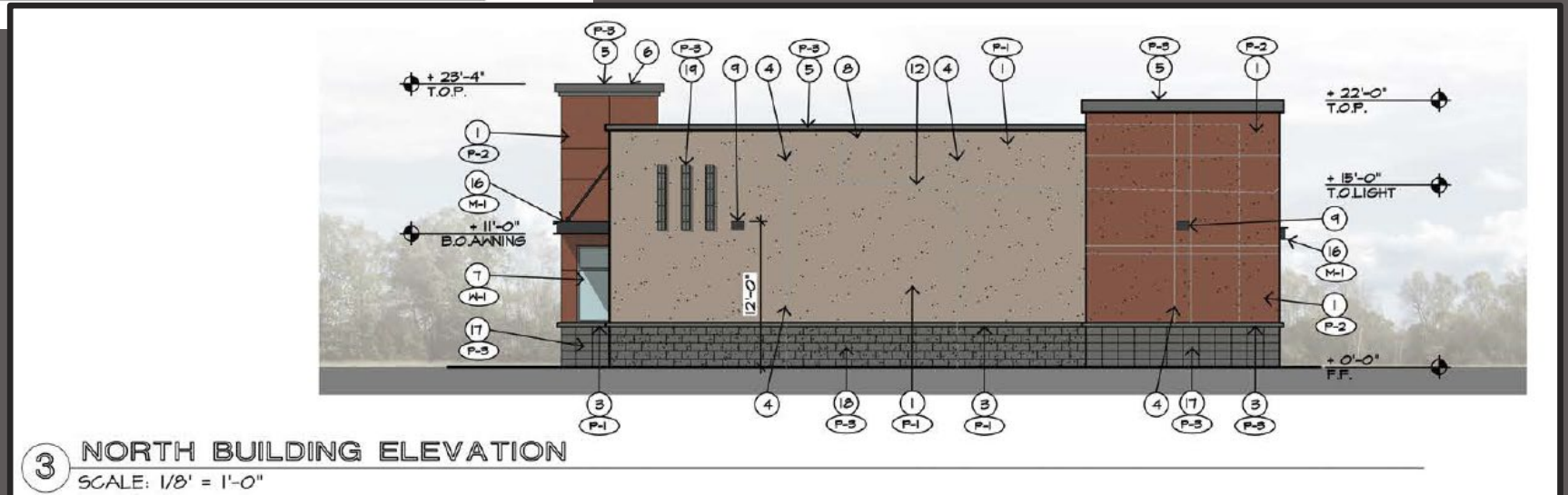
Access directly from MC-85



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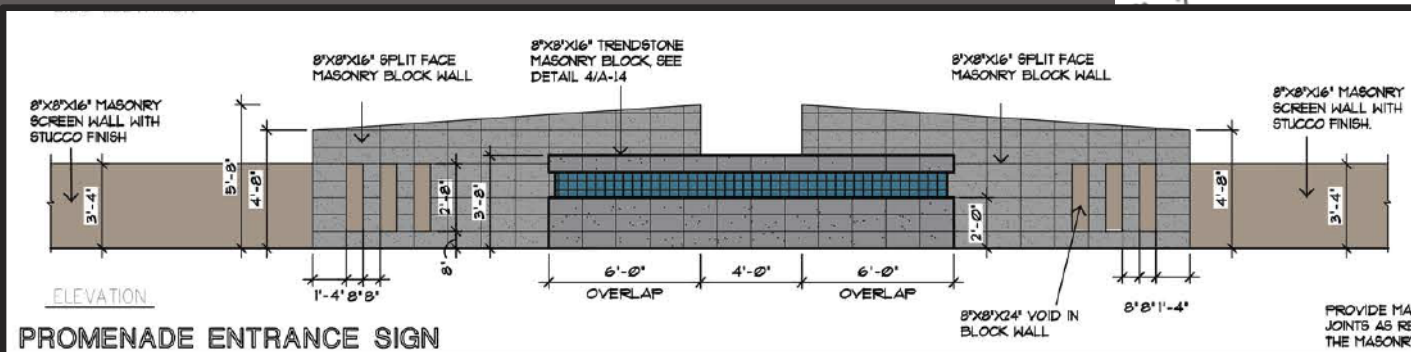
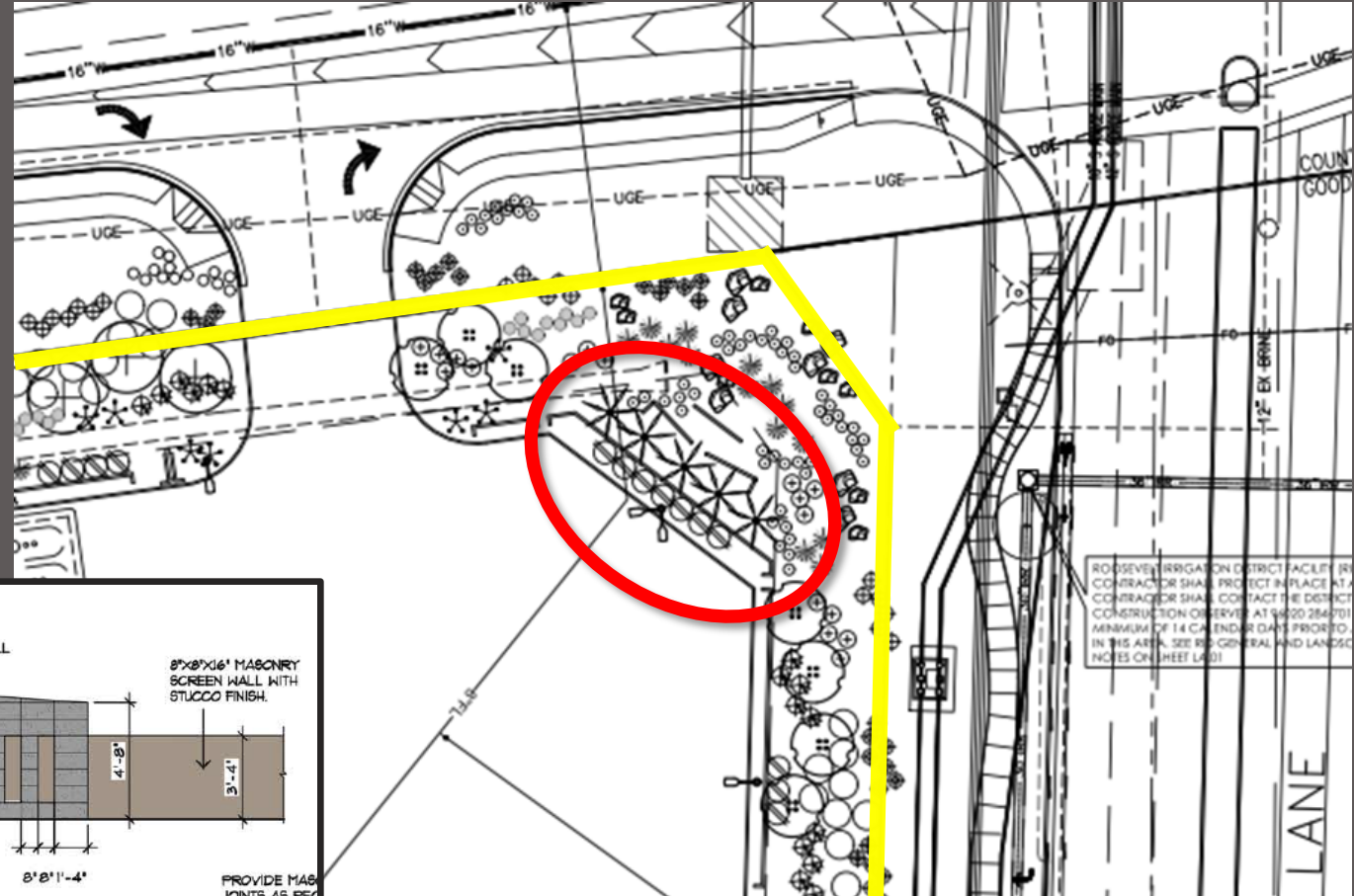
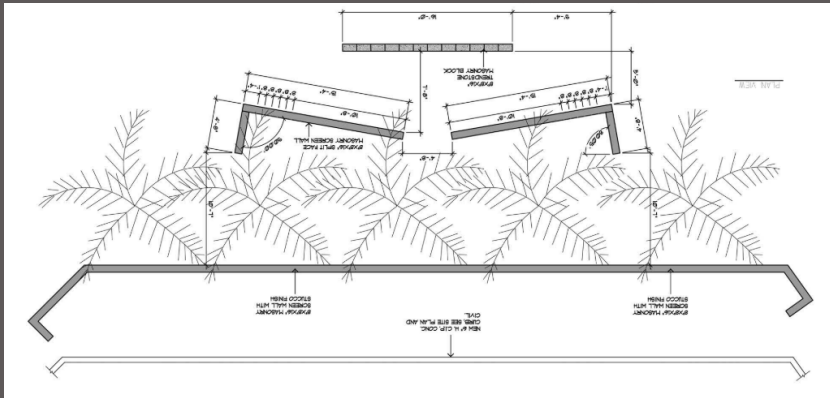


Architectural
Design



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Corner Feature





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Residential Separation





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Public Notification & Prior Action

- Alternative citizen review- postcards
- Public hearing- postcards, sign posting, website posting,
• & legal ad
- ADOT and MCDOT notification
- Planning & Zoning Commission – July 1, 2026



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Recommendation

Approve the Use Permit for a Convenience Use (a convenience store with gas station), subject to staff stipulations