

1. All future development on the approximately 5.22 acres of land generally located at the southwest corner of MC-85 and Cotton Lane, within the development known as Lakin Park (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, drainage, lighting, infrastructure, parking, access, and circulation; and
2. The development of the Property shall be in substantial conformance with the conceptual site plan “Lakin Park Convenience Store-Carioca Co.” attached as “Attachment E”, the building elevations attached as “Attachment F”, and 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 E, Attachment F, and any other approved site plan submittal documents; and
3. The City of Goodyear reserves the right to initiate revocation of the Use Permit in the event that the Use Permit is not operated in compliance with the stipulations stated herein or as represented in the Use Permit application; and
4. In no event shall the Property contain a Truck Stop/Travel Center. A Truck Stop/Travel Center includes, but is not limited to, any single building or any multiple buildings providing facilities and/or services intended for use by commercial truck drivers during stopovers at the facility such as overnight parking, maintenance of semi-trucks and/or commercial vehicles, and showering facilities or laundry facilities. A truck stop/travel center does not include fueling stations for semi-trucks; 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 (or as amended) 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 Article 7, Sign Ordinance (or as amended) of the City of Goodyear Zoning Ordinance; and
7. The approval of the preliminary engineering documents for the Use Permit Review does not constitute approval for the final documents required to be included with civil construction plans. Additional comments may be forthcoming through the Construction Plan review process. The provided reports and plans are considered preliminary with the Site Plan package and have been reviewed at the preliminary level; and