



TOWN OF
QUEEN CREEK
ARIZONA

September 22, 2020

Ms. Jessica Sarkissian
Upfront Planning & Entitlements
2733 N. Power Road, #102-482
Mesa, AZ 85215

RE: Katsiris Rezone Case P20-0092 and Ordinance 736-20

Dear Ms. Sarkissian:

At the regularly scheduled meeting of September 2, 2020, the Town Council approved the Katsiris Rezone case (P20-0092) subject to the attached Conditions of Approval. Ordinance 736-20 is also attached for your reference.

If you have any questions regarding this letter please contact me at christine.sheehy@queencreek.org or 480-358-3095.

Sincerely,

A handwritten signature in black ink that reads "Christine E. Sheehy". The signature is written in a cursive, flowing style.

Christine E. Sheehy, AICP
Principal Planner

Enclosures

cc: Technical Review Committee (via email)
File

CONDITIONS OF APPROVAL
Katsiris Rezone (P20-0092)

1. A Site Plan Application is required to be submitted for approval prior to the issuance of a building permit. The Site Plan will demonstrate compliance with the C-2 General Commercial zoning regulations and all applicable provisions of the Town's Zoning Ordinance and Design Standards.
2. Given the limited frontage on Ellsworth Rd./Hunt Highway, this property will be limited to a single right in and right out access driveway.
3. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount shall be determined by an engineer's estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior any permits being issued.
4. The Town requires all poles less than 69kV to be relocated underground. SRP may require easements outside of Public Right-of-Way. The applicant shall contact SRP for specific requirements that they may have in addition to the Town requirements.
5. 70' of half street of Right-of-Way for Ellsworth Road shall be dedicated by a Map of Dedication prior to any permits being issued.
6. The remaining ½ street improvements within the Ellsworth Road Right-of-Way shall be designed and constructed with this project. Improvements shall include but are not limited to sidewalks, landscaping, drainage facilities, decel lanes, entry improvements, and wet & dry utility work.