

REVISED CONDITIONS OF APPROVAL
As approved by the Planning and Zoning Commission, September 6, 2011
DEV2010-3 Thai Spices

1. The Development Review approval for Thai Spices project shall be valid for a period of two years and shall expire on September 6, 2013, unless a valid building permit has been issued and the building is under construction and being diligently pursued towards completion.
2. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, landscape plan, grading and drainage plan, letter of intent, and all supporting documents and architectural sketches, as reviewed, modified, and approved by the Planning and Zoning Commission. Proposed changes to the approved exterior building materials and colors determined to be substantial by the Director of Community Development shall require reconsideration by the Planning and Zoning Commission at a public meeting.
3. Prior to the issuance of grading and building permits, the applicant shall satisfy the following conditions and provide written documentation of such compliance to staff:
 - A. The property owner shall grant to the City of Sedona a Class III Drainage Easement for the proposed box culvert. The dimension and alignment shall be per the Land Development Code or as approved by the City Engineer.
 - B. A "No-Rise Certification" will be required for the culvert placement in the existing floodway.
 - C. On the Site Plan, provide information showing that the new sidewalk and curb ramps will be ADA compliant (include detailed slope and grading information). In the construction of ADA compliant pedestrian facilities, ADA grade tolerances shall be met, not Maricopa association of Government standards (MAG).
 - D. The applicant shall provide a Final Grading and Drainage plan, including a Final Drainage Report, for review and approval by the Engineering Department.
 - E. The applicant shall provide a Storm Water Pollution Prevention Plan (SWPPP) along with a completed (City of Sedona) NOI application. Storm water pollution prevention measures shall be in place prior to start of construction. Storm water permitting will be per City of Sedona Code, Chapter 14 requirements.
 - F. The applicant shall provide a Dust Control Plan for review and approval. The plan shall include, at a minimum:

- A watering schedule for dust mitigation (or other methods, i.e. palliatives).
 - All trucks hauling material into or out of the site shall be covered.
 - A track out plan defining methods of mud and dust removal from truck tires prior to their exiting the site.
- G. All requirements of ADOT concerning ingress/egress for the site shall have been satisfied. An ADOT Right-of-Way permit shall be acquired for any work proposed within ADOT rights-of-way.
- H. The applicant shall provide a Traffic Control Plan for review and approval for the proposed work within S.R. 89A right-of-way.
- I. The applicant shall provide a Neighbor Contact and Response Plan. The plan shall define site signage, which shall include a hotline number.
- J. The applicant shall provide a Haul Plan for review and approval.
- K. The plans shall delineate oil separators for all paved surfaces prior to its release into the City's storm sewer system. Manufacturer or engineer's specifications and a maintenance schedule shall be provided.
- L. Drainage improvements impacting the adjacent parcel shall be coordinated with the owner of that parcel.
- M. A detailed landscape plan shall be submitted for review and shall have received approval from the Director of Community Development. Said plan shall substantially reflect the intent of the preliminary landscape plan as approved by the Planning and Zoning Commission.
- N. The site plan, grading plan and landscape plans shall be carefully coordinated and any discrepancies resolved.
- O. A detailed lighting plan with lighting cut sheets of all exterior lights shall be submitted by the applicant, and reviewed and approved by the Director of Community Development. The lumen calculation table shall also include all exterior sign lights. A maximum of 78,000 lumens is available for all exterior lights on the entire property, including the existing automotive repair building.
- P. Drawings showing the placement and method of screening or painting of all mechanical equipment shall be submitted and reviewed and approved by the Director of Community Development.

- Q. Provide a copy of the geotechnical report for all building footings. The west corner of the restaurant building shall be fully supported by a footing without load placement on the underlying culvert.
 - R. All stored inoperable vehicles not currently under repair shall be removed from the property.
 - S. Comments from ADOT, regarding the proposed box culvert connection and ADA sidewalk within the ADOT Right-of-Way shall be submitted to the City and complied with.
 - T. Velocity of flow at the outlet of the proposed box culvert shall be equal to or less than the historic velocity at that location.
4. Prior to the issuance of a Certificate of Occupancy, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission, and meets the following conditions:
- A. All on-site improvements shall substantially conform to the plans on which grading and building permits were issued.
 - B. All buildings shall be connected to the City of Sedona wastewater collection system and all applicable capacity and connection fees shall have been paid.
 - C. An Elevation Certificate by an Arizona licensed surveyor verifying the finished floor elevation of the building being at or above 4414.5 (1929 NGVD) shall be provided.
 - D. Installation of all proposed landscaping shall be complete and in accordance with the approved landscape plan.
 - E. All outside lighting shall have been installed in accordance with the approved plans. All lighting sources shall be fully shielded so that the direct illumination is confined to the subject property boundaries and so no light is directed above the horizontal plane. Staff shall conduct a night inspection and if deemed necessary, additional shielding will be required.
 - F. All new utility lines shall be provided through underground installation.
 - G. All mechanical equipment and trash receptacles shall be completely screened from surrounding areas by use of a wall, fence, landscaping or shall be enclosed within a building. All electrical panels shall be located so as not to be visible from public right-of-ways.
 - H. All requirements of the Sedona Fire District shall be satisfied.

- I. The applicant shall provide copies of all required testing to the Engineering Department.
 - J. As-builts shall be provided to the City in digital and hard copy formats acceptable to the City Engineer.
 - K. All areas of cut and fill shall be landscaped or dressed in such a manner as to reduce the potential for erosion.
 - L. Exterior paint samples shall be applied to large wall sections of the building for review and approval by City staff and the Planning and Zoning Commission.
 - M. The applicant shall provide a letter, sealed by the engineer of record, verifying that the work, as done, is in substantial accordance with the approved plans.
 - N. Sewer construction shall comply with Chapter 13 of the City of Sedona City Code.
 - O. All construction shall comply with the Storm Water Regulations in Chapter 14 of the City of Sedona City Code. Storm water quantities and velocities shall not be greater than the historic values at the downstream property line.
5. Hours of work, for grading operations, shall be limited to 7 a.m. to 6 p.m., Monday through Friday and 9 a.m. to 5 p.m. on Saturday. No grading work shall occur on Sunday.
6. Within thirty days of approval of the Development Review, the property owners of record of the subject properties shall sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Development Review.