



*Your kind of place.*

May 05, 2023

3K1  
11811 N. Tatum  
Phoenix, AZ 85028

Subject: Parker and Pine F1 L4 - Car Wash  
Site Plan [Case File SP20-118]

3K1,

The Town of Parker has completed the review of the above referenced application for a Site Plan filed by 3K1. The applicant, Michael Scarborough, is requesting a Site Plan approval for an automatic car wash. The site is located on the west side of Parker Road south of Pine Lane.

This correspondence is to inform you that following referral agency review and Town staff evaluation of the above referenced application, your proposed Site Plan has been **approved subject to the conditions set forth in this letter**. The Site Plan was evaluated against the criteria specified in the Town of Parker Land Development Ordinance and applicable Town standards, guidelines and regulatory manuals referenced within the Town's Land Development Ordinance.

**NOTIFY YOUR CASE PLANNER OF ALL ALTERATIONS, MODIFICATIONS, SUBSTITUTIONS, OR REVISIONS FROM THE APPROVED SITE PLAN, ARCHITECTURE, LANDSCAPING, AND CONSTRUCTION PLAN DOCUMENTS - ALL CHANGES WILL NEED TO BE SUBMITTED THROUGH ETRAKIT AND WILL REQUIRE APPROVAL BY THE TOWN'S COMMUNITY DEVELOPMENT DEPARTMENT.**

Please be advised that this approval is subject to the Parker Municipal Code, and the following conditions of approval:

#### **Standard Conditions**

1. **Approved Site Plan** - The Site Plan exhibit, building elevations exhibit and landscape plan exhibit **stamped 'Final Document' on (5/5/2023) and uploaded to TRAKiT on 5/5/2023**, shall be the approved plans.
2. **Approved Construction Plan Documents** - The construction plan documents signed by Engineering, the water and sanitation district and Fire Life Safety, shall be the approved construction plans.
3. **Removal of Public Notice Signs** - All Public Notice signs posted on the property must be removed with ten (10) business days from the date of this letter.

form acceptable to the Town. The security may be cash or an irrevocable letter of credit in a form and from a financial institution acceptable to the Town. In addition, there is an administrative fee of one hundred dollars (\$100.00) if the deposit is in the form of cash and two hundred fifty dollars (\$250.00) if the deposit is a letter of credit.

3. **Final Grading Certificate Required** - The Town requires the submittal of a Final Grading Certificate as a *prerequisite to obtaining a Certificate of Occupancy or Temporary Certificate of Occupancy*;
  - An as-built drawing of the individual lot which indicates the finished floor elevation(s), and finished grade site elevation points sufficient to show positive drainage away from all buildings.
  - A certification statement by a licensed professional engineer **and** surveyor, accompanied by their stamp and signature. Please contact the Planning Division to obtain the specific language that is required.
  
4. **Signage Not Included** - Approval of this site plan **DOES NOT INCLUDE SIGNAGE**. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.

The approved Site Plan and conditions of approval will form the basis of Community Development's inspection of the site prior to release of a Certificate of Occupancy or Completion. The Certificate of Occupancy or Completion will not be released until inspection approvals have been granted and the above referenced conditions have been satisfied.

Please feel free to contact me at 303.841.2332 should you have any questions.

Sincerely,



Bryce Matthews  
Assistant Director - Planning

: Jeremiah Fettig  
cc: Jeremiah Fettig  
John Fussa, Community Development Director