

- \*4-b ZON25-00256 "Sun Devil Auto - Signal Butte"** 5.9± acres located approximately 280 feet east of the northeast corner of East Southern Avenue and South Signal Butte Road. Major Site Plan Modification and amending Conditions of Approval Nos. 1, 6, 7 and 9 of Ordinance No. 3884 for the development of an approximately 7,689± square foot Minor Automobile/Vehicle Service and Repair facility. **(District 5)**

**Planner: Charlotte Bridges**

**Staff recommendations: Approval with Conditions**

**The Board recommends to approve case ZON25-00256 conditioned upon:**

1. Compliance with the final site plan as submitted.
2. Compliance with Section 11-31-6 of the MZO, additional development standards for Automobile/Vehicle Repair, Major and Minor.
3. Compliance with all requirements of Design Review Case No. DRB25-00399.
4. Site Plan Review is required for future phases of development.
5. Compliance with Preliminary Plat as approved.
6. Compliance with all requirements of the Subdivision Regulations.
7. Compliance with all applicable City development codes and regulations.
8. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
9. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the Final Plat, or at the time of the City's request for dedication, whichever comes first.

**Vote (4-0; Boardmember Pitcher, Boardmember Montes and Boardmember Farnsworth, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Blakeman, Carpenter

NAYS – None

\* \* \* \* \*

**Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at**

[www.mesaaz.gov](http://www.mesaaz.gov)