

**Attachment 1 Conditions of Approval
Pima Federal Credit Union OV1500642
Conceptual Site Plan, including landscape plan & Conceptual Architecture**

Engineering

1. Construction of dual left-turn lanes from Oracle Road to Steam Pump Way shall commence prior to the issuance of a Grading or Building Permit for Pima Federal Credit Union.
2. Construction of dual left-turn lanes from Oracle Road to Steam Pump Way shall be completed prior to the issuance of a certificate of occupancy for Pima Federal Credit Union.
3. The applicant shall coordinate with ADOT as necessary to obtain approvals for access from Oracle Road.
4. An in-lieu fee will be required for future construction of a 5' sidewalk along the Oracle Road frontage. An easement dedicated to the Town of Oro Valley will also be required for construction of the sidewalk. The fee and easement will need to be in place prior to issuance of a Certificate of Occupancy. The fee shall be held for a period of time not to exceed ten (10) years, after which, if the sidewalk has not been constructed, the in-lieu fee shall be returned to the applicant. (*Town Subdivision Street Standards: Sec 6.3.2*)

Planning

5. The Final Landscape Plan shall include plant materials along the entire length of the drive-thru lane which will reach a minimum of 3 feet at maturity, as required by the Zoning Code.