

When Recorded, Return to:
Town of Prescott Valley
P.O. Box 25456
Prescott Valley, AZ 86312

RESOLUTION NO. 1827

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, APPROVING AND ADOPTING A FINAL DEVELOPMENT PLAN (FDP 13-004) FOR A COMMERCIAL DEVELOPMENT CARRYING A C-2 PAD (COMMERCIAL: GENERAL SALES AND SERVICES, PLANNED AREA DEVELOPMENT) ZONING CLASSIFICATION FOUND WITHIN THE TOWN AND COUNTRY SHOPPING CENTER LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER SECTION OF SECTION 14, TOWNSHIP 14N RANGE 1W OF THE GILA AND SALT RIVER MERIDIAN; PROVIDING FINDINGS OF FACT IN SUPPORT OF SUCH APPROVAL PER TOWN CODE SUBSECTION 13-19-060(K); PROVIDING CONDITIONS FOR SUCH APPROVAL PER SUBSECTION 13-19-060(L); AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the Town of Prescott Valley annexed by Ordinance No. 47 approximately 38 acres (37.7623) located in Section 14, T14N, R1W, G&SRB&M on December 11, 1980; and

WHEREAS, said property was given a zoning classification of RCU-18 at annexation; and

WHEREAS, by Ordinance No. 143 (September 11, 1986) the Town Council approved re-zoning of approximately 12.25 acres to C2 Planned Area Development (PAD); and

WHEREAS, on or about February 27, 2013, a Final Development Plan (FDP 13-004) was submitted for an area of approximately two (2) acres within the Town and Country Shopping Center for a Goodwill Retail Store; by Scott Puente of Archicon, agent for Goodwill and Jeff Wasowicz of Prescott Valley Shopping Center Limited Partnership; and

WHEREAS, the Council finds that FDP 13-004 meets or will meet the requirements for commercial PADs under the Town Code [particularly the requirements under Town Code §§13—19-060(K) (L) and (M), 14-020-050(F), and 14-04-080] upon compliance with certain conditions set forth herein;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, as follows:

1. That that certain Final Development Plan (Final Plat) for the proposed Goodwill Store, submitted on February 27, 2013 by Jeff Wasowicz of Prescott Valley Shopping Center Limited Partnership and Scott Puente, of Archicon, (said FDP 13-004 being attached hereto and made a part hereof), is hereby approved and adopted as conditioned hereinafter.

2. That said approval is based upon the following findings and conclusion of the Town Council:

- (A) This commercial development is consistent with the purpose and intent of the adopted General Plan and Zoning Code of the Town in promoting the health, safety, morals and general welfare of the public;
- (B) This commercial development appears to be designed to produce an environment of stable and desirable character and the property adjacent to this proposed development will not be adversely affected thereby, particularly with regard to property values;
- (C) Every structure does have adequate access to public streets; and
- (D) The average density, excluding open areas occupied by streets, is the density required by the underlying zoning district regulations otherwise applicable to the site.

3. That, pursuant to Town Code §§13-19-060(L), this approval is conditioned upon the following:

- (A) Substantial compliance with all applicable Town Codes

4. That the Town Clerk is hereby directed to (a) transcribe a certificate of approval upon this Final Development Plan (Final Plat) pursuant to Town Code §14-02-050(F) (2), (b) ensure that all other required certifications are on said Plan (Plat), and (c) file the same as an official Plan of the Town in the offices of the Town Clerk and Community Development Director [See Town Code §13-19-060(O)].

5. That the Mayor (or in his absence the Vice-Mayor) is hereby authorized to sign any and all agreements and other documents necessary to ensure that the developers provide all needed financial and other assurances as to construction of required improvements.

6. That this Resolution shall be effective after its passage and approval according to law.

RESOLVED by the Mayor and Common Council of the Town of Prescott Valley,
Arizona, this 14th day of March, 2013.

Harvey C. Skoog
Mayor

ATTEST:

Diane Russell, Town Clerk

APPROVED AS TO FORM:

Ivan Legler, Town Attorney