

RESOLUTION NO. 1888

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 (FDP14-009) FOR CONSTRUCTION OF A ONE THOUSAND (1000) SQUARE FOOT PRE-FABRICATED METAL STORAGE BUILDING AND AN ASSOCIATED PARKING AREA, LOCATED WITHIN THE PLANNED AREA DEVELOPMENT (PAD) KNOWN AS THE VILLAGES AT LYNX CREEK; 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. 623, dated April 28th, 2005, certain described real property located in Section 34, R1E, T14N, G&SRB&M; and

WHEREAS, Ordinance No. 623 gave the property annexed in 2005 a zoning classification of R1-MH (PAD); and

WHEREAS, on or about July 16, 2014, The Villages at Lynx Creek Owners Association Inc., submitted a Final Development Plan proposing the development of a one thousand, (1000) square foot pre-fabricated metal storage building and associated parking area on an approximately less than one (1) acre parcel within the Planned Area Development Use District; and

WHEREAS, the Town Council finds that this Final Development Plan for a one thousand, (1000) square foot pre-fabricated metal storage building and associated parking area meets or will meet the requirements for R1-MH Planned Area Developments (PAD's) 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 (FDP14-009) for a one thousand, (1,000) square foot pre-fabricated metal storage building and associated parking area, submitted on or about July 16, 2014 by the Villages at Lynx Creek Owners Association Inc. (said Plan 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 development is consistent with the purpose and intent of the adopted *General Plan 2025* and Zoning Code of the Town in promoting the health, safety, morals and general welfare of the public;
- (B) This 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 has 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) The site shall be developed in substantial conformance to the attached site plan.

4. That the Town Clerk is hereby directed to (a) transcribe a certificate of approval upon this Final Development Plan pursuant to Town Code §14-02-050(F) (2), (b) ensure that all other required certifications are on said Plan, 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 25th day of September, 2014.

Harvey C. Skoog, Mayor

ATTEST:

Diane Russell, Town Clerk

APPROVED AS TO FORM:

Ivan Legler, Town Attorney