

RESOLUTION NO. 1696

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 10-003) FOR THREE PARCELS OF LAND LOCATED IN SECTION 2, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE G&SRM, IN ANTELOPE MEADOWS COMMERCIAL CENTER, AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL BY LAW.

WHEREAS, the subject real property located in Section 2, T14N, R1E, G&SRM, was annexed into the Town by Ordinance No. 585 on March 25, 2004, and given a zoning classification of M1 PAD (Industrial; General Limited, Planned Area Development); and

WHEREAS, in March of 2010, Kenneth Mohn, Agent for Roofing Wholesale, submitted a Final Development Plan (FDP 10-003) for a building materials wholesale facility located in Antelope Meadows Commercial Center on parcels 402-02-442, 442L, 442M, covering an area of approximately 127,680 square feet; and

WHEREAS, the Mayor and Council find that FDP 10-003 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; and

WHEREAS, the Town Council finds that the Final Development Plan FDP 10-003 is in compliance with the Prescott Valley *General Plan 2020* and all applicable Town Codes;

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

SECTION 1. That the Final Development Plan (FDP 10-003) submitted in March of 2010 by Kenneth Mohn on behalf of Roofing Wholesale, Inc. for a building materials wholesale facility located in Antelope Meadows Commercial Center on parcels 402-02-442, 442L, 442M, be hereby adopted.

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

- (A) That that certain Final Development Plan (Final Plat) for Roofing Wholesale (said Plan being attached hereto and made a part hereof), is hereby approved and adopted as conditioned hereinafter, and this development is consistent with the purpose and intent of the adopted *General Plan 2020* 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 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.

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

- (A) The site shall be developed in accordance with all Town requirements and in substantial conformance to the attached Site Plan.

SECTION 4. That the Town Clerk is hereby directed to (a) transcribe a certificate of approval upon this Final Development Plan pursuant to Town Code Section 14-02-055 (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 Department Director [See Town Code Section 13-29-060 (O)].

SECTION 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 developers provide all needed financial and other assurances as to construction of required improvements.

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

PASSED AND APPROVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, this 22nd day of April, 2010.

HARVEY C. SKOOG, Mayor

ATTEST:

Diane Russell, Town Clerk

APPROVED AS TO FORM:

Ivan Legler, Town Attorney

SITE PLAN