

RESOLUTION NO. 1714

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 (FDP10-006) FOR A MEDICAL/PROFESSIONAL OFFICE CENTER ON A PARCEL LOCATED IN SECTION 14, TOWNSHIP 14 NORTH RANGE 1 WEST G&SRM (7870 AND 7876 EAST FLORENTINE ROAD); AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the subject real property located in §14, T14N, R1W, G&SRM was part of the original plat of the Town of Prescott Valley, and

WHEREAS, said property was re-zoned on September 11, 1986, from RCU-18 to C2 PAD, and

WHEREAS, in July of 2010, James Shattuck of Michael Taylor Architects (agent for William and Mary Bennett and Terra Geille Holdings) submitted a Final Development Plan (FDP10-006) for a medical office project to be located on the north side of Florentine Road, east of Lake Valley Road and west of Windsong Drive, comprising a single-story, two-unit building totaling eight thousand nine hundred and eighty two (8,982) square feet on two parcels (APNs 103-02-776 and 103-02-776A); and

WHEREAS, the Mayor and Council find that FDP10-006 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;

WHEREAS, the Town Council finds that the Final Development Plan FDP10-006 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 (FDP10-006) submitted in July of 2010 by James Shattuck of Michael Taylor Architects (agent for William and Mary Bennett and Terra Geille Holdings) for a medical office complex on the north side of Florentine Road (east of Lake Valley Road and west of Windsong Drive), said Plan being attached hereto and made a part hereof, is hereby approved and adopted as conditioned hereinafter.

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

(A) 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 does have reasonable 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 §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.
- (B) The Reciprocal Easement, Use and Joint Maintenance Agreement recorded in Book 4754, Page 669 of the Official Records of the Yavapai Recorder's Office for sewer shall remain in full force and effect.
- (C) Another Reciprocal Easement, Use and Joint Maintenance Agreement will be recorded in the Official Records of the Yavapai Recorder's Office for joint access, parking, and other uses of the facility prior to issuance of a Certificate of Occupancy for the building.

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 §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 §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.

RESOLVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, this 9th day of September, 2010.

HARVEY C. SKOOG, Mayor

ATTEST:

Diane Russell, Town Clerk

APPROVED AS TO FORM:

Ivan Legler, Town Attorney