

ORDINANCE NO. 06-22

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF DEWEY-HUMBOLDT, ARIZONA, AMENDING THE TOWN OF DEWEY-HUMBOLDT ZONING MAP FOR APN 402-02-049E FROM C3-1 (COMMERCIAL AND MINOR INDUSTRIAL) TO M1 (INDUSTRIAL, GENERAL LIMITED).

WHEREAS, the Town of Dewey-Humboldt has adopted a Planning and Zoning Ordinance and Zoning Map to govern the development of property within the Town limits; and

WHEREAS, the Planning and Zoning Commission of the Town of Dewey-Humboldt has recommended adopting the requested Zoning Map change Z-06-02; and

WHEREAS, this requested amendment has been properly noticed for public hearing and the necessary hearing was completed on February 21, 2006; and

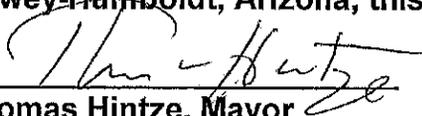
WHEREAS, the adopted the Planning and Zoning Ordinance for the Town of Dewey-Humboldt, Arizona will enhance the health, safety, and welfare of the community; and

NOW THEREFORE, be it ordained by the Mayor and Town Council of the Town of Dewey-Humboldt, Arizona that:

Section 1: Adoption of an amendment to the Town of Dewey-Humboldt Zoning Map. The Town of Dewey-Humboldt Zoning Map, a copy of which is on file with the Town Clerk, is hereby amended with stipulations as listed in Exhibit A.

Section 2: Authorization to Prepare Documents. The Town Manager, Town Clerk, Town Engineer, Town Attorney and any other necessary persons are hereby authorized to prepare the agreements, forms and instruments contemplated to be used by the Town in implementing the provisions of the Town Planning and Zoning Ordinance.

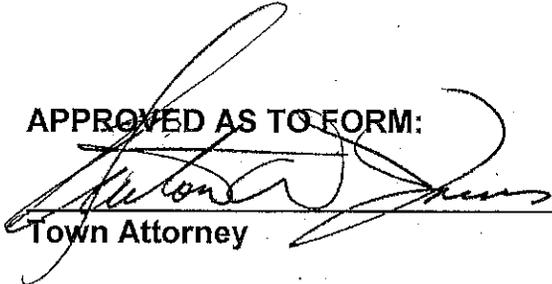
PASSED AND ADOPTED by the Mayor and Town Council of the Town of Dewey-Humboldt, Arizona, this 21st day of February, 2006.


Thomas Hintze, Mayor

ATTEST:


Town Clerk

APPROVED AS TO FORM:


Town Attorney

ORDINANCE NO. 06-22**EXHIBIT "A"**

The following stipulations accompany the approval of Z-06-02:

1. The development of the property shall conform to all Town, County, State and Federal regulations and requirements.
2. The final engineered site plan shall be in concert with the preliminary site plan. Any significant departure to the preliminary site plan must return to the Planning and Zoning Commission for site plan approval. The final site plan must dimension areas for parking, circulation, screening from adjacent residential properties and public view, and all other elements as required by the Planning and Zoning Ordinance.
3. No additional signage will be permitted on site without first obtaining necessary permits from the Town.
4. All operations shall be confined to the interior of buildings. No outdoor displays or storage is permitted beyond that approved on the site plan.
5. Parking lot, building and security lighting must conform to 'dark sky' requirements of the Planning and Zoning Ordinance.
6. Any improvements to State Route 69 must be approved by the Arizona Department of Transportation and installed or bonded for concurrent with the first construction phase of the project.
7. That this rezoning is for the specific use of a wood truss manufacturing and fabrication facility. Any change to this use will require further action by the Planning and Zoning Commission and Town Council.
8. Dust and air particulate mitigation measures must be in place on the site at all times in compliance with ADEQ requirements.
9. That improvements be applied to Manzanita Road to accommodate increased truck traffic. Improvement plans must be submitted to the Town Engineer for review and approval and installation of improvements must be accomplished prior to the issuance of an occupancy permit for the fabrication facility.
10. An ambient noise level, measured at the property line, no greater than 55 dB be maintained between the hours of 10:00 p.m. and 6:00 a.m.
11. This ordinance may be amended at a future date for purposes of changing Stipulation 10.