

PLANNING AND ZONING COMMISSION
RESOLUTION NO. 25-05

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING A CONDITIONAL USE PERMIT, CASE NO. P-24-69-CUP, FOR EMPIRE SOUTHWEST LLC, REPRESENTED BY GRANT TAYLOR, FOR AN OUTDOOR STORAGE LOT FACILITY LOCATED IN BASELINE INDUSTRIAL PARK, LOT 19, 20, 21, 22 and 23, ZONED INDUSTRIAL ("B-5").

WHEREAS, a conditional use permit ("CUP") application was submitted on August 1, 2024, to the planning division of the City of Apache Junction development services department, by Grant Taylor on behalf of Empire Southwest LLC, requesting approval of a storage yard facility, as described in the materials submitted with case file no. P-24-69-CUP and as otherwise conditionally approved herein, for the property which is legally described as follows:

Lot 19, 20, 21, 22 and 23 of Baseline Industrial Park, according to the plat of record in the office of the county recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 60 (also known as parcels 102-56-0190, 102-56-0200, 102-56-0210, 102-56-0220 and 102-56-0230).

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission that Empire Southwest LLC, be granted a CUP for an outdoor storage facility, located in the Baseline Industrial Park, Lot 19, 20, 21, 22 and 23, subject to the following conditions of approval:

- 1) The project shall be developed in compliance with the approved plans and files associated with case P-24-69-CUP, all the provisions of the Zoning Ordinance, and city codes applicable to this case.
- 2) All applicable permits shall be applied for, and plans shall be designed to current city codes prior to any construction.

- 3) All outdoor storage materials, equipment, and vehicles (with the exception of personal vehicles parked by staff in designated parking spaces) shall be properly screened from all dedicated right-of-way and remain behind the eight-foot (8') masonry perimeter wall. The stacking of outdoor materials shall not exceed eight (8') feet in height.
- 4) Any future end user shall comply with Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Section 1-5-3 Non-Residential Use Regulations.

PASSED AND ADOPTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS _____ DAY OF MARCH, 2025.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____ 2025.

DAVE HANTZSCHE, Chairperson
Planning and Zoning Commission

ATTEST:

RUDY ESQUIVIAS
Development Services Director

APPROVED AS TO FORM:

RICHARD JOEL STERN
City Attorney