

PLANNING AND ZONING COMMISSION
RESOLUTION NO. 25-18

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING A CONDITIONAL USE PERMIT, CASE NO. P-24-106-CUP, FOR GOLD MEDAL LANDSCAPE MANAGEMENT, REPRESENTED BY TIMOTHY BOOTH, FOR AN OUTDOOR STORAGE YARD LOCATED IN BASELINE INDUSTRIAL PARK, LOTS 14 AND 15 ZONED INDUSTRIAL ("B-5").

WHEREAS, a conditional use permit ("CUP") application was submitted on November 6, 2024, to the planning division of the City of Apache Junction development services department, by Timothy Booth on behalf of Gold Medal Landscape Management, requesting approval of a storage yard, as described in the materials submitted with case file no. P-24-106-CUP and as otherwise conditionally approved herein, for the property which is legally described as follows:

Lots 14 and 15 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 102-56-0140 and 102-56-0150).

NOW, THEREFORE, BE IT RESOLVED by the planning and zoning commission that Gold Medal Landscape Management, be granted a CUP for an outdoor storage yard, located in the Baseline Industrial Park, Lots 14 and 15, 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-24-106-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 masonry perimeter wall. The stacking of outdoor materials shall not exceed the height of the masonry perimeter wall.
- 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 MAY, 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