

RESOLUTION NO. 2025-1297

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, APPROVING CONDITIONAL USE PERMIT 2025-04 FOR A CONTRACTOR'S YARD ON APPROXIMATELY ONE ACRE OF LAND ZONED COMMERCIAL LIGHT AT 2995 N. STATE ROUTE 89, CHINO VALLEY, ARIZONA.

WHEREAS, the Mayor and Common Council of the Town of Chino Valley (the "Town Council") is responsible for reviewing and approving conditional use permits for land use and development within the Town; and

WHEREAS, the applicant, Southwest Contracting and Associates LLC, on behalf of River Properties 2 LLC, applied for a conditional use permit allowing for a contractor's yard operation on approximately one acre of land zoned Commercial Light at 2995 N. State Route 89, Chino Valley, Arizona (Yavapai County Assessor Parcel No. 306-14-026R) ("CUP-2025-04"); and

WHEREAS, the proposed facility is subject to the conditional use permitting process set forth in Section 1.9.3 of the Unified Development Ordinance of the Town of Chino Valley (the "UDO"); and

WHEREAS, the Chino Valley Planning and Zoning Commission (the "Commission") conducted a public hearing to consider the applicant's request, including reviewing the site plan, proposed operational procedures, and findings of fact, and recommended approval of the conditional use permit subject to certain conditions; and

WHEREAS, the Town Council has reviewed the Commission's recommendation.

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

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. CUP-2025-04, as described in the application submitted, is hereby approved, subject to the conditions set forth in Section 3 of this Resolution.

SECTION 3. The following conditions apply to CUP-2025-04:

1. Compliance: The owner shall comply with all conditions listed below, along with all federal, state, and local laws, regulations, fees, and ordinances applicable to this action.
2. Waiver: The owner shall sign a Waiver of Claims form, which the Town will provide and record with the Yavapai County Recorder's Office, prior to the public hearing and final decision on this item by the Town Council.
3. DarkSky Compliant: The owner shall ensure that all outdoor lighting is DarkSky-compliant, downlit, and does not trespass over property lines.
4. Storage and Screening: The owner shall ensure that all outdoor storage and screening requirements are met. Outdoor storage areas shall be enclosed by a solid screening

fence at least six feet in height, located a minimum of 35 feet from the edge of pavement or any improved street, and no closer than 10 feet from any property line. Stored materials shall not exceed eight feet in height. Vehicles shall not be used for on-site occupancy, and all outdoor storage shall be maintained in a neat and orderly manner and screened from the view of neighboring properties and public rights-of-way.

5. Fire and Medical: The owner shall comply with all Central Arizona Fire and Medical Authority requirements, including those regarding fire extinguishers, Knox access products, and address identification.
6. Parking. All parking shall be striped, with standard stalls at 10' x 20' and ADA stalls at 11' x 20' with a 5' aisle.
7. Improvements: The owner shall coordinate with the Building Department for any tenant improvements, ensuring that an Arizona-licensed design Professional designs the plans.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 9th day of December 2025.



Tom Armstrong, Mayor

ATTEST:



Erin N. Deskins

Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:



Andrew J. McGuire, Town Attorney
Gust Rosenfeld P.L.C.

I hereby certify that the above foregoing Resolution No. 2025-1297 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on December 9, 2025, and that quorum was present thereat and that the vote thereon was 7 ayes, 0 nays, and 0 abstentions. 0 Council members were absent or excused.

Erin N. Deskins

Erin N. Deskins, Town Clerk