

ORDINANCE NO. 92-A66

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING OF ZONING MAP CHANGE NO. 91-14 FROM RCU-2A TO M1-CU AND TO ALLOW FOR THE INSTALLATION OF A 40,000 SQUARE FOOT BUILDING FOR QUINTUS INC., AN INDUSTRIAL USE ON THE NORTH SIDE OF STATE ROUTE 260, A PORTION OF TAX PARCEL NO. 403-16-001C

The Town Council of the Town of Camp Verde hereby resolves as follows:

I. The Town Council hereby finds as follow:

- A. A request for a Zoning Map Change was filed by Mr. Charles Hamilton for a Zoning Change from RCU-2A to M1 for the purposes of installing an industrial use on a metes and bounds parcel located on the north side of State Route 260 north of the existing Carpet Store. A portion of Tax Parcel No. 403-16-001C.
- B. The project was reviewed by the Planning and Zoning Commission on December 5, 1991 and on January 2, 1992 and by the Town Council on January 8, 1992 in public hearings that were advertized and posted according to state law.
- C. The proposed project will not constitute a threat to the health, safety or welfare to the general public and should be approved.
- E. The Zoning Map Change is approved, based upon the following findings:
  1. The project, as proposed, will not injure the public health, safety or welfare.
  2. The project, as proposed, meets the requirements of the M1 zoning on the property.
  3. The project, with the conditions contained in Exhibit B, will be required to meet all requirements of the reviewing agencies responsible for approving this project or portions thereof.
  4. A specific development plan and letter of intent have been provided with the application and development of the site may commence in accordance with the site plan provided. Any future development beyond what is shown in the site plan attached as Exhibit A, requires approval through the conditional use procedures adopted by the Town prior to development.

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II. The Town Council of the Town of Camp Verde hereby approves of a Zoning Map Change from RCU-2A to M1-CU and approving the installation of a 40,000 square foot building for the purposes of installing an industrial use on a metes and bounds property located on the north side of State Route 260 north of the existing Carpet Store as shown on Exhibit A with the conditions contained in Exhibit B both of which are attached hereto.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON JANUARY 8, 1992.

  
Woodrow Diehl  
Mayor

ATTEST:

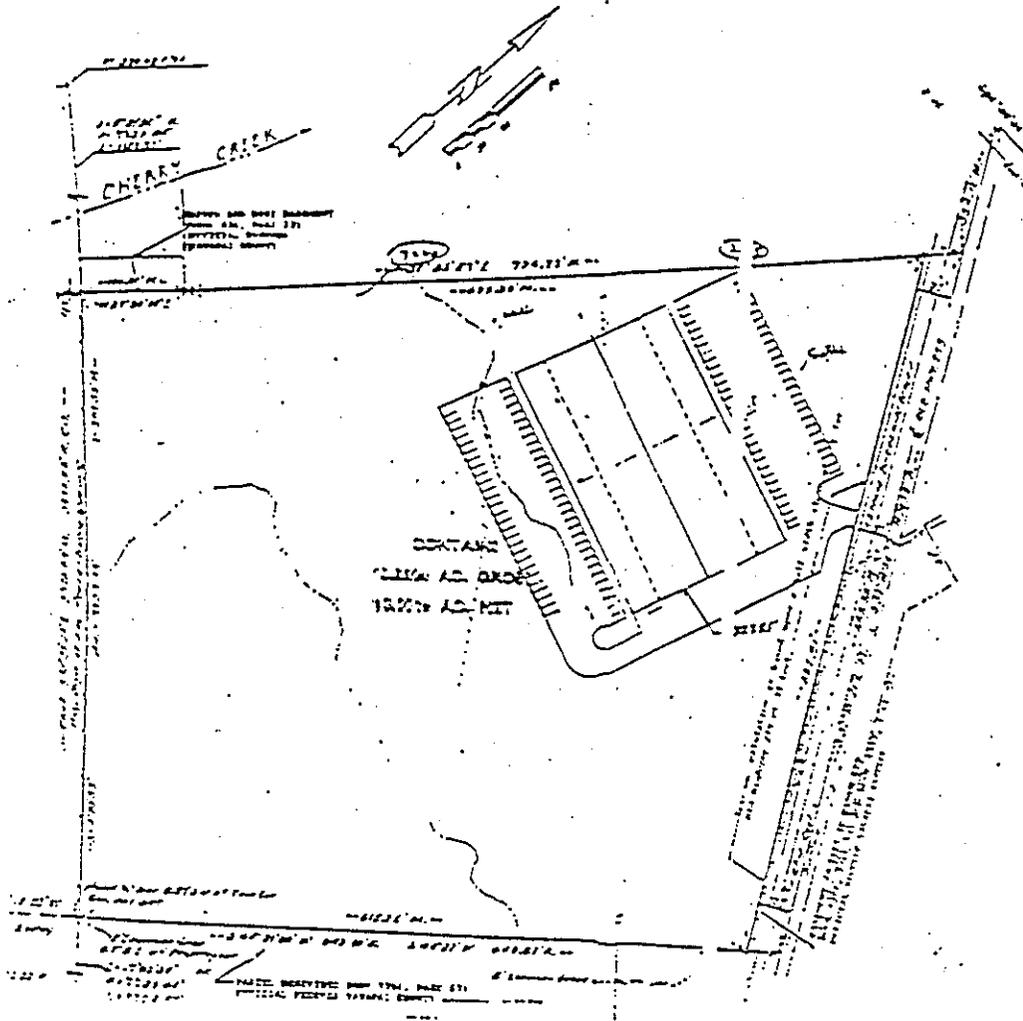
  
Dane Bullard, Town Clerk

APPROVED AS TO FORM:

  
Ron Ramsey  
Town Attorney

attachments: Exhibit A, B, and C

Exhibit A  
Zoning Map Change  
No. 91-14



Tax Parcel - 10 acre portion of #403-16-001C

Zoning Map Change No. 91-14

Rezoning from: RCU-2A  
to: M1

Approved by Planning Commission on  
Resolution No. PC91-33

Approved by Town Council on  
Ordinance No.

Legal Description: southern most 10 acre portion of Tax Parcel #403-16-001C

EXHIBIT B TO ORDINANCE NO. 92-A66  
ZONING MAP CHANGE NO. 91-14

1. Traffic/Access Control Plan - A traffic study may be required at some time when development warrants a study as required by the Access Control Plan for State Route 260. Any necessary improvements or requirements as recommended in the study will be the responsibility of the developer or owner as appropriate.
2. Prior to the operation of the facility, the applicant shall provide proof of approval from the State Fire Marshal for all necessary permits. Any conditions on such permits and approvals are incorporated into this resolution by reference.
3. If at some time in the future a sanitary sewer system is installed in the same area as this project, the applicant is required to hook-up to the system.
4. All necessary sign permits shall be obtained prior to installation of any signs on the premises as required by the Sign Ordinance of the Town of Camp Verde.
5. The developer must meet all requirements of existing ordinances and other reviewing agencies prior to issuance of any development permits for this property.
6. Site Design - All standard requirements of the Planning and Zoning Ordinance will be applied to development. This includes parking, landscaping, screening, building heights and separations, as well as lighting and signs.
7. Road Improvements- Dedications, road improvements or participation for financing road improvements are subject to final determination by the Town Council.
8. Land Uses/Site Plan- Site Plan (Exhibit A) and letter of intent (Exhibit C) are sufficient to satisfy Camp Verde review for development of the initial phase of the project. All future development of the site beyond what is shown in Exhibit A shall be in accordance with the letter of intent (Exhibit C) and is subject to the Conditional Use procedures adopted by the Town.

EXHIBIT C  
ZONING MAP CHANGE NO 91-14  
ORDINANCE NO. 92-A66

October 30, 1991

LETTER OF INTENT

The following letter is submitted for the purpose of specifying the intended use of Parcel # *403-16-001 C*, which is in process of being purchased by Richard L. and Rheta I. Cook, and is to be used by Quintus, Inc. for manufacturing, engineering, research and development, warehousing and sales.

Background

Quintus, Inc. became a corporation in 1973, and has operated predominantly in the areas of engineering services and research & development. Most of this work has centered around "high-tech" composites relating primarily to aerospace, sporting equipment and medical products. When the small manufacturing sector of the organization began to expand (circa 1986), Quintus opted to open a second facility on Industrial Drive in Camp Verde. Reasons for locating in Camp Verde were primarily climate, proximity to the Phoenix market, and the labor force available in the Verde Valley. During the four years Quintus has operated at the Camp Verde facility the overall product of the company has tripled in size.

Current Status

Quintus currently employs 40 - 45 people. The general organizational balance of the company is as follows:

Administration	7
Engineering	2
Marine Sales & Service	3
Outside Sales	1
Research & Development	3 (Camp Verde)

Research & Development	3 (Flagstaff)
Experimental Development	3 (Flagstaff)
Production	13 (Camp Verde)
Production	5 (Flagstaff)
Quality Control	2

The company is currently engaged in manufacturing the following items:

- orthopedic structural devices (30 products)
- auxiliary fuel tanks for military aircraft (5 products)
- energy absorbing seat components for military aircraft (24 products)
- engine nacelles for Garrett Engine Division
- miscellaneous jet engine fairings
- high-tech canoe and kayak paddles (6 products)

Quintus is also engaged in fourteen research and development projects, several of which are scheduled for production within the forthcoming year.

#### Projected Expansion

Current Research and development projects (without naming them, due to their proprietary nature) show potential growth as follows:

Project	Staff (1992-1993)	Floor Space (1992-1993)
A	6	5000 ft <sup>2</sup>
B	6	5000 ft <sup>2</sup>
C	10	8000 ft <sup>2</sup>
D	6	5000 ft <sup>2</sup>

Other projects, expected to come on line in the 1993-1994 time frame will take an equal or greater amount of space and staff. Work currently being done in the present facility on Industrial Drive needs to be moved

to make room for normal expansion, especially in the marine area. All this, we anticipate, will require about 40,000 square feet of additional space.

#### Building Plan

Quintus is planning a single building of approximately 40,000 square feet to be built near the northern corner of the lot, as shown on the attached drawing. The natural vegetation will be removed only as is necessary to grade the building and parking sites. Access will be from old Highway 279 as shown. As the business develops, the operation will expand toward the front (SW) side of the lot. The intent is to await expected widening and improvement of State Route 260 before beginning the front access to the (yet to be designed) administrative buildings and accompanying landscape.

#### Zoning

Much of the research and development work done by Quintus will require certain outdoor testing devices not conducive to containment inside a building. It is our belief that this would require M-1 for at least the northern half of the lot. Request is made for rezoning the entire lot to M-1.

#### Looking Ahead

The management at Quintus is confident that the ten acres being purchased will be put to full use within a very few years. Our average

expansion over the past several years has been at least 50%/annum and our projections indicate a much steeper upward curve during the next five years.

QUINTUS, INC.

A handwritten signature in cursive script, appearing to read "Richard L. Cook", enclosed within a hand-drawn oval border.

Richard L. Cook, President