

ORDINANCE NO. 97A130

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE 97-09, FOR THE PURPOSE OF REZONING A 9.18 ACRE PORTION OF TAX PARCEL 403-16-002C, FROM RCU-2A TO M1-CU (INDUSTRIAL, CONDITIONAL USE) TO CONSTRUCT AN INDUSTRIAL BUILDING TO HOUSE HENDERSON MASONRY AND TWO OTHER TENANTS. THE PROPERTY IS LOCATED AT 3905 OLD HIGHWAY 279.

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

I. The Town Council hereby finds as follows:

- A. A request for a Zoning Map Change (Number 97-09) was filed by Robert Woods and Clyde Henderson, agents, for R. Joe McCoy, property owner, for a 9.18 acre portion of tax parcel 403-16-002C, 3905 Old Highway 279.
- B. The project was reviewed by the Planning Commission on July 3, 1997 and the Town Council on July 23, 1997 in public hearings that were advertised and posted according to state law.
- C. The purpose of the Zoning Map Change is to allow Clyde Henderson to construct an industrial building to house Henderson Masonry and two other tenants.
- D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

II. The Zoning Map Change (Number 97-09) is approved, based upon the following findings:

1. The Zoning Map Change will not injure the public health, safety, or welfare.

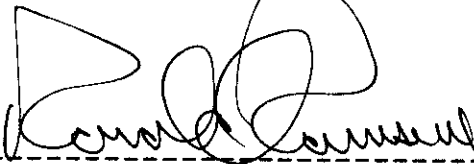
III. The Town Council of the Town of Camp Verde hereby approves a Zoning Map Change 97-09 for the purpose of allowing the construction of an industrial building and industrial uses of the property with the following condition:

- A. All future development requires approval through the conditional use procedures adopted by the town prior to development.


PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON JULY 23, 1997.

page 2, Ordinance 97A130, Zoning Map Change 97-09, July 23, 1997.

APPROVED AS TO FORM:

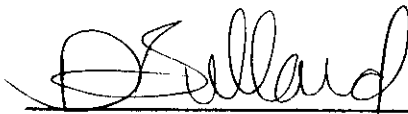


Ronald Ramsey
Town Attorney



Carter Rogers
Mayor

WITNESS:



Dane Bullard
Town Clerk

PUBLISH: 8/6 and 8/13/97

Publisher's Affidavit Requested