

ORDINANCE NO. 96A111

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE 96-02 FOR THE PURPOSE OF REZONING TAX PARCELS 403-16-002K, 403-16-002Q, 403-17-005D, 403-20-003A, 403-20-003B, 403-23-005M, 403-23-005P FROM RCU-2A TO PAD TO ALLOW THE DEVELOPMENT OF TUNLII COUNTRY CLUB, A PROPOSED DEVELOPMENT. THE SITE IS LOCATED AT 2800 NORTH HIGHWAY 260.

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 96-02) was filed by Mr. Seth Williams, owner, for tax parcels 403-16-002K, 403-16-002Q, 403-17-005D, 403-20-003A, 403-20-003B, 403-20-005M, 403-20-005P, 2800 North Highway 260.
- B. The project was reviewed by the Planning Commission on March 7, 1996 and May 2, 1996 and the Town Council on April 24, 1996 and June 5, 1996 in public hearings that were advertised and posted according to state law.
- C. The purpose of the Zoning Map Change is to allow for the development of a planned community which will include single family residential, attached patio homes, clubhouse and community center, golf course, hotel - commercial, commercial, maintenance facility, and direct accessory uses.
- 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 96-02) is approved, based upon the following finding:

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

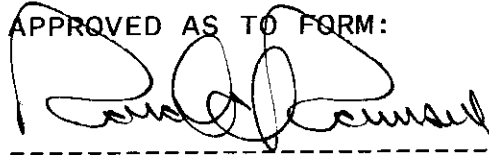
III. The Town Council of the Town of Camp Verde hereby approves a Zoning Map Change 96-02 for the purpose of accommodating a planned community and future subdivision of the property, tax parcels 403-16-002K, 403-16-002Q, 403-17-005D, 403-20-003A, 403-20-003B, 403-23-005M, 403-23-005P with the following conditions:

1. This approval shall not imply any approval of the proposed subdivision of the property. Any subdivision of the property must comply with the Subdivision Ordinance of the Town of Camp Verde.

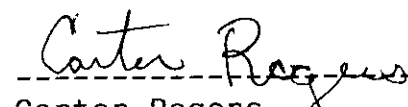
2. A development plan for the location of signs shall be submitted.
3. Any mobile / manufactured parks in the development shall be constructed in conformance with the Town of Camp Verde ordinances.
4. The Developer shall provide a current traffic impact analysis which satisfies ADOT requirements.
5. A preliminary drainage plan which includes a Phase II drainage report and floodplain study consistent with the Yavapai County Flood Control District's requirements and approved by them shall be submitted.
6. The developer shall provide information about the type or form of assurances that will be made for completion of the improvements.
7. If the PAD is to be developed in phases or development units, site plans shall be required for each unit, and separate hearings before the Town Council shall be held to review each site plan.
8. Application for approval of the first development unit shall be made, and development shall commence, within two years of the date upon which the PAD was approved.
9. The developer shall pay the proportionate share of the cost of installing a traffic signal when the need for such signal is demonstrated.
10. Because the golf course is a significant feature of the development, no certificate of occupancy for any residential structure shall be issued prior to the opening of the golf course.
11. A permanent easement in the natural arroyo shall be granted for a horse trail through the property. This easement shall not be subject to relocation.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON JUNE 5, 1996.

APPROVED AS TO FORM:



Ronald Ramsey
Town Attorney



Carter Rogers
Mayor

page 3, Ordinance 96A111, Zoning Map Change 96-02, June 5, 1996.

WITNESS:

Thomas Ritz

Thomas Ritz
Associate Planner