

ORDINANCE NO. 94A88

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 94-02 FOR THE PURPOSES OF REZONING TAX PARCEL NOS. 404-26-023,024,025 & 404-28-045 FROM R1-18 TO C2-1-CU (COMMERCIAL, CONDITIONAL USE).


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

- I. The Town Council hereby finds as follows:
- A. A request for a Zoning Map Change (No. 94-02) was filed by Mr. John Crane on behalf of Marjorie Cook and Don and Mary Houghton, requesting a Zoning Map Change from R1-18 to C3 for multiple but contiguous lots. Tax Parcel #404-26-023,024,025 & 404-28-045.
 - B. The project was reviewed by the Planning Commission on April 7, 1994 and by the Town Council on April 14, 1994 in Public Hearings that were advertized and posted according to state law.
 - C. The purpose of the Zoning Map Change is to allow for the rezoning of the property from R1-18 to C2-1-CU. This Zoning Map Change is required prior to the issuance of any permits for Commercial use of the property and the change becomes effective 30 days after the date of this Ordinance.
 - D. The proposed rezoning will not constitute a threat to the health, safety, or welfare of the general public.
 - E. The Zoning Map Change (No. 94-02) is approved, based upon the following findings:
 - 1. The Zoning Map change, as proposed, will not injure the public health, safety, or welfare.
 - 2. The property is located adjacent to existing commercially zoned properties, therefore the proposed Zoning Map Change is consistent with State Planning Law and the requirements of the Camp Verde Planning and Zoning Ordinance.
- II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 94-02 for the purposes of rezoning Tax parcel Nos. #404-26-023,024,025 & 404-28-045 from R1-18 to C2-1-CU with the conditions contained in Exhibit B attached to this Ordinance.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON APRIL 13, 1994.

APPROVED AS TO FORM:


Ronald Ramsey, Town Attorney


Carter Rogers, Mayor

WITNESS:



Recording Secretary

EXHIBIT A TO ORDINANCE NO. 94A-88
ZONING MAP CHANGE NO. 94-02

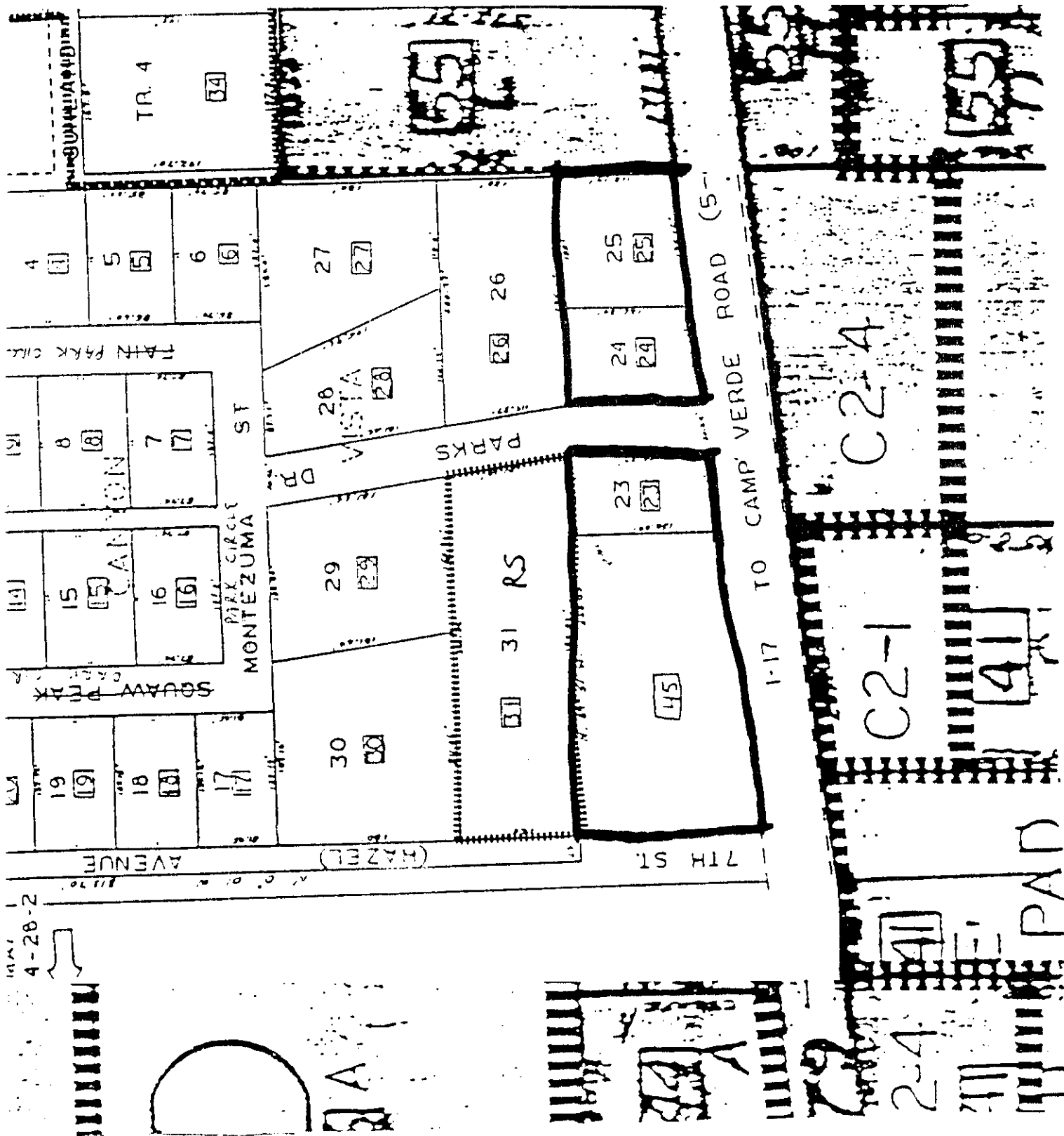


EXHIBIT B TO ORDINANCE NO. 94A88
ZONING MAP CHANGE NO. 94-02
CONDITIONS OF APPROVAL

1. Traffic/Access - Requirements will be determined at the time of development.
2. Sanitary Sewerage - The site is within the Sanitary District boundaries.
3. Fire District - Development plans shall be reviewed and approved by the District prior to the commencement of construction on the site.
4. Signs - 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. Hydrology - Special drainage criteria, set by the Flood Control District, may apply for the commercial development of each parcel.
6. Water - This site is within the Camp Verde Water System franchise area. Appropriate water lines and fireflow will be required for commercial development on the site.
7. Site Design - All standard requirements of the Planning and Zoning Ordinance will be applied to future development. This includes parking, landscaping, screening, building heights and separations, as well as lighting and signs.
8. Screening - Future development of the site will be required to install screening (landscaping or other opaque wall or fence) from all surrounding residentially zoned and used properties.
9. Recordation of Resolution: All conditions are applicable to the current owner and their successors or assignees. For this reason, this Resolution and all exhibits, including conditions, shall be recorded on the deed to each of the separate parcels involved in this rezoning within 30 days of the date of effect of the zoning change.