

ORDINANCE NO. 91-A56

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 91-02 FOR THE PURPOSES OF REZONING A PORTION OF VERDE LAKES, UNIT 4 FROM R1L-12 (SINGLE FAMILY RESIDENTIAL, LIMITED) TO R1-12 SINGLE FAMILY RESIDENTIAL, INCLUDING LOTS 1249 THROUGH 1281, TAX PARCEL NOS. 404-32-084 THROUGH 116

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

I. The Town Council hereby finds as follows:

- A. The Town Council on December 12, 1990 initiated a Zoning Map Change (No. 91-02) application for a portion of the lots in Verde Lakes Subdivision, Unit 4 for the purposes of considering a zoning change from R1L-12 to R1-12 in order to correct a zoning error. The parcels affected by this change include lots 1249 through 1281 only.
- B. The project was reviewed by the Planning and Zoning Commission on February 7, 1991 and subsequently by the Town Council in public hearings that were advertized and posted according to state law.
- C. The purpose of the Zoning Map Change is to correct a zoning error, to install proper zoning which allows for the installation of mobile and modular structures in the area, many of the lots contain mobile and modular units in violation of the zoning requirement and the Codes, Covenant and Restrictions allow specifically for mobile homes on these lots. This Zoning Map Change is required in order to render the properties which mobile units as legal conforming lots. This ordinance, according to the requirements of state law becomes effective 30 days after Town Council approval.
- D. The proposed rezoning will not constitute a threat to the health, safety, welfare or convenience to the general public and should be granted.
- E. The Zoning Map Change (No. 91-02) is approved, based upon the following findings:
 1. The Zoning Map Change, as proposed, will not injure the public health, safety welfare or convenience.
 2. The property is located in a residential area and existing single family residential uses, therefore the proposed Zoning Map Change is consistent with State Planning Law and the requirements of the Camp Verde Planning and Zoning Ordinance.

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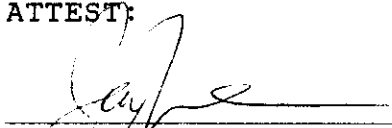
3. This rezoning is for the purposes of assigning the appropriate zoning classification to the properties so that existing developed lots containing mobile or modular structures will be legal conforming lots, consistent with the provisions of the Codes, Covenants and Restrictions tied to the deeds for the parcels affected by this rezoning.
4. Any and all future development in the project area shall be in conformance with the provisions of the Codes, Covenants and Restrictions for this subdivision unit.

II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 91-02 for rezoning a portion of Verde Lakes West Estates, Unit 4, lots 1249 through 1281 as shown in the attached exhibit A, from R1L-12 to R1-12.

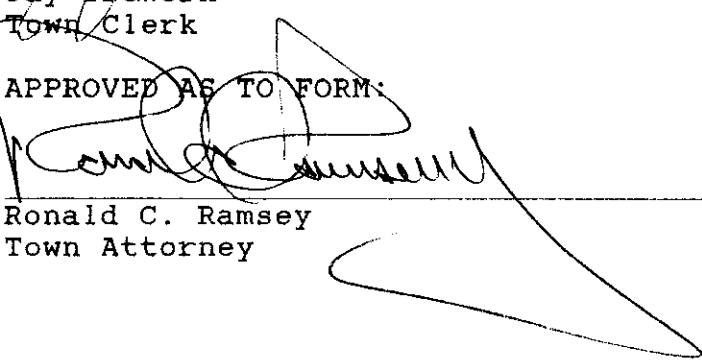
PASSED AND ADOPTED AT A SPECIAL SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON FEBRUARY 27, 1991.


A. Carter Rogers, II
Mayor

ATTEST:


Jay Trewern
Town Clerk

APPROVED AS TO FORM:


Ronald C. Ramsey
Town Attorney

LCK/91-A56.ORD

attachment: Exhibit A

EXHIBIT A TO RESOLUTION NO.

91-A56

Zoning Map Change No. 91-02, for area shown. From R1L-12 to R1-12

