

ORDINANCE NO. 91A-57

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 91-07 FOR THE PURPOSES OF REZONING TAX PARCEL NO. 404-28-044A FROM R1L-35 AND R1-18 TO R1-18 SINGLE FAMILY RESIDENTIAL, 18,000 SQUARE FOOT MINIMUM LOT SIZE.

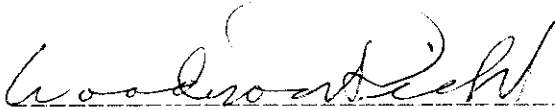
The Town Council of the Town of Camp Verde hereby ordains as follows:

I. The Town Council hereby finds as follows:

- A. An application was filed by Ms. Ruth Pringle, requesting approval for a Zoning Map Change (No. 91-07) from R1L-35 and R1-18 to R1-18 for Tax Parcel No. 404-28-044A as shown on Exhibit A attached hereto.
- B. The project was reviewed by the Planning Commission on April 4, 1991 and the Town Council on April 24, 1991 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 property to be zoned under one zoning district rather than two. This Zoning Map Change application is required prior to the issuance of any permits for residential uses on the site and becomes effective 30 days after approval.
- D. The proposed rezoning will not constitute a threat to the health, safety, welfare or convenience of the general public and should be granted.
- E. The Zoning Map Change (No. 91-7) 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 adjacent to existing R1-18 properties, therefore the proposed Zoning Map Change is consistent with State Planning Law and the requirements of the Camp Verde Planning and Zoning Ordinance.
 3. Prior to construction or placement of any new uses on the property, the project, with the conditions contained in Exhibit B to this ordinance, will be required to meet all regulations of the reviewing agencies responsible for approving this project or portions thereof.

II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 91-07 for rezoning Parcel No. 404-28-044A as shown in the attached Exhibit A, from R1L-35 and R1-18 to R1-18 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 24, 1991.



Woody Diehl
Vice-Mayor

ATTEST:



Susan Marshall, Deputy Town Clerk

APPROVED AS TO FORM:

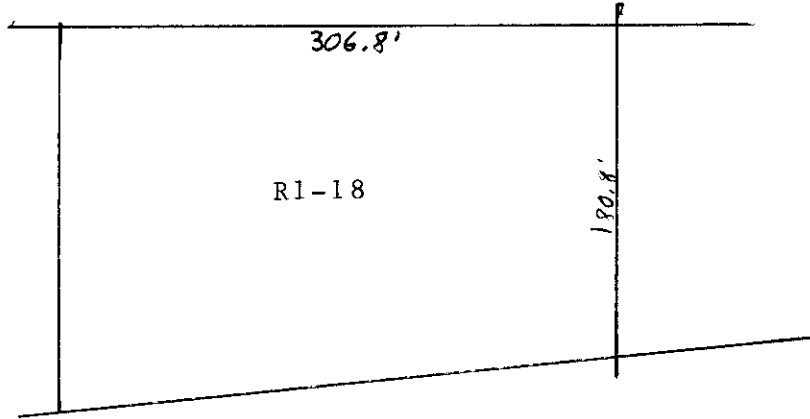


Ron Ramsey
Town Attorney

dlc/91a57.ord

attachment: Exhibit A and B

Exhibit A
Zoning Map Change
No. 91-07



Tax Parcel #404-28-044A
Zoning Map Change No. 91-07
Rezoning from: R1-18 and R1L-35
to: R1-18
Approved by Planning Commission on April 4, 1991
Resolution #PC 91-13

Approved by Town Council on April 24, 1991
Ordinance #91-A57

EXHIBIT B TO ORDINANCE 91-A57
ZONING MAP CHANGE NO. 91-07
CONDITIONS OF APPROVAL

The Town Council of the Town of Camp Verde hereby approves the following conditions for Zoning Map Change 91-07:

1. All new uses or construction installed on the property shall be reviewed and approved for conformance with the following regulations, prior to the issuance of a Zoning Clearance Permit:
 - a. Town Road Construction Standards
 - b. Planning and Zoning Ordinance
 - c. Yavapai County Health Department Requirements
 - d. Yavapai County Flood Control Requirements
2. In the event that a sewer system is available in the area, all properties agree to hook up to the system at the time it is provided.
3. Prior to issuance of any Zoning Clearance Permit or installation of any new use on the property, the applicant shall provide proof of adequate water and electrical service to the property.
4. Any existing, non-permitted (existing illegal) uses and structures shall be brought into compliance with the requirements of the Planning and Zoning Ordinance. This includes any commercial use of property and securing of all required permits for existing structures or improvements on the property.