

ORDINANCE NO. 91-A62

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 91-13 FROM RCU-2A TO R1-18 FOR THE PURPOSE OF REZONING A PORTION OF A METES AND BOUNDS PARCEL LOCATED BETWEEN VERDE LAKES ESTATES UNIT I AND II, TAX PARCEL NO. 404-13-451F

The Town Council of 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 was filed by Ms. Eileen Ekberg on behalf of the Verde Lakes Property Owners Association, the property owner requesting a Zoning Change from RCU-2A to R1-10 for a portion of a metes and bounds parcel located between Verde Lakes Estates Unit I and II. Tax Parcel No. 404-13-451F.
- B. The project was reviewed by the Planning and Zoning Commission on November 7, 1991 and the Town Council on November 13, 1991 in public hearings that were advertized and posted according to state law.
- C. It was determined that R1-18 was the appropriate zoning in order to prevent further subdividing of this property.
- D. The purpose of the Zoning Map Change is to allow for the rezoning of the property from RCU-2A to R1-18. This Zoning Map Change is required prior to establishing smaller lots from this parcel and this Ordinance becomes effective 30 days after approval.
- E. The proposed rezoning will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
- F. The Zoning Map Change (No. 91-13) 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 zoned properties, therefore the proposed Zoning Map Change is consistent with State Law and the requirements of the Camp Verde Planning and Zoning Ordinance.

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3. The project, with the conditions contained in Exhibit B attached to this Ordinance, will be required to meet all requirements of the reviewing agencies responsible for approving this project or portions thereof.

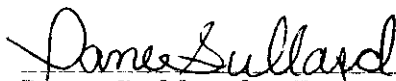
II. The Town Council of the Town of Camp Verde hereby approves a Zoning Map Change from RCU-2A to R1-18 for the purposes of rezoning a portion of a metes and bounds parcel located between Verde Lakes Estates Unit I and II (Tax Parcel No. 404-13-451F) as shown in Exhibit A with the conditions contained in Exhibit B attached to this Ordinance.

PASSED AND ADOPTED AT A REGULAR SESSION OF TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON NOVEMBER 13, 1991.



Woodrow Diehl
Mayor

ATTEST:



Dane Bullard, Town Clerk

APPROVED AS TO FORM:



Ronald Ramsey
Town Attorney

attachments: Exhibit A, B

EXHIBIT A
ORDINANCE NO. 91-A62

SCALE: 1 INCH = 100 FEET

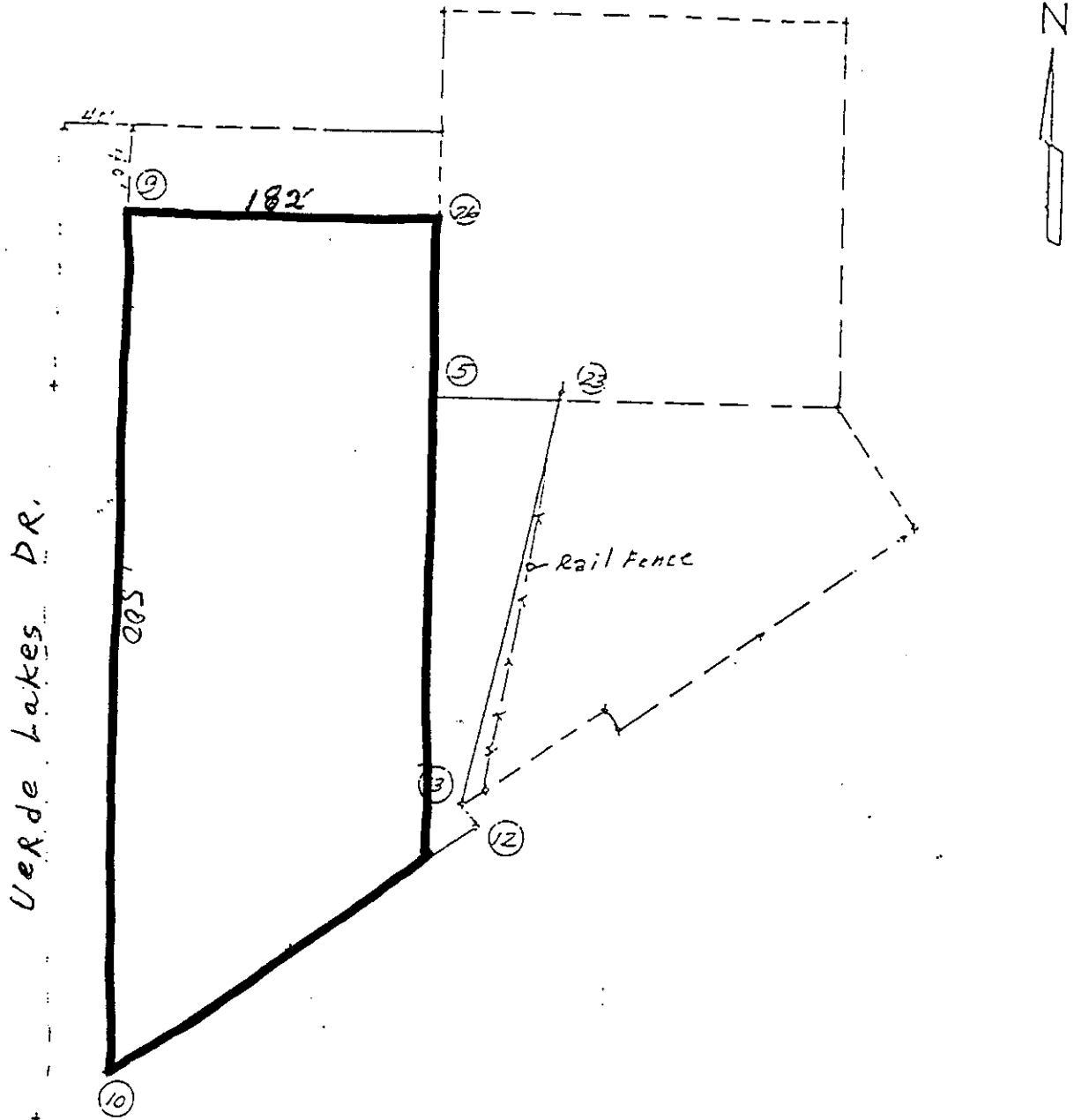


EXHIBIT B TO ORDINANCE NO. 91-A62
ZONING MAP CHANGE NO. 91-13
CONDITION OF APPROVAL

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. Land Division not to exceed three parcels from the original one lot unless approved by a subdivision plat.

TOWN OF CAMP VERDE

P.O. Box 710
Camp Verde
Arizona 86322
(602)567-6631



November 22, 1991

*Independent/Bugle Call
P.O. Box 429
Cottonwood, Arizona 86326*

*Please publish the attached Legal Advertisement, Ordinance
91-A62, Wednesday, November 27, 1991 and Wednesday, December
4, 1991.*

The billing should be to the Town of Camp Verde - Town Clerk.

Thank you for your assistance.

Susan Marshall

*Susan Marshall
Deputy Town Clerk*

Attachment