

ORDINANCE NO. 91A-63

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 91-15 FOR THE PURPOSES OF REZONING EL RANCHO ACRES PLUS AN ADJOINING METES AND BOUNDS PARCEL FROM RCU-2A TO R1-35 SINGLE FAMILY RESIDENTIAL

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

I. The Town Council hereby finds as follows:

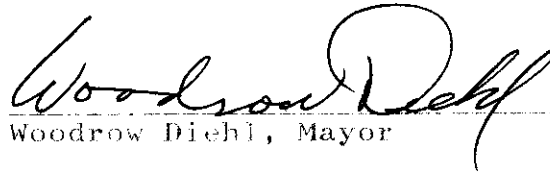
- A. The Town Council on November 13, 1991 initiated a Zoning Map Change (No. 91-15) application for all lots in El Rancho Acres Subdivision and an adjacent metes and bounds parcel for the purposes of considering a zoning change from RCU-2A to R1-35 in order to correct a zoning error.
- B. The project was reviewed by the Planning Commission on December 5, 1991 and the Town Council on December 11, 1991 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 most closely meets the land use and lot sizes in the area and is not primarily for the purposes of increasing density or allowing new land uses. This Zoning Map Change is required in order to render the properties as legal conforming lots and if approved by the Town Council, the change shall be approved by Ordinance which becomes effective 30 days after Town Council approval.
- D. The proposed rezoning will not constitute a threat to the health, safety or welfare to the general public and should be granted.
- E. The Zoning Map Change (No. 91-15) 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 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.

3. The land included in this rezoning is a metes and bounds parcel and an existing legal subdivision, therefore the lot sizes and uses have been previously established. This rezoning is for the purposes of reassigning the appropriate zoning and density to the properties so that they will be legal conforming lots and is not for the direct purposes of increasing density in the area although some lots may be split if the zoning change is approved.

II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 91-15 for rezoning El Rancho Acres and an adjoining metes and bounds parcel as shown in the attached Exhibit A, from RCU-2A to R1-35, subject to the following condition:

Any lot splits which may occur after the effective date of the zoning map change shall be in accordance with the requirements of the Planning and Zoning Ordinance.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON DECEMBER 11, 1991.



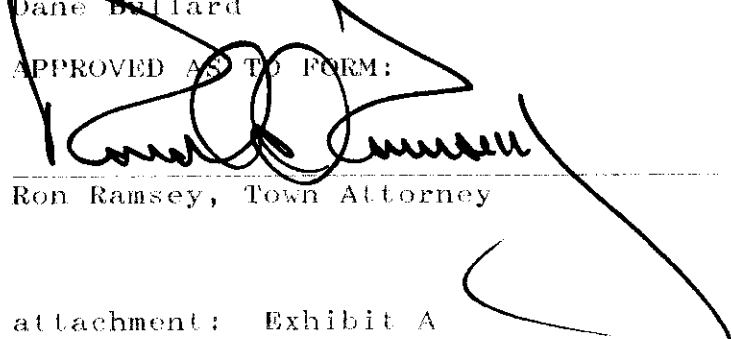
Woodrow Diehl, Mayor

ATTEST:



Dane Ballard

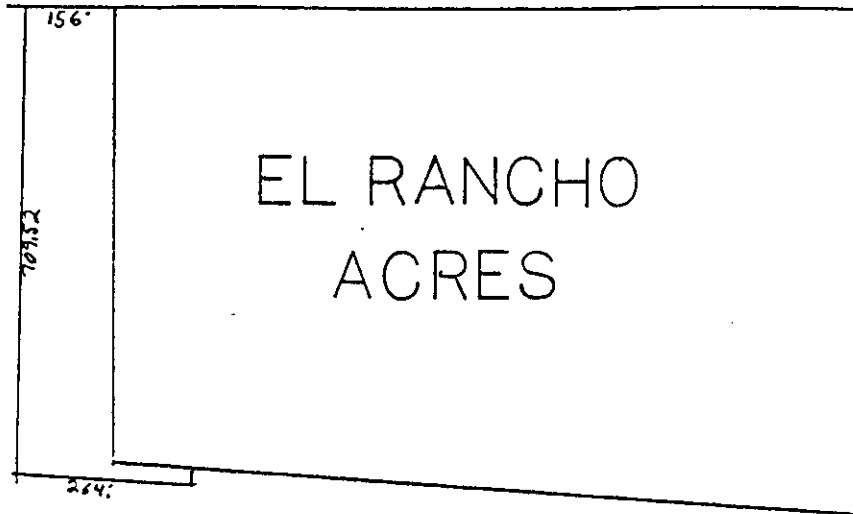
APPROVED AS TO FORM:



Ron Ramsey, Town Attorney

attachment: Exhibit A

Exhibit A
Zoning Map Change
No. 91-15



Tax Parcel # 403-13-28 thru 44 and 403-14-003A

Zoning Map Change No. 91-15

Rezoning from: RCU-2A
to: R1-35

Approved by Planning Commission on 12-5-91
Resolution No. PC91-30

Approved by Town Council on 12-11-91
Ordinance No. 91A63

Legal Description: Lots 1 thru 17, El Rancho Acres
Metes & Bounds Parcel # 403-14-003A