

ORDINANCE NO. 92-A70

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 92-01 FOR THE PURPOSES OF REZONING A METES AND BOUNDS PARCEL FROM PAD TO M1-CU. TAX PARCEL 403-16-001A

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 Mr. Mike Punkoney on behalf of Aultman Landmark Development requesting approval for a Zoning Map Change (No. 92-01) from PAD with approved C2 uses to M1 for Tax Parcel No. 403-16-001A.
- B. The project was reviewed by the Planning Commission on March 5, 1992 and the Town Council on March 11, 1992 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 construction of industrial uses on the property. This Zoning Map Change application is required prior to the issuance of any permits for industrial uses on the site and becomes effective 30 days after the date of this Ordinance.
- D. The proposed project 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. 92-01) 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 M1 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.
 3. Prior to construction or placement of any new structures in the project area, all conditions contained in Exhibit B and C to this Ordinance, are required to be met including all regulations of the reviewing agencies responsible for approving this project or portions thereof.
 4. A final site plan was approved for this property. Any future development beyond what is shown in the site plan attached as Exhibit D, requires approval through the conditional use procedures adopted by the Town prior to development.

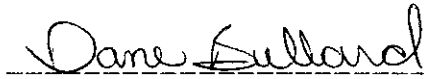
II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 92-01 for rezoning a metes and bounds parcel as shown in the attached Exhibit A, from PAD to M1-CU, Tax Parcel No. 403-16-001A with the conditions contained in Exhibit B and C attached to this Ordinance.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON MARCH 11, 1992.



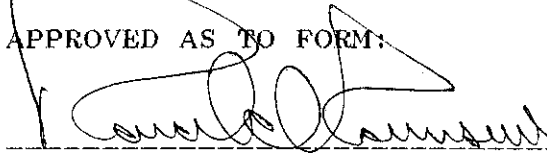
Woodrow Diehl, Mayor

ATTEST:



Dane Bullard, Town Clerk

APPROVED AS TO FORM:



Ron Ramsey, Town Attorney

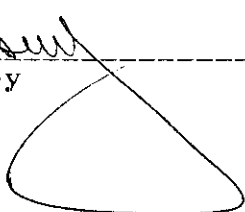
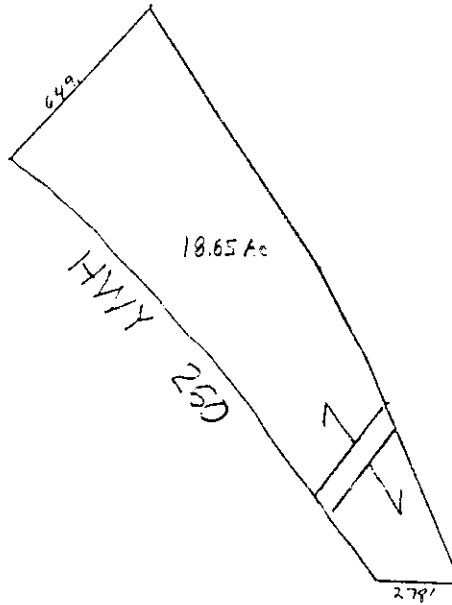


Exhibit A
Zoning Map Change
No. 92-01



Tax Parcel #403-16-001A
Zoning Map Change No. 92-01

Rezoning from: PAD
to: M1-CU

Approved by Planning Commission on March 5, 1992
Resolution # PC92-03

Approved by the Town Council on March 11, 1992
Ordinance No. 92-A70

EXHIBIT B TO ORDINANCE NO. 92-A70
CONDITIONS OF APPROVAL
AULTMAN LANDMARK DEVELOPMENT
TAX PARCEL NO. 403-16-001A

The Town Council hereby approves of the Zoning Map Change subject to the following conditions:

1. All of the stipulations placed on the PAD, including the original PAD approval and subsequent renewal shall be satisfactorily complied with prior to issuance of a Zoning Clearance Permit for any construction on the property.
2. If as some time in the future a sanitary sewer system is installed in the same area as this project, the applicant is required to hook-up to the system.
3. The applicant shall provide a Traffic Study Report pursuant to ADOT requirements. This Traffic Report shall be reviewed and approved prior to issuance of a Zoning Clearance Permit for further development within this project. Any necessary improvements or requirements as recommended in the study will be the responsibility of the developer or owner as appropriate.
4. 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. The project shall be approved by the Yavapai County Flood Control Department prior to issuance of a Zoning Clearance Permit.
6. The developer must meet all requirements of existing ordinances and other reviewing agencies prior to issuance of any development permits for this property.
7. Dedications, road improvements or participation for financing road improvements are subject to final determination by the Town Council.

EXH IT C TO ORDINANCE NO. 92-1
CONDITIONS OF APPROVAL
AULTMAN LANDMARK DEVELOPMENT
TAX PARCEL NO. 403-16-001A

The following are stipulations as approved by the Town Council of the Town of Camp Verde on January 24, 1990, all applicable stipulations are to be incorporated into the Zoning Map Change.

1. All of the stipulations placed on the PAD, including the original PAD approval and subsequent renewal shall be satisfactorily complied with prior to issuance of a Zoning Clearance Permit for any construction on the property.

2. The applicant and the Town shall diligently pursue the resolution of OLD Hwy. 279 and the required improvements or maintenance thereof prior to any further development within the PAD. The consideration of an improvement district for this purpose may be appropriate and the applicant hereby agrees to participate as needed, per the final resolution of this matter, to the satisfaction of the Town Council.

3. A final site plan for any other buildings to be located on this site, within the PAD, will be required prior to issuance of a Zoning Clearance Permit. At the time an application for a final site plan is submitted the applicant shall address the Yavapai County Health Department comments regarding sewage treatment for the development. Should a sewer system be provided in the area, the applicant agrees to hook up all buildings to the system. If any non-domestic sewage is created on-site, pretreatment may be required.

4. The applicant shall provide a Traffic Study Report pursuant to ADOT requirements. This Traffic Report and sewage plan shall be reviewed and approved prior to issuance of a Zoning Clearance Permit for further development within the PAD.

5. The project shall be approved by the Yavapai County Flood Control Department prior to issuance of a Zoning Clearance Permit.

6. The parking area and access drive shall be paved and improved according to the Town standards and requirements as noted in Section 108-N and 108-O of the Planning and Zoning Ordinance.

EXHIBIT D TO ORDINANCE NO. 92-A70

Final Site Plan

AULTMAN LANDMARK DEVELOPMENT

TAX PARCEL NO. 403-16-001A

SECTION

OLD

STATE

S 32°18'36" E

HIGHWAY

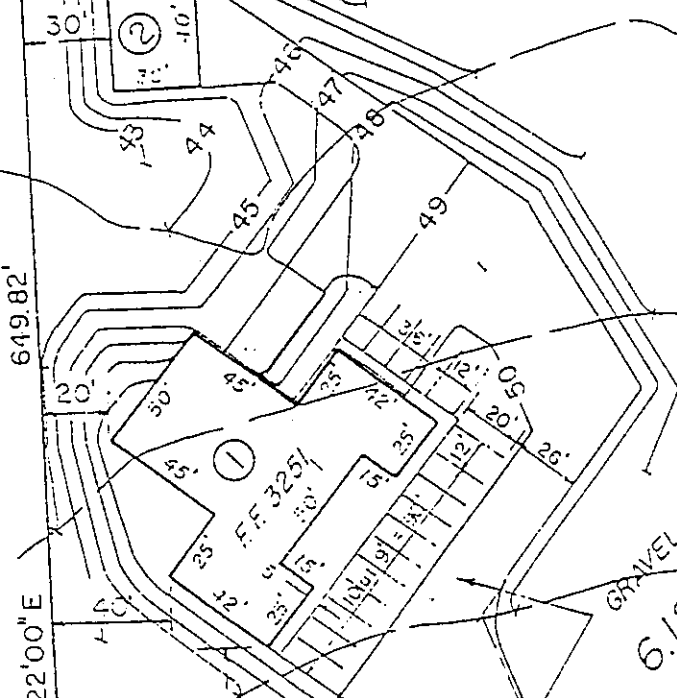
450.00'

1074.39'

279

SEPTIC

14.0'



649.82'

N 44°22'00" E

265'

GRAVEL DRIVE & PARKING
6.1264 Acres

558.87'

3250

S 73°09'02" W