

ORDINANCE NO. 91A-51

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 91-01 FOR THE PURPOSES OF REZONING VERDE WEST ESTATES, UNIT 2 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 21, 1990 initiated a Zoning Map Change (No. 91-1) application for all lots in the Verde West Estates Subdivision, Unit 2 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 January 3, 1991 and the Town Council on January 23, 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, not 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 this Ordinance becomes effective 30 days after 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. 91-1) is recommended for approval, 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.

3. The land included in this rezoning is 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.

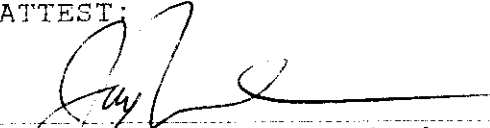
II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 91-01 for rezoning Verde West Estates, Unit 2 as shown in the attached exhibit A, from RCU-2A to R1-35 subject to the following condition:

1. Any parcel splits that may occur after the effective date of the zoning map change shall be in compliance with the standards of the Planning and Zoning Ordinance and the Codes, Covenants and Restrictions for the subdivision.

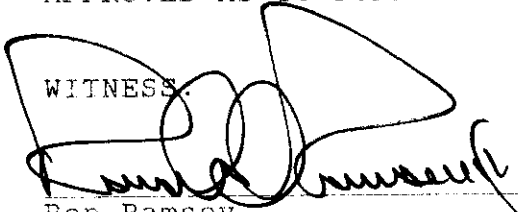
PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON JANUARY 23, 1991.


A. Carter Rogers, Jr.
Mayor

ATTEST:


Jay DREWERN, Town Clerk

APPROVED AS TO FORM:

WITNESS:

Ron Ramsey
Town Attorney

lck/91a51.ord

attachment: Exhibit A



VERDE WEST
ESTATES #2

REZONE: RCU-2A to R1-3