

ORDINANCE NO. PZ90-A41

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING OF ZONING MAP CHANGE NO. 90-2 FOR THE PURPOSES OF REZONING TAX PARCEL 404-28-066A FROM R1-18 TO R-2-4

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

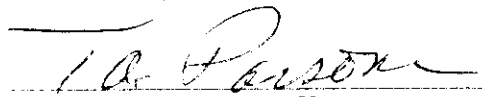
I. The Town Council hereby finds as follows:

- A. An application was filed by Frances "Dobie" Champion, co-owner, requesting approval for a Zoning Map Change (No. 90-2) from R1-18 to R-2-4 for Tax Parcel No. 404-28-066A as shown on Exhibit A attached hereto.
- B. The project was reviewed by the Planning Commission on March 1, 1990 and by the Town Council on March 28, 1990 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 apartment units in an existing structure located on the property. This Zoning Map Change application is required prior to the issuance of any permits for multiple family or commercial uses on the site and if approved by the Town Council, the change shall be approved by Ordinance which becomes effective 30 days after the date of Town Council approval.
- D. After lengthy discussion amongst the Planning Commission and with the concurrence of the applicant, the Planning Commission suggested that the applicant modify their request to allow for R-2-4 zoning rather than C-2-4 zoning since the proposed uses were residential in nature and the access to the site would preclude commercial use of the site. A written request was filed by the applicant to modify the application to allow a zone change to R-2-4. The property was reposted and the project was readvertised according to state law.
- E. The proposed project will not constitute a threat to the health, safety, welfare or convenience to the general public and should be granted.
- F. The Zoning Map Change (No. 90-2) 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 C2-4 and R-1-18 zoned properties, therefore the proposed Zoning Map Change provides for buffer zoning between the commercial and single family residential uses and therefore 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 recommended by the Planning Commission contained in Exhibit B to this resolution, will be required to meet all regulations of the reviewing agencies responsible for approving this project or portions thereof.

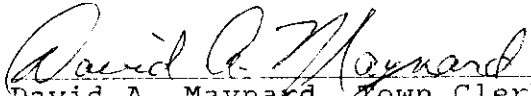
11. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 90-2 for rezoning Tax Parcel No. 404-28-066A as shown in the attached exhibit A, from R1-18 to R2-4 with the conditions contained in Exhibit B attached to this ordinance.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON MARCH 28, 1990.



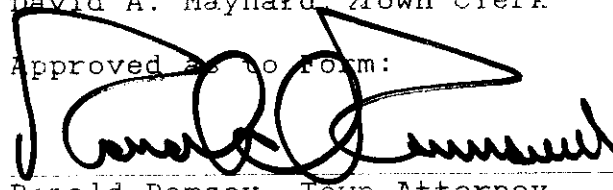
T. A. Parsons, Mayor

ATTEST:



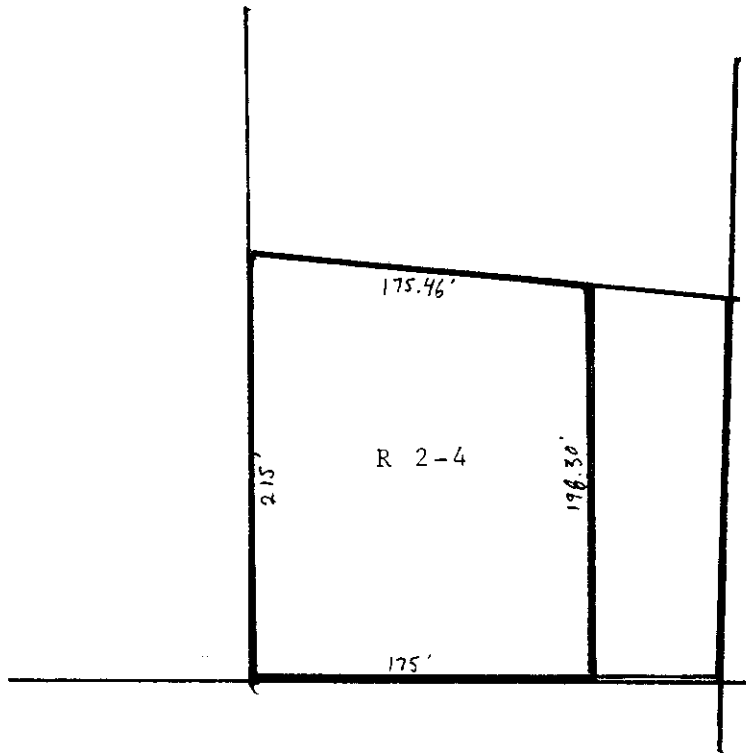
David A. Maynard, Town Clerk

Approved as to form:



Ronald Ramsey, Town Attorney

Exhibit A
Zoning Map Change
No. 90-2



Tax Parcel # 404-28-066A
Zoning Map Change No. 90-2
Rezoning from: R1-18
to: R 2-4

Approved by Planning Commission on 3-1-90
Resolution # 90-10

Approved by Town Council on March 28, 1990
Ordinance # 90-A41

Legal Description: A pc. of land lying in the NE 4 SE 4
Section 31-14-SE being approximately 535 feet west and
850 feet south of the E4 corner of said section. Cont.
.84 acre.

Scale



EXHIBIT B
CONDITIONS OF APPROVAL
ZONING MAP CHANGE 90-2
TAX PARCEL NO. 404-28-066A

The Town Council of the Town of Camp Verde stipulates that the following conditions be applied to Zoning Map Change 90-2:

1. All new uses and construction on the subject property as shown on Exhibit A to this resolutions shall substantially comply to the approved application except as modified herein.
2. All new uses or construction installed on the property shall be reviewed and approved for conformance with the following regulations, prior to 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
3. The existing septic system on the lot may accommodate up to three, two-bedroom units on the site. If more than this number of units are installed, the applicant may be required provide an adequate on-site septic system. However, if a sanitary sewer system is provided in the area, the property owner agrees in advance to hook up to this system.
4. A hydrology study shall be submitted in triplicate, to the Town for review and approval by the Town Engineer and the Yavapai County Flood Control Department to determine compliance with the County Flood Control requirements and the Town's on-site drainage detention requirements
5. The site shall be equipped with adequate parking spaces for the number of units proposed. All parking areas shall be designed and landscaped according to the Planning and Zoning Ordinance requirements for off-street parking areas (Section 108M, N, and O).
6. 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, trash removal and electrical service to the property.
7. Prior to issuance of a Zoning Clearance Permit, the applicant shall provide a detailed site survey, in triplicate, showing all property boundaries, existing features, structures and access to the site. The applicant shall provide any and all dedications to the Town for conformance with the Town Road Standards. Construction of any required roadway improvements either on or directly off-site shall be the responsibility of the applicant.

8. Complete site improvement, floor and elevation plans shall submitted to the Town in triplicate prior to installation of any new use or issuance of a Zoning Clearance Permit for the purposes of determining conformance with all Town and reviewing agency requirements.
9. Prior to submittal of an application for installation of any new use or construction on the property, the applicant shall contact all reviewing agencies to obtain a complete list of submittal requirements for issuance of any and all required permits on the property.
10. All existing signs/billboards on the property shall be removed. Any new signs placed on the property shall be in accordance with the Town Sign Ordinance requirements.