

ORDINANCE NO. 90-A43

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING OF ZONING MAP CHANGE NO. 90-3 FOR THE PURPOSES OF REZONING TAX PARCEL 404-28-066A FROM R1L-35 TO R1-35

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. Walter and Mrs. Jeanne Cox, requesting approval for a Zoning Map Change (No. 90-3) from R1L-35 to R1-35 for Tax Parcel No. 404-30-276 legally described as a metes and bounds lot as shown on Exhibit C attached hereto.
- B. The project was reviewed by the Planning Commission on April 5, and May 3, 1990 in public hearings that were advertized and posted according to state law and was reviewed by the Town Council on May 23, 1990.
- C. The purpose of the Zoning Map Change is to allow for the placement of mobile or manufactured structures on the property. This Zoning Map Change is required prior to the issuance of any permits for mobile/modular single family structures and the change becomes effective 30 days after the date of this Ordinance.
- D. The proposed project 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. 90-3) 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 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 A to this ordinance, are required to be met including all regulations of the reviewing agencies responsible for approving this project or portions thereof.

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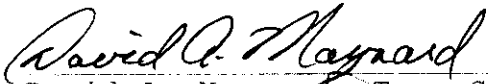
II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 90-3 for rezoning Parcel #404-30-276 as shown in the attached Exhibit B, from R1L-35 to R1-35 with the conditions contained in Exhibit A attached to this ordinance.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON MAY 23, 1990.



T. A. Parsons, Mayor

ATTEST:



David A. Maynard, Town Clerk

Approved as to Form:



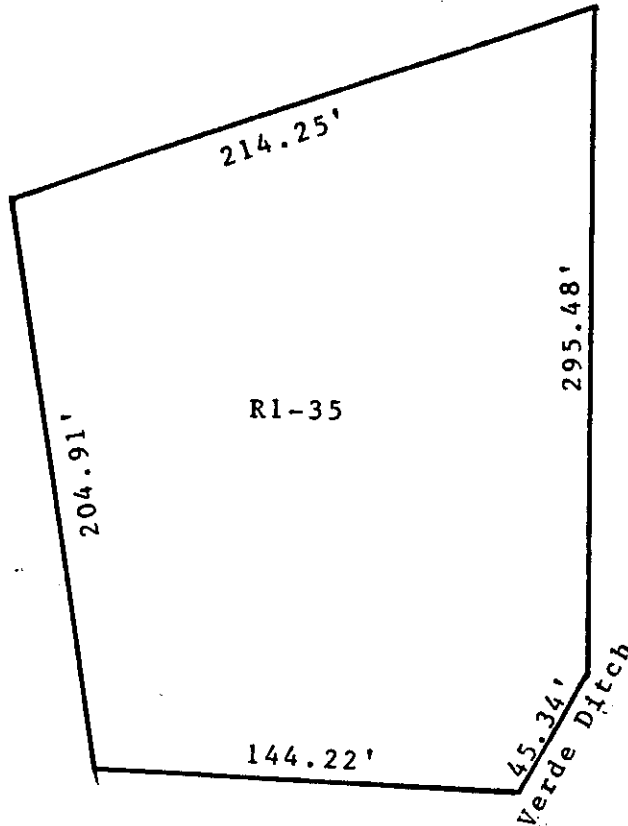
Ronald Ramsey, Town Attorney

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EXHIBIT A TO ORDINANCE NO. 90-A43  
CONDITIONS OF APPROVAL FOR ZONING MAP CHANGE 90-3

1. All new uses and construction on the subject property as described on Exhibit C to this resolution 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. In the event that a sewer system is provided in the area, the subject property as shown in Exhibit B agrees to hook up to the system at the time it is provided.
4. Prior to issuance of any Zoning Clearance Permit approval of the Yavapai County Flood Control Department shall be obtained.
5. 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.
6. Any existing, non-permitted (existing illegal) uses and structures shall be brought into compliance with the requirements of the Planning and Zoning Ordinance. This includes any commercial use of property and securing of all required permits for existing structures or improvements on the property.

Exhibit B  
Zoning Map Change  
No. 90-3



Tax Parcel #404-30-276  
Zoning Map Change No. 90-3  
Rezoning from: R1L-35  
to: R1-35  
Approved by Planning Commission on May 3, 1990  
Resolution #90-11

Approved by Town Council on May 23, 1990  
Ordinance # 90-A43

Legal Description: See Attached Exhibit C

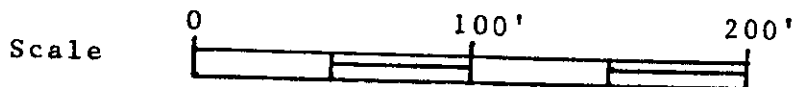


Exhibit C

A portion of the Southwest Quarter of the Northwest Quarter of Section 32, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described by metes and bounds as follows:

BEGINNING at the West one-quarter corner of said Section 32; run thence East a distance of 800.00 feet to a point; run thence North  $16^{\circ}45'$  West, a distance of 427.57 feet to a point; run thence North  $72^{\circ}35'$  East, a distance of 455.00 feet to the TRUE POINT OF BEGINNING; run thence North  $72^{\circ}35'$  East, a distance of 214.25 feet to a point; run thence South  $0^{\circ}04'30''$  East, a distance of 235.48 feet to a point; run thence South  $31^{\circ}45'37''$  West, a distance of 45.34 feet to a point; run thence North  $86^{\circ}41'$  West, a distance of 144.22 feet to a point; run thence North  $10^{\circ}22'30''$  West, a distance of 204.91 feet to the TRUE POINT OF BEGINNING.

TOGETHER with the following described easement:

BEGINNING at the Southwest corner of the above described parcel; run thence South  $86^{\circ}41'$  East, a distance of 10.00 feet to a point; run thence South  $26^{\circ}14'05''$  West, a distance of 16.29 feet to a point; run thence North  $86^{\circ}41'$  West, a distance of 209.24 feet to a point; run thence South  $72^{\circ}17'$  West, a distance of 131.25 feet to a point; run thence South  $38^{\circ}15'$  West, a distance of 125.43 feet to a point; run thence North  $16^{\circ}45'$  West, a distance of 53.06 feet to a point; run thence North  $47^{\circ}41'48''$  East, a distance of 113.32 feet to a point; run thence North  $71^{\circ}50'21''$  East, a distance of 134.11 feet to a point; run thence South  $86^{\circ}41'$  East, a distance of 210.40 feet to a point; run thence South  $10^{\circ}22'30''$  East, a distance of 15.44 feet to the POINT OF BEGINNING.