



ORDINANCE 2006 A333

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, CHANGING THE ZONING FOR PARCEL 403-22-102B CONSISTING OF APPROXIMATELY 1.93 ACRES FROM C2-2 TO C3-2. THIS REZONING IS TO ALLOW FOR DEVELOPMENT OF MINI-STORAGE UNITS.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 87 A23, approved July 9, 1987 and,

WHEREAS, Ordinance 2006-A333 will promote the public health, safety and general welfare of the public; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Change 2006-09** was filed by Jack Sheehan, representative for Wesley Properties, LLC, agent for Wingstar LLC, owners, for the purpose of rezoning parcel **403-22-102B** from **C2-2** to **C3-2**. Attached is the legal description as **Exhibit A**; the map as **Exhibit B**;
- B. The Zoning Change was reviewed by the Planning Commission on **July 6, 2006** in public hearing that was advertised and posted according to state law.
- C. A neighborhood meeting was held by the applicant on June 19, 2006 as required by ARS 9-462.03B.
- D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

II. **Zoning Change 2006-09** is approved, based upon the following findings:

- A. The zoning change will promote the public health safety, or welfare of the general public.

- B. The property is classified on the Town's General Plan Land Use Map as Commercial; therefore, the proposed zoning map change is consistent with the Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.
 - C. Screening will be required from I-17 and all higher zoning districts.
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Section 2. This ordinance is effective upon completion of publication and any posting as required by law.

PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 26th day of July 2006, to be effective when publication and posting, pursuant to state law, is completed.

Approved: Tony Gioia 7.27.06 Date: 8.3.06
Tony Gioia, Mayor

Attest: Deborah Barber
Deborah Barber, Town Clerk

Approved as to form:

William R. [Signature]
Town Attorney

EXHIBIT B

ZONING FOR
ZMC 2006-09
SHEEHAN APPLICANT
TO C3-2

- Zoning
- Districts
- PARCELS 5-06
- Regional Roads
- Hydro.shp
- Subject Parcels

