

ORDINANCE NO. 99A143

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE 99-03, FOR THE PURPOSE OF REZONING TAX PARCEL 404-30-244A FROM R1L-35 AND C2-4 TO C2-4. THE PURPOSE OF THE REZONING IS TO PUT THE ENTIRE PARCEL UNDER ONE ZONING CLASSIFICATION.

SITE LOCATION: 40 HANCE STREET

THE TOWN COUNCIL THE TOWN OF CAMP VERDE HEREBY ORDAINS AS FOLLOWS:

I. The Town Council hereby finds as follows:

- A. A request for a Zoning Map Change (99-03) was filed by Richard and Doris Parker, owners, for parcel 404-30-244A. The legal description is attached as Exhibit A.
- B. The project was reviewed by the Planning Commission on May 6, 1999 and by the Town Council on May 26, 1999 in public hearings that were advertised and posted according to state law.
- C. The purpose of the Zoning Map Change is to put the entire parcel under one zoning classification.
- D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

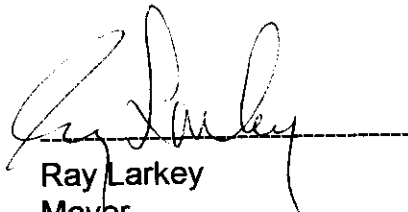
II. The Zoning Map Change (ZMC 99-03) is approved, based upon the following findings:

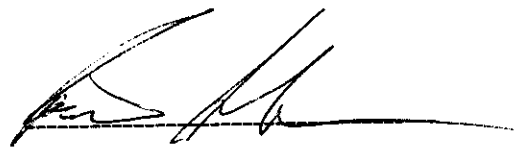
- A. The Zoning Map Change will not injure the public health, safety, or welfare.
- B. The property is located across from existing commercial and residentially zoned properties, therefore the proposed Zoning Map Change is consistent with State Planning Law and the requirements of the Camp Verde Planning and Zoning Ordinance.
- C. This change in zoning is consistent with the Land Use Map of the approved General Plan of the Town of Camp Verde and will be in effect 30 days after Council approval.

- III. The Town Council of the Town of Camp Verde hereby approves a Zoning Map Change 99-03 for the purpose of putting the entire parcel under one zoning classification and waives the application fees.

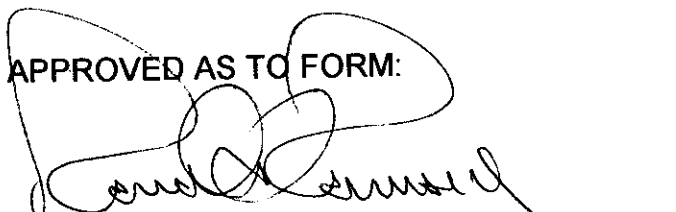
PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON MAY 26, 1999.

WITNESS:


Ray Larkey
Mayor


Bob Lau
Community Development Director

APPROVED AS TO FORM:


Ronald Ramsey
Town Attorney

PUBLISH: June 11, 1999 and June 16, 1999

Sent To : Buyle
Fax # : 634-2312
Date : 6-1-99
Time : 10:00 am
Fax'd By: dp