



ORDINANCE 2008A 357

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF
THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA
AMENDING SECTION 124 DESIGN REVIEW OF THE ZONING ORDINANCE TO DEFINE "VERTICAL
STRUCTURES", "MOBILE UNIT", AND "DEVELOPMENT ACTIVITIES"; TO REDEFINE I.
ADMINISTRATION AND PROCEDURES; AND TO DEFINE THE LENGTH OF APPROVAL AND THE
ABILITY TO APPLY FOR AN EXTENSION**

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

WHEREAS, Section 124 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning text regulations of the Planning and Zoning Ordinance by the Town Council, and

WHEREAS, the Town Council has an abiding interest in protecting the public health safety and welfare by establishing requirements for provisions of the Planning and Zoning Ordinance by including definitions.

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

Section 1. Section 124 of the Zoning Code is hereby amended as the following:

**SECTION 124
DESIGN REVIEW**

DEFINITIONS

7. "Vertical Structure" **MEANS** all construction **INCLUDING PLACEMENT OF MOBILE UNITS** with the exception of resurfacing of streets, parking lots, and driveways.
8. **"MOBILE UNIT" MEANS ANYTHING BROUGHT IN ON WHEELS OR CARRIED IN AS UNITS TO BE ASSEMBLED ON SITE.**
9. **"DEVELOPMENT ACTIVITIES" ARE DEFINED AS COMMERCIAL OR INDUSTRIAL ACTIVITIES THAT WILL REQUIRE A BUILDING PERMIT AND WILL HAVE A VISUAL EFFECT ON THE CONTIGUOUS NEIGHBORHOOD WHETHER IT IS CONSIDERED PERMANENT OR TEMPORARY IN NATURE AS DESCRIBED IN THE NARRATIVE OF THE APPLICATION.**

I. ADMINISTRATION AND PROCEDURES

1. **A PRE-APPLICATION MEETING SHALL BE HELD WITH THE DIRECTOR, PLANNING STAFF, AND TOWN ENGINEER TO DISCUSS PROJECT AND THE APPROVAL PROCESS. APPLICATION FORMS AND A LIST OF REQUIRED INFORMATION WILL BE PROVIDED AT THIS MEETING.**

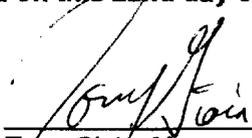
2. Prior to the REVIEW of final architectural or engineering drawings for any building or structure to which this Ordinance is applicable, A CONCEPTUAL PRESENTATION TO THE DESIGN REVIEW BOARD MUST TAKE PLACE TO IDENTIFY POSITIVE AND NEGATIVE ATTRIBUTES EARLY IN THE DESIGN PROCESS, UNLESS WAIVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. A concept site plan and elevations indicating basic colors and materials are required. EXCEPTION; AN APPLICANT SUBMITTING AN APPLICATION FOR AN EXTERNAL REMODEL OR EXPANSION OF AN EXISTING COMMERCIAL BUILDING HAS THE OPTION OF MAKING A CONCEPTUAL PRESENTATION, BUT IS NOT REQUIRED.
 3. THE PROJECT MUST GO THROUGH DEVELOPMENT REVIEW AND RECEIVE APPROVAL FROM THE TOWN'S ENGINEER ON THE CIVIL PLANS BEFORE APPLYING FOR APPROVAL OF FINAL ARCHITECTURAL OR ENGINEERING DRAWINGS FOR ANY BUILDING OR STRUCTURE.
 4.
 - e) Elevation drawing of all sides of the building or structure with an indication of materials and colors being used. The Board SHALL require material and color samples and other information to clarify the application.
 - g) THE APPLICANT SHALL PROVIDE A LIST OF WESTERN ELEMENTS THAT HAVE BEEN USED IN THE DESIGN OF THE PROJECT WITH THE APPLICATION. A LIST OF SUGGESTED WESTERN ELEMENTS MAY BE FOUND IN THE PHOTOGRAPHIC EXAMPLES FOUND ON LINE AT THE TOWN'S WEBSITE.
 6. The Design Review Board shall have the power to approve, conditionally approve, or deny all applications for Design Review. IF THERE IS A DELAY IN THE START OF THE PROJECT, ONE YEAR ADMINISTRATIVE EXTENSION OF TIME MAY BE REQUESTED. IF AN EXTENSION IS NOT REQUESTED, ALL APPROVALS WILL EXPIRE, AND A NEW SUBMITTAL WILL BE REQUIRED.
 7. Upon receiving approval or a conditional approval from the Design Review Board, the Applicant may proceed with the preparation of a complete set of plans for submittal to the Department for a building permit. Prior to issuance of a CERTIFICATE OF OCCUPANCY, the Building Inspector shall determine that all Design Review requirements have been met.
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Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference, are hereby repealed, effective as of the effective date of this ordinance.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 4. This ordinance is effective upon completion of publication and any posting as required by law.

PASSED AND APPROVED by a majority vote of the Town Council of the Town of Camp Verde, Arizona on this 22nd day of October 2008.

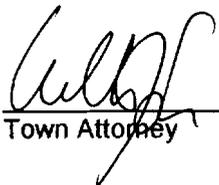


Tony Gioia, Mayor

Date 10/24/08

Approved as to form:

Attest:  11/3/08
Deborah Barber, Town Clerk



Town Attorney