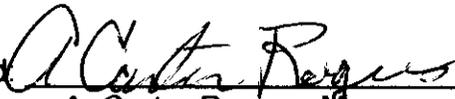


**ORDINANCE 98A136
ADOPTION OF 1998 SECTION 108 ZONING AMENDMENTS**

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING BY REFERENCE THE AMENDMENTS TO SECTION 108 (GENERAL DISTRICT PROVISIONS) OF THE PLANNING & ZONING ORDINANCE (87-A23), AND PROSCRIBING PENALTIES FOR VIOLATIONS THEREOF.

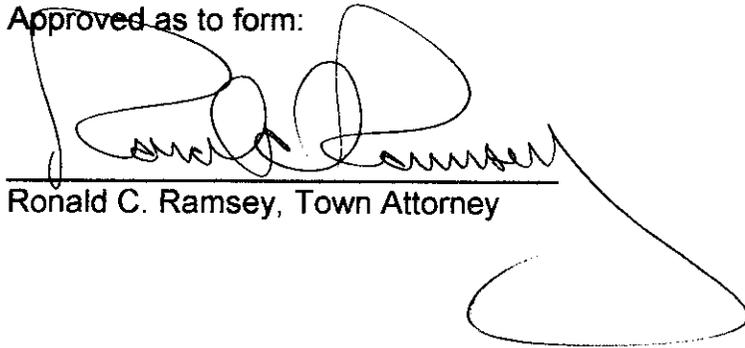
- Section 1. Adoption by Reference: Pursuant to ARS 9-802 (as amended), the Town hereby adopts for application and enforcement the **1998 AMENDMENTS TO SECTION 108 (GENERAL DISTRICT PROVISIONS) OF THE PLANNING & ZONING ORDINANCE (87-A23)**, dated June 4, 1998, and declared a public pursuant to Resolution 98-400.
- Section 2. Effective Date: The effective date of the Section 108 amendments shall be upon completion of publication and posting as a penal ordinance as provided by law.
- Section 3. Repeal: Upon adoption of these amendments, the general district provisions previously in effect which are inconsistent shall be deemed repealed, with the exception that applications, plan, and properties already having hearings or approvals pending shall continue to be governed by the prior regulations.
- Section 4. Penalty: Any person who fails to comply with any provision of Ordinance 87-A23, or uses property in violation of any provision of the Ordinance, or a permit issued therein, shall be guilty of a Class 2 misdemeanor, punishable as provided by law, with each day the property or activity is in violation constituting a separate offense. "Person" includes the property owner, occupant, agent, or any person having control over the use of the property. Enforcement of the Ordinance may also be through injunction or abatement as set forth in ARS 9-462.05, as amended.

PASSED AND ADOPTED in open meeting by the Town Council, Town of Camp Verde, Arizona, on the 24th day of June, 1998, to be effective when publication and posting, pursuant to ARS 9-813, is completed.

Approved: 
A. Carter Rogers, Mayor

Attest: 
Dane Bullard, Town Clerk

Approved as to form:

A handwritten signature in black ink, appearing to read "Ronald C. Ramsey", is written over a horizontal line. The signature is highly stylized and cursive. Below the line, the name "Ronald C. Ramsey, Town Attorney" is printed in a standard font. To the right of the signature, there is a large, loopy flourish that extends downwards and to the right.

PUBLISH: 7/8/98 and 7/15/98

RESOLUTION 98-400

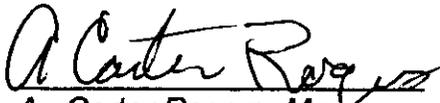
A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, DECLARING *The 1998 Amendments to Section 108 (General District Provisions) of the Planning and Zoning Ordinance (87-A23) dated June 4, 1998*, TO BE A PUBLIC RECORD.

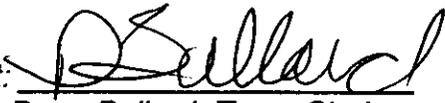
WHEREAS, ARS 9-802 permits the enactment and publication by reference of a code or public record, including a statute, rule, or regulation of the municipality, in the interests of economy, and

WHEREAS, the document entitled *The 1998 Amendments to Section 108 (General District Provisions) of the Planning & Zoning Ordinance (87-A23) dated June 4, 1998*, is a lengthy revision of the ordinance which would qualify for enactment by reference as a matter of law,

NOW, THEREFORE, THE MAYOR AND THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE HEREBY DECLARE *The 1998 Amendments to Section 108 (General District Provisions) of the Planning and Zoning Ordinance (87-A23) dated June 4, 1998*, ATTACHED HERETO AND INCORPORATED HEREIN, TO BE A PUBLIC RECORD PURSUANT TO ARS 9-802, TO BE ENACTED BY ORDINANCE 98-A136, AND ORDER THAT THREE (3) COPIES OF THE AMENDMENTS BE PERMANENTLY FILED IN THE OFFICE OF THE TOWN CLERK AND COMMUNITY DEVELOPMENT DIRECTOR, AND AVAILABLE FOR PUBLIC USE AND INSPECTION.

PASSED, APPROVED, AND ADOPTED by the Mayor and common Council of the Town of Camp Verde, Yavapai County, Arizona, on the 24th day of June 1998.


A. Carter Rogers, Mayor

Attest: 
Dane Bullard, Town Clerk

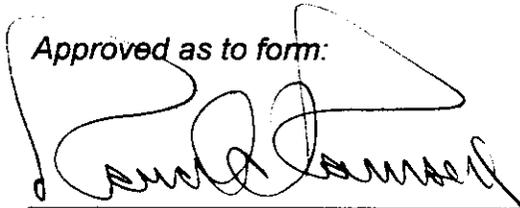
Approved as to form:

Ronald C. Ramsey, Town Attorney

EXHIBIT S108

SECTION 108 – GENERAL DISTRICT PROVISIONS

A. NUISANCE AND HAZARDS:

- 5. Dry grasses and weeds exceeding six (6) inches in height AND deemed to constitute a fire hazard by the Fire Marshall or the Zoning Inspector. The property owner will be held responsible for the removal of this hazard.
 - a. Notice of Violation: The Town shall in writing, notify the owner of the property, providing a maximum of 30 days to remove the hazard. The notice will be made using one of the following methods.
 - 1.) Notice by certified mail
 - 2.) Personal service
 - 3.) Posting property
 - b. Penalty for Failure to Comply: Failing to remove the fire hazard within the required time limit, will result in the Town removing the hazard and billing the responsible party for the cost of the removal.

- 6. **GRAFFITI:** A graphics display that is a public nuisance, which contributes to neighborhood deterioration and is an avenue through which gangs communicate. To avoid negative impact on the community, and to prevent the spread of gang activity, this nuisance must be removed immediately.
 - a. Notice of Violation: The Town shall notify the owner of the property or occupant of the appearance of graffiti on their property, providing five (5) days to remove it. The property owner or occupant may exercise one of the following options to resolve the problem and avoid citation:
 - 1.) Allow the Town to have access to the property to clean up the graffiti and return the defaced property to its approximate original state at the Town's expense within five (5) days of the notice.
 - 2.) Remove the graffiti themselves within five (5) days and the Town will pay the expense to restore the defaced property to its approximate original state.
 - b. Penalty for Failure to Comply: Failure to remove the graffiti within the prescribed time limit will result in being cited for violation of this ordinance and will be held responsible for all expenses incurred for the removal of the nuisance.

F. ACCESSORY USES AND STRUCTURES:

- 1. Accessory Uses:
 - a. Temporary Use Permits for the purpose of roadside sales of agricultural products such as fruits, vegetables, nuts, hay, grains, firewood, or comparable crops can be issued at the discretion of the Community Development Director for a period of no more than four (4) months.
 - 1). No fee will be charged to any residence living within the town limits that applies for the temporary use permit.
 - 2.) A fee of \$50.00 will be charged to any non-resident of Camp Verde applying for the temporary use permit.

H. OUTSIDE STORAGE:

- 2. (Old b.) Auto repair on more than 2 vehicles at any one time is prohibited in All residential districts. All vehicle titles or registrations must be available at the request of the Code Enforcement Officer.
- 3. (Old c.) The sale of more than two (2) vehicles at any one time, and no more that six (6) in one year (per Title 28, Section 28-4301.1 of ARS), is prohibited in ALL residential districts. All vehicle titles or registrations must be available at the request of the Code Enforcement Officer.