

2007

ORDINANCE NO. 99A137

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE 98-07, FOR THE PURPOSE OF REZONING A PORTION OF TAX PARCEL 404-28-015E FROM R1L-35 TO C2-4. THE PURPOSE OF THE ZONING MAP CHANGE IS TO ALLOW CONSTRUCTION OF A MINI MART AND COMMERCIAL BUILDINGS.

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 (98-07) was filed by Mr. Travis Bard, agent, for Verde Central Properties, for a portion of tax parcel 404-28-15E. The legal description will be provided by owner at close of escrow that will be attached as Exhibit A.
- B. The project was reviewed by the Planning Commission on February 4, 1999 and by the Town Council on February 24, 1999 in public hearings that were advertised and posted according to state law.
- C. The purpose of the Zoning Map Change is to allow for construction of a mini mart and commercial buildings.
- D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

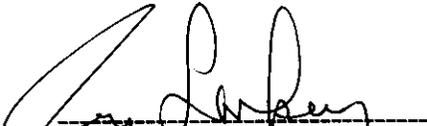
II. The Zoning Map Change (ZMC 98-07) is approved, based upon the following findings:

- 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.
- D. The second phase of development will be screened with landscaping.
- E. The applicant will submit development plans for the second phase to the Council for approval.

III. The Town Council of the Town of Camp Verde hereby approves a Zoning Map Change 98-07 for the purpose of constructing a mini-mart and commercial buildings.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON FEBRUARY 24, 1999.

WITNESS:

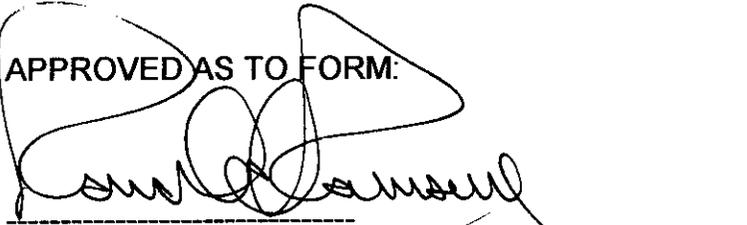


Ray Larkey
Vice Mayor



Bob Lau
Community Development Director

APPROVED AS TO FORM:



Ronald Ramsey
Town Attorney

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