

ORDINANCE NO. 99A138

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, AMENDING RESOLUTION 96-03 THAT APPROVED ZONING MAP CHANGE 95-07, FOR THE PURPOSE OF REZONING PARCEL 403-13-005S FROM RCU-2A TO R1L-70 TO ALLOW THE DEVELOPMENT OF RIVER RANCH ESTATES, A PROPOSED SUBDIVISION. THE SITE IS LOCATED AT 3303 WEST MIDDLE VERDE ROAD.

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 (Number 95-07) was filed by Mr. Gary Green, agent, for parcel 403-13-005S.**
- B. The project was reviewed by the Planning Commission on December 7, 1995 and the Town Council on January 10, 1996 in public hearings that were advertised and posted according to state law.**
- C. The purpose of the Zoning Map Change is to allow for the development of a single-family residential subdivision on the property.**
- D. The proposed Zoning Map Change 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 (95-07) is approved, based upon the following findings:

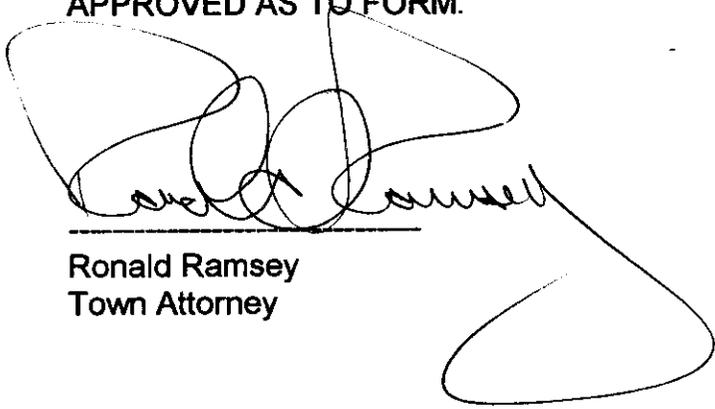
- A. The Zoning Map Change will not injure the public health, safety, or welfare.**
- B. The property is located adjacent to existing residentially zoned properties, therefore, the proposed Zoning Map Change is consistent with State Planning Law and the requirements of the Planning and Zoning Ordinance.**

III. The Town Council of the Town of Camp Verde hereby approves a Zoning Map Change 95-07 for the purpose of accommodating a future subdivision of the property must comply with the Subdivision Ordinance of the Town of Camp Verde.

- A. This approval shall not imply any approval of the proposed subdivision. Any subdivision of the property must comply with the Subdivision Ordinance of the Town of Camp Verde.**

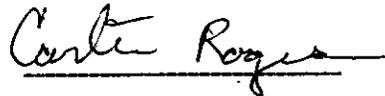
PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON MARCH 3, 1999. THIS ORDINANCE AMENDS RESOLUTION PZ 96-03 THAT WAS APPROVED ON JANUARY 10, 1996.

APPROVED AS TO FORM:



A large, stylized handwritten signature in black ink, appearing to read 'Ronald Ramsey', is written over a horizontal line. A large, loopy flourish extends from the bottom right of the signature.

Ronald Ramsey
Town Attorney



A handwritten signature in black ink, appearing to read 'Carter Rogers', is written over a horizontal line.

Carter Rogers
Mayor

WITNESS:



A handwritten signature in black ink, appearing to read 'Dane Bullard', is written over a horizontal line.

Dane Bullard
Town Clerk

Prepared: 3/19 & 3/26/99