

ORDINANCE NO. 96A120

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE 96-13 FOR THE PURPOSE OF REZONING TAX PARCELS 404-02-023, 024B, 024D, 024E, 024F, 024G, 024K, 024L, 025, 025B, 025C, 025E, 025F, 026B, 026C, 026D, 027, 028, 028A FROM C3-4-CU TO C3-4. THESE NINETEEN PARCELS ARE CURRENTLY USED FOR COMMERCIAL AND RESIDENTIAL PURPOSES, AND THE PROPOSED CHANGE IS SO THAT ADDITIONAL DEVELOPMENT WILL NOT HAVE TO GO THROUGH THE USE PERMIT PROCESS. THE PROPERTIES ARE LOCATED ALONG SULLIVAN LANE, HOWARDS ROAD, AND ROADRUNNER LANE.

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 96-13) was filed by Mr. James Dethridge, agent for the property owners, for tax parcels 404-02-023, 024B, 024D, 024E, 024F, 024G, 024K, 024L, 025, 025B, 025C, 025E, 025F, 026B, 026C, 026D, 027, 028, 028A.
- B. The project was reviewed by the Planning Commission on December 5, 1996 and the Town Council on December 18, 1996 in public hearings that were advertised and posted according to state law.
- C. The purpose of the Zoning Map Change is to remove the Conditional Use Permit requirement and allow for the construction of structures on the property without going through the Use Permit process.
- 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 (Number 96-13) is approved, based upon the following finding:

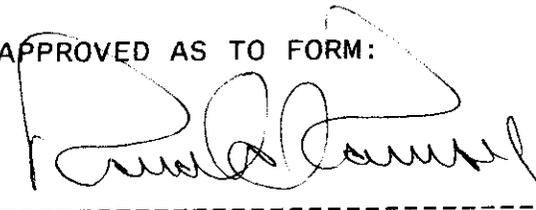
1. The Zoning Map Change will not injure the public health, safety, or welfare.
2. The property is located adjacent to existing commercially zoned properties, therefore the proposed Zoning Map Change is consistent with State Planning Law and the requirements of the Camp Verde Planning and Zoning Ordinance.

page 2, Ordinance 96A120, Zoning Map Change 96-13, December 18, 1996.

III. The Town Council of the Town of Camp Verde hereby approves a Zoning Map Change 96-13 for the purpose of allowing the construction of structures on these properties without going through the Use Permit process.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON DECEMBER 18, 1996.

APPROVED AS TO FORM:



Ronald Ramsey  
Town Attorney



Carter Rogers  
Mayor

WITNESS:



Debbie Barber  
Deputy Town Clerk