

ORDINANCE NO. 97A125

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE 97-05 FOR THE PURPOSE OF REZONING A 8.91 ACRE PARCEL, TAX PARCEL 404-17-032A FROM RCU-2A TO C2-1-CU (COMMERCIAL, CONDITIONAL USE). THE PROPERTY IS LOCATED AT 771 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 97-05) was filed by Ralph Showers, property owner, for tax parcel 404-17-032A, 771 West Middle Verde Road.
- B. The project was reviewed by the Planning Commission on May 1, 1997 and the Town Council on May 28, 1997 in public hearings that were advertised and posted according to state law.
- C. The purpose of the Zoning Map Change is to increase the amount of commercial property near the interchange.
- 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 97-05) is approved, based upon the following findings:

1. The Zoning Map Change will not injure the public health, safety, or welfare.
2. Prior to issuance of any development permits for this property, a final site plan approval is required. Such approval must be processed through the Planning and Zoning Commission for final recommendation to the Town Council. This process is for the purpose of reviewing site layout and design to ensure proper placement of infrastructure, and to review the development plan for conformance with all current requirements of the Town.

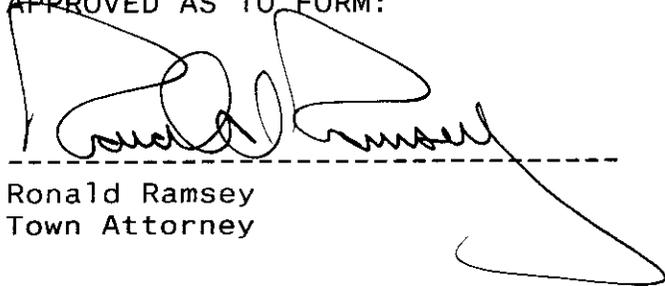
III. The Town Council of the Town of Camp Verde hereby approves a Zoning Map Change 97-05 for the purpose of increasing the amount of commercial property near the interchange with the following condition:

- A. All future development requires approval through the conditional use procedures adopted by the Town prior to development as required by the C2-1-CU zoning. Developments shall be reviewed by the Planning Commission and approved by the Town Council prior to the issuance of any permit.

page 2, Ordinance 97A125, Zoning Map Change 97-05, May 28, 1997.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON MAY 28, 1997.

APPROVED AS TO FORM:



Ronald Ramsey
Town Attorney



Carter Rogers
Mayor

WITNESS:



Dane Bullard
Town Clerk

PUBLISH: 7/9 and 7/16/97
Publisher's Affidavit Requested

FAXED
6-27-97
11:30