

ORDINANCE NO. 97A131

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE 97-11 FOR THE PURPOSE OR REZONING TAX PARCEL 404-28-011A FROM R2-4 TO C1. THIS WILL BE MORE CONSISTENT WITH THE ZONING OF NEIGHBORING PROPERTIES AND WILL BE MORE APPROPRIATE FOR FUTURE DEVELOPMENT. THE PROPERTY IS LOCATED AT 233 SOUTH 7TH STREET.

The Town Council of the Town of Camp Verde hereby ordains as follows:

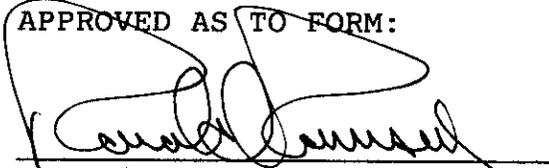
- A. A request for a Zoning Map Change(97-11A) was filed by Deborah Ziemkowski, owner, for tax parcel 404-28-011A, located at 233 South 7TH Street.
 - B. The request was reviewed by the Planning Commission on October 2, 1997, and by the Town Council on October 22, 1997 in public hearings that were advertised and posted according to state law.
 - C. The purpose of the Zoning Map Change is to make the zoning of the parcel more in conformance with surrounding properties adjacent to the 260 corridor and the commercial designation would make it more appropriate for future development.
 - 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 (97-11) is approved, based upon the following finding:
1. The Zoning Map Change will not injure the public health, safety, or welfare.
- III. The Town Council of the Town of Camp Verde hereby approves a Zoning Map Change 97-11 for the purpose of bringing the zoning of the Tax Parcel 404-28-011A more into conformance with adjoining properties along the 260 corridor with the following conditions:
- A. All utilities will be underground when developed.
 - B. Access will only be off South 7TH Street.
 - C. 15% of the common area of the development will be landscaped.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON NOVEMBER 20, 1997.

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APPROVED AS TO FORM:

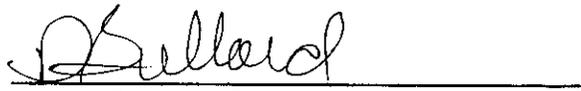


Ronald Ramsey
Town Attorney



Carter Rogers
Mayor

WITNESS:



Dane Bullard
Town Clerk

NB

PUBLISH: 12/3/97 and 12/10/97

Publisher's Affidavit Requested