

ORDINANCE NO. 94A96

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 94-07 TO ALLOW C2-1 ZONING ON TAX PARCEL NO. 404-17-030B.

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

I. The Town Council hereby finds as follow:

- A. A request for a Zoning Map Change was filed by Steele and Steele on a metes and bounds parcel located on the southeast corner of I-17 and Middle Verde Road. Tax Parcel No. 404-17-030B.
- B. The project was reviewed by the Planning and Zoning Commission on August 4, 1994 and October 6, 1994 and by the Town Council on October 12, 1994 in public hearings that were advertized and posted according to state law.
- C. The proposed project will not constitute a threat to the health, safety, or welfare to the general public and should be approved.
- E. The Zoning Map Change is approved, based upon the following findings:
 - 1. The project, as proposed, will not injure the public health, safety, or welfare.
 - 2. The C2 zoning is consistent with usage on adjacent properties and therefore requirements of the state law.
 - 3. The project, with the conditions contained in Exhibit B to this ordinance, will be required to meet all requirements of the reviewing agencies responsible for approving this project or portions thereof.

II. The Town Council of the Town of Camp Verde hereby approves a Zoning Map Change for the purposes of allowing C2-1 zoning on the southeast corner of I-17 and Middle Verde Road as shown on the attached Exhibit A with the conditions contained in Exhibit B attached to this ordinance.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON OCTOBER 12, 1994.


Carter Rogers, Mayor

ATTEST:


Dane Bullard, Town Clerk

APPROVED AS TO FORM:


Ron Ramsey, Town Attorney

attachments: Exhibits A and B

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of ground lying in Lot 13, Section 18, Township 14 North, Range 5 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at a found stone described in B.L.M. field notes marked "CVMR" at corner no. 4 of the abandoned Camp Verde Military Reservation from which a found 1928 G.L.O. Brass Cap Monument at the closing corner of Section 7 lies North $89^{\circ}10'00''$ West (record and basis of bearings-B.L.M. plat), 2921.78 feet (record 2920.50 feet-B.L.M.);

Thence South $21^{\circ}52'00''$ East, 417.60 feet (record South $21^{\circ}57'$ East 419.10 feet-B.L.M.) to a set 5/8-inch rebar with plastic cap stamped "SEC RLS 13015" on the section line between Sections 7 and 18;

Thence South $21^{\circ}25'19''$ East (record South $21^{\circ}22'$ East-B.L.M.), 638.20 feet to a set 5/8-inch rebar with plastic cap stamped "SEC RLS 13015" on the Southeasterly right-of-way line of Interstate 17, from said set point a found Arizona Department of Transportation right-of-way monument stamped "STA 4730+00.93" feet lies North $56^{\circ}25'23''$ East, 252.64 feet, said set point lying on the Westerly line of the abandoned Military Reservation and being the TRUE POINT OF BEGINNING;

Thence continuing along said abandoned reservation line South $21^{\circ}25'19''$ East (record South $21^{\circ}22'$ East-B.L.M.), 767.90 feet to a set 5/8-inch rebar with plastic cap stamped "SEC RLS 13015" from which, a found 1972 B.L.M. Brass Cap Monument at the North 1/16 corner lies North $89^{\circ}55'46''$ East, 933.18 feet also from said point, a found stone closing corner on said abandoned Military Reservation line lies South $21^{\circ}25'19''$ East (record South $21^{\circ}22'$ East), 2588.40 feet;

Thence South $89^{\circ}55'46''$ West, 396.03 feet to a found 1972 B.L.M. Brass Cap Monument;

Thence South $89^{\circ}54'32''$ West, 664.23 feet (record South $89^{\circ}56'$ West, 664.29 feet-B.L.M.) to a set cotton spindle with washer tag stamped "SEC RLS 13015";

Thence North $00^{\circ}18'49''$ West, 27.21 feet to a set concrete nail and brass tag stamped "SEC RLS 13015" from which a found Arizona Department of Transportation right-of-way monument marked "STA 26+00.00" lies South $74^{\circ}27'13''$ West, 139.00 feet;

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-LEGAL DESCRIPTION (continued)-

Thence North $74^{\circ}27'13''$ East, 104.39 feet to a found Arizona Department of Transportation right-of-way monument marked "STA 26+00.00";

Thence North $03^{\circ}48'26''$ West, 215.50 feet to a found Arizona Department of Transportation right-of-way monument marked "STA 4716+52.75";

Thence North $57^{\circ}54'42''$ East, 458.82 feet to a found Arizona Department of Transportation monument marked "STA 4724+02.86";

Thence North $56^{\circ}25'23''$ East, 366.04 feet to the TRUE POINT OF BEGINNING.

EXCEPT all minerals as recorded in Patent to said land.

EXHIBIT B TO ORDINANCE NO. 94A96
ZONING MAP CHANGE NO. 94-07
CONDITION OF APPROVAL

1. Traffic/Access - A traffic study is required prior to issuance of any development permits for this property. Any necessary improvements such as turn lanes, signals or other requirements determined by the study will be the responsibility of the developer or owner as appropriate. The Traffic Study will determine site access points and driveway widths. Developer will provide adequate right-of-way for two 12 foot exit lanes, a 6 foot island, one 20 foot enter lane and one six foot sidewalk. Any and all necessary dedications, roadway improvements or other requirements of the Town and/or ADOT shall be the responsibility of the owner or developer.
2. Prior to issuance of any Building and Zoning permits for the property, the applicant shall provide proof of approval from the State Fire Marshal, as applicable, for all necessary permits. The applicant may contract with the Camp Verde Fire District for fire protection.
3. Sanitary Sewerage - The site is not currently served by the Sewer district, however, the applicant will hook up to the Camp Verde sewer system should it be extended to that area. When development occurs, the Health department may require some alternate form of sewerage treatment than individual septic. The developer/owner will meet all conditions and requirements of the health department at the time of development.
4. All necessary sign permits shall be obtained prior to installation of any signs on the premises as required by the Sign Ordinance of the Town of Camp Verde.
5. At the time development is proposed to occur all current requirements of the Town shall be met. Additionally, any other additional requirements of reviewing agencies shall be met.
6. A hydrology study must be completed prior to issuance of development permits for this property. This hydrology study is required for the purpose of showing compliance with section CV701 (storm water detention) of the Town Road Standards and shall be approved by the Town Engineer.
7. Water - Site may be served by the Camp Verde Water System. The developer will not violate the franchise with the Camp Verde Water System requirements.