

ORDINANCE NO. 94A89

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 94-03 FOR THE PURPOSES OF REZONING TAX PARCEL NOS. 404-28-015M, 084A.

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

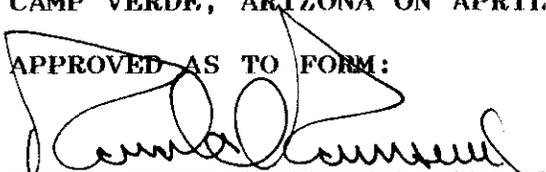
I. The Town Council hereby finds as follows:

- A. A request for a Zoning Map Change (No. 94-03) was filed by Mr. Cory Frampton on behalf of The Cliffs Development Company Inc., requesting a Zoning Map Change from R1L-35 to R1L-7.5, RS, and R2-D3. Tax Parcel Nos. 404-28-015M and 404-28-084A.
- B. The project was reviewed by the Planning Commission on April 7, 1994 and by the Town Council on April 13, 1994 in Public Hearings that were advertized and posted according to state law.
- C. The purpose of the Zoning Map Change is to allow for the rezoning of the property from R1L-35 to R1L-7.5, RS, and R2-D3. This Zoning Map Change is required prior to the issuance of any permits for development and the change becomes effective 30 days after the date of this Ordinance.
- D. The proposed rezoning will not constitute a threat to the health, safety, or welfare of the general public.
- E. The Zoning Map Change (No. 94-03) is approved, based upon the following findings:
  - 1. The Zoning Map change, as proposed, will not injure the public health, safety, or welfare.
  - 2. 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 Camp Verde Planning and Zoning Ordinance.

II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 94-03 for the purposes of rezoning Tax parcel Nos. #404-28-015M and 084A from R1L-35 to R1L-7.5, RS, and R2-D3 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 APRIL 13, 1994.

APPROVED AS TO FORM:

  
Ronald Ramsey, Town Attorney

  
Carter Rogers, Mayor

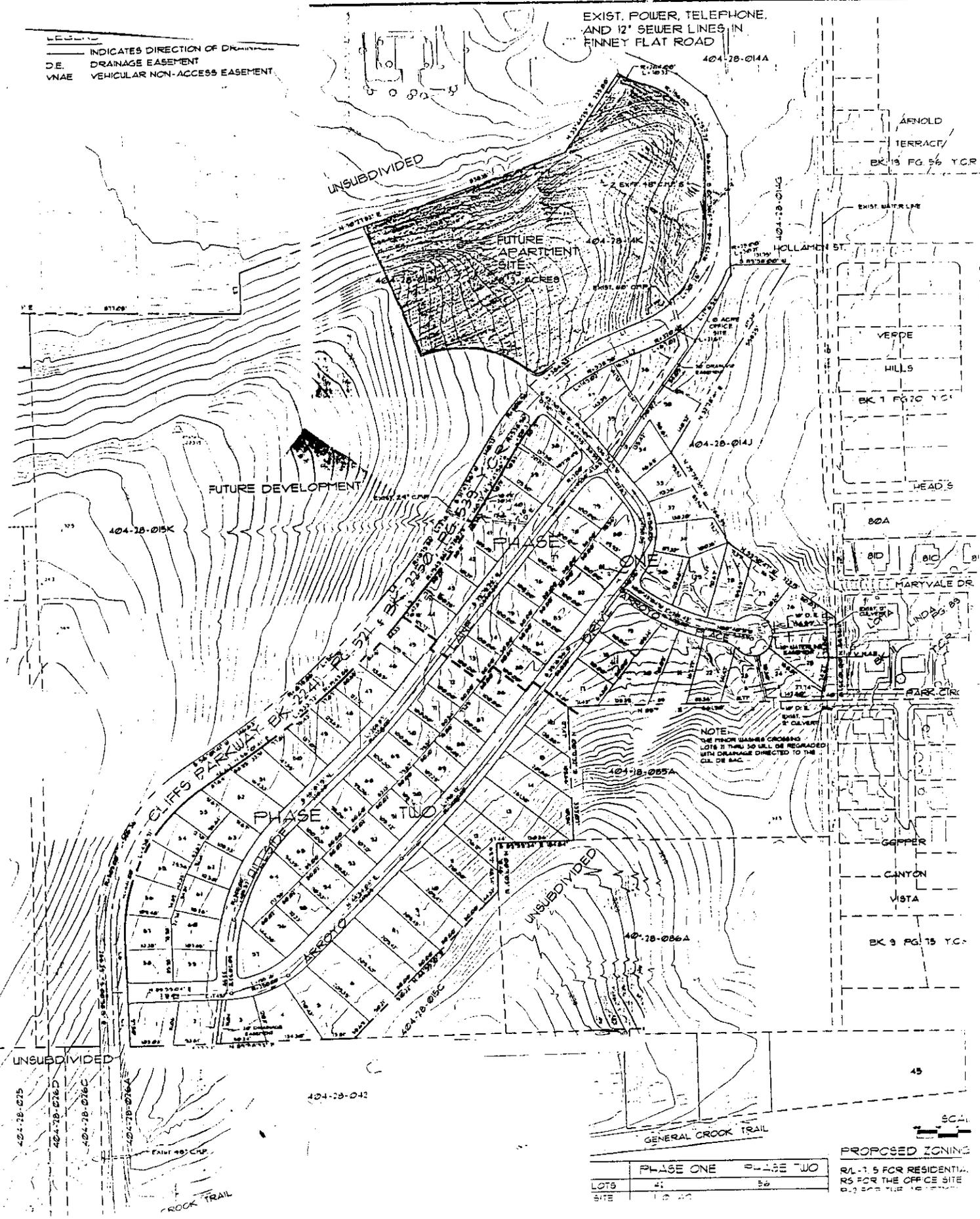
WITNESS:

  
Martha Beecham  
Recording Secretary

EXHIBIT A TO ORDINANCE NO 94A89  
 ZONING MAP CHANGE NO. 94-03

LEGEND  
 \_\_\_\_\_ INDICATES DIRECTION OF DRAINAGE  
 D.E. DRAINAGE EASEMENT  
 VNAE VEHICULAR NON-ACCESS EASEMENT

EXIST. POWER, TELEPHONE,  
 AND 12" SEWER LINES IN  
 FINNEY FLAT ROAD



	PHASE ONE	PHASE TWO
LOTS	41	56
SITE	1.5 AC	

PROPOSED ZONING  
 R1.5 FOR RESIDENTIAL  
 R2.5 FOR THE OFFICE SITE  
 R3.5 FOR THE 16 ACRES

**EXHIBIT B TO ORDINANCE NO. 94A89  
ZONING MAP CHANGE NO. 94-03  
CONDITIONS OF APPROVAL**

1. Traffic/Access - Requirements will be determined at the time of development.
2. Sanitary Sewerage - The site is within the Sanitary District boundaries.
3. Fire District - Development plans shall be reviewed and approved by the District prior to the commencement of construction on the site.
4. Signs - 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. Water - This site is within the Camp Verde Water System franchise area. Appropriate water lines and fireflow will be required for commercial development on the site.