

ORDINANCE NO. 91-A59

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 91-08 FOR THE PURPOSES OF REZONING A PORTION OF VERDE LAKES, UNIT 4 FROM R1L-12 (SINGLE FAMILY RESIDENTIAL, LIMITED) TO R1-12 (SINGLE FAMILY RESIDENTIAL), INCLUDING LOTS 1282 THROUGH 1300. TAX PARCEL NOS. 404-32-117 THROUGH 135

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

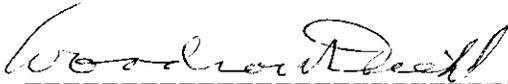
I. The Town Council hereby finds as follows:

- A. The Town Council on March 27, 1991 initiated a Zoning Map Change (No. 91-08) application for a portion of the lots in Verde Lakes Subdivision, Unit 4 for the purposes of considering a zoning change from R1L-12 to R1-12 in order to correct a zoning error. The parcels affected by this change include lots 1282 through 1300 and Tax Parcel No. 404-32-275.
- B. The project was reviewed by the Planning and Zoning Commission on May 2, 1991 in a public hearing that was advertized and posted according to state law. The project was review by the Town Council in a regular session held on May 22, 1991. At the recommendation of the Commission the Lake and Recreation area site (Tax Parcel No. 404-32-275) was removed from consideration due to concerns over the future use and parcel size.
- C. The purpose of the Zoning Map Change is to allow for the placement of mobile or manufactured structures on the properties. The Codes, Covenant and Restrictions allow specifically for mobile homes on these lots. This Zoning Map Change is required prior to the issuance of any permits for mobile/modular single family structures 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, welfare or convenience to the general public and should be granted.
- E. The Zoning Map Change (No. 91-08) is approved, based upon the following findings:
  1. The Zoning Map Change, as proposed, will not injure the public health, safety welfare or convenience.
  2. The property is located in a residential area and existing single family residential uses, therefore the proposed Zoning Map Change is consistent with State Planning Law and the requirements of the Camp Verde Planning and Zoning Ordinance.

3. This rezoning is for the purposes of assigning the appropriate zoning classification to the properties so as to be consistent with the provisions of the Codes, Covenants and Restrictions tied to the deeds for the parcels affected by this rezoning.

II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 91-08 for rezoning a portion of Verde Lakes West Estates, Unit 4, lots 1282 through 1300 as shown in the attached exhibit A, from R1L-12 to R1-12.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON MAY 22, 1991.



Woodrow Diehl  
Vice Mayor  
Town Council

ATTEST:



Susan Marshall, Acting Town Clerk

Approved as to form:

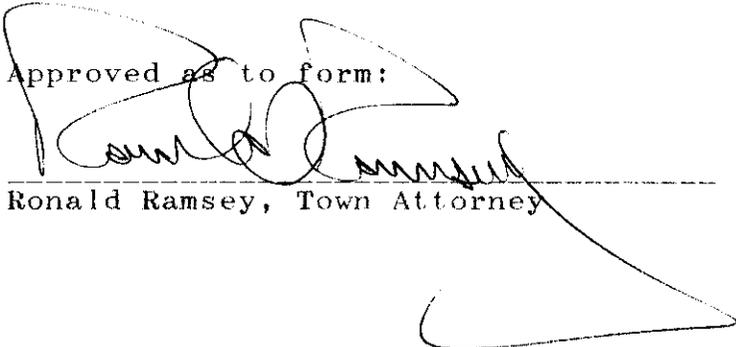
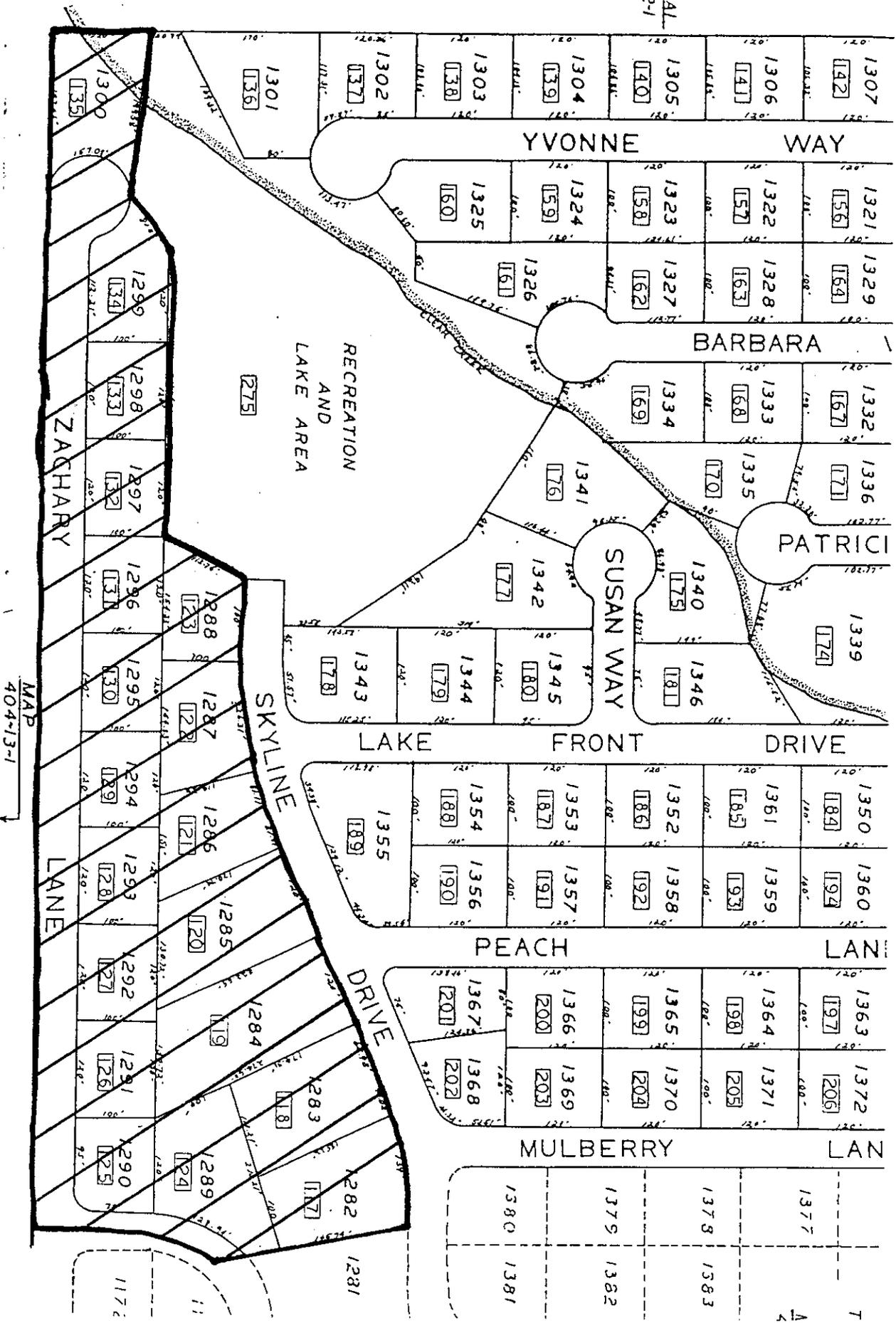
  
Ronald Ramsey, Town Attorney

EXHIBIT A

AL  
2-1



MAP  
904-13-1



SUBJECT PARCELS

7  
4