

ORDINANCE NO. 91-A60

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 91-11 TO ALLOW C2-4-CU ZONING ON A PORTION OF TAX PARCEL NO. 403-22-015, 16, 17, 18A and 24.

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

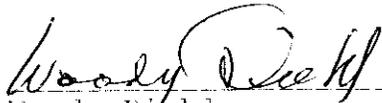
I. The Town Council hereby finds as follow:

- A. An application for a Zoning Map Change was filed by Mr. Harold Hallett agent for Republic Companies requesting C2-4-CU zoning for multiple, but contiguous metes and bounds parcels located at the northwesterly corner of the I-17 Freeway and SR 260 as shown on Exhibit A attached hereto. Tax Parcel No. 403-22-015, 16, 17, 18A and 24.
- B. The project was reviewed by the Planning and Zoning Commission on July 11, 1991 and by the Town Council on July 24, 1991 in public hearings that was advertized and posted according to state law.
- C. The purpose of the Zoning Map Change is to allow for commercial development of the parcel. This Zoning Map Change is required prior to the issuance of any permits for commercial use and the change becomes effective 30 days after the date of this Ordinance.
- D. The proposed project will not constitute a threat to the health, safety, welfare or convenience 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 welfare or convenience.
 2. The property is located adjacent to existing C2-1 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.

3. Prior to construction or placement of any new structures in the project area, all conditions contained in Exhibit B to this ordinance, are required to be met including all regulations of the reviewing agencies responsible for approving this project or portions thereof.

II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 91-11 for the purposes of rezoning multiple but contiguous metes and bounds parcels located at the northwesterly corner of the I-17 Freeway and SR 260 (Tax Parcel Nos. 403-22-015, 16, 17, 18A and 24) 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 JULY 24, 1991.



Woody Diehl
Mayor
Town Council

ATTEST:



Dane L. Bullard, Town Clerk

Approved as to Form:

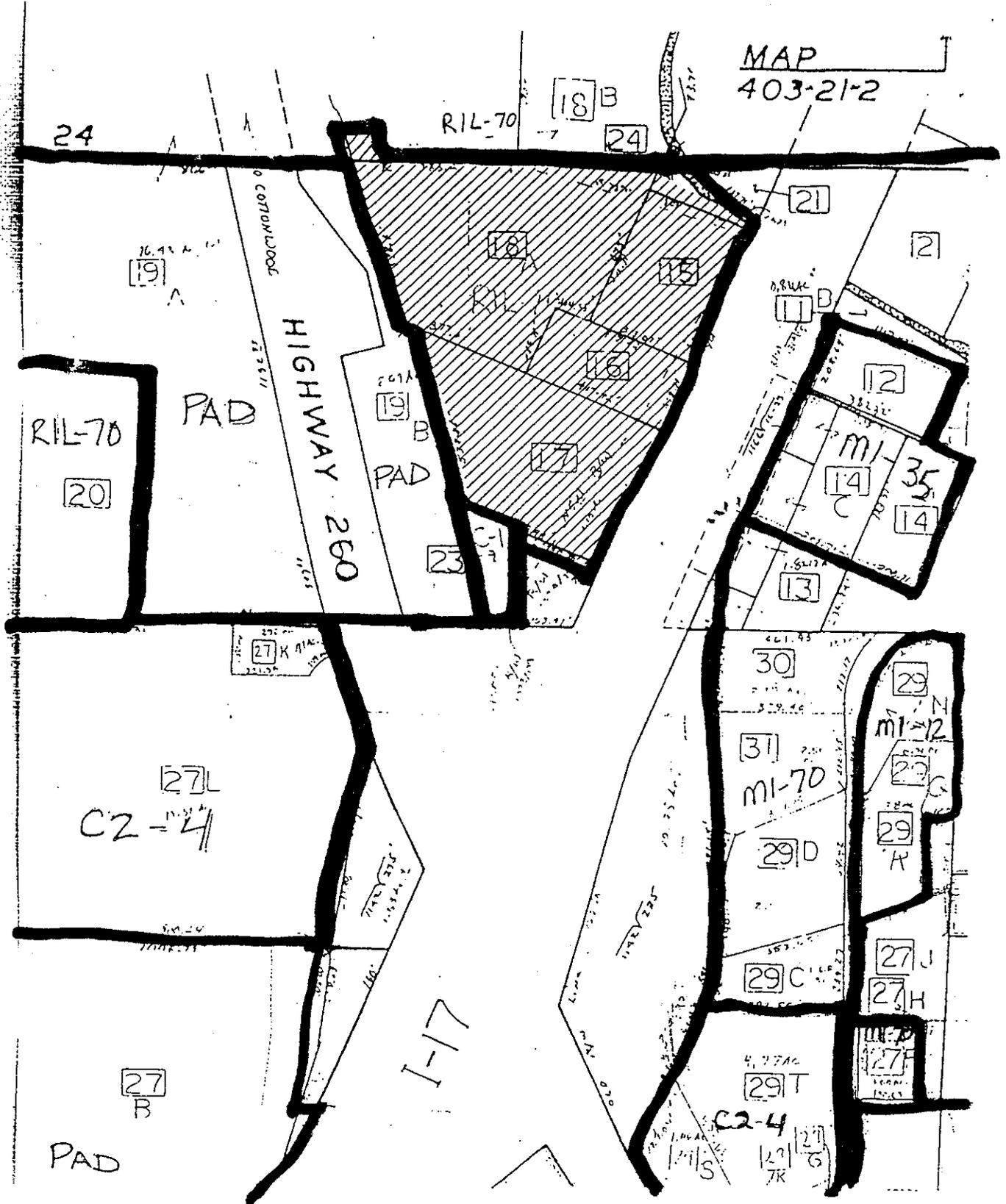


Ronald Ramsey, Town Attorney

attachments: Exhibits A and B

Exhibit A to Ordinance 1-60
Zoning Change 91-11

Rezone from RIL-70 to C2-4-CU



 Property to Rezone

EXHIBIT B TO ORDINANCE NO. 91-A60
ZONING MAP CHANGE NO. 91-11
CONDITIONS OF APPROVAL

1. Traffic/Access Control Plan - A traffic study is required prior to gaining access to SR 260 for any development of the property affected by this Zone Change. Any necessary improvements such as turn lanes, signals or other requirements determined by the study or as required by the Town or ADOT will be the responsibility of the developer or owner as appropriate.
2. Road Dedication - Prior to the issuance of any permits for development of any portion of the property, all necessary right-of-way or easement dedications shall be provided as determined by the Town Engineer and/or ADOT.
3. Fire District - Prior to the issuance of permits, the applicant shall provide proof of approval from the Camp Verde Fire District and/or State Fire Marshal, as applicable.
4. Sanitary District - The site is not currently served by the Sewer District. When development occurs, the Health Department may require an alternate form of sewerage treatment other than individual septics. The developer/owner shall meet all conditions and requirements of the Health Department and the Town at the time of development. At the time a sewer system becomes available, the developer/owner will be required to hook up to the system.
5. 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.
6. The developer must meet all requirements of existing Ordinances and other reviewing agencies prior to issuance of any development permits for this property.
7. Flood Control - A preliminary drainage study will be required prior to site plan approval.
8. Site Design - All standard requirements of the Planning and Zoning Ordinance will be applied to development. This includes parking, landscaping, screening, building heights and separations, as well as lighting and signs.
9. Screening - Future development of the site will be required to install screening (landscaping or other opaque wall or fence) from all surrounding residentially zoned and used properties.

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Exhibit B
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10. Site Plan Approval - Prior to issuance of any permits for development for this property a site plan shall be processed through the Planning and Zoning Commission and approved by the Town Council. This final site plan approval is for the purposes of reviewing site design and layout including infrastructure and on site improvements necessary to ensure that such development is not detrimental to the Town and in conformance with all current requirements established by the Town.

11. Subdivision - If any parcel is divided into four or more parcels at any time, a Subdivision Map will be required in accordance with the Camp Verde Subdivision Ordinance.

12. Property Lines - No building may extend over a property line. If these parcels are developed as a single unit, the parcels shall be consolidated to meet this requirement.