

ORDINANCE NO. 92-A67

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING OF ZONING MAP CHANGE NO. 91-16 FOR THE PURPOSES OF REZONING A GROUP OF ADJACENT METES AND BOUNDS PARCELS FROM R1L-70 TO R1-70

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

I. The Town Council hereby finds as follows:

- A. The Town Council on December 11, 1991 initiated a Zoning Map Change (No. 91-16) application for a group of adjacent metes and bounds parcels for the purposes of considering a zoning change from R1L-70 to R1-70 in order to correct a zoning error.
- B. The project was reviewed by the Planning Commission on January 2, 1992 and the Town Council on January 8, 1992 in public hearings that were advertized and posted according to state law.
- C. The purpose of the Zoning Map Change is to correct a zoning error, to install proper zoning which most closely meets the land use in the area, and is not primarily for the purposes of increasing density or allowing new land uses. This Zoning Map Change is required in order to render the properties as legal conforming lots and becomes effective 30 days after Town Council approval.
- D. The proposed rezoning will not constitute a threat to the health, safety or welfare to the general public and should be granted.
- E. The Zoning Map Change (No. 91-16) 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 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. The land included in this rezoning is a group of metes and bounds parcels. This rezoning is for the purposes of reassigning the appropriate zoning to the properties so that they will be legal conforming lots and is not for the direct purposes of increasing density in the area.

II. The Town Council of the Town of Camp Verde hereby approves of Zoning Map Change No. 91-16 for rezoning a group of adjoining metes and bounds parcels as shown in the attached Exhibit A, from R1L-70 to R1-70, subject to the following condition:

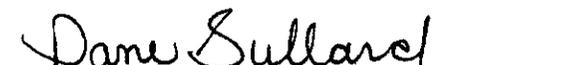
Any lot splits which may occur after the effective date of the zoning map change shall be in accordance with the requirements of the Planning and Zoning Ordinance.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON JANUARY 8, 1992.



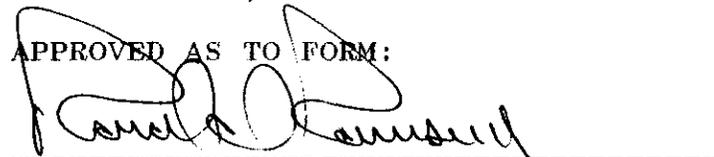
Woodrow Diehl
Mayor

ATTEST:



Dane Bullard, Town Clerk

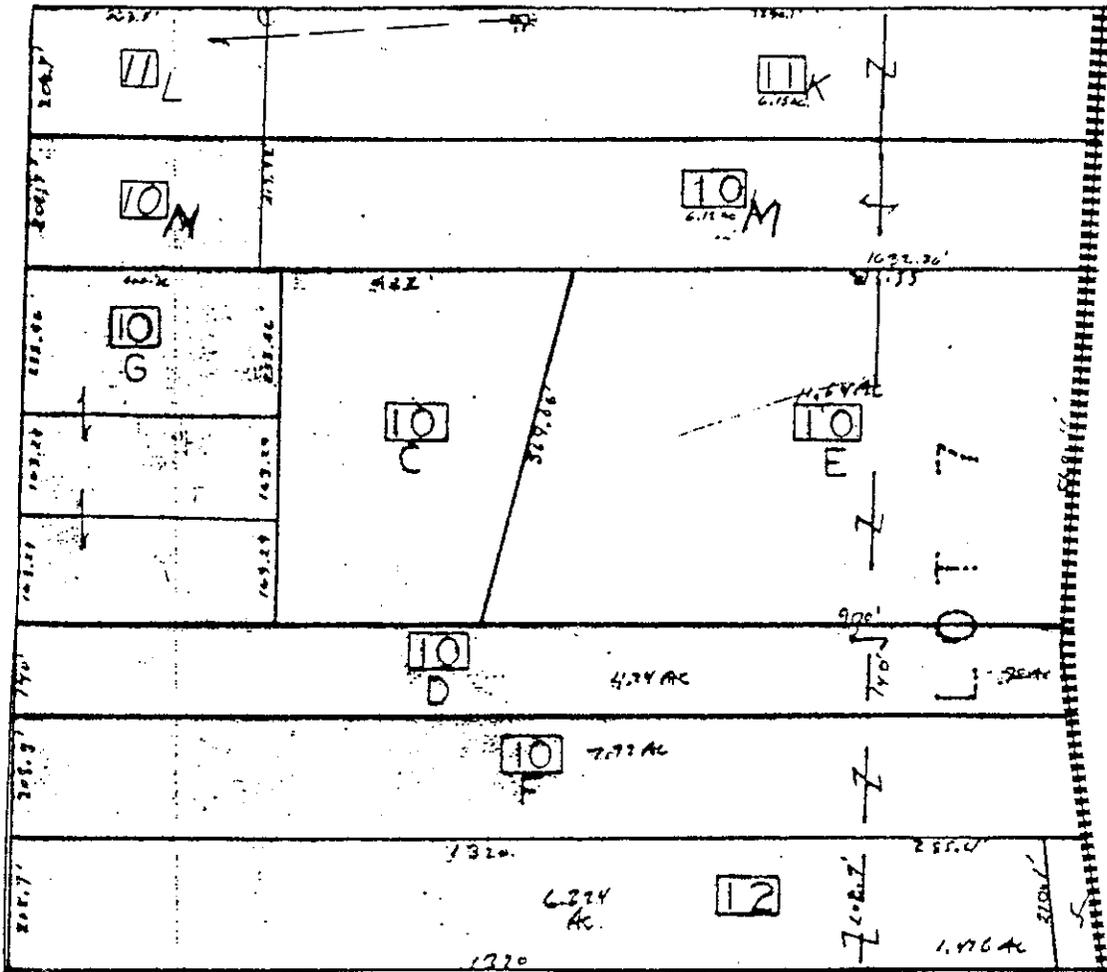
APPROVED AS TO FORM:



Ron Ramsey
Town Attorney

attachment: Exhibit A

Exhibit A
Zoning Map Change
No. 91-16



Tax Parcel #403-21-011L, 010N, 011K, 010M, 010G, 010C, 010E,
010D, 010F, 012, and 010A

Zoning Map Change No. 91-16

Rezoning from: R1L-70
to: R1-70

Denied by Planning Commission on 1-2-92
Resolution No. PC91-34

TOWN OF CAMP VERDE

P.O. Box 710
Camp Verde
Arizona 86322
(602)567-6631



January 14, 1992

*Independent/Bugle Call
P.O. Box 429
Cottonwood, Arizona 86326*

*Please publish the enclosed ordinances, 92-A66 and 92-A67, on
Friday, January 17, 1992 and Friday, January 24, 1992.*

The billing should be to the Town of Camp Verde - Town Clerk.

Thank you for your assistance.

Susan Marshall

*Susan Marshall
Deputy Town Clerk*

Enclosure

TOWN OF CAMP VERDE

P.O. Box 710
Camp Verde
Arizona 86322
(602) 567-6631



January 14, 1992

*Larson Newspapers, Journal
P.O. Box 619
Sedona, Arizona 86336*

*Please publish the enclosed ordinances, 92-A66 and 92-A67, on
Wednesday, January 22, 1992 and Wednesday, January 29, 1992.*

The billing should be to the Town of Camp Verde - Town Clerk.

Thank you for your assistance.

Susan Marshall
Susan Marshall
Deputy Town Clerk

Enclosure