

ORDINANCE NO. 92A71

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 92-03 FOR THE PURPOSES OF REZONING A METES AND BOUNDS PARCEL FROM RCU-2A TO M1-CU. TAX PARCEL 403-14-002B

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

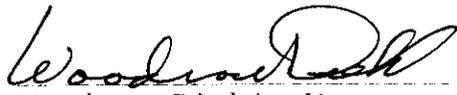
I. The Town Council hereby finds as follows:

- A. An application was filed by Mr. Donald Fischer on behalf of Superior Companies requesting approval for a Zoning Map Change (No. 92-03) from RCU-2A with existing mining operation and Use Permit for batch plant to M1 for Tax Parcel No. 403-14-002B.
- B. The project was reviewed by the Planning Commission on April 2, 1992 and the Town Council on April 8, 1992 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 development of industrial uses on the property. This Zoning Map Change application is required prior to the issuance of any permits for industrial uses on the site, the change shall become effective 30 days after Town Council approval.
- D. The proposed project will not constitute a threat to the health, safety, or welfare of the general public and should be granted.
- E. The Zoning Map Change (No. 92-03) 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 in an area of existing industrial 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. Prior to construction or placement of any new structures in the project area, all conditions contained in Exhibit B are required to be met including all regulations of the reviewing agencies responsible for approving this project or portions thereof.

- I. All future development requires approval through the conditional use procedures adopted by the Town prior to development.

II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 92-03 for rezoning a metes and bounds parcel as shown in the attached Exhibit A, from RCU-2A to M1-CU, Tax Parcel No. 903-14-002B 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 8, 1992.

  
Woodrow Diehl, Mayor

ATTEST:

  
Dane Bullard, Town Clerk

APPROVED AS TO FORM:

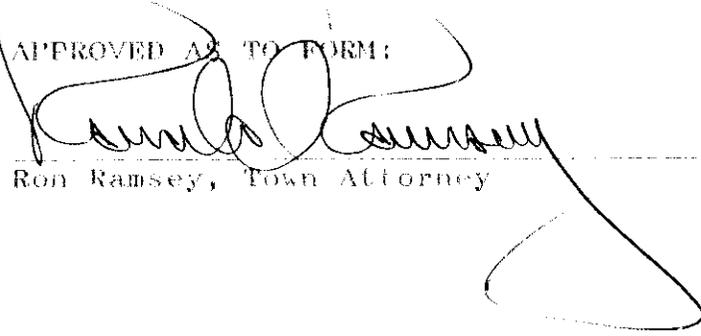
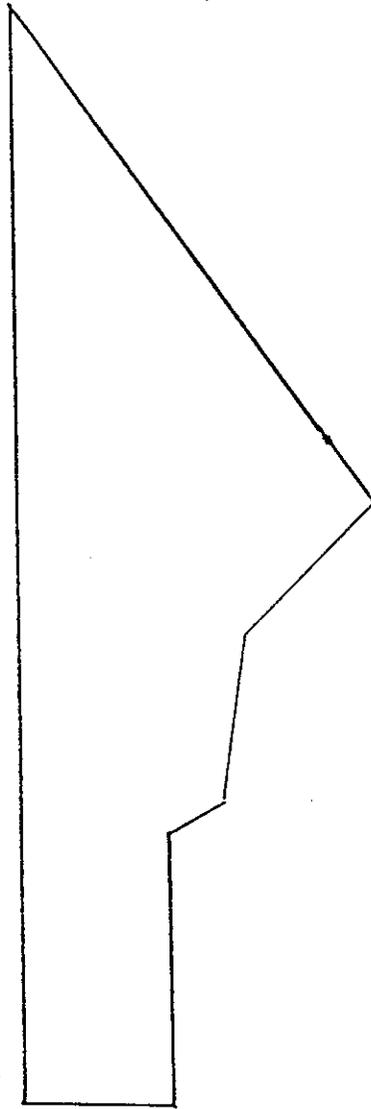
  
Ron Ramsey, Town Attorney

Exhibit A  
Zoning Map Change  
No. 92-03  
Ordinance No. 92A71



Tax Parcel # a portion of 403-14-002B

Zoning Map Change No. 92-03

Rezoning from : RCU-2A  
to: M1-CU

Reviewed by the Planning Commission on April 2, 1992  
No recommendation.

EXHIBIT B TO ORDINANCE. 92A71  
CONDITIONS OF APPROVAL  
TAX PARCEL NO. 403-14-002B

The Town Council hereby approves Zoning Map Change No. 92-03 subject to the following conditions:

1. If at some time in the future a sanitary sewer system is installed in the same area as this project, the applicant may be required to hook-up to the system.
2. The applicant shall provide a Traffic Study Report pursuant to ADOT requirements. This Traffic Report shall be reviewed and approved prior to issuance of a Zoning Clearance Permit for further development within this project. Any necessary improvements or requirements as recommended in the study will be the responsibility of the developer or owner as appropriate.
3. 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.
4. The project shall be approved by the Yavapai County Flood Control Department prior to issuance of a Zoning Clearance Permit.
5. The developer must meet all requirements of existing ordinances and other reviewing agencies prior to issuance of any development permits for this property.
6. Dedications, road improvements or participation for financing road improvements are subject to final determination by the Town Council.