

ORDINANCE 89-A34

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, AMENDING ORDINANCE 87-A23 (PLANNING & ZONING) BY ADDING SECTION 109.P.8.a. RELATING TO PLANNED AREA DEVELOPMENT AND RENUMBERING THE EXISTING SECTION 109.P.8.a. TO 109.P.8.b AND ALL FOLLOWING SUBPARAGRAPHS.

BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA:

Section 1. That certain document, known as the Camp Verde Planning and Zoning Ordinance, is hereby amended by adding a "Conceptual Review" to Planned Area Development (PAD) as follows:

109.P.8.a Conceptual/Pre-Application Review:

- 1) This is an opportunity for applicants to discuss requirements, standards, and policies that apply to development proposals. Major problems can be identified and solved before formal application is made.
- 2) A sketch or general outline, to scale, of the proposal, evidenced by phases, if applicable, shall be submitted by the applicant and reviewed by the Planning Commission and Town Council through the public hearing process as a pre-application conference.
- 3) The general outline will not be reviewed on the basis of specific design standards and technical information but rather on the basis of conformance with existing zoning and land use of the surrounding area.
- 4) General Outline Submittal

The following information and data is required:

- a) Evidence that the applicant is either the fee owner of the property or is acting as the agent for the owner/owners.
- b) Data regarding site conditions, land characteristics, available community facilities and utilities, densities, and other related general information about uses of land proposed and within a one-half mile radius of the subject parcel of land.
- c) Sketch or general outline, to scale, showing the proposed location of the uses of land, major streets (collector/arterial), and other significant features, copies of which shall be kept on file with the Planning and Zoning Department.

- 5) A CONCEPTUAL/PRE-APPLICATION REVIEW IS NOT MANDATORY AND SHALL BE AGENDIZED BEFORE THE COMMISSION AND COUNCIL AS A REVIEW ITEM. FAVORABLE REVIEW DOES NOT CONSTITUTE PRELIMINARY APPROVAL AND SHALL NOT BE INTERPRETED BY THE APPLICANT AS A BINDING COMMITMENT UPON THE TOWN OF CAMP VERDE.
- 6) AS CONCEPTUAL/PRE-APPLICATION REVIEW IS A COURTESY SERVICE BY THE TOWN OF CAMP VERDE, NO FEE SHALL BE CHARGED.

Section 2. All ordinances and parts of ordinances in conflict with the provisions of this ordinance adopted herein, are hereby repealed, specifically including Section 109.P.8.a of the Planning and Zoning Ordinance (87-A23).

Section 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 4. Whereas, it is necessary for the preservation of the peace, health and safety of the Town of Camp Verde, Yavapai County, Arizona, an emergency is declared to exist, and this ordinance shall become immediately operative and in force from and after the date of posting thereof.

PASSED, APPROVED AND ADOPTED this 22nd day of March, 1989, by the affirmative vote of three fourths of the members of the Common Council of the Town of Camp Verde, Yavapai County, Arizona.



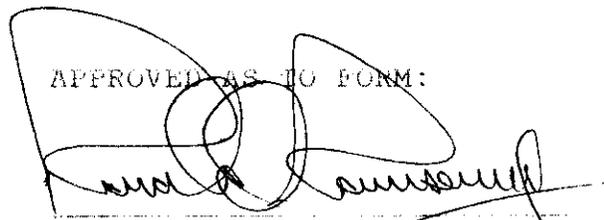
Bob J. Barker, Mayor

ATTEST:



David A. Maynard, Town Clerk

APPROVED AS TO FORM:



Ronald Ramsey, Town Attorney