

ORDINANCE NO. PZ90-A40

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE NO. 90-1 FOR THE PURPOSES OF REZONING LOTS 6-10 OF THE PARK VERDE ESTATES SUBDIVISION FROM R1L-70 AND RCU-2A TO R1-18

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. Leo Blawat, agent for the property owners, requesting approval for a Zoning Map Change (No. 90-1) from R1L-70 and RCU-2A to R1-18 for Tax Parcel Nos. 403-21-171(A,B), 172(A,B), 173(A,B), 174(A,B), and 175(A,B), legally described as lots 6-10 of the Park Verde Estates subdivision as shown on Exhibit A attached hereto.
- B. The project was reviewed by the Planning Commission on March 1, 1990 in a public hearing that was advertized and posted according to state law. The project was reviewed by the Town Council in a regular session held on March 28, 1990.
- C. The purpose of the Zoning Map Change is to allow for the a zoning change more consistent with the existing land uses and lot lay outs in the project area. This Zoning Map Change is required prior to the issuance of any permits for mobile/modular single family structures or further lot splits on the site and if approved by the Town Council, the change shall be approved by Ordinance which becomes effective 30 days after the date of Town Council approval.
- D. The proposed project 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. 90-1) 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 adjacent to existing R1 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 resolution, are required to be met including all regulations of the reviewing agencies responsible for approving this project or portions thereof.

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II. The Town Council of the Town of Camp Verde hereby approves Zoning Map Change No. 90-1 for rezoning Lots 6-10 of the Park Verde Estates subdivision as shown in the attached exhibit A, from R1L-70 and RCU-2A to R1-18 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 MARCH 28, 1990.



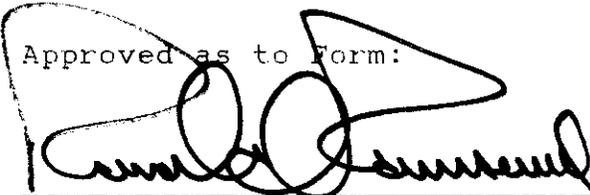
T. A. Parsons
Mayor
Town Council

ATTEST:



David A. Maynard, Town Clerk

Approved as to Form:

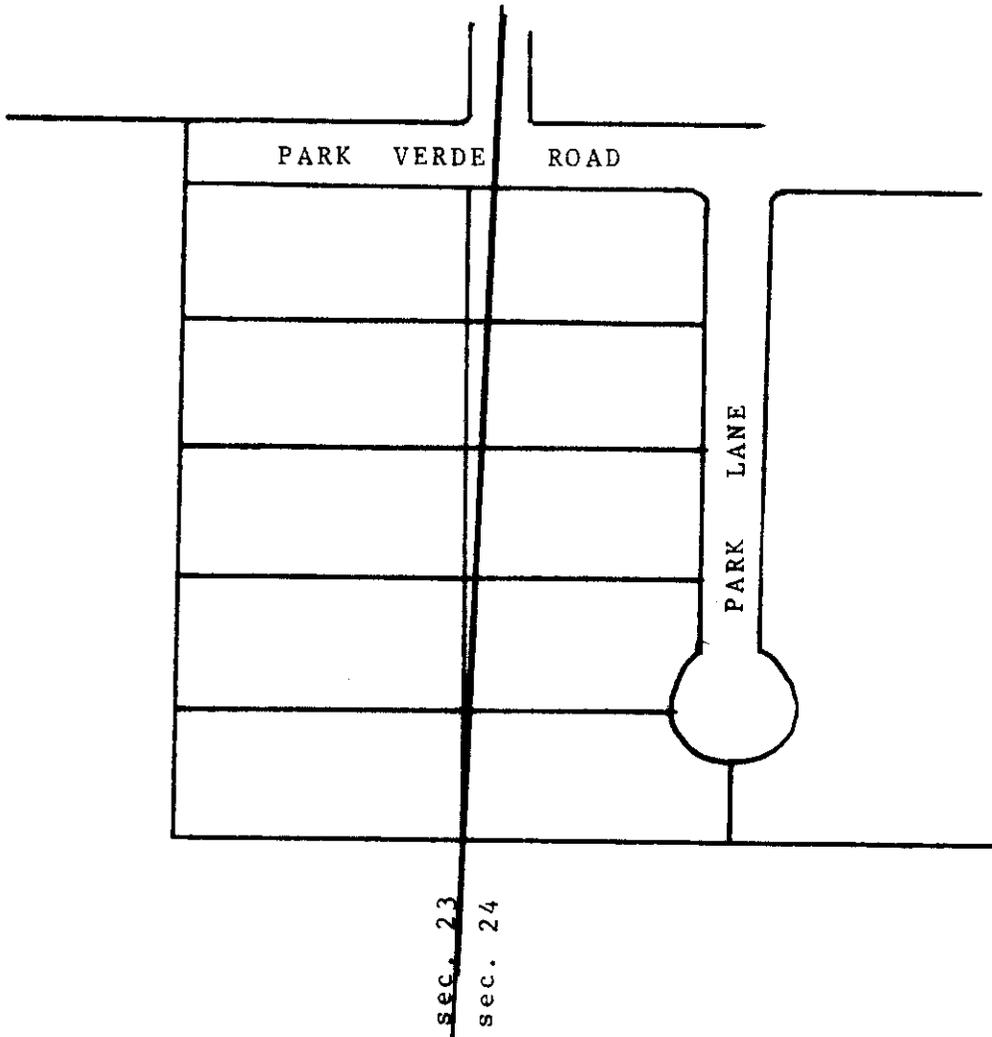


Ronald Ramsey, Town Attorney

attachments: Exhibits A, B

lck/90-A40.ord

Exhibit A
Zoning Map Change
No. 90-1



Tax Parcel # 403-21-171-175 AB
Zoning Map Change No. 90-1
Rezoning from: RCU-2A, R1L-70
to: R1-18
Approved by Planning Commission on 3-1-90
Resolution # 90-09

Approved by Town Council on March 28, 1990
Ordinance # 90-A40

Legal Description: Lots 6-10, Park Verde Estates



EXHIBIT B TO ORDINANCE 90-A40
CONDITIONS OF APPROVAL
ZONING MAP CHANGE 90-1

The Town Council of the Town of Camp Verde hereby approves the following conditions for Zoning Map Change 90-1:

1. All new uses and construction on the subject property as shown on Exhibit A to this resolution shall substantially comply to the approved application except as modified herein.
2. All new uses or construction installed on the property shall be reviewed and approved for conformance with the following regulations, prior to issuance of a Zoning Clearance Permit:
 - a. Town Road Construction Standards
 - b. Planning and Zoning Ordinance
 - c. Yavapai County Health Department Requirements
 - d. Yavapai County Flood Control Requirements
3. In the event that a sewer system is provided in the area, all properties as shown in Exhibit A agree to hook up to the system at the time it is provided.
4. Prior to issuance of any Zoning Clearance Permit approval of the Yavapai County Flood Control Department shall be obtained.
5. Prior to issuance of any Zoning Clearance Permit or installation of any new use on the property, the applicant shall provide proof of adequate water, trash removal and electrical service to the property.
6. Any existing, non-permitted (existing illegal) uses and structures shall be brought into compliance with the requirements of the Planning and Zoning Ordinance. This includes any commercial use of property and securing of all required permits for existing structures or improvements on the property.