



RESOLUTION 2013 892

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, FOR USE PERMIT 20130111 ON PARCEL 404-19-018D TO ALLOW FOR THE DEVELOPMENT AND OPERATION OF A NEW LIBRARY WHICH IS A TWO-STORY 17,000 SQ.FT. BUILDING WITH 10,000 SQ. FT. FOOTPRINT, AN OBSERVATORY-RAINWATER TANK, PARKING LOT AND ACCESS ROAD WITH NO TIME LIMIT. THE CURRENT LIBRARY BUILDING ON PARCEL 404-19-018D WILL BE REMOVED OR DEMOLISHED TO PROVIDE PARKING AREA FOR THE NEW LIBRARY. ANY CHANGES TO THESE USES MUST COME BEFORE THE PLANNING & ZONING COMMISSION AND TOWN COUNCIL FOR APPROVAL.

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

1. The Common Council hereby finds as follows:

- A. A request for approval of Use Permit 20130111 was filed by Ms. Kathy Hellman, Library Director for the Town of Camp Verde on parcel 404-19-018D. This parcel is zoned R1-18 (Residential: single-family) and the proposed uses are permitted under such zoning with a Use Permit per Part 2, Section 200, C.3.a.
- B. The request was reviewed by the Planning and Zoning Commission on June 06, 2013 and by the Common Council on June 26, 2013 in public hearings that were advertised and posted according to state law.
- C. A neighborhood meeting was held on April 11, 2013 by the applicant as required by the Town of Camp Verde Planning & Zoning Ordinance, Part 6, Section 601 (Zoning Decisions) A.3.a-e.
- D. The purpose of the Use Permit is to establish the Use on parcels 404-19-018D. The proposed use is to continue with no time limit, but is subject to the requirements of Part 6, Section 601 (Zoning Decisions), C. 1 & 2 of the Town of Camp Verde Planning & Zoning Ordinance.
- E. It is determined that an allowance of a 38 foot maximum building height be granted instead of the required maximum building height limit for the R1-18 zoning district (Part 2, Section 203 Use Districts B., Table 2-2: R1 Dimensional Standards) This allowance is determined to be in the best interest of the Town of Camp Verde and it's public, as allowed under Part 6, Section 601.C.1.d of the Town of Camp Verde Planning and Zoning Ordinance.
- F. In addition in this approval is to truncate the access road into the Library just beyond the parking lot entrance. There will be a turnaround at the end of the access road just beyond the parking lot entrance to the east.
- G. Staff is directed to insure that the site plan for this project meets all requirements of approval prior to being included in the Use Permit file for this application and prior to any building permits being issued.

The Common Council of the Town of Camp Verde hereby approves Use Permit 20130111 for the purpose establishing the Use located on parcel 404-19-018D with no time limit on this Use Permit, but subject to Part 6, Section 601 (Zoning Decisions), C 1 & 2 of the Town of Camp Verde Zoning Ordinance. Any changes to the allowed use will have to come before the Planning & Zoning Commission and the Town Council.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON JUNE 26, 2013.



Charles German, Mayor

Date: 6/27/2013

Approved as to form:


Town Attorney

Attest: 
Deborah Barber, Town Clerk