

**TOWN OF CAREFREE, ARIZONA  
ORDINANCE NO. 2003-10**

**AN ORDINANCE OF THE TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA, GRANTING A SPECIAL USE PERMIT TO CHRIST THE LORD LUTHERAN CHURCH, TO DEVELOP A NEW ADMINISTRATIVE OFFICE BUILDING, EXPAND EXISTING COLUMBARIUM AND GARDEN, REMODEL THE EXISTING SANCTUARY AND PROVIDE A VEHICLE TURN-AROUND ON 9205 EAST CAVE CREEK ROAD; AND IMPOSING CERTAIN CONDITIONS ON SUCH USE.**

**BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA AS FOLLOWS:**

Section 1. Pursuant to Section 1601 of the 1996 Town of Carefree Zoning Ordinance, a special use permit shall be and hereby is granted to Christ the Lord Lutheran Church to use the real property, shown as Parcel 006M in the Maricopa County Assessor's Book No. 219 Map 11, for the construction of a new administrative office building, expand columbarium and garden, remodel the existing sanctuary and provide a vehicle turn-around, as disclosed in Application No. Z03-04 and the accompanying site plan.

Section 2. The special use permit shall be and is subject to the following conditions:

1. The administrative office building will be limited to a gross square footage of 4,254 square feet and will not exceed at its highest point eighteen and one half (18.5) feet from finished grade.
2. The maximum seating capacity of the sanctuary shall not exceed 200 people. If capacity is modified an amendment to the special use permit and site plan for possible additional parking shall be required.
3. Any additional trash receptacles shall be completely shielded from view by a solid masonry wall enclosure that blends architecturally into the building.
4. Design details of all benches and tables within prayer garden should be provided with building permit application.
5. Prior to the issuance of building permits, the developer shall obtain the required permits to comply with Maricopa County dust control standards and Arizona Department of Environmental Quality storm water management standards and policies.
6. No tree/plant salvage, grading and/or dumping of material shall take place on-site without a permit from the Town of Carefree authorizing the same.

7. To ensure native desert is not disturbed during various phases of construction, a temporary chain link fence shall be erected to enclose all proposed site improvements.
8. All relocated and supplemental landscaping shall be placed on an irrigation system.
9. All salvageable protected plants shall be moved to the designated on-site nursery area and irrigated appropriately. After the issuance of a building permit a pre-construction conference shall be held with the Town Engineer, Planning Director and Building Official.
10. Landscaping shall be completed prior to final inspection and issuance of a Certificate of Occupancy.
11. All stipulations stated above shall be placed on the cover sheet(s) of all construction documents that are submitted to the Town of Carefree for review and approval. Failure to place said stipulations on all cover sheet(s) will result in denial of all construction documents.

Section 3. The Town of Carefree Zoning Map is hereby amended to reflect the issuance of the special use permit granted hereunder.

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Carefree, Arizona, the 4<sup>th</sup> day of February 2003.

Ayes \_\_\_\_\_ Noes \_\_\_\_\_ Abstentions \_\_\_\_\_ Absent \_\_\_\_\_

**TOWN OF CAREFREE**

By: \_\_\_\_\_  
Edward C. Morgan, Mayor

**ATTEST:**

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Elizabeth L. Wise, Town Clerk

**APPROVED AS TO FORM:**

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Thomas K. Chenal, Town Attorney