

ORDINANCE 2003 A249

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING ZONING MAP CHANGE 2003-01, AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FROM R1-18 TO R2-4 FOR PARCEL 404-28-080A TO ALLOW CONSTRUCTION OF ONE, SINGLE-STORY DUPLEX WITH AN ATTACHED GARAGE.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 87 A23, approved July 9, 1987 and,

WHEREAS, Section 113 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulations of the Planning and Zoning Ordinance by the Town Council and,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2003-01** was filed by Tom and Elaine Kovacevich, agents, for Landon Bates owner, for the purpose of allowing construction of one, single-story duplex with an attached garage. The legal description is attached as **Exhibit A**.
 - B. The Zoning Map Change was reviewed by the Planning Commission on **January 2, 2003**, in a public hearing that was advertised and posted according to state law and by the Town Council on **January 22, 2003**.
 - C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
- II. **Zoning Map Change 2003-01** is approved, based upon the following findings:
- A. The zoning map change will not injure the public health safety, or welfare of the general public.
 - B. The zoning map change is in agreement with the Town's General Plan Land Use Map; therefore, the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
- III. The Town Council hereby approved **Zoning Map Change 2003-01** for the purpose of allowing the construction of one, single-story duplex with an attached garage with no stipulations.

Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 3. This ordinance is effective upon completion of publication and any posting as required by law.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance 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.

PASSED AND ADOPTED by a majority vote of the Town Council of Camp Verde in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 22nd day of January 2003, to be effective when publication and posting, pursuant to ARS 9-813, is completed.

Approved: Brenda Hauser
Mayor

1-24-03
Date

Approved as to form:

Attest: Deborah Barner
Town Clerk

Julie Kniegl
Town Attorney