

ORDINANCE 2003 A250

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FROM PAD TO C3 FOR PARCELS 403-22-007A & B, and 403-22-027H & J, CONSISTING OF 7.95 ACRES AND LOCATED AT 573 INDUSTRIAL DR AND APPROVING THE SITE PLAN AS SUBMITTED FOR DEVELOPMENT.

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 **Site Plan Review 2003-01** was filed by Bud Woodruff, agent for Wayne & Dorothy Thompson, owners of parcels 403-22-007A & 007B, and 403-22-027H & 027J, located at 573 Industrial Drive. Legal description is attached as Exhibit A.
 - B. The **Site Plan** was reviewed by the Planning Commission on **January 2, 2003** in 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. **Site Plan Review 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 property is located adjacent to existing commercially zoned properties and 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 **Site Plan Review 2003-01** for the purpose of approving the site plan for Thompson Industrial Park and changing the underlying zoning from PAD to C3.

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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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 1-24-03
Mayor Date

Approved as to form:

Attest: Dorrah Barber
Town Clerk

Town Attorney: Julie Knigge