

ORDINANCE 2003 A253

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCEL 404-17-028A FROM RCU-2A TO R1L-70 TO ALLOW FOR THE COMBINATION OF THIS PARCEL WITH TWO OTHER ADJACENT PARCELS OWNED BY THE APPLICANT. THE LOCATION OF THE SITE IS ON ARENA DEL LOMA EAST OF THE CHURCH OF CHRIST.

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 here by finds as follows:
 - A. A request for **Zoning Map Change 2003-06** was filed by Howard H. Karman, agent for Beverly Graham Karman owner, for the purpose of rezoning parcel **404-17-028A from RCU-2A to R1L-70**. The legal description is attached as **Exhibit A**.
 - B. The Zoning Map Change was reviewed by the Planning Commission on **September 4, 2003** in public hearing that was advertised and posted according to state law and by the Town Council on **September 24, 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 2003-06** 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 residentially 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.
 - C. The Town Council hereby approved **Zoning Map Change 2003-06** for the purpose of combining 3 adjacent parcels.

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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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. Penalty clause if applicable. Any person found guilty of violating any provision of this ordinance shall be guilty of a Class 2 misdemeanor. Each day that a violation continues shall be a separate offense punishable as herein above described.

Section 5. 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 in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the **24th day of September 2003**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: 
Mitch Dickinson, Mayor

Date: 9-26-03

Attest: 
Deborah Barber, Town Clerk

Approved as to form:

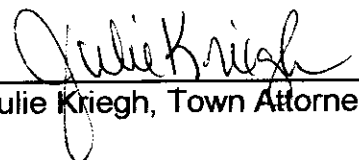

Julie Krieh, Town Attorney

EXHIBIT A

A parcel of land being a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18, T14N, R5E, G & SRB & M, Yavapai County, Arizona particularly described as:

BEGINNING at the Southwest corner of said Section 18, being the TRUE POINT OF BEGINNING, thence North 1°43' East (N 1°49' East record) 330.0 feet; thence South 89°52' East (89°47' record) 743.95 feet; thence South 0°14' East 330.04 feet; thence North 89°52' West (N89°47'W record) 755.17 feet to the TRUE POINT OF BEGINNING.

(The basis of bearings for this description is South 1°49' West being the bearing of the West line of Section 19, T14N. R5E, G & SRB & M.)