

**ORDINANCE 2003 A254**

**AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA,  
ADOPTING A ZONING MAP CHANGE FOR A 14.5 ACRE PORTION OF PARCEL  
403-23-005K FROM RCU-2A TO C3.**

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

*WHEREAS*, the Town Council approved a Zoning Map as part of Ordinance 87-A23; and

*WHEREAS*, the Land Use Map shows the parcel to be Mixed Use – Low Density and the proposed zoning is in conformance with this land use; and

*WHEREAS*, this zoning map change was reviewed by the Planning Commission on April 3, 2003 and by the Common Council on April 23, 2003 in public hearings that were advertised and posted according to state law; and

*WHEREAS*, the ordinance will not injure the public health, safety, or welfare of the general public; 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 approves **Ordinance 2003-A254** for the purpose of amending the **Zoning Map**.
    - A. A 14.5-acre portion of parcel 403-23-005K from RCU-2A to C3 as described in exhibits A.
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Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance, the Zoning Map, or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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 in open meeting by the Town Council, Town of Camp Verde, Arizona, on the **23rd day of April 2003**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: Brenda Hauser 4-30-03  
Mayor Date

Attest: Nebratah Barber  
Town Clerk

Approved as to form:

Town Attorney: Julie Krieger

Posted by not required Date/Time \_\_\_\_\_

## EXHIBIT A

**VERDE VALLEY BUSINESS PARK  
C-3 ZONING****LEGAL DESCRIPTION**

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, A GLO BRASS CAP, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 15, A GLO BRASS CAP, LIES SOUTH 88°36'00" EAST, A DISTANCE OF 2,643.52 FEET; THENCE SOUTH 88°36'00" EAST, (BASIS OF BEARING), A DISTANCE OF 1,828.06 FEET TO A 1/2 INCH REBAR WITH NO IDENTIFICATION, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY OF HWY 260 AND A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 7,539.44 FEET AND A CENTRAL ANGLE OF 05°03'46", A CHORD BEARING OF SOUTH 31°10'31" EAST, A CHORD DISTANCE OF 665.98 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 666.20 FEET, (RECORD 666.09 FEET); THENCE NORTH 86°13'29" WEST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 346.75 FEET TO A 1/2 INCH REBAR AND CAP STAMPED LS 31017 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 28°39'05" EAST, A DISTANCE OF 552.84 FEET TO A 5/8 INCH REBAR AND CAP STAMPED "YAVAPAI COUNTY", SAID POINT BEING THE NORTHEAST CORNER OF THE YAVAPAI COUNTY COMPLEX PARCEL; THENCE SOUTH 78°59'54" WEST, ALONG THE NORTH LINE OF SAID COUNTY COMPLEX PARCEL, A DISTANCE OF 1081.78 FEET TO A 1/2 INCH REBAR AND CAP STAMPED LS 31017; THENCE NORTH 55°55'51" WEST, A DISTANCE OF 414.35 FEET; THENCE NORTH 00°03'50" EAST, A DISTANCE OF 237.89 FEET TO A 1/2 INCH REBAR AND CAP STAMPED LS 31017; THENCE NORTH 78°59'54" EAST, A DISTANCE OF 1,161.13 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 631,661.30 SQ. FT. = 14.501 ACRES