

## ORDINANCE 2003 A258

**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 403-14-002V FROM RCU-2A TO M1 TO ACCOMMODATE LIGHT INDUSTRIAL USES. THE LOCATION OF THE SITE IS 4750 OLD HIGHWAY 279.**

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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*, 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 2003-04** was filed by Mike Gardner agent, for Raymond W. Clanton owner, for the purpose of rezoning parcel **403-14-002V from RCU-2A to M1**. The legal description is attached as **Exhibit A**.
  - B. The Zoning Map Change was reviewed by the Planning Commission on **July 10, 2003** in public hearing that was advertised and posted according to state law and by the Town Council on **July 23, 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.
  - D. The Town standards for a commercial driveway and parking lot are waived. The Council has determined that a gravel ABC driveway and parking lot is acceptable.
- II. **Zoning Map Change 2003-04** 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 2003-04** for the purpose of developing a Fed-X Transfer Center.
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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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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 **23rd day of July 2003**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: John Reddell Date: 8-1-03  
John Reddell, Vice Mayor

Attest: Deborah Barber  
Deborah Barber, Town Clerk

Approved as to form:

Julie Kriegh  
Julie Kriegh, Town Attorney

EXHIBIT A

PARCEL 2:

A parcel of land located in the Northeast one-quarter of the Southwest one-quarter and the Southeast one-quarter of the Northwest one-quarter of Section 4, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, TOWN OF CAMP VERDE, Yavapai County, Arizona, being more particularly described as follows:

COMMENCING for reference at the Northwest corner of the said Northeast one-quarter of the Southwest one-quarter of Section 4;

Thence South 00 degrees, 15 minutes, 03 seconds West (record South 00 degrees, 15 minutes, 12 seconds West) along the West line of the said Northeast one-quarter of the Southwest one-quarter, a distance of 626.21 feet to a point;

Thence South 47 degrees, 28 minutes, 19 seconds East (record South 47 degrees, 26 minutes, 51 seconds East), a distance of 84.81 feet (record 84.95 feet) to a point;

Thence South 50 degrees, 55 minutes, 14 seconds East (record South 50 degrees, 39 minutes, 18 seconds East), a distance of 15.00 feet to the TRUE POINT OF BEGINNING;

Thence North 36 degrees, 40 minutes, 23 seconds East, a distance of 892.13 feet to a point;

Thence South 09 degrees, 04 minutes, 58 seconds West (record South 09 degrees, 10 minutes, 08 seconds West), a distance of 422.42 feet (record 422.89 feet) to a point;

Thence South 54 degrees, 19 minutes, 40 seconds West (record South 54 degrees, 14 minutes, 38 seconds West), a distance of 546.75 (record 545.22 feet) to a point;

Thence North 47 degrees, 06 minutes, 27 seconds West (record North 47 degrees, 11 minutes, 28 seconds West), a distance of 30.00 feet to the TRUE POINT OF BEGINNING.