

**ORDINANCE 2003 A265**

**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 404-30-243 FROM R1L-35 TO R1-10 TO ALLOW FOR PLACEMENT OF A MANUFACTURED HOME. THE LOCATION OF THE SITE IS 70 E. HANCE STREET.**

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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 2003-08** was filed by James and Jane Flowers owners, for the purpose of rezoning parcel **404-30-243 from R1L-35 to R1-10**. The legal description is attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **November 6, 2003** in public hearing that was advertised and posted according to state law and by the Town Council on **November 19, 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 2003-08** 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 on the boundary of residential in 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 2003-08** or the purpose of allowing for the placement of a manufactured home.

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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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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 **19th day of November 2003**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: Mitch Dickinson  
Mitch Dickinson, Mayor

Date: Nov. 20, 2003

Attest: Deborah Barber  
Deborah Barber, Town Clerk

Approved as to form:

Julie Krieh  
Julie Krieh, Town Attorney

EXHIBIT A

BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ONE-HALF INCH IRON BAR MONUMENTING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, SAID IRON BAR MARKED "MINGUS L.S. 5541";

THENCE SOUTH 88 DEGREES 43 MINUTES 25 SECONDS EAST (OF RECORD - NORTH 89 DEGREES 59 MINUTES 12 SECONDS EAST), A DISTANCE OF 110.37 FEET (OF RECORD - 111.00) TO A THREE-QUARTER INCH IRON PIPE;

THENCE NORTH 01 DEGREES 42 MINUTES 58 SECONDS WEST (OF RECORD - NORTH 01 DEGREES 47 MINUTES 48 SECOND WEST), A DISTANCE OF 153.87 FEET (OF RECORD - 153.74 FEET);

THENCE NORTH 73 DEGREES, 27 MINUTES 42 SECONDS EAST (OF RECORD - NORTH 73 DEGREES 27 MINUTES 42 SECONDS EAST), A DISTANCE OF 183.57 FEET (OF RECORD - 183.67 FEET) TO A ONE-HALF INCH IRON BAR MONUMENTING THE SOUTHEAST CORNER OF THAT CERTAIN REAL PROPERTY DESCRIBED AS PARCEL II IN BOOK 1045, PAGE 461, OFFICIAL RECORDS OF SAID YAVAPAI COUNTY AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 16 DEGREES 32 MINUTES 18 SECOND WEST (OF RECORD - NORTH 16 DEGREES 32 MINUTES 18 SECONDS AND "NORTHERLY") ALONG THE EAST LINE OF SAID PARCEL II, A DISTANCE OF 125.00 FEET (OF RECORD - 125.00 FEET AND "ABOUT 120 FEET") TO THE NORTHEAST CORNER OF SAID PARCEL II;

THENCE NORTH 79 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 19.48 FEET TO THE TOP OF A ROCK LINED DIRT EMBANKMENT;

THENCE SOUTH 89 DEGREES 55 MINUTES 11 SECONDS EAST, ALONG SAID TOP OF SAID EMBANKMENT, A DISTANCE OF 30.59 FEET;

THENCE SOUTH 75 DEGREES 29 MINUTES 24 SECONDS EAST, ALONG SAID TOP OF SAID EMBANKMENT, A DISTANCE OF 31.51 FEET;

THENCE SOUTH 69 DEGREES 59 MINUTES 09 SECONDS EAST, ALONG SAID TOP OF SAID EMBANKMENT, A DISTANCE OF 32.42 FEET TO A ONE-HALF INCH IRON BAR;

THENCE SOUTH 16 DEGREES 32 MINUTES 18 SECOND EAST (OF RECORD - "SOUTHERLY"), A DISTANCE OF 78.69 FEET (OF RECORD - "ABOUT 80 FEET");

THENCE SOUTH 73 DEGREES 27 MINUTES 42 SECOND WEST (OF RECORD - "WESTERLY"), A DISTANCE OF 101.69 FEET (OF RECORD - "ABOUT 100 FEET") TO THE POINT OF BEGINNING.