

ORDINANCE 2004 A269

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 404-30-023 FROM R1L-35 TO R1-35 TO ALLOW FOR PLACEMENT OF A MANUFACTURED HOME. THE LOCATION OF THE SITE IS 255 HOLLAMON STREET.

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 **Zoning Map Change 2004-02** was filed by Ron Hollamon owner, for the purpose of rezoning parcel **404-30-023 from R1L-35 to R1-35**. The legal description is attached as **Exhibit A**.
 - B. The Zoning Map Change was reviewed by the Planning Commission on **January 8, 2004** in public hearing that was advertised and posted according to state law and by the Town Council on **January 28, 2004**.
 - 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 2004-02** 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; 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 2004-02** for 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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted are hereby repealed, effective as of the effective date of this ordinance.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. 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 **28th day of January 2004**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: 
Mitch Dickinson, Mayor

Date: JAN 30, 2004

Attest: 
Deborah Barber, Town Clerk

Approved as to form:

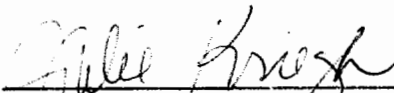

Julie Kriegh, Town Attorney

EXHIBIT A

All that part of Lot 4, Section 32, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona described as follows:

BEGINNING at a point that lies 625.86 feet North of the Southwest corner of said Lot 4 and on the West line of said Lot 4; thence North 125.00 feet; thence East 101.00 feet; thence South 125.00 feet; thence West 101.00 feet to the POINT OF BEGINNING. Containing 0.30 of an acre, more or less.