

**ORDINANCE 2004 A279**

**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 PARCELS 404-02-023B, 404-02-023C, 404-02-023E, 404-02-023J, 404-02-023Q, 404-02-036P, 404-02-036S, 404-02-036U, 404-02-036V, 404-02-036Z, 404-02-038B, 404-02-038C, 404-02-039C, 404-02-039D, 404-02-039E, 404-02-106A, 404-02-106B AND A PORTION OF 404-02-023P FROM C2-4 AND R1-35 TO C3 FOR 44.88 ACRES. THE PURPOSE FOR THE REZONING IS TO ELIMINATE SPLIT ZONING ON THE PARCELS AND BRING ALL PARCELS INTO COMPLIANCE WITH THE ZONING FOR THE ACTIVITIES BEING CONDUCTED IN THE AREA.**

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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:

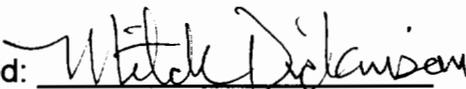
I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2004-08 from R1-35 and C2-4 to C3** was filed by the Town of Camp Verde on behalf of the owners, for the purpose of eliminating split zoning and to bring into compliance with the zoning for the activities being conducted in the area all of the following parcels: **404-02-023B, 404-02-023C, 404-02-023E, 404-02-023J, 404-02-036P, 404-02-023Q, 404-02-036S, 404-02-036U, 404,020936V, 404-02-036Z, 404-02-038B, 404-02-038C, 404-02-039C, 404-02-039D, 404-02-039E, 404-02-106A, 404-02-106B, and a portion of 404-02-023P.** A map of the parcels is attached as **Exhibit A.**
- B. The Zoning Map Change was reviewed by the Planning Commission on **August 12, 2004** in public hearing that was advertised and posted according to state law and by the Town Council on **August 25, 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 2004-08** 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 shown in the Town's General Plan Land Use Map in the Commercial bubble or immediately adjacent to it; therefore, the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
- C. Design Review will be required of all new development on these parcels.
- D. The Town Council hereby approves **Zoning Map Change 2004-08** for the purpose of eliminating the split zoning and brings into compliance the parcels with the uses being conducted within the immediate area.
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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 **25<sup>th</sup> day of August 2004**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved:   
Mitch Dickinson, Mayor

Date: 9-7-04

Attest: Deborah Barber  
Deborah Barber, Town Clerk

Approved as to form:

C. Paul Woodford  
Town Attorney

REZONING OF HOWARD'S ROAD

EXHIBIT A

