

## ORDINANCE 2004 A282

**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 A PORTION OF PARCELS 403-15-003A, 403-15-003B, AND 403-15-002J FROM RCU-2A TO C3 FOR 241.58 ACRES. THIS REZONING IS TO ALLOW FOR THE COMMERCIAL DEVELOPMENT. THE LOCATION OF THE SITE IS FRONTING HIGHWAY 260 BETWEEN MILEPOST MARKERS 213.9 AND 215.5 AND IS 1320 FEET IN DEPTH.**

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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 2004-05** was filed by Andy Groseta, owner and agent for Fain Family owners, for the purpose of rezoning a portion of parcels **403-15-003A, 403-15-003B, and 403-15-002J from RCU-2A to C3**. The legal description and map are attached as **Exhibit A**.
  - B. The Zoning Map Change was reviewed by the Planning Commission on **July 1, 2004** in public hearing that was advertised and posted according to state law and by the Town Council on **July 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 2004-05** 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 designated Mixed Use – Low Density 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. There will be a mandatory site plan review for all development.
- D. CC&R's and Architectural Guidelines will be established for all Commercial development.

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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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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 July 2004**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: John Reddell  
Mitch Dickinson, Mayor

Date: 7-29-04

Attest: Deborah Barber  
Deborah Barber, Town Clerk

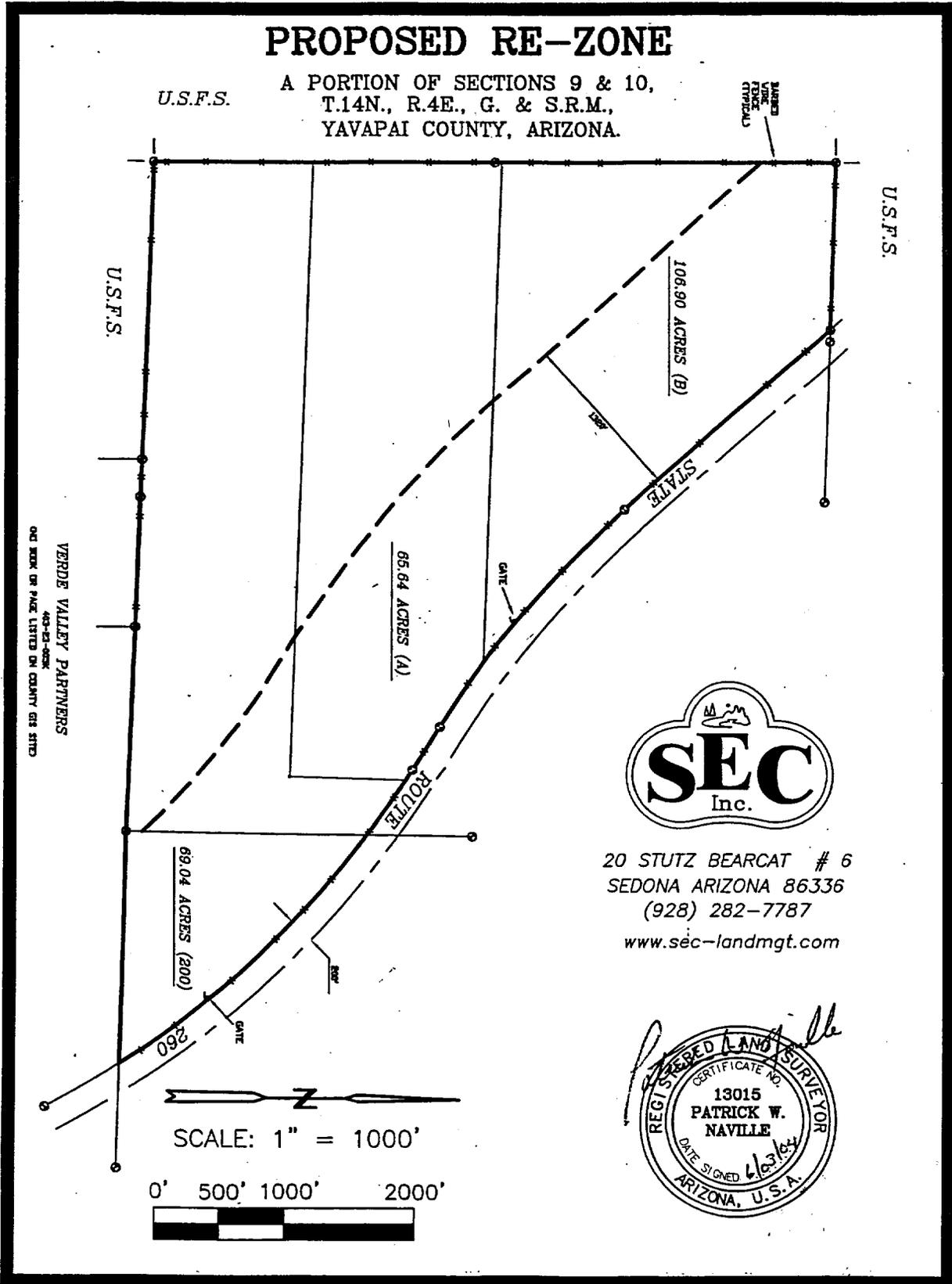
Approved as to form:

Julie M. Krieger  
Julie Krieger, Town Attorney

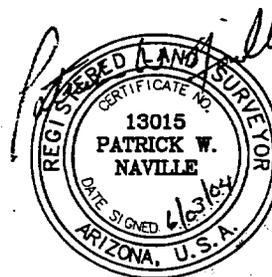
EXHIBIT A

# PROPOSED RE-ZONE

U.S.F.S. A PORTION OF SECTIONS 9 & 10,  
T.14N., R.4E., G. & S.R.M.,  
YAVAPAI COUNTY, ARIZONA.



20 STUTZ BEARCAT # 6  
SEDONA ARIZONA 86336  
(928) 282-7787  
[www.sec-landmgt.com](http://www.sec-landmgt.com)



GROSETA  
03-0101CSX

**LEGAL DESCRIPTION**  
**(Option 200 ACRES – Commercial)**

A parcel of land lying in Sections 9 and 10, Township 14 North, Range 4 East, G.&S.R.M., Yavapai County, Arizona being a portion of that property shown on a Results of Survey Plat recorded in Book 80 of Land Surveys, Page 55 in the County Recorder's Office (used as a basis of bearings for this description), said parcel described as follows:

**Beginning** at the Southeast Corner of the parcel labeled as "200 ACRES" on said survey;

**THENCE** North 88°38'39" West 1827.08 feet to the corner between Sections 9 and 10;

**THENCE** North 00°41'18" East along the line between said Sections a distance of 120.20 feet; said point being a non-tangent point of curvature, the central point of which lies South 45°37'10" West 6219.44 feet;

**THENCE** through a central angle of 14°02'42" on a curve to the left in a northwesterly direction an arc length of 1524.57 feet;

**THENCE** North 58°23'09" West 417.44 feet to a point on the north line of said parcel;

**THENCE** South 88°05'07" East along said line 1098.91 feet to an angle point on said parcel;

**THENCE** North 01°54'53" East 892.20 feet to the northernmost corner of said parcel, said corner being a non-tangent point of curvature on the westerly right-of-way line of State Route 260, the central point of said curve lies South 32°18'14" West 7539.44 feet;

**THENCE** through a central angle of 23°57'55" along said right-of-way line on a curve to the right an arc length of 3153.54 feet to the **True Point of Beginning** containing 69.04 acres, more or less.



GROSETA  
03-0101CSX

**LEGAL DESCRIPTION**  
**(Option "A" – Commercial)**

A parcel of land lying in Section 9, Township 14 North, Range 4 East, G.&S.R.M., Yavapai County, Arizona being a portion of that property shown on a Results of Survey Plat recorded in Book 80 of Land Surveys, Page 55 in the County Recorder's Office (used as a basis of bearings for this description), said parcel described as follows:

**Beginning** at the northernmost corner of the parcel labeled as Option "A" on said survey, said point being a point of curvature on the westerly right-of-way line of State Route 260, the central point of which lies North 36°04'36" East 7739.44 feet;

**THENCE** through a central angle of 04°31'06" on a curve to the left in a southeasterly direction along said right-of-way line an arc length of 610.33 feet;

**THENCE** South 58°23'09" East along said right-of-way line a distance of 403.49 feet to a point of curvature the central point of which lies South 31°34'28" West 7539.44 feet;

**THENCE** through a central angle of 00°43'46" on a curve to the right along said right-of-way line an arc length of 95.99 feet to a corner of said Option "A" parcel;

**THENCE** South 01°54'53" West 892.20 feet to the Southeast corner of said parcel;

**THENCE** North 88°05'07" West along the south line of said parcel a distance of 1098.91 feet to a non-tangent point of curvature, the central point of which lies North 31°40'10" East 9059.44 feet;

**THENCE** through a central angle of 15°18'02" on a curve to the right in a northwesterly direction an arc length of 2419.26 feet to a point on the north line of said Option "A" parcel;

**THENCE** South 88°01'08" East 2063.52 feet to the **True Point of Beginning** containing 65.64 acres, more or less.



GROSETA  
03-0101CSX

**LEGAL DESCRIPTION**  
**(Option "B" – Commercial)**

A parcel of land lying in Section 9, Township 14 North, Range 4 East, G.&S.R.M., Yavapai County, Arizona being a portion of that property shown on a Results of Survey Plat recorded in Book 80 of Land Surveys, Page 55 in the County Recorder's Office (used as a basis of bearings for this description), said parcel described as follows:

**Beginning** at the Northwest Corner of the parcel labeled as Option "B" on said survey;

**THENCE** South 88°00'58" East 1302.31 feet to the westerly right-of-way line of State Route 260;

**THENCE** South 41°49'14" East along said right-of-way line a distance of 2126.92 feet to a point of curvature, the central point of which lies North 48°10'46" East 7739.44 feet;

**THENCE** through a central angle of 12°04'43" on a curve to the left along said right-of-way line an arc length of 1631.56 feet to the Southeast Corner of said Option "B" parcel;

**THENCE** North 88°01'08" West along the south line of said parcel a distance of 2063.52 feet to a non-tangent point of curvature, the central point of which lies North 46°58'12" East 9059.44 feet;

**THENCE** through a central angle of 01°12'34" along a curve to the right in a northwesterly direction an arc length of 191.23 feet;

**THENCE** North 41°49'14" West 2604.00 feet to a point on the west line of said Option "B" parcel;

**THENCE** North 00°01'48" East 569.72 feet to the **True Point of Beginning** containing 106.90 acres, more or less.

