

ORDINANCE 2004 A285

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 403-21-015E, 403-22-019B AND 403-23-150A FROM R1-70 / R1L-70 / R1-35 TO C3 FOR 51.34 ACRES. THIS REZONING IS TO ALLOW FOR THE COMMERCIAL DEVELOPMENT ALONG THE 260 CORRIDOR.

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 2004-09** was filed by AZNORTH DEVELOPMENT, INC, prospective owners, for the purpose of rezoning parcels **403-21-015E, 403-22-019B AND 403-23-150A FROM R1-70 / R1L-70 / R1-35 TO C3**. The legal description is attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **September 2, 2004** in public hearing that was advertised and posted according to state law and by the Town Council on **September 22, 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 2004-09** 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 on the Land Use Map as Commercial and Mixed Use; therefore, the proposed zoning map change is

consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.

- C. All development will be subject to commercial design review.
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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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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 22nd day of September 2004, to be effective when publication and posting, pursuant to ARS 9-813, is completed.

Approved: 
Mitch Dickinson, Mayor

Date: Oct. 6, 2004

Attest: 
Deborah Barber, Town Clerk

Approved as to form:

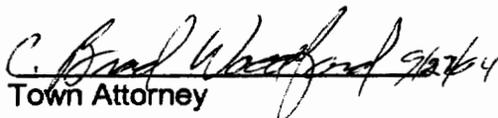

Town Attorney

EXHIBIT A

403-21-015E: An irregular parcel dis-contiguous separated by HWY 260 SW1/4 OF SW ¼ OF SW COR BEING SW COR OF SECTION 24-14-4E CONTAINING 9.89 ACRES RECORDED IN BK 3959 / PAGE 568.

403-22-019B: An irregular parcel in N1/2 OF NW ¼ OF SECTION 25, TOWNSHIP 14, RANGE 4E & ADJACENT TO HWY 279 CONTAINING 2.99 ACRES RECORDED IN BOOK 1597/ PAGE 932.

403-23-150A: All the NE ¼ OF SE1/4 OF SEC 23 AND SW1/4 OF NW ¼ OF SW ¼ OF SECTION 24 LYING W'LY OF HWY 260 IN TOWNSHIP 14N, RANGE 4E CONTAINING 38.46 ACRES RECORDED IN BOOK 3972 / PAGE 520.

Virginia Jones

From: "Virginia Jones" <vjones@cvaz.org>
To: "Laure at Bugle" <classified@verdevalleynews.com>
Sent: Wednesday, October 06, 2004 4:02 PM
Attach: Doc1.doc
Subject: Ordinance 2004-A285

Please publish 10-8-04 & 10-15-04