



## ORDINANCE 2004 A290

**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 PARCEL 404-30-007 CONSISTING OF APPROXIMATELY 1/2 ACRE FROM R1L-35 TO C2-4. THIS REZONING IS TO ALLOW FOR COMMERCIAL DEVELOPMENT.**

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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 2004-11** was filed by John McReynolds, owner, for the purpose of rezoning a portion of parcel **404-30-007 FROM R1L-35 TO C2-4**. The legal description and parcel map is attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **November 16, 2004** in public hearing that was advertised and posted according to state law and by the Town Council on **November 17, 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 2004-11** 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 Town's General Plan Land Use Map as Commercial; therefore, the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
  - C. Water will be provided by connection to Camp Verde Water System.
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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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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 17<sup>th</sup> day of November 2004, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved:   
Mitch Dickinson, Mayor

Date: 11-29-04

Attest:   
Deborah Barber, Town Clerk

Approved as to form:

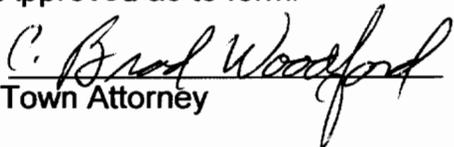
  
Town Attorney

EXHIBIT A

A PARCEL OF LAND IN 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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE SOUTH 38°26'28" EAST, 705.03 FEET TO THE NORTH EDGE OF THE CAMP VERDE IRRIGATION DITCH AND THE SOUTH LINE OF FORT RIVER CAVES SUBDIVISION AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 23°01'10" WEST, 25.00 FEET;

THENCE SOUTH 23°01'10" WEST, 309.16 FEET;

THENCE SOUTH 02°28'01" WEST, 110.80 FEET;

THENCE SOUTH 01°14'36" WEST, 24.09 FEET;

THENCE NORTH 89°49'17" WEST, 30.50 FEET;

THENCE SOUTH 78°58'42" WEST, 19.55 FEET;

THENCE NORTH 78°56'08" WEST, 38.44 FEET;

THENCE SOUTH 83°43'44" WEST, 67.98 FEET;

THENCE SOUTH 83°02'10" WEST, 60.10 FEET;

THENCE SOUTH 83°04'25" WEST, 83.10 FEET;

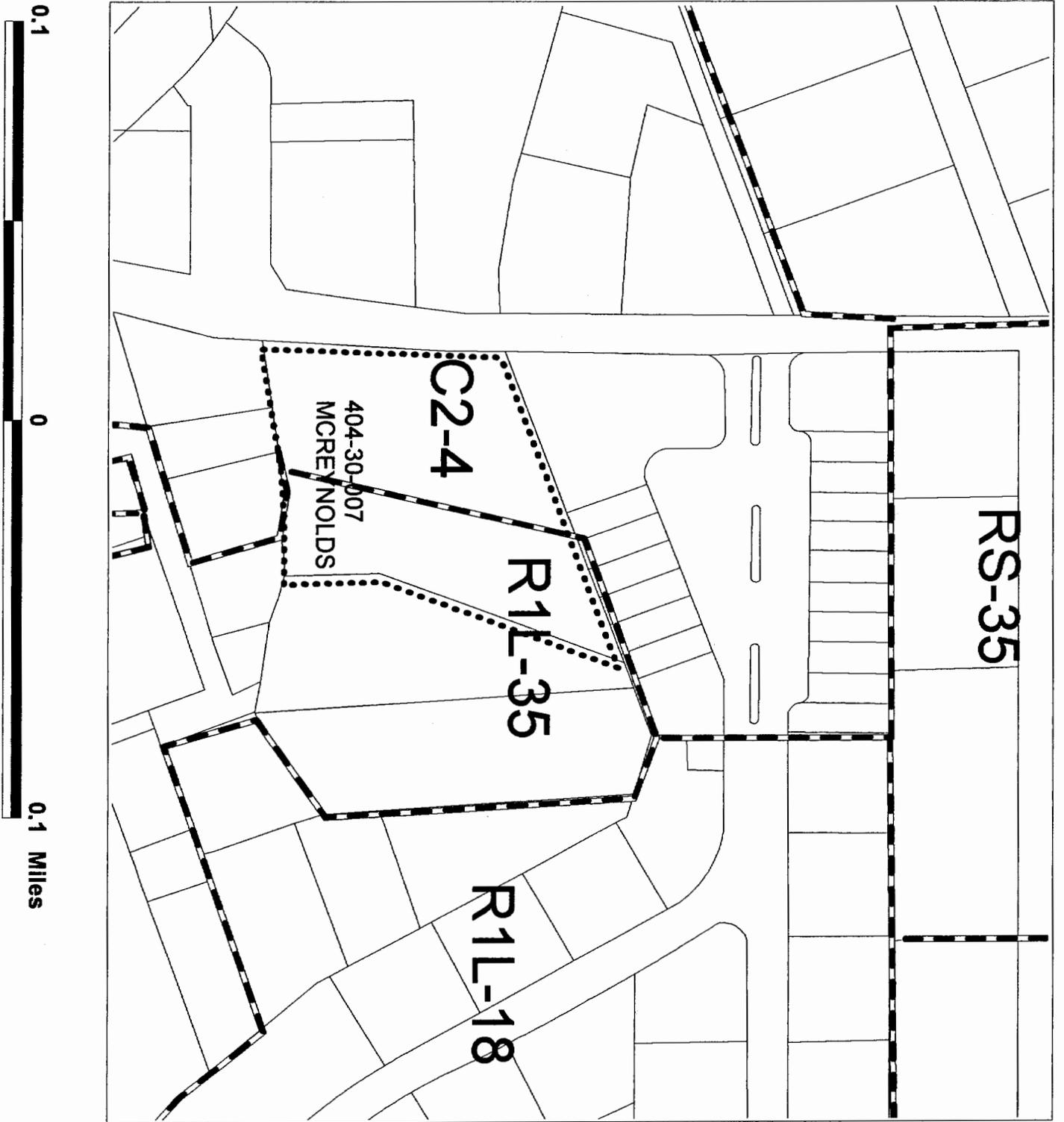
THENCE SOUTH 87°52'01" WEST, 11.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CAMP VERDE-MONTEZUMA CASTLE HIGHWAY;

THENCE LEFT ALONG A CURVE HAVING A RADIUS OF 2897.78 FEET, A CHORD BEARING NORTH 05°15'05" EAST AND AN ARC DISTANCE OF 305.00 FEET TO THE NORTH EDGE OF THE CAMP VERDE IRRIGATION DITCH AND THE SOUTH LINE OF FORT RIVER CAVES SUBDIVISION;

THENCE NORTH 68°58'05" EAST, ALONG SAID LINES, 446.29 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONVEYED TO RICHARD E. PARKER AND DORIS JEAN PARKER, TRUSTEES OF THE PARKER TRUST NO. 4 & 3 #1 DATED APRIL 24, 1996 IN BOOK 3507, PAGE 515 OF OFFICIAL RECORDS

EXHIBIT A



ZONING MAP FOR  
MCREYNOLDS PROPERTY

- ..... Subject Property
- Zoning Districts
- 10-04 parcels.shp

