



## ORDINANCE 2005 A302

**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 403-14-004B CONSISTING OF APPROXIMATELY 5.59 ACRES FROM RCU-2A TO M1. THIS REZONING IS TO ALLOW FOR THE DEVELOPMENT OF AN INDUSTRIAL COMPLEX.**

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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 2005-07** was filed by Harve Stanley, Dave Vette, and Jim Binick, agents for owners, Cherry Creek Village Co. Inc. for the purpose of rezoning a portion of parcel **403-14-004B** from **RCU-2A TO M1**. The legal descriptions are attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **March 3, 2005** in public hearing that was advertised and posted according to state law and by the Town Council on **March 23, 2005**.
- 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 2005-07** 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 Town's General Plan Land Use Map (1998) shows this parcel as Industrial and the 2004 adopted General Plan shows this property as Mixed Use Com/Ind, therefore the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
  - C. All development must submit for design/site plan review.
  - D. The applicant must make application for annexation into Camp Verde Fire District according to Resolution 2002-530 of the Town of Camp Verde.
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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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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 23rd day of March 2005, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: Mitch Dickinson  
Mitch Dickinson, Mayor

Date: Mar. 25, 2005

Attest: Deborah Barber - 3-31-05  
Deborah Barber, Town Clerk

Approved as to form:

C. Brad Woodford  
Town Attorney

EXHIBIT A  
LEGAL DESCRIPTION

TO M-1 INDUSTRIAL  
LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 4 TOWNSHIP 14 N., RANGE  
4 EAST, G&SRB&M, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 4.

THENCE N. 0° 50' 58" E., ALONG THE MID SECTION LINE, A DISTANCE  
OF 803.54 FEET.

THENCE S. 46° 40' 04" E. ALONG THE SOUTHERLY R/W OF OLD 279  
HIGHWAY (66' WIDE) A DISTANCE OF 600.17 FEET.

THENCE S. 43° 37' 49" E. ALONG SAID R/W LINE, A DISTANCE OF  
53.29 FEET.

THENCE S. 44° 25' 29" W. A DISTANCE OF 220.86 FEET

THENCE S. 43° 37' 49" A DISTANCE OF 146.60 FEET.

THENCE S. 40° 41' 57" W. A DISTANCE OF 74.35 FEET.

THENCE S. 87° 22' 06" W. A DISTANCE OF 139.92 FEET.

THENCE S. 61° 28' 48" W. A DISTANCE OF 56.01 FEET.

THENCE N. 89° 54' 15" W. A DISTANCE OF 194.34 FEET TO THE  
POINT OF BEGINNING.

LESS THE AREA WITHIN THE DEDICATED ROADWAY 60 FEET IN WIDTH  
AND EXTENDING THROUGH THE PROPERTY FOR 623.88 LINEAR FEET ALONG  
CENTER LINE AND CONTAINING AN AREA OF 0.8593 ACRES.

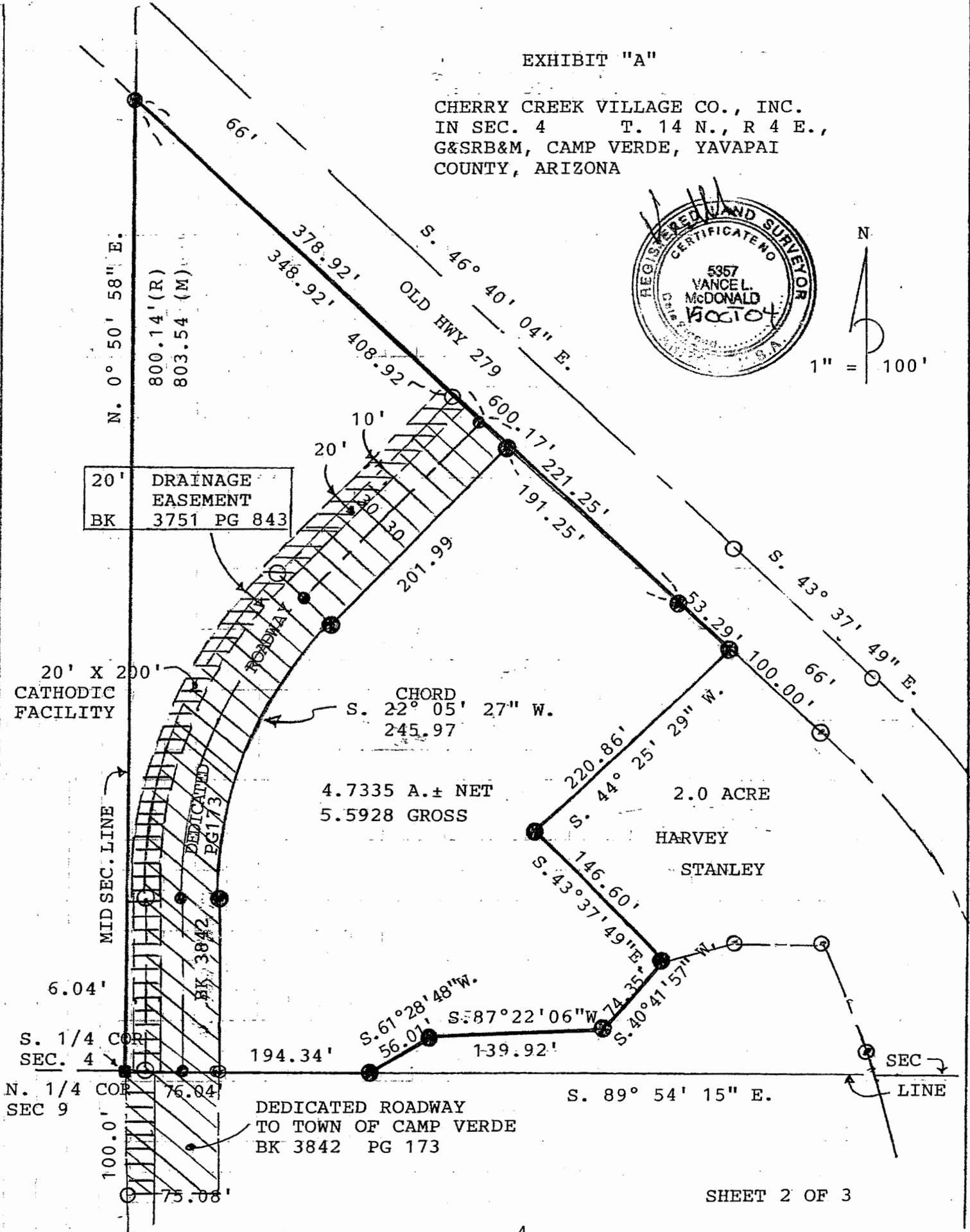
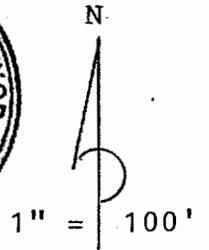
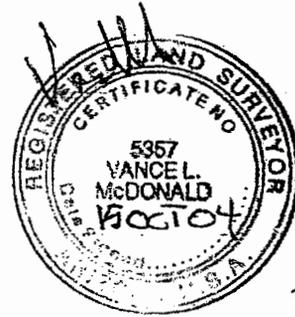
ALSO SUBJECT TO A 10.00' WIDE EASEMENT FOR DRAINAGE ALONG AND  
WEST OF THE WEST R/W LINE OF SAID 60' WIDE ROADWAY DEDICATION.

CONTAINING A NET AREA OF 4.7335 ACRES MORE OR LESS AND AS SHOWN  
HEREWITH.

A PARCEL CONTAINING 5.5928 ACRES± AND AS SHOWN ON ATTACHED  
EXHIBIT "A".

EXHIBIT "A"

CHERRY CREEK VILLAGE CO., INC.  
IN SEC. 4 T. 14 N., R 4 E.,  
G&SRB&M, CAMP VERDE, YAVAPAI  
COUNTY, ARIZONA



4.7335 A.± NET  
5.5928 GROSS

2.0 ACRE

HARVEY  
STANLEY

DEDICATED ROADWAY  
TO TOWN OF CAMP VERDE  
BK 3842 PG 173