



ORDINANCE 2005 A307

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 THE PORTION OF PARCEL 403-23-151 ON THE WEST SIDE OF SR 260 CONSISTING OF APPROXIMATELY +/-17.67 ACRES FROM RCU-2A TO C3. THIS REZONING IS TO ALLOW FOR COMMERCIAL ACTIVITY.

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 2005-11** was filed by Steve Verfurth, agent for Verde Valley Professional Center Partners, LLC, owners for the purpose of rezoning the portion of parcel **403-23-151** on the west side of SR 260 from **RCU-2A TO C3**. The legal description is attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **April 14, 2005** in public hearing that was advertised and posted according to state law, then by the Town Council on **April 27, 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 2005-11** 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 Town's General Plan Land Use Map (2005) shows this parcel to be under the Commercial Land Use designation and in the Growth area; 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.
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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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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 27th day of April 2005, to be effective when publication and posting, pursuant to ARS 9-813, is completed.

Approved: 
Mitch Dickinson, Mayor

Date: May 3, 2005

Attest: 
Deborah Barber, Town Clerk

Approved as to form:



Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

Legal Description

The Southeast quarter of the Northeast quarter of the South half of Section 23, Township 14 North, Range 4 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona.

Except all oil, gas and minerals as reserved in Patent to said land recorded in Book 2041 of Official Records, page 420, records of Yavapai County, Arizona.