



ORDINANCE 2005 A315

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 403-19-007N CONSISTING OF APPROXIMATELY 3 ACRES FROM RCU-2A TO R1-35. THIS REZONING IS TO ALLOW FOR A MINOR LAND DIVISION INTO 2 LOTS.

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 2005-18** was filed by Douglas Johnson, owner, for the purpose of rezoning the parcel **403-19-007N FROM RCU-2A TO R1-35**. The legal description is attached as Exhibit A.
- B. The Zoning Map Change was reviewed by the Planning Commission on **September 1, 2005** in public hearing that was advertised and posted according to state law and by the Town Council on **September 28, 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.

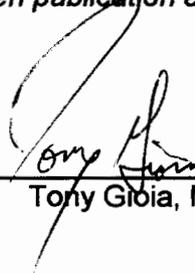
II. **Zoning Map Change 2005-18** is approved, based upon the following findings:

- A. The zoning map change will not injure the public health safety, or welfare of the general public.

proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.

- 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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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 September 2005, to be effective when publication and posting, pursuant to ARS 9-813, is completed.

Approved: 
Tony Gioia, Mayor

Date: 9/28/05

Attest: 
Deborah Barber, Town Clerk

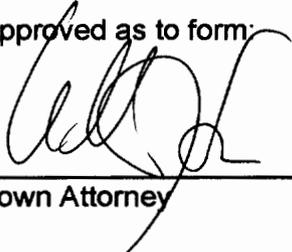
Approved as to form:

Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

That portion of the Northeast quarter of the Southeast quarter of Section 13, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the Southwest corner of said Northeast quarter of the Southeast quarter of Section 13;
thence North $1^{\circ} 38' 00''$ East, a distance of 615.00 feet to a point, said point being the Southwest corner of the BOWSER TRACT, as described in Book 626 of Official Records, page 502, records of Yavapai County, Arizona;
thence South $88^{\circ} 22' 00''$ East along the South line of said BOWSER TRACT, a distance of 380.56 feet to a point on the centerline of a paved road;
thence Southwesterly along the centerline of said paved road, along a curve to the right, having a radius of 572.96 feet, through a delta angle of $7^{\circ} 25' 59''$, a distance of 74.33 feet to a point;
thence South $22^{\circ} 32' 20''$ West along said road, a distance of 579.28 feet to a point;
thence North $89^{\circ} 29' 00''$ West, a distance of 151.92 feet to the POINT OF BEGINNING;

EXCEPT that portion which lies Southeasterly of the following described line:

COMMENCING at the Southeast corner of said Section 13;
thence North $89^{\circ} 59' 20''$ West along the South line thereof, a distance of 813.84 feet;
thence North $23^{\circ} 44' 50''$ East, 358.45 feet;
thence North $66^{\circ} 13' 40''$ West, 100.00 feet;
thence along the arc of a curve to the right, having a radius of 418.05 feet, a distance of 647.67 feet;
thence North $67^{\circ} 27' 40''$ West, 60.00 feet to the POINT OF BEGINNING on the existing Westerly right of way line of South Middle Verde Road;
thence North $22^{\circ} 32' 20''$ East along said Westerly right of way line and the Northeasterly prolongation thereof, a distance of 402.33 feet;
thence South $67^{\circ} 27' 40''$ East, 27.00 feet;
thence North $22^{\circ} 32' 20''$ East, 469.03 feet;
thence along the arc of a curve to the left, having a radius of 539.96 feet, a distance of 100.00 feet to the Point of Ending.