



## ORDINANCE 2006 A320

**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 404-24-054B AND 404-28-002L CONSISTING OF APPROXIMATELY 1.09 ACRES FROM R2-4 TO C1. 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*, Ordinance 2006 A320 will promote the public health, safety, and general welfare of the general public; 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 approves Ordinance 2006 A320 for the purpose of rezoning parcels **404-24-054B** and **404-28-002L** from R2-4 to C1. The legal descriptions are attached as Exhibit A.
  - A. The Zoning Map Change was reviewed and approved by the Planning Commission on **February 2, 2006** in public hearing that was advertised and posted according to state law and by the Town Council on **February 22, 2006**.
  - B. The property is classified on the Town's General Plan Land Use Map as Commercial; therefore, the proposed zoning map change is consistent with the Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.
- II. **Zoning Map Change 2006-01 attached as Exhibit B** is approved, based upon the following findings:
  - A. This development to be subject to final site plan review approval by Town Council.

- B. At the time of development a Drainage Study and Traffic Impact Analysis is required because of the site location.

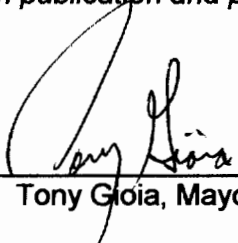
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Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance, are hereby repealed, effective as of the effective date of this ordinance.

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 February 2006, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved:   
Tony Gioia, Mayor

Date: 2/23/06

Attest:   
Deborah Barber, Town Clerk

Approved as to form:

  
Town Attorney

## **Exhibit A**

### **PARCEL 1:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE GILAN AND SALT RIVER BASE AND MERIDIAN, TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF THE SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 31;

THENCE SOUTH 89°51'27" WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 189.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°51'27" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 159.32 FEET TO A POINT;

THENCE NORTH 01°05'47" WEST (RECORD NORTH 09°05'47" WEST PER DESCRIPTION OF RECORD), A DISTANCE OF 57.73 FEET (RECORD 57.54 FEET PER BOOK 25 OF MAPS AND PLATS, PAGE 65, RECORDS OF YAVAPAI COUNTY, ARIZONA) TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FINNIE FLAT ROAD AS SHOWN ON THE ABANDONMENT OF AND DEDICATION OF FINNIE FLAT ROAD, RECORDED IN SAID BOOK 25 OF MAPS AND PLATS, PAGE 65;

THENCE NORTH 57°40'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINES, A DISTANCE OF 189.75 FEET TO A POINT;

THENCE SOUTH 00°01'58" WEST, A DISTANCE OF 158.81 FEET TO THE TRUE POINT OF BEGINNING;

### **PARCEL 2:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE GILAN AND SALT RIVER BASE AND MERIDIAN, TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF THE SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 31;

THENCE SOUTH 89°51'27" WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 149.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°51'27" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO A POINT;

THENCE NORTH 00°01'58" WEST, A DISTANCE OF 158.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FINNIE FLAT ROAD AS SHOWN ON THE ABANDONMENT AND DEDICATION OF FINNIE FLAT ROAD RECORDED IN BOOK 25 OF MAPS AND PLATS, PAGE 65, RECORDS OF YAVAPAI COUNTY, ARIZONA;

THENCE NORTH 57°40'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINES, A DISTANCE OF 21.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 488.90 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID SOUTHERLY RIGHT OF WAY CURVE, A DISTANCE OF 24.98 FEET (RECORD 25.54 FEET PER SAID BOOK 25 OF MAPS AND PLATS, PAGE 65) THROUGH A CENTRAL ANGLE OF 02°55'37" TO A POINT ON SAID CURVE;

THENCE LEAVING SAID CURVE ON A NON-RADIAL LINE, SOUTH 00°01'58" EAST, A DISTANCE OF 183.27 FEET (RECORD 183.04 FEET PER SAID BOOK 25 OF MAPS NAD PLATS, PAGE 65) TO THE TRUE POINT OF BEGINNING.

**PARCEL 3:**

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE GILAN AND SALT RIVER BASE AND MERIDIAN, TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 89°51'27" WEST (SOUTH 89°50'07" WEST RECORD) 349.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°51'27" WEST (SOUTH 89°50'07" WEST RECORD) 309.73;

THENCE NORTH 79°20'11" EAST, 86.74 FEET (NORTH 79°14'14" EAST, 87.00 FEET RECORD);

THENCE NORTH 61°03'30" EAST, 239.21 FEET (NORTH 61°01'14" EAST, 240.03 FEET RECORD);

THENCE NORTH 19°41'10" EAST, 35.62 FEET (NORTH 18°16'09" EAST, 34.86 FEET RECORD) TO THE MOST SOUTHERLY CORNER OF LOT 34, RANCH ACRES SUBDIVISION AS RECORDED IN BOOK 17 OF MAPS, PAGE 63;

THENCE SOUTH 01°05'47" EAST, 164.61 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 4:**

TRACT "A", ARNOLD TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER IN BOOK 19 OF MAPS, PAGE 56, RECORDS OF YAVAPAI COUNTY ARIZONA.

EXCEPTING FROM SAID TRACT "A", FOLLOWING DESCRIBED PARCEL:

THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF CAMP VERDE, YAVAPAI COUNTY, STATE OF ARIZONA, BEING A PORTION OF TRACT "A" OF THE ARNOLD TERRACE SUBDIVISIONS AS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 19 OF MAPS AND PLATS, PAGE 56, IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 18, ARNOLD TERRACE SUBDIVISION;

THENCE SOUTH 89°50'00" EAST, A DISTANCE OF 110.00 FEET ALONG THE NORTH LINE OF LOT 18, TO THE NORTHEAST CORNER OF SAID LOT 18 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°37'36" EAST, A DISTANCE OF 104.93 FEET TO THE NORTHWEST CORNER OF LOT 8;

THENCE SOUTH 45°51'05" WEST, A DISTANCE OF 111.35 FEET ALONG THE WESTERLY LINE OF SAID LOT 8, TO THE NORTHEAST CORNER OF LOT 17, OF THE SAID ARNOLD TERRACE SUBDIVISION;

THENCE NORTH 89°50'00" WEST A DISTANCE OF 25.00 FEET ALONG THE NORTH LINE OF LOT 17 TO THE SOUTHEAST CORNER OF THE SAID LOT 18;

THENCE NORTH, A DISTANCE OF 80.00 FEET ALONG THE EAST LINE OF LOT 18, TO THE TRUE POINT OF BEGINNING.

### **Exhibit A**

**THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF TRACT "A", ARNOLD TERRACE, ACCORDING TO BOOK 19 OF MAPS, PAGE 56, RECORDS OF YAVAPAI COUNTY, ARIZONA;**

**THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT "A", 271.25 FEET TO THE NORTHEAST CORNER OF LOT 18, ARNOLD TERRACE;**

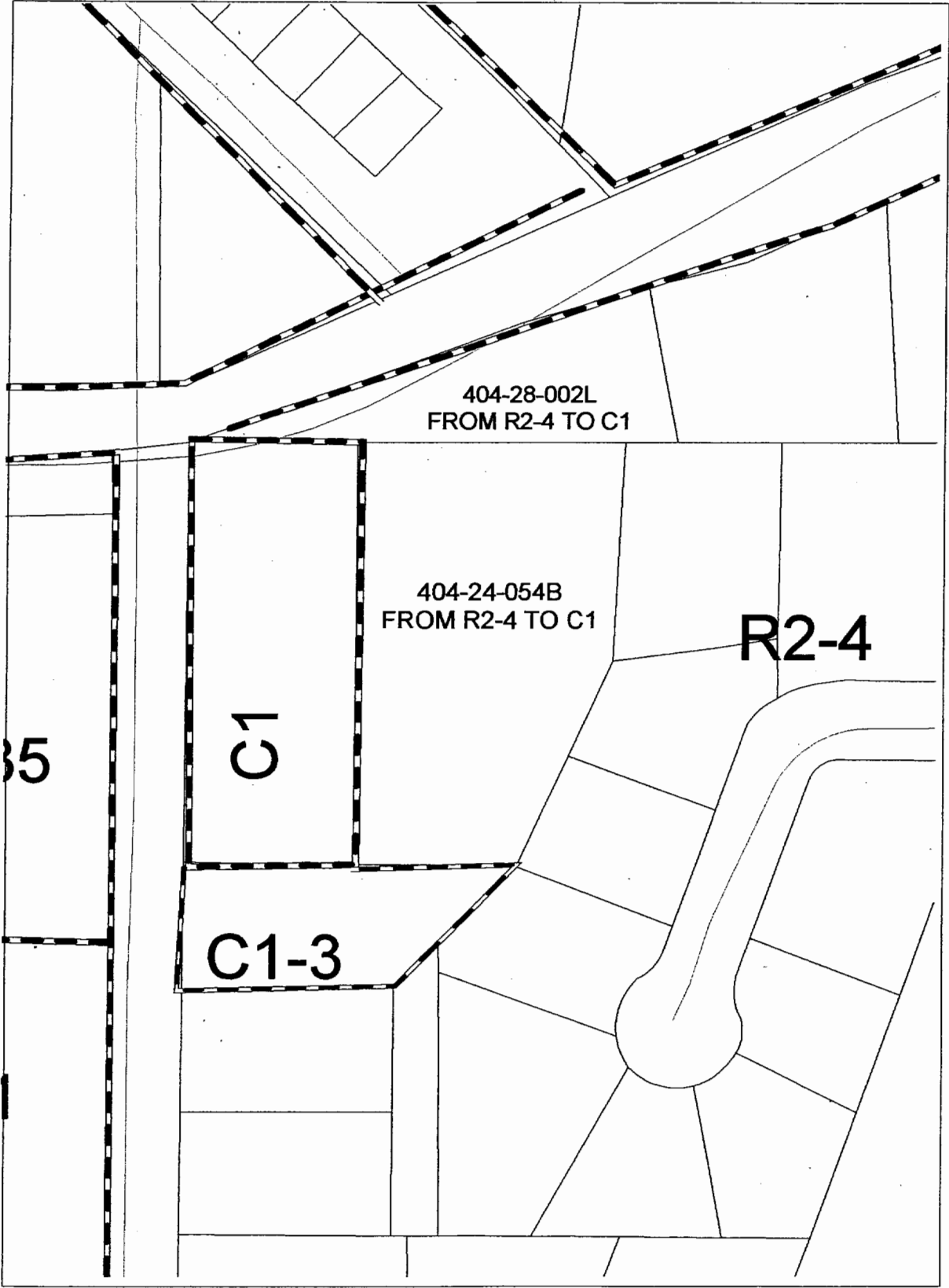
**THENCE NORTH 89°50'00" WEST ALONG THE NORTH LINE OF LOT 18 AND THE EAST RIGHT OF WAY LINE OF SEVENTH STREET;**

**THENCE NORTH ALONG SAID RIGHT OF WAY, 271.25 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31;**

**THENCE SOUTH 89°50'00" EAST ALONG SAID NORTH LINE 110.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A" AND THE POINT OF BEGINNING.**

EXHIBIT B

ZONING MAP FOR  
CAMP VERDE  
BUSINESS PARK



- PARCELS
- ROADS
- Zoning Districts

