



ORDINANCE 2006 A324

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 403-23-102F CONSISTING OF APPROXIMATELY 16.91 ACRES FROM PAD 6-12 TO PAD 2 (R1L-35). THIS REZONING IS TO ALLOW THE DEVELOPMENT OF THE RIVER'S VIEW @ SIMONTON RANCH.

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 2006-06** was filed by Scott Simonton, agent for ALD DEVELOPMENT, INC, , owners, for the purpose of rezoning the parcel **403-23-102F from PAD 6-12 TO PAD 2(R1L-35)**. Attached is the legal description as **Exhibit A**; the map as **Exhibit B**;
 - B. The Zoning Map Change was reviewed by the Planning Commission on **April 13, 2006** in public hearing that was advertised and posted according to state law and approved by the Town Council on **April 26, 2006**.
 - 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 2006-06** is approved, based upon the following findings:

- A. The zoning map change will promote the public health safety, or welfare of the general public.
- B. The property is shown as High Density on the Town's General Plan Land Use Map; therefore, the proposed zoning map change is consistent with Town's General Plan 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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

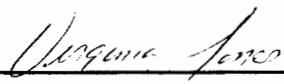
Section 3. This ordinance is effective upon completion of publication and any posting as required by law.

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 26th day of April 2006, to be effective when publication and posting, as required by law, is completed.

Approved: 
Tony Gioia, Mayor

Date: 4/26/06

Attest: 
Deputy Clerk

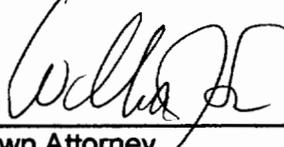
Approved as to form:

Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

That Part of the Southwest Quarter of Section 30, Northwest Quarter of Section 31, Township 14 North, Range 5 East, of the Gila and Salt River Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 31 from which the Northwest Corner of said Section 31 bears South 89 degrees 59 minutes 25 seconds West, a distance of 2428.11 feet;

Thence South 89 degrees 59 minutes 27 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING;

Thence South 00 degrees 14 minutes 06 seconds East, a distance of 87.73 feet;
Thence North 48 degrees 26 minutes 32 seconds West, a distance of 546.20 feet;
Thence North 37 degrees 30 minutes 47 seconds West, a distance of 174.46 feet;
Thence North 58 degrees 52 minutes 51 seconds West, a distance of 83.47 feet;
Thence North 65 degrees 08 minutes 42 seconds West, a distance of 370.02 feet;
Thence North 72 degrees 01 minutes 09 seconds West, a distance of 129.49 feet;
Thence North 56 degrees 46 minutes 08 seconds West, a distance of 33.21 feet;
Thence North 22 degrees 19 minutes 02 seconds East, a distance of 202.14 feet;
Thence North 51 degrees 12 minutes 28 seconds East, a distance of 182.00 feet;
Thence North 49 degrees 47 minutes 27 seconds East, a distance of 86.14 feet;
Thence North 10 degrees 57 minutes 35 seconds East, a distance of 164.07 feet;
Thence South 76 degrees 26 minutes 09 seconds East, a distance of 777.31 feet;

Thence South 00 degrees 05 minutes 13 seconds East, a distance of 1005.23 feet to the POINT OF BEGINNING.

The above described parcel contains 16.907 acres, more or less

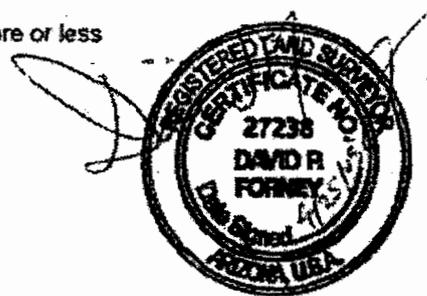
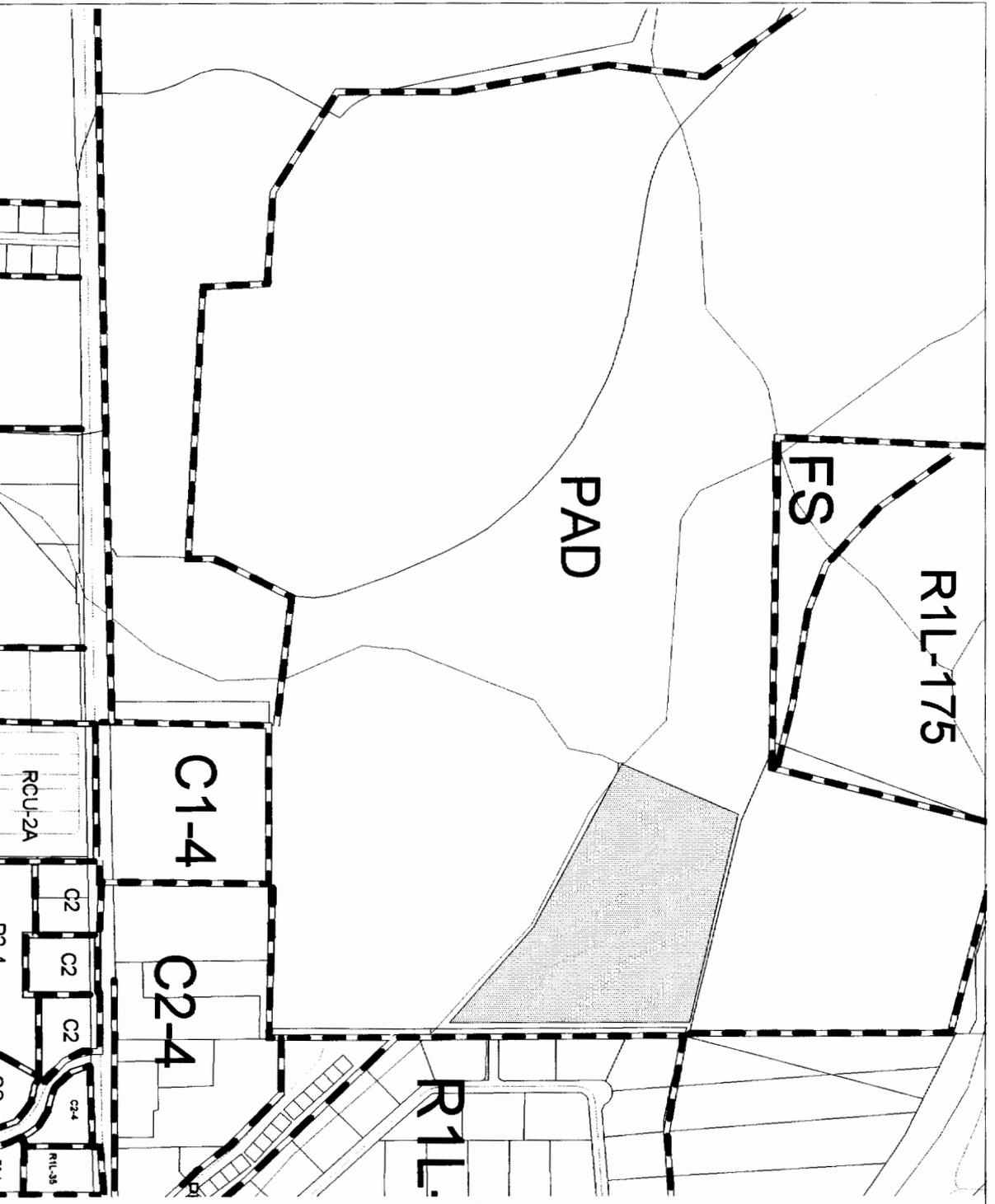


EXHIBIT B



ZMC FROM PAD 6-12
TO PAD 2 (R1L-35)
(16.91 AC)

PARCEL 403-23-102F

