



ORDINANCE 2006 A326

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 A PORTION OF PARCEL 403-23-102N CONSISTING OF APPROXIMATELY 14.28 ACRES FROM PAD 6-12 (2.28 AC) AND PAD OS (12 AC) TO PAD 2 (R1L-35). THIS REZONING IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT.

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 2006-03** was filed by Scott Simonton, agent for Verde River Properties LLC, owner, for the purpose of rezoning a portion of parcel **403-23-102N** from **PAD 6-12** and **PAD OS** 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.

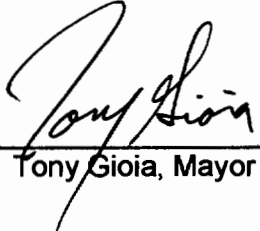
- II. **Zoning Map Change 2006-03** is approved, based upon the following findings:
- A. The zoning map change will promote the public health safety, or welfare of the general public.
 - B. The property has been reclassified on the Town's General Plan Land Use Map as Low Density by Resolution 2006-683; therefore, the proposed zoning map change is consistent with the Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.
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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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

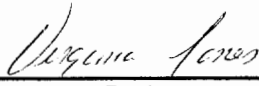
Section 3. This ordinance is effective upon completion of publication and any posting as required by law.

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

Approved: 
Tony Gioia, Mayor

Date: 4/28/06

Attest:  5-4-06
Deputy Clerk

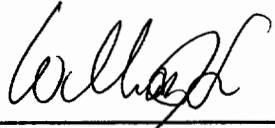
Approved as to form:

Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

That Part of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, and the Southwest Quarter of Section 30, Township 14 North, Range 5 East, of the Gila and Salt River Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 30 from which the Center of said Section 25 bears South 89 degrees 50 minutes 00 seconds West, a distance of 2648.54 feet;

Thence South 01 degrees 50 minutes 26 seconds West, a distance of 1321.04 feet to the POINT OF BEGINNING;

Thence North 89 degrees 53 minutes 49 seconds East, a distance of 1247.36 feet;
Thence South 67 degrees 27 minutes 52 seconds East, a distance of 341.40 feet;
Thence South 76 degrees 26 minutes 09 seconds East, a distance of 16.29 feet;
Thence South 10 degrees 57 minutes 35 seconds West, a distance of 164.07 feet;
Thence South 49 degrees 47 minutes 27 seconds West, a distance of 86.14 feet;
Thence South 51 degrees 12 minutes 28 seconds West, a distance of 182.00 feet;
Thence South 22 degrees 19 minutes 02 seconds West, a distance of 202.14 feet;
Thence North 56 degrees 46 minutes 08 seconds West, a distance of 56.01 feet;
Thence North 40 degrees 32 minutes 49 seconds West, a distance of 103.11 feet;
Thence North 48 degrees 04 minutes 15 seconds West, a distance of 164.13 feet;
Thence North 54 degrees 07 minutes 26 seconds West, a distance of 71.29 feet;
Thence North 75 degrees 10 minutes 49 seconds West, a distance of 55.96 feet;
Thence North 86 degrees 49 minutes 52 seconds West, a distance of 48.16 feet;
Thence South 86 degrees 17 minutes 36 seconds West, a distance of 327.01 feet;
Thence South 83 degrees 07 minutes 47 seconds West, a distance of 121.36 feet;
Thence South 89 degrees 52 minutes 30 seconds West, a distance of 148.75 feet;
Thence North 76 degrees 36 minutes 49 seconds West, a distance of 34.90 feet;
Thence North 51 degrees 47 minutes 23 seconds West, a distance of 112.98 feet;
Thence North 47 degrees 50 minutes 25 seconds West, a distance of 131.39 feet;
Thence North 31 degrees 39 minutes 02 seconds West, a distance of 106.31 feet;
Thence North 21 degrees 32 minutes 18 seconds West, a distance of 123.85 feet;
Thence North 31 degrees 29 minutes 16 seconds West, a distance of 42.98 feet;

Thence North 89 degrees 53 minutes 49 seconds East, a distance of 72.40 feet to the POINT OF BEGINNING.

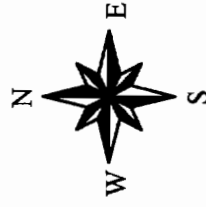
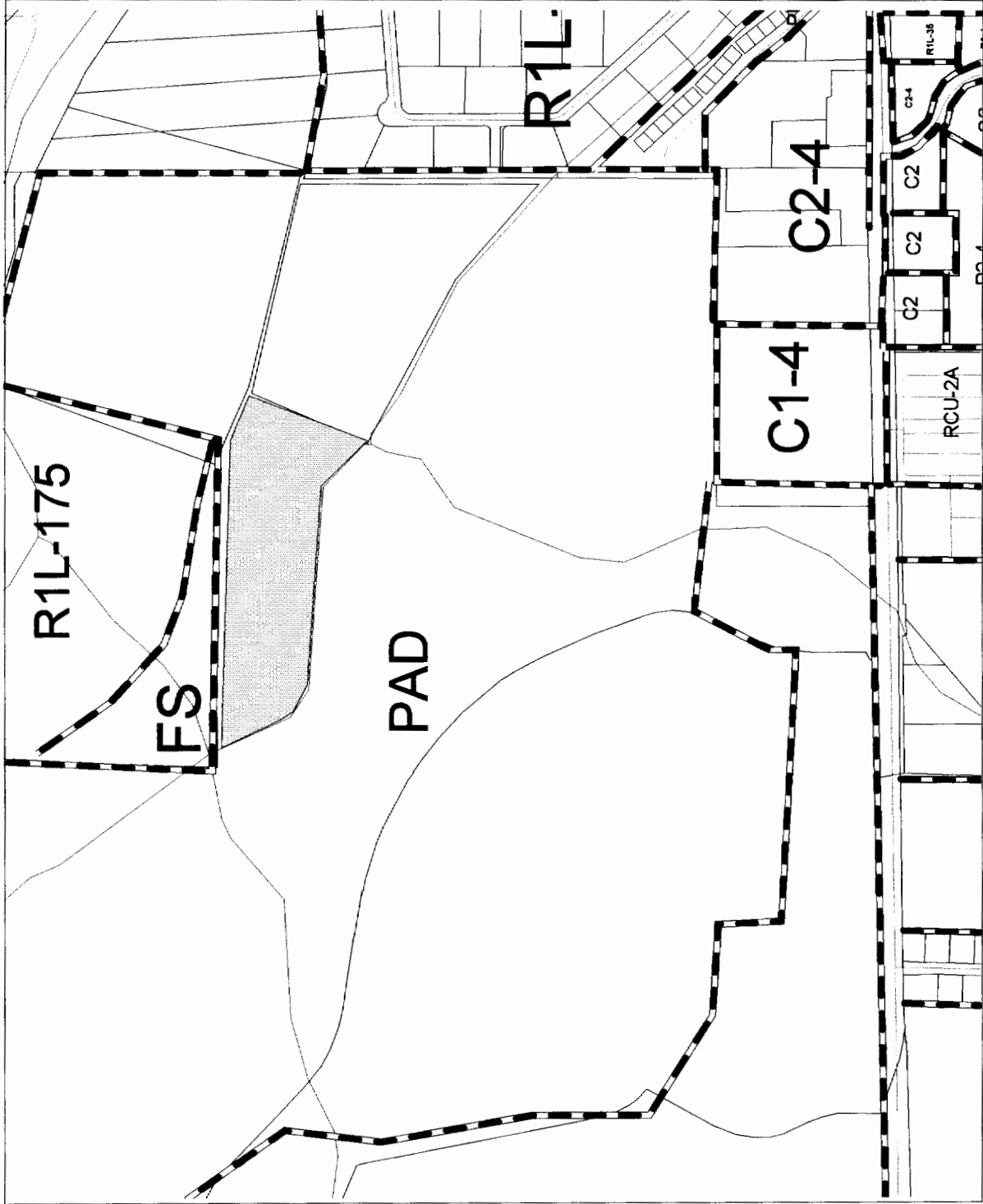
The above described parcel contains 14.276 acres, more or less.



EXHIBIT B

ZMC FROM OS & PAD 6-12
TO PAD 2 (R1L-35)
(14.28 AC)

PARCEL 403-23-102N (PORTION OF)



0 0.3 Miles

