



## ORDINANCE 2006 A327

### **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 403-20-057 CONSISTING OF APPROXIMATELY 5 ACRES FROM RCU 2A TO R1-35.**

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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*, 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 2006-07** was filed by Darren Prince, , owner, for the purpose of rezoning the parcel **403-20-057 from RCU2A TO R1-35**. 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 2006-07** 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 Residential by Resolution 2006-682; therefore, the

proposed zoning map change is consistent with the Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.

- C. The applicant will provide ingress/egress for development of this parcel onto Mondale by easement or right of way dedication.
- D. The mature cottonwood trees on this parcel bordering Mondale easement are to be protected.

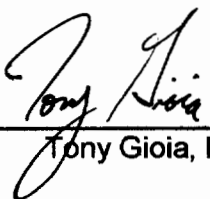
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Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

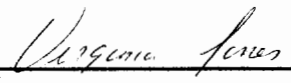
Section 3. This ordinance is effective upon completion of publication and any posting as required by law.

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

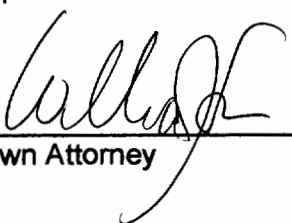
Approved as to form:  
  
Town Attorney

EXHIBIT A  
LEGAL DESCRIPTION

Lot 34, VERDE WEST ACRES, according to the plat of record in Book 12 of Maps, page 89, records of Yavapai County, Arizona.

**CURRENT ZONING  
FOR  
PARCEL 403-20-057**

 PARCEL 403-20-057

