



ORDINANCE 2013 A387

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 404-26-032 CONSISTING OF APPROXIMATELY 1.31 ACRES FROM R1-10 (RESIDENTIAL) TO A ZONING OF RS (RESIDENTIAL AND SERVICES). LOCATION OF PROPERTY IS 671 S. 4TH ST.

WHEREAS, The Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 2011-A374, approved June 25, 2011 and,

WHEREAS, Part 6, Section 601 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulation 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 20120238** was filed by Mr. Gregory Blue, owner for the purpose of rezoning the parcel 404-26-032 **FROM R1-10 (Residential) to RS (Residential and Services)**. The legal description is attached as **Exhibit A and the Map as Exhibit B**.
- B. The Zoning Map Change was reviewed and approved by the Planning Commission on **January 03, 2013** in public hearing that was advertised and posted according to state Law.
- C. A neighborhood Meeting was held by the applicant on October 18, 2012 as required by ARS 9-462.03B.
- D. The Waiver of Diminution of Value Claim has been signed by the owner and is attached as **Exhibit C**.
- F. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public should be approved.

Zoning Map Change 20120238 is approved, based upon the following findings:

- A. The property is classified on the Town's General Plan Land Use Map as residential and is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.

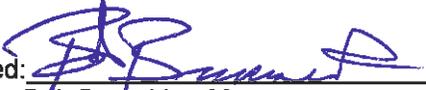
B. The Zoning Change will promote the public health, safety, and welfare of the general public.

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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted are hereby repealed, effective as of the effective date of this ordinance.

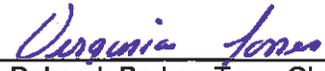
Section 3. This ordinance is effective upon completion of publication and any posting as required by law.

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 23rd day of January 2013.

Approved: 
Bob Burnside - Mayor

Date: 1-23-13

Attest:  1-24-2013
~~Deborah Barber, Town Clerk~~
Virginia Jones - Deputy Clerk

Approved as to form:


Town Attorney

EXHIBIT A

LEGAL DESCRIPTION FOR PROPERTIES BEING REZONED

A Subdivision in the NE 1/4 SE 1/4 of Section 31, T 14N, R 5E, G. & S.R.M., Yavapai County, Arizona as recorded in Book 5 of Maps, Page 32 of the Yavapai County Records.

EXHIBIT B

**REFER TO THE YAVAPAI COUNTY GIS
PARCEL 404-26-032 FOR MAP**

EXHIBIT C

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of the parcel of land described in EXHIBIT A hereto that is the subject of the Zoning Map Change 20120238 for parcel 404-26-032. I have reviewed the conditions of rezoning and by signing this document, the undersigned agrees and consents to all the conditions imposed by the Town of Camp Verde in conjunction with the approval of the Rezoning Application and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the rezoning and conditions.

Dated this 14 day of December, 2012

OWNER:

GREG BLUE
Print Name

[Signature]
Signature

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this 14 day of December, 2012, before me, the undersigned Notary Public, personally appeared Greg Blue, who acknowledged that this document was executed for the purposes therein contained.

[Signature]
Notary Public

My Commission Expires: Feb 24, 2015

