



ORDINANCE 2014 A393

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 404-28-056 CONSISTING OF APPROXIMATELY 0.9 ACRES FROM C2 (COMMERCIAL: GENERAL SALES & SERVICE) TO A ZONING OF C3 (COMMERCIAL: HEAVY COMMERCIAL). LOCATION OF PROPERTY IS 27 W. GENERAL CROOK TRAIL.

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 20140052** was filed by Mr. Michael Hough, owner for the purpose of rezoning parcel 404-28-056 **FROM C2 (Commercial: General Sales & Service) to C3 (Commercial: Heavy Commercial)**. 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 **April 03, 2014** in public hearing that was advertised and posted according to state Law.
- C. A neighborhood Meeting was held by the applicant on **February 26, 2014** 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 and should be approved.

Zoning Map Change 20140052 is approved, based upon the following findings:

- A. The property is classified on the Town's General Plan Land Use Map as commercial and the rezoning hereunder is consistent with the Camp Verde General Plan.
- 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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted are hereby repealed, effective as of the effective date of this ordinance.

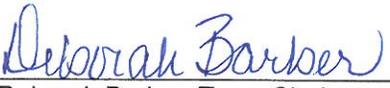
Section 3. This ordinance is effective the expiration of a thirty (30) day period following the adoption hereof and upon completion of publication and any posting as required by law.

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 April 2014.

Approved: 
Charles German - Mayor

Date: 4/24/2014

Attest: 
Deborah Barber, Town Clerk

Approved as to form:

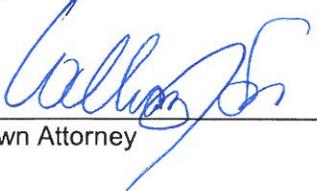

Town Attorney

EXHIBIT A

LEGAL DESCRIPTION FOR PROPERTIES BEING REZONED

A tract of land in the Southeast quarter of Section 31, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, more particularly described as follows:

BEGINNING at a point on the East line of said Section 31, that lies North 0°03', West, 1034.0 feet from the Southeast corner of said Section 31, thence South 89°57' West, 268.7 feet; thence North 0°3' West, 215 feet to a point on the Southerly right of way line of a County Highway; thence Southeasterly 371.1 feet, along said right of way line, on a curve to the right with a radius of 267 feet to the POINT OF THE BEGINNING.

Exhibit B (Map)

Is available at the Town Clerks Office located at 473 S. Main St. Suite 102

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 20140052 for parcel 404-28-056. 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 6 day of MARCH, 2014

OWNER:

Michael E. Hough
Print Name

[Signature]
Signature

STATE OF ARIZONA)
County of Yavapai) ss.

On this 6 day of March, 2014, before me, the undersigned Notary Public, personally appeared Michael E Hough, who acknowledged that this document was executed for the purposes therein contained.

[Signature]
Notary Public

My Commission Expires: Sept 17, 2017

