



ORDINANCE 2015 A404

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 403-19-115B CONSISTING OF APPROXIMATELY 0.76 ACRES FROM R1-35 (DENSITY OF 35,000 SQUARE FEET MINIMUM LOT AREA PER DWELLING) TO R1-10 (DENSITY 10,000 SQUARE FEET MINIMUM LOT AREA PER DWELLING). THE PROPERTY IS LOCATED AT 1624 W. STAGECOACH DR.

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 20140324** was filed by Ms. Patricia Janousek owner for the purpose of rezoning parcel 403-19-115B **FROM R1-35 (density of 35,000 square feet minimum lot area per dwelling) to R1-10 (density 10,000 square feet minimum lot area per dwelling)**. The legal description is attached as **Exhibit A and the Map as Exhibit B**. (Map is available in the Town Clerk's Office at 473 S. Main St. Suite 102 Camp Verde, AZ 86322)
- B. The Zoning Map Change was reviewed and approved by the Planning Commission on **February 05, 2015** in public hearing that was advertised and posted according to state Law.
- C. A neighborhood Meeting was held by the applicant on **December 09, 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 20140324 is approved, based upon the following findings:

- A. The property is classified on the Town's General Plan Land Use Map as commercial and is consistent with State Planning Law and the requirements of the Camp Verde General Plan.
- B. The Zoning Change will promote the public health, safety, and welfare of the general public.

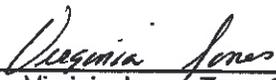
Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted are hereby repealed, effective as of the effective date of this ordinance.

Section 3. This ordinance is effective 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 25th day of February 2015.

Approved:  Date: 2-26-2015
Charles German - Mayor

Attest: 
Virginia Jones, Town Clerk

Approved as to form:


William J. Sims III, Town Attorney

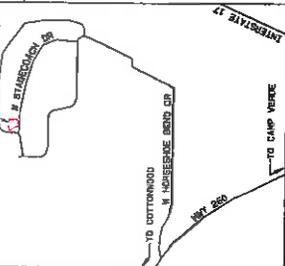
EXHIBIT A

A portion of Lot 16, VERDE WEST ESTATES II SUBDIVISION, as recorded in Book 13 of Maps and Plats, Page 52, Yavapai County Recorder's Office, Yavapai County, Arizona and described as follows:

**Beginning at the most Northerly corner of said Lot on Horseshoe Bend Drive;
Thence South 7°21'00" East 69.60 feet along said Lot line to the True Point of Beginning;
Thence South 74°20'00" East 264.73 feet along the Northerly line of said Lot;
Thence South 15° 29'42" West 168306 feet along the Easterly line of said Lot;
Thence North 74°25'30" West 107.61 feet along the Southerly line of said Lot;
Thence North 31°25'10" West 242.03 feet;
Thence South 82°02'10" East 19.83 feet to the True Point of Beginning.**

VICINITY MAP
NOT TO SCALE

THIS PROJECT - VERDE AVENUE



ZONING MAP CHANGE

OF A PORTION OF

**LOT 16
VERDE WEST ESTATES II
SUBDIVISION**

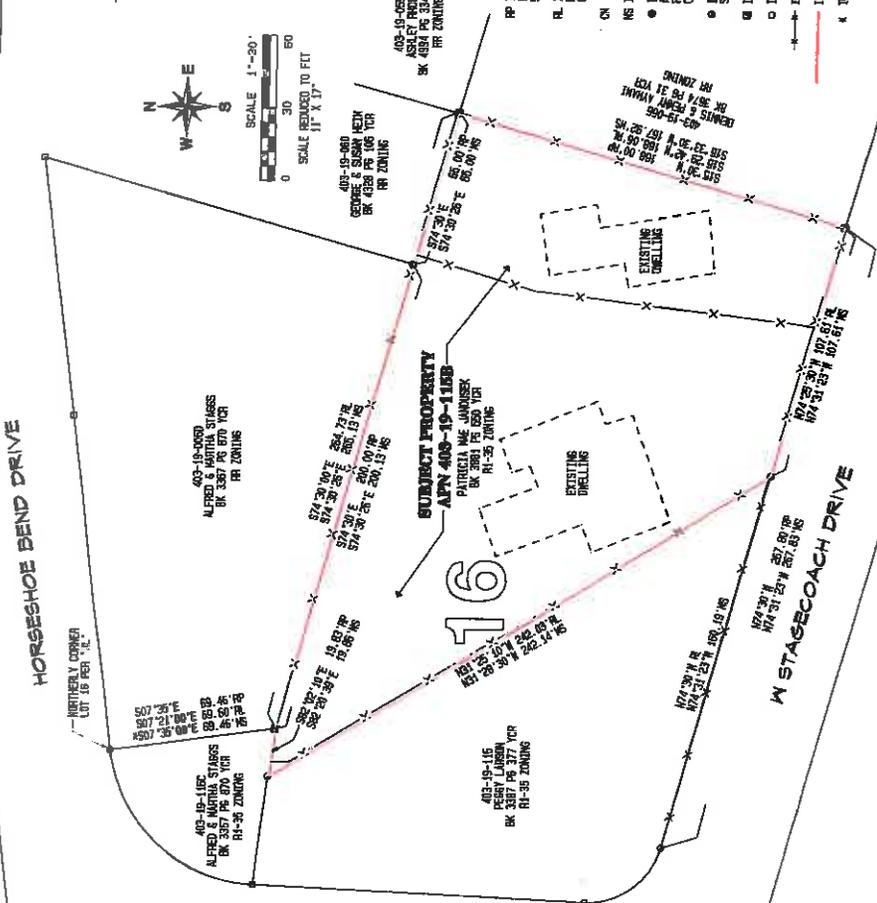
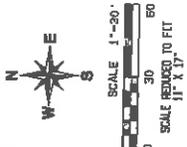
SITUATED IN A PORTION OF

**NW1/4
SECTION 13
T14N-R4E**

GILA & SULLY TOWNSHIPS
YAVAPAI COUNTY
AZ

PREPARED FOR:
PATRICIA WAE JANUSEK

CURRENT ZONING:
RH-35



- LEGEND**
- RP INDICATES RECORD DIMENSION PER "VERDE WEST ESTATES II" SUBDIVISION PLAT RECORDED IN BOOK 13 OF MAPS & PLATS, PAGE 52, RECORDS OF YAVAPAI COUNTY, AZ.
 - RL INDICATES RECORD DIMENSION PER WARRANTY DEED RECORDED IN BOOK 3881 OF OFFICIAL RECORDS, PAGE 550, RECORDS OF YAVAPAI COUNTY, AZ.
 - OK INDICATES CALCULATED DIMENSION DERIVED FROM MEASURED DATA.
 - NS INDICATES MEASURED DIMENSION THIS SURVEY.
 - INDICATES FOUND 1/2" OR 5/8" IRON BAR WITH NO IDENTIFICATION ALL 3/4" - 1" THICK PLASTIC WASHER STAMPED "FOUNDED BY THE SURVEYOR" AS SHOWN HEREIN.
 - INDICATES FOUND 1/2" IRON BAR WITH PLASTIC CAP OR TAG STAMPED "S 11821".
 - ⊕ INDICATES SET PLASTIC CAPPED IRON BARS STAMPED "ALS 37041".
 - ◇ INDICATES CALCULATED POSITION - REMAINDER NOT FOUND OR SET.
 - +— INDICATES EXISTING FENCE LINE.
 - +— INDICATES PROPERTY LINE THIS SURVEY.
 - ⋈ INDICATES BASIS OF BEARINGS FOR THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, JUDY ALLEN STONE, A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED AND PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF OCTOBER, 2014.

PREPARED BY:
JUDY A. STONE, M.S.
GEOMETRIX LLC
LAND SURVEYING SERVICES
1547 VENTNOR CIRCLE
PRESCOTT, AZ 86301
(928) 448-1500 www.geometrixllc.com

PREPARED ON: 11/06/2014
PRELIMINARY DRAFT
NOT FOR CONSTRUCTION
OR RECORDING

SCALE: 1" = 30'
DRAWING: JAS
NOTES:

ZONING MAP CHANGE
OF A PORTION OF
LOT 16 VERDE WEST ESTATES II
SITUATED IN A PORTION OF
SECTION 13
T14N-R4E

SURVEY NOTES

THIS IS NOT AN A.L.T.A./A.C.S.M. SURVEY AND THEREFORE MAY NOT REFLECT THE TRUE CONDITION OF THE PREMISES, AGREEMENTS, ETC., OR PUBLIC RECORDS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH BASED ON GPS RIN OBSERVATIONS UTILIZING A LOCALIZED CALIBRATION.

CURRENT VESTING DEED FOR THE SUBJECT PROPERTY IS RECORDED IN BOOK 3881, O.R., PAGE 550, YAVAPAI COUNTY.

