



ORDINANCE 2015 A410

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA AN ORDINANCE FOR ZONING MAP CHANGE 20150170 PER AN APPLICATION SUBMITTED BY CHESTER – CAMPBELL, LLC, BETTY CHESTER & DOWLING CAMPBELL OWNERS OF PARCEL 404-02-005C, WHICH IS 12.35 ACRES. THE PROPERTY OWNER IS REQUESTING TO GO FROM A ZONING OF R1L-35 & R1L-175 (RESIDENTIAL: SINGLE FAMILY LIMITED) TO PUD (PLANNED UNIT DEVELOPMENT). THE PROPERTY IS LOCATED AT 30 E. STATE ROUTE 260.

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

WHEREAS, Part 6, Section 600.C.1 of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of zoning boundaries by the Town Council of the Zoning Map of Camp Verde under the Planning & Zoning Ordinance, and

WHEREAS, the Town Council has an abiding interest in protecting the public health safety and welfare by establishing requirements for provisions of the Planning & Zoning Ordinance by allowing for zoning amendments after public hearings.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE AS FOLLOWS:

Section 1.

The Town Council hereby finds as follows:

A. A request for **Zoning Map Change 20150170** was filed by Chester – Campbell, LLC, Betty Chester & Dowling Campbell owners for parcel 404-02-005C to rezone the subject parcel **from R1L-35 & R1L-175 to PUD (Planned Unit Development)**. The legal description is attached as exhibit "B".

B. The requested Zoning Map Change 20150170 was reviewed by the Planning & Zoning Commission on July 02, 2015 in a public hearing that was advertised and posted according to state law.

C. The proposed Zoning Map Change Amendment will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

D. The Waiver of Diminution of Value Claim has been signed by the owner and is attached as exhibit "C".

E. The following stipulations are required as part of this amendment and approval and shall be shown on the Development Plan for this Planned Unit Development area:

1. Provide Parking stops in the parking area south of the Town of Camp Verde's sanitary pump station building to prevent vehicle impacts to the building.
2. Provide bollards around the existing transformer in the same parking lot for vehicle impact protection.
3. Comply with the changes to the access road as deemed necessary by the Fire District.

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. Per the Planning and Zoning Ordinance, Section 203 (Use Districts), Item L.2 PUD (Planned Unit Development) (Scope) it states the following: "each approved PUD development plan shall be specific to that particular property as approved by Town Council." This indicates that the PUD development plan is a part of the approval of the Council and shall be included as part of this ordinance and is attached as "Exhibit "A" Drawings, Pages 1 & 2 and will be stamped as approved with the date of the Council Hearing (June 24, 2015) and the effective date as described in Section 5 below. Exhibit "A" is available in the Town Clerks office located at 473 South Main, Suite 102, Camp Verde, Arizona 86322.

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.

Section 5. This ordinance is effective upon the expiration of a thirty 30 day period following the adoption hereof and completion of publication and any posting as required by law.

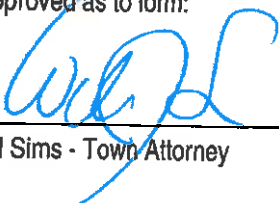
PASSED AND APPROVED by a majority vote of the Town Council of the Town of Camp Verde, Arizona on this 22nd day of July, 2015.



Charles German - Mayor

Date: 7-23-2015

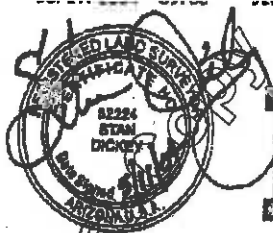
Approved as to form:



Bill Sims - Town Attorney

Attest: 

Virginia Jones, Town Clerk



CORNERSTONE
SURVEYING & ENGINEERING, INC.

Land Description
Page 1 of 2
Addition to Existing Parcel
For Building Purpose

Section 5, T13N, R05E
Job Name: Chester-Campbell
Job No: 10088112

EXHIBIT "A"

A parcel of land being a portion of Government Lot 4, of Section 5, Township 13 North, Range 5 East, of the Gila and Salt River Base and Meridian, and the adjacent land east of the east line of said Lot 4, in the County of Yavapai, in the State of Arizona, more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 5 a found brass cap in a hand-hole in the centerline of Salt Mine Road;

thence North 90 degrees 00 minutes 00 seconds East along the north line of said Section 5, a distance of 371.00 feet and the POINT OF BEGINNING;

thence North 90 degrees 00 minutes 00 seconds East along the north line of said Section 5, a distance of 183.27 feet to a found BLM brass cap stamped "1888" at the Northeast corner of said Government Lot 4;

thence South 22 degrees 12 minutes 38 seconds West along the east line of said Government Lot 4, a distance of 238.44 feet to POINT "A";

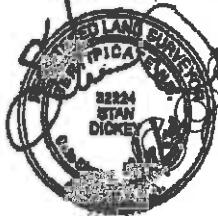
thence South 75 degrees 05 minutes 07 seconds East, a distance of 35.00 feet;

thence South 14 degrees 54 minutes 53 seconds West, a distance of 114.33 feet;

thence North 75 degrees 05 minutes 07 seconds West, a distance of 49.64 feet;

thence South 22 degrees 12 minutes 38 seconds West, a distance of 130.98 feet to a found 1-1/2 inch O.D. Iron pipe with no identification;

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1818 N. MAIN STREET • OLD TOWN COTTONWOOD



CORNERSTONE
SURVEYING & ENGINEERING, INC.

Land Description
Page 2 of 2
**Addition to Existing Parcel
For Building Purposes**

Section 8, T13N, R08E
Job Name: Chester-Campbell
Job No: 10408112

thence North 0 degrees 00 minutes 11 seconds West, a distance of 448.72 feet to the POINT OF BEGINNING.

Subject to an area of uncertain title described as follows:

BEGINNING at the hereinabove described POINT "A";

thence South 75 degrees 05 minutes 07 seconds East, a distance of 35.00 feet;

thence South 14 degrees 54 minutes 53 seconds West, a distance of 114.33 feet;

thence North 75 degrees 05 minutes 07 seconds West, a distance of 49.84 feet;

thence North 22 degrees 12 minutes 58 seconds East, a distance of 115.25 feet to the POINT OF BEGINNING.

End of Description

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 20150170 for parcel 404-02-005C. 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 18th day of JUNE, 2015

OWNER:

OWNER:

Betty Chester
Print Name

Douglas G. Campbell
Print Name

Betty J. Chester
Signature

Douglas G. Campbell
Signature

members of Chester Campbell LLC

STATE OF ARIZONA)
) ss.
County of YAVAPAI)

On this 18th day of JUNE, 2015, before me, the undersigned Notary Public, personally appeared BARBARA BRIDGE, who acknowledged that this document was executed for the purposes therein contained.

Barbara Bridge
Notary Public

My Commission Expires: Nov 6 2017

