



ORDINANCE 2017 A421

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA AMENDING THE TOWN ZONING MAP TO CHANGE THE ZONING CLASSIFICATION FROM C2-4 (COMMERCIAL: GENERAL SALES & SERVICE, 4,000-SQUARE-FOOT MINIMUM LOT SIZES) TO C2 PAD (COMMERCIAL: GENERAL SALES & SERVICES, PLANNED AREA DEVELOPMENT), TO DEVELOP AN RV PARK ON AN APPROXIMATELY .42 ACRE PROPERTY. THE PROPERTY IS LOCATED AT 27 W. HEAD STREET, PARCEL 404-28-063J; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

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 20170271** was filed by John Stoumbis, owner of parcel 404-28-063J located at 27 W. HEAD STREET, to rezone the subject parcel from **C2-4 (COMMERCIAL: GENERAL SALES & SERVICE, 4,000-SQUARE-FOOT MINIMUM LOT SIZES) TO C2 PAD (COMMERCIAL: GENERAL SALES & SERVICE, PLANNED AREA DEVELOPMENT)** to develop an RV Park. The legal description is attached as exhibit "A" and the map as exhibit "B".

B. The Planning & Zoning Commission reviewed the request on December 7, 2017 in a public hearing that was advertised and posted according to state law and recommended approval of **Zoning Map Change 20170271**.

C. The proposed Zoning Map Change Amendment will not constitute a threat to the health, safety, welfare or convenience to the general public and is in conformity with the Town of Camp Verde General Plan.

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

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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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. 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 4. 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 20TH DAY OF DECEMBER, 2017.


Charles German - Mayor

Date: 12/28/2017

Approved as to form:


Bill Sims - Town Attorney

Attest: 
Judith Morgan, Town Clerk

Maps and Exhibits are available at the Clerk's Office

Please Publish 01-10-2018 and 01-17-2018

SEP 13 '17 AM 8:54

LEGAL DESCRIPTION.

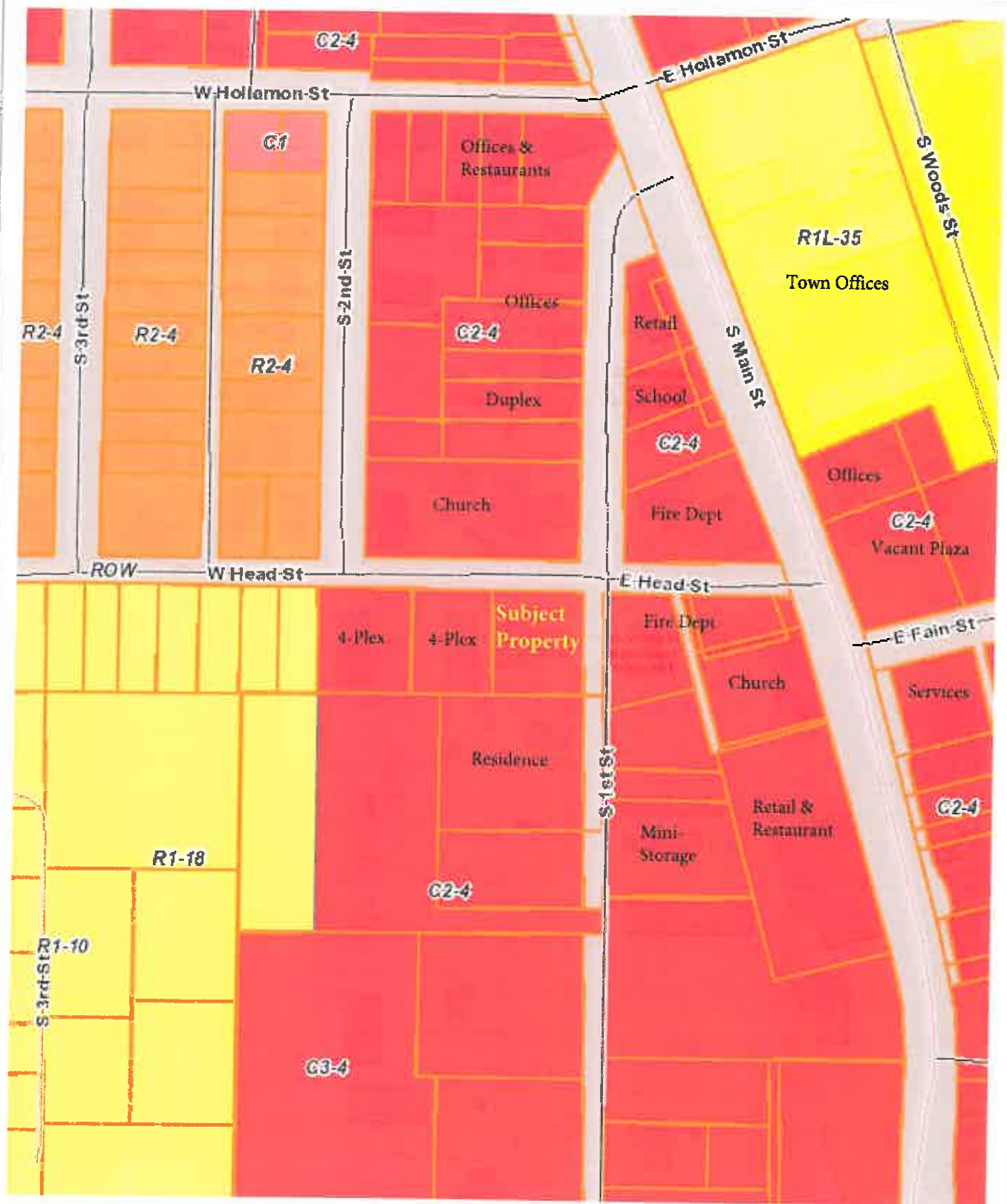
That portion of the Northeast quarter of the Southeast quarter of Section 31, Township 14, North Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows

BEGINNING at the Northeast corner of said Northeast quarter of the Southeast quarter; thence West 150 feet; thence South 150 feet; thence East 150 feet; thence North 150 feet to the POINT OF BEGINNING

DIRECTIONS

From S. Main Street to West on Head Street to the SW Corner of 1st Street and Head Street

Dulce Verde RV Park: Zoning Map Change
Vicinity, Zoning & Land Use Map



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.