



ORDINANCE 2021-A462

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA FOR AN APPLICATION SUBMITTED BY STEVEN PALMER OF WESTCREEK VISIONS, LLC, PROPERTY OWNER, FOR A ZONING MAP CHANGE ENCOMPASSING APPROXIMATELY 7.37 ACRES OF A 17.16-ACRE PARCEL. THE REQUEST IS FOR A CHANGE FROM C3 (COMMERCIAL: HEAVY COMMERCIAL) TO MATCH THE ZONING OF M1 (INDUSTRIAL: GENERAL) ON THE REMAINING PORTION OF THE PROPERTY, ON PARCEL 403-15-001Q, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA, 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 Mayor and Council find that the requested zoning change will be beneficial to the community and is in conformity with the Camp Verde General Plan, and

WHEREAS, the Mayor and Council find that the procedures required by ARS §9-462.03 and 9-462.04 have been complied with in connection with this zoning action, and

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 #20210088** was filed by Steven Palmer, Westcreek Visions, LLC, property owner, to request the change from C3 (Commercial: Heavy Commercial) on approximately 7.37 acres of his parcel, to M1 (Industrial: General), to match the remaining portion of the 17.16-acre parcel.
- B. The Planning & Zoning Commission reviewed the request on May 6, 2021, in a public hearing that was advertised and posted according to state law, and recommended approval of Zoning Map Change #20210088.
- 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 property owners and is attached as Exhibit "B".

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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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 2ND DAY OF JUNE, 2021.


Dee Jenkins - Mayor

Date: 6-3-2021

Approved as to form:


Town Attorney

Attest: 
Cindy Pemberton, Town Clerk