



ORDINANCE 2022-A469

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL FOR A ZONING MAP CHANGE FROM R1L-18 (RESIDENTIAL: SINGLE-FAMILY LIMITED) TO R1-18 (RESIDENTIAL: SINGLE-FAMILY) FOR 0.87 LOCATED AT 2802 AND 2804 SOUTH TWIN LEAF CIRCLE, A PART OF THE PRESERVE AT CLEAR CREEK SUBDIVISION, TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA (APNS 404-13-500 AND 404-13-501).

Whereas, Rob Witt, Statutory Agent for Verde Income Partners, LLC, the owner of two (2) lots located within The Preserve at Clear Creek Subdivision, specifically parcel 404-13-500, a 0.44-acre lot located at 2802 South Twin Leaf Circle and parcel 404-13-501, a 0.43-acre lot located at 2804 South Twin Leaf Circle, has made application for a Zoning Map Change, Project 2022-0470;

Whereas, all required notices of the public hearing on this zoning request were properly noticed and posted;

Whereas, the Planning and Zoning Commission of the Town of Camp Verde held a public hearing on Thursday, August 04, 2022 and has unanimously recommended approval of this Zoning Map change be approved by the Mayor and Town Council;

Whereas, consideration of this application has been completed in accordance with Article II, Sections 1 and 2 of the Arizona Constitution;

Whereas, the Mayor and Common Council find the requirements set out in Arizona Revised Statutes Article 9-462.03 and 9-462.04 have been met;

Whereas, the proposed Zoning Map Change of R1L-18 to R1-18 is authorized by and satisfies the requirements of the 2021 Planning and Zoning Ordinances, specifically Section 600.C.1;

Whereas, this Zoning Map Change to R1-18 is in harmony with the purposes and intent of the Town's Zoning Ordinance and 2016 General Plan for the Clear Creek Character Area; and

Whereas, the Mayor and Common Council have determined this Zoning Map change will be beneficial to the Town of Camp Verde.

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

Section 1: The Zoning Map for the Town of Camp Verde is hereby amended by the zoning classification change from R1L-18 to R1-18 for 0.87 acres specifically described in **Exhibit A** (attached, currently parcels 404-13-500 and 404-13-501) located respectfully at 2802 and 2804 South Twin Leaf Circle, a part of The Preserves at Clear Creek Subdivision, in the Town of Camp Verde, Yavapai County, Arizona;

Section 2: All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provision 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 of this ordinance; and

Section 4: This Ordinance shall be effective upon expiration of a thirty (30) day period following the adoption hereof and completion of publication and any posting as required by Arizona State Law.

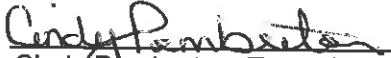
PASSED AND APPROVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA THIS 7th DAY OF SEPTEMBER, 2022.



Dee Jenkins, Mayor

9-12-22

Date

Attest: 
Cindy Pemberton, Town Clerk

Approved as to form:



Town Attorney

Exhibits on file in clerk's Office

Publish 09-21-2022 & 09-28-2022