



Ordinance 2024-A489

An ordinance of the Mayor and Common Council for a Zoning Map Change from C2-PAD (Commercial: General Sales and Service – Planned Area Development) to C2-4 (Commercial: General Sales and Service – 4,000 square foot minimum lot size) for approximately 0.42 acres, specifically described in Exhibit A (APN 404-28-063J), located at 27 West Head Street, Town of Camp Verde, Yavapai, Arizona.

Whereas, Mario Casillas, on behalf of owner Ezequiel Casillas, has made an application for a Zoning Map Change for an approximately 0.42-acre property located at 27 West Head Street (APN 404-28-063J);

Whereas, all required notices of the public hearing for this Zoning Map Change application were properly noticed and posted;

Whereas, the Planning and Zoning Commission of the Town of Camp Verde held a public hearing on Thursday January 25, 2024, and unanimously recommended this Zoning Map Change be approved by the Mayor and Common 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 C2-PAD to C2-4 is authorized by and satisfies the requirements of the Planning and Zoning Ordinance, specifically Section 601.A; and

Whereas, this Zoning Map Change to C2-4 is in conformance with the purposes and intent of the Town's Zoning Ordinance and 2016 General Plan.

Now therefore be it ordained by the Mayor and Common Council of the Town of Camp Verde:

Section 1: The Zoning Map Change for the Town of Camp Verde is hereby amended by the zoning classification change from C2-PAD (Commercial: General Sales and Service – Planned Area Development) to C2-4 (Commercial: General Sales and Service – 4,000 square foot minimum lot size) for 0.42 acres specifically described in Exhibit A (APN 404-28-063J), located at 27 West Head Street, Town of Camp Verde, Yavapai County, Arizona;

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by the Town of Camp Verde in conflict with the provision of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance;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

Section 5: In accordance with Article II, Sections 1 and 2, Constitution of Arizona, and the laws of the State of Arizona, the Mayor and Common Council has considered the individual property rights and personal liberties of the residents of the Town and the probable impact of the proposed ordinance on the cost to construct housing for sale or rent before adopting this ordinance.

PASSED AND APPROVED BY A MAJORITY OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, ON THIS 20th day of March 2024.



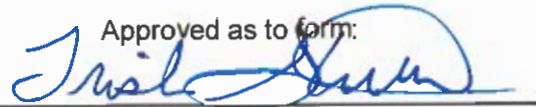
Dee Jenkins, Mayor

Attest:



Virginia Jones, Town Clerk

Approved as to form:



Trish Stuhan- Town Attorney

EXHIBITS ON FILE IN CLERK'S OFFICE
Publish 03-30-2024 and 04-06-2024

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.

