



ORDINANCE 2025-A501

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA FOR A ZONING MAP CHANGE FROM C2-PAD (COMMERCIAL: GENERAL SALES AND SERVICES – PLANNED AREA DEVELOPMENT) TO C2 (COMMERCIAL: GENERAL SALES AND SERVICES) FOR APPROXIMATELY 17.41 ACRES, MORE SPECIFICALLY DESCRIBED IN EXHIBIT A (CURRENTLY PARCEL 403-23-104T); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

WHEREAS, Tom Boggess, on behalf of the owner, Verde 17 LLC, has applied for a Zoning Map Change, Project 20230429, for an approximate 17.41-acre parcel, Yavapai County Assessor's parcel number 403-23-104T; and

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

WHEREAS, the Planning and Zoning Commission of the Town of Camp Verde held a public hearing on Thursday April 3, 2025 and recommended approval of this Zoning Map Change to the Mayor and Common Council; and

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

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; and

WHEREAS, the proposed Zoning Map Change of C2-PAD to C2 is authorized and satisfies the requirements of the Planning and Zoning Ordinances, specifically Section 601.A.1; and

WHEREAS, this Zoning Map Change to C2 is in harmony with the purposes and intent of the Town's Zoning Ordinance and 2016 General Plan for the Finnie Flat 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 C2-PAD to C2 for 17.41 acres specifically described in **Exhibit A**; and

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by the Town of Camp Verde in conflict with the provision of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance; and

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.

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 THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA THIS 7th DAY OF MAY 2025.



Marie Moore, Mayor

Attest:



Leah Rhodes, Town Clerk

Approved as to form:



Trish Stuhan-Town Attorney