



## ORDINANCE 2006 A323

**AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCEL 403-23-102 CONSISTING OF APPROXIMATELY 36.23 ACRES FROM PAD 6-12 TO PAD 5 (R1L-18) AND CHANGING THE LOT COVERAGE % FOR THE HOMESTEAD SUBDIVISION FROM 30% TO 40%. THIS REZONING IS TO ALLOW FOR DEVELOPMENT OF HOMESTEAD @ SIMONTON RANCH.**

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*WHEREAS*, the Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 87 A23, approved July 9, 1987 and,

*WHEREAS*, Section 113 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulations of the Planning and Zoning Ordinance by the Town Council and,

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2006-05** was filed by Scott Simonton, agent for Fuller Commerce Park LLC, owners, for the purpose of rezoning a portion of parcel **403-23-102 from PAD 6-12 to PAD 5 (R1L-18) and change the lot coverage % for the Homestead Subdivision from 30% to 40%**. Attached is the legal description as **Exhibit A**; the map as **Exhibit B**;
- B. The Zoning Map Change was reviewed by the Planning Commission on **April 13, 2006** in public hearing that was advertised and posted according to state law and approved by the Town Council on **April 26, 2006**.
- C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

- II. **Zoning Map Change 2006-05** is approved, based upon the following findings:
- A. The zoning map change will promote the public health safety, or welfare of the general public.
  - B. The property is shown as High Density on the Town's General Plan Land Use Map; therefore, the proposed zoning map change is consistent with the Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.

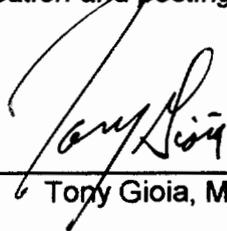
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Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

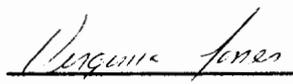
Section 3. This ordinance is effective upon completion of publication and any posting as required by law.

Section 4. 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.

*PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 26th day of April 2006, to be effective when publication and posting, as required by law, is completed.*

Approved:   
Tony Gioia, Mayor

Date: 4/28/06

Attest:  Virginia Jones - Deputy Clerk 5406

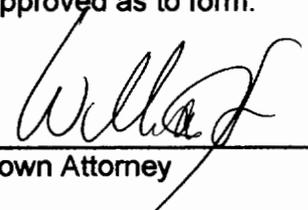
Approved as to form:  
  
Town Attorney

EXHIBIT A  
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 31 BEARS SOUTH 89 DEGREES, 59 MINUTES, 25 SECONDS WEST, A DISTANCE OF 2425.11 FEET;

THENCE SOUTH 00 DEGREES, 14 MINUTES, 06 SECONDS EAST, ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 31, A DISTANCE OF 87.73 FEET;

THENCE SOUTH 89 DEGREES, 59 MINUTES, 32 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES, 14 MINUTES, 06 SECONDS EAST, A DISTANCE OF 572.86 FEET;

THENCE SOUTH 89 DEGREES, 58 MINUTES, 51 SECONDS WEST, A DISTANCE OF 1273.04 FEET;

THENCE SOUTH 00 DEGREES, 15 MINUTES, 01 SECONDS EAST, A DISTANCE OF 645.05 FEET;

THENCE SOUTH 89 DEGREES, 44 MINUTES, 59 SECONDS WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 00 DEGREES, 15 MINUTES, 01 SECONDS WEST, A DISTANCE OF 645.05 FEET;

THENCE NORTH 89 DEGREES, 57 MINUTES, 28 SECONDS WEST, A DISTANCE OF 203.75 FEET;

THENCE NORTH 11 DEGREES, 00 MINUTES, 13 SECONDS WEST, A DISTANCE OF 225.58 FEET;

THENCE NORTH 07 DEGREES, 51 MINUTES, 58 SECONDS WEST, A DISTANCE OF 283.37 FEET;

THENCE NORTH 12 DEGREES, 46 MINUTES, 24 SECONDS EAST, A DISTANCE OF 226.91 FEET;

THENCE NORTH 44 DEGREES, 01 MINUTES, 06 SECONDS EAST, A DISTANCE OF 186.33 FEET;

EXHIBIT A  
*Legal Description*

THENCE NORTH 24 DEGREES, 35 MINUTES, 24 SECONDS EAST, A DISTANCE OF 159.76 FEET;

THENCE NORTH 43 DEGREES, 10 MINUTES, 54 SECONDS EAST, A DISTANCE OF 239.21 FEET;

THENCE NORTH 00 DEGREES, 01 MINUTES, 25 SECONDS WEST, A DISTANCE OF 78.92 FEET;

THENCE NORTH 56 DEGREES, 26 MINUTES, 58 SECONDS EAST, A DISTANCE OF 102.34 FEET;

THENCE NORTH 22 DEGREES, 19 MINUTES, 02 SECONDS EAST, A DISTANCE OF 20.11 FEET;

THENCE SOUTH 56 DEGREES, 46 MINUTES, 08 SECONDS EAST, A DISTANCE OF 33.21 FEET;

THENCE SOUTH 72 DEGREES, 01 MINUTES, 09 SECONDS EAST, A DISTANCE OF 129.49 FEET;

THENCE SOUTH 65 DEGREES, 08 MINUTES, 42 SECONDS EAST, A DISTANCE OF 370.02 FEET;

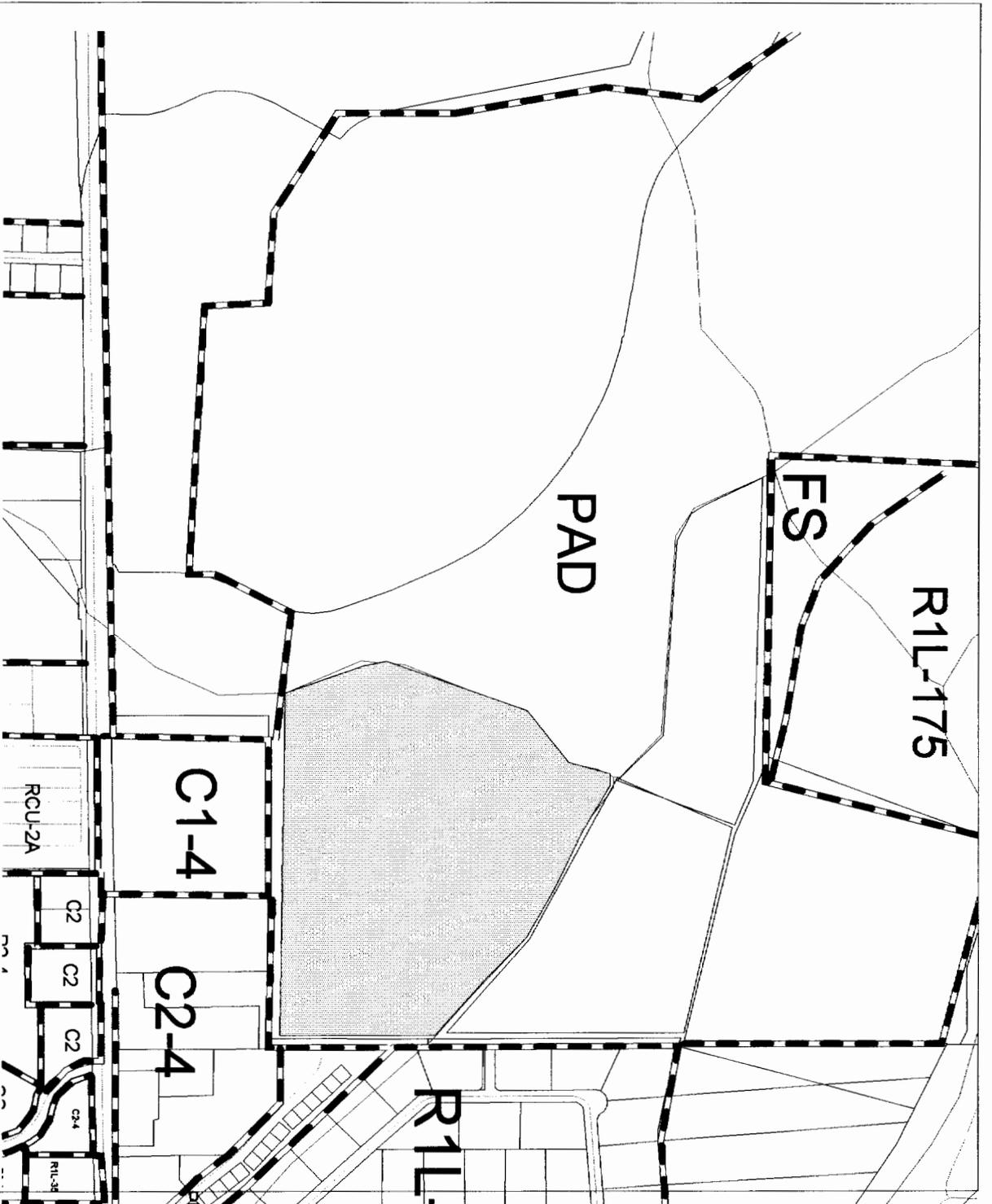
THENCE SOUTH 58 DEGREES, 52 MINUTES, 51 SECONDS EAST, A DISTANCE OF 83.47 FEET;

THENCE SOUTH 37 DEGREES, 30 MINUTES, 47 SECONDS EAST, A DISTANCE OF 174.46 FEET;

THENCE SOUTH 48 DEGREES, 26 MINUTES, 32 SECONDS EAST, A DISTANCE OF 545.20 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

**ZMC FROM PAD 6-12  
TO PAD 5 (R1L-18)  
(36.23 AC)**



PARCEL 403-23-102

