



## ORDINANCE 2006 A325

**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 403-23-102D AND A PORTION OF PARCEL 403-23-102N CONSISTING OF APPROXIMATELY 17.35 ACRES FROM PAD 6-12 (12.35 AC) AND C2 (5 AC) TO M1. THIS REZONING IS TO ALLOW FOR DEVELOPMENT OF AN INDUSTRIAL PARK.**

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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 2006-04** was filed by Scott Simonton, agent for Joseph Simonton and Verde River Properties LLC, owners, for the purpose of rezoning a portion of parcel **403-23-102N** and parcel **403-23-102D** from **PAD 6-12** and **C2** to **M1**. 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 2006-04** 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 has been reclassified on the Town's General Plan Land Use Map as Industrial by Resolution 2006-684; therefore, the proposed zoning map change is consistent with the Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.
  - C. No parking signs will be placed along Homestead Parkway.
  - D. All development will be subject to design review in connection with site plan approval.
  - E. No adult oriented businesses will be allowed.
  - F. Screening will be required from SR 260 and all higher zoning districts.

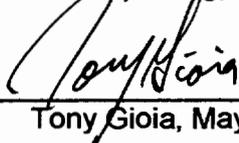
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Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

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:  5-4-06  
Deputy Clerk

Approved as to form: 

EXHIBIT A  
LEGAL DESCRIPTION

That part of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, of the Gila and Salt River Meridian, Yavapai County, Arizona, more particularly described as follows:

Beginning at the Center of said Section 25 from which the South Quarter Corner of said Section 25 bears South 01 degrees 49 minutes 27 seconds West, a distance of 2649.77 feet;

Thence South 89 degrees 50 minutes 00 seconds East, along said East-West Midsection Line, a distance of 759.13 feet;

Thence South 00 degrees 10 minutes 00 seconds West, a distance of 526.56 feet;

Thence South 63 degrees 53 minutes 07 seconds West, a distance of 648.29 feet to the beginning of a non-tangent curve whose radius point bears South 63 degrees 53 minutes 07 seconds East, a distance of 940.00 feet;

Thence Northwesterly along the arc of said curve through a central angle of 15 degrees 22 minutes 35 seconds, an arc length of 252.27 feet to a point of non-tangency;

Thence North 41 degrees 30 minutes 20 seconds West, a distance of 79.86 feet;

Thence North 01 degrees 49 minutes 27 seconds East, a distance of 545.60 feet to the POINT OF BEGINNING.

The above described parcel contains 11.800 acres, more or less.

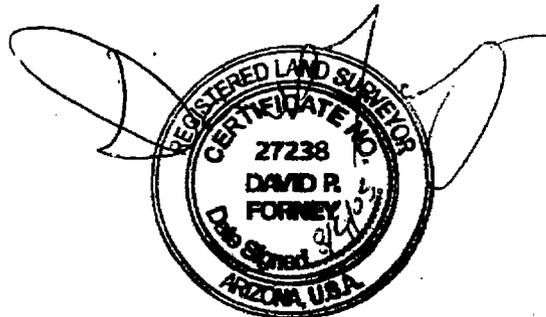


EXHIBIT A  
LEGAL DESCRIPTION

That part of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, of the Gila and Salt River Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at the Center of said Section 25, monumented with a marked stone, from which the East Quarter Corner of said Section 25, monumented with an Iron Bar with Aluminum Cap marked LS 12218, bears South 89 degrees 50 minutes 00 seconds East, a distance of 2,648.54 feet;

Thence South 89 degrees 50 minutes 00 seconds East, along the East-West Midsection Line of said Section 25, a distance of 759.13 feet;

Thence South 00 degrees 10 minutes 00 seconds West, departing said Midsection Line, a distance of 526.56 feet to the POINT OF BEGINNING;

Thence continuing South 00 degrees 10 minutes 00 seconds West, a distance of 564.98 feet;

Thence South 68 degrees 05 minutes 06 seconds West, a distance of 15.04 feet to the beginning of a tangent curve of 275.00-foot radius, concave Northerly;

Thence Westerly, along said curve, through a central angle of 23 degrees 38 minutes 20 seconds, a distance of 113.46 feet;

Thence North 88 degrees 32 minutes 38 seconds West, a distance of 122.09 feet to the beginning of a tangent curve of 500.00-foot radius, concave Southerly;

Thence Westerly, along said curve, through a central angle of 17 degrees 23 minutes 47 seconds, a distance of 151.81 feet to a point on the Northeasterly Right-of-Way of Homestead Parkway, recorded in Book 3925 of Deeds, Page 384, Yavapai County Records and monumented with an Arizona Department of Transportation aluminum cap set in concrete;

Thence South 74 degrees 03 minutes 35 seconds West, along said Right-of-Way, a distance of 53.70 feet to a point monumented with an Arizona Department of Transportation aluminum cap set in concrete;

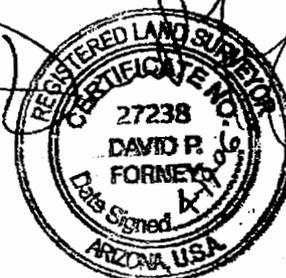
Thence North 20 degrees 48 minutes 39 seconds West, a distance of 273.64 feet to a point on a 940.00-foot radius non-tangent curve, whose center bears South 69 degrees 11 minutes 45 seconds West;

Thence Northwesterly, along said curve, through a central angle of 05 degrees 18 minutes 38 seconds, a distance of 87.13 feet;

Thence North 63 degrees 53 minutes 07 seconds East, departing said Right-of-Way, a distance of 648.29 feet to the POINT OF BEGINNING.

The above described parcel contains 5.55 acres, more or less.

A



## Land Use Summary

Use	Acres
Commercial	82.4
Multi-family	7.0
Residential	187.0
Educational Site	10.0
Industrial	17.3
Open Space	<u>73.4</u>
<b>TOTAL</b>	<b>377.1</b>

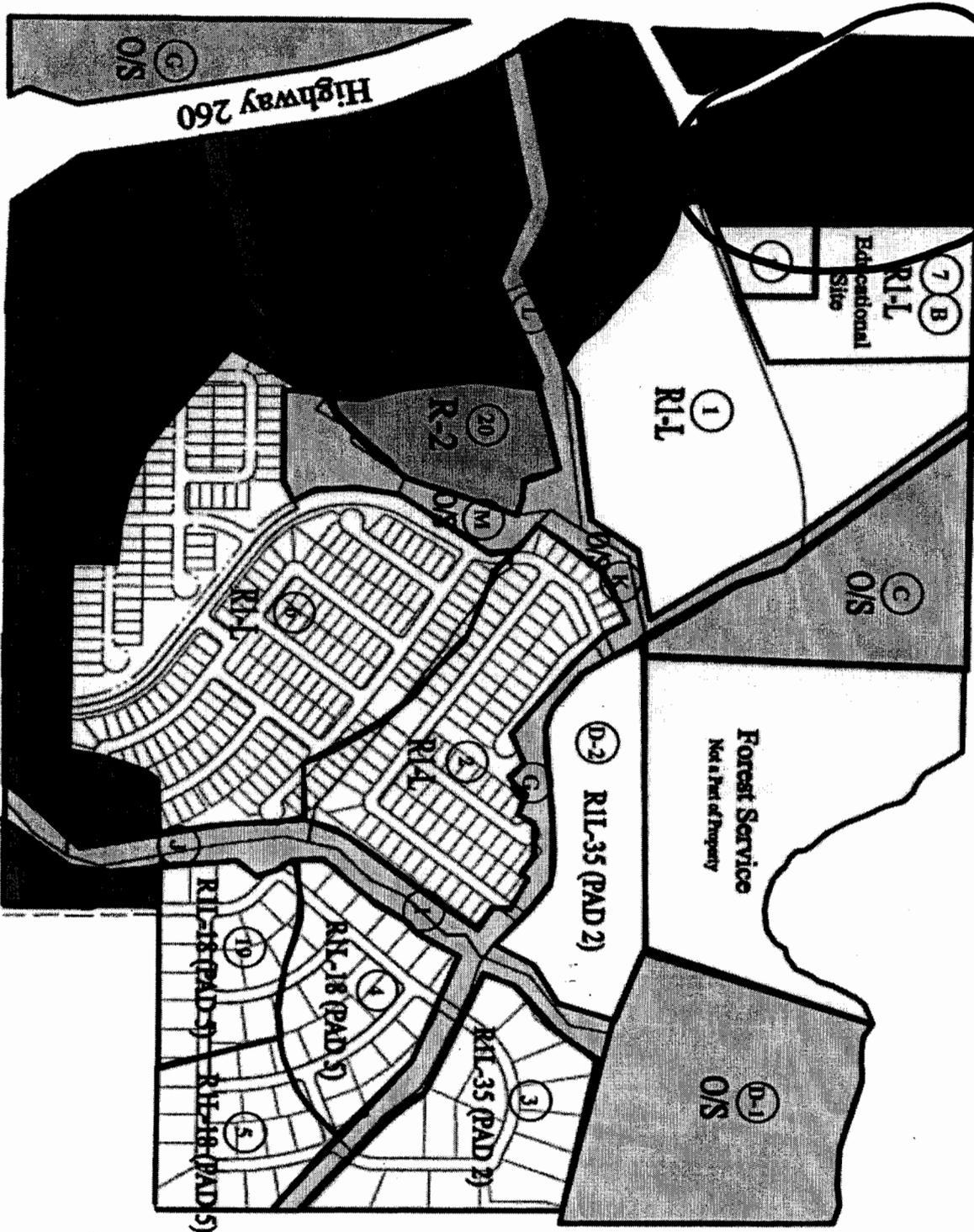
Maximum Units  
 Maximum Multi-family Units 300  
 Maximum Residential Units 800

Maximum Density  
 Multi-family density may range up to 18 units per acre.

Residential densities may range from PAD-1 to PAD-12.

### Notes

- ① Due to the conceptual nature of this Land Use Diagram, all calculations and area takeoffs are approximate and may change prior to final Town approval.
- ② Final design sizes, classifications, and locations may change prior to the filing of the preliminary plat and acceptance by the Town.
- ③ The actual amount of open space may decrease upon closer investigation of site conditions and constraints.



# SIMONTON RANCH

Land Use Plan Amended 4-26-06

Exhibit A B