



ORDINANCE 2004 A287

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 A PORTION OF PARCEL 403-14-004B CONSISTING OF APPROXIMATELY 2 ACRES FROM RCU-2A TO M1. THIS REZONING IS TO ALLOW FOR INDUSTRIAL DEVELOPMENT.

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 2004-10** was filed by Harvey Stanley, prospective owner, for the purpose of rezoning parcel **403-14-004B FROM RCU-2A TO M1**. The legal description and survey map is attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **October 7, 2004** in public hearing that was advertised and posted according to state law and by the Town Council on **October 27, 2004**.
- 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 2004-10** is approved, based upon the following findings:
- A. The zoning map change will not injure the public health safety, or welfare of the general public.
 - B. The property is shown on Town's General Plan Land Use Map as Industrial; therefore, the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
 - C. All development will be subject to commercial design review.
 - D. Water will be provided by a private well on the parcel or by connection to Camp Verde Water Systems.
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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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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.

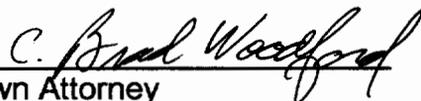
PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 27th day of October 2004, to be effective when publication and posting, pursuant to ARS 9-813, is completed.

Approved: 
Mitch Dickinson, Mayor

Date: Oct. 28, 2004

Attest: 
Deborah Barber, Town Clerk

Approved as to form:


Town Attorney

11-3-04

EXHIBIT A

A PARCEL OF LAND IN SECTIONS 4 AND 9, TOWNSHIP 14 N., RANGE 4 E., G&SRB&M, CAMP VERDE, YAVAPAI COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE S. 1/4 CORNER OF SAID SECTION 4.

THENCE N. 0° 50' 58" E., ALONG THE MID-SECTION LINE, A DISTANCE OF 800.14 FEET.

THENCE S. 46° 40' 04" E. ALONG THE WESTERLY R/W LINE OF OLD HWY 279 (33' TO THE CENTER LINE) A DISTANCE OF 600.17 FEET.

THENCE 43° 37' 49" E. ALONG SAID R/W LINE, A DISTANCE OF 53.29 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING S. 43° 37' 49" E. ALONG SAID R/W LINE, A DISTANCE OF 100.00 FEET.

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30° 36' 07", A RADIUS OF 531.93 FEET, A CURVE LENGTH, ALONG SAID R/W LINE, OF 284.11 FEET.

THENCE S. 13° 01' 42" E., ALONG SAID R/W LINE, A DISTANCE OF 129.44 FEET.

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10° 26' 36", A RADIUS OF 830.24 FEET, A CURVE LENGTH, ALONG SAID R/W, OF 151.33 FEET.

THENCE S. 62° 23' 02" W. A DISTANCE OF 100.23 FEET.

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10° 53' 23", A RADIUS OF 930.27 FEET, A CHORD BEARING OF N. 18° 28' 28" W., A CHORD DISTANCE OF 176.53 FEET, A CURVE LENGTH OF 176.80 FEET.

THENCE N. 13° 01' 42" W. A DISTANCE OF 129.44 FEET.

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12° 09' 43", A RADIUS OF 431.93 FEET, A CURVE LENGTH OF 91.68 FEET.

THENCE N. 85° 52' 45" W. A DISTANCE OF 71.65 FEET.

THENCE S. 76° 44' 10" W. A DISTANCE OF 58.34 FEET.



THENCE N. 43° 37' 49" W. A DISTANCE OF 146.6 FEET.

THENCE N. 44° 25' 29" E. A DISTANCE OF 220.82 FEET TO THE TRUE POINT OF BEGINNING.

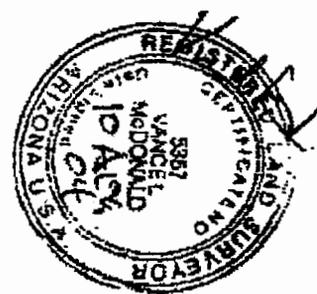
A PARCEL CONTAINING 2.00 ACRES MORE OR LESS AND AS SHOWN ON THE MAP OF SURVEY OF EVEN DATE HERETO.



S. 46°40'04" E.
 600.17'
 S. 43°37'49" E.
 53.29'

THE HARVE STANLEY
 2.0 ACRE PARCEL
 IN SECTIONS 4 & 9
 T. 14 N., R. 4 E., G&SRB&M
 CAMP VERDE, YAVAPAI CO., AZ

Δ = 30° 36' 07"
 R = 531.93'
 S = 284.11'



N. 0° 50' 58" E.
 800.14'

(TIE) N. 54° 13' 24" E.
 598.04'

N. 1/4
 COR
 SEC 9
 194.34'

N. 89° 54' 15" W.
 2665.05'

N. 13° 01' 42" W.
 129.44'

S. 13° 42' 49" E.
 129.44'

Δ = 10°26'36"
 R = 830.24'
 L = 151.33'

OLD HWY 279
 S. 46° 40' 04" E.
 600.17' 04" E.

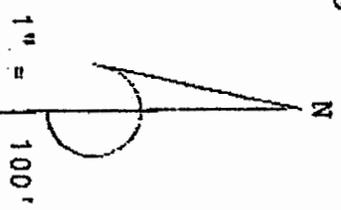
S. 61° 28' 48" E.
 139.92'
 S. 87° 22' 06" W.
 74.35'

S. 40° 41' 57" W.
 71.65'
 N. 85° 52' 45" W.
 284.17'
 S. 76° 44' 10" W.
 58.34'

Δ = 12°09'43"
 R = 431.93'
 L = 91.68'

4
 3
 9
 10

MID SEC LINE



- = SECTION MONUMENT
- = SET REBAR
- ⊙ = IDENTICAL POINT

Δ = 10°53'23"
 R = 930.24'
 L = 176.80'

PLANNING & DESIGN ASSOCIATES
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