

ORDINANCE NO. 2000 A153

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE 00-01 FROM RCU-2A TO R1-35 FOR TAX PARCEL 403-20-007E. THE PURPOSE OF THIS ZONING MAP CHANGE IS TO ALLOW THE DEVELOPMENT OF A 26-LOT SUBDIVISION THAT WILL INCLUDE A TRACT A.

SITE LOCATION: OFF HORSESHOE BEND ACROSS FROM PARK VERDE ESTATES AT ROYAL WAY.

- I. The Town Council of the Town of Camp Verde hereby finds as follows:
 - A. A request for a Zoning Map Change 00-01 was filed by Tom Pender, agent for Gradijan Family Trust owner, for the purpose of developing La Estancia subdivision. The legal description will be attached as Exhibit A.
 - B. The zoning map change was reviewed by the Planning Commission on March 2, 2000 and by the Town Council on March 22, 2000 in public hearings that were advertised and posted according to state law.
 - 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 00-01 is approved, based upon the following findings:
 - A. The zoning map change will not injure the public health, safety, or welfare.
 - B. The property is located adjacent to existing residentially zoned properties; therefore, the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Planning and Zoning Ordinance.

- II. The Town Council hereby approves Zoning Map Change 00-01 for the purpose of developing the La Estancia subdivision with the following stipulations
 - A. The subdivision would contain only 26 lots.
 - B. The subdivision would contain a Tract A that would be no less than 35,000 square feet in size that would be held as Open Space.

EXHIBIT A

Legal Description:

A portion of the Southeast quarter of the Southeast quarter of Section 14 Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona described as follows:

Beginning at the Southeast corner of said Section 14;

Thence North 89 degrees, 52 minutes, 00 seconds West, 1335.05 feet (North 89 degrees 52 minutes West, 1335.11 Feet, Record) feet along the South Line of said section to the southeast corner of the certain parcel described in Book 295 of Official Records, Page 189;

Thence North 1 degrees, 54 minutes 08 seconds East, 965.83 feet (North 1 degree 48 minutes East, 965.73 Feet, Record) along the East line, and its extensions, of that parcel recorded in Book 295 of Official Records, Page 189, Yavapai County Recorder's Office;

Thence South 89 degrees, 52 minutes, 33 seconds East, 1334.60 feet (South 89 degrees 52 minutes East, 1334.69 feet, Record) parallel to the South line of said Section of the East line of said Section;

Thence South 1 degrees, 52 minutes, 30 seconds West, 965.72 feet (South 1 degrees, 44 minutes, West, 965.72 feet, Record) to the TRUE POINT OF BEGINNING.

ASSESSORS PARCEL NO. 403-20-007E

C. The subdivision would be connected to the Camp Verde Water system.

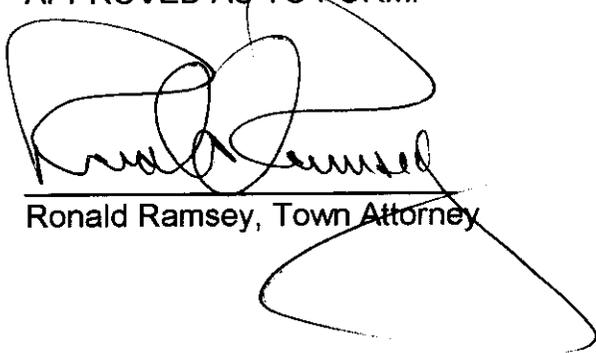
**PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF
THE TOWN OF CAMP VERDE, ARIZONA ON MARCH 22, 2000.**

WITNESS:


Barbara Miller, Mayor


John Roberts
Economic Development Director

APPROVED AS TO FORM:


Ronald Ramsey, Town Attorney

Sent To : Bugle
Fax # : _____
Date : 4-16-00
Time : 4:30
Fax'd By : cks

Publish: 4/12 and 4/14