



## **ORDINANCE 2023-A486**

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, FOR A ZONING MAP CHANGE FROM M1 TO C3 FOR APPROXIMATELY 0.63 ACRES, SPECIFICALLY DESCRIBED IN EXHIBIT A (CURRENTLY PARCEL 403-23-104H), LOCATED AT 284 NORTH HOMESTEAD PARKWAY.**

**WHEREAS**, Tierra Verde Builders, on behalf of the owner of an approximate 0.63-acre parcel, parcel number 403-23-104H, has made application for a Zoning Map Change, Project 202300429; 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, October 12, 2023 and unanimously 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 M1 to C3 is authorized by and satisfies the requirements of the 2021 Planning and Zoning Ordinances, specifically Section 600.C.1; and

**WHEREAS**, this Zoning Map Change to C3 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 M1 to C3 for 0.63 acres specifically described in **Exhibit A**, and is located at 284 North Homestead Parkway, in the Town of Camp Verde, Yavapai County, Arizona; 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by the Town of Camp Verde in conflict with the provision of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance; and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 15th DAY OF NOVEMBER 2023.



Dee Jenkins, Mayor

Attest:



Cindy Pemberton, Town Clerk

Approved as to form:



Trish Stuhan-Town Attorney

Exhibits on File in the Clerk's Office