



ORDINANCE 2007 A342

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, CHANGING THE ZONING FOR PARCELS 404-22-062A AND -062B CONSISTING OF APPROXIMATELY .21 ACRES FROM R2-4 TO C1. THIS REZONING IS TO ALLOW FOR THE COMMERCIAL ACTIVITY OF A BEAUTY SALON .

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

WHEREAS, Ordinance 2007-A342 will promote the public health, safety and general welfare of the public; 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 Change 2007-01** was filed by Cynthia Redden, owner, for the purpose of rezoning parcels **404-22-062A and -062B from R2-4 to C1**. Attached is the legal description as **Exhibit A**; the map as **Exhibit B**;
- B. The Zoning Change was reviewed by the Planning Commission on **June 7, 2007** in public hearing that was advertised and posted according to state law.
- C. A neighborhood meeting was held by the applicant on May 25, 2007 as required by ARS 9-462.03B.
- D. 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 Change 2007-01** is approved, based upon the following findings:

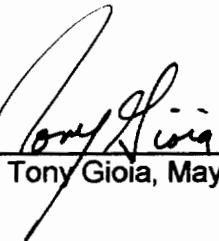
- A. The zoning change will promote the public health safety, or welfare of the general public.

- B. The property has been re- classified by Resolution 2007-728 on the Town's General Plan Land Use Map as Commercial; 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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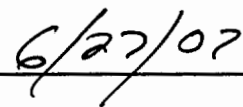
Section 2. This ordinance is effective upon completion of publication and any posting as required by law.

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 June 2007, to be effective when publication and posting, pursuant to law, is completed.

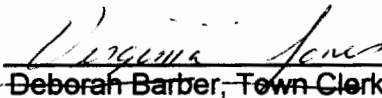
Approved: _____


Tony Gioia, Mayor

Date: _____



Attest: _____


~~Deborah Barter, Town Clerk~~

Approved as to form:

Virginia Jones-Deputy Clerk

Town Attorney

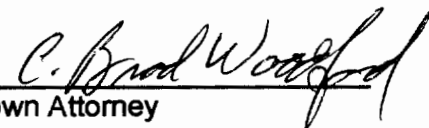


EXHIBIT A
LEGAL DESCRIPTION

Lots 1, 2, & 3 of Block 8 of Camp Verde Town Site

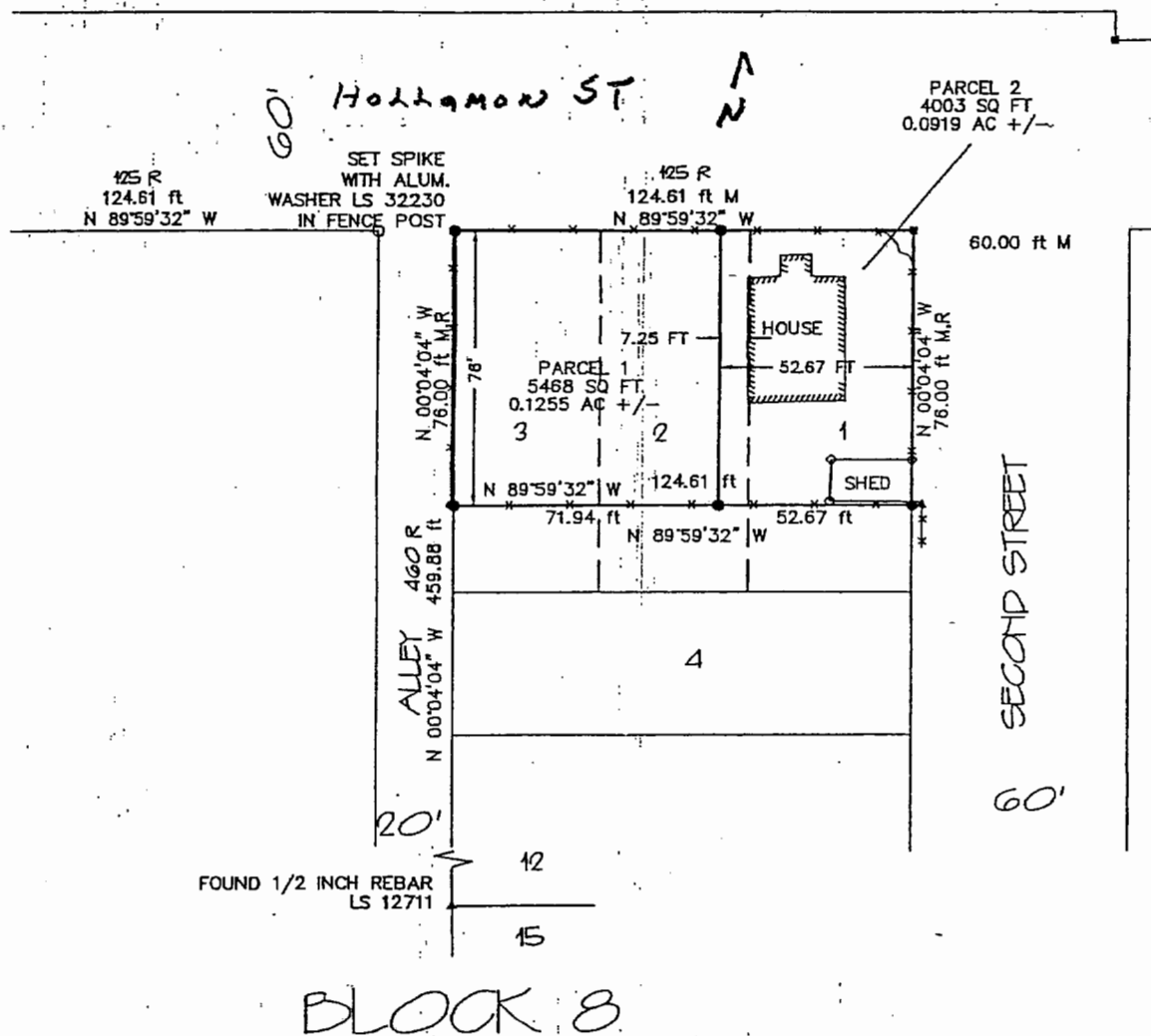
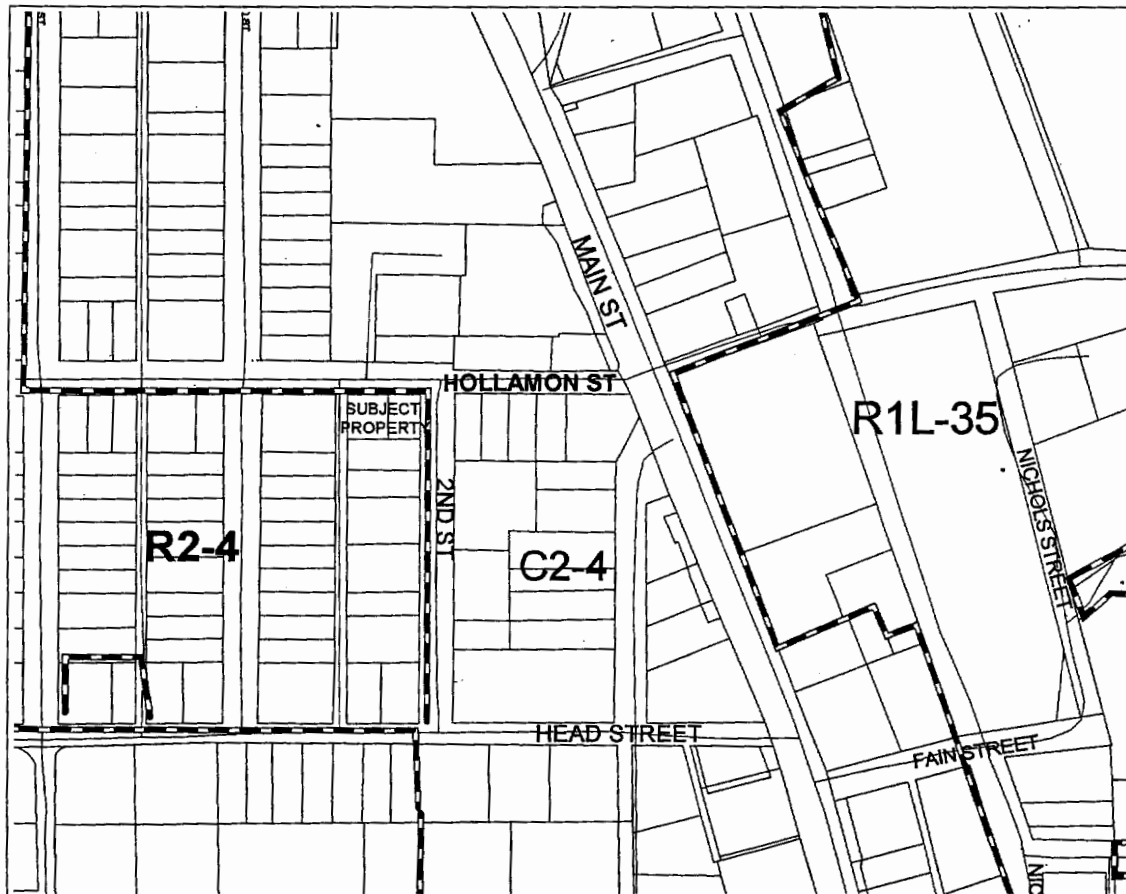


EXHIBIT B
MAP

Vicinity Map
for
GPAMD & ZMC
for
404-22-062A & -062B



0.1 0 0.1 0.2 Miles

ATTACHMENT A
Ord 2007A 342

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE
(Property owned by one or more individuals)

The undersigned is the owner of the parcel of land described in Attachment 1 hereto that is the subject of the GPA 07-01 and ZMC 07-01 for parcels 404-72-057A1B ("Land Use Application"). By signing this document, the undersigned agrees and consents to all the conditions imposed by the Town of Camp Verde in conjunction with the approval of the Land Use Application and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the Land Use Application.

Dated this 15 day of June, 2007.

OWNER(S):

Cynthia S Redden
Print Name

Print Name

Cynthia S Redden
Signature

Signature

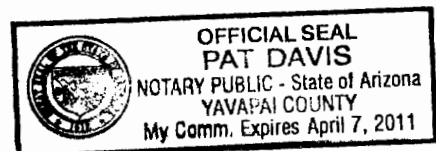
STATE OF ARIZONA)
) ss.
County of Yavapai)

On this 15 day of June, 2007, before me, the undersigned Notary Public, personally appeared Cynthia Redden, who acknowledged that this document was executed for the purposes therein contained.

Pat Davis
Notary Public

My Commission Expires:

April 7, 2011



Legal Description

For Waiver Referencing Ordinance 2007 A342

404-22-062A 0	2872	Redden, Cynthia
SEC/TR	0031	
TWNS/BLK	014	PO Box 727
RANGE/LOT	05E	Camp Verde, AZ 86322

CAMP VERDE TOWNSITE MP 1/2/62 A RECT SHAPED PCL BEING A PTN OF LOTS 2 & 3 BLK 8 THE NW COR BEING THE NW COR OF LOT 3 BLK 8 31-14-5E CONT .12 AC (5421.08 SQ. FT.)

404-22-062B 9	2872	Redden, Cynthia
SEC/TR	0031	
TWNS/BLK	014	PO Box 727
RANGE/LOT	05E	Camp Verde, AZ 86322

CAMP VERDE TOWNSITE MP 2/62 A RECT SHAPED PCL BEING A PTN OF LOTS 1 & 2 BLK 8 THE NE COR BEING THE NE COR OF LOT 1 BLK 8 31-14-5E CONT .09 AC (4078.92 SQ FT.)