

ORDINANCE 2003 A259

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 404-28-014G FROM R1L-35 TO R2-1 TO ACCOMMODATE MULTIPLE DWELLING UNITS. THE LOCATION OF THE SITE IS 344 S. 7TH STREET.

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 here by finds as follows:

- A. A request for **Zoning Map Change 2003-05** was filed by Dobie Champion for Housing and Hardware Corp owners, for the purpose of rezoning parcel **404-28-014G from R1L-35 to R2-1**. The legal description is attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **July 10, 2003** in public hearing that was advertised and posted according to state law and by the Town Council on **July 23, 2003**.
- 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 2003-05** 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 located adjacent to existing residentially zoned properties and is in agreement with the Town's General Plan Land Use Map; therefore, the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.

- C. The Town Council hereby approved **Zoning Map Change 2003-05** for the purpose of allowing multiple dwelling units.
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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by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.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. Penalty clause if applicable. Any person found guilty of violating any provision of this ordinance shall be guilty of a Class 2 misdemeanor. Each day that a violation continues shall be a separate offense punishable as herein above described.
- Section 5. 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 **23rd day of July 2003**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: Mitch Dickinson
Mitch Dickinson, Mayor

Date: July 24, 2003

Attest: Deborah Barber
Deborah Barber, Town Clerk

Approved as to form:

Julie Krieh
Julie Krieh, Town Attorney

EXHIBIT A

A portion of the North Half of Section 31, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at the west quarter-corner of said Section 31;

Thence North 01 degrees, 50 minutes, 51 seconds East, along the west line of said Section 31, a distance of 1322.66 feet to the Northwest corner of the South Half of the Northwest quarter of said Section 31;

Thence South 89 degrees, 59 minutes, 31 seconds East, along the north line of said South Half of the Northwest quarter, a distance of 2475.08 feet;

Thence North 89 degrees, 57 minutes, 51 seconds East, along said north line, a distance of 662.47 feet;

Thence South 00 degrees, 13 minutes, 46 seconds East, a distance of 320.61 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 00 degrees, 13 minutes, 46 seconds East, a distance of 360.79 feet to the north right-of-way of Lane Street;

Thence South 89 degrees, 58 minutes, 00 seconds West, along said right-of-way, a distance of 197.18 feet;

Thence Northwesterly, along said right-of-way, on a curve to the right, having a radius of 25.00 feet, through a central angle of 93 degrees, 43 minutes, 43 seconds, a distance of 40.90 feet to the east right-of-way of Cliffs Parkway;

Thence Northerly, along said right-of-way, on a curve to the left, having a radius of 320.48 feet, through a central angle of 03 degrees, 55 minutes, 25 seconds, a distance of 21.95 feet;

Thence North 00 degrees, 13 minutes, 46 seconds West, along said right-of-way, a distance of 166.67 feet;

Thence Northwesterly, along said right-of-way, on a curve to the left, having a radius of 264.00 feet, through a central angle of 28 degrees, 25 minutes, 18 seconds, a distance of 130.96 feet;

Thence North 61 degrees, 20 minutes, 56 seconds East, a distance of 36.18 feet;

Thence North 89 degrees, 16 minutes, 13 seconds East, a distance of 221.30 feet to the TRUE POINT OF BEGINNING.