

ORDINANCE NO. 2000 A165

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE 00-03 FROM R11-35 TO C2 FOR TAX PARCEL 404-28-015X. THE PURPOSE OF THIS ZONING MAP CHANGE IS TO BRING THE PARCEL INTO COMPLIANCE WITH THE LAND USE MAP OF THE TOWN AND ALLOW FOR COMMERCIAL DEVELOPMENT.

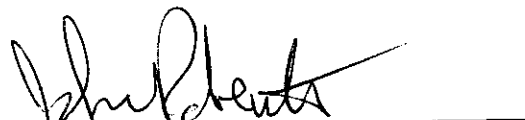
SITE LOCATION: On Finnie Flat Road on either side of Frontier Bank.

- I. The Town Council of the Town of Camp Verde hereby finds as follows:
 - A. A request for a Zoning Map Change 00-03 was filed by Mike Gardner of Casa Verde Consultants, agent for Verde Central Properties owner, for the purpose of allowing for commercial development. The legal description will be attached as Exhibit A.
 - B. The zoning map change was reviewed by the Planning Commission on September 7, 2000 and by the Town Council on September 20, 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 00-03 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 commercially zoned properties and is in agreement with the Town's Land Use Map; 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 00-3 for the purpose of allowing for commercial development with the following stipulations:
 - A. Curb, gutter, and sidewalk along Finnie Flat Road to the corner of Cliffs Parkway are mandatory at the time of development.

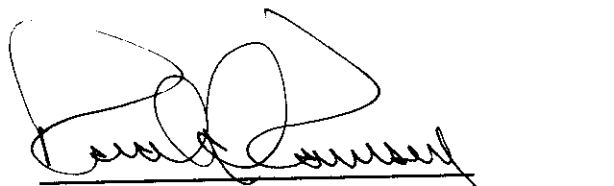
**PASSED AND ADOPTED AT A REGULAR SESSION OF THE TOWN COUNCIL OF
THE TOWN OF CAMP VERDE, ARIZONA ON SEPTEMBER 20, 2000.**

WITNESS:


Barbara Miller, Mayor


John Roberts
Economic Development Director

APPROVED AS TO FORM:


Ronald Ramsey, Town Attorney

Sent To : Budget
Fax # : 634-2312
Date : 9-25-00
Time : 10:30 AM
Fax'd By : CJB

Effective Date: October 30, 2000

Please Publish: September 27 and October 4th

EXHIBIT A

Legal Description of the Western portion of parcel 404-28-015X containing 1.4141 Acres more or less:

A portion of the N1/2 of Section 31, T14N, R5E, G&SRB&M, Yavapai County, Arizona, more particularly described as follows:

Commencing at the West ¼ corner of said Section 31; thence N01o50'51"E, along the West Line of said Section 31, a distance of 1239.54 feet to the South ROW of Finnie Flat Road; thence N89o18'01"E, along said ROW, a distance of 1725.96 feet to the TRUE POINT OF BEGINNING; thence continuing N89o18'01"E, and distance of 307.64 feet; thence S00o13'46"E, a distance of 200.01 feet; thence S89o18'01"W, a distance of 308.37 feet; thence N00o01'16"W, a distance of 200.01 feet to the TRUE POINT OF BEGINNING.

Legal Description of the Eastern portion of parcel 404-28-015X containing 1.2779 Acres more or less:

A portion of the N1/2 of Section 31, T14N, R5E, G&SRB&M, Yavapai County, Arizona, more particularly described as follows:

Commencing at the West ¼ corner of said Section 31; thence N01o50'51"E, along the West line of said Section 31, a distance of 1239.54 feet to the South ROW of Finnie Flat Road; thence N89o18'01"E, along said ROW, a distance of 2283.59 feet to the TRUE POINT OF BEGINNING; thence continuing N89o18'01"E, a distance of 237.77 feet to the West ROW of Cliffs Parkway; thence Southeasterly, along said ROW, on a curve to the left, having a radius of 264.00 feet, through a central angle of 52o48'56", a distance of 243.36 feet; thence s89O18'01"W, a distance of 362.48 feet; thence N00o13'46"W, a distance of 200.01 feet to the TRUE POINT OF BEGINNING.