

ORDINANCE NO. 2000 A166

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING ZONING MAP CHANGE 00-03 FROM R1I-35 TO R2 FOR TAX PARCEL 404-28-026C. THE PURPOSE OF THIS ZONING MAP CHANGE IS TO ALLOW FOR MULTI-FAMILY DWELLINGS.

SITE LOCATION: On the corner of Cliffs Parkway and General Cook Trail.

- I. The Town Council of the Town of Camp Verde hereby finds as follows:
 - A. A request for a Zoning Map Change 00-04 was filed by Mike Gardner of Casa Verde Consultants, agent for Verde Central Properties owner, for the purpose of allowing for multi-family dwellings. 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 00-04 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 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 00-04 for the purpose of allowing for commercial development with the following stipulations:
 - A. Curb, gutter, and sidewalk along Cliffs Parkway are mandatory at the time of development.
 - B. No access onto General Crook Trail will be developed.

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

Barbara Miller, Mayor

John Roberts

John Roberts
Economic Development Director

APPROVED AS TO FORM:

Ronald Ramsey

Ronald Ramsey, Town Attorney

Sent To : Bugle
Fax # : 624-2312
Date : 9-25-00
Time : 10:30 am
Fax'd By : CJB

Effective Date: October 30, 2000

Please Publish: Sept. 27th and Oct. 4th

EXHIBIT A

LEGAL DESCRIPTION OF PARCEL 404-28-026C IS PARCEL A AND PARCEL B MINUS THE DEDICATION OF CLIFFS PARKWAY RIGHT OF WAY.

Parcel A containing 1.0698 Acres more or less:

A portion of the SE1/4 of the SW ¼ of Section 31, T14N, R5E, G&SRB&M, Yavapai County, Arizona, more particularly described as follows:

Commencing at the NW corner of said SE1/4 of the SW ¼; thence S89o59'30"E, along the North line of said SE1/4 of the SW1/4, a distance of 142.29 feet to the TRUE POINT OF BEGINNING; thence continuing S89o59'30"E, a distance of 100.71 feet; thence S00o56'49"E, a distance of 446.83 feet to the centerline of a County Highway as recorded in Book 5 of Maps, Page 62, records of Yavapai County, Arizona; thence Southwesterly, along said centerline on a curve to the left, having a radius of 2864.93 feet, through a central angle of 02o06'24", a distance of 105.34 feet; thence N00o56'49"W, a distance of 479.43 feet to the TRUE POINT OF BEGINNING.

Parcel B:

A portion of the SE1/4 of the SW ¼ of Section 31, T14N, R5E, G&SRB&M, Yavapai County, Arizona, more particularly described as follows:

Commencing at the NW corner of said SE1/4 of the SW ¼; thence S89o59'30"E, along the North line of said SE ¼ of the SW ¼, a distance of 37.29 feet to the TRUE POINT OF BEGINNING; thence continuing S89o59'30"E, a distance of 105.00 feet; thence S00o56'49"E, a distance of 479.43 feet to the centerline of a County Highway as recorded in Book 5 of Maps, Page 62, records of Yavapai County, Arizona; thence Southwesterly along said centerline on a curve to the left, having a radius of 2864.93 feet, through a central angle of 02o14'13", a distance of 111.85 feet; thence N00o52'43"W, a distance of 518.04 feet to the TRUE POINT OF BEGINNING.