

ORDINANCE NUMBER 594

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AMENDING THE ZONING MAP OF THE CITY OF COTTONWOOD, ARIZONA, FOR A PARCEL OF LAND TOTALING APPROXIMATELY 105 ACRES IN SIZE (QUAIL CANYON SUBDIVISIONS, UNITS I & II;) SO AS TO CHANGE CERTAIN DISTRICT BOUNDARIES AND CLASSIFICATIONS THEREOF FROM THE PRESENT ZONING OF R-1L-70 (RESIDENTIAL/SINGLE FAMILY) TO PAD (PLANNED AREA DEVELOPMENT).

WHEREAS, the Planning & Zoning Commission held a public hearing on January 28, 2013, concerning the rezoning of Quail Canyon Subdivisions, Units I & II, and has recommended approval of this request; and

WHEREAS, the requirements of A.R.S. § 9-462.04 have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AS FOLLOWS:

**Section 1:** That the following described parcels of land lying within the City of Cottonwood, Yavapai County, Arizona, shall be and are hereby reclassified from R-1L-70 (Residential/Single Family) to PAD (Planned Area Development), subject to the applicant's compliance with the conditions and stipulations set forth below under Section 2.

**Legal Description**

A portion of Sections 15 and 22 of Township 15 North, Range 3 East of the Gila and Salt River Basin of the Meridian, Yavapai County, Arizona, more particularly described as Quail Canyon Subdivision, Units I and II.

**Section 2:** That the Planning and Zoning Commission and City Council have determined the following items necessary as conditions of the zoning approval to protect the public health, safety and general welfare:

1. That an exception is approved (subject to Sec. 424.B.15) relieving the requirement to submit a Master Development Plan on the basis that the subdivision is already platted and fully developed and was accepted by the City as part of the annexation

which occurred in 2011; and in the interest of protecting the integrity of the existing wash corridors.

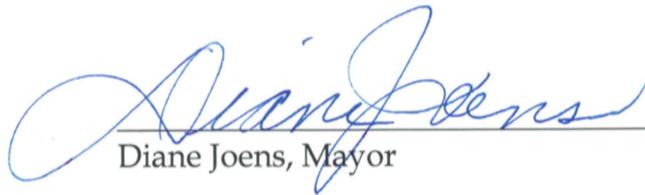
2. That the residential sites be developed in conformance with the letter of intent, dated 12-28-12; and with the associated site plan.
3. That disclosure statements be recorded for all affected parcels and all adjoining parcels acknowledging the adjusted building envelopes.

**Section 3:** The zoning map shall be amended to reflect this zone change only upon compliance with all zoning conditions set forth herein.

**Section 4:** That at least three (3) copies of the zoning map of the City of Cottonwood, Arizona, as hereby amended be kept in the office of the City Clerk for public use and inspection.

**Section 5: Severability:** That if any section, subsection, sentence, clause, phrase or portion of this ordinance adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions thereof.

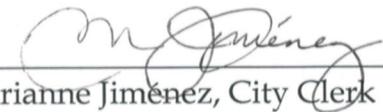
PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, THIS 5TH DAY OF MARCH 2013.

  
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Diane Joens, Mayor

APPROVED AS TO FORM:

ATTEST:

  
\_\_\_\_\_  
Steve Horton, Esq.  
City Attorney

  
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Marianne Jimenez, City Clerk