

ORDINANCE NUMBER 621

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 1.96 ACRES, LOCATED AT 950 SOUTH CAMINO REAL (APN 406-04-046H,) SO AS TO CHANGE CERTAIN DISTRICT BOUNDARIES AND CLASSIFICATIONS THEREOF FROM THE PRESENT ZONING OF C-1 (LIGHT COMMERCIAL,) TO PAD (PLANNED AREA DEVELOPMENT.)

WHEREAS, the Planning & Zoning Commission held a public hearing on February 22, 2016, concerning the rezoning of property owned by V and D Enterprises, 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 parcel of land, APN 406-04-046H, lying within the City of Cottonwood, Yavapai County, Arizona, shall be and is hereby reclassified from C-1 (Light Commercial,) to PAD (Planned Area Development,) subject to the applicant's compliance with the conditions and stipulations set forth below under Section 2 below.

Legal Descriptions

APN 406-04-046H

PARCEL I:

A PARCEL OF GROUND LYING IN SECTION 2, TOWNSHIP 15 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, BEING A PORTION OF THAT PARCEL SHOWN AS "1.96 ACRES" ON A RESULTS OF SURVEY PLAT RECORDED IN BOOK 96 OF LAND SURVEYS, PAGES 74-75 (USED AS A BASIS OF BEARINGS FOR THIS DESCRIPTION AND HEREAFTER REFERRED TO AS "R"), SAID NEW PARCEL NOW DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 1.96 ACRE PARCEL AS SHOWN ON R;

THENCE NORTH 19 DEGREES 18 MINUTES 36 SECONDS EAST 53.07 FEET (NORTH 19 DEGREES 13 MINUTES 28 SECONDS EAST 52.93 FEET PER LEGAL DESCRIPTION PREPARED BY LANDMARK ENGINEERING & SURVEYING, JOB NO. 96157, FOR THE NEW ALIGNMENT OF ELM STREET, SAID DOCUMENT HEREAFTER REFERRED TO AS "R1") TO A FOUND 1/2 INCH REBAR AND CAP STAMPED "LS 19853" AT THE TRUE POINT OF BEGINNING;

THENCE NORTH 19 DEGREES 09 MINUTES 20 SECONDS EAST 407.82 FEET TO THE NORTHWEST CORNER OF THE SHOWN IN R;

THENCE SOUTH 70 DEGREES 47 MINUTES 55 SECONDS EAST 199.93 FEET TO THE NORTHEAST CORNER OF THE PARCEL SHOWN IN R;

THENCE SOUTH 19 DEGREES 09 MINUTES 22 SECONDS WEST 362.36 FEET TO A FOUND 1/2 INCH REBAR AND CAP STAMPED "LS 19853" ACCEPTED AS THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN R1;

THENCE NORTH 83 DEGREES 36 MINUTES 35 SECONDS WEST 204.99 FEET TO THE TRUE POINT OF BEGINNING.

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:

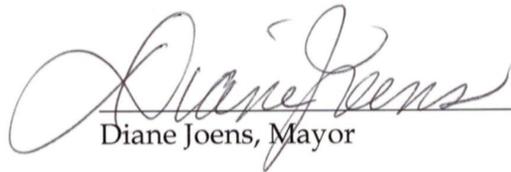
1. That the project is developed in conformance with the Master Development Plan submitted January 25, 2016.
2. That the project conforms to Code Review Board comments dated June 18, 2015.
3. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued by the timeframe specified.

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.

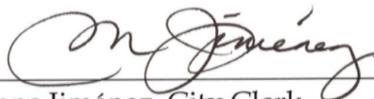
PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, THIS 16TH DAY OF APRIL 2016.


Diane Joens, Mayor

APPROVED AS TO FORM:


Steve Horton, Esq.
City Attorney

ATTEST:


Marianne Jiménez, City Clerk