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RECEPTION # 2017-0019952
RECORDED ON 4-24-17 AT 11:13
LESLIE M. HOFFMAN, YAVAPAI CO. RECORDER

DEPUTY

ORDINANCE NO. 828

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC16-009) BY CHANGING THE ZONING CLASSIFICATION OF PRESCOTT VALLEY UNIT 2, LOT 414 FROM R1L-10 (RESIDENTIAL; SINGLE-FAMILY LIMITED) TO RS (RESIDENTIAL AND SERVICES); AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, Prescott Valley Unit 2 was recorded August 12, 1966 and was included as part of the original Order of Incorporation of the Town of Prescott Valley on August 28, 1978; and

WHEREAS, in December of 2016 an application was submitted by Home Tech Investments, LLC, for a Zoning Map Change (ZMC16-009) from R1L-10 (Residential; Single-Family Limited) to RS (Residential and Services) on Prescott Valley Unit 2, Lot 414 located at 3881 N. Robert Rd.; and

WHEREAS, the Prescott Valley Planning and Zoning Commission held a public hearing on said application at its regular meeting on February 13, 2016 and voted to recommend approval of the Zoning Map Change finding that the zoning and land use were in conformance with the General Plan designation is that of PAD 6-II in the *General Plan 2025*, which allows for a mix of commercial and residential land uses; and

WHEREAS, the Town Council has considered this recommendation at its regular meetings held on March 9, 2017, and March 23, 2017, and has determined that such re-zoning (as conditioned) will be beneficial to the community and is in conformity with the Prescott Valley *General Plan 2025*; and

WHEREAS, the Town Council finds that the procedures required by ARS §§9-462.03 and 9-462.04 (and by Article 13-30 of the Prescott Valley Town Code) have been met related to this zoning action;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, as follows:

SECTION 1. That the Zoning Map of the Town of Prescott Valley be hereby amended from R1L-10 to RS zoning for **Prescott Valley Unit 2, Lot 414**

SECTION 2. That this amendment is hereby expressly conditioned as follows:

1. Development shall be in general conformance with the attached site plan (Exhibit "A") and all applicable Town Code requirements, particularly the screening and buffering requirements outlined within Article 13-26 of the Town Code and specifically all storage on site will be inside and no screening or storage is allowed in front of the building.
2. Any structures shall be no more than one (1) story in height.

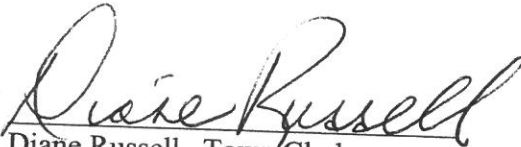
In the event of non-compliance with any of the above conditions, the zoning designation for the described property shall revert from RS back to the original designation of R1L-10 in accordance with the procedures set forth in ARS §9-462.01(E).

SECTION 3. That this Ordinance shall be effective thirty (30) days after its passage and approval according to law.

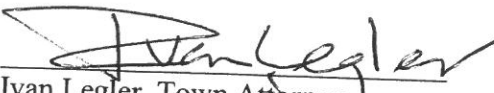
PASSED AND APPROVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, this 23th day of March, 2017.


HARVEY C. SKOG, Mayor

ATTEST:

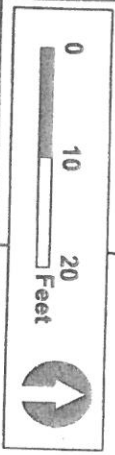

Diane Russell, Town Clerk

APPROVED AS TO FORM:


Ivan Legler, Town Attorney

Robert Rd

EXISTING CURB / SIDEWALK 78'

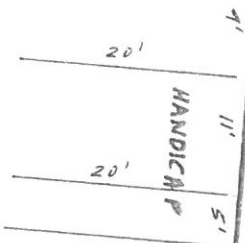
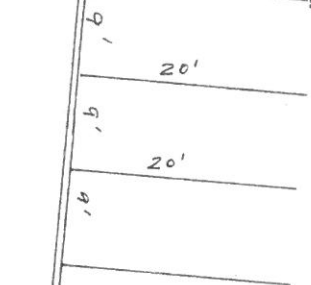


Landscaping

POLL SIGN

24'

Landscaping



Paved
Maneuvering
Area, or
Additional
Parking

120'

Town Owned Vacant Lot

12'

120'

C1 Zoning

Apx 600 SF
Garage/Storage

Apx 600 SF
Office Area

5' SETBACK

DRAINAGE EASEMENT

Drainage Channel Headwall

78'