

**ORDINANCE NO. 873**

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC20-001) TO CHANGE THE ZONING CLASSIFICATION OF AN APPROXIMATE ONE-HALF (0.5) ACRE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF SPOUSE DRIVE AND HOFFMAN ROAD FROM C1-3 (COMMERCIAL; NEIGHBORHOOD SALES AND SERVICES) TO RS-3 (RESIDENTIAL AND SERVICES) ZONING; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the subject property consists of approximately 0.5 acres consisting of four adjacent lots in Prescott Valley Unit Five; and

WHEREAS, in January of 2020, Matt Hepperle applied for the re-zoning (ZMC20-001) of the subject property, approximately one-half (0.5) acre from C1-3 (Commercial; Neighborhood Sales and Services) to RS-3 (Residential and Services) located on the southwest corner of Spouse Drive and Hoffman Road; and

WHEREAS, at its regular meeting on February 10, 2020, the Prescott Valley Planning and Zoning Commission recommended approval of ZMC10-001; and

WHEREAS, the Council held a public hearing on March 12, 2020, and has considered this Ordinance on March 12, 2020 and March 26, 2020, and has determined that re-zoning ZMC20-001 (as conditioned) will be beneficial to the community and is congruent with the Prescott Valley *General Plan 2025*; and

WHEREAS, the Mayor and Council find 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 complied with in connection with this zoning action; and

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 C1-3 to RS-2 zoning for the following-described real property:

**[See Exhibit "A" attached hereto and expressly made a part hereof.]**

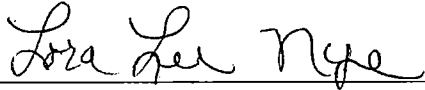
The above-described property containing an area of approximately one-half (0.5) acres, more or less.

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


1. Use of the property shall be in conformance with all Town Code Requirements.

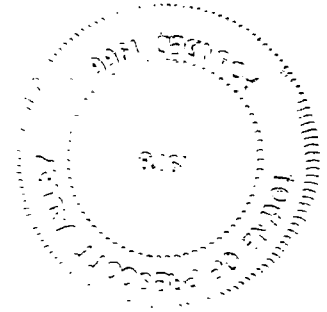
SECTION 3. That this Ordinance shall be effective thirty (30) days after its passage and approval according to law.

PASSED AND APPROVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, this 26<sup>th</sup> day of March, 2020.

  
\_\_\_\_\_  
Lora Lee Nye, Vice Mayor

ATTEST:

  
\_\_\_\_\_  
Fatima Fernandez, Deputy Town Clerk



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Ivan Legler, Town Attorney

## **EXHIBIT A**

Lots 1138, 1139, 1140, and 1141 of Prescott Valley Unit Five, according to the plat of record in Book 13 of Maps, Page 11, records of Yavapai County, Arizona. APN: 103-25-074, 103-25-075, 103-25-076, 103-25-077

MEIXNER RD

WAGON WAY

APACHE DR

SPOUSE DR

**SITE**

TRACY DR

HOFFMAN RD

KATIE CIR W

KATIE CIR E

