

ORDINANCE NUMBER 719

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, ADOPTING CITY ZONING IN THE RIVER AVENUE ANNEXATION AREA.

WHEREAS, the Council finds that it is reasonable and appropriate to change the zoning in the River Avenue Annexation area annexed under Ordinance Number 718, from the Yavapai County zoning of C2-3 and R1L-18, to the City's zoning designations of C-2 (Heavy Commercial) and CF (Community Facility) as indicated on the attached map (Exhibit A) for the approximately six acres of land under said annexation; and

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

**Section 1:** That the following described parcels of land consisting of approximately six acres of land, all lying within the City of Cottonwood, Yavapai County, Arizona, shall be and are hereby reclassified from the current Yavapai County zoning of C2-3 and R1L-18, to the City's zoning designation of C-2 (Heavy Commercial) and CF (Community Facility) as shown on the map attached hereto as Exhibit "A."

1. APN 406-07-009 and 406-07-010, as described in Book 3885 Page 874 Official Records of Yavapai County, Arizona:

**PARCEL I**

That portion of the Northwest quarter of the Southwest quarter of Section 1, Township 15 North, Range 3 East of the Gila and Salt River Base and Meridian, lying west of the Verde River, described as follows:

**BEGINNING** at a point where a surveyor's landmark is set on the Westerly boundary line of Section 1, above Township and Range, 320 feet North of the Southwest Corner of the Northwest quarter of the Southwest quarter of said Section 1, running thence along said Section line 600 feet to the center of the channel of the Verde River;

Thence Southeasterly along the center of said river channel approximately 900 feet to a point that lies due East, 350 feet from the West line of Said Section and 90 Feet south of the POINT OF BEGINNING;

Thence South 08°50'10" East, (South 09°31' recorded) along said center channel, a distance of 101.76 feet to the existing Northerly right of way line of Alternate U.S. Highway 89;

Thence North 83°36'30" East, along said right of way line, a distance of 56.50 feet to an angle point thereon;

Thence North 06°23'30" West continuing along said right of way line, a distance of 60.00 feet;

Thence continuing North 06°23'30" West, 40.00 feet;

Thence South 85°10'24" West, 60.87 feet to the **POINT OF BEGINNING**, and to the underlying fee interest in and to the existing right of way of Alternate U.S. Highway 89.

**3. APN 800-17-044V (portion), River Avenue right-of-way:**

A parcel of land located in the Northeast quarter of the Southeast quarter of Section 2, Township 15 North, Range 3 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly describes as follows:

All of that portion of the River Avenue right-of-way in Oasis Colony Subdivision, recorded in Book 2 Page 29 of Maps, Records of Yavapai County, Arizona, lying north of the State Route 89A right-of-way.

**Section 3:** 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 4: 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, ARIZONA, THIS 20TH DAY OF SEPTEMBER 2021.

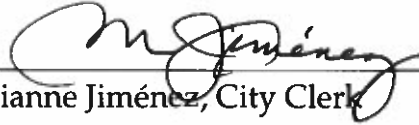
  
\_\_\_\_\_  
Tim Elinski, Mayor

APPROVED AS TO FORM:

ATTEST:



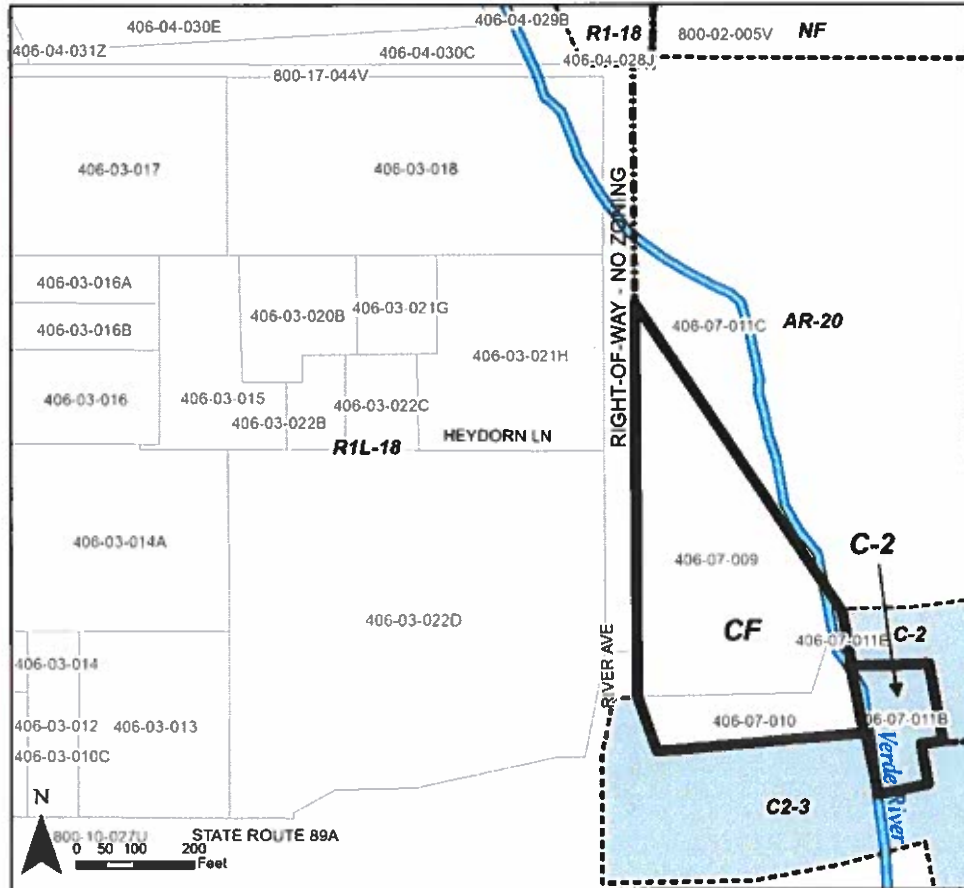
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Steven B. Horton, Esq., City Attorney





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Marianne Jiménez, City Clerk

Exhibit "A"

Adoption of Zoning: River Avenue Annexation Area



-  PROPOSED ZONING BOUNDARY
-  CURRENT CITY BOUNDARY

