

ORDINANCE NUMBER 729

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, APN 406-04-053M, SO AS TO CHANGE CERTAIN DISTRICT BOUNDARIES AND CLASSIFICATIONS THEREOF FROM THE PRESENT ZONING DESIGNATION OF R-1 (SINGLE FAMILY RESIDENTIAL), TO R-2 (SINGLE FAMILY/MULTI-FAMILY).

WHEREAS, at a public meeting held on December 19, 2022, the Planning & Zoning Commission unanimously voted in support of a proposal to rezone a parcel of land located at 1798 East Fir Street (APN 406-04-053M), from R-1 to R-2; 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, 406-04-053M lying within the City of Cottonwood, Yavapai County, Arizona, shall be and is hereby reclassified from R-1 (Single Family Residential), to R-2 (Single Family/Multi-Family):

Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 89° 48' 10" EAST (NORTH 89° 48' 44" EAST RECORD) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 671.54 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 205.69 FEET;

THENCE EAST 51.55 FEET;

THENCE NORTH 190.45 FEET;

THENCE EAST 331.90 FEET;

THENCE SOUTH 06°31'28" EAST (SOUTH 06 °30' 52" EAST RECORD),
197.92 FEET TO THE P.C. OF A CURVE IN A SOUTHERLY DIRECTION;

THENCE ALONG SAID CURVE TO THE WEST, HAVING A RADIUS OF
450.00 FEET, A CENTRAL ANGLE OF 25 °35' 52" (25 °35' 50" RECORD),
201.04 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF
THE SOUTHWEST QUARTER;

THENCE SOUTH 89 °48' 10" WEST (SOUTH 89 °48' 44" WEST RECORD),
384.15 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING WITHIN FIR STREET AND EL
CAMINO REAL AS SHOWN ON PLAT OF LOMA SINAGUA,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF YAVAPAI COUNTY, ARIZONA IN BOOK 32
OF MAPS, PAGE 35; AND

EXCEPT ALL OIL, MINERALS, ORES AND METALS, AS RESERVED IN
INSTRUMENT RECORDED IN BOOK 187 OF DEEDS, PAGE 331.

Section 2: 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 3: **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 7TH DAY OF
FEBRUARY 2023.



Tim Elinski, Mayor

APPROVED AS TO FORM:



Steve Horton, Esq.
City Attorney

ATTEST:



Marianne Jiménez, City Clerk

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