

ORDINANCE NUMBER 725

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 CERTAIN PARCELS OF LAND (SPECIFICALLY, YAVAPAI COUNTY APN 'S 406-45-066 & 406-45-067) SO AS TO CHANGE THE PRESENT ZONING DESIGNATION OF AR-43 (AGRICULTURAL RESIDENTIAL) TO R-3 (MULTIPLE FAMILY RESIDENTIAL).

WHEREAS, at a public meeting held on October 17, 2022, the Planning & Zoning Commission unanimously voted in support of a proposal to rezone certain land located at 1642 and 1644 East Birch Street (APN'S 406-45-066 & 406-45-067), to allow for the rezoning of the parcels; 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 parcels of land, APN'S 406-45-066 and 406-45-067, lying within the City of Cottonwood, Yavapai County, Arizona, shall be and are hereby reclassified from AR-43 (Agricultural Residential), to R-3 (Multiple Family Residential).

**Legal Descriptions**

**Parcel I: APN 406-45-066**

That part of the Southwest quarter of the Southwest quarter of Section 35, Township 16 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 Section;

Thence North 510 feet to a point on the West line of said Section;

Thence East 367.5 feet to the TRUE POINT OF BEGINNING;

Thence North 379.75 feet;

Thence East 100 feet;

Thence South 379.75 feet;

Thence West 100 feet to the TRUE POINT OF BEGINNING.

**Parcel II: APN 406-45-067**

That part of the Southwest quarter of the Southwest quarter of Section 35, Township 16 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 Section;

Thence North 510 feet to a point on the West line of said Section;

Thence East 467.5 feet to the TRUE POINT OF BEGINNING;

Thence North 379.75 feet;

Thence East 100 feet;

Thence South 379.75 feet;

Thence West 100 feet to the TRUE POINT OF BEGINNING.

**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.

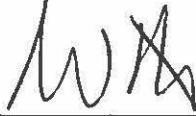
**Section 3:** **Severability:** That if any section, subsection, sentence, clause, phrase or portion of this ordinance adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE  
MAYOR OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, THIS 6<sup>th</sup> DAY OF  
DECEMBER 2022.



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Tim Elinski, Mayor

APPROVED AS TO FORM:



\_\_\_\_\_  
Steve Horton, Esq.  
City Attorney

ATTEST:



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Marianne Jiménez, City Clerk

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