

ORDINANCE NO. 669-20

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AMENDING THE ZONING CLASSIFICATION OF LOT 2B, BLOCK 16A FROM CENTRAL BUSINESS DISTRICT, CBD TO COMMUNITY COMMERCIAL, C-2.

WHEREAS, the City of Page Planning and Zoning Commission held a public hearing on Zoning Case No. ZON 20-4 on February 18th, 2020, to consider amending the zoning classification of Lot 2B Block 16A, located on South Navajo Dr., from the zoning classification of Central Business District, CBD to the zoning classification of Community Commercial District, C-2; and

WHEREAS, due and proper notice of such public hearing before the City of Page Planning and Zoning Commission was given in the time, form, substance and manner provided by law; and

WHEREAS, the City of Page Planning and Zoning Commission has unanimously recommended the adoption of Zoning Case No. ZON 20-4 as aforesaid; and

WHEREAS, the Mayor and City Council have determined that the zoning classification amendment conforms to the City of Page General Plan and desire to accept the recommendation of the City of Page Planning and Zoning Commission and rezone Lot 2B Block 16A as described.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, as follows:

SECTION 1. The zoning classification of the parcel of land identified as Lot 2B Block 16A with the legal description attached to this document as Exhibit A is hereby amended from the zoning classification of Central Business District, CBD to the zoning classification of Community Commercial District, C-2. Development shall be in accordance with the requirements the City of Page Zoning Ordinance.

Section 2. That the City of Page Zoning Map is hereby amended to reflect the zoning classification change.

Section 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed, effective thirty (30) days from the adoption hereof.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the

decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

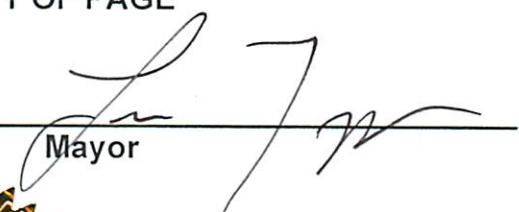
Section 5. Any person found responsible for violating this Ordinance shall be subject to the penalties set forth in § 152.999, PENALTY, of the Code of the City of Page.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this 26th day of February, 2020, by the following vote:

Ayes	<u>7</u>
Nays	<u>0</u>
Abstentions	<u>0</u>
Absent	<u>0</u>

CITY OF PAGE

By



Mayor

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY



EXHIBIT A

Proposed Lot 2B, Block 16A, City of Page Arizona Townsite.

The perimeter of said proposed Lot 2B being more particularly described by metes and bounds as follows:

Commencing at an existing ring and lid survey monument located at the centerline intersections of Elm Street and Lake Powell Boulevard in the City of Page, Arizona; thence South $37^{\circ}38'02''$ East 1,064.06 feet along the basis of bearing and the chord of the centerline arc for Lake Powell Boulevard to an existing ring and lid survey monument located at the centerline intersections of South Navajo Drive and Lake Powell Boulevard; thence North $50^{\circ}38'41''$ East 196.41 feet along the centerline of South Navajo Drive; thence South $39^{\circ}21'19''$ East 44.00 feet to the most Westerly corner of Lot 2, Block 16A according to the official plat thereof, on file at Instrument No. 3631 in Case: 3, Map: 210, in the Office of the Recorder, Coconino County, Arizona; thence North $50^{\circ}38'41''$ East 312.52 feet along the Southerly line of South Navajo Drive to the Point of Beginning.

Thence continuing North $50^{\circ}38'41''$ East 180.485 feet along the Southerly line of South Navajo Drive to a point of curvature; thence Easterly, a distance of 39.27 feet along the arc of a 25.00 foot radius curve to the right (long chord bears South $84^{\circ}21'19''$ East 35.36 feet) through a central angle of $90^{\circ}00'00''$ to a point of tangency on the Southwesterly line of Ninth Avenue; thence South $39^{\circ}21'19''$ East 193.00 feet (plat=192.99 feet) to the most Easterly corner of said Lot 2; thence South $50^{\circ}38'41''$ West 205.75 feet along the lot line common to Lots 2 and 3, Block 16-A; thence North $39^{\circ}17'06''$ West 218.00 feet to the Point of Beginning.

Containing approximately 44,690 square feet or 1.026 acres.