

ORDINANCE NO. 695-22

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AMENDING THE ZONING CLASSIFICATION OF PARCEL NO. 80218008W FROM PLANNED DEVELOPMENT (PD) TO SINGLE-FAMILY RESIDENTIAL-5 (R1-5).

WHEREAS, the City of Page Planning and Zoning Commission held a public hearing on Zoning Case No. ZON 22-005 on June 7, 2022, to consider amending the zoning classification from Planned Development District, (PD), to the zoning classification of Single-Family Residential-5 District (R1-5); 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 22-005 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 after considering the individual property rights and personal liberties of the residents of the City, and the probable impact of the proposed zoning on the cost to construct housing for sale or rent, desire to accept the recommendation of the City of Page Planning and Zoning Commission and rezone Parcel No. 80218008W, which is approximately 18.70 acres as further defined as a Minor Subdivision of Unsubdivided Land into Tract A, Block 280, Section 6, Township 40 North, Range 9 East, Gila and Salt River Meridian, Coconino County, Arizona, as more particularly described in Exhibit A; and

WHEREAS, A.R.S. § 9-802 allows a City to adopt a code or public record by reference.

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

Section 1. The legal description of Parcel No. 80218008W attached hereto as Exhibit A and incorporated herein by reference, is hereby declared a public record. A minimum of one paper copy and one electronic copy of Exhibit A shall be maintained in compliance with A.R.S. § 44-7041 in the office of the City Clerk and shall be available for public inspection during normal business hours.

Section 2. The zoning classification of Parcel No. 80218008W, which is approximately 18.70 acres as further defined as a Minor Subdivision of Unsubdivided Land into Tract A, Block 280, Section 6, Township 40 North, Range 9 East, Gila and Salt River Meridian, Coconino County, Arizona, as more

particularly described in Exhibit A, is hereby amended from the zoning classification of Planned Development District, (PD), to the zoning classification of Single-Family Residential-5 District, (R1-5) subject to one condition of approval as agreed by the owner/applicant: A six-foot tall "screen wall" with trees planted every 30-feet-on-center shall be constructed as part of, and along the entire length of, the eastern side of the proposed future housing subdivision during development, to the specifications in the City Zoning Code, Chapter 152, Section 057. All development shall be in accordance with all applicable regulations.

Section 3. That the City of Page Zoning Map is hereby amended to reflect the zoning classification change.

Section 4. 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 5. 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.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this 22nd day of June, 2022, by the following vote:

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

CITY OF PAGE

By William R. Deak
Mayor

ATTEST:

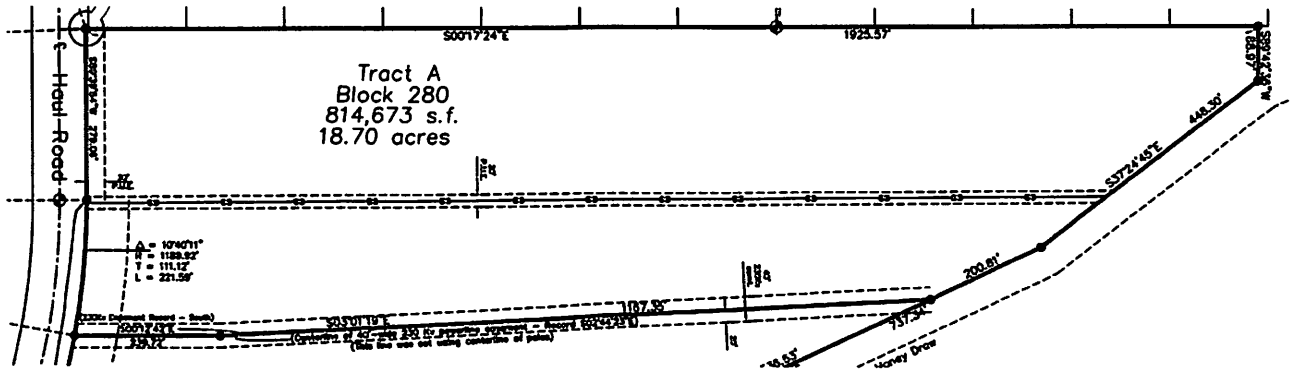
Kim Larson
CITY CLERK

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY

EXHIBIT A

PROPERTY SURVEY



LEGAL DESCRIPTION

Parcel #80218008W, as further described below:

Minor Subdivision of Unsubdivided Land Into Tract A, Block 280, Section 6, Township 40 North, Range 9 East, Gila and Salt River Meridian, Coconino County, Arizona.