

ORDINANCE NO. 730-24

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AMENDING THE ZONING CLASSIFICATION OF PARCEL NO. 80114001V FROM PLANNED DEVELOPMENT MULTI-FAMILY RESIDENTIAL (PDRM) TO COMMUNITY COMMERCIAL (C-2) ZONING.

WHEREAS, the City of Page Planning and Zoning Commission held a Public Hearing on Zoning Case No. ZON 24-001 on July 2, 2024, to consider amending the Planned Development Multi-Family Residential (PDRM) zoning designation to the Community Commercial (C-2) zoning designation; 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 voted 5 to 1 to recommend the adoption of Zoning Case No. ZON 24-001 as aforesaid; and

WHEREAS, the Mayor and City Council have determined that this zoning designation amendment conforms to the City of Page General Plan, and after considering the individual property rights of the property owners, decides to accept the recommendation of the City of Page Planning and Zoning Commission and rezone Parcel No. 80114001V to the Community Commercial (C-2) zoning designation.

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 Parcel No. 80114001V, which is approximately 11.22 acres, as further defined as: *LOT 6A, AMENDED PLAT OF TRACT ELD 3, LOTS 5 & 6, SECTION 30, TOWNSHIP 41 NORTH, RANGE 9 EAST, G&SRM, COCONINO COUNTY, CITY OF PAGE, ARIZONA, CASE 6, MAP 97*, from the Records of Coconino County Recorder's Office, Arizona, as more particularly described in Exhibit A, said Exhibit being incorporated herein by reference, is hereby amended from the Planned Development Multi-Family Residential (PDRM) zoning designation to the Community Commercial (C-2) zoning designation. Development shall be in accordance with all applicable regulations.

Section 2. That the City of Page Zoning Map is hereby amended to reflect the zoning designation 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 That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed, effective thirty (30) days from the adoption hereof.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.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this 21st day of August, 2024, by the following vote:

Ayes	<u>5</u>
Nays	<u>2</u>
Abstentions	<u>0</u>
Absent	<u>0</u>

CITY OF PAGE

By William R. Drake
Mayor

ATTEST:

[Signature]
CITY CLERK, Deputy

APPROVED AS TO FORM:

Joshua Smith by Sue Kennedy
CITY ATTORNEY Deputy City Clerk



EXHIBITS ON FILE AT:
PAGE CITY CLERK'S OFFICE
697 Vista Ave., Page, AZ

**EXHIBIT A
ZONE CHANGE BOUNDARY MAP AND LEGAL DESCRIPTION**



Zone Change Boundary Map – Parcel No. 80114001V

LEGAL DESCRIPTION

Parcel #80114001V, as further described below:

LOT 6A, AMENDED PLAT OF TRACT ELD 3, LOTS 5 & 6, SECTION 30, TOWNSHIP 41 NORTH, RANGE 9 EAST, G&SRM, COCONINO COUNTY, CITY OF PAGE, ARIZONA, CASE 6, MAP 97, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.