AGENDA

COUNCIL HEARS PLANNING & ZONING
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, OCTOBER 24, 2007
at 6:30 P.M.

1. **Call to Order**

> *As a reminder, if you are carrying a cell phone, pager, computer, two-way radio, or other sound device, we ask that you turn it off at this time.*

2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda –** All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.
   - **a) Approval of the Minutes:**
     1) October 10, 2007 – Work Session
     2) October 3, 2007 – Executive Session
     3) October 3, 2007 – Regular Session
     4) October 3, 2007 – Work Session
     5) September 26, 2007 – Council Hears P&Z
   - **b) Set Next Meeting, Date and Time:**
     1) Regular Session – November 7, 2007 at 6:30 p.m.
     2) Regular Session – November 14, 2007 at 6:30 p.m.
     3) Regular Session – November 21, 2007 at 6:30 p.m. – **CANCELLED**
     4) Council Hears Planning & Zoning – November 28, 2007 at 6:30 p.m.

5. **Call to the Public for Items not on the Agenda.**

6. **Council Informational Reports** Individual members of the Council may provide brief summaries of current events and activities. These summaries are strictly for informing the public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.

7. **Discussion, consideration, and possible appointment of a staff member to the Conflict Resolution Team that was established by the Yavapai County Board of Supervisors on the recommendation of the Regional Planning Group as an implementation element of the Verde Valley Regional Land Use Plan.** (Staff Resource: Nancy Buckel)

8. **Discussion, consideration, and possible approval of a request by American Heritage Academy to refund their building permit fees in the amount of $5,287.85.** (Staff Resource: Nancy Buckel)

9. **Discussion, consideration, and possible determination to either grant or deny an appeal to the Mayor and Council regarding the imposition of Development Fees in the amount of $2,378.00 for Building Permit #2007206M for a manufactured home to be placed on parcel 404-15-004 as submitted by Gary and Patty Maiers, owners.** (Staff Resource: Nancy Buckel)

10. **Public Hearing, discussion, consideration, and possible approval of Ordinance 2007-A344, an ordinance of the Town of Camp Verde, Yavapai County, Arizona changing the zoning for parcels 404-28-014U, 014V, 014W, and 014Z consisting of approximately 3.75 acres from R1L-35 to R1L-12. This rezoning is conditional on the development of a 10-lot subdivision. Construction permits must be issued within two years of the zoning change approval or this zoning will revert to prior zoning of R1L-35 through a hearing process.** This property is located on west side of 7th Street across from intersection of 7th & Head Streets in Camp Verde. (Staff Resource: Nancy Buckel)
    - **Call for STAFF PRESENTATION**
    - **Declare PUBLIC HEARING OPEN**
        - **Call for APPLICANT'S STATEMENT**
        - **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
        - **Call for APPLICANT'S REBUTTAL (if appropriate)**
    - **Declare PUBLIC HEARING CLOSED**
    - **Call for COUNCIL DISCUSSION**

11. **Discussion with designated representatives in order to consider Council's position and possible instruction to representatives regarding negotiations for the purchase of Forest Service land as a Town park site.** Note: Council may vote to go into executive session pursuant to ARS §38-431.03.A.7 for discussions or consultations with designated representatives in order to consider Council's position and instruct its representatives regarding negotiations for the purchase, sale, or lease of real property.

12. **Call to the Public for Items not on the Agenda.**

There will be no Public Input on the following items:

13. **Advanced Approvals of Town Expenditures**
    a) **There are no advanced approvals.**

14. **Manager/Staff Report**

15. **Adjournment**

Posted by: U Jones Date/Time: 10-19-07 8:20 a.m

Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Council may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

MINUTES
WORK SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room 106

WEDNESDAY, OCTOBER 10, 2007
6:30 P.M.

1. **Call to Order**
The meeting was called to order at 6:30 p.m.

2. **Roll Call**
Mayor Gioia, Councilors Smith, Kovacovich, Elmer and Parry were present; Vice Mayor Hauser and Councilor Garrison were absent.

Also Present: Town Manager Mike Scannell, Community Development Director Nancy Buckel, Parks & Recreation Director Lynda Moore, Library Director Gerry Laurito, Housing Director Matt Morris, Deputy Town Clerk Virginia Jones, and Recording Secretary Sharon McCormick.

3. **Pledge of Allegiance**
The Pledge was led by Smith

4. **Presentation and discussion of the Quarterly Reports with the following commissions, boards, and committees:**

a. **Board of Adjustment:** topics may include, but not be limited to, hearings and decisions that the Board made during the past quarter.

Hank Hoover gave a brief over-view, stating that only one hearing was held during this quarter. Mr. Hoover stated the Planning and Zoning Department is doing a great job, and when the department does the job, the hearings are very minimal. Ron Smith noted the Council requested the work session for a give and take and questioned if the Council could provide any help, Hoover responded the Board of Adjustments only has to meet when the applicant does not agree with the Department and meetings are few and far between

b. **Trails & Pathways Commission:** topics may include, but not be limited to, trails policy, new trails on trailheads, and Forest Service liaison.

This item was heard last due to the unavailability of the Chair. Perry Haddon stated the Commission meets the 2nd Tuesday of every month. He reviewed his written report, which is attached and becomes a permanent part of the minutes. Council questioned why there was a vacancy when Will Hill had been appointed. Haddon explained that once he was appointed, Hill spoke with his supervisor and was told it would be a conflict of interest and he was unable to accept the appointment. Haddon stated the Commission is scheduling a work session to work on the policies and discuss the closure of the forest roads.

Public Input:
Hank Hoover asked if Council had considered inviting Coconino Forest Service to a Council meeting to explain why the forest roads are being closed.

c. **Parks & Recreation Commission:** topics may include, but not be limited to, events held during the past quarter, Black Bridge Park, grant funding, budget, and goals and objectives.

Trapper Moore gave an overview of his written report, which is attached and becomes a permanent part of the minutes. Moore also stated they are trying to open the lines of communication with the

Chamber of Commerce and noted the Commission has been working to develop and implement a Youth Commission. In September, approximately 10 youth met for the very first meeting. Moore commented the commission has scheduled work session to set goals and objectives for the Department and the Commission, and would like to schedule a work session with Council.

Public Input:
Linda Buchanan stated she works for Yavapai College and explained that she has experience with the summer program, and offered to work with Parks and Recreation. The College motto is "our College, our Community".

Kathy Davis commented she was the Superintendent with Parks Service and stated Montezuma Castle, Montezuma Well and Tuzigoot National Monument all have a Junior Ranger program that maybe could be worked into the summer program. She also stated they do long range planning and plan a year out.

Council thanked the Commission for the hard work and especially for attempting to open the lines of communication with the Chamber of Commerce.

d. **Planning & Zoning Commission:** topics may include, but not be limited to, Design Review liaison and various zoning recommendations made to Council over the past quarter.

   Dave Freeman stated the Planning & Zoning Commission has spent many hours working on correcting the language in sections 108 and 109 of the Planning & Zoning Ordinance. Freeman stated the revisions are close to being ready for public hearings. Freeman noted he was just elected as Chair person and has some ideas on how the commission can become pro-active instead of reactive.

e. **Design Review Board:** topics may include, but not be limited to, hearings and decisions that the Board made during the past quarter.

   Jim Binick presented the written quarterly report, which is attached and will become a part of the permanent record. A few Council members questioned the criteria the Board was using and asked the Board to consider being more critical; stating the vision for the future is a western flavor. Kovacovich noted that the Council wanted the Design Review Board to be independent of Council and now Council is attempting to tell them what to do. It was agreed a work session will be scheduled with the Town Council and the Design Review Board.

   Public Input:
   Linda Buchanan stated as a business owner on Main Street for many years, she never had a visitor state they would or would not return to Camp Verde if it looked more western. Buchanan commented there is no right or wrong way to describe western and does not want the Council to loose sight and does not want to see fake western.

   Jeremy Bach commented that he agrees with Buchanan and believes the process could be streamlined and perhaps a point schedule could be developed. Bach agreed a work session with Council would be a great idea.

f. **Library Advisory Commission:** topics may include, but not be limited to, library funding activities and research, possible grants, site preparation, locations for the new library, and book drop.

   Gerry Laurito gave a brief overview of the Library Commission activities. A copy of his report is attached and will become a permanent part of the minutes. Council discussed a future work session with the Library Commission after the information Council has requested from an

individual has been brought back regarding the costs and designs for a library. Council noted there was a large group that needs to be heard before a work session is scheduled. Manager Scannell stated he would work with the Library Director to move forward regarding fund raising.

g. **Housing Commission:** topics may include, but not be limited to, Cliffs Parkway, Drachman Institute design, Verde Valley Housing Task Force, possible land availability, Arizona Housing Institute, foreclosure problems, Governor's Rural Development Conference, the Town's Housing Rehab program & grant projects, attainable housing, grant opportunities, and joint work sessions with the other commissions.

Jeremy Bach reported on the meetings the Housing Commission had during this quarter. Bach stated one member of the Commission attended a conference called "Preserving Home Ownership." Matt Morris, Housing Director, informed Council a hotline is set up for foreclosure help and the data he has seen for the Camp Verde area shows only two or four foreclosures in our area. Council commended the Commission for all the hard work and moving forward with the Drachman Institute.

Public Input:

Linda Buchanan stated she is on the Housing Commission and advised Council that Camp Verde is the only community in the Verde Valley that has a Housing Department and congratulated Council on their forward thinking. Buchanan reminded Council how important it is to have a fully seated Commission and encouraged the Council to fill the position soon.

5. **Adjournment**
On a motion by Parry, seconded by smith, the meeting was adjourned at 8:52 p.m.

_____
Sharon McCormick, Recording Secretary

CERTIFICATION
I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona, held on the 10th day of October 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2007.

_____
Debbie Barber, Town Clerk

MINUTES
REGULAR SESSION
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, OCTOBER 3, 2007
6:30 P.M.

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Council motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion.

1. **Call to Order**
The meeting was called to order at 6:30 p.m.

2. **Roll Call**
Mayor Gioia, Councilors Smith, Garrison, Kovacovich, Elmer and Parry were present; Vice Mayor Hauser was absent to spend time with granddaughter returning from service in Iraq.

Also Present: Town Manager Mike Scannell, Town Attorney Bill Sims, Community Development Director Nancy Buckel, Parks & Rec Director Lynda Moore, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Garrison.

4. **Consent Agenda –** All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.
a) Approval of the Minutes:
1) September 17, 2007 – Executive Session (taped)
2) September 19, 2007 – Regular Session
b) Set Next Meeting, Date and Time:
1) Work Session – October 10, 2007 at 6:30 p.m. (Council will hear the Commissions' Quarterly Reports)
2) Regular Session – October 17, 2007 at 6:30 p.m.
3) Council Hears P&Z – October 24, 2007 at 6:30 p.m.
On a motion by Parry, seconded by Kovacovich, the Consent Agenda was approved by a 5-1 vote as presented; Smith abstained since he had been absent from the September 19th meeting.

5. **Call to the Public for Items not on the Agenda.**
John Teague announced that Camp Verde's share in the proceeds from the recent Jacob Teague Memorial Softball Tournament amounted to $1,091.06; the funds will go to the dogs and their equipment. Teague commented that the Cottonwood Chief of Police would love to come to Camp Verde to play softball, if there were fields here.

There was no further public input.

6. **Presentation by the Yavapai County Well Woman Health Check Program to raise awareness about breast cancer.**
There was no action taken.

Virginia Rodriguez, Case Manager for the Well Woman Healthcheck Program, made a presentation in support of the Breast Cancer Awareness Month of October, citing statistics and research to illustrate that breast cancer is an ongoing health crisis. Ms. Rodriguez added that the Program provides free screening mammograms for those women who cannot afford them, and maintains a clinic in the Cottonwood area.

There was no public input.

7. **Presentation of the Chamber of Commerce Quarterly Report by Director Gugliotta to include possible discussion with Council.**
There was no action taken.

Director Gugliotta reviewed highlights of his report as submitted in the Agenda packet; his presentation was followed by a discussion with the Council members regarding their suggestions and ideas for further promoting tourism and recognition of Camp Verde.

There was no public input.

8. **Discussion, consideration, and possible determination and/or direction to staff concerning efforts to honor past and current veterans.**
Staff was directed to research the logistics necessary to help put together the suggested event in cooperation with both veterans' organizations, as well as to meet with the Yavapai-Apache Nation to discuss combining efforts.

Smith explained that he felt that the upcoming Veterans Day on November 11th presents a good opportunity to honor our current and past veterans, and cited two examples of the community's current veterans. Smith said he had spoken with P&R Director Lynda Moore about the possibility of a parade; he also had invited Keith Tucker and Joe Dugan to share their thoughts on what might be done to further the effort to honor all the veterans.

PUBLIC INPUT
Keith Tucker, Commander of American Legion Post 93, outlined services that are held to honor veterans, including one at Clear Creek Cemetery on Memorial Day and another on November 11th. Cdr. Tucker said he would like to have all veterans, past and present, honored on November 11th, as suggested. He also suggested the date of December 7th, Pearl Harbor Day, as another day to consider.

Joe Dugan, said he also liked the idea of honoring the veterans, and commented on the deplorable treatment of the Vietnam veterans upon their return from that conflict, adding that we need to support the men and women who are currently serving the country. Mr. Dugan agrees with having a parade on November 11th, with perhaps a short parade from 260 up to the Clear Creek Cemetery, and enlisting community support to have a better turnout.

There was no further public input.

9. **Discussion with the Town Attorney for legal advice on the IGA and the operation agreement with the Camp Verde Sanitary District.**
On a motion by Garrison, seconded by Parry, the Council voted unanimously to go into Executive Session.

After a brief discussion, including the opinion from Attorney Sims that the matter could probably be addressed in open session, Councilor Garrison said that she nevertheless did believe it was necessary to go into Executive Session, and moved accordingly.

It was agreed that Items 10 through 13 would be addressed prior to going into the Executive Session.

There was no public input.

10. **Call to the Public for Items not on the Agenda.**
Howard Parrish commented regarding those people working on Main Street, in particular one individual, who have the Town looking the best that it ever has in the past 50-some years; he wanted to thank those people for doing such a good job for the Town.
There was no further public input.

11. **Advanced Approvals of Town Expenditures**
    a) **Possible approval of payment in the amount of $6,198.80 for file label software and folders.**
On a motion by Parry, seconded by Elmer, the Council unanimously approved payment in the amount of

$6,198.80 for file label software and folders.

Community Development Director Buckel explained that the amount had been available in last year's budget; however, accounting procedures had rolled over those funds into the General Fund, which made it now necessary to request Council approval to pay for the supplies that had been special ordered and just received. Delivery had been delayed because of the time involved in the custom design of the items. The Council also confirmed that it had been previously budgeted.

12. **Manager/Staff Report**
There was no Manager report; Scannell said he will update the Council next meeting on his activities since his arrival.

P&R Director Moore announced that word had been received from PaleoWest; they will be starting work on the Black Bridge Park on October 15th.

13. **Council Informational Reports**
Smith said that approximately 170 entrants had been received for the recent Mule Show; it was a great event. Smith added that by holding the Mule Show event each year, there is the potential for the American Mule Association to some day do a big event in Camp Verde, which could mean over 10,000-plus people attending; the Town needs to work on developing the facilities.

Garrison commented on the fine job that Matt Morris and Sharon Roddan did at the Housing Forum last month. Also, Debbie Barber, in spite of having had minor surgery, came in to work to resolve a deadline crisis in order to save a grant. Garrison added that she will be on vacation next week.

Elmer reported on work Roy has been doing on an event; Roy will be presenting it to the Town Manager, and Elmer said there was a lot of good information in it.

Gioia said that together with Morris and Scannell he had attended the Yavapai College session for the Board to hear input from leadership in the community on what the community would like to see from Yavapai College. Gioia also shared highlights on his trip to Washington, which had been sponsored by American Rivers and Arizona Wilderness Coalition. Gioia's efforts and lobbying centered on the crucial water issues for the Verde Valley. Gioia added that the "dominoes" have been set in motion and they are falling; he will prepare a detailed written report later on his trip.

14. **Adjournment**
On a motion by Kovacovich, seconded by Parry, the meeting was adjourned at 7:59 p.m.

_____
Margaret Harper, Recording Secretary

CERTIFICATION
I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona, held on the 3rd day of October 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2007.

_____
Debbie Barber, Town Clerk

MINUTES
WORK SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room 106

WEDNESDAY, OCTOBER 3, 2007
5:00 P.M.

1. **Call to Order**
Mayor Gioia called the meeting to order at 5:02 p.m.

2. **Roll Call**
Present: Mayor Tony Gioia, Councilors Greg Elmer, Norma Garrison, Bob Kovacovich, Mike Parry and Ron Smith. Vice Mayor Hauser was absent due to the return of her granddaughter from Iraq.

Also Present: Town Manager Mike Scannell, Community Development Director Nancy Buckel, Assistant to the Town Manager Carol Brown, and Town Clerk Debbie Barber

3. **Pledge of Allegiance**
Councilor Kovacovich led the pledge.

4. **Discussion with Town Manager Mike Scannell concerning roles, responsibilities, and expectations.**

Mike Scannell thanked Council for the opportunity to be in Camp Verde and to work with each of them on the challenges that lie ahead. He explained that he requested the meeting so that he would have a clear understanding of the ground rules, or 'rules of engagement' as he liked to say. He explained further that he had requested a meeting with each Council member individually. He then asked for Council input and advised that he planned to listen intently.

Councilor Smith said that he was looking for a strong leader, and there was a lot of unfinished business such as finishing the Black Bridge Park. He explained that he would like Scannell, noting his strong, financial experience, to advise Council regarding the financial feasibility of purchasing the water company. He suggested that Scannell get up-to-date on the forest land purchase of 223 acres. Smith ended with stating that the Town has a Council-Manager form of government, meaning that Council makes policy and the manager administers the policy. He said that Council needs to stay out of managing department heads.

Councilor Garrison explained that her needs were simple, she asked Scannell to 'fix us'. She also said that if he would tell her the rules, she will abide by it.

Bob Kovacovich said that he would like to see development of teamwork and more communication between departments. He felt that the main priority at this time is the Sanitary District and resolution of those problems.

Councilor Elmer said that Scannell's job is to manage with his department heads and employees. He explained that he expected Scannell to take care of small problems before they become large. He felt priorities were the Sanitary District, baseball fields and opportunities for the youth, and the library. He said the Council needs to decide what we are going to do.

At this point, Scannell said that he had made some observations over the past two days and that Council has a good staff that is inspired and want to do good for the Town. He said that Council was fortunate to have such a good group of dedicated professionals and looked forward to working with them.

Councilor Parry noted that priorities are listed on the Council Direction Report and that it was important for everyone to 'move the ball down the field in the same direction'. He said that he did not expect micromanaging with this manager. He then advised Scannell that it was unnecessary to say 'thank you' all the time. He encouraged Scannell to call him if he needed anything and that we were all here to support him.

Scannell explained that he was brought up to say 'thank you' and that it was important to him. He further explained that he places a lot of emphasis on civility and respect, with these qualities being key attributes he looks for when interacting with people. He said that Council was elected and their presence is reflective of the community, noting that their makeup no doubt reflects diversity of opinion. He explained that this diversity is a healthy thing to have for discussion and debate and it is what makes communities like our vibrant. He said there are many challenges facing the Town and that as the ball moves down the field, it is imperative that we consider civility and respect. He explained that another thing he looks for in discussion and debate is that when the Mayor calls for the questions, he looks for everyone to accept and embrace the decision that is made. He further explained that teamwork is a basic tenet that he imbues into the organization and that he looked forward to working with staff.

Mayor Gioia, speaking to 'teamwork', noted that Scannell would find differences of opinion and in objectives. He said that this particular Council is working well as a team, noting that Scannell was an integral part of the team and they would rely on him. He said there were a number of pending projects and that Scannell had been studying what Camp Verde is about. He said that he expected Scannell to keep all of Council informed about important current events, things that the public would ask members about. He said that he expected Scannell to stay a step ahead and to go out of his way to inform Council. He said that Council enjoys weekly reports. He noted that Council members were experienced, local, and 'hands on'. He said that he expected Scannell to evaluate personnel and operations, improve customer service, motivate employees, reminding him that we are an entity to serve. He said that he has faith in Scannell's experience. He noted that important projects include Highway 260 and convincing the State and Federal governments of the need for additional funding; boys/girls club – give it some thought; and finances, noting that Council would rely heavily on Scannell's experience in looking for alternative methods.

Gioia said that Scannell's role is to give Council options so that they can make policy decisions. He explained that one of the reasons he ran for Mayor was to change the perception of Camp Verde from the outside looking in. He said that, exclusive of elections, Camp Verde has been embroiled on the front pages of the newspapers for years and his goal was to change that. He said that hiring Scannell was in important part of his plan and that whatever Scannell could do to facilitate the appearance and perception of what we are in the public's eye would be crucial.

Scannell responded with respect to communication, that he employs a doctrine of 'no surprises'. He said that Council would know about substantive issues as soon as they happened and that he would rely on department heads to assist with that. He told Council that they had his commitment to do the best he could. He also requested that if any of Council members sense that he is 'missing the mark' or that he needs to pick up the pace or modify his direction; they should talk with him immediately. He said that he has a fairly good idea of items that need attention, such as the Sanitary District issues, but that he is unsure of the rank order and would need to meet with Council again to further communicate priorities so that he could get a clear understanding of Council's desire with regard to the order in which priorities should be addressed.

Gioia responded that meeting with each Council member and during weekly staff meetings, Scannell will know what needs to be done.

Smith disagreed, stating that we should have a work session and set a priority list since every Council member has differing opinions as to what #2 or #8 would be. He said it was important to come to a consensus and agree on what needs to be done. He said it was also important to determine an estimated time to complete the projects, since some will be difficult to complete in the short term. For example, if we needed to wait on acquisition, apply for grants, etc., but there should be some idea of when to expect things to be done.

Scannell suggested that retreats provide an excellent venue and helps to synthesize differing views. He said that Councilor Smith's idea was good and held a lot of value, but he would do whatever Council members preferred.

Gioia said that his personal choice would be to give Scannell time to come up to speed, understand the issues, and then schedule a retreat with the Manager and the team or even just the Manager. Scannell agreed.

Members then discussed methods of communication with Scannell. They spoke of e-mail, phones, and faxes. Scannell explained that he preferred personal meetings, but understood Council's schedules. He said that he was willing to communicate in whatever manner each individual Council member felt most comfortable.

Discussion occurred among the Council members about e-mail communications and the possibility of violating Open Meeting Laws (OML). Councilor Garrison advised that she copies the Clerk on every e-mail and that there is a clear notice on her documents not to respond. Councilor Smith asked Garrison to take him off her mailing list, as he is very concerned about OML violations.

Scannell thanked Council again for the opportunity to be here and to serve the community, noting that there were interesting, but manageable challenges ahead. He advised that taking slow, deliberate steps would accomplish much. He asked Council to let him know immediately if they saw him getting off track. He then advised that he would like his evaluations to occur on whatever cycle is appropriate to get a 'fix' on how well he is doing. He gave Council and the community his commitment to do his level best to work with his team mates and to serve the community.

Gioia explained the evaluation process as listed in the Code (Personnel Manual) occurs annually. He said that if Scannell wanted it more often to receive feedback, he could let Council know.

Parry said that it was a good idea to do a review in 90 days, as that is a normal period of time to do a 'fine tuning'. Other Council members agreed.

Public Input

Parry Haddon – Trails Commission – said that he looked forward to working with Mr. Scannell. He said that Scannell had described Council as a mirror, reflective of the community. He said that it was broken and he was looking to Scannell to fix the broken mirror. Haddon noted that Council voted unanimously to appoint him, and that was a first for this Council. He said that he would like to see a plaque on a Manager's desk that said, Thank you for 1/7 of a decision! He wished Mr. Scannell good luck.

There was no other public input.

5. **Adjournment**
On a motion by Parry, seconded by Garrison, the Council voted unanimously to adjourn the meeting at 5:48 p.m.

_____
Deborah Barber, Town Clerk

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING minutes are a true and accurate accounting of the discussion of the Mayor and Common Council of the Town of Camp Verde during the Work Session of the Town Council of Camp Verde, Arizona held on the 3rd day of October 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this_____day of_____2007

_____
Deborah Barber, Town Clerk

LOG NOTES
WORK SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room 106

WEDNESDAY, OCTOBER 3, 2007
5:00 P.M.

1. **Call to Order**
5:02 p.m.

2. **Roll Call**
Present: TG; MP; BK; NG; RS; GE
Absent: BH

Also Present: MS; DB; Dave Smith; CJB; Nancy Buckel

3. **Pledge of Allegiance**
BK

4. **Discussion with Town Manager Mike Scannell concerning roles, responsibilities, and expectations.**

TG – our meeting ran longer & that's the reason Mr. Scannell was late.

MS – Thanks for opportunity to be here & work w/ each of you on the challenges that lie ahead. I asked for each of you to set aside time so that I could have a clear understanding of the ground rules. It's critically vip to the success that I want to achieve. I want to clearly understand your expectations, our interactions, which are to be as superior as possible. This is the reason for my request. Thank you for sharing your time. At this point, I intend to listen intently.

RS – I'm looking for a strong leader. There is a lot undone, i.e. finish Black Bridge Park; look at the financial feasibility of purchasing the water company before we engage that purchase;

MS – does the Clerk take notes?

RS – with your background, I trust that you can 'massage' the numbers to see if we can really afford the purchase in the near future; come up to speed on the forest land purchase – 223 acres; Council-Manager form of govt – Council makes policy – Council to stay out of managing dept heads.

NG – I want you to fix us. Anything out of order, fix it. Tell me what the rule is and I will abide by it.

BK – I think develop team work – more between depts.; main project is the Sanitary District – needs to be resolved.

MS – I'm looking forward to working with you on the Sanitary District.

GE – managing w/ dept heads & employees – taking care of small problems before they become large; Sanitary District is #1; baseball fields & things for the youth. The community has needed this for a long time. & the library – we need to decide what we are going to do.

MS – Thank you for your thoughts. I've made some observations over the past 2 days – you have a good staff here that is inspired and want to do good for the Town. You are fortunate to have such a good group of dedicated professionals & I look forward to working.

MP – priorities on the CDR; we all move the ball down the field in the same direction. I'm excited that we have a manager & I don't expect any micromanagement.

MS – it's the way I was brought up & it's vip to say 'thank you'. I really put a lot of emphasis on civility and respect. Those are 2 key attributes that I look for when I interact w/ people. You were elected & your presence here is reflective of the community. Inherent in that makeup is no doubt diversity of opinion. It's a healthy thing to have – discussion & debate. It's what makes communities like this vibrant. I would be happy to ponder civility and respect in our discussions. There are many challenges faced by the Town. We need to move the ball down the field & be respectful. Another thing that I look for in discussion & debate – when the Mayor calls for the question – I look for everyone to accept & embrace the decision that has been made. Teamwork is a basic tenet that I imbue into the organization. My approach is to employ as much teamwork as possible. I look forward to working with staff.

MP – If you need anything, call me – we're all here to support you.

TG – teamwork – you will find differences of opinion and in objectives. This particular Council is working well as a team & you are an integral part of the team & we will rely on you to do just that. There are a number of projects – you've seen the priorities & studying what CV is about. I'm grateful for your efforts & enthused about your sincerity. I would like to ask that you ensure all Council members are made aware of important current events – items the public will ask about – you be a step ahead. You & staff will go out of your way to inform Council; weekly reports – we enjoy that & you'll find most Council members help; Council is experienced, but we're local – we're hands on; you will be evaluating personnel & operations; customer service; motivation; we're an entity to serve; I have faith in your past experience; there are a number of projects – hwy 260 to convince the State for more funding; Boys/Girls club – give some thought; finances – will rely heavily on your background in finances for alternative methods – your role is to give Council options so we can make policy decisions; the media & Council members – one of the reasons I ran for Mayor was to change the perception of CV from the outside looking in – we've been embroiled on the front page (exclusive of elections); hiring you is a vip of that plan – whatever you can do to change the appearance & perception of the public in what we are.

MS – I found myself a caricature in one of the papers. I look forward to the challenges. With respect to communication, I mentioned to some of you that I employ the doctrine of no surprises. You should know about substantive issues as soon as they happen. I need to rely on dept heads to assist with that. You have my commitment. I want to be certain that we communicate w/ each of you – weekly reports & happy to meet w/ each of you individually, employing communications that you find meaningful – some may want meetings or just written reports. You have my commitment to do the best I can. If along the way, any of you sense that I have missed the mark, pick up the pace, or modify what I am doing, you should share that with me. With respect to the objectives, I have a fairly good idea of items that need attention – Sanitary District & Water District acquisition. I'm not sure of the rank order & I will need further communication. For example, I think the library is vip, but I'm not sure where it ranks – are ball fields more important. We will need further communications on this. I understand the fluidity of the situation, but I must have a clear understanding of the rank order. Please let me know.

TG – when you speak to each Council member, you will know what needs to be done; weekly staff mtgs will give you an idea of what needs to be done.

RS – let's have a work session & set a priority list. Everyone of us would have different opinions on what # 8 or # 2 is – we need to come to a consensus & agree on what needs to be done. Some of these are

going to be difficult to accomplish in the short term. We also need to determine an estimated time to complete – i.e. if we need grants, land acquisition, but we'd have an idea when to expect things to be done.

MS – I understand that you've had an expert from ASU to work with you in a retreat-type setting – it is a good thing to do & helps to synthesize the differing views. I think Council member Smith's idea is good – there is a lot of value. Let me know which way you prefer.

TG – have you reviewed the document that came from the retreat?

MS - I have some knowledge of the content. It was a very positive step that you took. Every organization evolves & it was a good thing. I look forward to reviewing the document.

TG – my personal choice is to give you time to understand the issues & then schedule a retreat to discuss further w/ just the manager or the manager & team.

MS – I'm going through a learning curve & I agree fully w/ your assessment.

NG – how would you like Council to communicate w/ you? Phone call – e-mail?

MS – thanks for asking. It's not so much what I want, it's what you need. My personal opinion is that I prefer face-to-face meetings. The world relies too much on e-mail. I feel there is something lost when you don't communicate one-on-one. The ability to be understood is much better – written is much easier to misunderstand, misconstrue.

NG – then when I send an e-mail, shall I note it at the bottom?

MS – if you are comfortable communicating by e-mail, that is fine. I may say that I'd like to meet w/ you. I would find e-mail as the primary source of communication difficult.

TG – Norma broadcasts info; when she e-mails, she gives the Clerk a copy & there is clear notice that Council members do not respond.

RS – my concern is OML violation w/ e-mails; I prefer phone calls; I will NOT open e-mails, take me off your mailing list.

MS – Thanks for the opportunity to be here and to serve the community. I look forward to being here. There are interesting challenges, but they are manageable. Taking slow, deliberate steps will accomplish much. If you see me getting off track, please tell me. I would like my evaluations to occur on whatever cycle is appropriate to get a fix on if I'm doing well. You have my commitment to do my level best & to work w/ my team mates & to serve the community.

TG – the Code says annually, but I feel w/ the Manager – your request for feedback is important & if you would like it more often, let us know.

MP – good idea to come back in 90 days. It's a normal period of time to get a feeling. It's like a fine-tuning.

TG - Consensus to review in 90 days, unless sooner.

Public Input

Parry Haddon – Trails Commission – look forward to working with you. You said that Council is a mirror, reflective of the community. I look to you to fix the broken mirror. They selected you unanimously and that is a first. I would like to see a plaque on a mgr's desk – Thank you for 1/7 of a decision.

NOPI

5. **Adjournment**
1MP 2. NG

Adjourn: 5:48 p.m.

Posted by:_____ Date/Time:_____

Note: Pursuant to A.R.S. §38-431.03.A.3, the Council may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

MINUTES
COUNCIL HEARS PLANNING & ZONING
MAYOR AND COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, SEPTEMBER 26, 2007
6:30 P.M.

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Council motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion.

1. **Call to Order**
The meeting was called to order at 6:30 p.m.

2. **Roll Call**
Vice Mayor Hauser, Councilors Smith, Garrison, Kovacovich, Elmer and Parry were present; Mayor Gioia was out of town.

Also Present: Interim Town Manager Dave Smith, Town Attorney Brad Woodford by telephone conference, Community Director Nancy Buckel, Sr. Planner Michael Jenkins, Town Clerk Debbie Barber, and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Smith.

4. **Consent Agenda –** All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.

a) Approval of the Minutes:
1) September 17, 2007 – Special Session
2) September 17, 2007 – Executive Session

b) Set Next Meeting, Date and Time:
1) Regular Session - October 3, 2007 at 6:30 p.m.
2) Work Session – October 10, 2007 at 6:30 p.m. (Council will hear the Commissions' Quarterly Report)
3) Regular Session – October 17, 2007 at 6:30 p.m.
4) Council Hears P&Z – October 24, 2007 at 6:30 p.m.

c) Possible approval of the Intergovernmental Agreements with the Camp Verde Unified School District for the Recycling Facility, Skateboard Park and Camp Verde Heritage Pool.

d) Possible approval of annual agreement with Arizona Engineering Services for on call services.

On a motion by Hauser, seconded by Smith, the Consent Agenda was unanimously approved as presented, with the addition of a Special Session on October 3, 2007 at 5:00 p.m., and Items c) and d) pulled for discussion.

Councilor Garrison pointed out the meeting scheduled by the new Manager for October 3rd at 5:00; and requested that Items c) and d) be pulled for discussion.

4c) Possible approval of the Intergovernmental Agreements with the Camp Verde Unified School District for the Recycling Facility, Skateboard Park and Camp Verde Heritage Pool.

4d) Possible approval of annual agreement with Arizona Engineering Services for on call services.

On a motion by Parry, seconded by Smith, the Council unanimously approved Items 4c) and 4d) on the Consent Agenda.

Garrison asked what change was made in connection with Item 4c) as indicated by a copy of the IGA for the Camp Verde Heritage Pool received just prior to the meeting. Attorney Woodford

explained that Paragraph 7 had been revised to match the other two agreements.

In connection with Item 4d) Garrison questioned the need for on-call engineering services since the Town now has an in-house engineer. Community Development Director Buckel explained that the Town Engineer is concerned about the planned development that is coming in to the office that requires his attention, and he needs the on-call engineering services in case the office becomes overburdened; plus having the engineering service on-call eliminates the need for an RFP. Barber pointed out that Arizona Engineering has already been participating in the CDBG grants projects that require timely completion in order to keep the grants in good standing.

5. **Call to the Public for Items not on the Agenda.**
Jack Blum, Secretary-Treasurer of the Fire District, reported that everything is working smoothly in connection with the IGA with the Town. Mr. Blum then outlined what appears to be a problem for a property owner in connection with working with the Fire District to sell two acres for a fire station near the schools. Because of a prior split to donate land for medical use for the community, splitting off a parcel for the fire station now could prevent the owner from further developing his 90-plus acres. Mr. Blum said he was asking for guidance from the Council as to whether staff or the Town Attorney could come up with some verbiage by which the Fire District could acquire the two acres, yet would still allow the owner to again split his property for his personal use. *The Council briefly discussed the problem outlined; Buckel said she would discuss the issue with the Town Attorney.*

There was no further public input.

6. **Public hearing, discussion, consideration, and possible approval of Resolution 2007-730, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2007-02 to allow Verde Lakes Water Company to use a portion of parcel 404-13-451H measuring approximately 187' x 182' and zoned R1-10 for a business office and storage facility. The property is located at 2867 Verde Lakes Drive.**
On a motion by Parry, seconded by Smith, the Council unanimously approved Resolution 2007-730, a resolution of the Common Council of the Town of Camp Verde, Arizona approving Use Permit 2007-02 to allow Verde Lakes Water Company to use a portion of parcel 404-13-451H measuring approximately 187' x 182' and zoned R1-10 for a business office and storage facility; the property is located at 2867 Verde Lakes Drive; **with the Use Permit fee of $500 waived.**

STAFF PRESENTATION
Buckel explained that the application was continued from a previous hearing pending revision of language in Code Section 108 to more correctly define Use Permits. The required amendment to the Code was approved by Council, and the application is now brought back for consideration. Planning & Zoning has recommended approval. The Verde Lakes Property Owners Association has agreed with the Water Company using the property for the buildings and does not want the property rezoned in the event such use is no longer necessary in the future. No neighborhood opposition has been received and there have been no letters received in opposition. The project will still be subject to design review and the building permit procedures. Staff also recommends approval.

PUBLIC HEARING OPEN
Applicant's Statement
Shirley Brinkman, representative for the Property Owners Association, described the proposed building consisting of a small office facility and a warehouse in the back. The Council briefly discussed the request in the application for waiver of the Use Permit fee in the amount of $500; Attorney Woodford confirmed that the Town has the authority to waive such fee.

COMMENT FROM OTHER PERSONS
There was no comment from other persons.

APPLICANT'S REBUTTAL
No rebuttal was necessary.
PUBLIC HEARING CLOSED
Council Discussion
There was no further Council discussion.

7. **Call to the Public for Items not on the Agenda.**
There was no public input.

8. **Advanced Approvals of Town Expenditures**
a) There are no advanced approvals.
There were no advanced approvals.

9. **Manager/Staff Report**
Buckel introduced the new Sr. Planner, Michael Jenkins, who is a Certified Planner, has worked in government for Holbrook and for Navajo County, and has worked independently as a Registered Surveyor.

10. **Council Informational Reports**
Parry reported on discussions he had with people from the Sewer District and plans for a meeting to set some ground rules; he added that the project needs to get moving forward and efforts are being made to smooth out the process.

Smith commented that the recent Mule Show had more participants than ever; the weather was extremely hot.

Hauser said that the Quintuplets will be in the area this week; people are needed to help in the understandably constant feeding process.

11. **Adjournment**
On a motion by Hauser, seconded by Smith, the meeting was adjourned at 6:53 p.m.

_____
Margaret Harper, Recording Secretary

CERTIFICATION
I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona, held on the 26th day of September 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2007.

_____
Debbie Barber, Town Clerk

TOWN OF CAMP VERDE
Council Agenda Action Form

Meeting Type: Regular **Meeting Date:10-24-07**
Consent: ☐ **Executive Session/Confidential:** ☐ Type(s) of Presentation: Visual

AGENDA TITLE: Discussion and possible appointment of a staff member to the Conflict Resolution Team established by the Yavapai County Board of Supervisors on the recommendation of the Regional Planning group as an implementation element of the Verde Valley Regional Land Use Plan.

PURPOSE AND BACKGROUND INFORMATION: Planning Staff for the Town of Camp Verde has been active in the Regional Planning Group that helped create the Verde Valley Regional Land Use Plan adopted by the Yavapai County Board of Supervisors. The next step after adopting the Regional Plan is to establish implementation strategies for the plan's goals. This implementation strategy was to create a resolution group to give recommendations or possible solutions to regional conflicts between two or more jurisdictions over development proposals to garner regional benifits. Attached is a description of this Resolution Team and who has been appointed to it.

STAFF RECOMMENDATION(S): None

LIST ALL ATTACHMENTS: **Staff Report, Yavapai County document on Regional Resolution Team**

Type of Document Needing Approval (Check all that apply):

☐ Acceptance/Approval	☐ Agreement/Contract	☐ Emergency Clause
☐ Final Plat	☐ Grant Submission	☐ Intergovernmental Agreement
☐ Liquor/Bingo Application	☐ Ordinance	☐ Preliminary Plat
☐ Public Hearing	☐ Resolution	☐ Special Consideration
☐ Special/Temp Use Permit	☒ Other:	☐ Presentation/Report Only

Submitting Department: P&Z **Contact Person: Nancy Buckel**

YAVAPAI COUNTY
DEVELOPMENT SERVICES DEPARTMENT
500 S. Marina Street; Prescott, AZ. 86303 Phone: (928) 771-3214 Fax (928) 771-3432
10 S. 6th Street; Cottonwood, AZ. 86326 Phone: (928) 639-8151 Fax (928) 639-8153
Addressing – Building Safety – Customer Service & Permitting – Environmental – Flood Control – Land Use – Planning & Design Review

Adopted by Board of Supervisors July 23, 2007

Conflict Resolution Team - Implementation element of the Verde Valley Regional Land Use Plan

As part of the Verde Valley Regional Land Use Plan, one of its implementation strategies was to create a resolution group or forum to give recommendations or possible solutions to regional conflicts. In other words when a development proposal or issue raises a conflict between two or more jurisdictions there should be a third party to send the conflict to in order to garner a potential regional solution to the issue. Following is an overview of what this Resolution Team is and who has been appointed to it.

1.) TITLE - ***The Verde Valley Regional Resolution Team***
2.) TEAM OVERVIEW/SCOPE
   a. The team will be a recommendation body only and will not have any authority of its own – other than that agreed to by the various entities that adopted resolutions supporting the efforts of the Verde Valley Regional Land Use Plan.
   b. The team will put together and deliver a consensus of solutions to the issues at hand to the requesting jurisdiction (s).
   c. Scope of the group is narrow in that it will deal only with regional (broad) issues on which there is a conflict between jurisdictions.
3.) TEAM MAKE UP - One staff member from each of the following entities appointed by the jurisdiction's elected officials – Camp Verde, Clarkdale, Cottonwood, Jerome, Sedona, Yavapai Apache Nation, Yavapai County. This will create a seven (7) member group. This group will serve on an "as needed" basis. County facilities can be made available for meetings.
4.) CRITERIA FOR A REFRRAL TO THE TEAM – Each Council/Board will need to set criteria of their own as to what issues will be sent to the team for a response. The qualifiers will be that the issue is regional in nature and one that impacts two or more jurisdictions. Referrals will be sent to the team by the affected jurisdictions elected body.

RESOLUTION TEAM APPOINTEES	
JURISDICTION	**MEMBER**
CAMP VERDE	?
CLARKDALE	?
COTTONWOOD	George Gehlert
JEROME	Jeanne Trupiano
SEDONA	John O'Brien
YAVAPAI APACHE NATION	?
YAVAPAI COUNTY	Chip Davis

As of September 2007

TOWN OF CAMP VERDE
Council Agenda Action Form

Meeting Type: Regular **Meeting Date:10-24-07**
Consent: ☐ **Executive Session/Confidential:** ☐ Type(s) of Presentation: Visual

AGENDA TITLE: Discussion and possible Action on the request for waiver of building permit fees amounting to $5287.85 submitted by American Heritage Academy Director, Steve Anderson.

PURPOSE AND BACKGROUND INFORMATION: The Community Development Department has received a request for the waiver of building permit fees from Steve Anderson, Director of American Heritage Academy. They have been issued a building permit for a remodel and expansion and the fees have been paid amounting to $5,287.85. Therefore, this request is actually for a refund of fees already paid.

The Building Department has done a memo on other permits that have been issued by the Town to other schools wanting to remodel, build and expand over the years and this memo is included in the packet for your review. In addition, the Clerk's office has documentation of two waivers being granted by the Town Council on building fees for Camp Verde School District in 1989 and 1995. During these years, no building inspections were being conducted, only zoning clearances were done. Staff is recommending consistancy in the application of the fee schedule for building permits for all public or charter schools.

STAFF RECOMMENDATION(S): None

LIST ALL ATTACHMENTS: Staff Report, Memo on Permits Issued & fees charged, Building Permit Issued to American Heritage Academy, Letter of Request.

Type of Document Needing Approval (Check all that apply):

☐ Acceptance/Approval	☐ Agreement/Contract	☐ Emergency Clause
☐ Final Plat	☐ Grant Submission	☐ Intergovernmental Agreement
☐ Liquor/Bingo Application	☐ Ordinance	☐ Preliminary Plat
☐ Public Hearing	☐ Resolution	☐ Special Consideration
☐ Special/Temp Use Permit	☒ Other:	☐ Presentation/Report Only

Submitting Department: P&Z **Contact Person: Nancy Buckel**

American Heritage Academy
THE CONSERVATIVE PUBLIC SCHOOL

May 8, 2007
Town of Camp Verde
Building Division

Ref: American Heritage Academy Construction Addition Fee(s) Waiver Request

American Heritage Academy would appeal to the Town of Camp Verde to waive its building permit fees associated with the construction permit for this addition.

American Heritage Academy is a 501-C-3 non-profit corporation, public school as designated and defined by the State of Arizona and the I.R.S. I have enclosed a copy of its Non-Profit status designation by the I.R.S. Any fees waived will be applied to the construction of the facility. As you may not know, Charter Schools do NOT receive any state assistance from the Arizona State "Students First" Facilities Funds for its construction as do other public schools. Regular public schools can also tax property owners through bond overrides. It is illegal for Public Charter Schools to do so, therefore making charter school facility funding extremely difficult. You will never find a charter school on the property tax rolls. Every penny saved will help build this school addition for the benefit of its attending children.

For your consideration, it was just published in the Verde Independent that Mingus Union High School had its building permit fees waived by the City of Cottonwood.

As this permit is submitted please consider waiving fees associated with its construction.

Thanks in advance for your serious consideration,

Steve Anderson, B.A. , M. Ed., Director/President

2030 E. Cherry Street ★ Cottonwood, Arizona 86326 ★ Ph(928) 634-2144 ★ Fax(928) 634-9053

Town of Camp Verde Community Development
PHONE: (928) 567-8513
FAX: (928) 567-7401

Memo

To: Nancy Buckel, Community Development Director

From: Becky Oium

CC: American Heritage File (404-28-066A)

Date: October 16, 2007

Re: Building Fees Charged to Various Schools

Following is a list of building permits issued for public, charter and private schools in Camp Verde, including fees assessed or otherwise.

Chester Newton Montessori

• 1998 Alteration/Addition	(Permit 1998187)	$179.00
• 2000 Repair/Remodel	(Permit 2000268)	$110.00
• 2001 Factory Built Building	(Permit 2001265F)	$1,094.00
• 2004 Grading	(Permit 2004250GDP)	$77.00
• 2004 Commercial Building/School	(Permit 2004218DP)	$2,960.00

Camp Verde Unified School District #28

• 1989 CV Middle School	No permit found	Fees waived
• 1995 School Additions	No permit found	Fees waived
• 2001 Factory Built Bldg./Head Start	(Permit 2001275F)	$1,206.00
• 2001 Demolition of 7 Buildings	(Permit 2001333)	$164.50

• 2002 Installation of Electric Receptacles	(Permit 2002168)	$54.00
• 2004 Electric Pedestal Installation	(Permit 2004454)	Fees waived
• 2004 Storage Shed (for CV Little League)	(Permit 2004018)	$30.00
Pace Academy		
• 2000 OTC Electric	(Permit 2000237)	$28.00
• 2000 OTC Plumbing	(Permit 2000239)	$33.00
• 2000 OTC Electric	(Permit 2000304)	$31.00
• 2003 Repair/Remodel Commercial Bldg.	(Permit 2003229)	$1,451.00
• 2003 Interior Demolition	(Permit 2003251)	$23.50
Camp Verde United Christian School		
• 1998 New Modular Building (1st St.)	(Permit 1998068)	$741.00
• 2000 New Commercial Building	(Permit 2000095)	$1,166.00
• 2004 Two Awnings	(Permit 2004344)	$313.00
Pathways Charter School		
• 2000 OTC Special Inspector	(Permit 2000223)	$47.00
• 2000 OTC Electric	(Permit 2000435)	$24.60
• 2001 Fire Sprinkler System	(Permit 2001262)	$329.00
American Heritage Academy		
• 2006 Porch Addition	(Permit 2006322C)	$162.36

TOWN OF CAMP VERDE
473 S. Main St., Ste #108
Camp Verde, AZ 86322
928-567-8513

Building Permit

Permit Number: 2007252CSC

Printed: 7/26/07
Approved: 7/26/07

Contractor/Applicant: Jackson Kinsi Corp.

Owner: Savant, LLC
American Heritage Academy
132 General Crook Trail
Camp Verde, AZ 86322

Parcel Number: 404-28-066A

Zoning: R2-4
Permit type: 4-Classroom Addition
Block:
Section:
Township:
Range:
Area:

Legal Description: Metes & Bounds; Property located in Firm Zone unshaded X; Map #04025C: 2215F, approved.

Conditions: **See Special Condition Permit for requirements prior to Certificate of Occupancy issuance.**

Fees and Receipts:	**Number**	**Description**	**Amount**
	4010	Building Permit Fee	$ 3144.15
	4024	Plan Check	$ 2043.70
	4023	Zoning Clearance	$ 100.00
		Building Fees Total:	**$ 5287.85**
Development Fees:			
	1640024001	Police	$ 0.00
	1640014001	General Government	$ 0.00
	1640034001	Library	$ 0.00
	1640044001	Parks & Recreation	$ 0.00
		Development Fees Total	**$ 0.00**
		Total Permit Fees:	**$ 5287.85**
Deposit Receipt#:	Date:	Less Deposit	- $ 0.00
		Balance Due:	**$ 5287.85**

Pd. 7/26/07
Rec # 7/27/07

Construction Value: $483,062.80 **Structure Use:** Commercial **Start Date:** 7/26/07

Purpose: 4-Classroom Addition **End Date:** 1/26/08

Floor Areas		**Impervious Surfaces**
Living Space:	**Basement/Storage:**	**House:**
Porch/Walk:	**Porches/Patio:**	**Garage:**
Other: 5,555	**Decks:**	**Grading/Exc:**
Total square footage: 5,555 sq. ft.	**Total site area:**	**Percentage of Site:**

I hereby certify that this application and all submittals are true and correct. All laws and ordinances governing zoning building and health will be complied with whether specified herein or not. The granting of this permit does not give authority to violate or cancel other laws regulating construction or the performance of the same.

Approved by Building Dept. Becky Quinn Date: 7/26/07
Approved by Zoning Dept. [signature] Date: 7-26-07
Owner/Agent Signature [signature] Date: 7-26-07

TOWN OF CAMP VERDE
Council Agenda Action Form

Meeting Type: Regular **Meeting Date: 10-24-07**
Consent: ☐ **Executive Session/Confidential:** ☐ Type(s) of Presentation: Verbal Only

AGENDA TITLE: An appeal to the Mayor and Town Council concerning the Town's Building Department charging impact fees for Building Permit #2007206M for a manufactured home to be placed on parcel 404-15-004 submitted by Gary & Patty Maiers, owners.

PURPOSE AND BACKGROUND INFORMATION: An application for a building permit was submitted to the Building Department on May 4, 2007 for the placement of a 2000 manufactured Home on parcel 404-15-004. According to Section 7-10-05 of the Town Code impact fees will be charged to all new residential development in the Town of Camp Verde at the time of building permit issuance. During the review process, the Code Enforcement Official took pictures of the site and noted no structure was on the property. Pictures included in packet. A permit was issued on June 25, 2007. A copy also provided in packet. Staff put a memo in the file indicating that at the time of application there was no residence in place on this parcel due to the removal of the older mobile in January 2004. A copy of the memo included in the packet.

STAFF RECOMMENDATION(S): Disapprove Staff is recommending denial of this application based on the findings that, at the time of application, there was no residence established on this parcel.

LIST ALL ATTACHMENTS: Staff report, Building Permit Application, Building Permit, Pictures of site by Town Staff, staff memo and Applicant's appeal with exhibits.

Type of Document Needing Approval (Check all that apply):

☐ Acceptance/Approval	☐ Agreement/Contract	☐ Emergency Clause
☐ Final Plat	☐ Grant Submission	☐ Intergovernmental Agreement
☐ Liquor/Bingo Application	☐ Ordinance	☐ Preliminary Plat
☐ Public Hearing	☐ Resolution	☐ Special Consideration
☐ Special/Temp Use Permit	☒ Other:	☐ Presentation/Report Only

Submitting Department: P&Z **Contact Person: Nancy Buckel**

Town of Camp Verde
Community
Development
PHONE: (928) 567-8513
FAX: (928) 567-7401

Memo

To: Gary & Patricia Maiers

From: Becky Oium

CC: Nancy Buckel, Community Development Director; File

Date: June 12, 2007

Re: Development Fees

Dear Mr. & Mrs. Maiers,

You have been charged impact fees for your new manufactured home because a residential structure did not exist on your property located at 2991 S. Aspen Way (Parcel: 404-15-004) at the time Development Fees were adopted. Yavapai County has verified that a 1966 (10X55) mobile was removed and hauled to the local landfill on January 1, 2004 resulting in your property being reassessed as vacant land.

If you do not agree with this decision you may appeal to the Town Council by submitting a letter along with documentation supporting your claim to the Clerk's Office at Town Hall, Room 102.

If you have any questions or require additional information, please contact our office at (928) 567-8513 or 8514.

Sincerely,

Becky Oium
Town of Camp Verde
Building Department
473 S. Main St., Suite 108
Camp Verde, AZ 86322
(928) 567-8514 Ext. 120
boium@cvaz.org

06/12/2006 14:43

TOWN OF CAMP VERDE
473 S. Main St., Ste #108
Camp Verde, AZ 86322
928-567-8513

Zoning Clearance Permit

Printed: 6/12/07
Approved: 6/12/07

Permit Number: 2007206M

Owner: Gary & Patricia Maiers
2991 Aspen Way
Camp Verde, AZ 86322

Parcel Number: 404-15-004

Zoning: R1-10
Permit type: Mfg. Home
Block:
Section:
Township:
Range:
Area:

Legal Description: Verde Lakes Unit 2, Lot 448; Property located in Firm Zone Unshaded X; Map #04025C: 2220F, PARCEL MAY BE SUBJECT TO LOCALIZED DRAINAGE. Septic #P52007001877; Verde Lakes Water Co.

Conditions: **All outdoor lighting must be permitted and a lumens calc sheet submitted for staff approval.**

Fees and Receipts:	Number	Description	Amount
	4010	Building Permit Fee	$ 200.00
	4023	Zoning Clearance	$ 55.00
		Building Fees Total:	**$ 255.00**
Development Fees:		Police	$ 249.00
		General Government	$ 523.00
		Library	$ 497.00
		Parks & Recreation	$ 1109.00
		Development Fees Total:	**$ 2378.00**
		Total Permit Fees:	**$ 2633.00**
	Receipt 12361 (5/4/07)	Deposit	- $ 150.00
		Balance Due:	**$ 2483.00**
		Receipt: #	

Construction Value: $40,000.00 **Structure Use:** Dwelling **Start Date:** 6/12/07
Purpose: Manufactured Home **End Date:** 12/12/07

Floor Areas		Impervious Surfaces	
Living Space: 1344		**Basement/Storage:**	**House:**
Porch/Walk:		**Porches:**	**Garage:**
Other:		**Decks:**	**Grading/Exc:**
Total square footage: 1344 sq.ft.		**Total site area:**	**Percentage of Site:**

Please read this permit. It is a binding document and failure to meet the conditions contained herein results in this permit being null and void. The Town of Camp Verde Community Development Department has issued a Zoning Clearance Permit for the project as described herein and shown on submitted site plan and construction plan. The permittee shall abide by any and all conditions as stated in this permit and must be in compliance with all Town Codes.

Approved by Zoning Dept. D. Dallas Taylor Date: 6-12-07
Owner/Agent Signature Patricia Maiers Date: 25 June 07

An installer or contractor shall affix and complete an Arizona Insignia of Approval to each manufactured home at the tail light end of each unit, approximately 1 foot up from the floor and 1 foot in from the roadside. "Roadside" means the right side of the unit when viewing the unit from the hitch. THE INSTALLER OR CONTRACTOR SHALL AFFIX THE INSIGNIA BEFORE CALLING THE OFFICE FOR AN INSPECTION.

TOWN OF CAMP VERDE
Community Development Department
Building Division
473 S. Main Street, Suite 108
Camp Verde, AZ 86322
(928) 567-8514 • Fax (928) 567-7401

DATE RECV'D: 5-4-07

PERMIT NO. 2007206MSC

FAXED 6/4/07

APPLICATION FOR PERMIT

PROPERTY AND BUILDING INFORMATION

PARCEL NO: 404-15-004 LEGAL DESCRIPTION LOT 448 VERDE LAKES Unit 2

PROJECT ADDRESS 2991 ASPEN WAY

DESCIPTION OF PROJECT MANUFACTURED HOME

HAS WORK COMMENCED ON THIS PROPERTY? YES SQUARE FOOTAGE 1300 APPLICANT'S VALUATION 40,000.00

PROJECT TYPE: ☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐ NEW ☐ ALTERATION/REMODELING ☐ ADDITION ☐ DEMOLITION

PROPERTY OWNER INFORMATION

OWNER NAME GARY AND/OR PATRICIA MAIERS

MAILING ADDRESS 15206 N. 27th STR CITY PHX

STATE AZ ZIP 85032 PHONE 602-818-0163

Attention Applicant: If you are not the owner of this parcel, you must have something in writing from the owner granting you permission to take out this permit. Also, if you recently purchased this parcel you may have to show proof of ownership documentation.

APPLICANT OR CONTRACTOR INFORMATION

☒ OWNER ☐ AGENT ☐ CONTRACTOR ☐ TENANT

APPLICANT NAME GARY AND/OR PATRICIA MAIERS

MAILING ADDRESS 15206 N. 27th ST CITY PHX

STATE AZ ZIP 85032 PHONE 602-818-0163

CONTRACTOR'S LICENSE # 111896 CLASS C-08R TOWN BUSINESS LICENSE #

THE FOLLOWING INFORMATION IS REQUIRED FOR COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY PROJECTS ONLY

PROPOSED USE EXISTING USE

PROPOSED CONSTRUCTION TYPE WALLS: ☐ Combustible ☐ Non-Combustible ROOF STRUCTURE: ☐ Combustible ☐ Non-Combustible

EXISTING CONSTRUCTION TYPE WALLS: ☐ Combustible ☐ Non-Combustible ROOF STRUCTURE: ☐ Combustible ☐ Non-Combustible

IF THIS IS AN EXISTING BUILDING, DOES IT HAVE A FIRE SPRINKLER SYSTEM?: FIRE ALARM SYSTEM?:

OCCUPANCY LOAD: IBC OCCUPANCY TYPE: IBC CONSTRUCTION TYPE:

SPECIAL REQUIREMENTS:

ALL FRAMING WORK PER INTERNATIONAL BUILDING CODE 2003/INTERNATIONAL RESIDENTIAL CODE 2003
ALL ELECTRICAL WORK PER NATIONAL ELECTRIC CODE 2002
ALL PLUMBING WORK PER ARIZONA UNIFORM PLUMBING CODE
ALL MECHANICAL WORK PER INTERNATIONAL MECHANICAL CODE 2003
ALL WORK PER INTERNATIONAL FIRE CODE 2003;2002NFPA;2003 A.S.T.M Standards
The Applicant assumes all responsibility for complying with any deed restrictions (CC&R's) that may apply to the property.

BUILDING		
ELECTRICAL		
PLUMBING		
ZONING CLEARANCE		
MECHANICAL		
POOLS		
FENCES		
DEPOSIT	150	00
TOTAL		
RECEIPT#: 12361		
CHECK # 6635		
APPLICATION TAKEN BY:		

UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I DECLARE that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement in compliance with all provisions of the Ordinances of the Town of Camp Verde. I realize that the information that I have stated heron forms a basis for the issuance of the Building Permit herein applied for and approval of any plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of the Town Code or any other ordinance or to excuse the owner or his successors in from complying therewith. WHERE NO WORK HAS BEEN STARTED WITHIN 180 DAYS AFTER THE ISSUANCE OF A PERMIT OR WHEN MORE THAN 180 DAYS LAPSES BETWEEN APPROVAL OF REQUIRED INSPECTIONS, SUCH PERMIT SHALL BE VOID. I hereby certify that I am the OWNER at this address or that, for the purposes of obtaining this approval; I am acting on behalf of the owner. All contract work on this project will be done by a contractor holding a valid privilege tax license and contractor's license issued by the State of Arizona and the Town of Camp Verde.

☐ OWNER ☐ APPLICANT (Special Power of Attorney or Agent)

NAME (Printed) PATRICIA MAIERS SIGNATURE: Patricia Maiers

PERMIT: $200.00 – Residential

ZONING CLEARANCE: $55.00

REHAB MOBILE: $100.00

RECIEPT # 12361

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
473 W. MAIN STREET, Suite 108 CAMP VERDE, AZ 86322
(928) 567-8514

APPROVED PLANS SHALL BE ON SITE

EXPIRES 6 MONTHS FROM DATE OF ISSUE

APPLICATION MANUFACTURED HOME INSTALLATION PERMIT

CHECK UTILITY	CHECK ATTACHED ACCESSORY STRUCTURE ON YOUR CONTRACT	FOR OFFICIAL USE ONLY
☒ WATER ☐ WELL ☒ SEWER/SEPTIC ☒ GAS ☒ ELECTRIC	☐ AWNINGS APPROVED PLAN ☐ GARAGES NO #_____ ☐ PORCH ☐ SKIRTING/RETAINING ☐ OTHERS	PERMIT NUMBER: 2007206M PARCEL#: 404-15-004 TOTAL PERMIT FEE: 255.00 DATE ISSUED: 6/12/07 ISSUED BY: B. Dium

INSPECTIONS	INSIGNIA	DATE	APPROVED BY INTITIALS
WATER			
SEWER			
GAS-NAT/LP			
ELECTRICAL			
FOOTINGS/ PIERS			
ATTACHED COOLER			
REFRIGER-ATION			
PATIO			
SKIRTING			
STAIRS			
AWNINGS			
GARAGES			

OWNER NAME GARY AND/OR PATRICIA MAIERS
MAILING ADDRESS 15206 N. 27TH STR PHONE 602-818-0163
CITY/TOWN PHX STATE AZ ZIP 85032

IF HOME IS TO BE INSTALLED ON PRIVATE LAND, A DETAILED MAP SHOWING NEAREST MAJOR INTERSECTION AND EXACT LOCATION OF LOT MUST ACCOMPANY THIS APPLICATION.

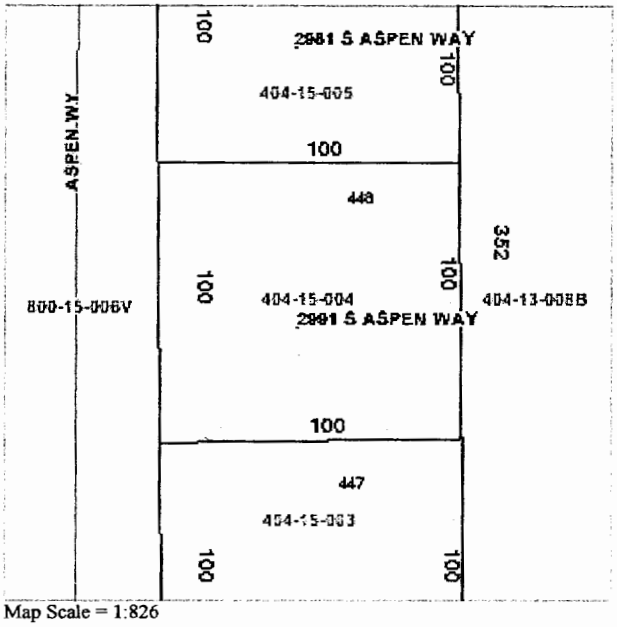
PARK NAME LOT 448 VERDE LAKES UNIT II
STREET ADDRESS 2991 ASPEN WAY SPACE #_____
CITY/TOWN Camp VERDE COUNTY YAVAPAI ZIP 86322
UNIT MANUFACTURED 2000 DATE OF MFG. OR YEAR 2000
UNIT SERIAL # AH0100011258 A/B SIZE 28 x 48
UNIT INSTALLERS NAME GLEESON MOBILE HOME LICENSE # 5956 I-10C
ADDRESS 931 E IMPALA AVE CITY MESA ZIP 85204
ACCESSORY INSTALLER'S NAME_____
ADDRESS_____ CITY_____ ZIP_____
LICENSE #_____ LICENSE CLASS_____ BUS PHONE_____
DEALER NAME BRONCO HOMES LICENSE #_____
MAILING ADDRESS 2849 E MAIN BUS PHONE 480-832-0712
CITY/TOWN MESA STATE AZ ZIP 85213
PERMIT PURCHASER SIGNATURE X Patricia Maiers

UNIT HUD LABEL #'S

THIS PERMIT PROVIDES THREE (3) INSPECTIONS. ONE OF WHICH IS RESERVED FOR ACCESSORY STRUCTURES IF APPROPRIATE. ANY ADDITIONAL INSPECTION WILL BE CHARGED AT THE RATE OF $47.00 PER HOUR. **CALL IN FOR INSPECTIONS REQUIRED.**

Yavapai County, AZ-Parcel summary

Printed: 5/7/2007



Map Scale = 1:826

Parcel ID
404-15-004

Owner
MAIERS GARY H & PATRICIA L REV LIV TRUST

Mailing Address
15206 N 27TH ST

City	State	Zip
PHOENIX	AZ	85032

Secondary owner
N/A

Recorded Date	Last Transfer Doc Docket	Last Transfer Doc Page
1/19/2006	4355	985

Physical Address
2991 S ASPEN WAY .

Incorporated Area
TOWN OF CAMP VERDE

DOR Acres	Calculated Acres	Subdivsion	Subdivision Type
0	0.236	VERDE LAKES UNIT 2	MAP & PLAT

School District
CAMP VERDE SD #28

Fire District
CAMP VERDE FD

Improvements (0)

Model Type	Total Floor Area	Const. Year

Assessment Ratio
16

Legal Class
AG/Vacant Land/Non-Profit-Real Property & Improvements

2006 Taxes Billed
$201

2005 Taxes Billed
$189

2008 Full Cash Value	2008 Limited Value	2008 Net Assessed FCV
$15,073	$13,568	$2,412

2007 Full Cash Value	2007 Limited Value	2007 Net Assessed FCV
$14,344	$12,335	$2,170

Instrument Type
Other

Legal Class
02.R

Recent Sale Date
12/1/2003

Sale Amount
$40,000

Deed Type	Sale Docket	Sale Page
Warranty Deed	4104	176

6/12/07
Shannon - YC Assessor's Office
1966 10X55
1/2/04 -
hauled off to landfill

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. **No portion of the information should be considered to be, or used as, a legal document.** The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Pictures available

Copied Council and Staff sm
9-18 07 NB

09-18-07A10:53 RCVD

17 Sep 2007

To Whom It May Concern at Camp Verde Town Council:

We are submitting this letter and documentation as we disagree with your decision charging us impact fees on the replacement of our home on our lot in Verde Lakes Estates. We offer these points supporting our position.

- We cleaned up an unsanitary trailer and lot
- Excessive mice, dog feces & odor
- Trailer was uninhabitable (please see attached photos)
- Many neighbors have stopped by and thanked us for the improvement
- The only monetary consequences we we made aware of per the Yavapai County Offices to remove the home & haul it to the dump at that time & then replace it with one later was to pay the back taxes of $21.42 pd with Ck # 5384 on Jan 2, 2004 to the Yavapai County Treasurers Office.
- We have paid the personnel property taxes since 2nd half 2003

(please see attached copies)

- This is not a new track, it is an existing and improved neighborhood, with streets, lights water and the marshall already patrols.

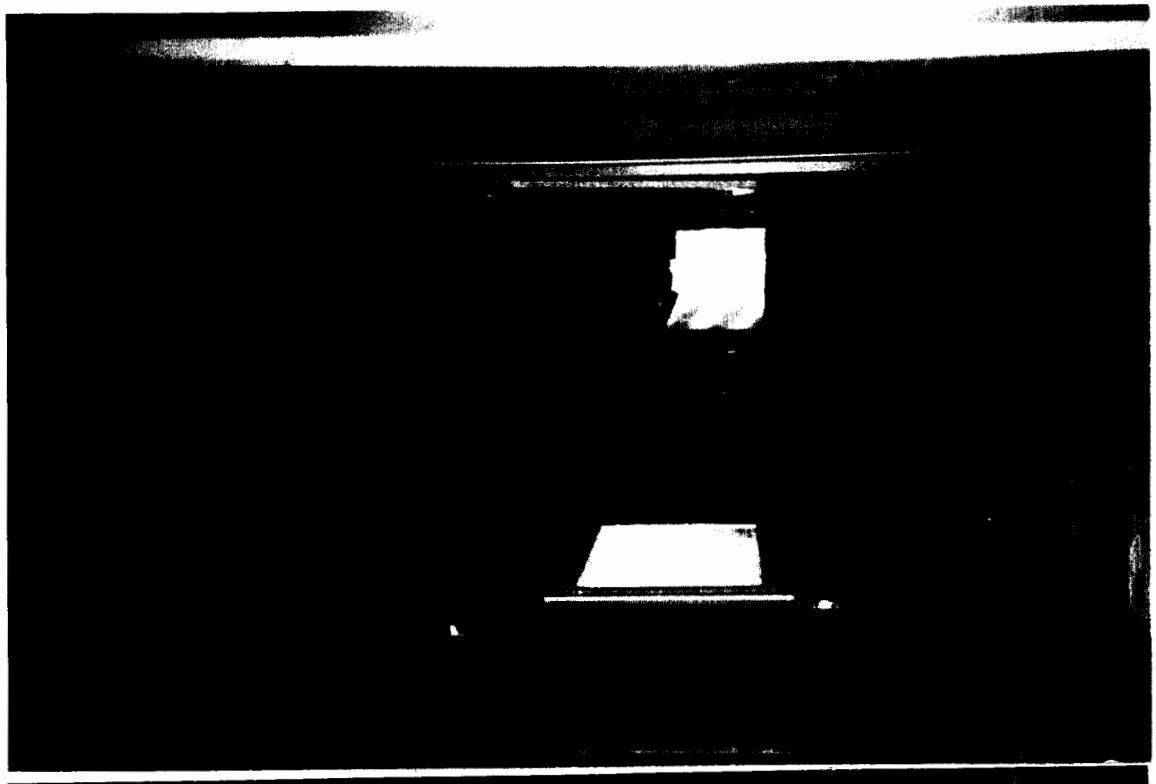
We hope you will consider our points and if we can help clear up or answer any questions please feel free to call us. Our cell is the best way to reach us 602-818-0163.

Gary Mauers

Patty Mauers

Current mailing address:

15206 N. 27th Str
Phx, Az 85032



COLOR

Yavapai County Treasurer

Ross D. Jacobs
Treasurer

1015 Fair Street
Prescott, Arizona 86305
www.co.yavapai.az.us
Prescott (928)771-3233
Cottonwood (928)639-8123
Fax (928)771-3390

Charles Messing
Chief Deputy

File Date: 10/17/2005

PARCEL # 404-15-00403
VERDE LAKES #2 LOT 448 598/522 608/875

MAIERS GARY H & PATRICIA L RS

15206 N 27TH ST
PHOENIX, AZ 85032

TO BE PAID BY: 10/31/2005

We find that as of the file date indicated above, the property tax on the above described Parcel/Tax ID is unpaid. Delinquent taxes bear simple interest at the rate of 16% per year. The Arizona Revised Statute that applies to this property is indicated below. If payment is not made by the date shown above, there will be additional interest and/or fees applied.

ARS 42-18101 through 42-18118 provides for the sale of delinquent tax at Public Auction. The delinquent tax sale will be held at the County Treasurer's Office on 02/14/2006. A tax lien will be assigned to this parcel, and the owner of the tax lien may acquire deed to the property 3 years from the date of sale.

Year	Tax/Cert	Int/Fee	Total	Cert #
2004	104.20	~~12.49~~	116.69	

waived per Dana

404-15-00403 If Paid By: 10/31/2005 Total Due: 116.69 C95007

PLEASE RETURN BOTTOM OF PAGE WITH PAYMENT TO ENSURE PROPER CREDIT

Yavapai County Treasurer

404-15-00403
MAIERS GARY H & PATRICIA L RS

15206 N 27TH ST
PHOENIX, AZ 85032

Make checks payable and mail to:
Ross D. Jacobs
Yavapai County Treasurer
1015 Fair Street
Prescott AZ 86305

Total Due: ~~116.69~~ 104.20
If Paid By: 10/31/2005

4041500403
0000000116.69

2005 40415004 03 2 0000000149460000000947 3

Ross D. Jacobs
Yavapai County Treasurer
1015 Fair Street
Prescott AZ 86305-1807

40415004 03

94.73

Payment in U.S. FUNDS ONLY
Make check payable to:
Ross D. Jacobs
Yavapai County Treasurer

DETACH AND RETURN WITH PAYMENT

Due March 1, 2006

MAIERS GARY H & PATRICIA L RS

4 15 004 3 100244

Delinquency Date Second Half Payment

Penalty for late payment is 16% per year or 1% per month. Payments postmarked after 5:00 P.M. on the 1st day of the month. Delinquent interest will be waived. A.R.S. 42-18052 and ARS 42-18053.

2005 PROPERTY TAX NOTICE

ARIZONA

PARCEL # BOOK	MAP	PARCEL	AREA CODE	PRIMARY TAX RATE PER $100 ASSESSED VALUE	SECONDARY TAX RATE PER $100 ASSESSED VALUE	IRRIGATION DISTRICT $ PER ACRE
404	15	004 3	2877	7.3535	4.0666	

	VALUE IN DOLLARS	ASSESSMENT RATIO	ASSESSED VALUE IN DOLLARS	EXEMPTIONS	NET ASSESSED VALUE
LIMITED	10,366	16.0	1,659	0	1,659
FULL CASH	10,366	16.0	1,659	0	1,659
PERSONAL PROPERTY	0	0.0	0	0	0
LAND	8,300	16.0	1,328	0	1,328
BLDGS, ETC	2,066	16.0	331	0	331

PRIMARY PROPERTY TAX	122.00
LESS STATE AID TO EDUCATION	0.00
NET PRIMARY PROPERTY TAX	122.00
SECONDARY PROPERTY TAX	67.46
SPECIAL DISTRICT TAX	0.00
TOTAL TAX DUE FOR 2005	189.46

100244

[illegible]

[illegible]

[illegible]

Ross D. Jacobs
Yavapai County Treasurer
1015 Fair Street
Prescott, AZ 86305-1807

THIS IS A CALENDAR YEAR BILL

JURISDICTION	2005 TAXES	2004 TAXES	DIFFERENCE
Yavapai County	28.22	17.55	10.67
Sch Equalization	7.23	4.71	2.52
CampVerde SD#28	79.93	35.62	44.31
CommunityCollege	29.06	19.11	9.95
Camp Verde Fire	37.33	22.49	14.84
Fire Dist Assist	1.60	1.03	0.57
Library District	1.80	1.12	0.68
FloodControlDist	3.29	2.05	1.24
Valley AcademyEd	1.00	0.52	0.48
TOTALS	189.46	104.20	85.26

0299120 01 AV 0.278 **AUTO T4 1 0784 85032-433606

MAIERS GARY H & PATRICIA L RS
15206 N 27TH ST
PHOENIX AZ 85032-4336

PAYMENT INSTRUCTIONS

To pay the 1st half installment, send the 1st half coupon with your payment postmarked no later than Nov. 1, 2005. To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than May 1, 2006. To pay taxes for the full year, send the 1st half coupon with your payment postmarked no later than Dec. 31, 2005. Delinquent interest will be waived.

Make your check payable to and mail to:

Ross D. Jacobs
Yavapai County Treasurer
1015 Fair Street
Prescott AZ 86305-1807

THERE WILL BE A CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS.

PLEASE INCLUDE YOUR **PARCEL NUMBER** ON YOUR CHECK.

2006 404150040 3 0000000201440000001007 2

Ross D. Jacobs
Yavapai County Treasurer
1015 Fair Street
Prescott AZ 86305-1807

*4041500403

If your mortgage company makes your property tax payments consider this notice as a courtesy copy for your records only.

Payment in U.S. FUNDS ONLY

Make check payable to:
Ross D. Jacobs
Yavapai County Treasurer
1015 Fair Street
Prescott AZ 86305-1807

DETACH AND RETURN WITH PAYMENT

TO PAY 2ND HALF PAY 100.72

Due March 1, 2007
MAIERS GARY H & PATRICIA L REV LIV TRUST
404-15-004 3 0106954

Delinquency Date Second Half Payment
Penalty for late payment is 16% per year prorated monthly as of the 1st day of the month for payments postmarked after 5:00 P.M. May 1, 2007 (ARS 42-18052 and ARS 42-18053)

2006 PROPERTY TAX NOTICE

ARIZONA

PARCEL #	AREA CODE	PRIMARY TAX RATE PER $100 ASSESSED VALUE	SECONDARY TAX RATE PER $100 ASSESSED VALUE	IRRIGATION DISTRICT $ PER ACRE
404-15-004 3	2877	7.2404	3.9871	

	VALUE IN DOLLARS	ASSMT %	ASSESSED VALUE	EXEMPTIONS	TAX RATE	NET ASSESSED
PRIMARY LAND, BLDGS, ETC	11,214	16.0	1,794	0	7.2404	129.90
PRIMARY PERSONAL PROPERTY	0	0.0	0	0	0.0000	0.00
PRIMARY TOTALS	11,214		1,794	0		129.90
SECONDARY LAND	10,500	16.0	1,680	0	3.9871	56.98
SECONDARY BLDGS, ETC	714	16.0	114	0	3.9871	4.56
SEC. PERSONAL PROPERTY	0	0.0	0	0	0.0000	0.00
SECONDARY TOTALS	11,214		1,794	0		71.54

PRIMARY PROPERTY TAX	129.90
LESS STATE AID TO EDUCATION	0.00
NET PRIMARY PROPERTY TAX	129.90
SECONDARY PROPERTY TAX	71.54
SPECIAL DISTRICT TAX	0.00
TOTAL TAX DUE FOR 2006	201.44

ACREAGE: .00

0106954
[illegible] ADDRESS:
2001 S ASPEN WAY
LEGAL DESCRIPTION:
VERDE LAKES #2 LOT [illegible]

JURISDICTION		2006 TAXES	2005 TAXES
02000	YAVAPAI COUNTY	29.70	28.22
07028	CAMP VERDE SD #28	93.74	79.93
08150	COMMUNITY COLLEGE	29.74	29.06
11202	CAMP VERDE FD	40.37	37.33
11900	FIRE DISTRICT ASSIST	1.60	1.60
14900	YAVAPAI COUNTY LIBRA	1.83	1.80
15001	YAVAPAI FLOOD CONTRO	3.56	3.29
30000	VALLEY ACADEMY EDUCA	0.90	1.00
02001	STATE SCHOOL TAX EQU	0.00	7.23
	TOTALS	201.44	189.46

This is the only notice you will receive.

Ross D. Jacobs
Yavapai County Treasurer
1015 Fair Street
Prescott AZ 86305-1807

THIS IS A CALENDAR YEAR TAX NOTICE

404-15-004 3
0001981 01 AV 0.293 **AUTO T1 0 0796 85032-433606

MAIERS GARY H & PATRICIA L REV LIV TRUST
15206 N 27TH ST
PHOENIX AZ 85032-4336

PAYMENT INSTRUCTIONS

To pay the 1st half installment, send the 1st half coupon with your payment postmarked no later than Nov. 1, 2006. To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than May 1, 2007. To pay taxes for the full year if the entire amount billed exceeds $100, send the 1st half coupon with your payment postmarked no later than Dec. 31, 2006. Delinquent interest will be waived.

Make your check payable to and mail to:

Ross D. Jacobs
Yavapai County Treasurer
1015 Fair Street
Prescott AZ 86305-1807

THERE WILL BE A CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS.

PLEASE INCLUDE YOUR PARCEL NUMBER ON YOUR CHECK.

TOWN OF CAMP VERDE
Council Agenda Action Form

Meeting Type: Regular **Meeting Date: 10-24-07**
Consent:☐ **Executive Session/Confidential:**☐ Type(s) of Presentation: Visual

AGENDA TITLE: Public Hearing, Discussion and possible approval of Ordinance 2007 A344, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, changing the zoning for parcels 404-28-014U, -014V, -014W and -014Z consisting of approximately 3.75 acres from R1L-35 to R1L-12. This rezoning is to allow for a 10 lot subdivision.

PURPOSE AND BACKGROUND INFORMATION:
This rezoning is in compliance with the General Plan Land Use Map which shows these parcels included in the High Density land use designation. The requested density is compatible with the adjacent properties and surrounding neighborhood. This area is served by both Camp Verde Water Co. and Camp Verde Sanitary District making it ideal for higher density development. Because of the topography of the property, there is concern on how the increased run off will be handled. The Town Engineer has had discussions with the project engineer and will be monitoring the drainage plans for the subdivision closely as any change in the historic drainage will certainly affect the homes in the Cliffs below.
The P & Z Commission at their hearing on October 4, 2007 voted unanimously to **deny** Zoning Map Change 07-02 submitted by Memi Perkins agent for Conlin Family Trust, owner of parcels 404-28-014U, 014V, 014W and 014Z, requesting the zoning to be changed from R1L-35 to R1L-12 for the purpose of developing a subdivision containing 10 site built homes, **based upon the data submitted.**
This Zoning Map Change Hearing was first heard by the P & Z Commission on July 12, 2007 and was continued by the P & Z Commission to allow for the applicant to return to the public with a neighborhood meeting to try and work out the differences between the owner and the surrounding neighbors.
Staff sent out 39 letters to property owners within 300 feet for the first P & Z Commission Hearing on July 12, 2007 and for the P & Z Commission Hearing on October 4, 2007. Staff received 8 letters in opposition from the first hearing notice and 8 letters in opposition and one in favor from the second hearing notice.
Per Arizona Revised Statutes, Title 9-462.04H (If the owners of twenty per cent of more either of the area of the lots immediately adjacent in the rear or any side thereof extending one hundred fifty feet therefrom, or of those directly opposite thereto extending one hundred fifty feet from the street frontage of the opposite lots, file a protest in writing against a proposed amendment, it shall not become effective except by the favorable vote of three-fourths of all members of the governing body on the municipality.)

Staff has determined that this State Statute requirement has been met by the 20 per cent in opposition and a three-fourths majority by the Town Council will be needed to make the Zoning Map Change effective.

Concerns of the P & Z Commission, based on historical drainage problems in the adjacent areas, were from the standpoint of an ability of the Town Council to grant a conditional rezoning to control a development time line of the developer that could include approval of a drainage plan prior to Preliminary Plat approval. Staff has corresponded with the Town Attorney asking for information in this matter. Per ARS 9-462.01E conditional rezoning is allowed concerning development time line conditions.

STAFF RECOMMENDATION(S):
Should the Town Council recommend approval of this Zoning Map Change, Staff is requesting that conditions be placed on the rezoning. Those conditions would be that an approved drainage plan (as approved by the Town Engineer) be in place prior to the proposed project going to the Preliminary Plat stage.

LIST ALL ATTACHMENTS: **Ordinance, Waiver, Staff Report, Zoning Map and agency comments**

Type of Document Needing Approval (Check all that apply):

- ☒ Acceptance/Approval
- ☐ Final Plat
- ☐ Liquor/Bingo Application
- ☐ Public Hearing
- ☐ Special/Temp Use Permit
- ☐ Agreement/Contract
- ☐ Grant Submission
- ☒ Ordinance
- ☐ Resolution
- ☐ Other:
- ☐ Emergency Clause
- ☐ Intergovernmental Agreement
- ☐ Preliminary Plat
- ☐ Special Consideration
- ☐ Presentation/Report Only

Submitting Department: P&Z **Contact Person:**

ORDINANCE 2007 A344

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, CHANGING THE ZONING FOR PARCELS 404-28-014U, -014V, -014W AND -014Z CONSISTING OF APPROXIMATELY 3.75 ACRES FROM R1L-35 TO R1L-12. THIS REZONING IS CONDITIONAL ON THE DEVELOPMENT OF A 10 LOT SUBDIVISION. CONSTRUCTION PERMITS MUST BE ISSUED WITHIN TWO YEARS OF THE ZONING CHANGE APPROVAL OR THIS ZONING WILL REVERT TO PRIOR ZONING OF R1L-35 THROUGH A HEARING PROCESS.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 87 A23, approved July 9, 1987 and,

WHEREAS, Ordinance 2007-A342 will promote the public health, safety and general welfare of the public; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:

Section 1:

I The Town Council hereby finds as follows:

A. A request for **Zoning Change 2007-02** was filed by Memi Perkins, agent for Conlin Family Trust owners, for the purpose of rezoning parcels **404-28-014U, -014V, -014W and -014Z from R1L-35 to R1L-12.** Attached is the legal description as **Exhibit A;** the map as **Exhibit B;**

B. The Zoning Change was reviewed by the Planning Commission on **October 4, 2007** in public hearing that was advertised and posted according to state law.

C. A neighborhood meeting was held by the applicant on **June 26, 2007** as required by ARS 9-462.03B.

D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

II. **Zoning Change 2007-02** is approved, based upon the following findings:

A. The zoning change is granted conditionally for the development of a 10 lot subdivision.

B. Development must commence within two years of the date of the zoning change approval or zoning will revert to its prior zoning through a hearing process.

C. The zoning change will promote the public health safety, or welfare of the general public by requiring the following conditions be met:
1. No preliminary plat approval will be granted until approval of the drainage plan is obtained.
2. No permits will be issued until approval is given for the drainage plan.

D. The property is classified by the Town's General Plan Land Use Map as High Density Residential; therefore, the proposed zoning map change is consistent with the Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.

Section 2. This ordinance is effective upon completion of publication and any posting as required by law.

*PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the **24th day of October 2007**, to be effective when publication and posting, pursuant to law, is completed.*

Approved: _____ Date: _____
Tony Gioia, Mayor

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

_____
Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

Legal Descriptions for Drumcliffe Heights, 7th Street, Camp Verde, AZ

Parcel #2 APN 404-28-014U

THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND LOCATED WITHIN SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN BOOK 2241, PAGE 554 (RECORD SOURCE #1 (R1)1) IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR REFERENCE COMMENCE AT THE WEST 1/4 CORNER OF SECTION 31;

THENCE NORTH 01 DEGREES 50 MINUTES 51 SECONDS EAST, (BASIS OF BEARINGS) A DISTANCE OF 524.00 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31 (R1);

THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 330.00 FEET (R1);

THENCE SOUTH 01 DEGREES 51 MINUTES 06 SECONDS WEST, A DISTANCE OF 1845.59 FEET (R1);

THENCE NORTH 89 DEGREES 59 MINUTES 04 SECONDS EAST, A DISTANCE OF 2,055.80 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 57 SECONDS WEST, A DISTANCE OF 479.77 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 34 SECONDS EAST, A DISTANCE OF 184.88 FEET (R1);

THENCE NORTH 00 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 333.04 FEET (R1);

THENCE NORTH 89 DEGREES 52 MINUTES 44 SECONDS EAST, A DISTANCE OF 661.78 FEET (R1) TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31;

THENCE NORTH 00 DEGREES 08 MINUTES 57 SECONDS WEST, A DISTANCE OF 200.00 FEET (R1); TO A P.K. NAIL LOCATED IN THE CENTER OF 7TH STREET;

THENCE NORTH 53 DEGREES 10 MINUTES 47 SECONDS WEST, A DISTANCE OF 323.76 FEET (R1); ALONG AN EAST LINE OF THE CLIFFS SUBDIVISION TO A PLASTIC CAP ATOP A 1/2" REBAR STAMPED L.S. 12218;

THENCE NORTH 29 DEGREES 28 MINUTES 33 SECONDS WEST (R1), A DISTANCE OF

Legal Descriptions for Drumcliffe Heights, 7th Street, Camp Verde, AZ

Parcel #2 APN 404-28-014U (Continued)

163.78 FEET, ALONG AN EAST LINE OF THE CLIFFS SUBDIVISION, TO A PLASTIC CAP ATOP A 5/8" REBAR STAMPED L.S. 26925, AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 29 DEGREES 28 MINUTES 33 SECONDS WEST (R1), A DISTANCE OF 102.57 FEET ALONG THE EAST LINE OF THE CLIFFS SUBDIVISION AND A PLASTIC CAP ATOP A 1/2" REBAR STAMPED L.S. 12218;

THENCE NORTH 32 DEGREES 28 MINUTES 40 SECONDS EAST (R1), A DISTANCE OF 65.05 FEET ALONG SAID EAST LINE TO A PLASTIC CAP ATOP A 5/8" REBAR STAMPED L.S. 26925;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 332.52 FEET TO THE WEST LINE OF 7TH STREET AND A PLASTIC CAP ATOP A 5/8" REBAR STAMPED L.S. 26925;

THENCE SOUTH 00 DEGREES 13 MINUTES 46 SECONDS EAST (R1), A DISTANCE OF 113.92 FEET ALONG SAID WEST LINE TO A PLASTIC CAP ATOP A 5/8" REBAR STAMPED L.S. 26925;

THENCE SOUTH 84 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 318.87 FEET TO A POINT ON THE EAST LINE OF THE CLIFFS SUBDIVISION AND THE TRUE POINT OF BEGINNING.

Legal Descriptions for Drumcliffe Heights, 7th Street, Camp Verde, AZ

Parcel #3 APN 404-28-014V

THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND LOCATED WITHIN SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN BOOK 2241, PAGE 554 (RECORD SOURCE #1(R1)1) IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR REFERENCE COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 31;

THENCE NORTH 01 DEGREES 50 MINUTES 51 SECONDS EAST, (BASIS OF BEARINGS) A DISTANCE OF 524.00 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31 (R1);

THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 330.00 FEET (R1);

THENCE SOUTH 01 DEGREES 51 MINUTES 06 SECONDS WEST, A DISTANCE OF 1845.59 FEET (R1);

THENCE NORTH 89 DEGREES 59 MINUTES 04 SECONDS EAST, A DISTANCE OF 2,055.80 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 57 SECONDS WEST, A DISTANCE OF 479.77 FEET (R1);

THENCE NORTH 89 DEGREES 58 MINUTES 34 SECONDS EAST, A DISTANCE OF 184.88 FEET (R1);

THENCE NORTH 00 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 333.04 FEET (R1);

THENCE NORTH 89 DEGREES 52 MINUTES 44 SECONDS EAST, A DISTANCE OF 661.78 FEET (R1) TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31;

THENCE NORTH 00 DEGREES 08 MINUTES 57 SECONDS WEST, A DISTANCE OF 200.00 FEET (R1); TO A P.K. NAIL LOCATED IN THE CENTER OF 7TH STREET;

THENCE NORTH 53 DEGREES 10 MINUTES 47 SECONDS WEST, A DISTANCE OF 323.76 FEET (R1), ALONG AN EAST LINE OF CLIFFS SUBDIVISION, TO A PLASTIC CAP ATOP A 1/2 REBAR STAMPED L.S. 12218;

Legal Descriptions for Drumcliffe Heights, 7th Street, Camp Verde, AZ

Parcel #3 APN 404-28-014V (Continued)

THENCE NORTH 29 DEGREES 28 MINUTES 33 SECONDS WEST (R1), A DISTANCE OF 65.16 FEET, ALONG AN EAST LINE OF THE CLIFFS SUBDIVISION, TO A PLASTIC CAP ATOP A 5/8" REBAR STAMPED L.S. 26925, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 84 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 292.19 FEET TO P.K. NAIL SET IN THE CENTER OF 7TH STREET AND A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SAID SECTION 31;

THENCE NORTH 00 DEGREES 09 MINUTES 00 SECONDS WEST (R1), A DISTANCE OF 61.02 FEET ALONG SAID EAST LINE TO A P.K. NAIL IN THE CENTER OF 7TH STREET;

THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.29 FEET TO THE WEST LINE OF 7TH STREET AND A PLASTIC CAP ATOP A 1/2" REBAR STAMPED L.S. 12218;

THENCE NORTH 00 DEGREES 08 MINUTES 57 SECONDS WEST, A DISTANCE OF 25.00 FEET (R1), ALONG THE WEST LINE OF 7TH STREET TO A PLASTIC CAP ATOP A 1/2" REBAR STAMPED L.S. 12218;

THENCE NORTH 00 DEGREES 13 MINUTES 46 SECONDS WEST (R1), A DISTANCE OF 59.98 FEET ALONG THE WEST LINE OF 7TH STREET TO A PLASTIC CAP ATOP A 5/8" REBAR STAMPED L.S.26925;

THENCE SOUTH 84 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 318.87 FEET TO A POINT ON THE EAST LINE OF THE CLIFFS SUBDIVISION AND A PLASTIC CAP ATOP A 5/8" REBAR STAMPED L.S. 26925;

THENCE SOUTH 29 DEGREES 28 MINUTES 33 SECONDS EAST, A DISTANCE OF 98.62 FEET, ALONG THE EAST LINE OF THE CLIFFS SUBDIVISION TO THE TRUE POINT OF BEGINNING.

Legal Descriptions for Drumcliffe Heights, 7th Street, Camp Verde, AZ

Parcel #4 APN 404-28-014W

THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND LOCATED WITHIN SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN BOOK 2241, PAGE 554 (RECORD SOURCE #1(R1)1) IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR REFERENCE COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 31;

THENCE NORTH 01 DEGREES 50 MINUTES 51 SECONDS EAST, (BASIS OF BEARINGS) A DISTANCE OF 524.00 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31 (R1);

THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 330.00 FEET (R1);

THENCE SOUTH 01 DEGREES 51 MINUTES 06 SECONDS WEST, A DISTANCE OF 1845.59 FEET (R1);

THENCE NORTH 89 DEGREES 59 MINUTES 04 SECONDS EAST, A DISTANCE OF 2,055.80 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 57 SECONDS WEST, A DISTANCE OF 479.77 FEET (R1);

THENCE NORTH 89 DEGREES 58 MINUTES 34 SECONDS EAST, A DISTANCE OF 184.88 FEET (R1);

THENCE NORTH 00 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 333.04 FEET (R1);

THENCE NORTH 89 DEGREES 52 MINUTES 44 SECONDS EAST, A DISTANCE OF 661.78 FEET (R1) TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31;

THENCE NORTH 00 DEGREES 08 MINUTES 57 SECONDS WEST, A DISTANCE OF 200.00 FEET (R1); TO A P.K. NAIL LOCATED IN THE CENTER OF 7TH STREET AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 53 DEGREES 10 MINUTES 47 SECONDS WEST, A DISTANCE OF 323.76 FEET (R1), ALONG AN EAST LINE OF THE CLIFFS SUBDIVISION TO A PLASTIC CAP ATOP A 1/2" REBAR STAMPED L.S. 12218;

Legal Descriptions for Drumcliffe Heights, 7th Street, Camp Verde, AZ

Parcel #4 APN 404-28-014W (Continued)

THENCE NORTH 29 DEGREES 28 MINUTES 33 SECONDS WEST (R1), A DISTANCE OF 65.16 FEET, ALONG AN EAST LINE OF THE CLIFFS SUBDIVISION TO A PLASTIC CAP ATOP A 5/8" REBAR STAMPED L.S. 26925;

THENCE SOUTH 84 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 292.19 FEET TO P.K. NAIL SET IN THE CENTER OF STREET;

THENCE SOUTH 00 DEGREES 09 MINUTES 00 SECONDS EAST (R1), A DISTANCE OF 220.88 FEET ALONG SAID CENTER LINE TO THE TRUE POINT OF BEGINNING.

Legal Descriptions for Drumcliffe Heights, 7th Street, Camp Verde, AZ

Parcel #1 APN 404-28-014Z

A parcel of land lying within Section 31, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian in Yavapai County of the State of Arizona, being a portion of those certain parcels of land described in Book 4350, Page 379, Official Records Yavapai County Recorders Office, as shown on a Record of Survey recorded in Book 64, of Land Surveys page 50, said parcel being more particularly described as follows:

COMMENCING at the Northwest corner of exhibit "C" as shown on said Land Survey being a found "Dale Stone" ½" rebar with cap stamped "LS 12281" from which a found 5/8" rebar with cap stamped "LS 26925" lies S 32°28'40" W a distance of 557.95 feet (S 32°28'40" W, 558.25 record per said Land Survey) and the Basis of Bearings for this description. Thence S 32°28'40" W along the northwesterly line of said Land Survey for a distance of 230.07 feet to a set ½" rebar with cap stamped "LS 33873" and the **TRUE POINT OF BEGINNING**;

Thence continuing along said Northwesterly line S 32°28'40" W for a distance of 263.14 feet to a set ½" rebar with cap stamped "LS 33873";

Thence N 90°00'00" E a distance of 332.12 feet (N 90°00'00" E, 332.52', record) to a found 5/8" rebar with cap (illegible) being a point on the easterly line of said Land Survey;

Thence N 00°11'02" W along said easterly line for a distance of 153.54 feet to a set ½" rebar with cap stamped "LS 33873;

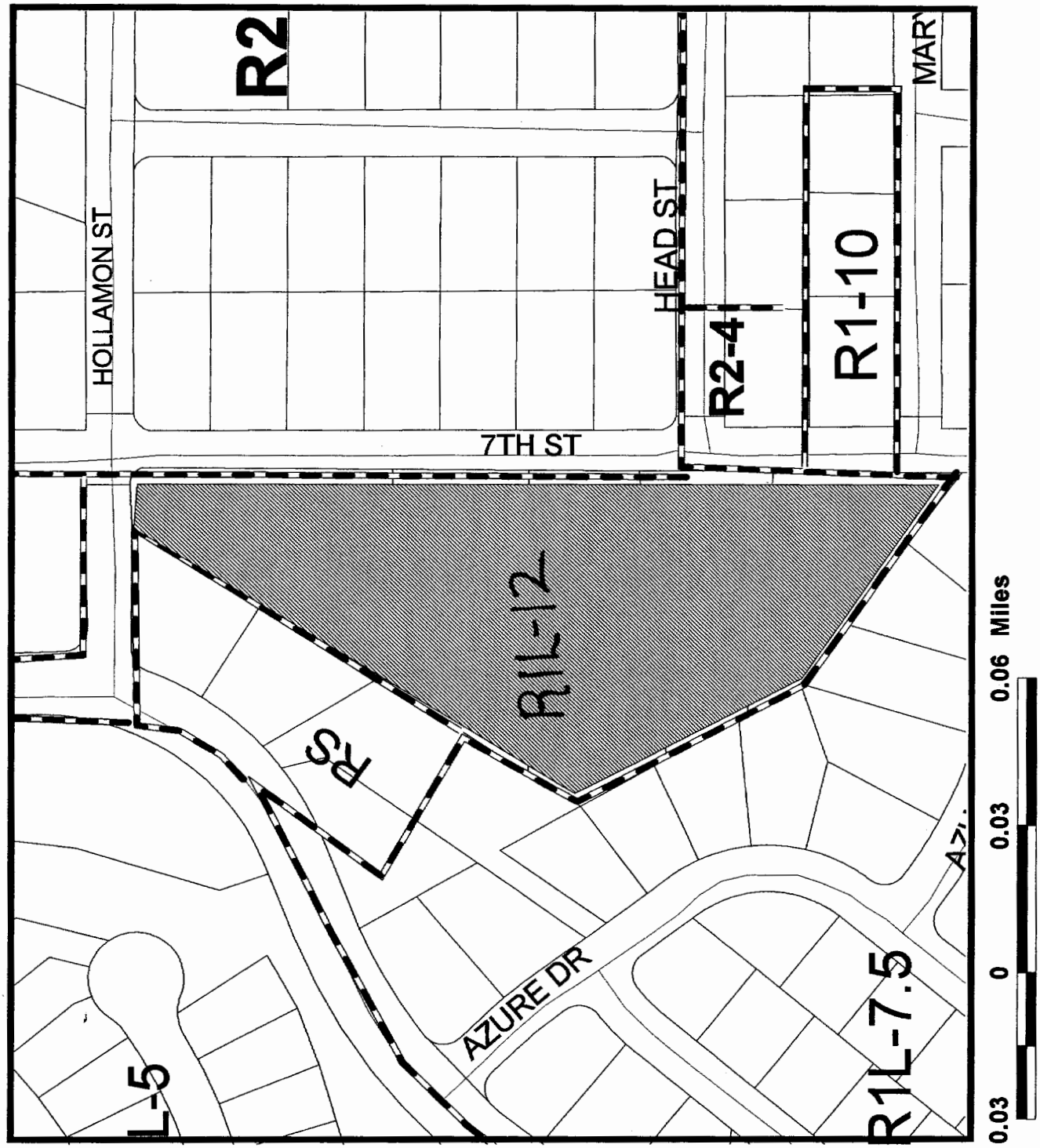
Thence S 89°46'14" W a distance of 114.88 feet to a set ½" rebar with cap stamped "LS 33873";

Thence N 07°35'36" W a distance of 102.18 feet to the **TRUE POINT OF BEGINNING**.

Parcel contains 1.0900 acres more or less.

ZONING MAP FOR ZMC 2007-02

EXHIBIT B
MAP



CASE NO. 2007-23

PROJECT NO. ZMC 07-02

TOWN OF CAMP VERDE

COMMUNITY DEVELOPMENT DEPARTMENT
473 S. MAIN STREET, SUITE 108
CAMP VERDE, ARIZONA 86322
(928) 567-8513 • FAX (928) 567-7401

CHANGE OF ZONING MAP OR DENSITY APPLICATION

APPLICATION DATE _____ TAKEN BY _____

ASSESOR'S PARCEL NO. 404-28-014U, V, W, Z FEES _____

PRESENT ZONING RIL-35 HEARING DATE _____

SUBDIVISION — LAND USE DESIGNATION _____

ADDRESS OF PROPERTY Vacant land, 1th Street, Camp Verde.

REQUEST: Request zoning and density change from RIL-35 to RIL-12

OWNER Conlin Family Trust PHONE 928634 9589 FAX 9286493511

ADDRESS Po Box 370 CITY Clarkdale STATE Az ZIP 86324

CONTACT PERSON Memi Perkins

If the applicant is not the property owner, the owner shall complete and sign the following statement. I herby authorize Memi Perkins to act as my agent in the application.
Name of Agent

Signature of Owner 5/3/7
Date

****

AGENT Memi Perkins PHONE 928 300 9796 FAX 9286493511

ADDRESS Po Box 370 CITY Clarkdale STATE Az ZIP 86324

CONTACT PERSON Memi Perkins

****

I herby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in it's normal scheduling.

Signature of Applicant 4/30/07
Date

Town of Camp Verde
Attn: Community Development
473 S. Main St., Suite 102
Camp Verde, AZ 86322
Phone: (928) 567-8513
Fax: (928) 567-7401

http:/www.cvaz.org

Special Power of Attorney
Authorization for Permit Application

Parcel Number: 404-28-014U, V, W, Z Date: 5/1/07.

Owner: David A Conlin, Jr and Anne L Conlin, as Trustees for the David A Conlin Jr and Anne L Conlin Family Trust dated May 8, 2002

Address: PO Box 370, Clarkdale Az 86324

Phone: ( ) 928 634-9589

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates Memi Perkins, whose address is: PO Box 370, Clarkdale Az 86324, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to ~~January 1st~~, 2008, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

David A. Conlin Jr., Owners (s)

State of Arizona
County of Yavapai, *ss.*

"OFFICIAL SEAL"
CHERYL KEATING
Comm. No. 208217
Notary Public State of Arizona
Yavapai County
My Comm. Expires October 19, 2008

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 3rd *day of* May, 2007, *by* David A. Conlin Jr., *who is/are personally known by me or have produced identification.*

Cheryl Keating, *Notary Public*

My Commission Expires:
10/19/08

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

PERMISSION TO ENTER PROPERTY

Hearing Application Number_____ PARCEL NO: 404-28-014U, V, W, Z.

DATE:_____ LEGAL DESCRIPTION: see attached

NAME: Conlin Family Trust.

ADDRESS: Vacant Land, 7th St, Camp Verde.

I the undersigned, herby give permission to the Town of Camp Verde Community Development Department or Public Official, in the discharge of duties stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of the adopted building codes and Planning and Zoning Ordinances of the Town of Camp Verde. Such investigation may be made to determine whether or not any portion of such property, building, grading or other structure is being placed, erected, maintained, constructed or used in violation of the Codes or Ordinances of the Town of Camp Verde or any other agencies that they have agreements with that pertain to the building, grading or placement of structures. Such entry shall be within 90 days of the date of my signature or within the active limitations of any permits issued to me by the Town of Camp Verde for building, grading, erecting, maintaining or constructing. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is OPTIONAL and VOLUNTARILY GIVEN and may be withdrawn or revoked (either in writing or orally) at any time.

_____ 5/3/7
Applicant's Signature Date

Agent for: Conlin Family Trust.
State of Arizona
Town of Camp Verde

On this 3rd Day of May, 2007 before me, the undersigned Notary Public, personally appeared Memi Perkins
_____ Who executed the forgoing instrument for the purpose theirin contain.

In witness whereof, I hereby set my hand and official seal.

"OFFICIAL SEAL"
CHERYL KEATING
Comm. No. 208217
Notary Public State of Arizona
Yavapai County
My Comm. Expires October 19, 2008

_____
Notary

10/19/08
Date of Commission Expires

Revised 2/27/2007

DIRECTIONS TO PROPERTY

Assessor's Parcel Number 404-28-014 U, V, W, Z.

Applicants Name Mem. Perkins

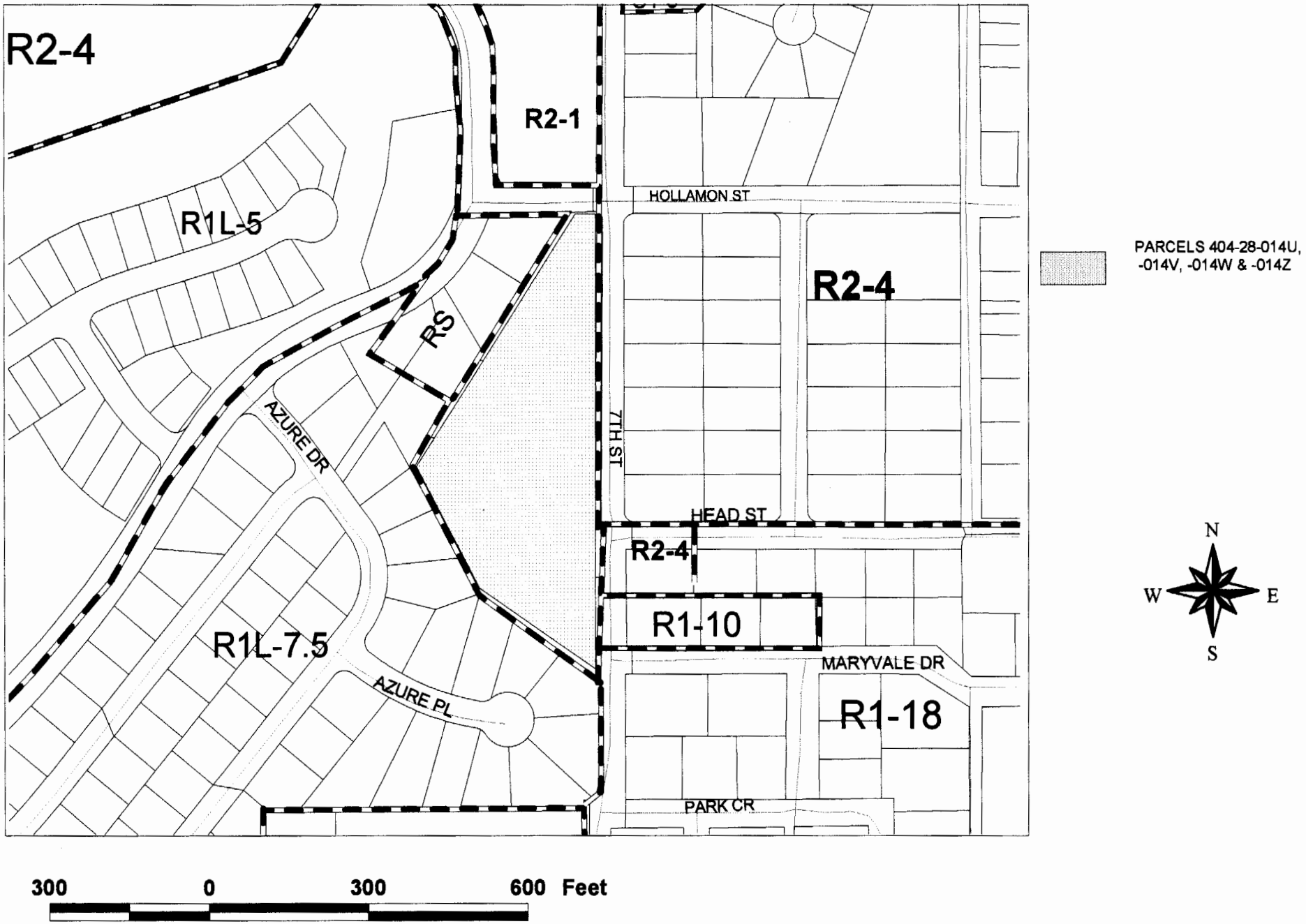
Property Address Vacant Land, 7th St. Camp Verde.

Directions To Property

Finnie Flat Road, turn South on 7th Street,
Property is located on the west side of 7th, Street, across from intersection at Head Street, Camp Verde.

2/28/2007

ZMC FROM R1L-35 TO R1L-12 (3.75 AC)



10-17-07P04:50 RCVD

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of the parcel of land described in EXHIBIT A hereto that is the subject of the Zoning Map Change 2007-02 for parcels 404-28-014U, -014V, -014W and -014Z. I have reviewed the conditions of rezoning and by signing this document, the undersigned agrees and consents to all the conditions imposed by the Town of Camp Verde in conjunction with the approval of the Rezoning Application and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the rezoning and conditions.

Dated this 17th day of October, 2007.

OWNER:

David A Coalin Jr and Anne L Coalin Trus
Print Name

David A. Coalin Jr.
Sign Name

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this 17th day of October, 2007, before me, the undersigned Notary Public, personally appeared David A Coalin, Jr., who acknowledged that this document was executed for the purposes therein contained.

"OFFICIAL SEAL"
Memi Perkins
Notary Public-Arizona
Yavapai County
My Commission Expires 10/2/2009

Notary Public

My Commission Expires:
10/02/09

David Conlin
PO Box 370
Clarkdale, Arizona 86324
Office (928)634-9589
Fax (928)649-3511

May 4, 2007

Town of Camp Verde
Community Development Department
RE: APN 404-28-014U, 404-28-014V, 404-28-014W, 404-28-014Z
Zoning Map Change, 7th Street, Camp Verde

Letter of Intent

To Whom it May Concern,

In 2005, David Conlin purchased the 3.75 acres located on the west side of 7th Street across from the intersection of Head Street and 7th Street in Camp Verde. He would like to create 10 site-built home lots, all larger than 12,000 Sq/Ft., out of this property. The property is vacant and is surrounded by homes. It is currently zoned R1L-35. The neighborhoods surrounding it are zoned R2-3,R2-4, R1L-7.5, R1-10, and R1-18. We are requesting a zoning/density change to R1L-12. The proposed zoning/density is more in keeping with the characteristics of the neighboring properties. Pending the subdivision process, we may build a number of the houses in this project ourselves. If so, the homes would match the simple southwest building style reflecting the western rural small town character of Camp Verde.

If you have any questions, please call me at the office or on my cell (928)300-9796.

Sincerely,

Memi Perkins

David Conlin
PO Box 370
Clarkdale, Arizona 86324
Office (928)634-9589
Fax (928)649-3511

May 4, 2007

Town of Camp Verde
Community Development Department
RE: APN 404-28-014U, 404-28-014V, 404-28-014W, 404-28-014Z
Zoning Map Change, 7th Street, Camp Verde

To Whom it May Concern,

These parcels are located within the Camp Verde Fire District.
If you have any questions, please call me at the office or on my cell (928)300-9796.

Sincerely,

Memi Perkins

Conlin Family Trust
PO Box 370
Clarkdale AZ 86324

Town of Camp Verde
473 S. Main St.
Camp Verde AZ 86322

September 4, 2007

Town of Camp Verde
Community Development Department
RE:APR 404-28-014U,V,W,Z
Zoning Map Change, 7th Street, Camp Verde

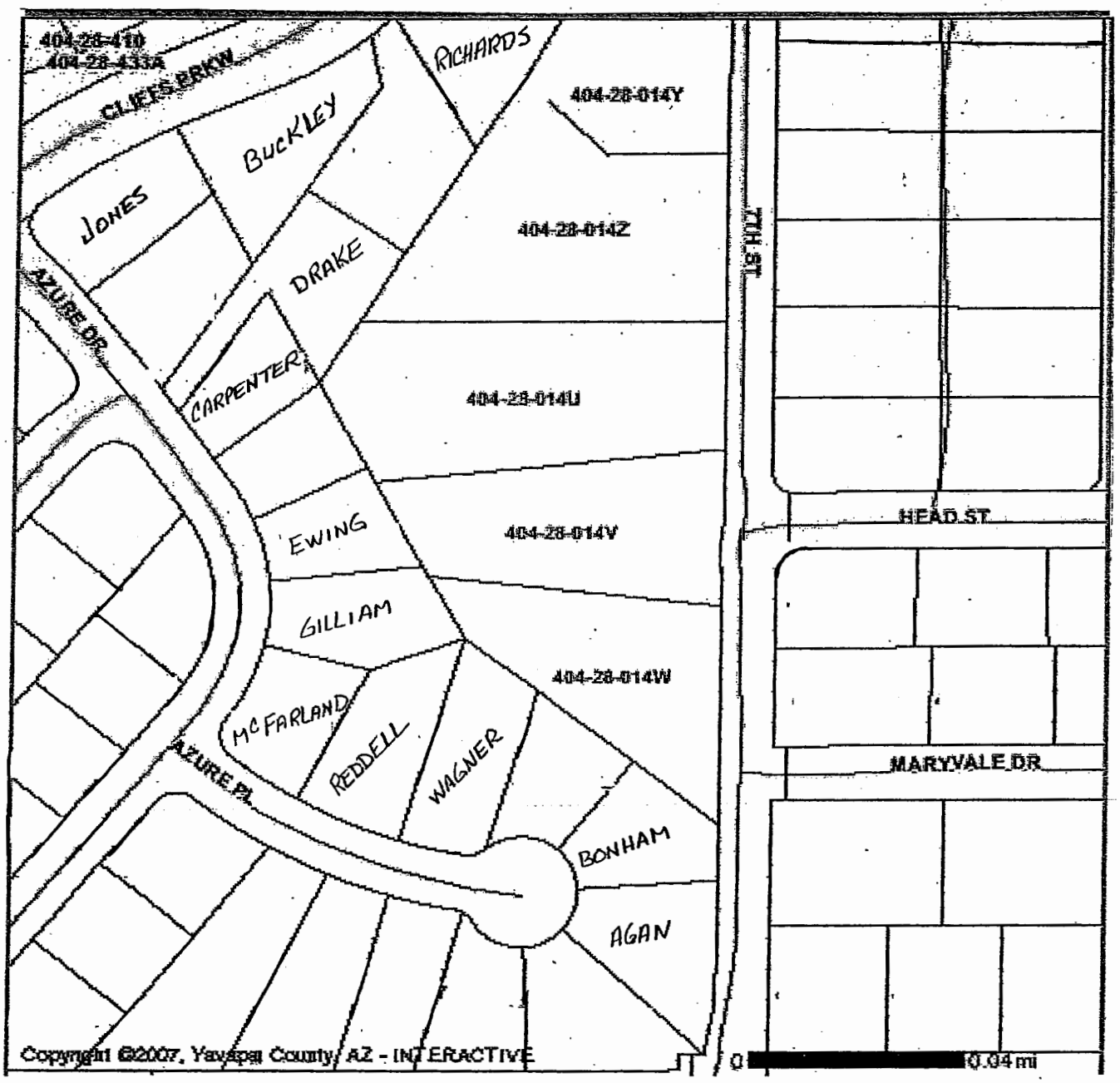
To Whom It May Concern,

I am writing to request our zoning change hearing be added to the agenda for the next Planning and Zoning Commission meeting.

Thank you,

Memi Perkins
Conlin Family Trust

PROPERTY OWNERS IN OPPOSITION



Parcels 2-07.shp
Regional roads
Amended land use map.shp
Agriculture > 5 Acres
Commercial
High Density - 11 Units AC Max
Industrial
Low Density - 1 AC Min
Medium Density - 1/4 AC Min
Mixed Use
Mixed Use - Com/Ind
National Forest
Natural Resource
Open Space
Public Facilities
Rural Residential - 2 AC Min
Yavapai-Apache Nation
Town Boundary

N
W E
S

400 0 400 800 Feet

LAND USE MAP for ZMC 07-02 on Parcels 404-28-014U, -014V, -014W AND -014Z R1L-35 TO R1L-12 CONLIN FAMILY TRUST

09-25-07P04:14 RCVD

Neighborhood Meeting
7th Street Rezoning
Sign-In Sheet

Name	Address
DARYL BONDE	482 5th ST.
Rick + Bonnie Cardson	417 Cliffs Pkwy (H) 602-896-9148 (C) 602-758-4907
Sept 18th Sign-in	
Mabel Wagner	
BRUCE GEORGE FOR DORIS	706 S. SGT WOODALL LN
DORIS BONHAM	414 AZURE PL
Jim Lefler / La Pampa de Plata LLC	413 S 7th ST CU
Pat George	706 S. Sgt Woodall
TOM DRAKE	473 S AZURE DR

09-13-07A07:31 RCVD

Memi Perkins
Conlin Family Trust
PO Box 370
Clarkdale AZ 86324
(928)634-9589

September 10, 2007

Dear Neighbor,

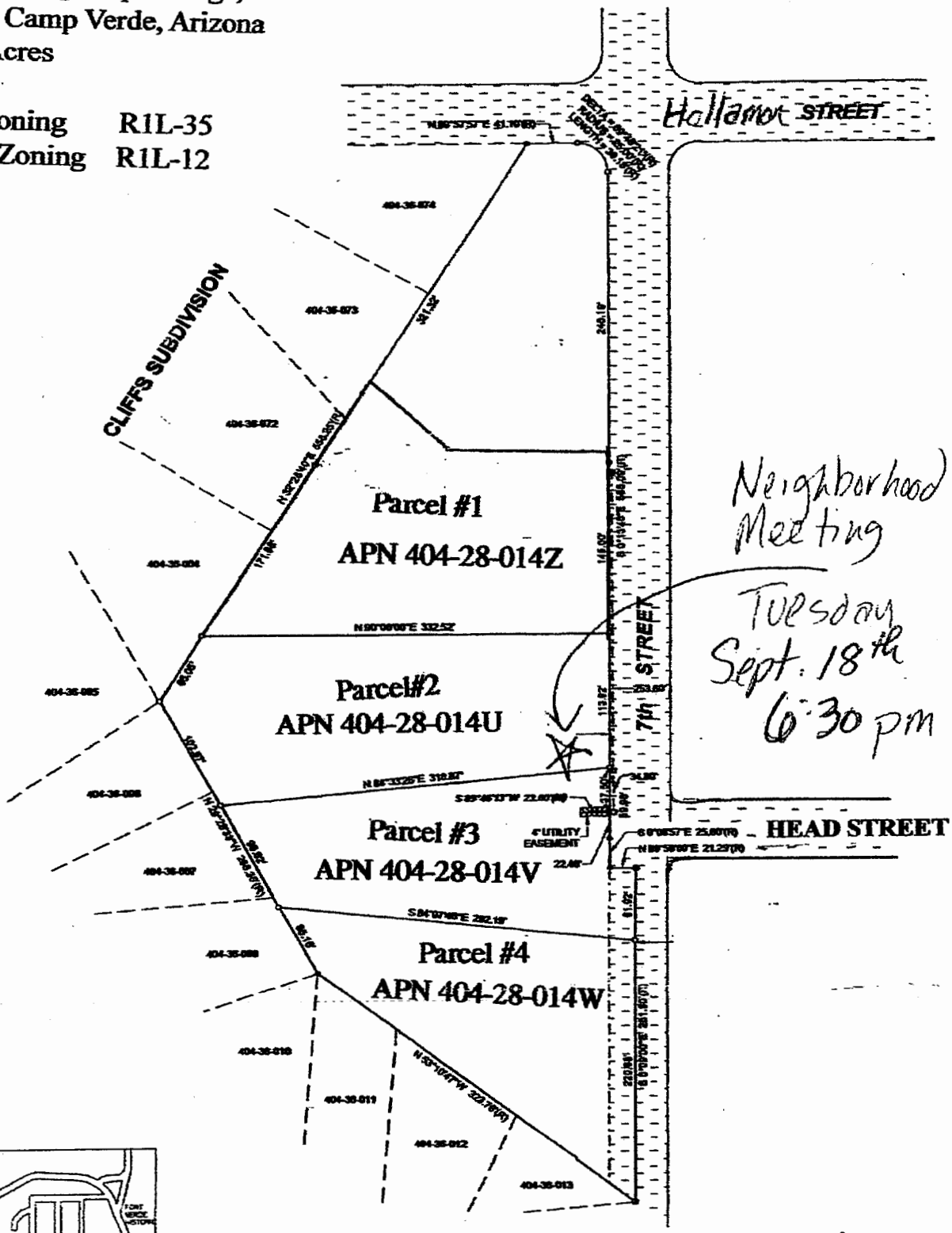
We own the property on the west side of 7th Street by the intersection of Head Street and 7th Street in Camp Verde, see enclosed map. We would like to build 10 homes on this property. We are applying for a zoning map change from the Town of Camp Verde. The property is currently zoned R1L-35 (Residential-Single Family Limited to Site Built Homes Only-Lot Size 35,000 Sq/Ft Minimum). We are requesting a zoning map change to R1L-12 (Residential-Single Family Limited to Site Built Homes Only-Lot Size 12,000 Sq/Ft Minimum). We would like an opportunity to answer any questions or hear any concerns you might have about this endeavor. So, we are inviting you to a neighborhood meeting on Tuesday, September18, 2007, at 6:30 pm at the corner of Head Street and 7th Street in Camp Verde. We will be there with punch and cookies, waiting to visit with you! If you would like more information, by all means, give me a call, (928)634-9589, or on my cell (928)300-9796.

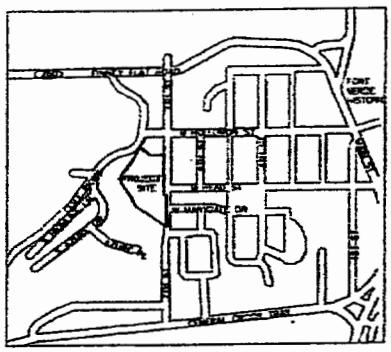
Thank you,

Memi Perkins

David Conlin/ Memi Perkins
Project: Zoning Map Change,
7th Street, Camp Verde, Arizona
3.75 +/- Acres

Current Zoning R1L-35
Proposed Zoning R1L-12





VICINITY MAP N.T.S.

Neighborhood Meeting
Tuesday
Sept 18th,
6:30 PM
Neighborhood Meeting

09-26-07P04:14 RCVD

Neighborhood Meeting
7th Street Rezoning
Notes

Memi Perkins/ Conlin Family Trust

I arrived at the corner of Head and 7th Street at 6:10 pm on Tuesday September 18th. I set out 10 chairs, a cooler with water and punch, and 2 boxes of cookies (chocolate chip and raisin oatmeal). Our engineer, Larry Cepek, arrived at 6:25 pm, followed shortly by Mabel Wagner, Bruce George, Doris Bonham, Mr. and Mrs. Lefler, and Pat George, and Tom Drake walked up the hill from his home. I started the meeting by showing the preliminary plans we had for the sight. The primary concern was for drainage. The neighbors told Larry and me about continuing drainage problems all around the area. We discussed with them the drainage plans we had. Tom expressed doubt about our engineer's ability to address the drainage problems. Larry explained to him that engineers have a code to perform good engineering, the schooling to do so, and the legal responsibility and liability to do so. I pointed out that because of the concerns of the property owners in the area and the problems that have occurred in the past, that the Town of Camp Verde was going to closely monitor any plans for this property, regardless of zoning change. Doris commented about not wanting to lose her view, and she, Mabel, Bruce Doris Pat and Tom talked about the loss of privacy. I planned the meeting a little late in the day for an outside location, and the meeting wrapped up pretty quickly. Mabel, Bruce, Doris, Pat, and Tom left with no change in their view of the development. I packed up the chairs, and took the cookies home.

September 22, 2007

09-25-07P02:05 RCVD

Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322

To Whom It May Concern:

I am a managing member of La Puya de Plata L.L.C. which owns the 413 S. 7th Street residential property. This holding is within 300 feet of the parcels represented by Memi Perkins, agent for the Conlin Family Trust.

Upon reviewing the proposed zoning changes on the four parcels of vacant land on 7th Street; I submit to the Town of Camp Verde the following comments:

- The proposed change to R1L-12 is in keeping with the other subdivisions in the area i.e. the lot sizes fit what is typical for the neighborhood.
- The two story foot print lessens the impact of run-off (1/2 the roof area of a single story slab on grade.
- The walk out basement concept is also more energy efficient for heating and cooling
- The water catchments will attenuate the runoff currently impacting the areas downstream
- The cul-de-sac will have a minimal impact on traffic flow

I understand that there is always a "not in my backyard" reaction to new development. But in fact, this proposed zoning change is in keeping with the community; and "fits" the profile of the neighborhood. Therefore, I support the proposed zoning application.

Respectfully submitted,

Timothy Lefler managing member of
La Puya de Plata L.L.C.
PO Box 20394
Sedona, AZ 86322

September 20, 2007

09-25-07A07:17 RCVD

.J Paulsen Administrative Assistant of Planning and Zoning,
473 S. Main Street
Camp Verde, AZ 86322

Dear J Paulsen and to Whom it may concern,

This is the second correspondence I have sent concerning the requested Zoning Map Change from R1L-35 to R1L-12. Submitted by Memi Perkins agent for Conlin Family Trust owner of parcels 404-28-014U, 404-28-014V, and 404-28-014Z. (Location being vacant land on 7th Street, Camp Verde.)

As an owner of property within 300' of the proposed change I strongly object for various reasons;

The slope of the land concerns me. The filling and excavating of soil because of such a large slope could cause numerous problems for my neighbors living directly below the site. I often think of California and their constant slipping and sliding of homes down hillsides causing disastrous results. Even 4 homes up there could cause a problem let alone 10.

Ten homes being built on property that was intended for four is overcrowding and a blot on the landscape. They are not in keeping with the present homes in the area and may even cause our property values to decrease.

The original zoning R1L-35 was in the Master Plan of the city and I am sure that the planners took all things into consideration and decided what was best for the community. When I purchased my home it was not to have tiny little homes with little lot sizes around me. It seems like enough zoning changes have been made in this area and we don't need more to satisfy greedy demands.

The present zoning should be kept or else serious consequences could prevail. I understand this was turned down once and find it difficult to believe that it is before the commission again. How many times do we have to object before we are heard? Is this someone's greed to sell more homes overshadowing common sense? Will we be repeating this over and over again in hopes to wear us down? This is my concern.

Sincerely,

Vivian C Buckley

Vivian C Buckley
437 Cliffs Parkway
Camp Verde, AZ 86322

September 19, 2007

09-25-07A07:17 RCVD

Town of Camp Verde
Community Development
473 S. Main Suite 102
Camp Verde, AZ 86322

To whom it may concern:

We want to go on record as being 100% opposed to the proposed zoning change of the vacant land on 7th St. There was a very good reason for originally zoning it as it is. We do not need 10 houses in that amount of space! It was zoned for 4 and it should remain that way. The proposed increased density will only put further strain on sewer and water resources as well as contribute to greater drainage and erosion problems, which already are occurring. We did not buy property in this neighborhood with the idea that 10 houses would be crammed in above us with all the problems that would cause. This proposal only benefits the property owners and certainly none of the neighbors. You should be concerned with those of us who already live here and not in submitting to one family whose only interest is in profit for themselves while the neighbors are left with the problems. 10 homes up there is ridiculous and not in the best interest the neighborhood nor the town. We urge you to turn down this request. We have already been through this before. Again we say "NO!"... or should we hire an attorney?

Sincerely,
Clarence and Sharon Rickard
405 Cliffs Pkwy.
C.V.

Marilynn Ewing
PO Box 4550 * 503 S. Azure Dr.
Camp Verde, AZ 86322
(928) 567-7597

09-24-07P12:07 RCVD

September 24, 2007

Town of Camp Verde
Community Development
473 S. Main Street, Ste 102
Camp Verde, AZ 86322

RE: Z MC 2007-02

Dear Ms. Paulsen:

As I was already notified in June 2007, answered by letter and in person before your planning and zoning commission in July and am once again addressing the change of zone issue.

I am writing to express my deepening opposition to the request for the map change on parcels 404-28-014 U, 404-28-014 V, 404-28-014 W, and 404-28-014 Z for the following reasons:

1. The building density will be tripled by about 300%.
2. The slopes water flows will be tripled leading to potential runoff events in heavy storms (approx. 12 events per year).
3. Erosion is already a factor due to surface water runoff on my property slope behind the ditch. Pictures will be presented on Oct. 4, 2007.
4. Future retention pond and all the environmental troubles associated with retaining discharges of storm water, road tar, sand, silt and sediment deposits, misc. pollutants, smell, mosquitoes, future leaks and treatment.
5. Traffic will worsen on 7th Street due to construction vehicles and delivery of supplies to and from. Position of access road could raise safety questions.
6. Property privacy can't be protected. Security for my property may pose another cost. Liability insurance increases due to curiosity seekers.

7. RI-35 on the four parcels should guarantee a shorter construction time than RI-12. Prolonged construction detrimental to peace and tranquility affecting quality of life.
8. RI-12 has more minimum setback requirements than RI-35.
9. How does this zone change benefit the town? What benefits are present for the Cliffs Subdivision?
10. Serious consideration must be given to the Town's General plan, Chapter 10, Environmental Planning ratified by Voters March 8, 2005:
    - F. Goal <u>Conserve the Natural Environment Within the Towns Boundaries.</u>
    - F1. Develop and implement slope, ridge, natural drainage and vegetation and wildlife corridor protection guidelines.
    - F3. Require high density development to provide an open space plan.
    - F4. Coordinate with the Regional Planning Group to minimize contaminated runoff into the Verde River and ditches.

It is my hope that these concerns will be analyzed very seriously in the group's decision not to change the existing zone on this steep hillside land. Thank you for your serious consideration.

Sincerely,

Marilynn Ewing

Marilynn Ewing

09-24-07P01:54 RCVD

Eric MacFarland
474 Azure Pl
Camp Verde, AZ 86322
23 Sept 07

To: Camp Verde Planning and Zoning Commission
Fr: Eric MacFarland
RE: Rezoning of parcels 404-28-014U, 404-28-014Z & 404-28-14Z requesting
Requesting a Zoning Map Change from R1L-35 to R1L-12

To Whom It May Concern,

I have a question? Why do we have zoning laws in the first place ? Why were they written ? Were they written to protect anyone ? Why don't you just tell this Mini Perkins-not a resident of our community, that we have laws and that's all there is to it.

We were the first home built in the Cliffs development after the models and I remember looking up a the brush filled hill above us and thinking they'll never be anything there. Now, I'm shocked to learn that there will be ten houses right above with maybe someone looking at me while I swim every summer not to mention the people that will be looking into my neighbors back yards.

For one thing, have you stopped to consider what the cut and fill tactics in building those ten homes will do in regards to erosion ? Have you even pictured the dirt and water that will end up in the houses in the Cliffs below ? Probably not.

Have you considered what those ten houses that will practically be in our backyards will do to our property values ? In fact, have you considered anything at all ?

The way Camp Verde's government is run makes me puke. And to think I fought in the Vietnam War. We are giving this country to foreigners more and more each and every year not only property but in the out sourcing off jobs. Now you guys want to screw the residents of Camp Verde for the personal gain of a foreigner from Clarkdale.

The more I see that happens in this community the more I'm glad I bought land in Hot Springs Village , AR. That's Arkansas in case you don't know. At least there, they have

a home owners associations that actually enforces the statues and would not allow a foreigner to come in and turn the statues upside down.

You people make me sick,

Very,very sincerely,

Eric J. MacFarland

09-21-07P04:37 RCVD

September 19, 2007

To whom it may concern:

I am very much opposed to the requested change in zoning from R1L-35 to R1L-12 on the vacant land on 7th St, Camp Verde.

Sincerely,

Jane Carpenter
483 Azure Dr.
Camp Verde, Az.
86322

09-21-07P04:37 RCVD

Marilyn Jean Jones

4458 Otter Lake Road
Otter Lake, Michigan 48464

453 Azure Drive
Camp Verde, Arizona 86322
Mi: (810)-793-4180
AZ: (928)-554-0290
mjjones@tir.com

September 17, 2007

Jenna Paulsen
Administrative Assistant
473 S. Main Street
Camp Verde, AZ 86322

Dear Jenna Paulsen,

I am opposed to the changing of the zoning map from

R1L-35 (Residential-Single Family Limited to Site Built Homes Only-Lot Size 35,000 Sq/Ft Minimum)

to

R1L-12 (Residential-Single Family Limited to Site Built Homes Only-Lot Size 12,000 Sq/Ft Minimum)

for the following reasons:

- *the area already has too many homes that are too close*
- *to build 10 homes on this site dictates very small lots and thus very small homes which in turn dictates crowed conditions with no room for storage and no room for more than one car, nor room for even visitor's cars.*
- *hillside homes here present a hazard to homes below.*
- *building and excavating for these homes would be a devastating issue for the existing homes below.*
- *the over building of homes in this desert area is putting our future water supply in jeopardy, which is a serious issue.*
- *these proposed tiny homes and lots is not in keeping with the surrounding more upscale homes that are on the lots below.*

09-21-07P04:37 RCVD

- *downsizing and crowding will bring down the property value of the surrounding, more upscale homes that are on the lots below..*
- *the planners of the original zoning of this area determined, after taking into consideration all of the pros and cons, that it should be zoned R1L-35, and rightly so. This is where it fits into the Master Plan.*

Nothing more than greed drives this endeavor to join the race to jam as many homes into as many empty spaces as possible in Camp Verde.

Our elected officials are infringing on the rights of existing property owners by allowing these types of zoning changes to take place.

I beg you to consider these issues, while keeping in mind the consequences of your decision.

Sincerely,

Marilyn J. Jones

Marilyn J. Jones
453 Azure Drive
Camp Verde, AZ 86322

09-19-07P03:41 RCVD

473 Azure Drive
PO Box 1156
Camp Verde, AZ. 86322

September 18, 2007

Jenna Paulsen
Town of Camp Verde
Planning and Zoning Dept
473 S. Main St
Camp Verde, AZ. 86322

RE: ZMC 2007-02

When the applicant first submitted this Zoning Map Change in July, 2007; I strongly objected, as that steep hillside is no place for 10 homes. Since then, nothing has changed my mind. Whoever decided to zone those lots "R1L-35" made a wise decision, and I hope the Planning and Zoning Commission rejects the zoning change request.

If 10 houses were to be built on that hill, the value of my property would decline, as I live directly below. That would prompt me to file a claim for compensation against the Town of Camp Verde, under Proposition 207, for any reduction in value.

The applicant purchased the property knowing it was zoned R1L-35. Please leave it that way.

Sincerely,

Thomas Drake

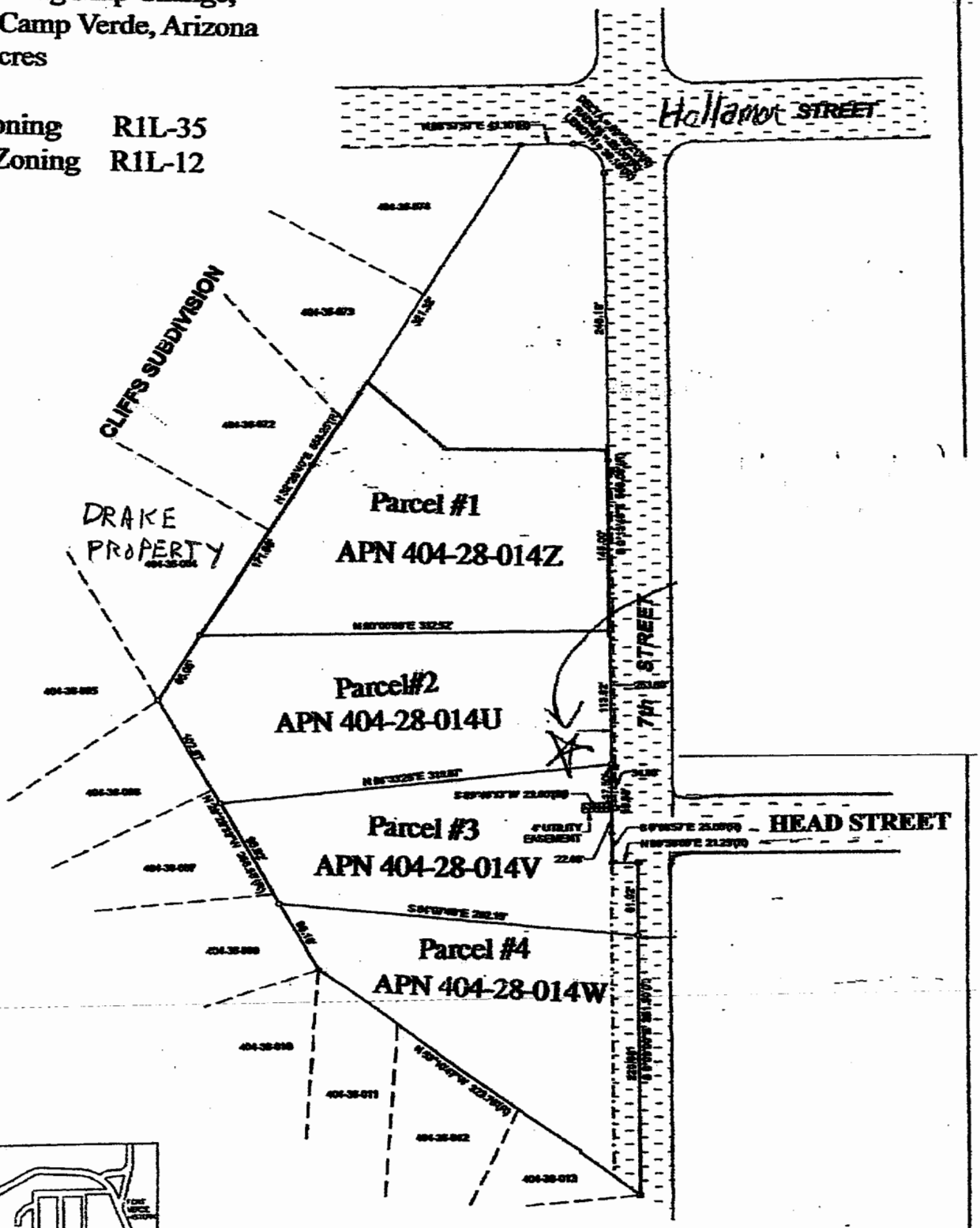
Thomas Drake

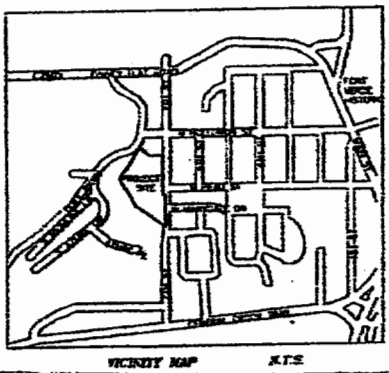
Encl: property map

David Conlin/ Memi Perkins
Project: Zoning Map Change,
7th Street, Camp Verde, Arizona
3.75 +/- Acres

09-19-07P03:41 RCVD

Current Zoning R1L-35
Proposed Zoning R1L-12





VICINITY MAP N.T.S.

473 Azure Drive, Camp Verde, AZ - Google Maps

Google Maps

Address **473 Azure Dr**
Camp Verde, AZ 86322

DRAKE PROPERTY
OUTLINED IN ORANGE

September 17, 2007

To the Camp Verde Planning & Zoning Commission:

We again find that we must express our selves as to why we are **against** the rezoning of parcels 404-28-014U,404-28-014V, 404-28-014W & 404-28-014Z from R1L-35 to R1L-12.

In July , we pointed out the problems that have occurred in the Cliffs because of poor planning with developments in regard to the potential of flooding, which have occurred. The detention pond by the Catholic church drive which is not adequate ; the manufactured home development off of 7th street which didn't have drainage problems addressed when built, the pushing off of the hill by the church on 7th street and more recently the drainage from the Views at the southern end . The hill by the church was never engineered right as it is too steep, no vegetation has returned to cover that side of it and today has cuts in it from past rains. The town at its own expense had to come in and dig a ditch behind the homes fences after some were flooded. At a meeting with the town engineer this past spring , we don't know how they decided to address the concerns of neighbors on the south of Azure Drive and Highland from flooding.

Now with the purposed development of the hillside above our homes at the north end of the Cliffs, we can't help but be upset that such a thing might happen knowing we are below and what water that comes off there is very likely to cause us harm.

There is a drainage ditch behind lot 404-36-3614 that drains off 7th street and goes on behind the houses to the north and on under the road to the small retention pond below the Views. There is a drainage pipe from that ditch between lots 404-36-3614 and 404-36-0413 that goes down between the two lots and on out into the cul de sac. In the past that ditch was eroding around that pipe and had to be repaired by the town. The grate over it gets full of debris which causes it to overflow. The ditch beyond is filling with sediment from over time from past rains. The hillside for the purposed development has natural desert growth that at the present helps to slow any water running off. But what is going to happen with earth moving equipment moving that dirt and squeezing in 10 homes on that hillside above us.? At the last meeting, there was the mention of berms , which we must point out they can erode with a hard deluge of water and they also "melt" away over time unless they are continually kept up. There was also the mention of a possible retention pond: ; that will only fill up with sediment too and we don't think anyone of you would like a retention pond above your house. Right now we don't know where that pond may be planned as there is not exactly a whole lot of room left with 10 homes supposedly going on that hillside. The type of soil we have here is subject to easily washing away when it is messed with.. That hillside is too steep and these problems really need to be addressed before you make your decision.

If any of you are unfamiliar with this piece of land, please drive down to the Cliffs and look at it from the homeowners point of view from here. There would seem to be plenty of more developable land around Camp Verde than having to dig into that hillside .Once land is developed, the developer is out of here and the town is left with any headaches that may be left.

We are only trying to protect our safety from floods, value of our property and privacy from homes looking into our back doors. Thank you for attention to this important matter.

Sincerely"

Mabel Wagner
Mabel Wager 404-36-011
414 Azure Pl.

Doris M. Bonham
Doris Bonham 404-36-013
414 Azure Pl.

Floyd and Mary Agan
Floyd & Mary Agan 404-36-014
417 Azure Pl

Peggy R. Reddell - 404-36-010
464 Azure Pl.

Neighborhood Meeting
7th Street Rezoning
Sign-In Sheet

Name	Address
DARYL BOWDE	482 5th ST. (H) 602-896-9148
Rick + Bonnie Carlson	417 Cliffs Pkwy (C) 602-758-4907

Memi Perkins
Conlin Family Trust
PO Box 370
Clarkdale AZ 86324
(928)634-9589

June 18, 2007

Dear Neighbor,

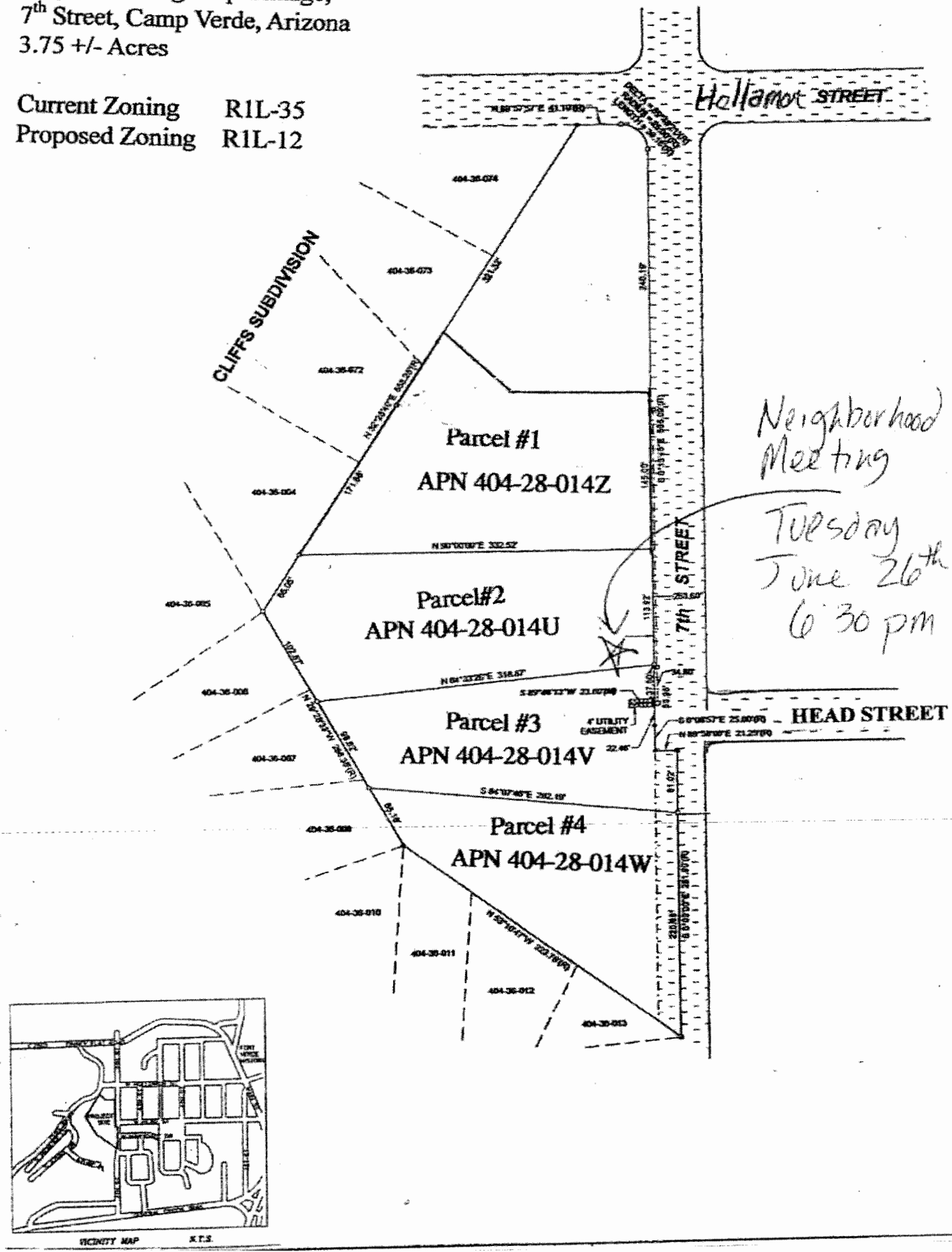
We own the property on the west side of 7th Street by the intersection of Head Street and 7th Street in Camp Verde, see enclosed map. We would like to build 10 homes on this property. We are applying for a zoning map change from the Town of Camp Verde. The property is currently zoned R1L-35 (Residential-Single Family Limited to Site Built Homes Only-Lot Size 35,000 Sq/Ft Minimum). We are requesting a zoning map change to R1L-12 (Residential-Single Family Limited to Site Built Homes Only-Lot Size 12,000 Sq/Ft Minimum). We would like an opportunity to answer any questions or hear any concerns you might have about this endeavor. So, we are inviting you to a neighborhood meeting on Tuesday, June 26th, 2007, at 6:30 pm at the corner of Head Street and 7th Street in Camp Verde. We will be there with punch and cookies, waiting to visit with you! If you would like more information, by all means, give me a call, (928)634-9589, or on my cell (928)300-9796.

Thank you,

Memi Perkins

David Conlin/ Memi Perkins
Project: Zoning Map Change,
7th Street, Camp Verde, Arizona
3.75 +/- Acres

Current Zoning R1L-35
Proposed Zoning R1L-12



Neighborhood Meeting
7th Street Rezoning
Notes

6:25

- questions concerning # of homes
- style of homes, Southwest
- drainage as dictated w/ appearance
- type of housing by Cty reg. of Custom homes (low income) No.

Neighborhood Meeting
7th Street Rezoning
Notes

By Memi Perkins/ Conlin Family Trust

I arrived at the corner of Head and 7th Street at 6:15pm on Tuesday, June 26th. Our engineer, Larry Cepek had just arrived. He and I set up 10 chairs, and a card table for the chocolate chip and sugar cookies. We also brought a cooler with sodas, punch and water. At 6:25pm, Daryl Bonde, a neighbor who lives off of Head Street arrived, soon followed by Rick and Bonnie Carlson, neighbors living on Cliffs Parkway. I started the meeting, stating that this was an informal meeting, giving the neighbors an opportunity to present questions or concerns. Daryl had a yellow pad with questions, so we started with his questions. He wanted to verify the number of homes we have planned for the sight (10) and the style of homes (southwest, with a custom home feel). He asked if we were going to build the houses ourselves, or sell just the lots. I told him we, at this time, would like to build all 10, and have a contractor in mind that we have just completed 2 of a 5 home commitment, but that market conditions and his availability would dictate our building all 10. He said he understood this. He asked about drainage. He said that other builders in the area had not made drainage a priority, and that some people who purchased homes were now very affected by the inadequate drainage measures. At this point, Rick and Bonnie spoke up and said that drainage was the issue that brought them to the meeting. I said that we are very concerned about the drainage off of our property, and we knew that drainage was a concern to the people below our property. Larry explained some of the ideas we have to mitigate storm runoff, such as a retention pond on the bottom of the property, fed by a ditch that would run along the back perimeter of our property, collecting our runoff. He also explained, that because of the complaints the town has gotten on drainage in the area, that the Town of Camp Verde will be watching this project with a careful eye. Larry talked about good engineering practices, and a professional commitment to completing projects correctly. This information seemed to satisfy Daryl, Bonnie and Rick. Daryl asked us point blank if this project was slated for manufactured homes or low income housing. I answered with a resounding "No!" Daryl told us that he had heard that somewhere in the vicinity there were plans for low income housing, and he

was concerned about what that would do to property values in the area. At this point, my friend, a local backhoe operator, Doyle Calvert, showed up to eat the cookies. He did not sign in. Daryl asked about the owners of the property. I told him that they have lived in Clarkdale for around 20 years and in Arizona since the 50's, and have had a long term vested interest in Arizona real estate. The conversation turned from the rezoning to more personal matters. Daryl has a son in the military about to be shipped to Afghanistan; Rick did a tour of duty during the Gulf War. Daryl talked with Rick about any advice he had for Daryl's son. At about 7:30 pm we concluded the meeting, without anyone else arriving. They all helped me pack up the chairs, and I sent the cookies home with Doyle.

Neighborhood
Meeting
NOTICE OF
PUBLIC HEARING
TOWN OF
CAMP VERDE

Neighborhood
Meeting
Thank you,

06-22-07A10:15 RCVD

Memi Perkins
Conlin Family Trust
PO Box 370
Clarkdale AZ 86324
(928)634-9589

June 18, 2007

Dear Neighbor,

We own the property on the west side of 7th Street by the intersection of Head Street and 7th Street in Camp Verde, see enclosed map. We would like to build 10 homes on this property. We are applying for a zoning map change from the Town of Camp Verde. The property is currently zoned R1L-35 (Residential-Single Family Limited to Site Built Homes Only-Lot Size 35,000 Sq/Ft Minimum). We are requesting a zoning map change to R1L-12 (Residential-Single Family Limited to Site Built Homes Only-Lot Size 12,000 Sq/Ft Minimum). We would like an opportunity to answer any questions or hear any concerns you might have about this endeavor. So, we are inviting you to a neighborhood meeting on Tuesday, June 26th, 2007, at 6:30 pm at the corner of Head Street and 7th Street in Camp Verde. We will be there with punch and cookies, waiting to visit with you! If you would like more information, by all means, give me a call, (928)634-9589, or on my cell (928)300-9796.

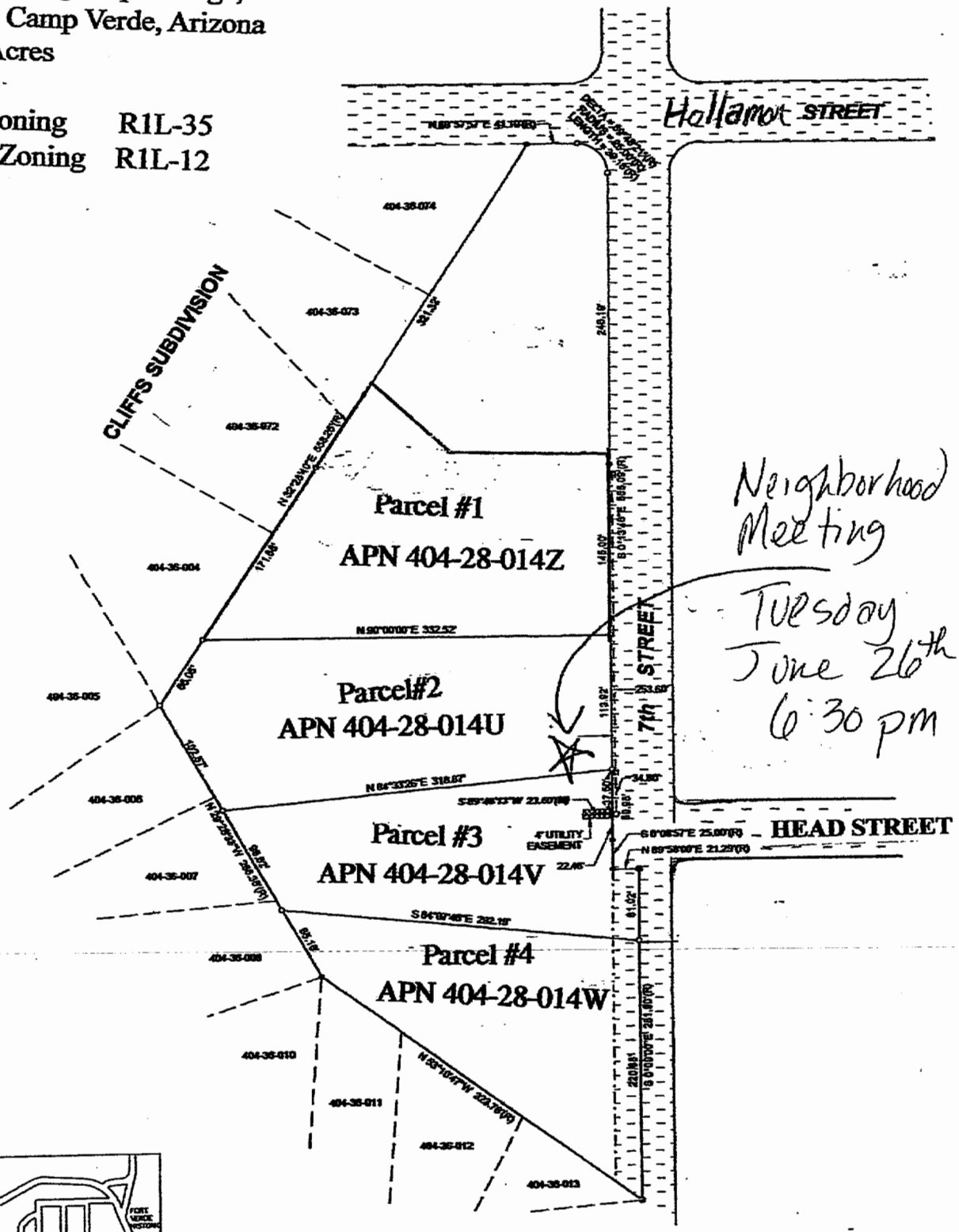
Thank you,

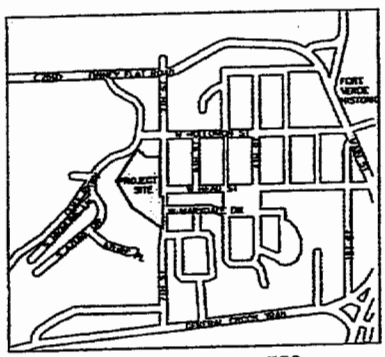
Memi Perkins

06-22-07A10:15 RCVD

David Conlin/ Memi Perkins
Project: Zoning Map Change,
7th Street, Camp Verde, Arizona
3.75 +/- Acres

Current Zoning R1L-35
Proposed Zoning R1L-12





VICINITY MAP N.T.S.

07-10-07P01:15 RCVD

July 10, 2007

Camp Verde Planning & Zoning Commission;

Since I cannot attend the meeting on the 12th in regard to the letter I received about the proposed zoning change on 7th street requested by Memi Perkins, I am writing to express my disapproval and ;sincerely hope that you commissioners give this some serious thought before giving any approval to it.

I realize that there has always been 4 parcels up there and that someday their might be a house or two up there. The thought of 10 houses crammed into that space is absurd when you consider that is sloping ground with vegetation that eases any runoff of moisture. Just how is that going to be addressed by the town as to where is the water going to, into our back yards???

The Cliffs already has some serious drainage problems at its south end due to the development on 7th street and some drainage from the Views causing flooding.. There would be drainage off 7th street and where is it going to go?

Also I find it alarming to think there will homes up there that will look down into my living room. I and my neighbors are all elderly and retired people who feel safe in our homes now. I have always felt sorry for the people on south Azure who have those homes perched up behind them giving them no privacy . How would you like that?

I know there is no way of keeping houses from going up there, but at least keep it to one per parcel. At least that way , there would be ground to be landscaped around the houses and give any runoff of moisture a chance to absorb in the ground.

Camp Verde is already has a multitude of housing developments going on. Squeezing so many houses in that space is just not good.

Please reconsider this zoning request.

Mabel Wagner

Mabel Wagner
PO Box 3386
Camp Verde

Owner of lot 404-36-011

Jenna Paulsen

From: "Marilyn Jean Jones" <mjjones@tir.com>
To: <jpaulsen@cvaz.org>
Sent: Tuesday, June 26, 2007 2:15 PM
Subject: Fw: Zoning map change for town of Camp Verde

06-26-07P05:22 RCVD

---- Original Message ----
From: Marilyn Jean Jones
To: jpaulson@cdaz.org
Sent: Tuesday, June 26, 2007 9:01 AM
Subject: Fw: Zoning map change for town of Camp Verde

---- Original Message ----
From: Marilyn Jean Jones
To: jpaulsen@cdaz.org
Sent: Tuesday, June 26, 2007 8:22 AM
Subject: Zoning map change for town of Camp Verde

J. Paulsen
Administrative Assistant of Planning and Zoning

Dear J. Paulsen,

I am opposed to the changing of the zoning map from
R1L-35 (Residential-Single Family Limited to Site Built Homes Only-Lot Size 35,000 Sq/Ft Minimum) to R1L-12 (Residential-Single Family Limited to Site Built Homes Only-Lot Size 12,000 Sq/Ft Minimum) for the following reasons:

- the area already has too many homes that are too close
- to build 10 homes on this site dictates very small lots and thus very small homes which in turn dictates crowded conditions with no room for storage and no room for more than one car, nor room for even visitor's cars.
- hillside homes here present a hazard to homes below.
- building and excavating for these homes would be a devastating issue for the existing homes below.
- the over building of homes in this desert area is putting our future water supply in jeopardy, which is a serious issue.
- these proposed tiny homes and lots is not in keeping with the surrounding more upscale homes that are on the lots below.
- downsizing and crowding will bring down the property value of the surrounding homes.
- the planners of the original zoning of this area determined, after taking into consideration all of the pros and cons, that it should be zoned R1L-35, and rightly so. This is where it fits into the Master Plan.

Nothing more that greed drives this endeavor to join the race to jam as many homes into as many empty spaces as possible in Camp Verde.

Our elected officials are infringing on the rights of existing property owners by allowing these types of zoning changes.

I beg you to consider these issues, while keeping in mind the consequences of your decision.

Respectfully,
Marilyn Jean Jones
453 Azure Drive
Camp Verde, AZ 86322

Jean

Marilyn Jean Jones
mjjones@tir.com

06-26-07A11:38 RCVD

THOMAS & JO ELLEN DRAKE

473 Azure Drive
Camp Verde, AZ. 86322
567 5499

Jenna Paulsen
Administrative Assistant
Town of Camp Verde
Planning and Zoning
473 S. Main St, Suite 108
Camp Verde, AZ. 86322

RE: ZMC 2007-02; Lots 404-28-014; Z, U, V & W.

Dear Ms. Paulsen:

We reside directly below lots 404-28-014 Z and 404-28-014 U. Our lot is a third of an acre, with ample set backs from the neighboring houses. We feel that the current zoning for the lots above us is perfect. It fits the rest of the neighborhood.

We do not want 10 tightly packed houses on the hill above us! We oppose any change in the current zoning.

Sincerely,
Thomas Drake
Jo Ellen Drake
Thomas Drake
Jo Ellen Drake

By fax & Mail

Jenna Paulsen

From: "Thomas Drake" <t_drake45@msn.com>
To: <jpaulsen@cvaz.org>
Cc: <plnrman@cvaz.org>
Sent: Monday, June 25, 2007 6:52 PM
Subject: ZMC 2007-02; lots 404-28-014, U,V, W and Z

I oppose any change in the zoning from R1L-35 down to R1L-12. I live directly below these lots on a .34 acre lot with ample set backs from the neighboring homes. I do not want 10 tightly packed houses on the hill above. They would reduce my property value and are not compatible with the homes in the Cliffs.

I have also faxed a letter in opposition to you.

Thomas Drake
473 Azure Drive
Camp Verde, AZ. 86322
567-5499

06-26-07A11:38 RCVD

Jane Carpenter

483 Azure Drive
Camp Verde, AZ. 86322
567-1246

June 25, 2007

Jenna Paulsen
Administrative Assistant
Town of Camp Verde
Planning & Zoning
473 S. Main St, Suite 108
Camp Verde, AZ. 86322

RE: ZMC 2007-02, Lots 404-28-014, U,V, W & Z.

Dear Ms. Paulsen.

I strongly oppose any change in the zoning, lot size and density regulations for the above referenced lots. Four lots and four houses on that hillside are enough and are compatible with the lots and houses below, in the Cliffs.

Sincerely,

Jane Carpenter

06-26-07A11:38 RCVD

Jenna Paulsen

From: <carolsplace@commspeed.net>
To: <jpaulsen@cvaz.org>
Sent: Tuesday, June 26, 2007 9:59 AM
Subject: zoning change

J. Paulsen
Administrative Assistant of Planning and Zoning

Dear J. Paulsen,
It is impossible for me to attend the meeting on this because I am traveling this summer and am several hundred miles away. This e-mail is to inform you of my opposition of the possible zoning change on 7th street.

R1L-35 (Residential-Single Family Limited to Site Built Homes Only-Lot Size 35,000 Sq/Ft Minimum) to R1L-12 (Residential-Single Family Limited to Site Built Homes Only-Lot Size 12,000 Sq/Ft Minimum) for the following reasons:

The lot sizes are not in keeping with surrounding area lots.
10 home on what is now 4 lots is ridiculous. Crowding homes together like this creates an eye sore. This is not what the initial plan called for. I for one think that the town has allowed too many zoning changes to accommodate increased home construction that gives into greedy builders.
Building these homes on the hillside presents a hazard to homes below.
Building and excavating for these homes would be a devastating issue for the existing homes below.
The over building of homes in this desert area is putting our future water supply in jeopardy, which is a serious issue.
These proposed tiny homes and lots is not in keeping with the surrounding more up scale homes that are on the lots below.
Down sizing and crowding will bring down the property value of the surrounding homes.
The planners of the original zoning of this area determined, after taking into consideration all of the pros and cons, that it should be zoned R1L-35, and rightly so. This is where it fits into the Master Plan. I hope you will see fit to keep it that way.

By allowing these types of changes you would be infringing upon our rights as property owners who wish to keep the standards up to the level that they were when our homes were built in the Cliffs..

Please do not allow this zoning change.

Respectively.

Vivian C Buckley
437 Cliffs Parkway

Camp Verde, AZ

06-26-07P12:55 RCVD

Nancy Buckel
Community Development Director
473 S. Main St.
Camp Verde, AZ 86322

June 26, 2007

Dear Nancy,

I am writing you regarding the requested zoning map change from the Conlin Family Trust. I understand that the present parcels 404-28-014 U, 404-28-014V, 404-28-014W, and 404-28-014Z were zoned in such a manner due to the severe sloping that goes above our property. Zoning this into smaller parcels will create too much density in that area. The square footage is deceptive because that area has a severe drop toward the homes in The Cliffs.

The original zoning of these parcels in appropriate. Any change in this for personal profit of the Conlin Family Trust will negatively impact the wildlife as well as the infrastructure of the land and homes beneath this property. For these reasons I am opposed to a change in zoning and the General Plan that has been established by the Zoning Commission, Town Council and approved by the citizens of Camp Verde.

Sincerely,

Diane Bowlus Michael Gilliam

Diane Bowlus and Mike Gilliam
513 Azure Drive
Camp Verde, 86322
567-7314

Nancy Buckel

From: Diane Bowlus [dianebowlus@commspeed.net]
Sent: Thursday, July 05, 2007 3:03 PM
To: plnrnan@cvaz.org
Subject: Zoning map change

Nancy Buckel
Community Development Director
473 S. Main St.
Camp Verde, AZ 86322

June 26, 2007

Dear Nancy,

I am writing you regarding the requested zoning map change from the Conlin Family Trust. I understand that the present parcels 404-28-014 U, 404-28-014V, 404-28-014W, and 404-28-014Z were zoned in such a manner due to the severe sloping that goes above our property. Zoning this into smaller parcels will create too much density in that area. The square footage is deceptive because that area has a severe drop toward the homes in The Cliffs.

The original zoning of these parcels in appropriate. Any change in this for personal profit of the Conlin Family Trust will negatively impact the wildlife as well as the infrastructure of the land and homes beneath this property. For these reasons I am opposed to a change in zoning and the General Plan that has been established by the Zoning Commission, Town Council and approved by the citizens of Camp Verde.

Sincerely,

Diane Bowlus and Mike Gilliam
513 Azure Drive
Camp Verde, 86322
567-7314

P.O. Box 4550
Camp Verde, AZ 86322

06-26-07P03:34 RCVD

June 25, 2007

Town of Camp Verde
Community Development
473 S. Main Street, Suite 102
Camp Verde, AZ 86322

Re: ZMC 2007-02 Zoning Map Change RIl 35 to RIL 12
Perkins for Conlin Family Trust

Dear Ms. Paulsen:

It is necessary to write to you and your staff today to express my opposition to this zone map change. I know all of my neighbors also want to oppose this development. These people are away for the 4th of July holiday.

There are many problems associated with tripling the building density by about 300% more on this rather narrow steep parcel.

1. Drainage - natural ditch stained and no longer as adequate for the homes along side of it.

2. 10 to 12 families impact the privacy of homes below.

3. Views could be blocked or hindered.

4. Utilities need to be considered.

5. Severe environmental changes to existing flora and fauna. Loss of natural beauty of high desert plants. Beautiful birds of many species may leave.

Our home has been lived in and enjoyed since January 1996 and is owner occupied. It was site built. We were assured by the builder that the property along 7th Street was to be kept natural and was later designated and voted R1-35 on the General Plan.

We have relied on the General Plan and never considered more than 4 parcels and 4 houses on the narrow hill above. Spot zoning was not even a possibility than and if we had known this change could occur, we would not have purchased the house.

I planned to send some pictures but because of the notice requirements, I will either send later or bring to the meeting.

Sincerely,

Marilynn Ewing

Marilynn Ewing

503 So. Azure Dr.

6-28-07

Town of Camp Verde
Community Development
473 S. Main Sd. Ste 102
Camp Verde, AZ 86322

05-2- 10A10-66-CEDL

This letter is in response to the one we received concerning the application submitted on behalf of the Corlin Family Trust ZMC 2007-02

As a property owner within 300 feet at 463 S. 7th Street I would have to state my objection to this proposed change. Already there is considerable conjestion and traffic on 7th Street. It is difficult to back out of your driveway, even dangerous because of the excessive speeds people travel down 7th Sd. These problems would only get worse if the property in question were to be spled into 10 parcels.

Thank you for considering my objection.

Sincerely,
Karen C Helm (Brantley)

Our property is still titled in my late Mother's name - Irma R Johnson and my former name - Karen C Brantley.

Yavapai County
Development Services Department
500 S. Marina Street; Prescott, AZ. 86303 Phone: (928) 771-3214 Fax: (928) 771-3432
10 S. 6th Street; Cottonwood, AZ. 86326 Phone: (928) 639-8151 Fax: (928) 639-8153
Addressing – Building Safety – Customer Service & Permitting – Environmental – Flood Control – Land Use – Planning & Design Review

06-19-07A09:22 RCVD

MEMORANDUM

June 7, 2007

To: **Nancy Buckel, Senior Planner**
Town of Camp Verde

From: **Allan M. Sanchez, Hydrologist Floodplain Unit**

Re: **Change of Zoning and Density Application; APN: 404-28-014U, 404-28-014V, 404-28-014W, & 404-28-014Z**

The proposed project is not within our regulatory authority therefore, the Flood Control District does not object to the zoning and density change request. However, we would like to provide technical review for your assistance.

The property is impacted by local drainage. Please provide a grading and drainage plan and drainage report stamped by an Arizona registered civil engineer for our review and recommendations. Please see the attached checklists. The hydraulic design should include retention/detention in order to minimize flood impacts downstream. Water harvesting and storm water pollution prevention plans are recommended.

The drainage report submitted should follow the guidelines as outlined in the Yavapai County Drainage Criteria Manual dated 2005. The Manual can be downloaded at:

http://www.co.yavapai.az.us/uploadedFiles/Departments/Development_Services/Reference/DrainageCriteriaManual.pdf

The proposed project is not within our regulatory authority. An engineered grading and drainage plan and a storm water pollution protection plan are recommended for future development. If you have any questions concerning the aforementioned comments please feel free to call me at (928) 771-7197.

C: Ms. Memi Perkins
P.O. Box 370
Clarkdale, Arizona 86324

06-19-07A09:22 RCVD

Yavapai County
Development Services Department
500 S. Marina Street; Prescott, AZ. 86303 Phone: (928) 771-3214 Fax: (928) 771-3432
10 S. 6th Street; Cottonwood, AZ. 86326 Phone: (928) 639-8151 Fax: (928) 639-8153
Addressing – Building Safety – Customer Service & Permitting – Environmental – Flood Control – Land Use – Planning & Design Review

COMMERCIAL BUILDING PERMIT REQUIREMENT CHECKLIST
FLOOD CONTROL DISTRICT

All submittals must be completed by an Arizona Registered Civil Engineer, unless these details are not required due to site conditions as determined by the Flood Control District. Submittals must meet the requirements outlined in the County's Drainage Criteria Manual.

___ 1. **Off-Site Hydrology.** Need to determine the quantity, the entrance and exit points, and how the flow is to be routed through the site. Historical drainage patterns should be maintained at the property boundaries without adversely impacting neighboring properties.

___ 2. **On-Site Hydrology.** Need to show how drainage is routed away from proposed structures and into proposed drainage facilities. For most commercial developments retention/detention facilities will be required to detail pre minus post development conditions will not increase drainage from the site.

___ 3. **On-Site Hydraulics.** Provide hydraulic calculations for any channels, culverts, storm drains, or street drainage. Floodplain delineations are required for sites with washes with drainage areas greater than 40 acres.

___ 4. **Topography.** Must provide existing and proposed elevation contours for the property. Typical contours intervals are at 1-foot unless otherwise approved by the Flood Control District.

___ 5. **Cross Sections.** Need to show perpendicular cross sections through the site indicating property lines, swales, detention/retention areas, floodplain elevations, finished floor elevations and street details.

___ 6. **Dry Wells.** Provide detail drawings of the dry well and a copy of the well registration with the Arizona Department of Environmental Quality.

___ 7. **Erosion Setback and Scour Depth Analysis.** Provide an analysis per Arizona State Standard 5-96 detailing all proposed developments are outside of any erosion hazard area.

___ 8. **Finished Floor Elevation.** Need to show the finished floor elevations and provide a certification statement, "All finished floor elevations detailed on these plans are free from inundation during the 100-year peak runoff event."

___ 9. **Storm Water Pollution Prevention Plan.** Provide a copy of the Storm water Pollution Prevention Plan for our review. A copy of the Arizona Department of Environmental Quality's Notice of Intent submittal should be provided for our files.

Any questions should be directed to the Flood Control District at (928) 771-3197.

Yavapai County
Development Services Department

500 S. Marina Street; Prescott, AZ. 86303 Phone: (928) 771-3214 Fax: (928) 771-3432

10 S. 6th Street; Cottonwood, AZ. 86326 Phone: (928) 639-8151 Fax: (928) 639-8153

Addressing – Building Safety – Customer Service & Permitting – Environmental – Flood Control – Land Use – Planning & Design Review

BUILDING PERMIT CHECKLIST FOR CIVIL ENGINEERING REQUIRED FOR FLOODPLAIN DEVELOPMENT

Please check your plan against the listed items for compliance. The following checklist should be used as a guideline. Additional data may be required based upon complexity of the design and location. All reports and plans must meet the requirements outlined in the County's Drainage Criteria Manual.

Site Plan

__ 1. Parcel number, metes and bounds description or subdivision name and lot number
__ 2. Site vicinity map
__ 3. Project engineer's and owner's name, address, phone number, fax number & email address
__ 4. Benchmark/on-site temporary benchmark (TBM) DESCRIPTION AND LOCATION (Should tie into FEMA or County Benchmark)
__ 5. General notes/legend
__ 6. Arizona registered professional civil engineer's seal & signature
__ 7. North direction arrow & engineering scale (typically 1-inch equals 20 feet)
__ 8. Property lines/dimensions, distance of proposed structure from property boundaries
__ 9. Building envelope/tracts/easements/floodplain boundaries
__ 10. Finished floor elevation & statement, "all finished floors shown on this plan are free from inundation during a 100-year peak runoff event."
__ 11. Contour lines/spot elevations for existing and proposed conditions
__ 12. Drainage patterns/arrows/grade breaks
__ 13. Quantify 100-year peak runoff event & delineate floodplains for all washes with drainage areas of 80 acres or greater.
__ 14. Perpendicular cross sections through site. Detail existing and proposed contours, finished floor elevations, foundation depth, regulatory flood elevation and base floodplain surface water elevation.
__ 15. Erosion protection should be provided for structures 20 feet or less from the nearest wash bank. For washes with 100-year peak discharges of 500 cfs or greater, erosion and scour protection for proposed structures must meet the requirements outlined in Chapter 7 of the County Drainage Criteria Manual. Structures within floodplains and floodways must meet the requirements outlined in Chapter 4 of the County Drainage Criteria Manual.
__ 16. Culvert cross-section and profile. The minimum allowable culvert diameter is 18-inch. Culverts must be designed with headwalls or adequate protection around the inlets and outlets.
__ 17. Fences/block walls with type & location of drainage openings
__ 18. Cut and fill slopes must not exceed 2:1 (horizontal to vertical), and should be re-vegetated with native plants or riprap for erosion control. Steeper slopes must be certified to be stable by an Arizona Registered Civil Engineer or retaining walls should be constructed in these areas.
__ 19. The foundation of the structure must be vented per FEMA requirements and all machinery and electrical equipment must be elevated above the Regulatory Flood Elevation.
__ 20. Septic tank location or detail sewer line connection
__ 21. Foundation design plans. Construction material below base flood elevation must be detailed as flood resistant material.
__ 22. Add note, "An Arizona Registered Engineer or Land Surveyor must submit a FEMA Elevation Certificate to the Flood Control District for review and approval, prior to final inspection of the property."
__ 23. Add note, "The Flood Control District requires a final inspection. Please call the Prescott Office at (928) 771-3197 to schedule an inspection."

Drainage Report

__ 1. USGS or best available drainage area map
__ 2. Location of lot and structure on the current FEMA Flood Insurance Rate Map
__ 3. Hydrologic analysis and channel/wash hydraulic analysis
__ 4. Culvert analysis
__ 5. Floodway/Floodplain and foundation scour analysis with "No Rise Certification"
__ 6. Lateral Erosion Setback or Structure Design per Arizona State Standard 5-96
__ 7. Arizona registered professional civil engineer's seal & signature

If you have any questions, please contact the Flood Control District at (928) 771-3197.

Camp Verde Sanitary District

P.O. Box 1205
Camp Verde, AZ 86322-1205
Phone (928) 567-6794 Fax (928) 567-8832
Email arc_cvsd@swiftwireless.com

Received 5/4/07

May 2, 2007

David Conlin
PO Box 370
Clarkdale, AZ 86324

Re: Parcel #'s 404-28-014U; 404-28-014V; 404-28-014W; 404-28-014Z
Camp Verde, AZ 86322

Dear Mr. Conlin,

Parcel numbers 404-28-014U; 404-28-014V; 404-28-014W; 404-28-014Z, located off Seventh Street, in Camp Verde is within the Camp Verde Sanitary District boundaries.

This area has sewer service available.

You will need to pick-up a connection packet and submit your plat plans to the District office at 155 Montezuma Castle Hwy # 3.

Please don't hesitate to call me if you have any further questions at 928-567-6794.

Sincerely,

Monica Chadborn

Monica Chadborn
Administrative Services

CAMP VERDE WATER SYSTEM, INC.
499 S. SIXTH STREET
P.O. BOX 340
CAMP VERDE AZ 86322
(928) 567-5281

05-10-07P02:46 RCVD

Date: May 10, 2007

Jenna Paulsen, Admin Assistant
Town of Camp Verde
473 S Main Street Suite 108
Camp Verde AZ 86322

RE: Zoning Map Change 2007-02
Name: Drumcliff Heights
Owner: Conlin Family Trust
Parcel Number: 404-28-014U, 404-28-014V, 404-28-014W&404-28-014Z
Contact: Mime Perkins

Dear Ms. Paulsen:

This area is in our Certificate of Convenience and Necessity (CC&N) issued by the Arizona Corporation Commission (ACC). We are regulated by the ACC and are required to follow their Rules and Regulations. All commercial and industrial developments or projects and fire protection service must be served by our company. The exception is if the property is served by a well on that property. Water cannot be provided by any other entity. A neighboring business cannot share a well with another. Only if each property has a separate well can that well be used to serve that property. Wells serving residential developments are also limited. As long as the well only serves the property it is located on there is no problem. To allow wells to serve other than the property it is located on could be a violation of the Arizona Constitution and the Arizona Administrative Code. Most Agreements and expansions are required to be approved by the ACC. We may need to enter into an Advance in Aid of Construction Agreement with the owner of the property in order to serve this parcel. The Advance In Aid of Construction Agreement will allow us to install mains, services, fire hydrants and other infrastructure. As part of that agreement we will need to have a utility easement. The Arizona Corporation Commission must approve the Advance Agreement before the agreement becomes valid.

We currently have service in the area of these parcels. The water service to these parcels is contingent upon extending the main line into the subdivision being developed. Otherwise these parcels can be served with appropriate easements and an Advance In Aid of Construction Agreement. We have a twelve inch main terminating at the entrance to the subdivision on the west side of the road at Seventh Street and the intersection of Head Street. We will be able to expand into the area under an Advance in Aid of Construction Agreement. We will need the water mains placed outside of the roadways and sidewalks.

If the development requires fire protection and additional mains placed inside to serve the development, and the Advance in Aid of Construction Agreement would include these facilities. Our Advance in Aid of Construction Agreements require us to collect the infrastructure fees up front and

repay the Advance for refundable fees over a ten (10) year period, based on the revenue collected from bona fide customers. The refund is ten percent (10%) of the revenue collected (less taxes and fees) from these customers for ten years. Any balance remaining after ten years becomes a contribution to our company. Any facilities associated with fire protection are a contribution to the company and are not subject to refund. We are required by ACC to serve those developments located within our CC&N when there is a request for service.

We recommend approval of this requested. We look forward to providing service to this development. If you have any questions or need additional information, please call me at the above number.

Sincerely,

Stanley Bullard
Vice-President
Camp Verde Water System, Inc.

Jenna Paulsen

From: "Ron Long" <rlong@cvaz.org>
To: "Nancy Buckel" <plnrnan@cvaz.org>
Cc: "Jenna Paulsen" <jpaulsen@cvaz.org>
Sent: Monday, May 14, 2007 3:41 PM
Subject: Drum Cliffs Subdivision & 7th Street

05-15-07A08:29 RCVD

Nancy,
I have spoken with Larry Cepek and Memi Perkins about the need for a letter from me granting them access to 7th street. I have told them that getting access to 7th street is not an issue as far as I am concerned, and that I would however expect them to align their road across from Head Street.
I will write a letter if it is necessary, but I would rather not because of the legal implications. I would preffer to let them submit drawings for our review, which upon approval would confirm their access to 7th Street and it's location.
Will that work?

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPLICATION REVIEW FORM

DATE: **May 9, 2006**

TO:

- ☐ **Public Works Department**
- ☒ **Town Engineer**
- ☐ **Park and Recreation Department**
- ☐ **Community Development Director**
- ☐ **Building Inspector**
- ☐ **Fire Department**
- ☐ **Verde Valley Fire Department**
- ☐ **Yavapai County Planning**
- ☐ **Yavapai County Flood Control**
- ☐ **Yavapai County Development Services - Environmental Services Dept.**
- ☐ **Yavapai County Environmental Unit**
- ☐ **ADOT**
- ☐ **Camp Verde Water District**
- ☐ **Camp Verde Sanitary District**
- ☐ **Verde Lakes Water District**
- ☐ **Marshal's Department**
- ☐ **School District**
- ☐ **U.S Forest Service**
- ☐ **City of Cottonwood Planning**
- ☐ **Trails Committee**
- ☐ **Other**_____

Project Review: Contact Agent, Owner & Engineer

FROM: Jenna Paulsen – Admin. Assistant
Town of Camp Verde
473 S. Main Street Suite 108 • Camp Verde, AZ 86322
Tel. (928) 567-8513 • Fax (928) 567-7401
E-mail: jpaulsen@cvaz.org

ZMC 2007-02: An application submitted by Memi Perkins agent for Conlin Family Trust owner of parcels 404-28-014U, 404-28-014V, 404-28-014W, & 404-28-014Z requesting a Zoning Map Change from R1L-35 to R1L-12. Location is vacant land on 7th Street, Camp Verde.

A copy of the application is attached and has been forwarded to you for your review and comment. For additional information regarding zoning classification and/or land use, please visit our website at **www.cvaz.org**. Please write your comments below and return your comments to my attention by **June 6, 2007**. **If you have no comments, please send us a letter stating "no comment" or our department will be contacting you for a verbal.**

COMMENTS: No comments based on the change in density. However all development shall meet the Town development and subdivision standards

Printed Name Ron Long Signature Ron Long

Phone 567-0534 X129

Jenna Paulsen

From: "Jack Bedwell" <Jack.Bedwell@co.yavapai.az.us>
To: <jpaulsen@cvaz.org>
Sent: Monday, May 14, 2007 8:46 AM
Subject: Your Application ZMC 2007-02

05-15-07A08:29 RCVD

I have reviewed the above document, (ZMC 2007-02, Parcels 4-28-014U, 404-28-014V, 404-28-014W & 404-28-014Z zoning map change from R1L-35 to R1L-12), and have "No Comment"

Jack R. Bedwell
Yavapai County Developmental Services
Environmental Unit
EHS II
(928)639-8151
jack.bedwell@co.yavapai.az.us

05-16-07A11:32 RCVD

Jenna Paulsen

From: "Enalo Lockard" <Enalo.Lockard@co.yavapai.az.us>
To: "Jenna Paulsen" <jpaulsen@cvaz.org>
Sent: Wednesday, May 16, 2007 9:44 AM
Subject: ZMC 2007-02 APN 404-28-014U etal

Please accept this for the planning side of Development Services as having no comment on the above referenced zoning map change. There may be comments from our Environmental Unit depending on how sewage disposal will be accommodated on the subject parcels.

If you have any questions, please let me know.

Enalo

Enalo L. Lockard, AICP
Assistant Director
Development Services
Ph. (928) 649-6203
Fax (928) 639-8153
e-mail enalo.lockard@co.yavapai.az.us