

AGENDA



**REGULAR SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, FEBRUARY 23, 2005
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 to minimize disruption of tonight's meeting.

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) There are no minutes for approval.

b) **Set Next Meeting, Date and Time:**

1) Regular Session – March 2, 2005 at 6:30 p.m.

2) Regular Session – March 16, 2005 at 6:30 p.m.

3) Council Hears Planning & Zoning – March 23, 2005 at 6:30 p.m.

c) **Possible approval of payments from the Yavapai-Apache Nation gaming revenues donated to the Town pursuant to Section 12(d)(1) of the Tribal-State Gaming Compact to the Chamber of Commerce in the amount of \$7,799.15 and the Camp Verde School District Native American Club in the amount of \$7,799.15, leaving a balance of \$23,397.45 to be used for infrastructure development.**

Public Participation:

Public Input is encouraged on matters that are not administrative in nature. If you wish to address the Council during this meeting, you **MUST** complete a **Speaker Request Form** in its entirety, and submit it to the Clerk as soon as possible. Your name will be called when it is your turn to speak. Forms are available at the door and on the podium.

Public participation enables the public to address the Council about an item that is **NOT** listed on the agenda. However, state law prevents the Council from taking any action on items that are not listed on the agenda, except to respond to criticism made by those who have addressed the public body, ask staff to review a matter, or ask that a matter be included on a future agenda.

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

6. **Discussion, consideration, and possible approval of CSP 2005-01, a Comprehensive Sign Plan submitted by Joseph Contadino of UH Partners I, LLC for "The Views" and "The Bluffs", formerly known as the Verde Cliffs Subdivision.**

7. **Discussion, consideration, and possible approval of Ordinance 2005-A299, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcels 404-28-018L, 404-28-018V, and 404-28-018Y consisting of approximately 3.5 acres from**

- R1L-35 to C2. This rezoning is to allow for commercial development.** This site is the Trails End RV Park on Finnie Flat.
- **Call for STAFF PRESENTATION**
 - **Declare PUBLIC HEARING OPEN**
 - a. **Call for APPLICANT'S STATEMENT**
 - b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
 - **Declare PUBLIC HEARING CLOSED**
 - **Call for COUNCIL DISCUSSION**
8. **Discussion, consideration, and possible approval of Resolution 2005-628, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Revised Preliminary Plat 2004-04 for the purpose of developing Hinch Springs Subdivision on parcel 404-13-451M consisting of approximately 19.77 acres and 34 lots. The location of the project is off Verde Lakes Drive accessed by a new roadway.**
- **Call for STAFF PRESENTATION**
 - **Declare PUBLIC HEARING OPEN**
 - a. **Call for APPLICANT'S STATEMENT**
 - b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
 - **Declare PUBLIC HEARING CLOSED**
 - **Call for COUNCIL DISCUSSION**
9. **Discussion, consideration, and possible approval of Resolution 2005-628, a resolution of the Town of Camp Verde, Arizona approving General Plan Amendment 2004-03 that amends the Land Use Map of the General Plan for parcels 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B, and 404-18-158C Residential/Agriculture to Higher Density Residential. This amendment is to accommodate the development of a residential subdivision. The site is located adjacent to Arena Del Loma Estates off of Arena Del Loma Road.**
- **Call for STAFF PRESENTATION**
 - **Declare PUBLIC HEARING OPEN**
 - a. **Call for APPLICANT'S STATEMENT**
 - b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
 - **Declare PUBLIC HEARING CLOSED**
 - **Call for COUNCIL DISCUSSION**
10. **Discussion, consideration, and possible approval of Ordinance 2005-A298, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcels 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B, and 404-18-158C consisting of approximately 16.67 acres from RCU-2A and R1L-70 to R1L-12. This rezoning is to allow for residential development.**
11. **Discussion, consideration, and possible approval of Ordinance 2005-A300, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcels 403-20-002 and 403-20-147 consisting of approximately 52.48 acres from RCU-2A to R1L-35. This rezoning is to allow for residential development.**
- **Call for STAFF PRESENTATION**
 - **Declare PUBLIC HEARING OPEN**
 - a. **Call for APPLICANT'S STATEMENT**
 - b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - c. **Call for APPLICANT'S REBUTTAL (if appropriate)**

- **Declare PUBLIC HEARING CLOSED**
 - **Call for COUNCIL DISCUSSION**
12. **Discussion, consideration, and possible approval of Resolution 2005-630, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Revised Preliminary Plat 2005-01 for the purpose of developing Equestrian Estates Subdivision on parcels 403-20-002 and 403-20-147 consisting of approximately 52.48 acres and 44 lots. The location of the project is as the end of Newton Lane.**
- **Call for STAFF PRESENTATION**
 - **Declare PUBLIC HEARING OPEN**
 - a. **Call for APPLICANT'S STATEMENT**
 - b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
 - **Declare PUBLIC HEARING CLOSED**
 - **Call for COUNCIL DISCUSSION**
13. **Call to the Public for Items not on the Agenda**

There will be no Public Input on the following items:

14. **Advanced Approvals of Town Expenditures**
15. **Manager/Staff Report**
16. **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.
17. **Adjournment**

Posted by:

D. Barber

Date/Time:

2-18-05 - 8:15 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.

STAFF REPORT

Council meeting of: February 23, 2005 – Council Hears Planning & Zoning

Title: Approval of payments from the Yavapai-Apache Nation gaming revenues donated to the Town pursuant to Section 12(d)(1) of the Tribal-State Gaming Compact.

Budgeted item: N/A

Description of Item: Yavapai-Apache Nation Chairman Jamie Fullmer presented a check to the Town in the amount of \$38,995.75, with the stipulation that 60% go for infrastructure development, 20% to the Chamber of Commerce for economic development, and 20% to the Camp Verde School District Native American Club.

Staff Recommendation: Approve the disbursements.

Comments: N/A

Attachments: No

Prepared by: Debbie Barber

**MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
THURSDAY FEBRUARY 3, 2005
6:30 PM**

DRAFT

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motion 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

Chairperson Foreman, Vice Chairperson Smith, Commissioners Haddon, Bullard, Womack, and Witt were present; Commissioner Morris arrived at 6:31 p.m.

Also Present: Community Development Director Will Wright, Senior Planner Nancy Buckel and Recording Secretary Margaret Harper.

3. Pledge of Allegiance

The Pledge was led by Vice Chairperson Smith.

Chairperson Foreman informed the public attending that at the request of the applicant, Items No. 11 and 12 had been tabled.

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 Commission so requests.

a. Approval of Minutes:

January 13, 2005 – Regular Session

b. Set Next Meeting, Date and Time:

February 10, 2005 – Regular Session was set at the January 13, 2005 meeting.

March 3, 2005 – Regular Session – 6:30 p.m.

On a motion by Witt, seconded by Smith, the Commission voted 6-1 to approve the Consent Agenda as presented; Chairperson Foreman abstained since he was absent at the January 13th meeting.

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

There was no public input.

6. Public hearing, discussion and possible recommendation to Council on GPA 2004-03: An application submitted by Dugan McDonald, agent for Earnest & Jo Ann Yeager, owners of parcels 403-19-010B (RCU-2A), 403-21-001, 403-21-001A, 403-21-001B and 404-18-158C requesting a general plan amendment from residential/agriculture to higher density residential, allowing the future development of a proposed subdivision. This property is currently zoned RCU-2A and R1L-70, consists of approximately 16.67 acres and is located off Arena Del Loma.

On a motion by Womack, seconded by Haddon, the Commission voted 5-2 to recommend to Council on GPA2004-03 that they approve an application submitted by Dugan McDonald, agent for Earnest & Jo Ann Yeager, owners of parcels 403-19-010B (RCU-2A), 403-21-001, 403-21-001A, 403-21-001B and 404-18-158C requesting a general plan amendment from residential/agriculture to higher density residential, allowing the future development of a proposed subdivision. This property is currently zoned RCU-2A and R1L-70, consists of approximately 16.67 acres and is located off Arena Del Loma, with a 'no' vote by Witt, and Smith abstaining.

STAFF'S PRESENTATION

Community Development Director Will Wright said that the 1998 General Plan had the subject property designated as a residential/agricultural parcel and the request is for a higher density residential land use designation in order to accommodate a proposed subdivision. Wright cited the long-time existence of some non-conforming uses in the general vicinity including a mobile home park and RV park which is considered high density. The Camp Verde Water Company has indicated that it is negotiating with the property owners regarding an independent water supply or well. If the new General Plan is adopted then the request for an amendment would appear to fall into a major amendment category because of the size of the project.

PUBLIC HEARING OPEN**Applicant's Statement**

Dugan McDonald, land surveyor, referred to the proposed subdivision map which had been included in the agenda packets. He said that the subdivision would include curb, gutter and sidewalk and 43 custom home lots. McDonald said that the area is not the most desirable from the standpoint of being near the highway and Arena del Loma; the amendment would provide the opportunity to upgrade the area.

COMMENT FROM OTHER PERSONS

Michael Momeyer said he has a vested interest in the development because he owns an adjacent 12 acres; he is a 25-year resident. Mr. Momeyer is a building contractor by trade, has done a small development project also, and recognizes that the proposed project is a million-dollar investment, is very professional and will create a nice neighborhood. As a neighbor and adjoining property owner Mr. Momeyer cited many reasons why he thinks the community will benefit by the development and that it could be an asset.

Dobie Champion said she lives within walking distance of the proposed development, and thinks it would be a terrific thing; it would be nice to drive by each day seeing some nice family homes. As a neighbor she thinks it would be great.

George Morgan said he recently moved to Camp Verde and about three years ago had purchased a lot that adjoins the subject property wanting some seclusion. He understood the land was zoned for two-acre parcels, and he objected to the number of houses proposed for each acre as well as the number of septic systems that will be required. He feels if someone purchases property they should have to live with that zoning.

Dale Yeager stated that he has lived in the Valley since 1979, down on Rustler's Trail. He said he also passes across some high density areas, the two trailer parks. He feels the proposed higher density area will be well maintained and well kept. Mr. Yeager said he approves of it and that it would be something good for the community; the community is growing and that cannot be stopped. Living arrangements need to be provided.

Chuck Stott said he also bought property there because he wanted some seclusion; he wanted reassurance that the final decision would be up to the Town Council.

There was no further public input.

APPLICANT'S REBUTTAL

Mr. McDonald replied that he believes the development is good for the community, something that is needed, and a good answer to the shortage of housing.

PUBLIC HEARING CLOSED**Board Discussion**

The Board commenced a detailed discussion regarding the proposed subdivision and the request for the amendment, beginning with considering in detail the possible future development of that particular area and its proximity to the highway, factors which may support the proposed subdivision. Some of the elements required by the General Plan including providing for connecting walkways and trails and buffer zones were singled out with the suggestion that more planning of the subdivision needed to be done

and then brought back to the Commission. During the discussion conflicting opinions were expressed; for example, the property owner has the right to develop his property even though in conflict with the community input that is represented in the General Plan; consideration of the existing General Plan is not always in the best interests of the property owner or the Town; the size of the proposed lots appears to be very small; abatement of noise from the freeway and the number of septic systems are of concern; it is important to retain the rural and western lifestyle, which is what the people want; traffic impact may be a problem; the Town needs to provide affordable housing and too many restrictions take away from that goal; if the property is not developed now it could conceivably end up as commercial use which would be a much less desirable impact on the neighborhood. During the discussion Director Wright reminded the Commission that their decision should be based upon whether or not the density was acceptable, given the surrounding area and developments.

There was considerable discussion about the importance of the trails system element in the General Plans, both the existing plan and the one that is up for adoption. Mr. Stoll expressed his understanding of the concern regarding trails, and offered the possibility of an easement along Esther way, as well as agreeing to consider some sort of a trails system in the final plat, together with other changes discussed. It was also acknowledged that the Commission after moving forward with the amendment would still have a great deal of control over the design of the development, including the septic system issue, when it comes back for approval and recommendation to Council. It was generally agreed that it was a difficult decision, but affordable housing is desperately needed in the community, and the area is suited for high density.

7. Public hearing, discussion and possible recommendation to Council on ZMC 2005-01: An application submitted by Dugan McDonald, agent for Earnest & Jo Ann Yeager, owners of parcels 403-19-010B (RCU-2A), 403-21-001, 403-21-001A, 403-21-001B and 404-18-158C requesting a zoning map change from RCU-2A and R1L-70 to R1L-12, allowing the future development of a proposed subdivision. This property consists of approximately 16.67 acres and is located off Arena Del Loma.

On a motion by Womack, seconded by Morris, the Commission voted unanimously to recommend to Council on ZMC 2005-01 that they approve an application submitted by Dugan McDonald, agent for Earnest & Jo Ann Yeager, owners of parcels 403-19-010B (RCU-2A), 403-21-001, 403-21-001A, 403-21-001B and 404-18-158C requesting a zoning map change from RCU-2A and R1L-70 to R1L-12, allowing the future development of a proposed subdivision; this property consists of approximately 16.67 acres and is located off Arena Del Loma; and to make the rezoning approval conditional upon preliminary plat approval.

STAFF'S PRESENTATION

Director Wright said that much had been covered in the preceding discussion regarding the subject property, including the mobile home park across the street that is considered higher density. No letters of opposition have been received. The County requirements regarding the septic systems are very strict, and the owner recognizes that the design will need to address those requirements.

PUBLIC HEARING OPEN

Applicant's Statement

Dugan McDonald assured the Commission that during the plat's process Mr. Witt's comments will be addressed. He added that the conceptual drawing provided for this meeting was only to give the Commission an idea of what the density would look like.

COMMENTS FROM OTHER PERSONS

George Morgan said he was not against affordable housing or developing the property. He just thinks it should conform more to what is in that area. The highway is a buffer zone. The whole section is basically 1-1/2, 2-acre lots. As far as the possible future off-ramp that was mentioned in the prior discussion, it doesn't make sense to have a lot of homes now and then have to tear those homes out eventually.

There was no further public input.

DRAFT

APPLICANT'S REBUTTAL

There was no rebuttal made.

PUBLIC HEARING CLOSED

Board Discussion

There was a brief discussion that included appreciation for Mr. McDonald's agreement to address the concerns that had been expressed previously. Several problems of possibly approving a conditional zoning, as suggested, were explained by Director Wright; moreover, such a discussion would more appropriately fit into the platting process. After further debate on some of the issues addressed in the prior agenda item, it was agreed that the Commission would recommend approval of the rezoning but express the concerns of the Commission by making such approval conditional upon preliminary plat approval.

A recess was called at 8:07 p.m.; the meeting was reconvened at 8:14 p.m.

- 8. **Public hearing, discussion, and possible recommendation to Council on PP 2004-04: An application submitted by Jeremy Bach & marlin Parker, agents for Zane Grey Investments, LLC & AZ North Development, Inc., prospective owners of parcel 404-13-451M requesting preliminary plat approval for the proposed Hinch Springs subdivision, consisting 19.77 acres and 36 lots. This property is currently zoned R1L-18 and is located on the south side of Hwy 260 off of Verde Lakes Drive adjacent to the Verde Lakes Clubhouse.**

On a motion by Womack, seconded by Haddon, the Commission voted unanimously to recommend to Council on PP 2004-04 that they approve an application submitted by Jeremy Bach & Marlin Parker, agents for Zane Grey Investments, LLC & AZ North Development, Inc., prospective owners of parcel 404-13-451M requesting preliminary plat approval for the proposed Hinch Springs subdivision, consisting of 19.77 acres and 36 lots; this property is currently zoned R1L-18 and is located on the south side of Hwy 260 off of Verde Lakes Drive adjacent to the Verde Lakes Clubhouse, with the understanding that the developers will develop an additional four feet of easement on each side of the street for foot traffic, with the minimum requirement of AB.

(Commissioner Witt had recused himself prior to the hearing on this item.)

STAFF'S PRESENTATION

Director Wright said that the Commission has already looked at the item in a conceptual way so they are somewhat familiar with it. The agenda included a report on a prior staff meeting with several agencies, the developer and project engineer. There are some drainage issues in the area, and the width of the road plus access have been addressed in the preliminary plat.

PUBLIC HEARING OPEN

Applicant's Statement

Dugan McDonald said that in connection with the preliminary plat he was available to answer any questions or address any concerns the Commission might have.

COMMENT FROM OTHER PERSONS

Winogene Harris, of the Property Owners Association, said that when the item had been brought before the Commission previously the Association had chosen not to let the developer use their Verde Lakes Road, but at this time with the plan for the developer to have a road to access the development she favors the application.

There was no further public input.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Board Discussion

The Commission commented on the developer now providing for ingress and egress, and there was a brief discussion regarding providing for pedestrian trails within the project. Mr. McDonald pointed out that a four-foot trail on each side of the road had been incorporated into the plan to be used for pedestrian traffic. Director Wright said that the street has been widened considerably, and the Commission suggested that the pedestrian walkways should be improved with minimum AB, which Mr. McDonald agreed with. The Commission moved to recommend approval of the application based on the understanding with the developer regarding the improvement of the walkways with the minimum AB.

9. **Public hearing, discussion, and possible recommendation to Council on ZMC 2005-04: An application submitted by Kimstock, LLC, owner of parcels 404-28-018L, 018V, and 018Y requesting a zoning map change from R1L-35 to C2, allowing the existing use to continue and to reflect the zoning that exists on other properties along Finnie Flat Road. This property consists of approximately 3.5 acres and is located at 983 Finnie Flat Road.** On a motion by Womack, seconded by Witt, the Commission voted unanimously to recommend to Council on ZMC 2005-04 that they approve an application submitted by Kimstock, LLC, owner of parcels 404-28-018L, 018V, and 018Y requesting a zoning map change from R1L-35 to C2, allowing the existing use to continue and to reflect the zoning that exists on other properties along Finnie Flat Road; this property consists of approximately 3.5 acres and is located at 983 Finnie Flat Road; with the understanding that the property owners will submit a letter of intent to supply an easement or record a deed restriction to include Faulkner Wash as reserved for a trail.

(Vice Chairperson Smith had recused himself prior to the hearing on this item.)

STAFF'S PRESENTATION

Director Wright said that the Trail's End Mobile Home Park, as with any other mobile home parks, has been operating under a use permit, regardless of zoning. Other property on both sides along Finnie Flat Road is zoned for commercial. The subject property is for sale and more than likely the rezoning is an effort by the owners to allow greater flexibility as well as increase the value. The rezoning coincides with the surrounding zoning and has no impact on the Park; no opposition has been received and staff has no problem with it.

PUBLIC HEARING OPEN

Applicant's Statement

Andy Ayers, one of the partners in the Travel/RV Park that is mostly a family business, said they have been operating for almost four years as an RV Park. Even though they have been operating under the use permit with no need for rezoning, the adjoining property is zoned commercial, as well as the rest of the corridor, and therefore they would request to go with the hard zoning.

COMMENT FROM OTHER PERSONS

There was no comment from other persons.

PUBLIC HEARING CLOSED

Board Discussion

It was initially suggested that the issue was a type of housecleaning item and it would be logical to rezone the property to commercial. The discussion included the issue of wanting to be sure the property would be subject to the design review process. The subject of Faulkner Wash, which is part of the property, being reserved as a trail was discussed at length and the Commission suggested that the property owners could supply an easement or record a deed restriction as a method of insuring that; the applicant expressed understanding of the request and agreed to do what was necessary in that regard. It was agreed that because of the time restriction a Letter of Intent would serve the purpose when presenting the application to Council.

10. **Public hearing, discussion, and possible recommendation to Council on CSP 2005-01: An application submitted by Joseph Contadino of UH Partners I, LLC, co-owner of the**

Verde Cliffs Subdivision requesting approval of a Comprehensive Sign Plan for 'The Views' and 'The Bluffs' subdivisions, formerly known as the Verde Cliffs Subdivision.

On a motion by Womack, seconded by Witt, the Commission voted unanimously to recommend to Council on CSP 2005-01 that they approve an application submitted by Joseph Contadino of UH Partners I, LLC, co-owner of the Verde Cliffs Subdivision requesting approval of a Comprehensive Sign Plan for 'The Views' and 'The Bluffs' subdivisions, formerly known as the Verde Cliffs Subdivision, with the stipulation that if the signs are not to be reused, and if there is no subsequent application for the use of the signs that all of them be removed by the UH Partners I, LLC.

STAFF'S PRESENTATION

Director Wright explained that the subdivision Comprehensive Sign Plan was being submitted in regard to the Verde Cliffs subdivision that was approved last year. The Plan identifies five different types of signs and their purposes, and a map has been provided that shows where the different signs would be located, with examples of how they would look. The request is a first for the Town, and there may have to be some minimum change of the location being shown. The purpose is to direct prospective buyers to the development, as well as to promote an incoming stream of visitors for the local businesses as well as promote the community.

PUBLIC HEARING OPEN

Applicant's Statement

Joe Contadino, part owner of UH Partners, the developer, said that the sign program that has been put together is fairly extensive, although he does not believe all the signs would be put up. Mr. Contadino said that obviously the signs are for generating traffic and pulling people in; all the rights to install the signs have not yet been obtained from the property owners, although permission has been verbally given. He described the several planned locations and types of signs for the development. Mr. Contadino said that the small "For Sale" signs would not be used extensively, that most of the homes would be presold. He assured the Commission that the intent was to use the signs tastefully.

COMMENT FROM OTHER PERSONS

There was no comment from other persons.

APPLICANT'S REBUTTAL

No rebuttal was necessary.

PUBLIC HEARING CLOSED

Board Discussion

The Commission commented on all the development going on in Cottonwood and Clarkdale, and that the signs would be needed to attract buyers as well as compete with the distant subdivisions, and to move the Town forward. The Commission addressed the question of planning for dismantling or removal of the signs after the development has been sold out. Mr. Contadino assured the Commission that all of the marketing signs within the community would be removed. Mr. Contadino added that if approval carries with it the stipulation that all of the signs come down, they will be removed. Director Wright also pointed out that once the developer's use of the sign is concluded, someone else who wanted to use it would have to request approval from the Commission and the Council for a change of that use. The Commission agreed in general that the signage would increase business and the number of visitors to Camp Verde.

11. **Public hearing, discussion, and possible recommendation to Council on ZMC 2005-03: An application submitted by Pender Engineering, agent for Mark Weiland-Lucky Canyon Properties, LLC, owner of parcels 403-20-002 and 403-20-147 requesting a zoning map change from RCU-2A to R1L-35, allowing the development of the proposed Equestrian Estates subdivision consisting of approximately 52.48 acres and located at the end of Newton Lane.**

(This item had been tabled until the meeting of February 10, 2005.)

**MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
THURSDAY FEBRUARY 10, 2005
6:30 PM**

DRAFT

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motion 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

Chairperson Foreman, Vice Chairperson Smith, Commissioners Haddon, Bullard, Womack, and Witt were present; Commissioner Morris was absent.

Also Present: Community Development Director Will Wright, Senior Planner Nancy Buckel and Recording Secretary Margaret Harper.

3. Pledge of Allegiance

The Pledge was led by Commissioner 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 Commission so requests.

a. Approval of Minutes:

No minutes to approve

b. Set Next Meeting, Date and Time:

March 3, 2005 – Regular Session was set at the February 3, 2005 meeting.

March 10, 2005 – Regular Session – 6:30 p.m.

On a motion by Smith, seconded by Womack, the Commission unanimously approved the Consent Agenda as presented.

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

There was no public input.

6. Public hearing, discussion, and possible recommendation to Council on ZMC 2005-03:

An application submitted by Pender Engineering, agent for Mark Weiland-Lucky Canyon Properties, LLC, owner of parcels 403-20-002 and 403-20-147 requesting a zoning map change from RCU-2A to R1L-35, allowing the development of the proposed Equestrian Estates subdivision consisting of approximately 52.48 acres and located at the end of Newton Lane.

A motion by Womack, seconded by Haddon, to recommend that Council approve ZMC 2005-03, an application submitted by Pender Engineering, agent for Mark Weiland-Lucky Canyon Properties, LLC, owner of parcels 403-20-002 and 403-20-147 requesting a zoning map change from RCU-2A to R1L-35, allowing the development of the proposed Equestrian Estates subdivision consisting of approximately 52.48 acres and located at the end of Newton Lane, subject to approval of a plat that includes provisions for a second ingress and egress other than Newton Lane, to be done within 24 months or the zoning reverts to the existing zoning, **failed by a 3-3 Commission vote, with 'no' votes by Smith, Foreman and Haddon.**

A motion by Haddon, seconded by Smith, to amend the previous motion to require that the second ingress and egress access provision in the motion include the provision to have access to the Horseshoe Bend area, **failed by a 2-4 Commission vote, with 'no' votes by Witt, Foreman, Bullard and Womack.**

so that individuals purchase a lot and build a home. It would be better to make a connection to Horseshoe Bend, and that has not been precluded from the development at all. The Randalls are willing to do their part, but the property owner to the east has stopped the road from continuing, and the developer has no control over that. That is the reason for the emergency access. A safe development is being planned, with large lots, water service; the entire neighborhood will be helped with fire protection and access. The traffic impact is really not a major issue.

PUBLIC HEARING CLOSED

Board Discussion

The discussion that followed included further short exchanges with the previous speakers. The Commission discussed with Mr. Pender the proposed development in depth. The Commission generally agreed that a property owner has the right to use his land appropriately. A question was raised about the plan to have flag lots, which the developer feels add to the quiet of the area. The primary objection by the majority was the plan for ingress and egress, from the standpoint of safety and convenience issues, with one suggestion that a mandate to resolve that should be a condition of approval. It was acknowledged that the issues of septic systems and wells would be resolved by other governing bodies, and were of no particular concern at this time. The anticipated price of the homes was mentioned, \$300,000 to \$400,000. There was a suggestion that the planned cul-de-sac be moved over to line up with Newton Lane. As for the property owner who closed off access through his property to Newton Lane, Mr. Pender understands that it was because the Town discontinued maintaining the road. The suggestion was made to acquire access through adverse possession. The Commission also expressed concern about any adverse impact of the horses on the neighborhood, the size of the lots to maintain them, and general control of the development through CC&Rs. Mr. Pender was asked if the developer would consent to give over to the Town's water bank any irrigation rights that the development would eventually no longer need from its total of 36-acre water rights; he said that would probably have to be talked over. Since consideration of the preliminary plat depended upon whether the application for rezoning was approved, it was decided that it would be helpful to the developer to discuss some of those issues during consideration of the rezoning. The number of horses that would be allowed was addressed as well as the issue of use of the trails and ATVs accessing them.

The discussion consistently stressed a perceived problem of health and safety by reason of the limited ingress and egress, which the majority expressed as being a major factor influencing a vote against approval of the application. The possibility of the subdivision being a positive effect toward bringing more development along Newton Lane and thereby forcing the necessary access to Horseshoe Bend was suggested. One suggestion was made to perhaps approve the application contingent upon getting a second access, and the rest would be up to the applicant. Mr. Pender agreed a second access would be good, but a private developer does not have the power to force that result with property owners; he added that if the application is not approved he would still like to take it to the Council. There was also comment that even two accesses would not be enough; that it should connect two sides of the community in that area. Mr. Pender confirmed that they have done everything they can up to where Newton Lane could be continued. The Commission confirmed with staff that approval of the application could be conditioned upon providing the second access; there could also be a specified time period within which to meet the contingencies.

STAFF COMMENTS

Staff reminded the Commission that the application was only for the zoning change, or density.

CALL FOR MOTION

A motion was made to approve the applicant contingent upon including two accesses, followed by discussion and a motion to amend to specify having access to Horseshoe Bend, both of which motions failed after considerable further discussion debating the problem of how to resolve the question of providing the second access, including the option of condemnation by the Town.

7. **Public hearing, discussion, and possible recommendation to Council on PP 2005-01:** An application submitted by Pender Engineering, agent for Mark Weiland-Lucky Canyon Properties, LLC, owner of parcels 403-20-002 and 403-20-147 requesting preliminary plat approval, allowing the development of the proposed Equestrian Estates subdivision consisting of approximately 52.48 acres and 44 lots; located at the end of Newton Lane.
(Item 7 was not heard because Item 6 was not approved.)

8. Call to the Public for Items not on the Agenda

There was no public input.

9. Commission Informational Reports

Commissioner Smith said he hopes everyone attends the Pecan & Wine Festival this weekend. Commissioner Womack requested that the Commission address an issue that he feels needs attention, that is, what is in the General Plan and what it calls for, such as trails, amenities, etc., that he believes is vague in some areas; perhaps some committees could provide some specific guidelines about subdivision sizes, with specific information passed on to staff to share with applicants submitting subdivision proposals. Womack suggested an agenda item to consider his suggestion to work with committees, existing or to be formed, on the issue.

Commission Haddon said he would like to recommend as an independent item that a recommendation be sent to Council by vote at a future meeting that the Town of Camp Verde proceed with the landowner to get across a significant portion of land, maybe more than one parcel, if need be to condemn the way through from Newton Lane to the Horseshoe Bend area; as a government to work to resolve those issues where a private landowner cannot.

Chairperson Foreman reminded everyone to bring an umbrella to the Pecan & Wine Festival.

10. Staff Report

Director Wright requested that a member from the Commission be selected to participate in the upcoming CIP process, with the first meeting to be held on February 18 at 1:00 at the Town Hall; Commissioner Womack volunteered to participate.

11. Adjournment

On a motion by Witt, seconded by Womack, the meeting was adjourned at 8:16 p.m.

Commission Chairperson Robert Foreman

Planning and Zoning Division

CERTIFICATION:

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the Regular Session of the Planning and Zoning Commission of the Town of Camp Verde, Arizona, held on the 10th day of February, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2005

Margaret Harper, Recording Secretary



TOWN OF CAMP VERDE

Arizona's Territorial Town

P.O. Box 710 ♦ 473 S. Main Street ♦ Camp Verde, Arizona 86322 ♦ (928) 567-6631 FAX 567-9061
Marshal 567-6621 ♦ Parks & Recreation 567-0534 ♦ Community Development 567-8513 ♦ www.cvaz.org

DATE: January 27, 2005

TO: Members of the P&Z Commission and Camp Verde Town Council

THROUGH: Bill Lee, Town Manager

FROM: Will Wright, Community Development Director

SUBJECT: Verde Cliffs Comprehensive Sign Plan

Representatives of the Verde Cliffs subdivision have presented a Comprehensive Sign Plan as provided for in Section 118 – Sign Regulations, subsection V – Noncommercial Signs under the comprehensive sign plans for residential subdivisions area of the Planning and Zoning Ordinance. Since the Verde Cliffs subdivision represents one of the largest developments in Camp Verde with 208 units, the developers involved in this project want to ensure the success of their development plans through proper promotion gained through signage.

The attached comprehensive sign plan is designed to “inform the traveling public along I-17 and Highway 260 of the housing development and to promote Camp Verde as a place to live and visit”. A map of the type of sign, a location for the signs, as well as an illustration of the five types of proposed signs are provided in the applicant’s packet, including:

- 1) A Freeway Sign – to be located on property adjacent to I-17 that is 300 square feet in size (10’ x 30’) and subject to obtaining the right to place this sign on property in the area of I-17 and SR260 intersection;
- 2) Community Identification Signs – there are three proposed 32 square foot identification signs along SR260 from the freeway to Cliff’s Parkway, which again are subject to obtaining property owner permission to place these signs;
- 3) Directional Signs – there are three 30 square foot directional signs to be located on site at the three entrances into the subdivision;
- 4) Marketing Trail Signs – seven of these 6 foot square signs are temporary sandwich board signs placed along SR260, Finnie Flat Road and Cliffs Parkway to direct potential buyers to the subdivision; and
- 5) Realtor/Builder Signs – these six square foot signs are to be placed on individual lots and homes for sale within the subdivision so there won’t be anymore than two or three hundred of these signs.

This comprehensive sign plan for the Verde Cliffs subdivision is key to the success of this development, which will give Camp Verde added “prestige and additional recognition as a desirable place to live and do business”. Other residents and businesses will benefit from the additional opportunities gained by this promotional program. It is anticipated that the offsite signs will be needed for only two to three years and granted by Council through a Use Permit. It is important to note that this is the Town’s first comprehensive sign plan for a subdivision and would appear appropriate given the investment these developers are making in Camp Verde. Council approval of this request would have the effect of allowing these signs at the locations shown on the map.



cc Jim

12-21-04P01:52 RCVD

Case No. 2005-07

PERMIT NO. CSP 05-01

TOWN OF CAMP VERDE
 COMMUNITY DEVELOPMENT DEPARTMENT
 P.O. BOX 710 • 473 S. MAIN STREET, SUITE 108
 CAMP VERDE, ARIZONA 86322
 (520) 567-8513 • FAX (520) 567-7401
SIGN PERMIT APPLICATION

P#2 2-3-05
Council 2-23-05

BUSINESS NAME UH PARTNERS I, LLC
 MAILING ADDRESS 2401 W. Behrend Drive, #65
 CITY Phoenix STATE AZ ZIP 85027
 PHYSICAL ADDRESS OF BUSINESS Same
 BUSINESS PHONE NO. 623-879-8888 FAX 623-879-8890
 BUSINESS CONTACT JOSEPH CONTADINO
 NAME AND MAILING ADDRESS OF APPLICANT SAME AS ABOVE.

PARCEL NO. _____ LEGAL DESCRIPTION _____
 STATE TAX NO. 13-044580-R CAMP VERDE TAX NO. 13-044580-R

SIGN INFORMATION

LINEAL FEET OF STREET FRONTAGE SEE ATTACHED SIGNAGE PROGRAM
 OF BUILDING FRONTAGE _____
 DIMENSIONS OF NEW SIGN _____
 COLOR SCHEME AND LETTERING TYPE _____
 DIMENSIONS OF OTHER SIGNS EXISTING ON PROPERTY _____
 PHYSICAL MOUNTING LOCATION OF SIGN _____
 PHYSICAL ADDRESS OF SIGN LOCATION _____
 INSTALLATION CONTRACTOR GRAPHIC DIRECTIONS CONTRACTORS LIC. NO. _____
 PHONE NO. 602-255-0355 ROC 121566
 VALUE OF SIGN \$ _____ FEE \$ _____

It is agreed to erect or construct this sign in conformity with the laws of the Town of Camp Verde and the State of Arizona. Drawing must be on the attached 8X11 sheet of paper for the permanent file. (Either professionally rendered or have a professional appearance.) Sign must be erected within 30 (30) days of date of issuance.

JOSEPH CONTADINO MANAGING MEMBER
 PRINTED NAME _____ DATE 12-8-04
 SIGNATURE Joseph Contadino _____ DATE _____
 APPROVED BY _____ DATE _____

VERDE CLIFFS COMPREHENSIVE SIGN PLAN

DATE: December 13, 2004

PROPERTY OWNERS: UH Partners I, LLC (also known as "Universal Homes")
Lots 4-137 and 164-208 VERDE CLIFFS
To be marketed as "THE VIEWS OF CAMP VERDE"

Verde Cliffs, LLC:
Lots 1-3 and 138-163 VERDE CLIFFS
To be marketed as "THE BLUFFS".

PURPOSE: Universal Homes and Verde Cliffs developed a Comprehensive Sign Plan for the Verde Cliffs development to coordinate and jointly market the property. The goal is to inform those traveling along Interstate 17 and Highway 260 of the Verde Cliffs housing development and to promote Camp Verde as an attractive place to visit, live and establish a business.

SIGN PLAN OVERVIEW: The sign plan includes one sign along the freeway, three community identification signs along Highway 260 to Cliffs Parkway, three builder directional signs one at each of the three entrances to the subdivision, and individual realtor/builder signs on lots and homes for sale.

Universal will temporarily share a sales office with Camp Verde Real Estate on Lot ____ The Cliffs Unit Two South on Cliffs Parkway. Upon completion of the model complex to be constructed at Azure Drive and Cliffs Parkway, the sales office will be moved to the model complex. There will be temporary signs at the Cliffs Parkway sales office that will be moved upon completion of the model complex.

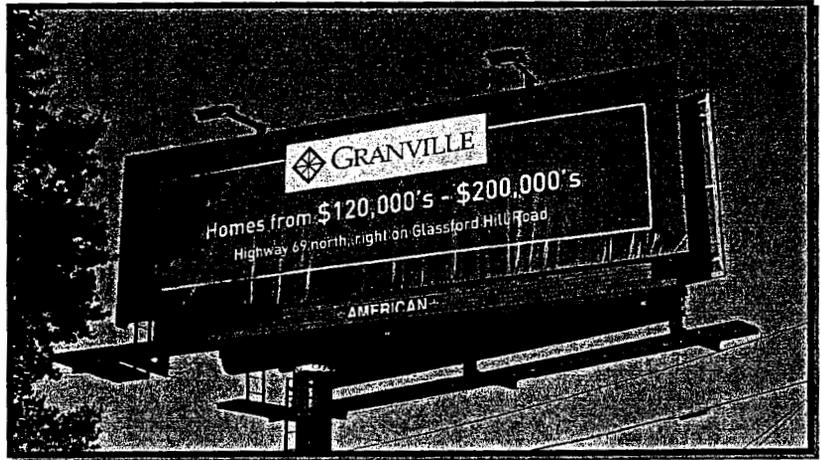
The custom builder lots in THE BLUFFS are to be marketed on an individual basis working with local Camp Verde builders, realtors, and residents. A sign at the entrance to THE BLUFFS will identify and promote the Camp Verde builders building the custom homes. The marketing of these homes will create jobs for contractors, subcontractors, suppliers, real estate agents, Camp Verde businesses, and generate additional revenues for the Town.

DURATION OF SIGNS: The signs are to be utilized until construction and sale of all homes in the development are complete in approximately two to three years.

SIGN LOCATIONS AND DESCRIPTIONS:

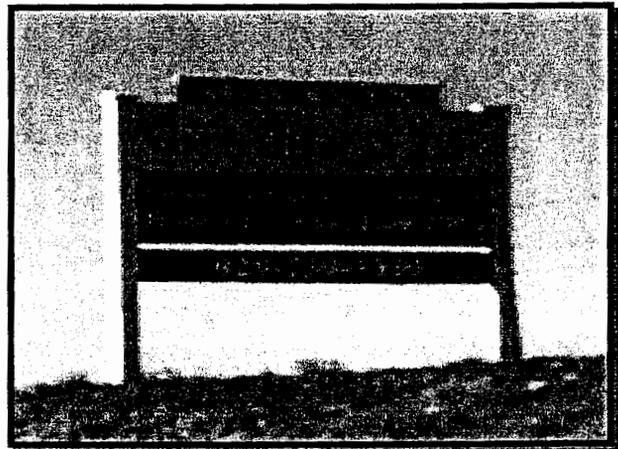
FREEWAY SIGN One freeway sign is to be located along the freeway south of the Camp Verde Highway 260 exit on the Henry Shill property to jointly market THE VIEWS OF CAMP VERDE and THE BLUFFS. This sign would be a great advertisement for Camp Verde in general. We have a verbal understanding with Mr. Shill, the property owner, however, placement of this sign is subject to obtaining an agreement in writing from him.

The freeway sign will be approximately 10 feet by 30 feet or 300 square feet. An example of the Universal Homes Granville sign at Prescott Valley is illustrated at the right. The sign location is illustrated on the Sign Location Exhibit attached.



COMMUNITY IDENTIFICATION SIGNS

Three community identification signs are to be located along Highway 260 from the freeway to Cliffs Parkway to direct potential homebuyers to the development. We have a verbal understanding with the Homestead property to place two signs on that property, one near Homestead Parkway and one at the intersection of Highway 260 and Finnie Flat Road. Placement of the Homestead signs are subject to obtaining an agreement in writing from the property owner. One additional sign would be located at Cliffs Parkway and Azure Drive near the Universal Homes model complex.

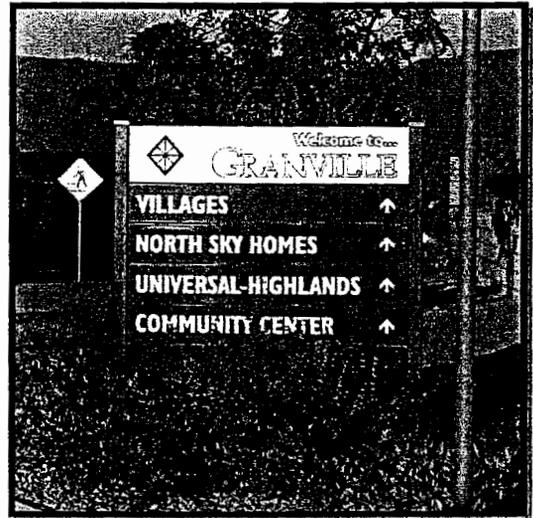


These signs are to be approximately 4 feet by 8 feet or 32 square feet. An example of the Universal Homes Granville community identification sign at Prescott Valley is included above to illustrate the community identification sign concept. The sign locations are illustrated on the Sign Location Exhibit attached.

BUILDER DIRECTIONAL SIGNS

Three builder directional signs are to be located one at each of the three entrances to the subdivision. These signs will direct prospective homebuyers to the Universal Homes models and the custom builder lots.

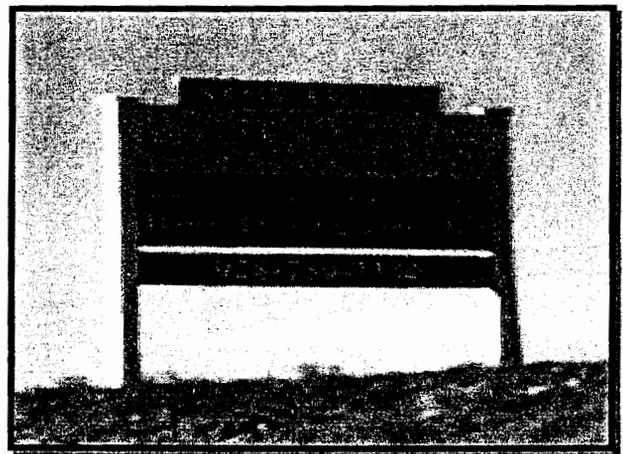
The builder directional signs will be approximately 5 feet by 6 feet or 30 square feet. An example of the Universal Homes Granville builder directional sign at Prescott Valley is illustrated at the right showing the builder directional sign concept. The sign locations are illustrated on the Sign Location Exhibit attached.



CUSTOM BUILDER SIGN

One custom builder sign is to be located along Simonton Parkway at the entrance to THE BLUFFS custom builder lots. This sign will promote local custom builders offering homes for sale in THE BLUFFS.

The custom builder sign will be approximately 4 feet by 8 feet or 32 square feet. The custom builder sign will be similar to the Universal Homes Granville builder directional sign at Prescott Valley and is illustrated at the right. The sign location is illustrated on the Sign Location Exhibit attached.



MARKETING TRAIL SIGNS

Marketing trail signs are small, temporary sandwich-board signs to be placed along Highway 260, Finnie Flat Road, and Cliffs Parkway to direct potential homebuyers to the development.

The marketing trail signs will be approximately 24 inches by 36 inches or 6 square feet. An example of the Universal Homes Granville marketing trail sign at Prescott Valley can be seen at



the right to illustrate the marketing trail sign concept. The sign location is illustrated on the Sign Location Exhibit attached.

INDIVIDUAL REALTOR/BUILDER SIGNS Individual realtor/builder signs are typical realtor marketing signs to be placed on individual lots and homes for sale within the subdivision.

The individual realtor/builder signs will be approximately 24 inches by 36 inches or 6 square feet. An example of the Universal Homes Granville realtor/builder sign at Prescott Valley is included at the right to illustrate the individual realtor/builder sign concept.



IMPACT AND SUMMARY REQUEST

We feel the Comprehensive Sign Plan and success of this development is key to the Town's future. Revenues will be significant from permit fees to sales taxes and revenues from business growth. The Town will also gain prestige and additional recognition as a desirable place to live and do business.

The freeway sign will inform travelers that Camp Verde is growing and invite them to visit. They will find Camp Verde not only has new affordable housing, but also custom view lots and a redeveloped downtown. In considering available housing alternatives, they will investigate and use local businesses and services.

Town residents and businesses will benefit from opportunities to build on a portion of the development. Lots and building sites are scarce with more buyers than supply. Local builders are involved in the development and local realtors have the opportunity to offer new, as well as, resale housing. Local subcontractors and suppliers are involved in the development and will have additional opportunities supplying materials and bidding on subcontracting jobs.

Local businesses will gain business from those considering purchasing a home or exiting the freeway to see what Camp Verde has to offer. In addition, construction workers participating in the development and construction of homes will utilize local restaurants, gas stations, and other businesses. Those purchasing homes will become new customers for local businesses and will bring new opportunities for additional businesses in the Town.

Since this is the first large scale development to be marketed in this manner, it is important that it experience brisk sales like those in surrounding communities. Many builders and businesses will be watching sales results. Its success will determine future growth opportunities in both the

housing market and business growth. If sales are brisk, other builders, developers, and businesses will follow. If they are lackluster, then general attitudes will be the same.

We feel this is a joint effort between ourselves and the Town to make both this development and the Town's growth plans a success. We feel an all out effort to market the development is warranted and we invite the Town's participation in our marketing efforts. The first step is to have a very comprehensive and aggressive sign plan to advertise the development.

Therefore, we respectfully request your approval of the Verde Cliffs Comprehensive Sign Plan.

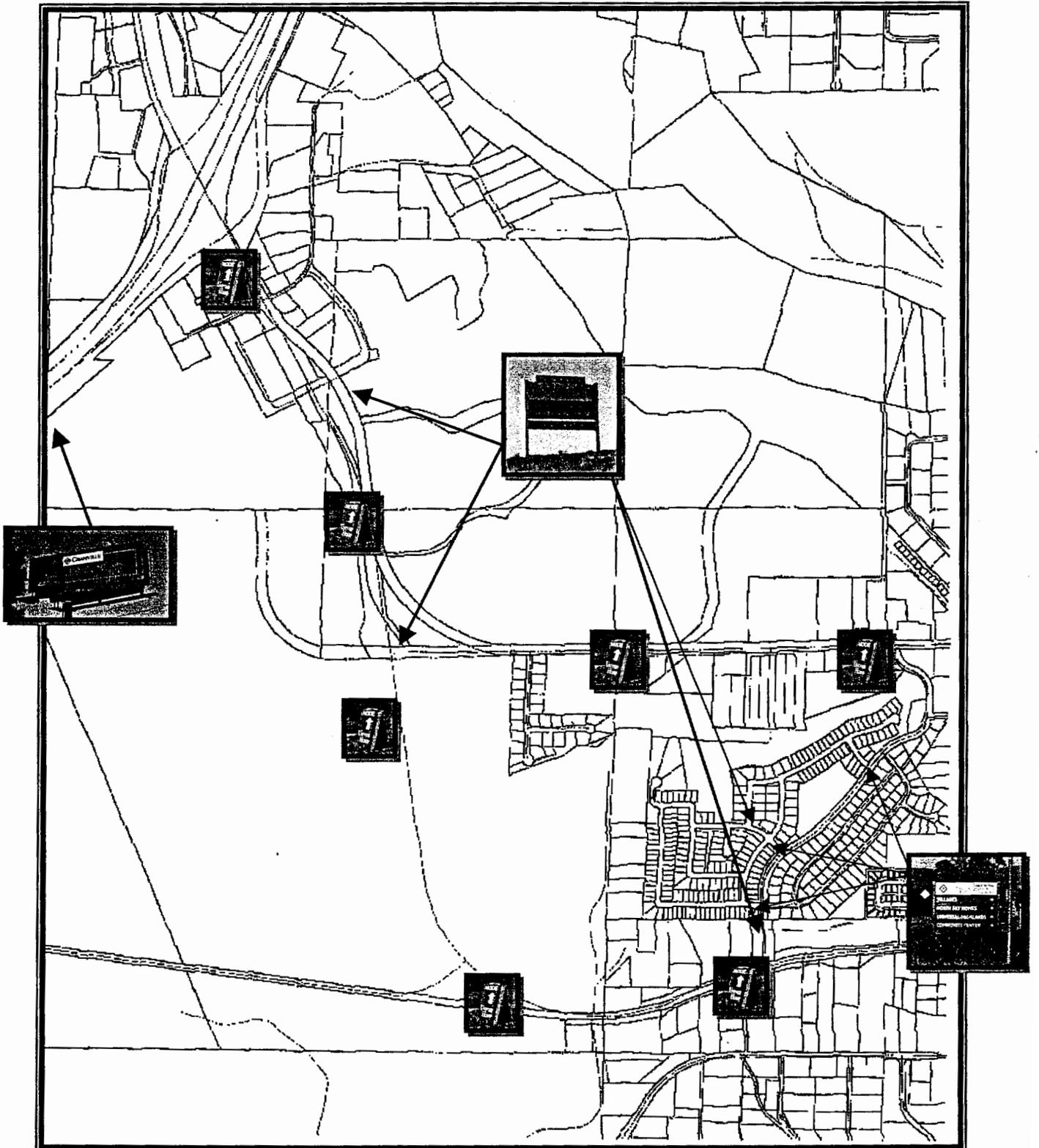
Verde Cliffs, LLC

UH Partners I, LLC

By _____
G. Scott Simonton

By _____
Joseph F. Contadino

SIGN LOCATION EXHIBIT



Staff Report

Council

Meeting of: February 23, 2005

Title: **ORDINANCE 2005 A299:** Application has been filed by Jana Stock of Kimstock LLC, owners of parcels 404-28-018L, -018V, and -018Y, requesting a zoning map change from R1L-35 to C2 for +/-3.51 acres. This property is located on the south side of Finnie Flat Road.

Description Of Item:

This rezoning is being requested to give the owners more flexibility for uses on their property. The owners indicate that the Finnie Flat area is in a commercial corridor and they would like their property to enjoy the zoning that other properties in the area have.

The surrounding zoning and uses are as follows:

West: State facilities/residential

East: Commercial/School

North: PAD zoning with Commercial and residential uses planned

South: Commercial with Mobile Home Park

The 1998 General Plan shows the land use in this area as Commercial. The newly adopted General Plan (2004) shows this area as Commercial. The current use of the property is Trail's End RV Park with a Use Permit.

Agency Review: Nine letters requesting responses were sent out to agencies and as of this writing, staff has received two comments.

Yavapai County Flood Control: The project site is impacted by a watercourse with tributary drainage area of 80 acres or larger. The applicant indicates the site will remain in its present condition, at this time, and is only seeking a zoning map change. Therefore, Flood Control has no objection to this rezoning.

Camp Verde Trails: Not able to comment because they were unable to hear the application at their December meeting.

Town of Camp Verde Community Development Director: Since a Conditional Use Permit is required for mobile home and recreational vehicle parks in town no matter what the area is zoned, this zoning map change will not impact the Trail's End RV Park's current operation. Further, these parcels lie on a major arterial street and are surrounded by commercially zoned properties, which means this request coincides with most of the current uses surrounding this site and the General Plan.

Replies to the 300' Letters: Six (6) letters were sent out concerning the zoning map change. Staff has received no written responses to the notification letter.

Commission

Recommendation: The Commission voted unanimously to recommend approval to the rezoning to C2 with the understanding that the property owner will submit a letter of intent to record a deed restriction to include Faulkner Wash as reserved for a trail at the Council hearing. No public input was given. During the Commission discussion, the importance of preserving the trail in Faulkner Wash was discussed in length.

Attachments: Yes

Prepared by: Nancy Buckel, Senior Planner



ORDINANCE 2005 A299

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCELS 404-28-018L, 404-28-018V AND 404-28-018Y CONSISTING OF APPROXIMATELY 3.5 ACRES FROM R1L-35 TO C2. THIS REZONING IS TO ALLOW FOR COMMERCIAL DEVELOPMENT. LOCATION OF THE PROPERTY IS ON FINNIE FLAT ROAD NEXT TO DPS AND ADOT YARD.

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

WHEREAS, Section 113 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulations of the Planning and Zoning Ordinance by the Town Council 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 Map Change 2005-04** was filed by Kimstock LLC owners, for the purpose of rezoning parcels **404-28-018L, 404-28-018V and 404-28-018Y from R1L-35 to C2**. The legal description is attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **February 3, 2005** in a public hearing that was advertised and posted according to state law and by the Town Council on **February 23, 2005**.
- C. 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 Map Change 2005-04** is approved, based upon the following findings:
- A. The zoning map change will not injure the public health safety, or welfare of the general public.
 - B. The property is shown on the Town's General Plan Land Use Map as Commercial; therefore, the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
 - C. The owner agrees to place a deed restriction on the property to protect the trail along Faulkner Wash.
-

Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 3. This ordinance is effective upon completion of publication and any posting as required by law.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

*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 **23rd day of February 2005**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: _____
Mitch Dickinson, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney

EXHIBIT A

No. 254-217-318817

PARCEL 1:

A portion of the North half of Section 31, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 31;

Thence North 01 degrees, 50 minutes, 51 seconds East, along the West line of said Section 31, a distance of 1,239.64 feet to the South right-of-way of Highway 260 - Finney Flat Road and the TRUE POINT OF BEGINNING;

Thence North 89 degrees, 18 minutes, 01 seconds East, along said right-of-way, 200.10 feet;

Thence South 01 degrees, 50 minutes, 51 seconds West, 400.40 feet;

Thence South 89 degrees, 18 minutes, 01 seconds West, 200.09 feet to the West line of said Section 31;

Thence North 01 degrees, 50 minutes, 51 seconds East, 400.40 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion conveyed to the State of Arizona, in Book 3219 of Official Records, Page 316.

PARCEL 2:

A portion of the North half of Section 31, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 31;

Thence North 01 degrees, 50 minutes, 51 seconds East, along the West line of said Section 31, a distance of 1,239.54 feet to the South right-of-way of Highway 260 - Finney Flat Road;

Thence North 89 degrees, 18 minutes, 01 seconds East, along said right-of-way, 200.10 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 89 degrees, 18 minutes, 01 seconds East, along said right-of-way, 200.09 feet;

No. 254-217-318817

Thence South 01 degrees, 50 minutes, 51 seconds West, 306.08 feet;

Thence Southerly, on a curve to the right, having a radius of 500.00 feet, through a central angle of 10 degrees, 55 minutes, 13 seconds, a distance of 95.30 feet;

Thence South 89 degrees, 18 minutes, 01 seconds West, 191.03 feet;

Thence North 01 degrees, 50 minutes, 51 seconds East, 400.40 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion conveyed to the State of Arizona, in Book 3219 of Official Records, Page 316.

EXCEPT any portion of the following described property in Quit Claim Deed recorded in Book _____ of Official Records, Page _____:

The following is a description of a Parcel of land located within the North half of 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 3566 of Official Records, Page 524, [Record Source #1 (R1)] 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, (R1), a distance of 839.24 feet along the West line of Section 31;

Thence North 89 degrees, 18 minutes, 01 seconds East, a distance of 200.09 feet (R1), to a point on the South line of (R1), and TRUE POINT OF BEGINNING;

Thence North 46 degrees, 51 minutes, 50 seconds East, a distance of 282.61 feet to a point on the East line of (R1);

Thence South 01 degrees, 50 minutes, 51 seconds West, (R1), a distance of 96.57 feet to the BEGINNING of a non-tangent curve to the right, having a radius of 500.00 feet and a Radial Bearing of South 88 degrees, 09 minutes, 16 seconds East, rebar stamped L.S. 26925;

Thence along said curve to the right, through a central angle of 10 degrees, 55 minutes, 13 seconds, an arc distance of 95.30 feet, (R1), to a point on the South line of said (R1) and the end of said curve to the right;

Thence South 89 degrees, 18 minutes, 01 seconds West, a distance of 191.03 feet, along the said South line to the TRUE POINT OF BEGINNING.

No. 254-217-318817

PARCEL 3:

The following is a description of a Parcel of land located within the North half of 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 3683 of Official Records, Page 99, [Record Source #1 (R1)] 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, (R1), a distance of 839.24 feet along the West line of Section 31;

Thence North 89 degrees, 18 minutes, 01 seconds East, a distance of 200.09 feet, to a point on the South line of that Parcel of land described in Book 3566 of Official Records, Page 524, records of the Yavapai County Recorder;

Thence North 46 degrees, 51 minutes, 50 seconds East, a distance of 282.61 feet to a point on the West line of (R1) and the TRUE POINT OF BEGINNING;

Thence North 01 degrees, 50 minutes, 51 seconds East, (R1), a distance of 192.99 feet along said West line, to a point on the South right-of-way line of State Route 260, (General Crook Trail);

Thence North 89 degrees, 13 minutes, 53 seconds East, a distance of 124.30 feet along said right-of-way line to an A.D.O.T. Alum. cap in Conc.;

Thence South 00 degrees, 35 minutes, 22 seconds East, a distance of 10.00 feet along said right-of-way line, to an A.D.O.T. Alum. cap in Conc.;

Thence North 89 degrees, 15 minutes, 48 seconds East, a distance of 67.28 feet along said right-of-way line, to a plastic cap atop a 5/8" rebar stamped L.S. 26925;

Thence South 46 degrees, 51 minutes, 50 seconds West, a distance of 271.19 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion conveyed to the State of Arizona, in Book 3219 of Official Records, Page 325 and in Book 3219 of Official Records, Page 328.

Nov. 17th, 2004

Re: Zoning change for Trails End RV Park

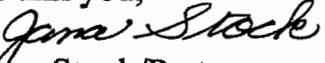
Our "Use Permit" amended to allow visitors to stay longer than 6 months

The Trails End RV Park is located at 983 Finnie Flat Road in Camp Verde. Trails End RV Park has been in operation for approximately three and half years. Our park is nestled in a commercial corridor, being across the street and up the road from Bashas shopping center, and in-between the Christian School and ADOT. The empty land across the street is the new development to become another shopping center and apartments, etc. All of the property on Finnie Flat Road seems to be Zoned Commercial Use. At the present time Trails End RV Park has a Conditional Use Permit. It is time for our zoning to change and reflect the zoning of Finnie Flat Road.

I would like to obtain a C-2 zoning for my land or a zoning that would allow the continued operation of Trails End RV Park or the development of a Multiple Dwelling Apartment Complex. There is no plan in the works for the later but I would desire this option.

Please advise on the best zoning option for me.

Thank you,


Jana Stock/Partner
567 Quarterhorse Lane
Camp Verde, AZ 86322
928-567-2909

CASE NO. 2005-05
PROJECT NO. ZMC 05-04

12-08-04P04:35 RCVD

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 710 • 473 S. MAIN STREET, SUITE 108
CAMP VERDE, ARIZONA 86322
(426) 567-8513 • FAX (928) 567-7401
CHANGE OF ZONING MAP OR DENSITY APPLICATION

APPLICATION DATE 12-8-04 TAKEN BY B. Quinn
ASSESOR'S PARCEL NO. 404-28-018Y1 FEES \$500⁰⁰
404-28-018L2
404-28-018V4
PRESENT ZONING R1L-35 HEARING DATE 2-3-05 & 2-23-05
SUBDIVISION 3.51 AC
ADDRESS OF PROPERTY 983 Finnie Flat Road
Camp Verde Arizona 86322

REQUEST: Change zoning of our property to C2
And our use permit changed to allow visitors
to stay longer than 6 months

OWNER Kimstock LLC PHONE 567-2909 FAX 567-3493
ADDRESS 567 Quarterhorse Lane CITY Camp Verde STATE AZ ZIP 86322
CONTACT PERSON Jana Stock / Young Ho Kim

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize _____ to act as my agent in the application.

Name of Agent

Jana Stock
Signature of Owner

Date

AGENT _____ PHONE 928-567-2909 FAX _____
ADDRESS 567 Quarterhorse Lane CITY Camp Verde STATE AZ ZIP 86322
CONTACT PERSON Jana Stock / Young Ho Kim

I hereby 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.

Jana Stock
Signature of Applicant

Date

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(520) 567-6631

**Special Power of Attorney
Authorization for Permit Application**

Parcel Number: 404-28-018V 4 Date: _____
Owner: Kimstock LLC Young Ho Kim / Andrew Ayres
Address: 983 Finnie Flat Road Camp Verde AZ 86322
Phone: (928) 567-2909

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 _____, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to _____, 200____, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

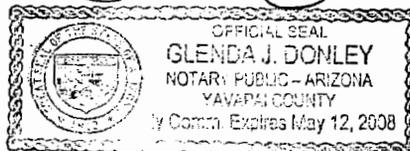
Young Ho Kim, Owner(s)

State of ARIZONA
County of YAVAPAI, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 25 day of OCTOBER, 2004, by YOUNG HO KIM, who is/are personally known by me or have produced identification.

Glenda J. Donley, Notary Public

My Commission Expires:





Trails End RV Park

983 Finnie Flat Road (Hwy 260)

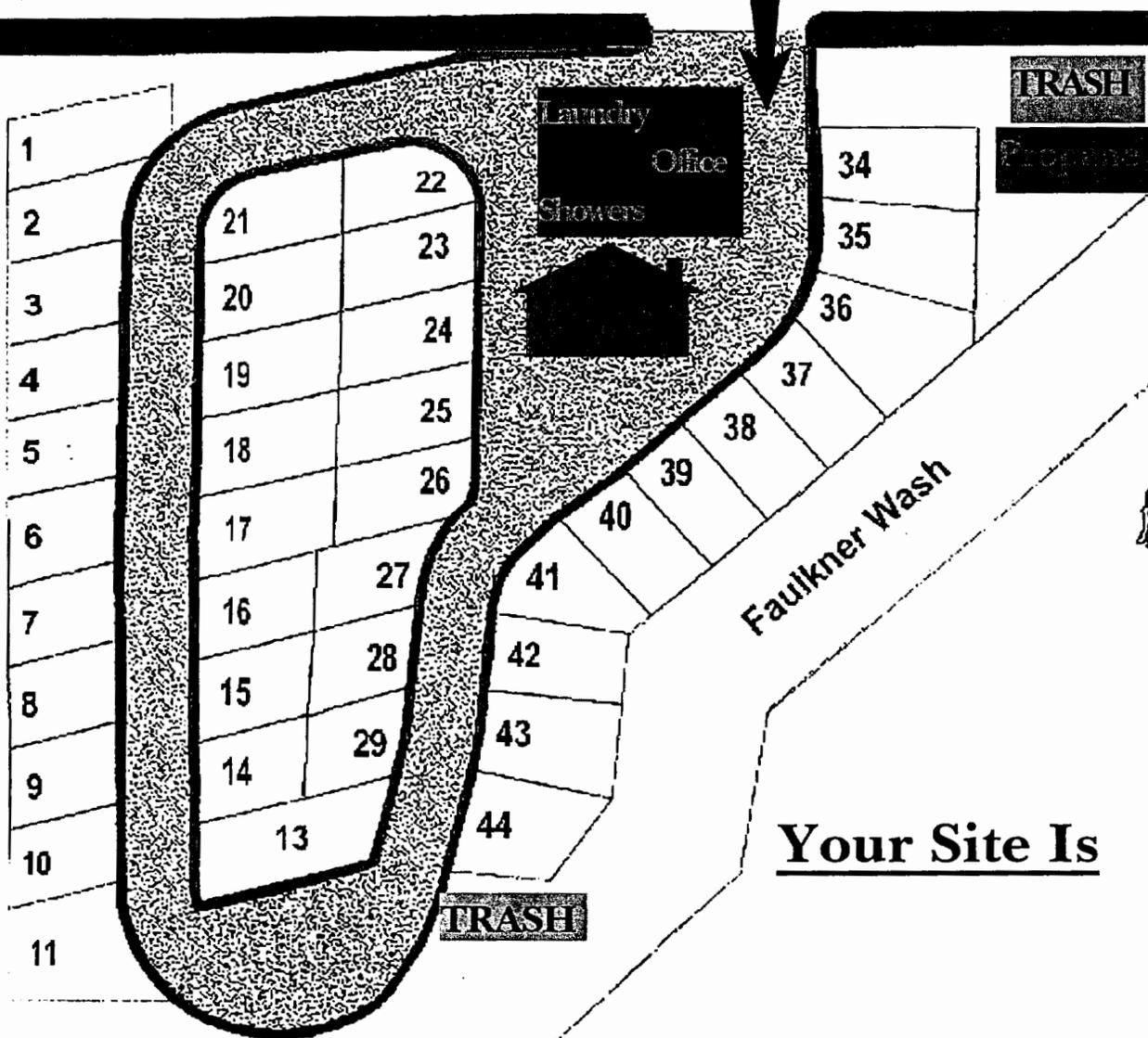
Camp Verde, Az 86322

928 567 0100 888 706 0555

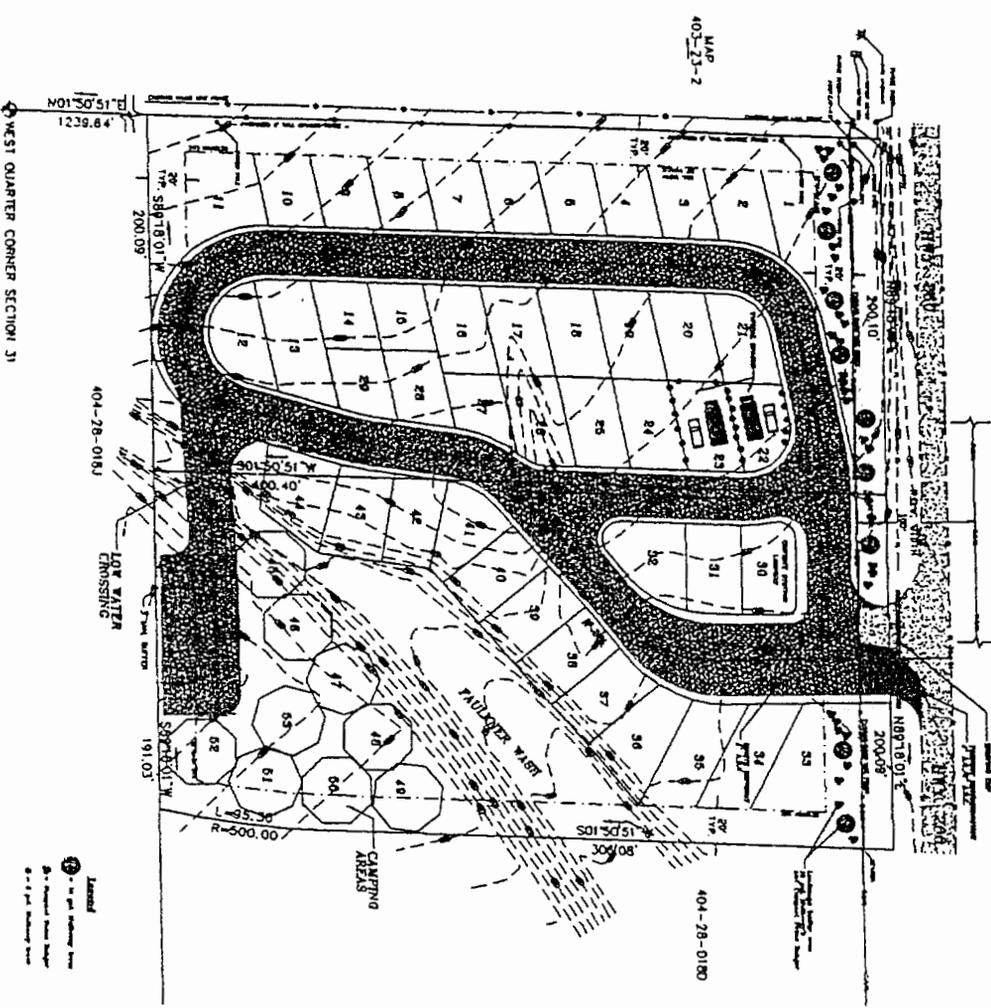
5 MPH SPEED LIMIT CHECKOUT IS 11:00 am

NOTIFY OFFICE BY 9:00 am TO EXTEND YOUR STAY

Hwy 260



Your Site Is



**TRAILS END
R.V. RESORT AND CAMPING AREA**

SITE PLAN

LOCATED IN THE NORTH HALF OF SECTION 31,
TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE
CLM & SALT RIVER BASE & MERIDIAN
YAVAPAI COUNTY, ARIZONA.
A.P.N.# 404-28-018 N&L

SITE LAND USE TABLE

SITE AREAS	SQ. FT.	ACRES
TOTAL SITE AREA	15,314,499	43.52
TOTAL BUFFER AREA	28,042,000	10.64
TOTAL DRIVEWAY AREA	35,388,400	10.81
TOTAL AREA PER SPACE	1,693,300	10.04



OWNER: ANDY AYRES
600 S. MCCrackEN LANE
CAMP VERDE, AZ 86322
PHONE: (520) 567-6126

Category	Code	Notes
Site	1-10	1-10
Site	11-20	11-20
Site	21-30	21-30
Site	31-40	31-40
Site	41-50	41-50
Site	51-60	51-60
Site	61-70	61-70
Site	71-80	71-80
Site	81-90	81-90
Site	91-100	91-100

Prepared by:
Tom L. Pender, P.E.
24 Sun 1986
Copyright, 1986

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

Hearing Application: ZMC 05-09 Parcel No. 404-28-018Y 1
404-28-018L 7
404-28-018V 4

Date: 12-8-04 Legal Description: M&B

Name: Trails End RV Park

Address: 983 Finnie Flat Road Camp Verde AZ 86327

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Dept. or Public Official, in the discharge of duties as 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 Town of Camp Verde Planning and Zoning Ordinance. Such investigation may be made to determine whether or not any portion of such property, building or other structure is being placed, erected, maintained, constructed or used in violation of the Town of Camp Verde Planning and Zoning Ordinance. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer, or renewal of the application. 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.

Young Ho Kim
Applicant's Signature

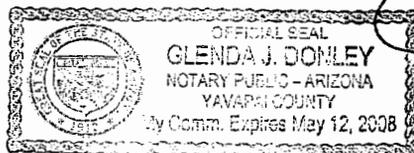
10/25/04
Date

Agent for: _____

State of Arizona
Town of Camp Verde

On this 25 day of OCTOBER, 2004 before me, the undersigned Notary Public, personally appeared YOUNG HO KIM who executed the foregoing instrument for the purpose therein contained.

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



Glenda J. Donley
Notary Public

05-12-2008
Date Commission Expires

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 404-28-018Y 1
404-28-018L 7
404-28-018V 4

APPLICANT'S NAME Kimstock LLC
Trails End RV Park

PROPERTY ADDRESS 983 Finnie Flat Road
Camp Verde AZ 86322

DIRECTIONS TO PROPERTY From town of Camp Verde,
Go toward Basha's on Finnie Flat Road.
Trails End RV Park is on the South side
of Finnie Flat Road. It is between the
Christian School and ADOT

Staff Report

Council Meeting of:

February 23, 2005

Title:

RESOLUTION 2005 629: Application filed by Jeremy Bach, agent for Zane Grey Investments, LLC, owners of parcel 404-13-451M, requesting an approval of the preliminary plat for Hinch Springs subdivision containing 19.77 acres and 34 lots. This property is located off of Verde Lakes Drive and adjacent to SR 260.

Description Of Item:

The property is currently zoned R1L-18 and will allow for the development of this proposed subdivision into ½ acre lots for site built homes.

The development will be accessed by a new roadway off of Verde Lakes Drive. It will also connect with Tumbleweed to create a 2nd ingress/egress for the Verde Lakes subdivision as well as for this subdivision. The roadways will be built to town standards and dedicated to the Town.

Staff has received the Phase II Drainage Report and the Preliminary Grading, Utility and Drainage plans. These are available for review in the Community Development office during business hours.

Agency Review:

Staff held a project meeting on 1-12-05 with agency representatives from 7 agencies in attendance to discuss the project with the developer and the project engineer. Some changes to the plat were requested as well as to the construction plans on the street design. These revisions have been submitted. In addition, 14 agencies were notified and staff has received three comments.

Arizona Engineering: The Town's consulting engineering firm has reviewed the plan. At the project review meeting they submitted to the developer a list of concerns. These were discussed and clarified by the project engineer to their satisfaction.

Camp Verde Fire Dept: Their only concern was the duplication of the street names.

Yavapai County Flood Control: The site is impacted by several watercourses, of which one is regulated by the Flood Control District. The regulated watercourse is crossing the eastern portion of the site and will impact Lots 3,4,27 and 28. The Flood Control District would like to have shown on the Final Plat the minimum finished floor elevations and a note stating that the building envelopes will have a 20' minimum setback from the top of bank of the regulated watercourse.

Town of Camp Verde Community Development Director: This preliminary plat shows 34 half acre lots with two access points provided into the subdivision. The existing neighborhoods surrounding the area for this development have smaller lots zoned R1-10 and allow manufactured housing. This request, on the other hand, is for larger lots and site built only houses, which factors would generally be considered an upgrade that would improve the property values of the existing neighborhoods.

Access into the subdivision was an issue brought out in our agency pre-development meeting and the need for two access points, the size of the streets, and how these would be provided through private properties. There were a few other issues related to drainage, the provision of water service and fire protection requirements, which were addressed in this plat and will be reviewed at the meeting.

Replies to the 300' Letters: Sixty one (61) letters were sent out concerning the preliminary plat application for this project. Staff has received no written responses to the notification letter.

Commission

Recommendation: The Commission voted unanimously to recommend approval of the preliminary plat for Hinch Springs. One member of the public spoke in favor of the project because the developer found an alternate way to access the project without using the entrance into the Verde Lakes Cub House. During the Commission discussion, it was recommended to the developer to improve the pathways with minimum AB since they are requesting a waiver of the requirement for concrete sidewalks.

Attachments: Yes

Prepared by: Nancy Buckel

RESOLUTION 2005-629

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE REVISED PRELIMINARY PLAT 2004-04 FOR THE PURPOSE OF DEVELOPING HINCH SPRINGS SUBDIVISION ON PARCEL 404-13-451M CONSISTING OF APPROXIMATELY 19.77 ACRES AND 34 LOTS. THE LOCATION OF THE PROJECT IS OFF VERDE LAKES DRIVE ACCESSED BY A NEW ROADWAY.

The Common Council of the Town of Camp Verde hereby resolves as follows:

- I. The Common Council hereby finds as follows:
 - A. A request for approval of Preliminary Plat 2004-04 was filed by Jeremy Bach, agent for Zane Gray Investments, LLC and AZ North Development, Inc., perspective owners, for parcel 404-13-451M.
 - B. The request was reviewed by the Planning and Zoning Commission on February 3, 2005 and by the Common Council on February 23, 2005 in public hearings that were advertised and posted according to state law.
 - C. The purpose of the preliminary plat is to develop Hinch Springs Subdivision.
 - D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves PP 2004-04 for the purpose of developing a subdivision with 34 lots on parcel 404-13-451M with the following exceptions:

1. Sidewalks will be constructed with only AB in the development rather than pavement on both sides as required in the Town's Uniform Standard Specifications.
2. A roadway connection will be constructed to Verde Lakes Drive and Tumbleweed Drive by the Developer and dedicated to the Town after acceptance by the Council into the Town's road system.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON FEBRUARY 23, 2005.

Mitch Dickinson, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

Town Attorney

ZANE GREY INVESTMENTS, LLC

2410 E. Route 66

Flagstaff, AZ 86004

Office: (928) 774-6637 Fax: (928)-773-7999

July 7, 2004

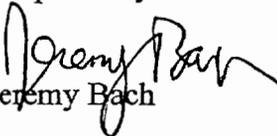
Camp Verde Zoning Department

Re: Parcel # 404-13-451M

AZNORTH Development, INC. desires to rezone this property for use as a ½ acre parcel subdivision. The subdivision will permit only site-built homes that meet the criteria of the CC& R's and of the subdivision's established association.

The intent of AZNORTH Development, INC. for the subdivision will be to maintain a quality standard of residences on ½ acre parcel within the required legal usage as a subdivision within Camp Verde.

Respectfully submitted,


Jeremy Bach

CASE NO. 2004-19

PROJECT NO. PP 04-04

07-02-04A09:47 RCVD

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 710 • 473 S. MAIN STREET, SUITE 108
CAMP VERDE, ARIZONA 86322
(928) 567-8513 • FAX (928) 567-7401
SUBDIVISION PLAT APPLICATION

REQUEST:		APPLICATION DATE <u>7-2-04</u>
PRELIMINARY PLAT <u>X</u>		ASSESSOR'S PARCEL NO. <u>404-13-451M</u>
FINAL PLAT _____		PRESENT ZONING <u>RCLL2A</u>
CONCEPTUAL PLAN _____		<u>RIL-18</u>
AMENDED PLAT _____		TAKEN BY <u>UB</u>
RESUBDIVISION _____		FEES <u>\$760</u>
REVERSION TO ACREAGE _____		HEARING DATE <u>Sept. 2, 2004</u>
SUBDIVISION NAME _____		
TRACT _____		

OWNER/DEVELOPER ZANE GREY INVESTMENTS, LLC PHONE 928-774-6637 FAX 928-773-79
ADDRESS 2410 E. ROUTE 66 CITY FLAGSTAFF STATE AZ ZIP 86004
CONTACT PERSON JEREMY BACH OR MARLIN PARKER

ENGINEER SEC INC PHONE 928-282-7187 FAX 928-282-0731
ADDRESS 20 STUTZ BEARCAT DR CITY SEDONA STATE AZ ZIP 86331
57E111
CONTACT PERSON NEAL

PROPOSED LAND USE	NET ACREAGE (SQ FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY		36	18,000 <u>sq ft</u>	100	To RIL18
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL					
INDUSTRIAL					

RESIDENTIAL DENSITY (SEE REVERSE SIDE) _____ LINEAR FT OF STREETS _____

APPLICATION OF EXCEPTION

Note: Subdivision Regulations III.L.10. (Any waiver or variance from approved construction standards or these regulations such as zoning, roads, flood control, etc. shall be in the form of an application of exception specifying each requested waiver or variance and associated justification.)

ASSESSOR'S PARCEL NO. 404-13-451M PRESENT ZONING RIL-18
SUBDIVISION N/A EXISTING USE OF PROPERTY _____
ADDRESS OF PROPERTY SE Corner of Hwy 260 & Verde Lakes Dr.

REQUESTED WAIVER OR VARIANCE:

I would like to request a variance that would allow the omission of the sidewalk requirement within the limits of the proposed Hinch Springs Subdivision "Parcel 404-13-451M"

JUSTIFICATION

There are no sidewalks within the Verde Lakes Subdivision or the Cave View Estates Subdivision, Hinch Springs will provide pedestrian walk ways, but sidewalks in this area would in fact look out of place.

I hereby 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]
Signature of Applicant

2.14.05
Date

Town of Camp Verde
Post Office Box 11
Camp Verde, AZ 86322
(520) 567-6631

**Special Power of Attorney
Authorization for Permit Application**

Parcel Number: 404-13-451 M Date: 7-2-04
Owner: ZANE GREY INVESTMENTS, LLC
Address: 2410 E. ROUTE 66 FLAGSTAFF, AZ 86004
Phone: (908) 774-6637

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 MARVIN PARKER OR JEREMY BACH, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to Jan 1, 2006, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

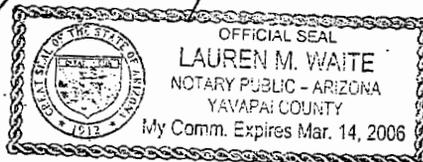
ZANE GREY Investments, LLC
M. Mulinda, Owner(s)

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 1 day of July, 2004, by M. Mulinda, who is/are personally known by me or have produced identification.

Lauren M. Waite, Notary Public

My Commission Expires: 3/14/06





**Yavapai County Development Services Department
Environmental Unit**

500 S. Marina St.
Prescott, AZ 86303
(520) 771-3151

10 S. 6th St.
Cottonwood, AZ 86326
(520) 639-8151

6-23-04

TO: Jeremy Bach
725 E. Howard, Suite B
Camp Verde, AZ 86322

RE: Parcel 404-13-451M

The question was asked that if a large parcel were subdivided into approximate ½ acre lots, would there be adequate room for a house and an on-site sewage disposal system on each lot? The water would be supplied to each lot by a water company, so no wells are accounted for in this scenario.

In the current code, there is no minimum lot size for septic system installation. So the question as to whether a code prohibits septic systems on a particular sized lot is moot. As in any situation, the soil depth and percolation factor must meet minimum code standards and this question can only be answered by conducting such tests. As to whether a ½ acre lot is large enough for a home and septic system, I can offer that septic systems are common in this area and lot size does not appear to prevent such development in any of the adjacent subdivisions.

As always, it is the responsibility of the applicant to meet all state, county and local codes, ordinances and laws regarding the suitability, sizing and installation of on-site wastewater disposal systems.

Please call me at 639-8151 should there be further questions.

Larry Howard, REHS
Yavapai County Development Services
10 South 6th Street
Cottonwood, AZ 86326

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

HEARING APPLICATION: _____ PARCEL NO.: 404-13-451M

DATE: 7-2-04 LEGAL DESCRIPTION: SEE ATTACHED

NAME: ZANE GREY INVESTMENTS, LLC.

ADDRESS: 2410 E. ROUTE 66, FLAGSTAFF, AZ 86004

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Department or Public Official, in the discharge of duties as 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 Town of Camp Verde Planning and Zoning Ordinance. Such investigation may be made to determine whether or not any portion of such property, building or other structure is being placed, erected maintained, constructed or used in violation of the Town of Camp Verde Planning and Zoning Ordinance. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer, or renewal of the application. 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.

Mark Parker _____ 7-2-04
Applicant's Signature Date

Agent for: ZANE GREY INVESTMENTS, LLC

State of Arizona
Town of Camp Verde

On this 1 day of July, 2004 before me, the undersigned
Notary Public, personally appeared Mark Parker
Who executed the foregoing instrument for the purpose therein contained.

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



Lauren M. Waite
Notary Public
3/14/06
Date Commission Expires

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER: 404-13-451M

APPLICANT'S NAME: ZANE GREY INVESTMENTS, LLC

PROPERTY ADDRESS: _____

DIRECTIONS TO PROPERTY: HWY 260 - CORNER OF VERDE LAKES DR.

Staff Report

Council

Meeting of: February 23, 2005

Title: **RESOLUTION 2005-628:** An application filed by Dugan McDonald, agent for Ernest and Jo Ann Yeager, owners of parcels 404-18-158C, 403-19-010B, 403-21-001A, -001B, and -001 (+/-18.08 acres), requesting a General Plan Amendment GPAMD 2004-03 from Residential/Agriculture to Higher Density Residential to allow for rezoning of this parcel to R1L-12.

Description: The property is located on Arena Del Loma adjacent to Arena Del Loma Estates and I-17 north bound lanes right of way.

The land use for this area is currently Residential/Agriculture. The surrounding uses are as follows:

West: I-17

East: Residential/Church - Zoned R1L-70

North: RV Park -Zoned RCU-2A

South: Residential – R1-70

The intent of this amendment and the rezoning is to develop a 43 lot residential subdivision.

The currently adopted General Plan (1998) indicates that this type of land use would need water or sewer at the very minimum for development. Currently, there is no water or sewer service in the area to serve this proposed subdivision. The recently adopted General Plan waiting for ratification from the public this spring, shows this zoning would fall under medium density land use with a minimum of ¼ acre lots.

The newly adopted General Plan (2004) addresses minor and major amendments. This amendment is close to being considered a major amendment. These amendments, because of their impact on the community, are only heard once a year. Some of the issues that would place this project in the major amendment category are as follows:

1. Outside the growth area and not contiguous (25 Acres or greater – project size 18 Acres)
2. water usage (48 single family homes – project size 43 lots)
3. Significant change to Circulation Element by changing the classification of an existing public roadway. Traffic impact analysis will need to be done on Arena Del Loma.

The minor /major amendment process does not become applicable to the general plan process until after the election. However, it is a scale by which to measure the probable impact to the surrounding neighborhood in this application.

Agency Review: Twenty agencies have been notified and the following is a summary of received responses.

Yavapai County Environmental Services: Septic systems are common in this area. All ordinances, codes and statutes regarding system installation must be adhered with. There must be adequate room to accommodate both the primary and reserve leach field.

Yavapai County Flood Control: Project site is not impacted by any delineated floodplains, nor is it impacted by watercourses with tributary drainage areas of 80 or greater. No objection to this project was noted.

Camp Verde Trails Committee: There are no historical trails or pathways as noted on the General Plan that would affect this development.

Town of Camp Verde Community Development Director: The proposed higher density residential development of this property would not be able to meet the separation requirements for a private well or septic system and, therefore, would need to be served by a public water or sewer operation. This land use designation would appear as an island in the middle of lower density residential/agricultural classification, which currently surrounds this area. It is important to point out that though the area calls for low density that in fact the Krazy K mobile home park sits across from this location on Arena Del Loma, which development is considered high density. Notwithstanding this fact, the State and County regulations for separation of a private well and septic system will need to be addressed as well as any other concerns associated with higher density in this area.

Replies to the 300' Letters: twelve (12) letters were sent out. Staff has received no replies at this time.

Commission

Recommendation: The Commission voted 5-2 to recommend approval of the general plan amendment from residential/agriculture to higher density residential to accommodate the rezoning of the property to R1L-12. Three members of the public spoke in favor of this amendment and two spoke against. During the Commission discussion there was

concern about the density including the number of septic systems in close proximity of neighboring wells. They also spoke of their wish for a pathway or trail on the perimeter for access to river and possibly a buffer between subdivisions. Another suggestion made to the developer was to consider making the lots larger adjacent to the subdivision off of Esther Parkway that are zoned R1L-70. The Commission felt that affordable housing is desperately needed in the community and with the proximity to the freeway and with the project being on a collector roadway; this property was suited for high density. The Commission did request that developer work on the design of the project before bringing in the preliminary plat.

Attachments: Yes

Prepared by: Nancy Buckel, Senior Planner

RESOLUTION 2005-628

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING GENERAL PLAN AMENDMENT 2004-03 THAT AMENDS THE LAND USE MAP OF THE GENERAL PLAN FOR PARCELS 403-19-010B, 404-21-001, 403-21-001A 403-21-001B AND 404-18-158C RESIDENTIAL/ AGRICULTURE TO HIGHER DENSITY RESIDENTIAL. THIS AMENDMENT IS TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION.

SITE LOCATION: ADJACENT TO ARENA DEL LOMA ESTATES OFF OF ARENA DEL LOMA RD.

WHEREAS, the Town of Camp Verde adopted its General Plan on September 23, 1998, through Resolution 98-406, and

WHEREAS, public notice and agency contact concerning General Plan Amendment 2004-03 has been accomplished as required by law, including holding at least one public hearing by the legislative body prior to amending a general plan pursuant to ARS, and

WHEREAS, amending the existing General Plan is required in order that the rezoning proposed under ZMC 2005-01 from RCU 2A & R1L-70 to R1L-12, will conform to and be consistent with the General Plan as stated in ARS.

NOW, THEREFORE, be it ordained by the Common Council of the Town of Camp Verde.

The General Plan of the Town of Camp Verde is hereby amended to change the Land Use of parcels 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B, AND 404-18-158C from Residential/Agriculture to Higher Density Residential.

Passed and adopted the 23rd day of February 2005.

Mitch Dickinson, Mayor

Date

APPROVED AS TO FORM

Attest:

Debbie Barber, Town Clerk

Town Attorney



HERITAGE

Land Survey & Mapping Inc.

Town of Camp Verde
Community Development Dept.
PO Box 710
473 S. Main St. Suite 108
Camp Verde, Arizona

November 5, 2004

RE: Application for the General Plan Amendment and zoning change requested for parcels
403-21-001, 403-21-001A, 403-21-001B, 403-19-010B, 404-18-158C,

Attention Nancy Buckel, (Town Planner):

This proposed Amendment and re-zoning will allow for the planning and development of the said parcels into a subdivision that shall include view Lots of not less than 12,000 square feet each.

This beautiful planned development shall require that only site built homes be constructed on the individual lots within the limits of this subdivision. This will lessen any impact on the surroundings and will maintain the integrity and open rural environment that is so appreciated within the Town of Camp Verde.

PROJECT LOCATION:

This proposed Subdivision is located West of Arena De Loma Road; East from Interstate Hwy 17 and North from the Arena Del Loma Subdivision; Camp Verde, Arizona.

Sincerely,

Dugan Lee Mc Donald (R.L.S.)
As Agent for this enterprise



TOWN OF CAMP VERDE
Community Development Department
P.O. Box 710 • 473 S. Main Street
Camp Verde, AZ 86322
(520) 567-8513 • Fax (520) 567-7401

GENERAL PLAN AMENDMENT APPLICATION

APPLICANT INFORMATION

Agent Owner

Applicant Name JUAN Mc DONALD
Mailing Address 380 W. Grippen
City/Town Camp Verde State AZ Zip 86322
Phone 567-9170 Fax 567-6351

PROPERTY INFORMATION

Physical Address 2000 Arena Del Lama
404-18-153C, 405-19-008
Parcel No. 403-21-001A, 001B, 001 Legal Description Book 3329, Page 386 Y.C.R.
Current Zoning RL-70 & RCU-2A Proposed Property Use Medium Density 1/4 Ac Min.
18.08 AC Residential High Density

OWNER INFORMATION

Owner Name ERNEST YEAGER, & JO ANN YEAGER
Mailing Address HCS BOX 62J City Payson
State AZ Zip 85541 Phone _____

TYPE OF GENERAL PLAN AMENDMENT REQUESTED

From Residential/Agriculture to Higher Density Residential.

Please attach following:

1. A signed letter of intent containing a narrative describing the proposed amendment.
2. The property owners written authorization.
3. Graphic depiction of the proposed land use amendment.
4. Explanation of how the request fits proposed development patterns, timing of the land use, proposal, comparison to existing map and test, and benefits to the public.
6. Written analysis for the request, including but not limited to:
 - a. Detailed description of proposed amendment.
 - b. Impact on public infrastructure.
 - c. Relationship to other adopted planning documents.
 - d. Anticipated impact on area transportation (impact analysis).
 - e. Unique characteristics of the proposal, such as impacts on the environment or water resources.

The undersigned swears and affirms that the information herein is true and accurate and acknowledges that he filing of an application containing false or incorrect information with the intent to avoid the licensing or tax requirements of the State or this Town is "unsworn falsification", a criminal misdemeanor Section 2704 of Title 13, Arizona Revised Statutes.

Juan McDonald
Applicant Signature

11-04-04
Date

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(520) 567-6631

Special Power of Attorney
Authorization for Permit Application

Parcel Number: 403-21-001 403-21-001B
403-21-001A 403-19-010B
404-18-158C Date: 11-4-04
Owner: ERNEST YEAGER
Address: HCS BOX 62J Payson AZ: 85541
Phone: () 302-4006

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 JUDAN Mc DONALD as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to 11-04- 2005, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

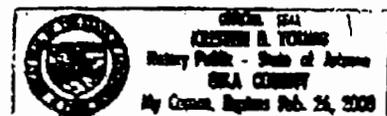
Ernest Yeager
Ernest Yeager Owner(s)

State of ARIZONA
County of GILYA ss.

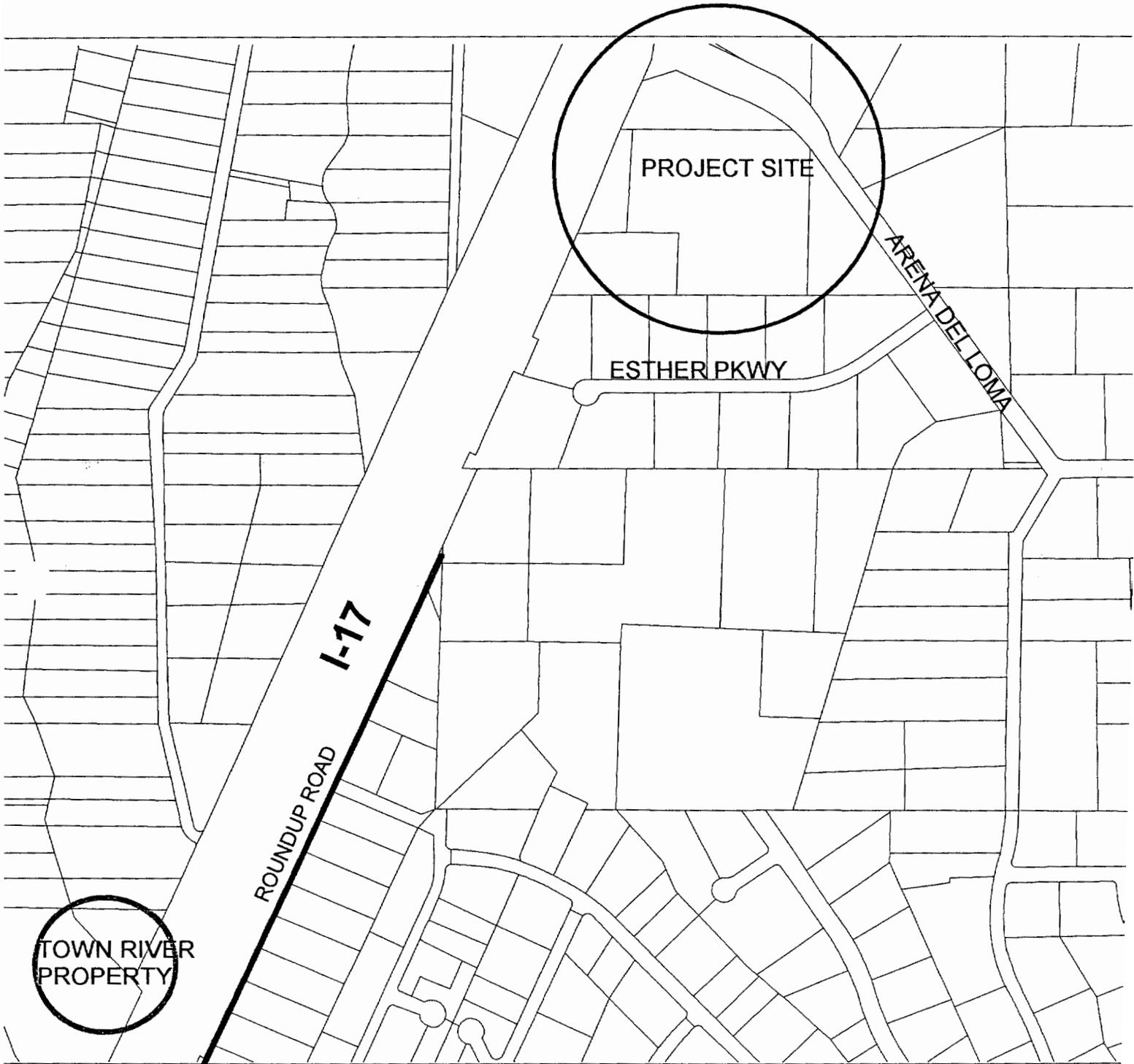
The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 4th day of NOVEMBER, 2004, by MR. & MRS YEAGER, who is/are personally known by me or have produced identification.

KATH B JENN Notary Public

My Commission Expires: FEB. 26, 2008



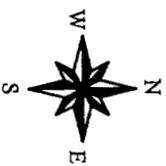
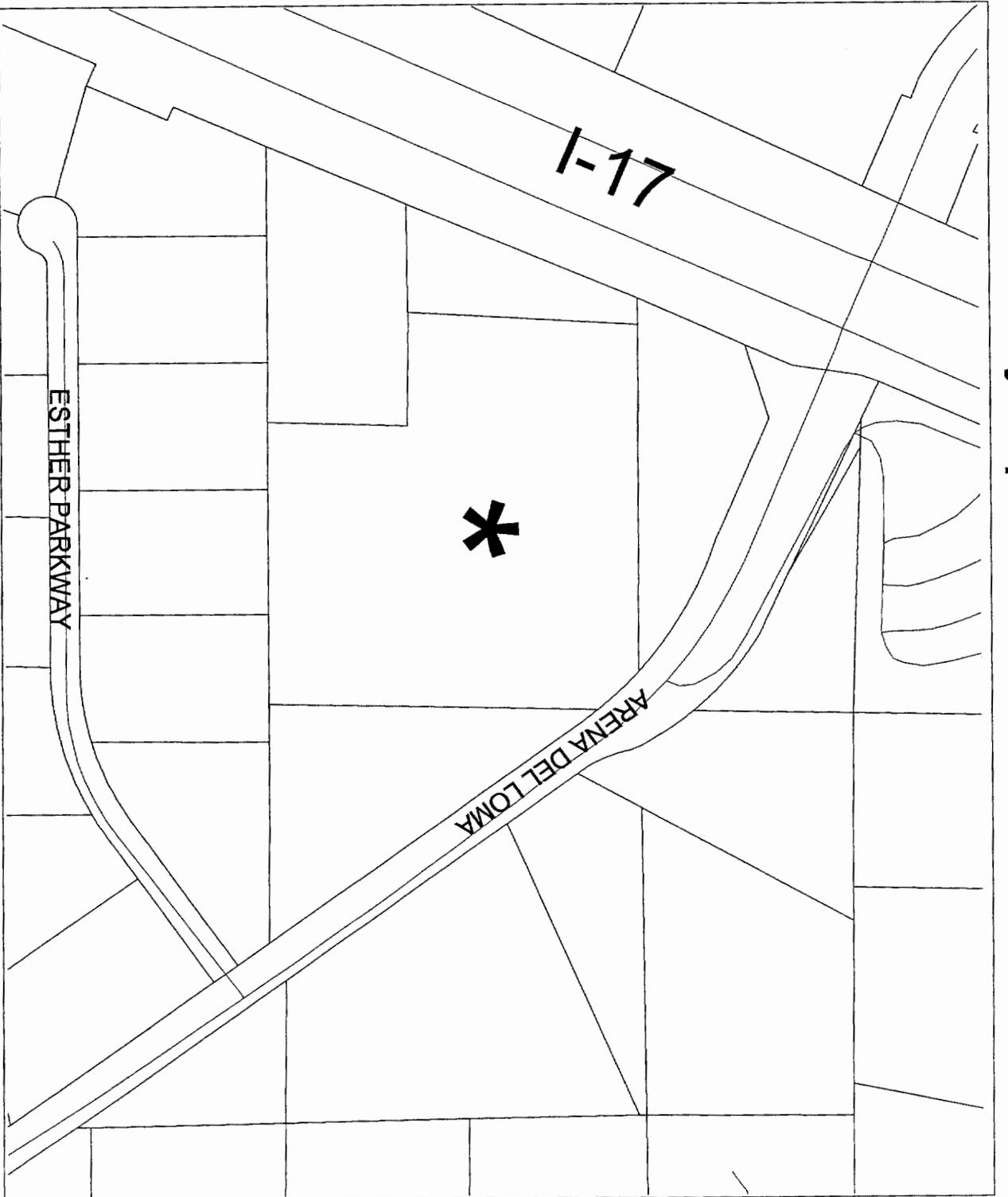
VICINITY MAP FOR GPAMD & ZMC FOR YEAGER



0.09 0 0.09 0.18 Miles

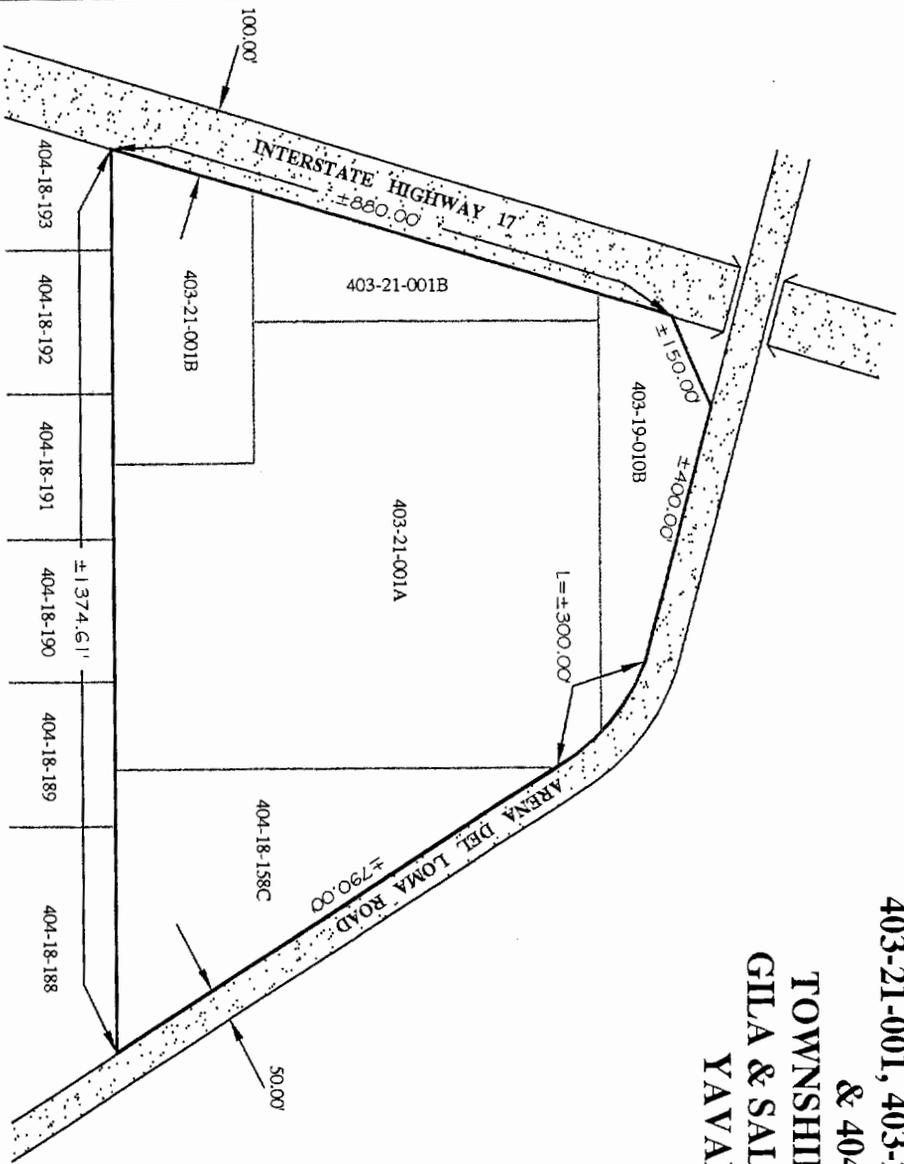


Vicinity Map for General Plan Amendment



SITE PLAN

403-21-001, 403-21-001A, 403-21-001B, 403-19-010B,
& 404-18-158C SECTION 24,
TOWNSHIP 14 NORTH, RANGE 4 EAST,
GILA & SALT RIVER BASE & MERIDIAN,
YAVAPAI COUNTY, ARIZONA



(IN FEET)
1 inch = 200 ft.

NORTH

February 9, 2005

02-14-05 A09:35 RCVD

Mr. & Mrs. Michael J. & Carol L. JT
1096 Esther Pkwy.
Camp Verde, AZ. 86322

Town of Camp Verde-Town Council
P.O. Box 710
Camp Verde, AZ. 86322

Re: ZMC 2005-01 & GPA 2004-03. Parcel # 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B and 404-18-158C. ^(Waiting) Zoning approval by Town Council.

To the Mayor & Town Council members,

We would like to express that both of us (Michael & Carol Hierholzer) are NOT against any development of the property located directly behind us, we knew this would happen someday, we just never thought that it would be such high density.

We attended the Planning & Zoning meeting February 3rd. We were under the impression that this was a discussion meeting, not a voting meeting. Thus the plan for changing the zoning was basically rammed though and voted on. Now passed on to the Town Council for their finally blessings.

We have lived here in Camp Verde for two years, and all we have ever heard, is we want to keep our rural lifestyle, open areas, not over build and most of all don't deplete our water. So this would apply: as long as it's not in my backyard idea? Based on the Planning & Zoning vote to approve this.

We would like the Town Council to take these items into consideration before they vote to let this subdivision come about.

This development is proposing 43 homes on a mere 16.67 acres! That figures out to about a 800% increase of housing for this site. Don't you think this would be considered high density?

As to water, we kept hearing about Camp Verde water supply, well this would create another major problem, we understand that a deep well would be drilled and supply these 43 homes. Is there a study being done to see what affect this will have on neighboring wells? Our neighbor went though this with a property that he had owned, it ran all the neighboring wells dry! Or could this be a way for the Town of Camp Verde to force us to be committed to hooking up to their water supply?

Septic issue: 43 septic tanks and leech fields? Doesn't that seem just a bit much? There was mentioned of sewer being run out this way in the next 5 or 6 years. I'm sure! If there was such infrastructure, would it be mandatory for each one of those 43 homes to hook to the sewer? If one or more these septic/drain fields were to go bad, is there enough room to accommodate a new site until such sewer would be provided by the town?

Traffic issue: We heard at the Planning & Zoning meeting, this would create about 301 additional trips on Arena Del Loma Rd. Is the town prepared to meet this, Arena Del Loma would have to be improved a bit to meet such a high demand of traffic. Additionally there would be school buses, UPS trucks, DHL trucks, Postal delivery, Propane trucks, garbage trucks, visitors, solicitors and repairman of various nature. What about our fire protection service? Will they be able to handle the fires, rescue etc. What would be the response time? Will we have to increase our fire protection equipment? We will be able to meet this high density?

Crime: Is the Town of Camp Verde ready for another high density housing development? Can they patrol this area? What would be the response time? With higher density come crime. Are we ready?

Our closing comments: We find it an insult to the property owners and contractors who had to abide by the zoning laws that were instituted by the Planning and Zoning Committee at the time our subdivision was done. Now this developer comes in and the Planning and Zoning Committee literally bends over backwards for them!! Could be there someone on the Committee that has a vestment in this venture?

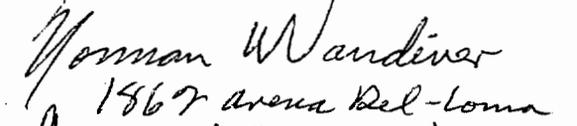
Quoting Bob Womack " Who are we (Planning & Zoning) to tell what a person can do with his property, they should be able to do what they want."

Questions arise from this statement, Why does Camp Verde have a Planning and Zoning Committee, and why did this Committee waste their time inventing rules and regulations for property owners to follow? Or is just selected property owners that have to follow the rules and regulations?

Sincerely,

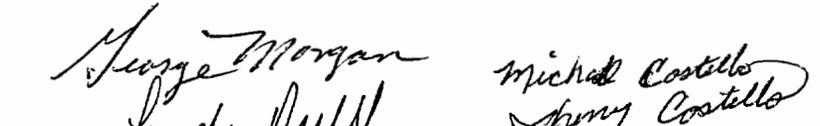
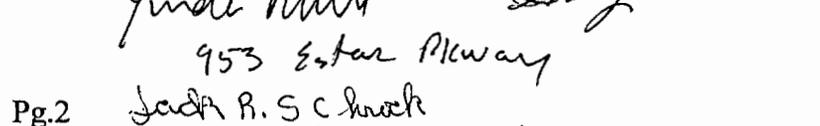
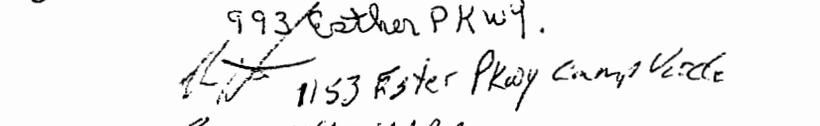
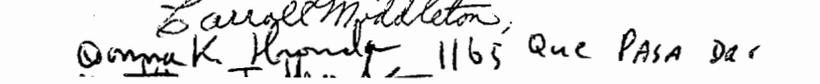
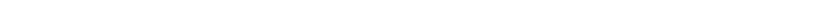
Michael & Carol Hierholzer

We the adjoining neighbors agreed with the statements made in letter above.



1567 arena del-loma

1203 Esther Pkwy

11111 Esther Pkwy Camp Verde



953 Ester Pkwy
Pg.2 Jack R. S. Chack
993 Esther Pkwy.

1153 Ester Pkwy Camp Verde

Barrett Middleton

Donna K. Horn 1165 Que PASA Dr

Staff Report

Council

Meeting of:

February 23, 2005

Title:

ORDINANCE 2005 A298: Application has been filed by Dugan McDonald, agent for Ernest & Janet Yeager, owners of parcels 403-19-010B, 403-21-001A, 403-21-001, 403-21-001B and 403-18-158C, requesting a zoning map change from RCU-2A & R1L-70 to R1L-12 for 18.02 acres. This property is located on the west side of Arena Del Loma and adjacent to Arena Del Loma Estates.

Description

Of Item:

This rezoning will allow for development of a 43 lot subdivision for site built homes. This application is being heard at the same time as the application for a general plan amendment for this same property. The general plan amendment must be approved before acting on this request.

The surround zoning and uses are as follows:

West: I-17 R1-70

East: R1L-70 residential/church

North: RCU-2A residential-air park – church

South: R1L-70 & R1-70 residential

Agency Review:

Nine letters requesting responses were sent out to agencies and as of this writing, staff has received three comments

Yavapai County Flood Control: The project site is outside any designated Flood Hazard area. Therefore, the Flood Control District has no objections to the rezoning.

Yavapai County Environmental Services: All local and state codes, ordinances and laws must be followed regarding soil testing and septic system design and installation. Septic systems are common in this area.

Camp Verde Trails: Not able to comment because they were unable to hear the application at their December meeting.

Town of Camp Verde Community Development Director: This rezoning request increases the density for a proposed development of 43 lots and would also be an R1L-12 island in the middle of R1-70 and RCU-2A zoning. There are concerns regarding the placement of a septic system on such small lots and with how the water will be provided as the County requires significantly more separation between these utilities, depending on the delivery systems. It should be noted that there are higher density uses in the immediate area with an RV and mobile home park in the immediate vicinity.

Replies to the 300' Letters: Twelve (12) letters were sent out concerning the zoning map change. Staff has received no written responses to the notification letter.

Commission

Recommendation:

The Commission voted unanimously to recommend approval of the rezoning request conditional on the developer getting approval of the

preliminary plat. One person from the public spoke against the development. He felt the project should conform more to the surrounding development of 1.6 to 2 acre parcels. The majority of the Commission discussion was held during the hearing for the General Plan Amendment.

Attachments: Yes

Prepared by: Nancy Buckel, Senior Planner



ORDINANCE 2005 A298

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCELS 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B AND 404-18-158C CONSISTING OF APPROXIMATELY 16.67 ACRES FROM RCU-2A AND R1L-70 TO R1L-12. THIS REZONING IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT. PROJECT LOCATION IS THE SOUTH SIDE OF ARENA DEL LOMA JUST EAST OF THE I-17 OVERPASS.

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

WHEREAS, Section 113 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulations of the Planning and Zoning Ordinance by the Town Council and,

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

Section 1:

The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2005-1** was filed by Dugan McDonald of Heritage Survey, agent for Earnest & Jo Ann Yeager owners, for the purpose of rezoning parcels **403-19-010B, 403-21-001, 403-21-001A, 403-21-001B and 404-18-158C FROM RCU-2A and R1L-70 TO R1L-12**. The legal description is attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **February 3, 2005** in public hearing that was advertised and posted according to state law and by the Town Council on **February 23, 2005**.
- C. 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 Map Change 2005-01** is approved, based upon the following findings:
- A. The zoning map change will not injure the public health safety, or welfare of the general public.
 - B. The property has been reclassified on the Town's General Plan Land Use Map as Higher Density Residential by Resolution 2005-628; therefore, the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
 - C. This rezoning is conditional upon the developer getting approval of the preliminary plat.
-

Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 3. This ordinance is effective upon completion of publication and any posting as required by law.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

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 23rd day of February 2005, to be effective when publication and posting, pursuant to ARS 9-813, is completed.

Approved: _____
Mitch Dickinson, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

A portion of the North one-half of the Northeast one-quarter of Section 24, Township 14 North, Range 4 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona and described as follows:

BEGINNING at the Northeast corner of said Section 24; Thence South 1°41'13" West 34.18 feet (South 1°49' West 24.19 feet, record) along the line common to Sections 24 and 19 to the centerline of the Middle Verde Road described in Book 17, pages 33 through 34 and Book 18, page 8 of Maps of said County; Thence Southerly 95.90 feet along a curve to the right whose radius is 747.89 feet through a delta angle of 7°20'48" and the centerline of said Middle Verde Road; Thence South 35°19'10" East 674.88 feet (South 35°12' East and South 35°15' East, record) along the centerline of said Middle Verde Road; Thence South 89°51'15" West 936.18 feet (North 89°52' West, record) to the TRUE POINT OF BEGINNING; Thence South 89°51'15" West 477.18 feet (North 89°52' West, record) to the Easterly right of way of Interstate Highway 17; (Cordes Jct.-Flagstaff Highway); Thence North 23°44'50" East 220.27 feet along the Easterly right of way of said Interstate Highway 17; Thence North 89°51'15" East 387.96 feet; Thence South 0°08'45" East 201.40 feet to the TRUE POINT OF BEGINNING.

EXCEPTING any portion lying within the following described property:

Those portions of the South half of the South half of the Southeast quarter of the Southeast quarter of Section 13 and the North half of the Northeast quarter of the Northeast quarter of Section 24, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, which lie within the following described tract of land:

BEGINNING at a point on the line common to said Section 13 and 24, which point bears North 89°59'20" West 671.96 feet from the East corner common to said Section 13 and 24; Thence South 23°44'50" West 896.32 feet; Thence South 66°15'10" East 25.00 feet; Thence South 23°44'50" West 150.00 feet; Thence North 66°15'10" West 40.00 feet; Thence South 23°44'50" West 350.00 feet; Thence North 66°15'10" West 24.85 feet to the existing Southeasterly right of way line of Interstate Highway 17 (Cordes Jct.-Flagstaff Highway); Thence North 23°44'50" East along said existing Southeasterly right of way line a distance of 1622.95 feet to the point of juncture with the existing Southerly right of way line of South Middle Verde Road; Thence South 66°15'10" East along said Southerly right of way line, a distance of 149.85 feet; Thence South 69°13'14" West 154.30 feet; Thence South 23°44'50" West 118.44 feet to the POINT OF BEGINNING.

PARCEL 1:

The North half of the Northeast quarter of the Northeast quarter of Section 24, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, lying East of State Highway 79, now known as Interstate Highway 17.

EXCEPTING THEREFROM the following described parcel:

A portion of the North one-half of the Northeast one-quarter of Section 24, Township 14 North, Range 4 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona and described as follows:

LEGAL DESCRIPTION (Continued)

BEGINNING at the Northeast corner of said Section 24; Thence South 1°41'13" West 34.18 feet (South 1°49' West 24.19 feet, record) along the line common to Sections 24 and 19 to the centerline of the Middle Verde Road described in Book 17, pages 33 through 34 and Book 18, page 8 of Maps of said County; Thence Southerly 95.90 feet along a curve to the right whose radius is 747.89 feet through a delta angle of 7°20'48" and the centerline of said Middle Verde Road; Thence South 35°19'10" East 674.88 feet (South 35°12' East and South 35°15' East, record) along the centerline of said Middle Verde Road; Thence South 89°51'15" West 936.18 feet (North 89°52' West, record) to the TRUE POINT OF BEGINNING; Thence South 89°51'15" West 477.18 feet (North 89°52' West, record) to the Easterly right of way of Interstate Highway 17, (Cordes Jct.-Flagstaff Highway); Thence North 23°44'50" East 220.27 feet along the Easterly right of way of said Interstate Highway 17; Thence North 89°51'15" East 387.96 feet; Thence South 0°08'45" East 201.40 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

That portion of the South half of the South half of the Southeast quarter of the Southeast quarter of Section 13, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, lying South of the Centerline of Middle Verde Road, dedicated by Book 17 of Maps, page 34, and East of State Highway No. 79, now known as Interstate Highway 17.

PARCEL 3:

The North half of Lot 1 of Section 19, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian.

EXCEPTING THEREFROM the following described parcel:

BEGINNING at the Northwest corner of said Section 19 being the TRUE POINT OF BEGINNING; Thence South 1°49' West, 24.19 feet to the center line of a road; Thence South 35°12' East, (South 35°15' East, record) 799.40 feet along said center of above mentioned road; Thence South 89°52' East 309.93 feet; Thence North 0°17' West, 660.04 feet; Thence North 89°52' West, 755.17 feet to the POINT OF BEGINNING.

ALSO EXCEPTING from Parcels 1 and 2 above, any portion lying within the following described property:

Those portions of the South half of the South half of the Southeast quarter of the Southeast quarter of Section 13 and the North half of the Northeast quarter of the Northeast quarter of Section 24, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, which lie within the following describe tract of land:

BEGINNING at a point on the line common to said Section 13 and 24 which point bears North 89°59'20" West 671.96 feet from the East corner common to said Section 13 and 24; Thence South 23°44'50" West 896.32 feet; Thence South 66°15'30" East 25.00 feet; Thence South 23°44'50" West 150.00 feet; Thence North 66°15'10" West 40.00 feet; Thence South 23°44'50" West 350.00 feet; Thence North 66°15'10" West 24.85 feet to the existing Southeasterly right of way line of Interstate Highway 17 (Cordes Jct.-Flagstaff Highway); Thence North 23°44'50" East along said existing Southeasterly right of way line a distance of 1622.95 feet to the point of

junction with the existing Southerly right of way line of South Middle Verde Road; Thence South $66^{\circ}15'10''$ East along said Southerly right of way line, a distance of 149.85 feet; Thence South $69^{\circ}13'14''$ West 154.30 feet; Thence South $23^{\circ}44'50''$ West 118.44 feet to the POINT OF BEGINNING.



HERITAGE

Land Survey & Mapping Inc.

Town of Camp Verde
Community Development Dept.
PO Box 710
473 S. Main St. Suite 108
Camp Verde, Arizona

November 5, 2004

RE: Application for the General Plan Amendment and zoning change requested for parcels
430-21-001, 403-21-001A, 403-21-001B, 403-19-010B, 404-18-158C,

Attention Nancy Buckel, (Town Planner):

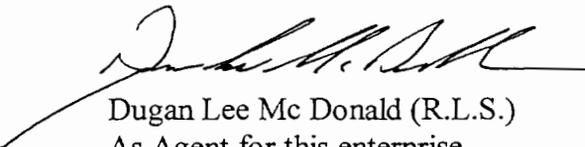
This proposed Amendment and re-zoning will allow for the planning and development of the said parcels into a subdivision that shall include view Lots of not less than 12,000 square feet each.

This beautiful planned development shall require that only site built homes be constructed on the individual lots within the limits of this subdivision. This will lessen any impact on the surroundings and will maintain the integrity and open rural environment that is so appreciated within the Town of Camp Verde.

PROJECT LOCATION:

This proposed Subdivision is located West of Arena De Loma Road; East from Interstate Hwy 17 and North from the Arena Del Loma Subdivision; Camp Verde, Arizona.

Sincerely,



Dugan Lee Mc Donald (R.L.S.)
As Agent for this enterprise

CASE NO. 2005-02

PROJECT NO. ZMC 05-01

12-02-04P02:55 RCVD

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 710 • 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 Dec. 1, 2004
ASSESSOR'S PARCEL NO. 403-19-010B 403-21-001A
403-21-001 403-21-001B
PRESENT ZONING 403-18-15BC
RCM-2A & R1K-70
SUBDIVISION N/A 7-18.08 AC
ADDRESS OF PROPERTY 2000 Arena Del Loma Dr.

TAKEN BY B. Quinn
FEES \$350⁰⁰
HEARING DATE 2-3-05

REQUEST:

Property Zoning Map Change From R1K 70 -TO- R1K-12
For The Proposed Subdivision of The Property

OWNER Ernest & Janet Yeager PHONE 928-468-8858 FAX _____
ADDRESS HC 5 Box 62J CITY Payson STATE AZ. ZIP 86541
CONTACT PERSON Ernest

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize
Dugan Mc Donald to act as my agent in the application.
Name of Agent

Ernest Yeager 12-2-04
Signature of Owner Date

AGENT Dugan Mc Donald PHONE 567-9170 FAX 567-6351
ADDRESS 738 S. Parks Dr. CITY Camp Verde STATE AZ ZIP 86322
CONTACT PERSON Dugan Mc Donald R.L.S.

I hereby 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.

Dugan Mc Donald 12.6.04
Signature of Applicant Date

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(520) 567-6631

**Special Power of Attorney
Authorization for Permit Application**

Parcel Number: 403-21-001 403-21-001B
403-21-001A 403-19-010B
404-18-158C Date: 11-4-04
Owner: ERNEST YEAGER
Address: HC 5 BOX 62J Payson AZ 85541
Phone: () 309-4006

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 JUAN MCDONALD as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to 11-04- 2005, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

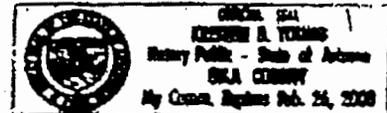
Ernest Yeager
Ernest Yeager, Owner(s)

State of ARIZONA
County of GILYA ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 4th day of NOVEMBER, 2004, by MR. & MRS YEAGER, who is/are personally known by me or have produced identification.

Hattie B. Jewell Notary Public

My Commission Expires: FEB. 26, 2008



ZONING MAP FOR GPAMD 2004-03
AND ZMC 2005-02

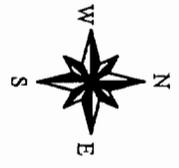
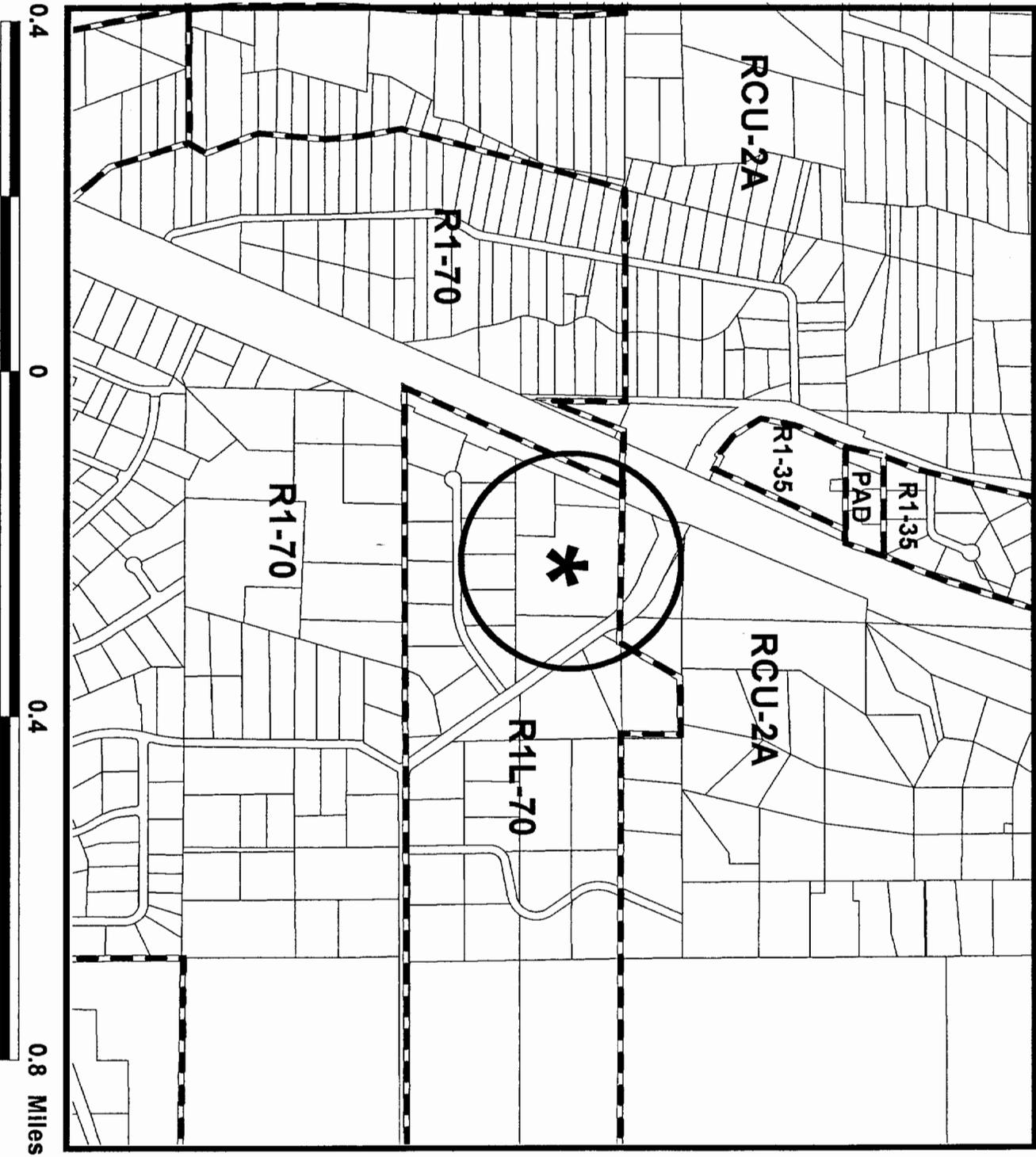
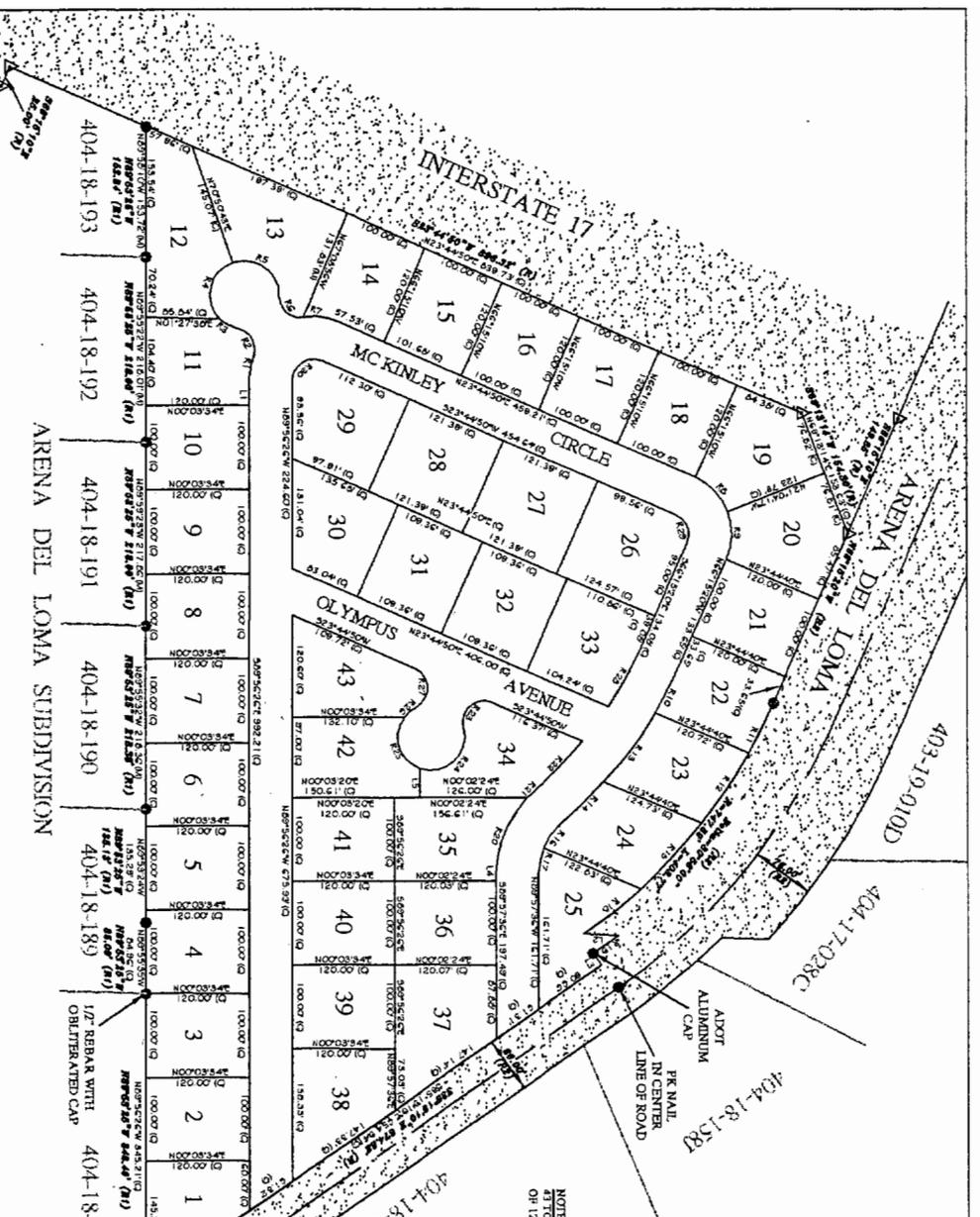


EXHIBIT DRAWING

"MOUNTAIN VISTA ESTATES"
 403-19-010B, 403-21-001, 403-21-001A,
 403-21-001B, & 404-18-158C,
 A PORTION OF THE NORTH HALF OF THE NORTH
 EAST QUARTER OF SECTION 24,
 TOWNSHIP 14 NORTH, RANGE 4 EAST,
 GILA & SALT RIVER BASE & MERIDIAN,
 YAVAPAI COUNTY, ARIZONA



- NOTE
- INDICATES FOUND 1/2" REBAR WITH 15' 262'C UNLESS OTHERWISE NOTED
 - ▲ INDICATES RECORD LOCATION, NOTHING SET OR FOUND
 - INDICATES FOUND 3/4" REBAR WITH 15' 1129'
 - (C) INDICATES CALCULATED DIMENSION
 - (M) INDICATES MEASURED FIELD DIMENSION
 - (R) INDICATES RECORD DIMENSION FOUND ON THAT DOCUMENT RECORDED IN BOOK 588, PAGE 888, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA
 - (RI) INDICATES RECORD DIMENSION FOUND ON THAT PLAT OF "MOUNTAIN VISTA ESTATES", RECORDED IN BOOK 51, PAGE 18, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA
 - (RS) INDICATES RECORD DIMENSION FOUND ON THAT AMENDED PLAT OF "RELOCATION OF MIDDLE VERDE ROAD", RECORDED IN BOOK 18, PAGE 8, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA

THIS MAP IS PUBLISHED SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER TERMS OF THE PUBLIC RECORDS, AND REFLECTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION IN DECEMBER 2004.

DIGANT L. McDONALD, R.L.S.

LINE TABLE

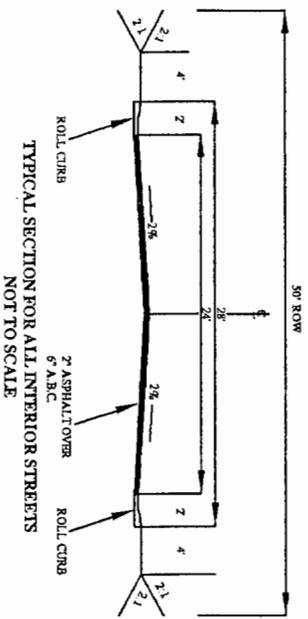
LINE NO.	BEARING & LENGTH
1	S89°51'00" E 338.19
2	S01°04'11" W 40.00
3	S54°32'38" E 114.00
4	S89°51'00" E 338.19

CURVE TABLE

STATION	DELTA	RADIUS	LENGTH
R1	92°17'00"	145.00	26.50
R2	92°17'00"	145.00	26.50
R3	92°17'00"	145.00	26.50
R4	92°17'00"	145.00	26.50
R5	92°17'00"	145.00	26.50
R6	92°17'00"	145.00	26.50
R7	92°17'00"	145.00	26.50
R8	92°17'00"	145.00	26.50
R9	92°17'00"	145.00	26.50
R10	92°17'00"	145.00	26.50
R11	92°17'00"	145.00	26.50
R12	92°17'00"	145.00	26.50
R13	92°17'00"	145.00	26.50
R14	92°17'00"	145.00	26.50
R15	92°17'00"	145.00	26.50

CURVE TABLE

STATION	DELTA	RADIUS	LENGTH
R16	21°59'00"	83.86	12.05
R17	21°59'00"	83.86	12.05
R18	7°15'57"	67.87	8.33
R19	7°15'57"	67.87	8.33
R20	42°21'11"	131.86	35.82
R21	42°21'11"	131.86	35.82
R22	10°11'59"	50.43	8.92
R23	10°11'59"	50.43	8.92
R24	12°5'48.59"	39.97	8.16
R25	10°11'59"	50.43	8.92
R26	10°11'59"	50.43	8.92
R27	10°11'59"	50.43	8.92
R28	10°11'59"	50.43	8.92
R29	9°00'00"	25.00	19.27
R30	11°53'59"	25.00	18.82



JOB #04-1038LS

PRELIMINARY

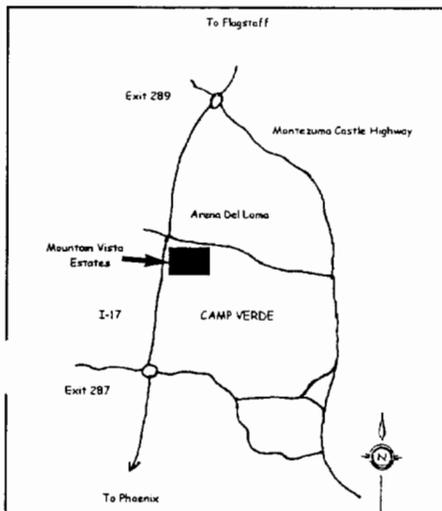
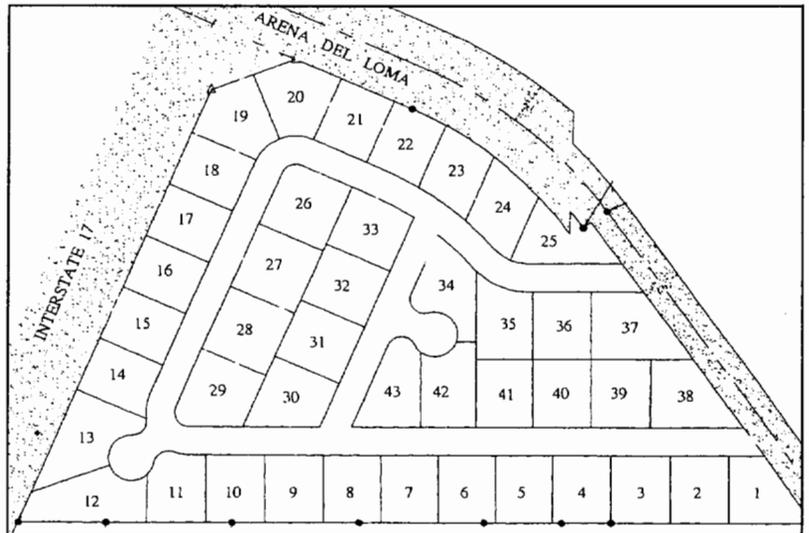
HERITAGE
 LAND SURVEYING & MAPPING, INC.
 DUGAN L. McDONALD, R.L.S.
 P.O. BOX 3870
 CAMP VERDE, AZ 86332
 928-667-9170

403-19-010B

WELCOME HOME

TO MOUNTAIN VISTA ESTATES A CWS DEVELOPMENT

43 SEMI-CUSTOM HOME SITES AVAILABLE.
QUIET LIVING IN THE BEAUTIFUL VERDE VALLEY.



From I-17 take Exit 289. Go south on Montezuma Castle Highway one mile. Turn right on Arena Del Loma one mile to Mountain Vista Estates.

CWS

DEVELOPMENT CORPORATION
Integrity · Quality · Vision

COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: GPA 04-03

Parcel No. 403-21-001A 403-19-010B
403-21-001 403-18-158C
403-21-001B

Date: 11-04-04

Legal Description: Book 3329

Name: DUGAN Mc Donald

Page 386 Y.C.R.

Address: 2000 N. Archa Del Loma

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Dept. or Public Official, in the discharge of duties as 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 Town of Camp Verde Planning and Zoning Ordinance. Such investigation may be made to determine whether or not any portion of such property, building or other structure is being placed, erected, maintained, constructed or used in violation of the Town of Camp Verde Planning and Zoning Ordinance. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer, or renewal of the application. 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.

[Signature]
Applicant's Signature

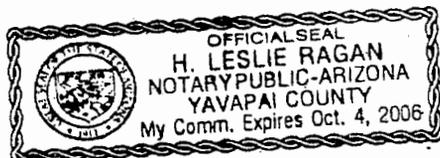
11-04-04
Date

Agent for: _____

State of Arizona
Town of Camp Verde

On this 4 day of November, 2004, before me, the undersigned Notary Public, personally appeared Dugan Mc Donald who executed the foregoing instrument for the purpose therein contained.

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



[Signature]
Notary Public

1042006
Date Commission Expires

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 403-21-001A 403-19-010B
403-21-001 404-18-158C
403-21-001B

APPLICANT'S NAME JUGON Mc DONALD

PROPERTY ADDRESS 2000 N. Arena Del Loma Rd.
1902 N. Arena Del Loma Rd

DIRECTIONS TO PROPERTY Property is located West
From Arena Del Loma Road; North From
Arena Del Loma Estates and East From I-17

Staff Report

Council

Meeting of: February 23, 2005

Title: **Ordinance 2005 A 300:** Application has been filed by Tom Pender of Pender Engineering, agent for Mark Weiland of Lucky Canyon Properties, owner of parcels 403-20-002 & 403-20-147, requesting a zoning map change from RCU-2A to R1L-35 for +/-52.47 acres. This property is located on the east end of Newton Lane.

Description Of Item:

This rezoning will allow for development of a 44 lot subdivision for site built homes. The developer will be extending the water line for Camp Verde Water Co service and using individual septic systems for septic disposal. The property is currently irrigated farm land.

The surrounding zoning and uses are as follows:

West: R1-10 residential

East: R1-35 residential

North: Yavapai-Apache Nation/ Verde River

South: RCU-2A zoning with 1acre non-conforming lots

The 1998 General Plan shows the land use in this area as Residential/Agriculture. There is no density associated with this land use designation. It is considered more rural in nature and low density.

The newly adopted General Plan (2004) shows this area as Agriculture > 5 Acres. This designation would be considered as land that the community would like to see open. Staff did not receive the owner's written permission to place that type of land use on the property so we would have to allow 1 acre development, if the 2004 plan was in place.

Agency Review: Fourteen letters requesting responses were sent out to agencies and as of this writing, staff has received three comments

Yavapai County Flood Control: The project site is impacted by a County regulated floodplain and also by a drainage basin greater than 80 acres, and thus will be regulated by Yavapai County Flood Control District regulations. For **Final Plat requirements** consult the Yavapai County Drainage Criteria Manual. This will include base flood elevations, minimum finished floor elevations for the effected lots and all other Phase III requirements.

Camp Verde Trails: Not able to comment because they were unable to hear the application at their December meeting.

Camp Verde Water: This project is within the Certificate of Convenience and Necessity (CC&N) of Camp Verde Water. The water company does not have water service adjacent to this project, but they do have mains close to the project area that can be extended to the development. They understand that the developer wishes to have Camp Verde Water service this development. They will provide service to this area under an Advance in Aid of Construction Agreement. They are in favor of this rezoning if the project is served under this agreement.

Town of Camp Verde Community Development Director: This rezoning request precedes a significant development proposal for 40+ one acre lots. The surrounding uses are all basically one acre lot developments so this request coincides with existing uses of the area. The State and County have separation requirements between private well and septic systems that will be reviewed during the platting phases of this proposed development. There are traffic circulation as well as drainage issues that will also be reviewed during later phases of the development.

Replies to the 300' Letters: Forty six (46) letters were sent out concerning the zoning map change. Staff has received no responses to the notification letter as of 1-24-05.

**Commission
Recommendation:**

The motion by the Commission to recommend approval failed 3-3 of this rezoning. The reason given for the no votes was the concern for public health, safety and welfare over the limited access to this project. Some on the Commission felt that this project is key to solving the circulation problem in the Horseshoe area and that some way needs to be created to resolve this issue before this project can move forward. Two members of the public spoke against this project and three members of the public had concerns about the traffic and impact on roadways in the area. During the Commission discussion the design of the project was discussed and there was concern voiced about the number of flag lots. A suggestion was made about placing cul de sacs near other roadways in the area so that in the future, the Town would have the option to connecting adjacent or near roadways to create better circulation pattern for the Horseshoe Bend area. There was also mentioned the concern over the number of horses that would be allowed on the one acre lots and the possibility of donating to the Town any unused water rights. Also discussed was the prohibition of ATVs on the trail.

Attachments: Yes

Prepared by: Nancy Buckel, Senior Planner



ORDINANCE 2005 A300

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCELS 403-20-002 AND 403-20-147 CONSISTING OF APPROXIMATELY 52.48 ACRES FROM RCU-2A TO R1L-35. THIS REZONING IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT. PROJECT LOCATION IS AT THE END OF NEWTON LANE.

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

WHEREAS, Section 113 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulations of the Planning and Zoning Ordinance by the Town Council 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 Map Change 2005-03** was filed by Tom Pender of Pender Engineering, agent for Mark Weiland-Lucky Canyon Properties, LLC owners, for the purpose of rezoning parcels **403-20-002 and 403-20-147 FROM RCU-2A TO R1L-35**. The legal description is attached as **Exhibit A**.
 - B. The Zoning Map Change was reviewed by the Planning Commission on **February 10, 2005** in public hearing that was advertised and posted according to state law and by the Town Council on **February 23, 2005**.
 - C. 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 Map Change 2005-03** is approved, based upon the following findings:
 - A. The zoning map change will not injure the public health safety, or welfare of the general public.

- B. The property is shown as Agriculture/Residential on the Town's General Plan Land Use Map and is therefore, consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
-

Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted are hereby repealed, effective as of the effective date of this ordinance.

Section 3. This ordinance is effective upon completion of publication and any posting as required by law.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

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 23rd day of February 2005, to be effective when publication and posting, pursuant to ARS 9-813, is completed.

Approved: _____
Mitch Dickinson, Mayor

Date: _____

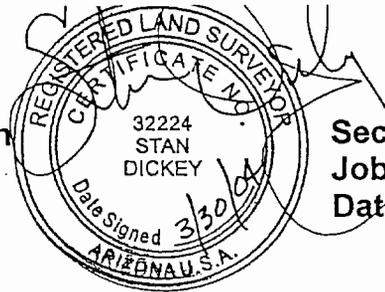
Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney

EXHIBIT A

Land Description
Page 1 of 5
Parcel R-1



Section 14, T14N, R4E
Job Name: Randall
Date: 30-March-2004

A parcel of land in Section 14, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the East Quarter corner of said Section 14, being a found stone with "1/4" chiseled in the west face, from which the Southeast Corner of said Section 14 a found BLM brass cap, bears South 1 degree 43 minutes 23 seconds West, 2655.17 feet (South 1 degree 43 minutes West, a distance of 2653.86 feet record per BLM plat and notes officially filed November 3, 1975 hereinafter referred to as record);

thence South 1 degrees 43 minutes 23 seconds West along the east line of the Southeast Quarter of said Section 14, a distance of 663.79 feet to a found ½ inch rebar with steel washer stamped "LS 5164" at the Northeast Corner of Verde west Acres, per Book 12 of Maps, Page 89, also being the Southeast Corner of the North Half of the Northeast Quarter of the Southeast Quarter;

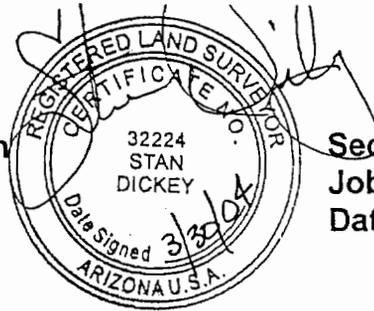
thence North 86 degrees 49 minutes 52 seconds West along the North line of said Verde West Acres, a distance of 419.71 feet to a found ½ inch rebar with no identification;

thence North 86 degrees 49 minutes 52 seconds West along the North line of said Verde West Acres, a distance of 287.36 feet to a found ½ inch rebar with no identification;

thence North 86 degrees 49 minutes 52 seconds West along the North line of said Verde West Acres, a distance of 160.25 feet to a found ½ inch rebar with no identification;

thence North 86 degrees 49 minutes 52 seconds West along the North line of said Verde West Acres, a distance of 451.07 feet to a set ½ inch rebar with aluminum tag stamped "LS 32224" at the Northeast Corner of Lot 8, Verde West Acres;

Land Description
Page 2 of 5
Parcel R-1



Section 14, T14N, R4E
Job Name: Randall
Date: 30-March-2004

thence North 2 degrees 06 minutes 33 seconds East along the East line of Lot 7, Verde West Acres, a distance of 15.44 feet to a found ½ inch rebar with no identification, at the Northeast Corner of said Lot 7, also being the Southeast Corner of Lot 12, Buena Vista Estates, per Book 16 of Maps, Page 22;

thence North 2 degrees 06 minutes 33 seconds East along the east line of said Buena Vista Estates, a distance of 94.00 feet to a found ½ inch rebar with no identification;

thence North 2 degrees 06 minutes 33 seconds East along the east line of said Buena Vista Estates, a distance of 254.92 feet to a found ½ inch rebar with no identification;

thence North 2 degrees 06 minutes 33 seconds East along the east line of said Buena Vista Estates, a distance of 127.80 feet to a found ½ inch rebar with no identification;

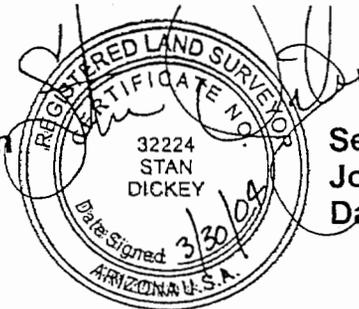
thence North 2 degrees 06 minutes 33 seconds East along the east line of said Buena Vista Estates, a distance of 100.17 feet to a point on the South line of the North Half of the Northeast Quarter of the Southeast Quarter;

thence North 2 degrees 06 minutes 33 seconds East along the east line of said Buena Vista Estates, a distance of 27.27 feet to a found ½ inch rebar with no identification;

thence North 2 degrees 06 minutes 33 seconds East along the east line of said Buena Vista Estates, a distance of 127.74 feet to a found ½ inch rebar with no identification;

thence North 2 degrees 06 minutes 33 seconds East along the east line of said Buena Vista Estates, a distance of 127.64 feet to a found ½ inch rebar with no identification;

Land Description
Page 3 of 5
Parcel R-1



Section 14, T14N, R4E
Job Name: Randall
Date: 30-March-2004

thence North 2 degrees 06 minutes 33 seconds East along the east line of said Buena Vista Estates, a distance of 255.16 feet to a found ½ inch rebar with no identification;

thence North 2 degrees 06 minutes 33 seconds East along the east line of said Buena Vista Estates, a distance of 184.51 feet to a set ½ inch rebar with aluminum tag stamped "LS 32224" at the Northeast Corner of said Buena Vista Estates;

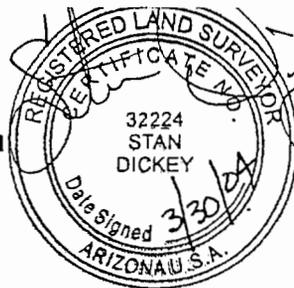
thence North 0 degrees 00 minutes 00 seconds East along the west line of that property described in Book 2167 of Official Records, Page 6 and in Book 2170 of Official Records, Page 920, 29.65 feet to **POINT "A"** a set ½ inch rebar with aluminum tag stamped "LS 32224" on the south line of Lot 8, Liberty Hill Park, per Book 11 of Maps, Page 90;

thence North 0 degrees 00 minutes 00 seconds East along the west line of that property described in Book 2167 of Official Records, Page 6 and in Book 2170 of Official Records, Page 920, 160.07 feet to a set ½ inch rebar with aluminum tag stamped "LS 32224";

thence North 0 degrees 00 minutes 00 seconds East along the west line of that property described in Book 2167 of Official Records, Page 6 and in Book 2170 of Official Records, Page 920, 7.28 feet to the Northwest Corner of that Property described in Book 2167 of Official Records, Page 6 and in Book 2170 of Official Records, Page 920;

thence North 82 degrees 48 minutes 46 seconds East along the North line of that Property described in Book 2167 of Official Records, Page 6 and in Book 2170 of Official Records, Page 920, a distance of 125.67 feet to a set ½ inch rebar with aluminum tag stamped "LS 32224";

Land Description
Page 4 of 5
Parcel R-1



Section 14, T14N, R4E
Job Name: Randall
Date: 30-March-2004

thence North 76 degrees 58 minutes 56 seconds East along the North line of that Property described in Book 2167 of Official Records, Page 6 and in Book 2170 of Official Records, Page 920, a distance of 115.05 feet to a set ½ inch rebar with aluminum tag stamped "LS 32224";

thence North 80 degrees 01 minutes 57 seconds East along the North line of that Property described in Book 2167 of Official Records, Page 6 and in Book 2170 of Official Records, Page 920, a distance of 108.64 feet to a set ½ inch rebar with aluminum tag stamped "LS 32224";

thence North 77 degrees 40 minutes 20 seconds East along the North line of that Property described in Book 2167 of Official Records, Page 6 and in Book 2170 of Official Records, Page 920, a distance of 128.51 feet to a set ½ inch rebar with aluminum tag stamped "LS 32224";

thence North 79 degrees 36 minutes 50 seconds East along the North line of that Property described in Book 2167 of Official Records, Page 6 and in Book 2170 of Official Records, Page 920, a distance of 121.89 feet to a set ½ inch rebar with aluminum tag stamped "LS 32224";

thence North 62 degrees 29 minutes 25 seconds East along the North line of that Property described in Book 2167 of Official Records, Page 6 and in Book 2170 of Official Records, Page 920, a distance of 837.32 feet to a point on the East line of said Section 14;

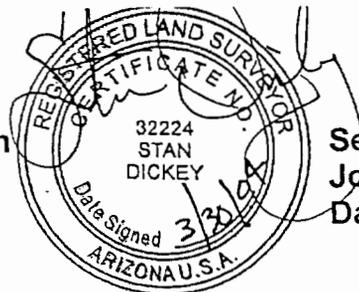
thence South 1 degrees 46 minutes 30 seconds West along the East Line of said Section 14, a distance of 1417.45 feet to the **POINT OF BEGINNING**.

Containing 52.47 acres, more or less.

Subject to an area of uncertain title described as follows:

Beginning at the hereinabove described **POINT "A"**;

Land Description
Page 5 of 5
Parcel R-1



Section 14, T14N, R4E
Job Name: Randall
Date: 30-March-2004

thence North 0 degrees 00 minutes 00 seconds East along the west line of that property described in Book 2167 of Official Records, Page 6 and in Book 2170 of Official Records, Page 920, 160.07 feet to a set ½ inch rebar with aluminum tag stamped "LS 32224";

thence North 0 degrees 00 minutes 00 seconds East along the west line of that property described in Book 2167 of Official Records, Page 6 and in Book 2170 of Official Records, Page 920, 7.28 feet to the Northwest Corner of that Property described in Book 2167 of Official Records, Page 6 and in Book 2170 of Official Records, Page 920;

thence North 82 degrees 48 minutes 46 seconds East along the North line of that Property described in Book 2167 of Official Records, Page 6 and in Book 2170 of Official Records, Page 920, a distance of 0.73 feet to a point on the east line of Lot 8, of said Liberty Hill Park;

thence South 0 degrees 00 minutes 00 seconds East along the East line of said Lot 8, a distance of 7.09 feet to a set ½ inch rebar with aluminum tag stamped "LS 32224";

thence South 0 degrees 00 minutes 00 seconds East along the East line of said Lot 8, a distance of 159.98 feet to a set ½ inch rebar with aluminum tag stamped "LS 32224" at the southeast corner of said Lot 8;

thence South 62 degrees 26 minutes 18 seconds West, a distance of 0.81 feet to the **POINT OF BEGINNING**.

Containing 0.003 acres, more or less.

End of Description



December 3, 2004

Nancy Buckel, Senior Planner
Town of Camp Verde
P.O. Box 710
Camp Verde, AZ 86322

RE: Zone Change for the planned Equestrian Estates Subdivision located within a portion of Section 14, Township 14 North, Range 4 East, Gila & Salt River Base & Meridian. The property is more specifically described as Yavapai County Assessors Numbers 403-20-002 & 147.

Dear Ms. Buckel:

The subject property is located at the terminus of Newton Lane. It is bounded on the North by the Verde River and the Yavapai Apache Reservation; to the West by Buena Vista Estates & Liberty Hill Park; to the East by metes and bounds property; and to the South by Verde West Acres.

The property will be served by Camp Verde Water System, APS, QWest, and onsite septic. The Developer will construct a Camp Verde Water System line extension to serve the subject property. APS and Qwest are presently available to the property. Percolation testing in accordance with Yavapai County Environmental Services has been conducted and the site is suitable for standard septic systems.

The project will be financed through a development account established at an accredited banking institution.

It is my clients intent to provide a low density development consistent with the existing character of the surrounding neighborhood area. We are planning to redevelop the land from farm land to irrigated residential lots of not less than 1-acre.

The subject property is bounded by the following zoning: R1-10 to the West; Reservation land to the North; +/- 15 Acres RCU 2A (also part of Equestrian Estates), then R1-35 to the East; and to the South by non-conforming 1 acre parcels within RCU 2A Zoning.

Due to the existing development trend within the surrounding area, and our intent to limit the property to site built homes, we believe that the development of 1-acre parcels will provide a greater opportunity for ownership and will not adversely impact the surrounding properties. The

planned 1-acre lots are compatible in size to the adjoining properties, and are going to be limited to site built homes that are generally considered an asset, not a detriment to land values.

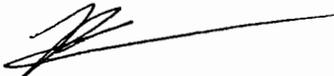
The re-zoning of this property is good for Camp Verde for the following reasons:

- The development will provide Camp Verde an inventory of desirable 1-acre irrigated lots.
- The redevelopment of this property will reduce water consumption on the subject land.
- The project will not create impacts on the surrounding properties.
- The project will create access to the Verde River Corridor not presently available.

We feel that the value added to the community in whole is very obvious, and feel that the merits of Equestrian Estates warrant approval of the requested zone change.

Please give me a telephone call if I can be of any further assistance.

Sincerely,



Tom L. Pender, P.E.

att.: Zoning Map Change Application & attachments.

CASE NO. 2005-04

PROJECT NO. ZUC 05-03

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 710 • 473 S. MAIN STREET, SUITE 108
CAMP VERDE, ARIZONA 86322
(520) 567-8513 • FAX (520) 567-7401

Recvd. 12-3-04
BO

CHANGE OF ZONING MAP OR DENSITY APPLICATION

APPLICATION DATE 12/1/04

TAKEN BY B. Quinn

ASSESSOR'S PARCEL NO 403-20-002 & 403-20-147

FEES 450⁰⁰

PRESENT ZONING RCU2A - 52.47 AC

HEARING DATE 2-3-05 / 2-23-05

SUBDIVISION Equestrian Estates

ADDRESS OF PROPERTY At the end of Newton Lane in Middle Verde

REQUEST:

Request for change of zoning from RCU-2A to R1L-35.

OWNER Mark Weiland/Lucky Canyon Properties, L.L.C. PHONE 928-567-9500 FAX same

ADDRESS 1800 Salt Mine Road CITY Camp Verde STATE AZ ZIP 86322

CONTACT PERSON Mark Weiland

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize Tom L. Pender, P.E. to act as my agent in the application.

Name of Agent

Please see attached authorization from Owner

Signature of Owner

Date

AGENT Pender Engineering PHONE 928-639-0776 FAX 928-639-3801

ADDRESS P.O. Box 1245 CITY Cottonwood STATE AZ ZIP 86326

CONTACT PERSON Tom L. Pender, P.E.

I hereby 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 its normal scheduling.

[Signature]
Signature of Applicant

8-18-04
Date

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(520) 567-6631

<http://www.ci.camp-verde.az.us>

**Special Power of Attorney
Authorization for Permit Application**

Parcel Number: 403-20-002 & 403-20-147 Date: 12/1/04
Owner: Mark Weiland
Address: 1800 Salt Mine Rd. Camp Verde, AZ 86322
Phone: 928-567-9500

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 _____
Tom L. Pender, P.E., as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to _____, 200__, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

Mark Weiland

Owner(s)

State of Arizona
County of Yavapai, ss.

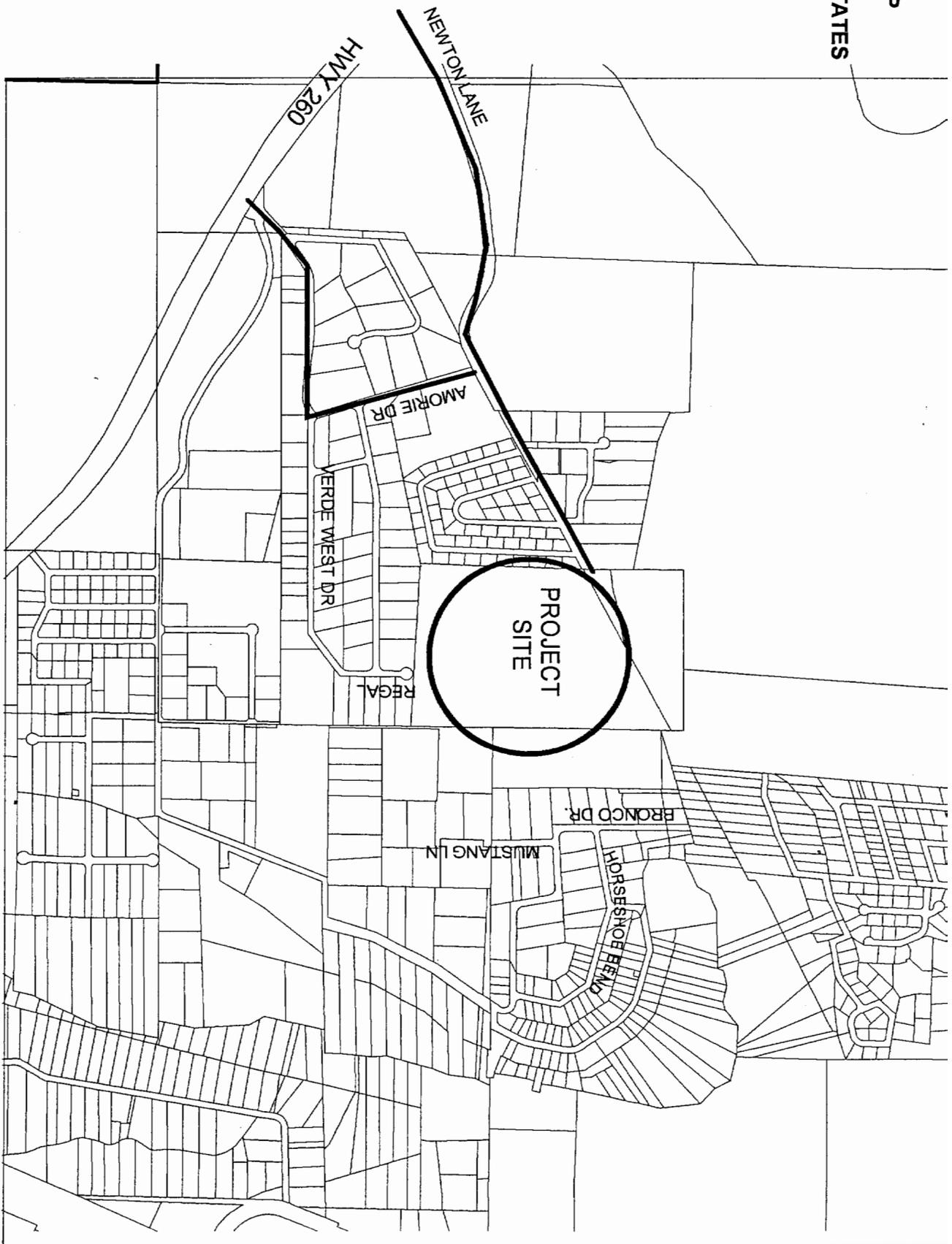
The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 1st day of December, 2004, by Mark Weiland, who is/are personally known by me or have produced identification.

Susan L. Alexander Notary Public

My Commission Expires: 10-1-2006



VICINITY MAP
FOR
QUESTRAIN ESTATES



EQUESTRIAN ESTATES - SITE PLAN

a 52.47 Acre subdivision, being a portion of Section 14, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, in the Town of Camp Verde, in the County of Yavapai, in the State of Arizona
 SITE APN'S 403-20-002 & 403-20-147

SYMBOL LEGEND

- Delineated Point Marking Found or Set
- Found 1/2 inch rebar with no identification (unless noted)
- Found 1/2 inch rebar with plastic cap stamped "LS 5641"
- Set 1/2 inch rebar with aluminum tag stamped "LS 32224"
- Found 1/2 inch rebar with steel washer stamped "LS 5194"
- ⊕ Found stone or metal
- ⊕ Found nail in post - affixed brass tag stamped "LS 32224"
- ⊕ Found weathered stone around 50"x4", 4"x1" from fence corner, fence bears SW & NW
- ⊕ Found Bridge Spline with no identification
- ⊕ Found Aligned corner as noted
- ⊕ Indicated line to not be used
- ⊕ Record Dimensions per BLM plat and notes Officially Filed 11-03-1975
- ⊕ Record Dimensions per Book 3606 O.R., Page 153
- ⊕ Record Dimensions per Bk. 2170 O.R., Pg. 920 & Bk. 2187 O.R., Pg. 8



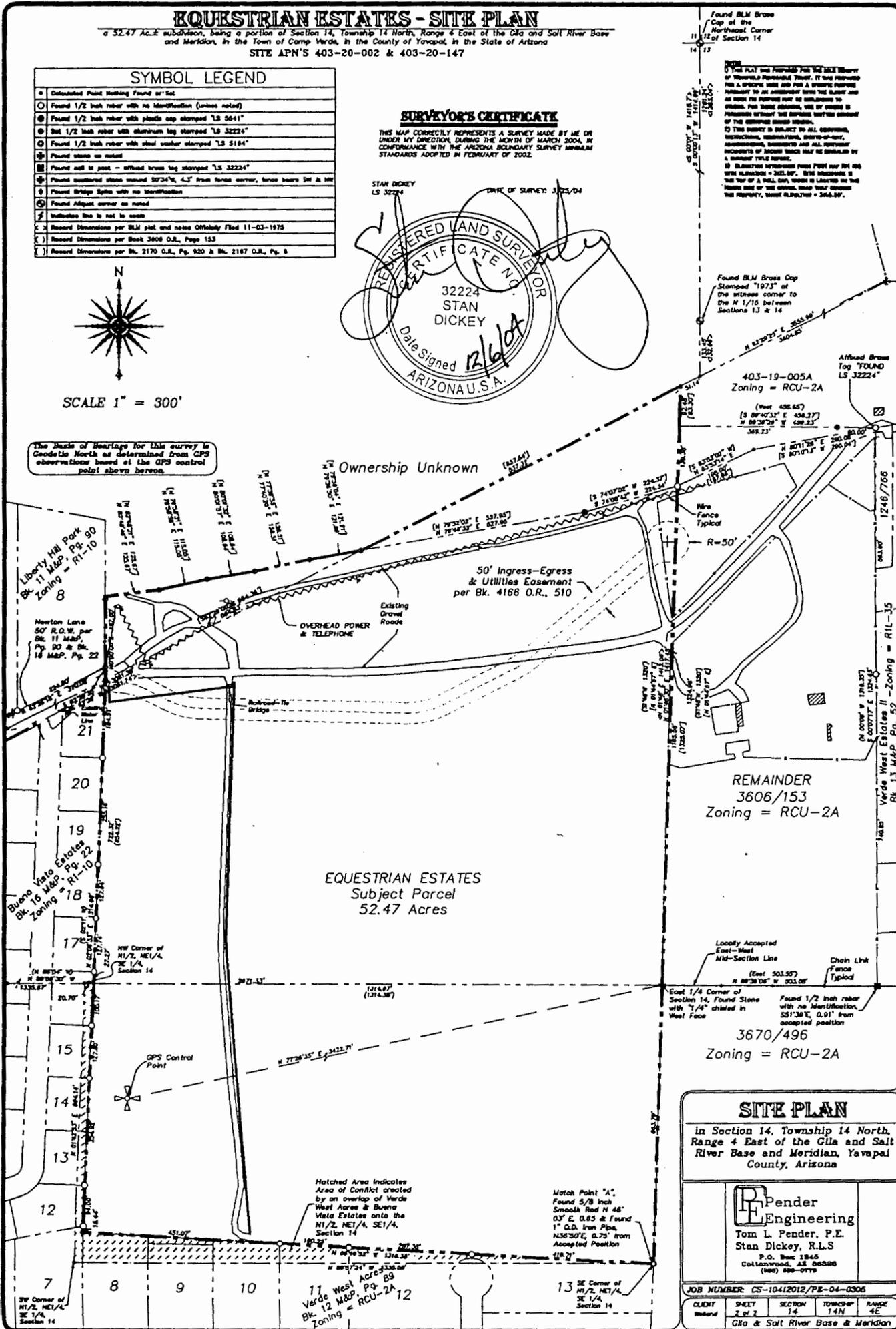
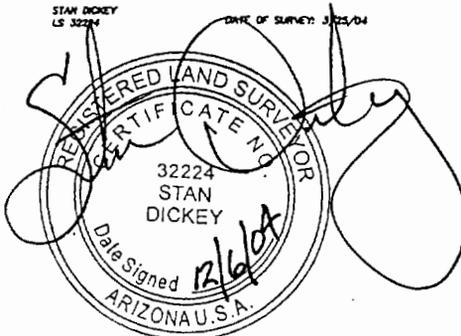
SCALE 1" = 300'

The Basis of Bearings for this survey is Geodetic North as determined from GPS observations based at the GPS control point shown herein.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, DURING THE MONTH OF MARCH, 2004, IN CONFORMANCE WITH THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS ADOPTED IN FEBRUARY OF 2002.

STAN DICKEY
 LS 32224
 DATE OF SURVEY: 3/23/04



Found BLM Brass Cop of the Northeast Corner of Section 14

Found BLM Brass Cop Stamped "1973" of the witness corner to the N 1/16 between Sections 13 & 14

Affixed Brass Tag "TOLPND LS 32224"

Found 1/2 inch rebar with "1/4" chisel in West Face

Found 1/2 inch rebar with no identification

403-19-005A
 Zoning = RCU-2A

REMAINDER
 3606/153
 Zoning = RCU-2A

3670/496
 Zoning = RCU-2A

SITE PLAN

in Section 14, Township 14 North,
 Range 4 East of the Gila and Salt
 River Base and Meridian, Yavapai
 County, Arizona

Pender Engineering
 Tom L. Pender, P.E.
 Stan Dickey, R.L.S.
 P.O. Box 1845
 Cottonwood, AZ 86308
 (928) 698-0779

JOB NUMBER: CS-10412012/PB-04-0306

CLIENT	SHEET	SECTION	TOWNSHIP	RANGE
Medford	2 of 2	14	14N	4E

Gila & Salt River Base & Meridian

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: ZMC 05-03

Parcel No. 403-20-002 & 403-20-147

Date: 12/1/04

Legal Description: _____

Name: Mark Weiland

See Attached

Address: 1800 Salt Mine Road, Camp Verde, AZ 86322

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Dept. or Public Official, in the discharge of duties as 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 Town of Camp Verde Planning and Zoning Ordinance. Such investigation may be made to determine whether or not any portion of such property, building or other structure is being placed, erected, maintained, constructed or used in violation of the Town of Camp Verde Planning and Zoning Ordinance. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer, or renewal of the application. 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.

X [Signature]
Applicant's Signature

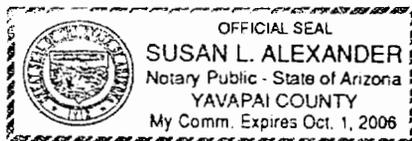
8.18.04
Date

Agent for: _____

State of Arizona
Town of Camp Verde

On this 18th day of August, 2004 (04), ~~19~~ before me, the undersigned Notary Public, personally appeared Mark Weiland who executed the foregoing instrument for the purpose therein contained.

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



[Signature]
Notary Public

10-1-2006
Date Commission Expires

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 403-20-002 & 403-20-147

APPLICANT'S NAME Tom L. Pender, P.E.

PROPERTY ADDRESS Newton Lane, Middle Verde

DIRECTIONS TO PROPERTY From Westbound SR260 turn right on
Newton Lane. Travel approximately 1 mile to the end of Newton Lane.

Staff Report

Commission Meeting of:

February 23, 2005

Title:

RESOLUTION 2005 630: Application filed by Tom Pender, agent for Mark Weiland-Lucky Canyon Properties, LLC, of parcels 403-20-002 and 403-20-147, requesting an approval of the preliminary plat for Equestrian Estates subdivision containing approximately 52.48 acres and 44 lots. This property is located at the end of Newton Lane.

Description Of Item:

The property is currently zoned RCU-2A and a rezoning request is being heard for R1L-35. This preliminary plat can only be approved after the rezoning application has been heard and approved.

This preliminary plat will allow for the development of this proposed subdivision of 1 acre lots for site built homes with potential irrigation water rights.

The development will be accessed by the expansion of Newton Lane and will have an emergency ingree/egress at the cul de sac end of Regal at the south edge of development between lots 24 & 25.

The design of the project has 18 flag lots that will create double driveways to the back two lots. The total width of these access roadways will be 50' creating a buffer between the front lots. The developer has indicated this design is to maintain a rural neighborhood atmosphere.

Newton Lane will be extended through the project ending at the east edge of the property in a cul de sac. One additional new roadway will be constructed through the development with one knuckle curve and also ending in a cul de sac at the west side of the project.

The roadway is designed to have two 12'7" travel lanes and 4' dirt pathways on both sides of the street. There will be an additional 15' drainage, slope and utility easement on each side of the roadway to accommodate Cable, Qwest and APS underground lines as well as drainage. The water line will be located under the pathway on the opposite side of the roadway from the above mentioned utilities.

The width of the pavement will not allow for safe parking on the roadway therefore, staff is recommending that the developer post the streets with no parking signs, even though these are larger lots that could accommodate any visitor parking on site.

Staff has received letters of service, from Qwest, Unisource, Waste Management, Camp Verde Water Systems, Cablevision and APS. The Phase II Drainage Report and the Preliminary Grading, Utility and Drainage plans have been reviewed by Arizona Engineering and the applicant has addressed the engineer's comments at this level of review. Further corrections and revisions will be made prior to final plat submittal. These documents are available for review in the Community Development office during business hours.

Agency Review: Staff held a project meeting on 1-12-05 with agency representatives from 7 agencies in attendance to discuss the project with the developer and the project engineer. Some changes to the plat were requested as well as to the construction plans on the street design. These revisions have been submitted. In addition, 14 agencies were notified and staff has received three comments.

Arizona Engineering: The Town's consulting engineering firm has reviewed the plan. At the project review meeting they submitted to the developer a list of concerns. These were discussed and clarified by the project engineer to their satisfaction.

Camp Verde Water Systems: Water for this project will be provided by CVWS. Main lines will need to be extended to the project. They recommend approval of this request with the understanding that the development will connect to the water system and not use individual wells for domestic use.

Yavapai County Flood Control: The site is impacted by County regulated floodplain and also by a drainage basin greater than 80 acres, and thus will be regulated by Yavapai County Flood Control District regulations. Final Plat must include base flood elevations, minimum finished floor elevations for the effected lots and all other Phase III requirements.

Town of Camp Verde Community Development Director: The Equestrian Estates subdivision design proposes 44 lots essentially being served by Newton Lane. Although an emergency access is being proposed off one of the three cul-de-sacs, staff feels that this design results in one long cul-de-sac, though it has a couple of branches, providing the only transportation circulation for this subdivision. It is for this safety reason, staff continues to feel that connecting one of these roadways to either Mustang or Regal would open up circulation, which would also provide better service to the residents of this area. The developer is planning to have Camp Verde Water Company serve this subdivision and, therefore, fire hydrants should also be provided, which is good for that area. Drainage concerns were brought out in our pre-development meeting and staff will continue to work to ensure they are addressed in the drainage report issued for this subdivision. The use of flag lots was discussed at length with the Town Engineer expressing concerns about the unique (poor) design. However, the new plat softened the 90 degree turns on these 20 foot drives to better accommodate emergency service vehicles. In those locations where two drives are designed back to back going to flag lots, staff would like to see those remain relatively open for safe, improved access.

Replies to the 300' Letters: Forty six (46) letters were sent out concerning the preliminary plat application for this project. Staff has received no written responses to the notification letter as of 1-25-05. However, a few residents have spoken to staff about their concern of having traffic on their cul de sac (Regal). However, they had no opposition to an emergency only access that would be locked and used only by emergency vehicles if needed.

Commission

Recommendation: Because the zoning application failed approval for recommendation, the Commission did not hear the application for the preliminary plat but it was discussed thoroughly during the rezoning hearing.

It is the opinion of Director Wright that the Commission technically recommended not to approve this preliminary plat because of their failed attempt to recommend approval for the rezoning. Therefore, the Council may hear and approve, if they vote to do so, this preliminary plat application.

Attachments: Yes

Prepared by: Nancy Buckel

RESOLUTION 2005-630

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE REVISED PRELIMINARY PLAT 2005-01 FOR THE PURPOSE OF DEVELOPING EQUESTRIAN ESTATES SUBDIVISION ON PARCELS 403-20-002 AND 403-20-147 CONSISTING OF APPROXIMATELY 52.48 ACRES AND 44 LOTS. THE LOCATION OF THE PROJECT IS AT THE END OF NEWTON LANE.

The Common Council of the Town of Camp Verde hereby resolves as follows:

- I. The Common Council hereby finds as follows:
 - A. A request for approval of Preliminary Plat 2005-01 was filed by Tom Pender of Pender Engineering, agent for Mark Weiland owner, for parcels 403-20-002 and 403-20-147.
 - B. The request was reviewed by the Planning and Zoning Commission on February 3, 2005 and by the Common Council on February 23, 2005 in public hearings that were advertised and posted according to state law.
 - C. The purpose of the preliminary plat is to develop Equestrian Estates Subdivision.
 - D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves PP 2005-01 for the purpose of developing a subdivision with 44 lots on parcels 403-20-002 and 403-20-147 with the following exceptions:

- 1. Construction of sidewalks with only AB in the development rather than pavement on both sides as required in the Town's Uniform Standard Specifications.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON FEBRUARY 23, 2005.

Mitch Dickinson, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

Town Attorney



December 3, 2004

Nancy Buckel, Senior Planner
Town of Camp Verde
P.O. Box 710
Camp Verde, AZ 86322

RE: Letter of Intent for the Equestrian Estates Subdivision located within a portion of Section 14, Township 14 North, Range 4 East, Gila & Salt River Base & Meridian. The property is more specifically described as Yavapai County Assessors Numbers 403-20-002 & 147.

Dear Ms. Buckel:

We are requesting Preliminary Plat subdivision approval for the above referenced project, along with a concurrent zone change request from RCU-2A to R1L-35. The subject property is located at the terminus of Newton Lane. It is bounded on the North by the Verde River and the Yavapai Apache Reservation, to the West by Buena Vista Estates, to the East by metes and bounds property, and to the South by Verde West Acres.

The subject property is bounded by the following zoning: R1-10 to the West, Reservation land to the North, RCU-2A to the East, and non-conforming, 1 acre parcels within RCU 2A Zoning to the South.

The subdivision will be served by Camp Verde Water System, APS, QWest, and onsite septic. The Developer will construct water line extensions. APS and Qwest are presently available to the property. Percolation testing in accordance with Yavapai County Environmental Services has been conducted and the site is suitable for standard septic systems.

The roadways located within the subdivision will be 28 ft. wide with a curb and gutter. The roads will be constructed in accordance with Town Specifications and dedicated upon completion of the construction.

The onsite topography is described as farm land with a very slight slope from the Northwest to the Southeast. The topography of the site is shown on the preliminary plat.

The property is impacted by overland flow originating to the West. The off site flow entering the property has been altered by development to the West. Said development has obliterated any sign of a defined channel. The stormwater that enters the property is sheet flow that is collected and spread across the property. If or when the stormwater exits on the property to the east, it will

be as sheet flow or will be redirected via an outfall ditch that runs from the Southeast corner of the property to the Northeast corner, eventually discharging into the Verde irrigation diversion ditch.

Due to the existing conditions (irrigated farm land) we are proposing that the property continue to intercept stormwater and retain it via the existing irrigation system and enhancements necessary for development of individual properties. Thus, the net effect will be less off site discharge of stormwater and more on site recharge through normal percolation and evaporation.

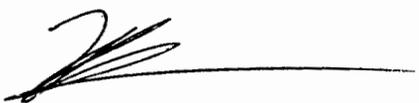
The property will be accessed from Newton Lane. Traffic generated by the proposed subdivision will account for approximately 44 new peak hour trips. The proposed trips should have minimal effect on the level of service of the existing surface streets.

As discussed, the development of the project as proposed will have minimal effect on adjoining properties and will provide irrigated, low intensity agricultural use, allowing for animals. This project's density is consistent with the adjoining properties.

Based on the preceding, we respectfully request that the Preliminary Plat for Equestrian Estates be recommended for approval.

Please give me a telephone call if I can be of any further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom L. Pender', followed by a horizontal line extending to the right.

Tom L. Pender, P.E.

att.: Preliminary Plat Application & attachments

CASE NO. 2005-04

PROJECT NO. PP 05-01

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 710 • 473 S. MAIN STREET, SUITE 108
CAMP VERDE, ARIZONA 86322
(928) 567-8513 • FAX (928) 567-7401
SUBDIVISION PLAT APPLICATION

*Revd. 12-3-04
BO*

REQUEST:	PRELIMINARY PLAT	<u>X</u>	APPLICATION DATE	<u>12/3/04</u>
	FINAL PLAT	_____	ASSESSOR'S PARCEL NO.	<u>403-20-002 & 403-20-147</u>
	CONCEPTUAL PLAN	_____	PRESENT ZONING	<u>RCU2A</u>
	AMENDED PLAT	_____	(have submitted zone change request to R1L35)	
	RESUBDIVISION	_____	TAKEN BY	<u>B. Quinn</u>
	REVERSION TO ACREAGE	_____	FEES	<u>840⁰⁰</u>
	SUBDIVISION NAME	<u>Equestrian Estates</u>	HEARING DATE	<u>2-3-05 / 2-23-05</u>
	TRACT	<u>52.48 acres</u>		

Lucky Canyon Properties, L.L.C.

OWNER/DEVELOPER Mark Weiland PHONE 928-567-9500 FAX _____

ADDRESS 1800 Salt Mine Road CITY Camp Verde STATE AZ ZIP 86322

CONTACT PERSON Mark Weiland

ENGINEER Pender Engineering/Tom Pender P.E. PHONE 928-639-0776 FAX 928-639-3801

ADDRESS P.O. Box 1245 CITY Cottonwood STATE AZ ZIP 86326

CONTACT PERSON Tom Pender, P.E.

PROPOSED LAND USE	NET ACREAGE (SQ FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY	52.48 acres 108,029 sq.ft.	44	1 acre	151 ft.	
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL					
INDUSTRIAL					

RESIDENTIAL DENSITY (SEE REVERSE SIDE) _____ LINEAR FT OF STREETS _____

CASE NO. 2005-04

PROJECT NO. PP05-01

APPLICATION OF EXCEPTION

Note: Subdivision Regulations III.L.10. (Any waiver or variance from approved construction standards or these regulations such as zoning, roads, flood control, etc. shall be in the form of an application of exception specifying each requested waiver or variance and associated justification.)

ASSESSOR'S PARCEL NO. 402-20-002 & 147 PRESENT ZONING RCU-2A

SUBDIVISION Equestrian Estates EXISTING USE OF PROPERTY Irrigated Farmland

ADDRESS OF PROPERTY At the end of Newton Lane in Middle Verde

REQUESTED WAIVER OR VARIANCE:

A Zoning Change Application has been submitted to change zoning from RCU-2A to R1L-35. Please see narrative for more information

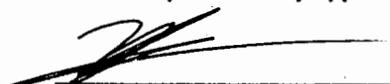
.....

JUSTIFICATION

Please see zoning change narrative for more information

.....

I hereby 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

12-3-04
Date

List of Proposed Street Names Equestrian Estates Subdivision

One new roadway will be developed for this subdivision:

Paso Fino Way

Please note that the construction of this subdivision will extend the existing Newton Lane approximately 1400 ft. and will end in a cul-de-sac.

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(520) 567-6631

<http://www.ci.camp-verde.az.us>

**Special Power of Attorney
Authorization for Permit Application**

Parcel Number: 403-20-002 & 403-20-147 Date: 12/1/04
Owner: Mark Weiland
Address: 1800 Salt Mine Rd. Camp Verde, AZ 86322
Phone: 928-567-9500

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 _____
Tom L. Pender, P.E., as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to _____, 200__, or the application process is complete, whichever is later, or as may be earlier revoked in writing.



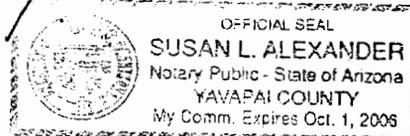
Owner(s)

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 1st day of December, 2004, by Mark Weiland, who is/are personally known by me or have produced identification.

 Notary Public

My Commission Expires: 10-1-2006



Patrick K. Larkey

COPIED C.C. & STAFF

2-17-05 BO

**1865 Newton Lane
Camp Verde, Az. 86322**

02-17-05A11:54 RCVD

Phone 928-567-0237

February 16, 2005

Camp Verde City Council
Camp Verde Planning & Zoning
City Hall
Camp Verde, Az. 86322

Dear Present & Future Members;

Re: Condemnation of Private Property at end of Newton Lane for roadway to Equestrian Estates.
Per: Planning & Zoning Commission of February 10, 2005.

I am the owner of the above mentioned private property located at 1865 Newton Lane, Parcel #403-19-100A&B and the parcel adjoining at 1855 Bronco Lane, Parcel 403-19-101 A & B. These parcels are both river-front properties on the private lane at the end of Newton Lane/Bronco Dr..

Both of the above properties are in a Floodway, Flood Zone and Flood Fringe, and has flooded three times in the last couple of months. The suggestion by a Commissioner to extend Newton Lane through my property would be a great waste of tax payers money, as the road would have to be totally rebuilt after each flooding occurrence.

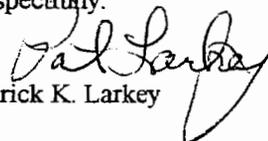
The logical place to put a second entrance to Equestrian Estates, as per the suggestion of the Camp Verde Street Inspector, would be connecting to Verde West Drive on the south of the subdivision. Another street, which would connect Horseshoe Bend with Equestrian Estates is Mondale Lane. These connections would involve less taking of private property and would be out of the flood plain area.

While living along the river, I have had the the pleasure of seeing three or four species that are listed on the Federal Endangered Species Act. They are the Goshawk, Mexican Garter Snake and the Desert-nesting Bald Eagle and also the Chiricahua Leopard Frog, (Not sure about the frog because he hopped back into the river too fast). Habitat studies would be needed if my land were to be disturbed. This would include the Sierra Club (Sedona/Verde Valley Chapter), The Wilderness Society and the Center for Biological Diversity to ensure the survival of imperiled river-dependent species. Wild-life does need sanctuary and open spaces, which I am providing for them.

I purchased my two properties for the privacy and beauty of owning river-front property. Also one of the properties was bought for my elderly parent to occupy in the future. I wish to keep my property as it is now and have no plans for selling it now or in the future. As to plans of condemnation, please refer to cases with the Civil Liberties Union, Property Rights Foundation of American and Bailey v. Myers decision.

Thank you for your consideration and feel free to contact me about any further questions.

Respectfully,


Patrick K. Larkey