



RESOLUTION 2014- 921

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, YAVAPAI COUNTY, APPROVING A MINOR GENERAL PLAN AMENDMENT TO GO FROM RESIDENTIAL HIGH DENSITY 11 UNITS PER ACRE MAXIMUM TO COMMERCIAL FOR APPROXIMATELY 21.87 ACRES. LOCATED ON PARCEL 403-23-104F AT THE EAST END OF N. HOMESTEAD PARKWAY

WHEREAS, The Town of Camp Verde adopted its General Plan on December 1, 2004 through Resolution 2004-614 and ratified by voters on March 8, 2005, and

WHEREAS, public notice and agency contact concerning Minor General Plan Amendment 20140244 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 Arizona Revised Statute, and

WHEREAS, amending the existing General Plan is required in order that the rezoning proposed under Zoning Map Change 20140245 from PAD, approximately 17.26 acres and M1, approximately 4.61 acres, to C2 Commercial (General sales and services) and will conform to and be consistent with the General Plan as required in the Arizona Revised Statutes.

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 parcel 403-23-104F from High Density Residential and industrial to Commercial as shown on EXHIBIT A (available at the Clerk's office located at 473 S. Main St., Suite 102, Camp Verde, AZ 86322.

Passed and adopted the 19th day of November 2014.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON NOVEMBER 19, 2014.


Charles German, Mayor

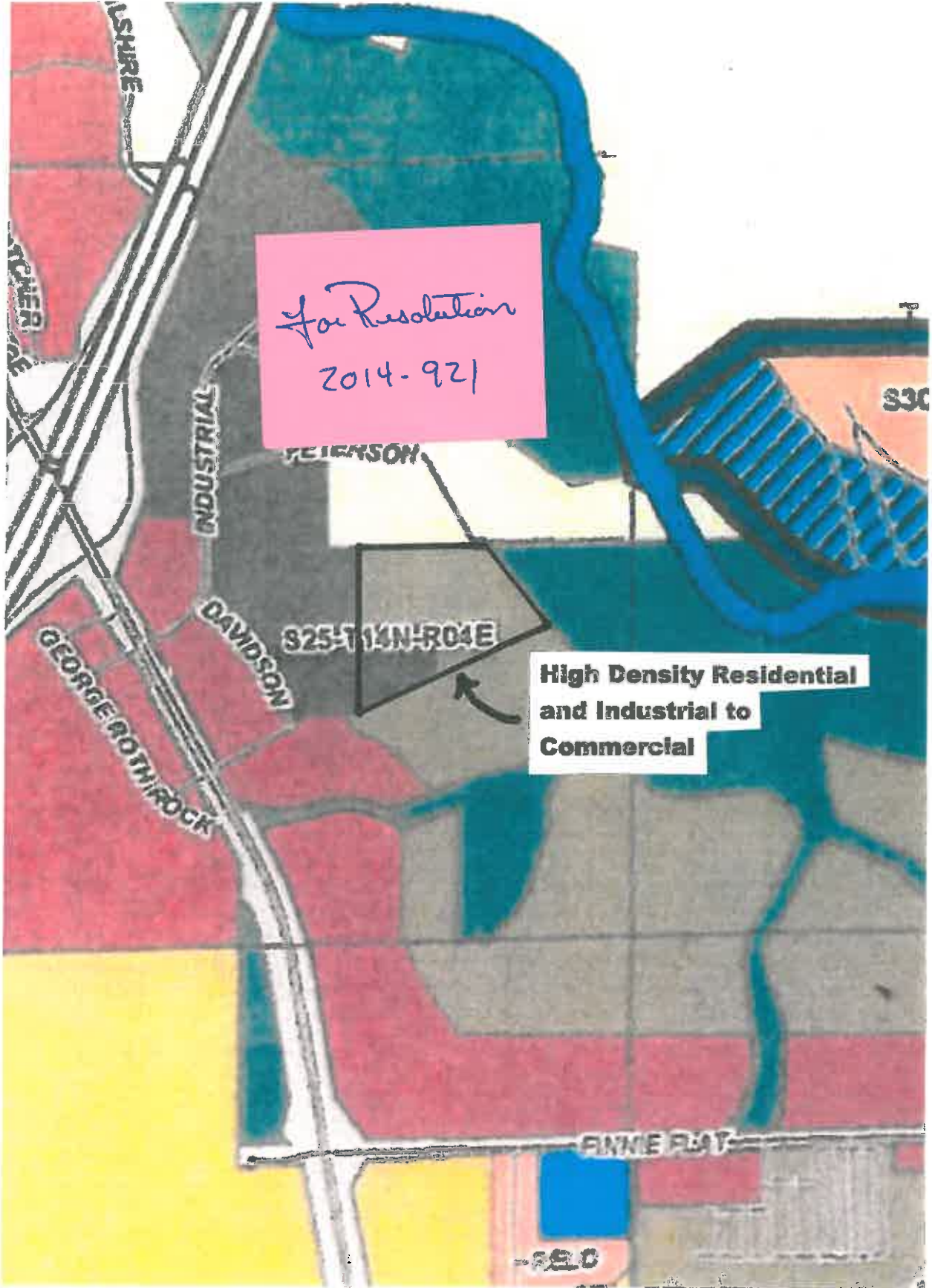
Date: 11-24-2014

Approved as to form: 
Town Attorney

Attest: 
Virginia Jones

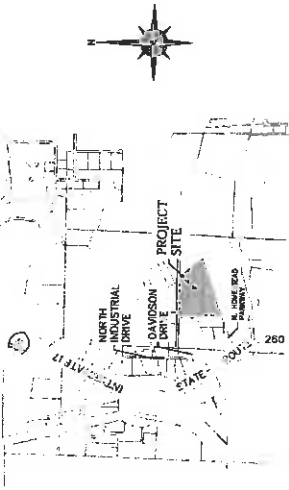
Deputy Town Clerk

EXHIBIT A

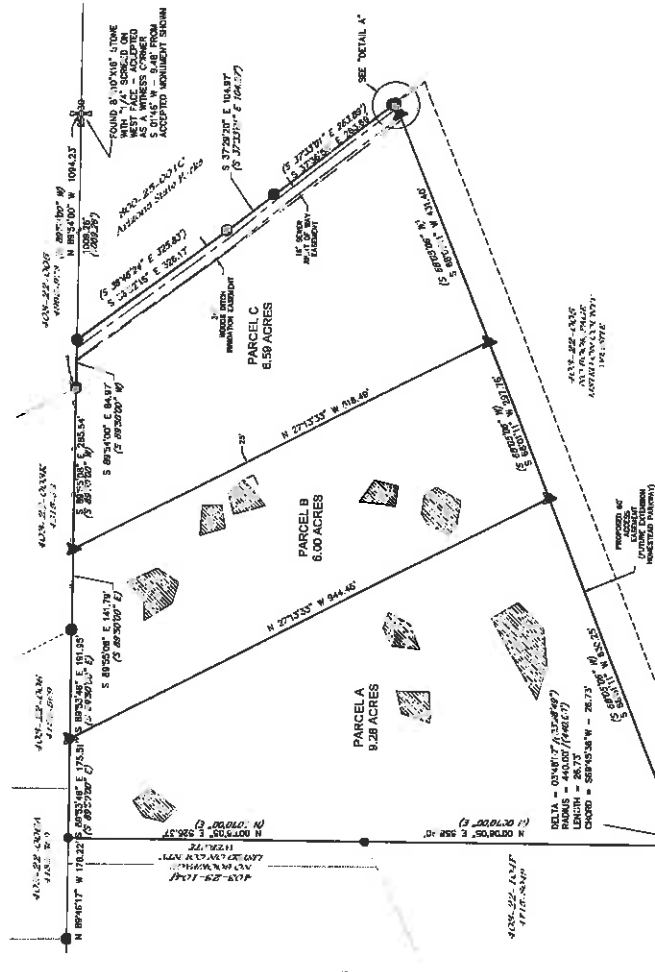


Propose Land Division

REVISED RECORD OF SURVEY A TRACT OF LAND LYING IN SECTION 25, T14N, R4E, C. & S. R.M., CAMP VERDE, YAVAPAI COUNTY, AZ ASSESSOR PARCEL NUMBER 403-23-104F SIMONTON RANCH, LLC



VICINITY MAP
SCALE 1" = 1/4 MILE



"DETAIL A"
NOT TO SCALE

SURVEYOR'S NOTES

1. THIS SURVEY WAS PERFORMED BY THE SURVEYOR WHILE BEING IN THE FIELD DURING THE MONTH OF JULY OF THE YEAR 2014.
2. IT IS THE POLICY OF THIS SURVEYOR THAT THE USE OF THE WORD CERTIFY BY A SURVEYOR IS LIMITED TO THE PROFESSIONAL OPINION OF THE SURVEYOR AND DOES NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
3. DECLARATIONS MADE TO THE FORMAL PURCHASER OF THE SURVEY ARE LIMITED TO THE FACTS OF THIS SURVEY AND THE SURVEYOR'S PROFESSIONAL OPINION. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION OR SUBSEQUENT FINDINGS WITHOUT THE PERMISSION OF THE RESTRICTION WIDE SEAL IS AFFIXED HERON.
4. THIS SURVEY IS ONLY VALID WHEN BEARING THE SEAL AND SIGNATURE OF THE SURVEYOR AND THE SURVEYOR'S FIRM.
5. THE SURVEYOR HAS TO VERIFY THE DIMENSIONS OF THE PROPERTY AS SHOWN ON THE PLANS AND TO CORRECT PARCELS X AND Y AS SHOWN.
6. THE PROPERTY AS DEPICTED HEREON REPORT THE CONDITION AS NOTED HEREON. THE SURVEYOR HAS NO LIABILITY FOR ANY CHANGES IN THE FIELD.
7. EACH LOT PARCEL OR FRACTIONAL INTEREST AS SHOWN ON THIS SURVEY HAS PHYSICAL ACCESS TO THE PUBLIC HIGHWAY BY A DRIVE OR PASSAGEWAY FROM THE PUBLIC HIGHWAY.
8. THE BASIS OF BEARING FOR THIS PROJECT IS SUBSTANTIAL 264543' BEARING FROM 1/2" REBAR AND ALUMINUM CAP STAMPED "ALS 1218" AND A FOUND 1/2" REBAR WITH BRASS TAG STAMPED "DMS P. FOURNEY RLS 27238" AT THE CENTER OF SECTION 25.
9. PROPERTY BOUNDARY IS DESCRIBED IN A DEED RECORDED IN BOOK 4715 OF OFFICIAL RECORDS, PAGE 903, YAVAPAI COUNTY RECORDS.

NOTE: THIS SURVEY IS REVISED FROM A PREVIOUS SURVEY RECORDED IN RECEPTION NO. 2014-0035284

SURVEYOR'S CERTIFICATE

I, PATRICK W. HAVELLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. I HAVE PERSONALLY AND INDEPENDENTLY EXAMINED THE FIELD AND THE INSTRUMENTS USED DURING A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND I HAVE FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYING PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEYING EFFECTIVE FEBRUARY 2002.

DOCUMENTS LISTED

1. BOOK 4715 OF OFFICIAL RECORDS, PAGE 913
2. ALTA/ASCS SURVEY (UNRECORDED) PREPARED BY WOODS & COMPANY, INC., 11/17/06
3. RESULTS OF SURVEY MAP PREPARED BY ALTA/ASCS SURVEYING, INC., 11/17/06
4. RESULTS OF SURVEY MAP PREPARED BY ALTA/ASCS SURVEYING, INC., 11/17/06
5. RESULTS OF SURVEY MAP PREPARED BY ALTA/ASCS SURVEYING, INC., 11/17/06
6. DESCRIPTION TITLED "LOCAL DECISIONS HOMESTEAD CAMP VERDE PARCEL 18 - ADDRESS EX-PROBATE" PREPARED BY DAVID P. FOURNEY, RLS 27238 ON 02/18/2010
7. REVISIONS TO PREVIOUS SURVEY AS REFERENCED ON THIS PLAN

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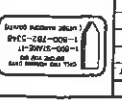
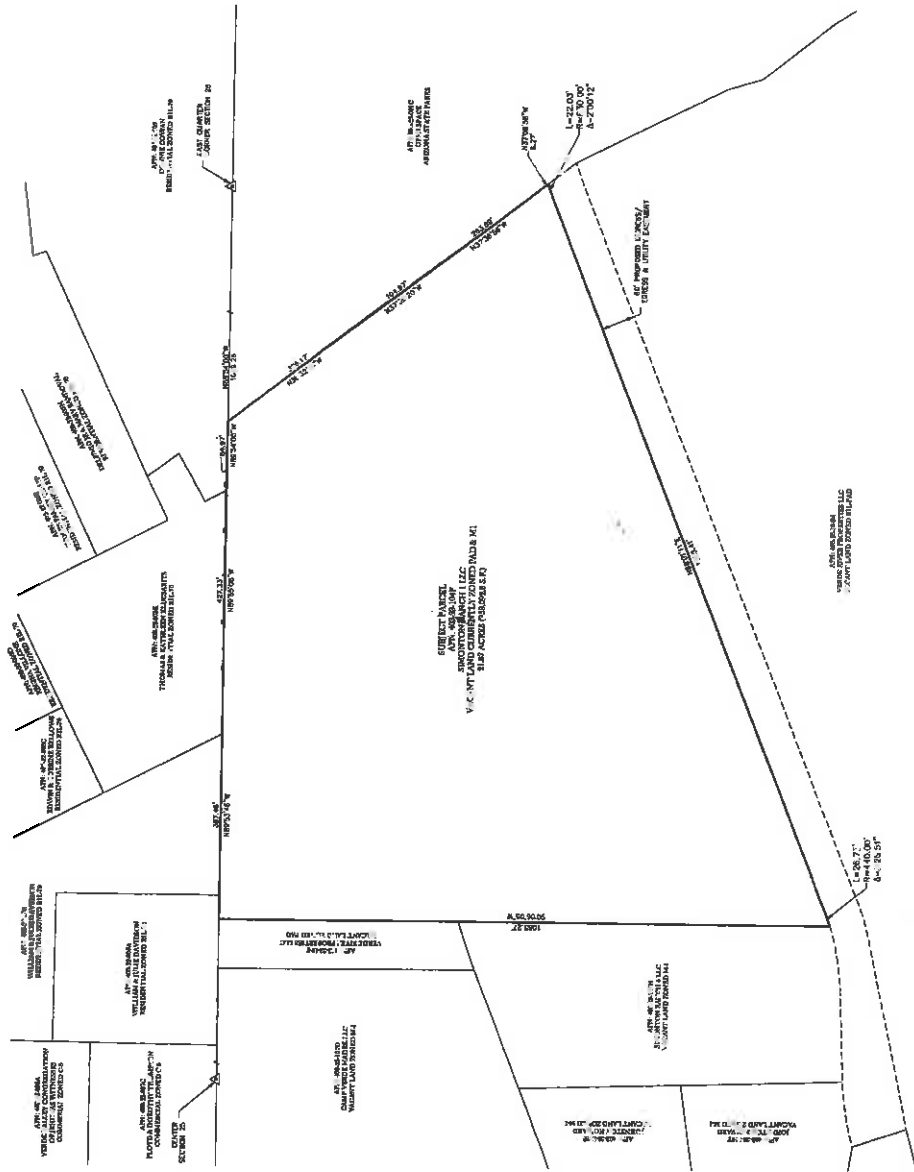
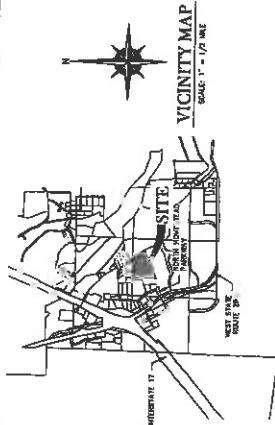
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SIMONTON RANCH I
MINOR GENERAL PLAN AMENDMENT
PARCEL 409-23-104F LYING IN THE SOUTHEAST QUARTER OF
SECTION 25 T14N, R4E, GILA & SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA.



REVISIONS

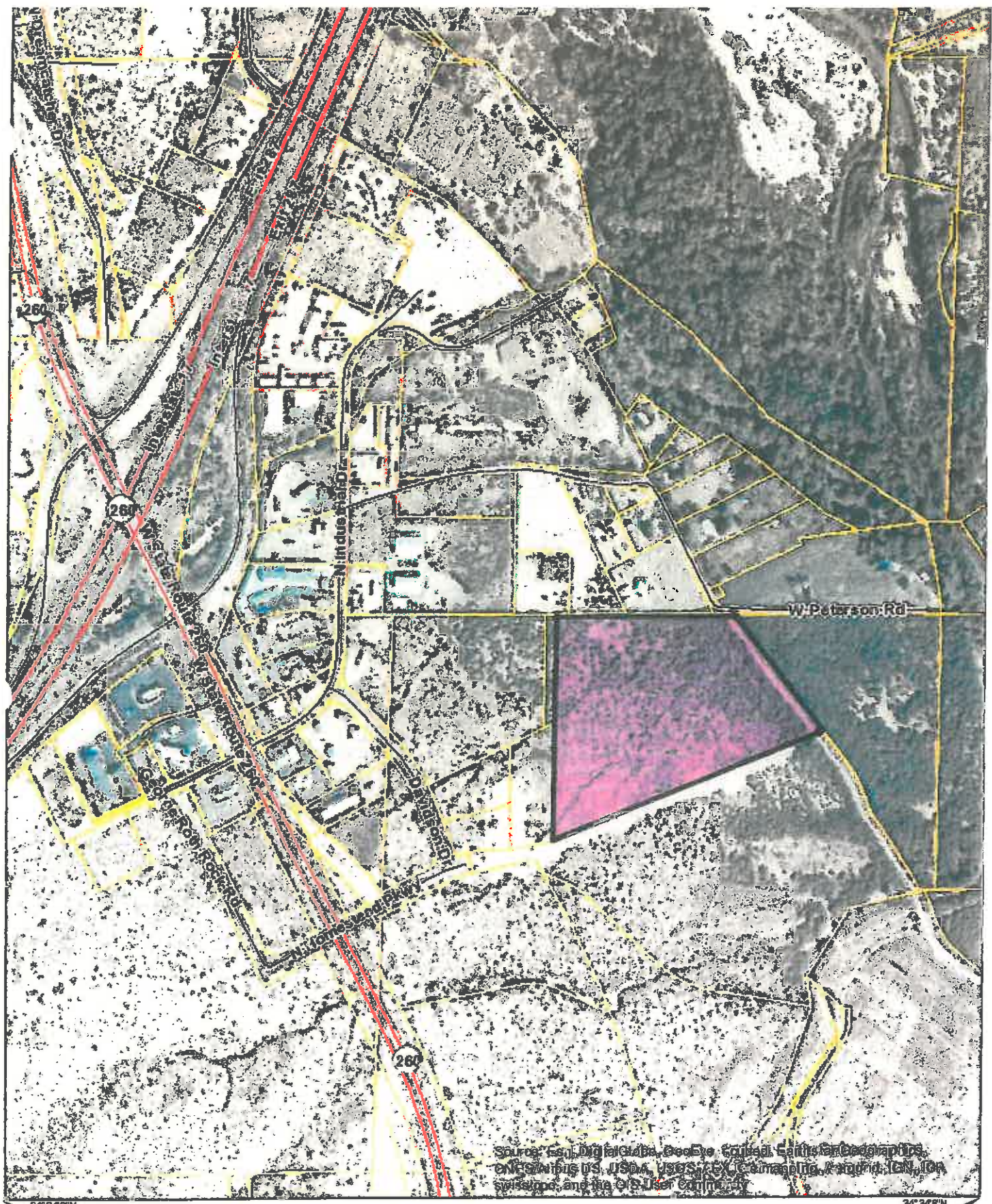
| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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GRANITE BASIN
 ENGINEERING, P.C.
 1000 N. GILBERT AVENUE, SUITE 100
 MESA, ARIZONA 85203
 (480) 964-8888

SIMONTON RANCH I, LLC
 310 NORTH F. RITLAND AVENUE
 GILBERT, ARIZONA 85234



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|---------|----------|
| JOB NO. | 14008 |
| CLIENT | M/S 2014 |
| SCALE | R1/R4 |
| DRAWN | TA |
| CHECKED | PA |
| DATE | 08/14/14 |



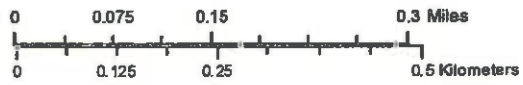
34°34'8"N
111°53'10"W

34°34'8"N
111°52'13"W

Source: Esri, DigitalGlobe, GeoEye, Earthstar, Earthstar, IGN, IGN, Swisstopo, and the GIS User Community

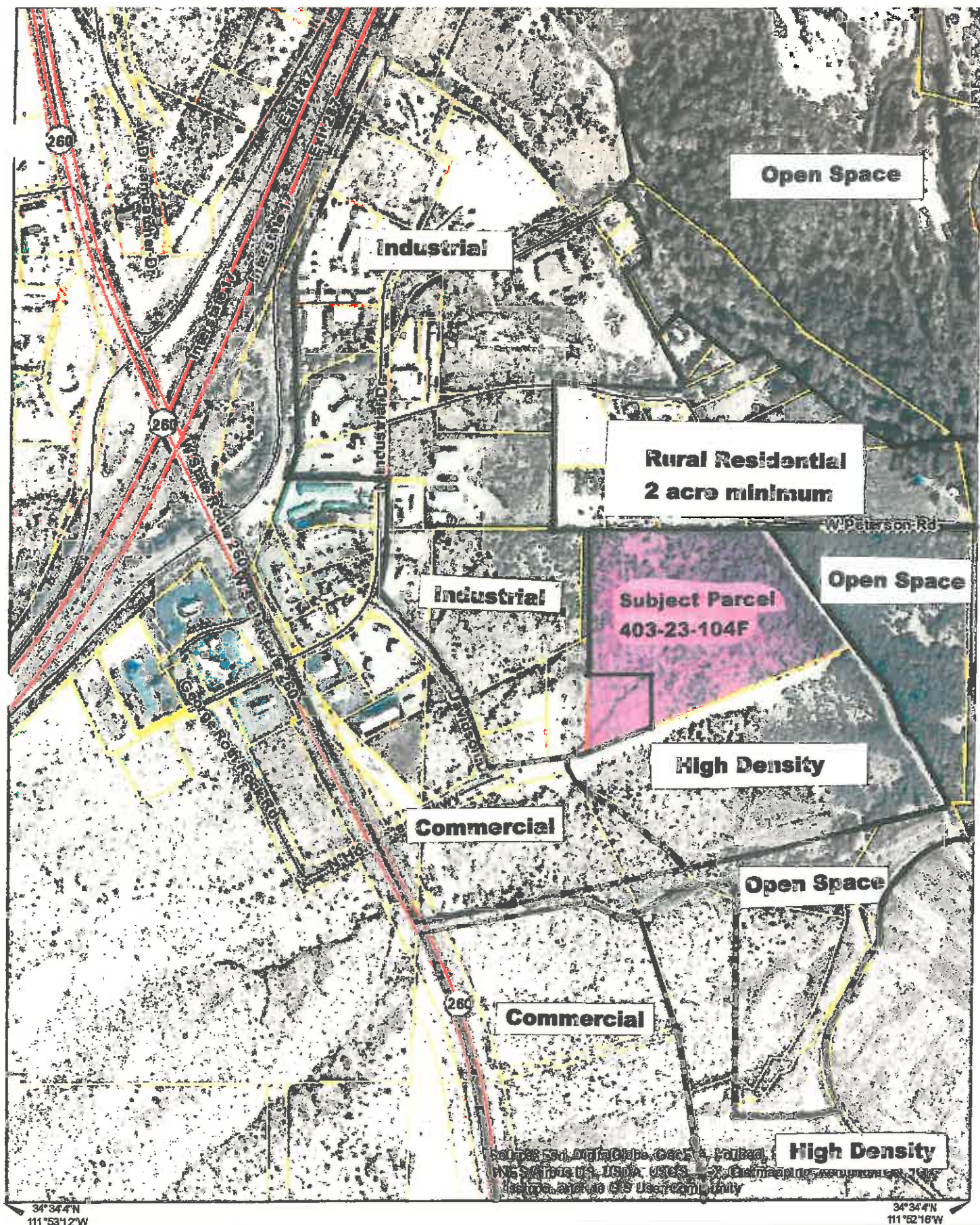


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Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user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

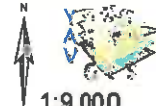


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Map Created 8/26/2014

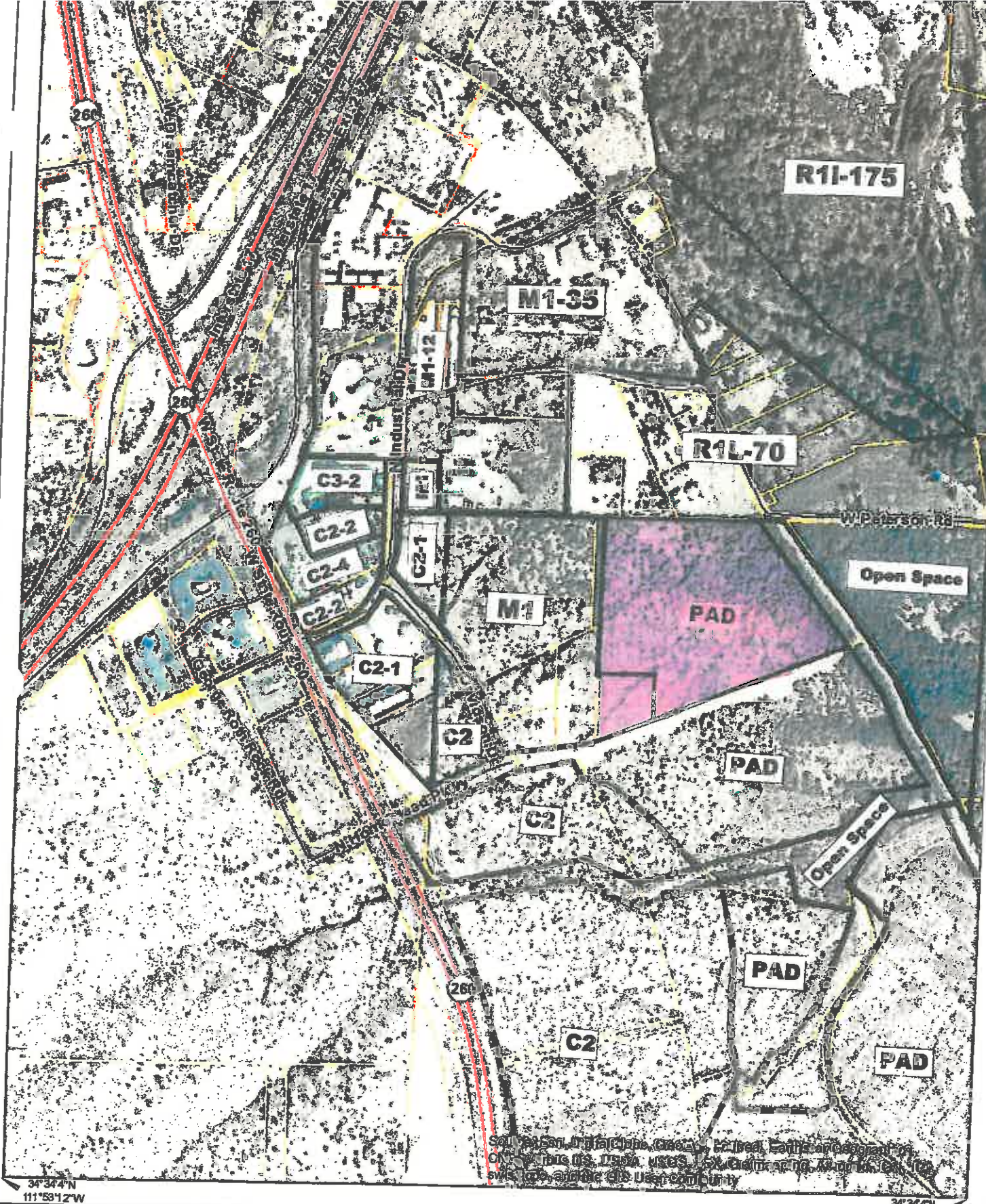


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Map Created 8/26/2014



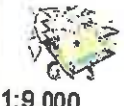
34°34'4"N
111°53'12"W

34°34'4"N
111°52'16"W

Source: Aerial Data from Google Earth, Parcel Boundary Data from GIS, and County GIS Data. All other data is the property of the user. No liability is assumed for errors, omissions, and inaccuracies in this mapping product.



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Map Created 8/26/2014

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VERDE VALLEY ARCHAEOLOGICAL CENTER and MUSEUM
YAVAPAI COLLEGE

Camp Verde, Arizona

Schematic Concept - 21 May 2014



Verde Valley Archaeological Center

- A - Museum and Visitor Center
- B - Offices and Staff Area
- C - Collections Storage Area

Yavapai College

- D - 200 Seat Auditorium
- E - Library and Offices
- F - 4 Classrooms