



ORDINANCE 2014 A395

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 PARCEL 404-18-181D CONSISTING OF APPROXIMATELY 24.95 ACRES FROM RESIDENTIAL (SINGLE-FAMILY LIMITED) AND RESIDENTIAL (SINGLE-FAMILY) TO A ZONING OF C2 (COMMERCIAL: GENERAL SALES & SERVICES). LOCATION OF PROPERTY MONTEZUMA CASTLE HWY. AND ARENA DEL LOMA

WHEREAS, The Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 2011-A374, approved June 25, 2011 and,

WHEREAS, Part 6, Section 601 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulation 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 20140094** was filed by Mr. Rob Witt, agent for Tierra Verde Holdings, LLC, for the purpose of rezoning parcel 40418181D **FROM R1L-70 (Residential: Single-Family Limited) & R1-70 (Single-Family) to C2 (Commercial: General Sales & Services)**. The legal description which is **Exhibit A and the Map as Exhibit B** and are available in the Town Clerk's office located at 473 S. Main St. suite 102 Camp Verde, AZ 86322.
- B. The Zoning Map Change was reviewed and approved by the Planning Commission on **June 05, 2014** in public hearing that was advertised and posted according to state Law.
- C. A neighborhood Meeting was held by the applicant on **May 14, 2014** as required by ARS 9-462.03B.
- D. The Waiver of Diminution of Value Claim has been signed by the owner which is **Exhibit C** and is available in the Town Clerk's office located at 473 S. Main St. suite 102 Camp Verde, AZ 86322

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

Zoning Map Change 20140094 is approved, based upon the following findings:

- A. The property is classified on the Town's General Plan Land Use Map as Residential and is consistent with State Planning Law and the requirements of the Camp Verde General Plan as amended.
- B. The Zoning Change will promote the public health, safety, and welfare of the general public.

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.

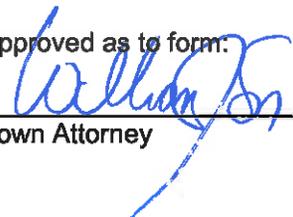
Section 3. This ordinance is effective upon the expiration of a thirty (30) day period following the adoption hereof and completion of publication and any posting as required by law.

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 25th day of June 2014.

Approved: 
Charles German - Mayor

Date: 7-8-14

Approved as to form: 
Town Attorney

Attest: 
Deborah Barber, Town Clerk

EXHIBIT A

HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, ARIZONA 86322
(928)-567-2833 (928) 282-5686

9.13 Acre Upper Parcel

Description for a parcel of land being a portion of the Northeast quarter of Section 19, Township 14 North, Range 5 East, G. & S.R.M., Yavapai County, Arizona, said parcel of land being more particularly described as follows;

To find the place of beginning, begin at the Northeast corner of said Section 19, being a found GLO brass cap dated 1938;

thence South 89 degrees 38 minutes 48 seconds West (BLM, M and basis of bearings for this description), a distance of 1327.56 ft. (M) along the North line of said Section 19 to a found 2 1/2 inch pipe with the BLM cap missing, being the East 16th of said Section 19;

thence South 00 degrees 05 minutes 28 seconds East (C), a distance of 662.27 ft. (C) to a point on the North line of that certain parcel recorded in Book 4994 O.R. Page 484;

thence North 89 degrees 40 minutes 57 seconds East (M), a distance of 111.68 ft. (C) along said North line to the TRUE POINT OF BEGINNING;

thence South 00 degrees 05 minute 28 seconds East (M), a distance of 640.58 ft. (M) to a point on the North line of South Middle Verde Road (Arena Del Loma Road) as recorded in Book 198, L.S. Page 51 of the Yavapai County records;

thence South 89 degrees 49 minutes 32 seconds East (R2&M), a distance of 68.31 ft. (R&M) along said North line of South Middle Verde Road to a set 1/2' rebar with plastic cap stamped "L.S. 29263";

thence North 88 degrees 51 minutes 06 seconds East (M), a distance of 84.80 ft. (M) along said North line of South Middle Verde Road to a set 1/2' rebar with plastic cap stamped "L.S. 29263" and the beginning of a curve to the left having a radius of 1030.87 ft., a long chord bearing of North 84 degrees 49 minutes 48 seconds East, and a chord distance of 144.99 ft;

thence along said curve to the left, a distance of 145.11 ft. (M) along said North line of South Middle Verde Road to a set 1/2' rebar with plastic cap stamped "L.S. 29263";

thence North 80 degrees 47 minutes 50 seconds East, a distance of 99.53 ft. (M) to a set 1/2' rebar with plastic cap stamped "L.S. 29263", being the beginning of a curve to the right, having a radius of 1023.57 ft., a long chord bearing of North 85 degrees 23 minutes 55 seconds East (M) and a long chord distance of 163.81 ft. (M);

thence along said curve to the right, a distance of 163.99 ft. along said North line of South Middle Verde Road to a set 1/2' rebar with plastic cap stamped "L.S. 29263";

thence East (M), a distance of 76.66 ft. (M) along said North line of South Middle Verde Road to a set 1/2' rebar with plastic cap stamped "L.S. 29263" and the beginning of a curve to the left, having a radius of 50.00 ft. (M), a long chord bearing of North 41 degrees 17 minutes 38 seconds East (M) and a long chord distance of 66.65 ft. (M);

thence along said Curve to the left, a distance of 72.95 ft (M) to a set 1/2" rebar with plastic cap stamped "LS 29263", being a point on the Westerly right-of-way line of the Camp Verde-Montezuma Castle Highway Easement as recorded in Book 822, page 730 of the Yavapai County records and a curve to the left having a radius of 5663.55 ft. (M), a long chord bearing of North 09 degrees 22 minutes 14 seconds West (M) and a chord distance of 447.07 ft. (M);

thence along said curve to the left a distance of 447.19 ft. (M) along said Westerly right of way line, to a set 1/2" rebar with plastic cap stamped "LS 29263";

thence North 11 degrees 37 minutes 58 seconds West (M), a distance of 111.30 ft. (M) along

said Westerly right of way line, to a set 1/2" rebar with plastic cap stamped "LS 29263", being a point on the North line of said parcel recorded in Book 4994 O.R. Page 484;
thence South 89 degrees 40 minutes 57 seconds West (M), a distance of 585.46 ft. (M) the place of beginning.

(R)= Bk. 3460, Pg. 616 (R2)= Bk. 17 of L.S. Page 33 (M)= Measured



**ZONING MAP CHANGE FOR A PORTION OF A
GOING FROM RESIDENTIAL TO COMMERCIAL
RI-70 & RI-70 TO C2**

BEING A PORTION OF SECTION 19, TOWNSHIP 14 NORTH
GILA AND SALT RIVER AND MERIDIAN, YAVAPAI COUNTY

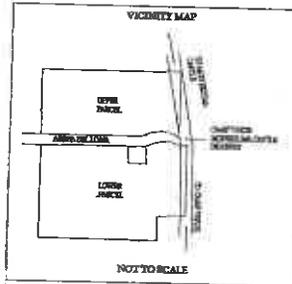
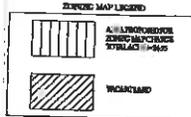
TOTAL PARCEL ACREAGE: 50.29 ACRES MORE OR LESS.
TOTAL ACREAGE FOR COMMERCIAL IS 24.95 ACRES MOR

SCALE 1"=200'
DATE 02/25/2014
REVISED 02/28/2014
REVISED 03/10/2014
FOR ZONE CHANGES
REVISED 11/7/2014
FOR LEGEND & DATA

FILE # 254375U
AMENDMENT No. 1
RI-70-RI-17, L.S., PG. 56
RI-70-RI-17, L.S., PG. 55
RI-70-RI-17, L.S., PG. 52
RI-70-RI-17, L.S., PG. 50
RI-70-RI-17, L.S., PG. 48
RI-70-RI-17, L.S., PG. 46
RI-70-RI-17, L.S., PG. 44
RI-70-RI-17, L.S., PG. 42
RI-70-RI-17, L.S., PG. 40
RI-70-RI-17, L.S., PG. 38
RI-70-RI-17, L.S., PG. 36
RI-70-RI-17, L.S., PG. 34
RI-70-RI-17, L.S., PG. 32
RI-70-RI-17, L.S., PG. 30
RI-70-RI-17, L.S., PG. 28
RI-70-RI-17, L.S., PG. 26
RI-70-RI-17, L.S., PG. 24
RI-70-RI-17, L.S., PG. 22
RI-70-RI-17, L.S., PG. 20
RI-70-RI-17, L.S., PG. 18
RI-70-RI-17, L.S., PG. 16
RI-70-RI-17, L.S., PG. 14
RI-70-RI-17, L.S., PG. 12
RI-70-RI-17, L.S., PG. 10
RI-70-RI-17, L.S., PG. 8
RI-70-RI-17, L.S., PG. 6
RI-70-RI-17, L.S., PG. 4
RI-70-RI-17, L.S., PG. 2
RI-70-RI-17, L.S., PG. 1

LINE TABLE

L1- S 80 55' 13" E	2.29 (40)
L2- N 88 21' 06" E	65.56 (44)
L3- N 113 47' 50" E	99.58 (44)
L4- EAST	76.66 (44)
L5- EAST	120.11 (44)



THIS MAP IS SUBJECT TO ALL CONDITIONS,
RECORDS AND OTHER TERMS OF RECORD
RECORDED ON THE 17th DAY OF MARCH, 2014.

THIS MAP DOES NOT PURPORT TO VERIFY THE
CORRECTNESS OF ANY PROPERTY BOUNDARIES OR
DIMENSIONS, ANY ENCUMBRANCES OR
OTHER INTERESTS THEREIN SHOULD BE DETERMINED
BY A TITLE SEARCH.

THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE
PURSUANT TO AN AGREEMENT WITH THE CLIENT. ONLY
THE INFORMATION INDICATED HEREON IS THE BASIS FOR
COMPARISON, FILE NO. 254375U, DATED 02/25/2014, AT 10:04 AM.
AMENDMENT NO. 1, AND INDICATED ON THIS PLAN. NO ATTEMPT
IS MADE BY THE SURVEYOR OR ENGINEER TO DETERMINE IF ANY
ADDITIONAL ENCUMBRANCES OR ENCUMBRANCES
EXIST. THE SURVEYOR AND ENGINEER SHALL NOT BE
RESPONSIBLE FOR ANY LOSS OR DAMAGE TO ANY PERSONS,
PROPERTY, OR OTHER INTERESTS, INCLUDING ANY LOSS OR
DAMAGE NOT INDICATED ON THIS PLAN.

SURVEYOR'S NOTES
1. THIS WORK WAS PREPARED AS PROVIDED OR USED HERON AS AN
EXERCISE OR FOR PRACTICE. OPPOSED REGARDING THE PLACE
OF SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR
GUARANTEE, EXCEPT AS NOTED ON THIS PLAN.

2. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY
OF THE INFORMATION PROVIDED ON THIS PLAN.

3. INFORMATION IS MADE TO THE ORIGINAL PURCHASER OF THE
PROPERTY. IT IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS
OR INDIVIDUALS.

4. THE SURVEYOR'S LIABILITY IS LIMITED TO THE FEE CHARGED
FOR THIS SURVEY AND DOES NOT INCLUDE ANY OTHER FEES OR
CHARGES.

5. THERE ARE NO EXISTING BUILDINGS ON THE PROPERTY.



02/25/2014
EXPIRES 02/25/2016
HANN, J. R. VETERIC, LLC
2100 VIA SILVERADO
CAMP VERDE, AZ, 86331
928-255-5800 928-255-5801

EXHIBIT C

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of the parcel of land described in EXHIBIT A hereto that is the subject of the Zoning Map Change 20140094 for parcel 404-18-181D. I have reviewed the conditions of rezoning and by signing this document, the undersigned agrees and consents to all the conditions imposed by the Town of Camp Verde in conjunction with the approval of the Rezoning Application and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the rezoning and conditions.

Dated this 12 day of JUNE, 2014

Tierra Verde Holdings, LLC
OWNER:

JOHN BASSOUS
Owner

[Signature]
Signature

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this 12 day of June, 2014, before me, the undersigned Notary Public, personally appeared John Bassous, who acknowledged that this document was executed for the purposes therein contained.



[Signature]
Notary Public

My Commission Expires: Sep 2 2015