AMENDED AGENDA#2

COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MARCH 22, 2006
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) Executive Session (Personnel Maters) – March 30, 2006 AT 6:30 p.m.
     2) Regular Session – April 5, 2006 at 6:30 p.m.
     3) Joint Work Session – April 12, 2006 at 6:30 p.m.
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     5) Council Hears P&Z – April 26, 2006 at 6:30 p.m.
   - **c) Possible approval of a change order in the amount of $269.00 to add a 24"X42" plastic laminate screen in the Men's room at the new Marshal's Office Facility.** This is an unbudgeted item from the CIP fund.
   - **d) POSSIBLE APPROVAL OF PAYMENT AUTHORIZATION IN THE AMOUNT OF $5,000 FOR A FULL RELEASE OF ALL CLAIMS BY PLAINTIFF REGARDING EBERHARDT ET.AL V CAMP VERDE AND TRIBE. CV 04-2761-PCT-NVW (DISTRICT COURT)**

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

6. **Update on CDBG funding cuts and discussion, consideration, and possible authorization to competitively procure engineering services for design, study, and project management for the Townsite Improvement Projects.** The engineering costs are not expected to exceed $60,000. This amount is unbudgeted and will come from HURF.

7. **Discussion, consideration, and possible clarification of Resolution 2006-677, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2006-06 for Millwood Estates Subdivision located on 50.36 acres consisting of parcels 404-04-021 & 404-05-085. This project is located off Quarterhorse Lane.**

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    - **Declare PUBLIC HEARING OPEN**
        - **Call for APPLICANT'S STATEMENT**
        - **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
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Councilor Hauser requested item #14:

14. **Discussion and consideration, and possible Council motion to end Council meetings no later than 10:00 p.m.**

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

There will be no Public Input on the following items:

16. **Advanced Approvals of Town Expenditures**

17. **Manager/Staff Report**

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19. **Adjournment**

Posted by: J. Paulsen Date/Time: 3-21-06 12:15 PM

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.

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MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
THURSDAY MARCH 2, 2006
6:30 PM

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

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

2. **Roll Call**
Chairperson Foreman, Vice Chairperson Witt, Commissioners Hisrich, Bullard, Burnside and Morris were present; Commissioner Womack arrived at 6:35 p.m.

Also Present: Sr. Planner Nancy Buckel and Recording Secretary Margaret Harper.

3. **Pledge of Allegiance**
The Pledge was led by Chairperson Foreman.

4. **Welcome new Commission Member Bob Burnside**
Chairperson Foreman welcomed Bob Burnside as the new Commission member.

5. **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:**
   February 2, 2006 – Regular Session
   b. **Set Next Meeting, Date and Time:**
   March 8, 2006 – Joint Work Session Council/P&Z – 6:30 p.m.
   March 9, 2006 – Regular Session – 6:30 p.m.
   April 6, 2006 – Regular Session – 6:30 p.m.

On a motion by Witt, seconded by Hisrich, the Commission unanimously approved the Consent Agenda, noting that the meeting scheduled for March 9, 2006 is canceled; Burnside abstained; Womack was not yet present.

Sr. Planner Buckel advised the Commission that there was nothing set to come before the Commission on March 9th and it was decided to cancel that meeting.

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

7. **Public hearing, discussion, and possible recommendation to Council on GPA 2006-01:** an application submitted by Norman & Lorraine Vandiver, owners of parcels 404-18-161E and 404-18-161F requesting a general plan amendment

from rural residential (2 ac. min.) to low density residential (1 ac. min.) for approximately 3.5 acres located at 1862 Arena Del Loma.
On a motion by Morris, seconded by Witt, the Commission voted 4-3 to deny the application submitted by Norman & Lorraine Vandiver, owners of parcels 404-18-161E and 404-18-161F requesting a general plan amendment from rural residential (2 ac. min.) to low density residential (1 ac. min.) for approximately 3.5 acres located at 1862 Arena Del Loma; with 'no' votes by Womack, Bullard and Foreman.

STAFF'S PRESENTATION
Buckel outlined the reasons for the request for the minor amendment, as set forth in the Staff Report, and reviewed recent similar applications that had been approved in the area. The change being requested by the owners would require amending the General Plan from Rural Residential, or two-acre minimums, to Low Density Residential, or a one-acre minimum. The surrounding properties are all residential in use, carrying R1L-70 and the R1L-35 zoning. No objections have been received from the agencies. The Community Development Director has noted in the report that the Rural Residential land use designation does not allow for any development of lots less than two acres, although most of the property in the area is zoned R1L-70, or 1.6 acres. One letter of opposition was received from one neighbor indicating strong opposition because of the traffic situation on Arena del Loma.

PUBLIC HEARING OPEN
Applicant's Statement
Norman Vandiver said that he and his wife have been in the area for 6-1/2 years, are community-minded, participate in volunteering, and plan to continue to make their home in Camp Verde. Mr. Vandiver referred to pictures he had distributed to illustrate the variations in elevation on the subject parcels. By dividing the lots as requested, the lower levels could be used; the applicant described how they would have good street access. Mr. Vandiver is asking that the decision be in their favor because of the other changes that have been granted in the same neighborhood, and believes that the surrounding property values would not be impacted.

COMMENT FROM OTHER PERSONS
Frank Agyagos said he has lived in the Valley for about 14 years, recently bought property on Arena del Loma, for reasons that it was zoned for R1-70, and because it offered privacy. He objected to the potential increase in residents and wells because of property splits in the area, and said he and his wife and opposed.

APPLICANT'S REBUTTAL
There was no applicant's rebuttal.

PUBLIC HEARING CLOSED
Board Discussion
The Commission confirmed with Mr. Vandiver that the plan was to divide the two lots for a total of three lots. There was considerable discussion focusing on the guidelines of the General Plan, with some expressing objection to changing zoning and taking pieces out of larger zones, suggesting that such spot changes are arbitrary to the entire neighborhood zoning as well as the General Plan land

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use designations. Also, if the owner subsequently sold his property, it would be possible to create another split, making a total of four lots; furthermore, the resulting lots would actually be less than the one acre. Potential traffic conflicts that would result from the planned access points were also discussed.

Contrasting opinions expressed by the members during the discussion included concern over adhering to the guidelines of the General Plan and land use designations as approved by the voters, countered with the defense of allowing the owners to render the lots more usable by the zoning change that would be insignificant in relation to the entire land use map, and that two more homes would not increase the traffic to the degree it would create a problem. The members further discussed with the applicant the planned access points for the parcels after a split. There was also opinion that a two-level lot would not necessarily be useless, which was one basis for requesting a split. There was discussion with the owner regarding the history of his purchase of the parcels, reminding him that he was aware of the zoning when he purchased the property, and opinion expressed regarding the rights of the land to remain the same, that the proposed split would not be fair to the other property owners.

A debate continued regarding the General Plan, with argument that although it was fairly specific it was never intended to be that; it was only intended to be a guideline. It was also argued that property rights of the owner are sacred and the applicant should have reasonable latitude to develop the property as they see fit. During the discussion it was suggested that the applicant might bring back a strong show of support from the neighbors in order to be fair to everyone. Chairperson Foreman reminded the members, in summary, that the zoning had been inherited from the County; most parcels are already less than two acres regardless of what they are zoned; in all fairness, two previous similar changes have been approved; and it is not the applicant's obligation to prove the support or non-support of the neighbors, the staff has notified residents in the area.

The Commission continued to debate in detail the main points already raised including the General Plan and land use issue; the precedent set for granting the amendment being in conflict with the General Plan; the suggestion that more time and study should be involved and requests should be considered on a case-by-case basis; the property rights of the owners should be upheld; this administrative process protects the owners from the generalization of the General Plan that was adopted after they purchased the land; and the owners had ample opportunity for input on creating the General Plan.

STAFF COMMENTS
There were no further staff comments.

MOTION
Commissioner Morris stated that the reasons for his motion to deny the application were, one, that the public comment received was negative; and two, concern with traffic in the area; and being not sure that the land use designation is appropriate.

8. **Public hearing, discussion, and possible recommendation to Council on ZMC 2006-02:** An application submitted by Norman & Lorraine Vandiver, owners of parcels 404-18-161E and 404-18-16F requesting a zoning map change from

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R1L-70 to R1L-35 for approximately 3.5 acres located at 1862 Arena Del Loma. **There was no action taken.**

It was agreed that because of the denial of the land use designation there was no point in addressing Item 8.

A recess was taken at 7:36 p.m.; the meeting was called back to order at 7:43 p.m.

9. **Discussion regarding possibly amending Planning & Zoning Ordinance Section 108 regarding Building Height and Density regulations.**
On a motion by Witt, seconded by Womack, the Commission unanimously approved continuing this item to the next regular meeting and coming back with comments that will be positive towards the final outcome.

Sr. Planner Buckel reviewed a recent discussion by Council on a recent amendment to Section 108 that deals with density and building heights, where a variation of the building height had been allowed to reach the maximum height of 50 feet with stipulations regarding setbacks. Buckel explained that the change had been made to accommodate an industry coming to Camp Verde that would provide some good jobs; unfortunately the wording would seem to include residential or commercial. Council has requested staff to re-examine the issue, to put it back to where it was, or to limit it to commercial only. Buckel is asking the Commission for input and opinions on the height issue, and suggested possibly addressing it through Design Review, limiting it to only commercial and industrial.

The Commission discussed the recent change, the concern of the Council, suggesting possibly creating two categories including commercial and residential, and also pointing out that the language in Section b. of Item 3, Buildings, allows latitude by the words "**may exceed** the height limitation." Adding "Commercial" to "buildings" at the beginning of that section might be one solution. The heights of existing buildings were also considered. It was also suggested leaving the Code the way it is. It was generally agreed that the members would prefer to study the issue further. Buckel said that staff planned to draft some language based on the consensus of the Commission at this meeting, advertise, get input at a public hearing, and suggested adding a stipulation regarding Design Review.

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

11. **Commission Informational Reports**:
Bullard reported that on the water issue they have clearance at least till 2008.

Burnside suggested an agenda item to discuss fire codes; Buckel explained that the Building Code is the International Building Code, and that covers the fire codes including requirements for sprinklers.

Morris said he would like to see on an upcoming agenda a topic about neighborhood meetings and whether or not those should be required for applications. Also, in connection with the Joint Work Session for Design Review next Wednesday, March 8, everyone should read the material they have received. He reminded the members that photographs and other documents are requested for inclusion in the historical overview and should be submitted at least

by noon Monday for use in a survey for the Wednesday meeting.

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Buckel reminded the members that instead of personal discussions with applicants, the best approach would be to say, "You need to talk to staff about direction."

12. Staff Report
There was no staff report.

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

_____
Robert Foreman, Chairperson

_____
Planning & Zoning

CERTIFICATION
I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the regular meeting of the Planning & Zoning Commission of Camp Verde, Arizona, held on the 2nd day of March, 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2006.

_____
Margaret Harper, Recording Secretary

AMENDED AGENDA#1

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Posted by: U Jones Date/Time: 3-20-06 9:15 a.m

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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:	**March 22, 2006**
Title:	**Possible approval of a change order in the amount of $269.00 to add (1) 24" x 42" wall hung plastic laminate screen in the men's restroom at the new Marshal's facility.** This is an unbudgeted item from the CIP fund.
Budgeted item:	No
Description of Item:	There was only one screen indicated on the plans. Two screens are necessary for privacy.
Staff Recommendation:	None
Comments:	None
Attachments:	Yes
Prepared by:	Bill Lee/cjb

Amon Builders, Inc
General Building Contractor

Office (928) 474-0689
FAX (928) 474-8818
www.amonbuilders.com

Eagle Springs Professional Plaza
903 E. Hwy. 260, Suite 6
Payson, Arizona 85541

CHANGE ORDER

PROJECT: (name, address)
Camp Verde Marshal's Facility
646 S. 1st Street
Camp Verde, Ariz. 86322

CHANGE ORDER NO: 2524-CO#6

DATE: Feb. 28, 2006

TO CONTRACTOR: (name, address)
Amon Builders, Inc.
903 E. Hwy. 260, Suite 6
Payson, AZ 85541

ARCHITECTS PROJECT NO:

CONTRACT DATE: July 11, 2005

CONTRACT FOR: Prime Contract

The Contract is changed as follows: For adding (1) 24" x 42" wall hung plastic laminate urinal screen in the Men's Restroom between the sink and urinal. There was only 1 urinal screen indicated on the plans.

Partitions & Accessories – Labor & Material	$242.00
Amon Builders Inc. 5% Overhead & Profit:	$12.00
Tax & Bond	$15.00
TOTAL	**$269.00**
TOTAL COST OF THIS CHANGE ORDER	**$269.00**

The Original (Contract Sum) (Guaranteed Maximum Price) was	$1,210,798.00
Net change by previously authorized Change Orders	$192,010.00
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	$1,402,808.00
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of	$269.00
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order will be	$1,403,077.00

The Contract Time will be (increased) (decreased) (unchanged) by.
The date of Substantial Completion as of the date of the Change Order therefore is

Amon Builders, Inc.
CONTRACTOR

903 E. Hwy. 260, Suite 6, Payson, AZ 85541
ADDRESS

Don Hamman 2/28/06
BY DATE

Project Manager
TITLE

Town of Camp Verde
OWNER

P.O. Box 710, Camp Verde, AZ 86322
ADDRESS

BY DATE

TITLE

Stroh Rogers Architects, Inc.
ARCHITECT

132 S. Montezuma Street, Prescott, Arizona 86303
ADDRESS

BY DATE 3/1/6
TITLE

Amon Builders, Inc
General Building Contractor

Eagle Springs Professional Plaza
903 E. Hwy. 260, Suite 6
Payson, Arizona 85541

CHANGE

Please have signatures and then send 1 copy back.

Office (928) 474-0689
FAX (928) 474-8818
www.amonbuilders.com

PROJECT: (name, address) Camp Verde Marshal's Facility, 646 S. 1st Street, Camp Verde, Ariz. 86322

TO CONTRACTOR: (name, address) Amon Builders, Inc., 903 E. Hwy. 260, Suite 6, Payson, AZ 85541

CHANGE ORDER NO: 2524-CO#6

DATE: Feb. 28, 2006

ARCHITECTS PROJECT NO:

CONTRACT DATE: July 11, 2005

CONTRACT FOR: Prime Contract

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The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order will be	$1,403,077.00

The Contract Time will be (increased) (decreased) (unchanged) by.
The date of Substantial Completion as of the date of the Change Order therefore is

Amon Builders, Inc.
CONTRACTOR

903 E. Hwy. 260, Suite 6, Payson, AZ 85541
ADDRESS

Don Hammon 2/28/06
BY DATE

Project Manager
TITLE

Town of Camp Verde
OWNER

P.O. Box 710, Camp Verde, AZ 86322
ADDRESS

BY DATE

TITLE

Stroh Rogers Architects, Inc.
ARCHITECT

132 S. Montezuma Street, Prescott, Arizona 86303
ADDRESS

3/1/6
BY DATE

PVCS
TITLE

Partitions & Accessories Company, division of L. R. Borelli, Inc.

1220 South Pasadena
Mesa, Arizona 85210
(480) 969-6606

Commercial License ROC# L-05 069496
Residential License ROC# C-5 68156
Web www.partitionsco.com

Fax (480) 969-0459

CHANGE ORDER REQUEST

February 16, 2006

P&A JOB #J-104435

TO: AMON
ATTN: DON

JOB: TOWN OF CAMP VERDE MARSHALL'S FACILITY
LOCATION: CAMPE VERDE AZ

Add (1) urinal screen 24"x42" wall hung p-lam WilsonArt Carbon EV-4320-60
Delivered and installed $242.00

MATERIAL WILL NOT BE ORDERED ON THIS CHANGE ORDER WITHOUT SIGNATURE OF AN AUTHORIZED SIGNER.

THANK YOU,

DIANE VAN HORN

Customers without an open account or if material is non-stock may be required to pay 50% down. We require a credit application completed and approved prior to establishing an account for you. Customers with an open account are required to pay "net 10 days". We herewith submit our estimate for furnishing the material which is to be manufacturer's standard construction unless specifically mentioned. See Manufactures catalog for further information. This quotation is based upon plans available to us as of this date. The price listed herein is subject to revision in the event of "last minute" addenda; bulletins; or amendments received by us after this date. Usage of any part of this proposal constitutes acceptance of the proposal and all associated terms and conditions in their entirety. Quotation is for immediate acceptance within 30 days, subject to change without notice thereafter. All shipments contingent upon strikes, fires, accidents or other delays beyond our control. If quotation is freight allowed, it is based on material delivered to tailgate, consignee's jobsite. Consignee responsible for unloading and storing of materials. Consignee shall inspect material and is solely responsible for shortage or damage if not recorded on freight bill. If there is a shortage or damage consignee is responsible for filing claim with carrier. ALL COSTS OF COLLECTION INCLUDING REASONABLE ATTORNEY FEES TO BE PAID BY PURCHASER. LATE CHARGES OF 5% OF THE UNPAID BALANCE WILL ACCRUE MONTHLY. (MINIMUM OF $50.00 PER MONTH.)

PURCHASER _____ ACCEPTED BY: _____ TITLE _____

Received Time Feb.16. 1:48PM

Amon Builders, Inc.
General Building Contractor
903 E. Hwy. 260, Suite 6
Payson, AZ 85541

(928) 474-0689
FAX (928) 474-8818

March 1, 2006

Town of Camp Verde
P.O. Box 710
Camp Verde, Az 86322

Dear Bill Lee,

Enclosed you will find Change Order Number 2524-CO-6 for Camp Verde Marshl's Facility located @ 646 S. 1st St Camp Verde, Az 86322.

Please sign the original change orders and return one original to Amon Builders, Inc. at 903 E. Hwy. 260, Suite 6, Payson, Arizona 85541.

If you have any questions or concerns, please feel free to give us a call at (928) 474-0689. Thank you for your time.

Sincerely,

Levi Amon, P.E.
Amon Builders, Inc.

STAFF
AGENDA ITEM REPORT

Council meeting of:	March 22, 2006 – Council Hears P&Z
Title:	Update on CDBG funding cuts and discussion, consideration, and possible authorization to go out to bid and to pay for engineering costs for design, study, and project management for the Townsite Street Improvement Projects.
Budgeted item:	No. CDBG engineering estimates are approximately $60,000.
Description of Item:	CDBG funding has been cut by approximately 11.8%, or $51,000 from the initial award. In order to keep the scope of work for the Townsite Street Improvements projects as originally proposed, it is necessary to eliminate activities from our CDBG application.
Staff Recommendation:	Authorize use of HURF funding for Council-approved street enhancement projects, and authorize staff to go to bid.
Comments:	Upon completion of both the ADOT Enhancement projects and the approved CDBG projects will accomplish Council's goal to enhance the Townsite area.
Attachments:	No
Prepared by:	Mike Casebier

STAFF REPORT:

COUNCIL MEETING OF: MARCH 22, 2006

TITLE: **RESOLUTION 2006-677**: A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2006-06 FOR MILLWOOD ESTATES SUBDIVISION LOCATED OFF OF QUARTERHORSE LANE ON PARCELS 404-04-021 & 404-05-085 CONSISTING OF 50.36 ACRES THAT WILL INCLUDE 30 LOTS.

DESCRIPTION:
This resolution is a result of the action taken at the March 15th Council meeting and includes the stipulations given in the motion. Staff has worked with the Town Attorney to create the language in the stipulations. The developer has reviewed and is satisfied with this document. It is understood by all that there will be a total of 26 home sites in the development as a result of the lot tie requirement.

ATTACHMENTS: Yes

PREPARED BY: Nancy Buckel, Senior Planner

RESOLUTION 2006-677

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2006-06 FOR MILLWOOD ESTATES SUBDIVISION LOCATED ON 50.36 ACRES CONSISTING OF PARCELS 404-04-021 & 404-05-085. THIS PROJECT IS LOCATED OFF OF QUARTERHORSE LANE.

WHEREAS, a request for a final plat (2006-06) approval was filed by Jeremy Bach, agent, for AZ North Enterprises, agent for Melba Shill owner of the 50.36 acres consisting of tax parcels 404-04-021 & 404-05-085, for Millwood Estates Subdivision and

WHEREAS, a preliminary plat was heard by the Planning Commission on November 3, 2005 and by the Common Council on November 16, 2005 in public hearings that were advertised and posted according to state law, and

WHEREAS, the purpose of the Final Plat is to allow for the development of a residential subdivision and to subdivide 50.36 acres consisting of parcels 404-04-021 & 404-05-085 into 30 lots and

WHEREAS, the construction plans have been reviewed and approved by the town engineer, Arizona Engineering and

WHEREAS, the proposed subdivision will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved with the following stipulations:

1) AZ North Enterprises will improve that portion of Quarter Horse Lane adjacent to the development to Town standards;
2) applicant will complete voluntarily such drainage mitigation improvements as described on Exhibit A;
3) applicant will execute four lot tie affidavits in favor of the Town, each comprising two adjacent lots; and
4) Applicant will record CC&R's applicable to the proposed subdivision that includes a provision prohibiting further lot splits.

NOW THEREFORE THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE RESOLVE, TO ADOPT FINAL PLAT 2006-06 FOR MILLWOOD ESTATES SUBDIVISION, SUBJECT TO THE FOLLOWING STIPULATIONS:

1) **THE APPLICANT WILL IMPROVE QUARTER HORSE LANE;**
2) **APPLICANT WILL COMPLETE DRAINAGE MITIGATION IMPROVEMENTS IN THE MANNER DESCRIBED ON EXHIBIT A;**
3) **APPLICANT WILL EXECUTE FOUR LOT TIE AGREEMENTS IN FAVOR OF THE TOWN, EACH COMPRISING OF TWO ADJACENT LOTS; AND**
4) **APPLICANT WILL RECORD CC&RS AT THE TIME OF RECORDATION OF THE FINAL PLAT APPLICABLE TO THE MILLWOOD ESTATES SUBDIVISION THAT INCLUDES A PROVISION PROHIBITING FURTHER LOT SPLITS.**

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this 15th day of March 2006.

_____ Date: _____
Tony Gioia, Mayor

Approved as to Form:

_____ Attest: _____
Town Attorney Deborah Barber, Town Clerk

Exhibit "A" Resolution 2006-677

Diamond S Ditch, Inc.
P. O. Box 1836
Camp Verde, AZ 86322

Wednesday, March 01, 2006

A proposed resolution by the board of the Diamond S Ditch to accept the provisions of the letter submitted from Luke Sefton dated February 23, 2006 is accepted with the provision that the response be drafted and sent by Richard Maybery to the Camp Verde Town Planner Nancy Buckel. This response is to indicate that the proposal from Luke Sefton is a reasonable offer based upon several meetings with board members and is accepted as a compromise solution to the problem. It is also to indicate that the Board still expects to see engineering and surveys relating to the proposal.

From the minutes of the board meeting of the Diamond S Ditch, February 27, 2006.

Frank Geminden
Secty/Treas
Diamond S Ditch

Exhibit "A" Resolution 2006-677

CERTIFICATION OF RESOLUTION

On this 9 day of March, 2006, personally appeared Frank Geminden, as Secretary/Treasurer of the *Diamond S. Ditch*, an Arizona non-profit corporation, who acknowledged that the attached Resolution of the *Diamond S. Ditch* dated March 1, 2006, is a true and correct copy of the Resolution adopted by the Board of Directors of the *Diamond S. Ditch*.

Frank Geminden, Secretary/Treasurer
Diamond S. Ditch

State of Arizona)
) ss.
County of Yavapai)

On this, the 9 day of March, 2006, before me, the undersigned Notary Public, personally appeared **DIAMOND S. DITCH**, an Arizona non-profit corporation, through its duly authorized officer, **FRANK GEMINDEN**, Secretary/Treasurer, known to me, or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for the purposes therein contained, being fully authorized and empowered for and on behalf of the corporation to do so.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Sharon L. McCallen
Notary Public

My commission expires: 3.08-09

"Official Seal"
SHARON L. MCCALLEN
Notary Public - Arizona
Yavapai County
Commission #249093
My Commission Expires March 8, 2009

/skh

Exhibit "A" Resolution 2006-677

SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

February 23, 2006

Diamond S Ditch INC
Board of Directors
P.O. Box 1836
Camp Verde, AZ 86322

RE: Millwood Estates

Dear Directors:

For our mutual understanding as of our last meeting, the agreements are as follows:

1. The Irrigation system as designed by SEC, Inc. is acceptable to the DSD board. The existing concrete will be removed and sloped at a 4:1. Excess concrete or materials (dirt) from the project will be at the disposal of DSD for their use. Any Material left at the completion of the development's improvement will be removed by AzNorth unless prior arrangements have been made with the DSD.

2. Easement: Heritage Land Survey has been retained to survey the top of bank, edge of roadway bank and bottom of roadway bank. This will be added to the plat as the easement for the DSD. The easement is to maintain a 20 foot roadbed. The slope is to be 4:1 but in some locations, with the approval of the DSD where it will impact the building setbacks, this could be reduced. Before recording the final plat, the DSD board will be given the plat for review. No fences are to be constructed within the easement (this is on the plat).

3. Access points: The plat shows two access points at Track B and Quarterhorse Lane. In addition, the 15 foot easement at the northwest corner of the property that extends to the southwest will give DSD a turn-around point or possibly a third access point. The access point at Quarterhorse Lane will be re-graded to allow access directly from Quarterhorse Lane. The bank in this location will be graded to 4:1 slope.

4. Drainage:

   a. The plat now shows an additional 15 foot wide easement along the west side of the upper half of the property and a 30 foot easement along the south property line and the west side of the lower half of the property for the use by the DSD for any future drainage improvements.

Exhibit "A" Resolution 2006-677

b. AzNorth will install a 48 inch CMP under the ditch at Track B (not to exceed $30,000). This will drain to the existing ditch along the west side of the lower half of the property. This pipe under the ditch will eliminate the adjacent ponding on the north side of the irrigation ditch and will reduce the runoff that is now impacting the irrigation ditch. AzNorth will further design and build a 48 inch cmp across Quarterhorse Lane that will extend to the floodplain to the south (approx 750 LF).

c. Randy McDonald will construct the pipe on Mr. Kim's property and AzNorth will pay Mr. Randy McDonald an amount not to exceed $75,000 at the start of the project.

d. In the location of the 2nd drainage point near Quarterhorse Lane, AzNorth will reinforce 200lf of the roadbed. AzNorth will install a 24 inch CMP under the Ditch that will drain the existing detention pond on Diamond Creek and will drain between lots Lots 21 and 22. This improvement is not to exceed $10,000. DSD will build up the bank around the detention basin of Diamond Creek subdivision with dirt provided by AzNorth.

Please comment if you feel that I have misunderstood anything that we have talked about. Thank you for your time and understanding. Without you and some great ideas, we would not have had a great solution. I look forward to working with you and hope this path continues.

Sincerely,

Luke A. Sefton P.E., C.F.M
Vice President

LAS:bhm

c: Tony Cullum
Rick Mabery
Jeremy Bach/AzNorth

05-0303CEH

By signing below, the Diamond S Ditch Company approves Items 1 through 4:

Dick Tinlin, President

Charles Wilbers, Vice President

Frank Geminden, Secty/Treasuer

Clive Jordan, Member

Ben Pemberton, Member

Kevin Hauser, Member

Camron Brees, Member

Young Ho Kim, Property Owner

Jeremy Bach, AzNorth

SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

03-09-06P02:27 RCVD

March 8, 2006

Mr. Michael Parry
1674 Fort Apache
Camp Verde AZ 86322

RE: Millwood Subdivision

Dear Mr. Parry:

AZNorth, along with the Diamond S Ditch Company, are proposing to install a 48-inch culvert under the Ditch on Mr. Jacob Reay's property that will then cross the Diamond S Ditch to the south (see attached map). At this same location, a ditch approximately 3-feet deep by 10-feet wide will start on your property to the west and extend east to Mr. Reay's property to the location of the new CMP. The 48" culvert will extend onto the Millwood Development and a channel will be constructed on-site to extend to the south property line to the existing 18-inch CMP that goes onto Mr. Young Ho Kim's property. This 18-inch CMP will be replaced with a new 48" CMP that will extend across Mr. Kim's property to the south approximately 750 lf.

These improvements will allow for the CMP that has a capacity of 15 cfs, to be increased to approximately 80 cfs, thereby improving the removing of flood water efficiency by 5 times. The attached sketch is the current design. The final design will have details on how the system will look. The only parts of the system that will be visible are the inlet on Mr. Reay's property, the culvert inlets and outlets, and the drainage ditches. The inlet structure on Mr. Reay's property will be a type of weir. All improvements will be within the Diamond S Ditch prescribed easement.

Extra care will be taken by the equipment operator to prevent any damage to mature vegetation during this process.

AZNorth and Diamond S Ditch request your permission to enter your property in order to install the above described improvements. By signing below, you hereby give your authorization to do so.

If you have any questions, or need more information, please call me at 928-282-7787, ext. 2013.

Sincerely,

Luke A Sefton, P.E.
Vice President

LAS:bhm

Encl

05-0303CEH

Mike Parry
Michael Parry
3-9-06

03-09-06P03:14 RCVD

SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

March 8, 2006

Mr. Jacob Reay
PO Box 1252
Camp Verde AZ 86322

RE: Millwood Subdivision

Dear Mr. Reay:

AZNorth, along with the Diamond S Ditch Company, are proposing to install a 48-inch culvert under the Ditch on your property that will then cross the Diamond S Ditch to the south (see attached map). At this same location, a ditch approximately 3-feet deep by 10-feet wide will start on Mr. Michael Parry's property to the west and extend east to your property to the location of the new CMP. The 48" culvert will extend onto the Millwood Development and a channel will be constructed on-site to extend to the south property line to the existing 18-inch CMP that goes onto Mr. Young Ho Kim's property. This 18-inch CMP will be replaced with a new 48" CMP that will extend across Mr. Kim's property to the south approximately 750 lf.

These improvements will allow for the CMP that has a capacity of 15 cfs, to be increased to approximately 80 cfs, thereby improving the removing of flood water efficiency by 5 times. The attached sketch is the current design. The final design will have details on how the system will look. The only parts of the system that will be visible are the inlet on your property, the culvert inlets and outlets, and the drainage ditches. The inlet structure on your property will be a type of weir. All improvements will be within the Diamond S Ditch prescribed easement.

AZNorth and Diamond S Ditch request your permission to enter your property in order to install the above described improvements. By signing below, you hereby give your authorization to do so.

If you have any questions, or need more information, please call me at 928-282-7787, ext. 2013.

Sincerely,

Luke A Sefton, P.E.
Vice President

LAS:bhm

Encl

Jacob Reay

05-0303CIM

STAFF REPORT

Council Meeting of: March 22, 2006

Title: Authorize staff to Invite Bids to sell a portion of town property (about 1,100 square feet) of parcel 404-20-024C located off of Montezuma Castle Highway on Basham Circle.

Description Of Item:

The attached letter of Ms. Aileen Smart reviews the predicament she in with regard to a portion of her garage encroaching on town-owned property. Ms. Smart owns parcel 404-20-023F located at 517 Montezuma Castle Highway along Basham Circle. She is requesting the town to sell a 25 foot portion of parcel 404-20-024C in order to bring her garage into compliance with town setback standards.

It is worth noting that the garage was built in 1994 and the plot plan for this permit showed a 25 foot setback. It is also important to point out that the town acquired this parcel in 2002 from FEMA apparently as a result of a mitigation effort by this federal agency for a flooded structure. Ms. Smart's comment that "this situation has existed without harm to anyone for over a decade" is also noteworthy as well as the fact that there are currently no plans for this property.

Recommended Council Action:

Council should consider Ms. Smart's request and allow staff to determine a fair market value for this approximately 1,000 square feet by inviting bids for consideration of selling a portion of parcel 404-20-024C that would allow Ms. Smart's garage to be brought into compliance with town setback standards and would allow her to proceed with the sell of her property at 517 N. Montezuma Castle Highway.

Attachments: Yes

Prepared by: Will Wright

Aileen Smart
27 Old Crow Lane
Sedona, AZ 86336

Mayor and Common Council
Of The Town of Camp Verde
The Honorable Tony Gioia, Mayor
Jackie Baker, Vice Mayor
Mike Parry
Bob Kovacovich
Ron Smith
Brenda Hauser
Howard Parrish

March 16, 2006

Dear Mr. Mayor and Council Members,

First I would like to thank the Mayor and Council for the time you are taking to consider this issue. I'm sure you have more important issues to consider; yet this is very important to me.

My name is Aileen Smart and I am the owner of a property at 517 Basham Circle, just off the Montezuma Castle Highway near Basham Lane. I purchased the home in July 2004, as an investment property, with the intention that my husband Tim and I would eventually retire there. In January 2005 Tim suddenly and unexpectedly died. Due to the associated expenses and the loss of his income, I was forced to put the property up for sale.

In the course of surveying the property for the sale, Ivo Buddeke, surveyor, found to everyone's surprise, that the home's garage extends a couple of feet onto the adjacent parcel, and has since it was built in 1994 with a town building permit. The parcel in question has belonged to the town since 2002. The town property is, I am told, too small to be built upon, and it is in the Beaver Creek flood zone.

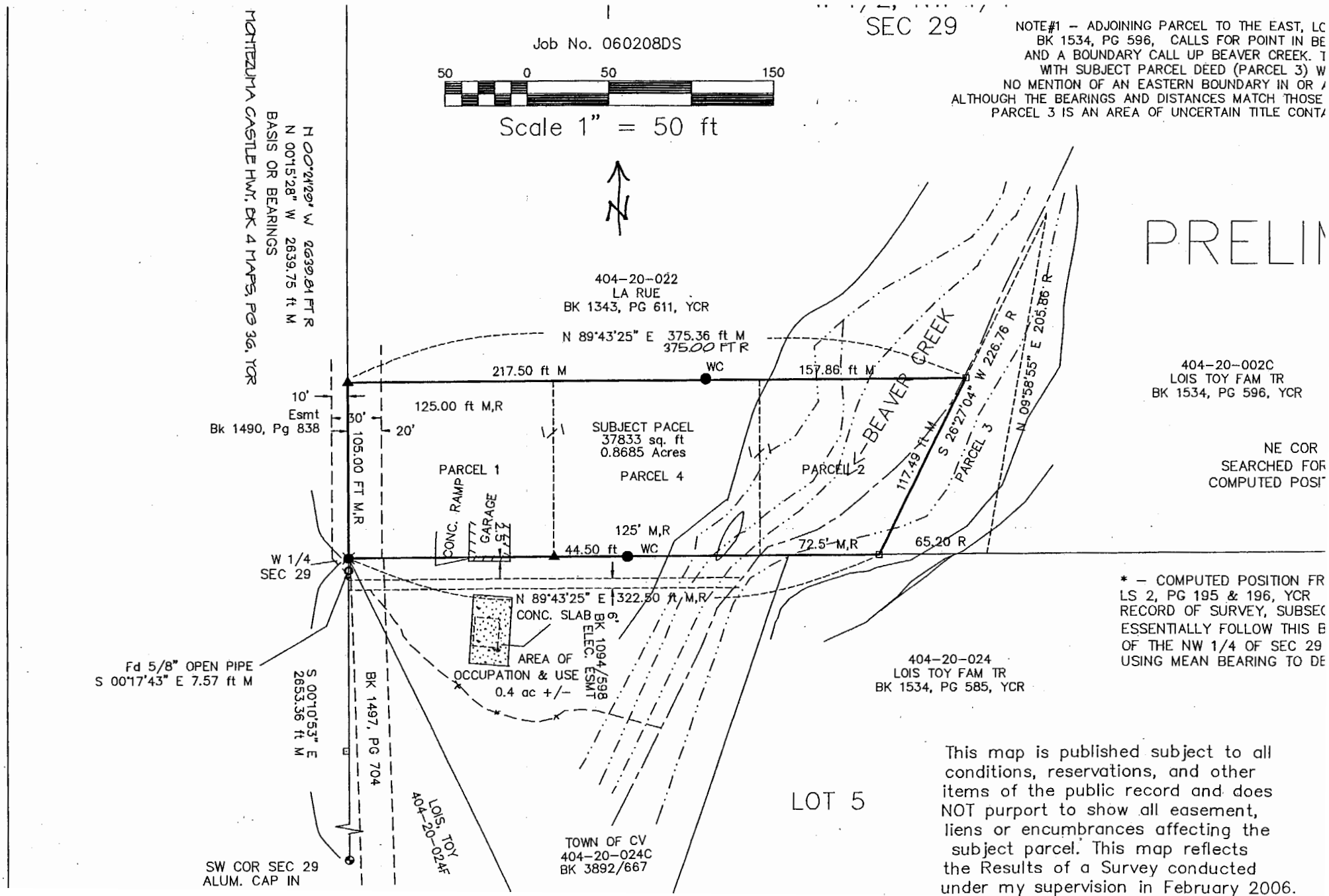
In order to close the sale of the property I propose to purchase the minimum amount of land that, when combined with a variance for the setback requirements, will leave the home compliant with town requirements. I would be more specific if I could, but I do not understand all the details involved, and leave those to the good offices of Will Wright and the Common Council to design a satisfactory solution.

I appreciate your consideration and support in resolving this issue. This situation has existed without harm to anyone for over a decade, so I hope a simple accommodation may be devised. I am grateful for your help, and look forward to receiving your approval.

Sincerely,

Aileen F. Smart

Aileen F. Smart



This map is published subject to all conditions, reservations, and other items of the public record and does NOT purport to show all easement, liens or encumbrances affecting the subject parcel. This map reflects the Results of a Survey conducted under my supervision in February 2006.

Staff Report

Council Meeting of: March 22, 2006

Title: **SPR 2006-01:** Application filed by Harve Stanley, agent for Renewable Resources, Intl. owner of parcel 403-15-001H, requesting an approval of final plat 2006-01 for a cement block plant located off of Old Hwy 279. This parcel is zoned M1 and contains 5 acres.

Description Of Item: This site is part of the approved development for Cherry Creek Village and Business Park Complex that was approved in 2005. This will be their first development in this project. See the applicant's letter for detailed description of the project.

The site plan shows adequate parking for employees and customers. Landscaping will act as a screen and buffer.

Before construction can begin, approval of the site plan must be obtained from Council, a permit application for electrical and grading must be submitted along with a SWPPP and NOI issued by ADEQ for review and approval by the Town's engineer.

Attachments: Yes

Prepared by: Nancy Buckel

CASE NO. 2006-15

PROJECT NO. SPR 06-01

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

03-06-06P03:14 RCVD

COMMERCIAL SITE PLAN APPLICATION

REQUEST:

SITE PLAN REVIEW ✓
PRELIMINARY PLAT
FINAL PLAT
AMENDMENT TO PAD
EXTENSION OF TIME
DEVELOPMENT AGREEMENT

APPLICATION DATE 3-6-06
ASSESOR'S PARCEL NO. 403-15-001H
UNDERLYING ZONING M-1
PAD DENSITY
TAKEN BY D. Quinn
FEES $350
HEARING DATE 3-22-06

OWNER/DEVELOPER Renewable Resources Intl. HARVE STANLEY PHONE 282-0268 FAX SAME
ADDRESS 45 CIMARRON Ridge Dr CITY SEDONA STATE AZ ZIP 86336
CONTACT PERSON HARVE STANLEY

****

ENGINEER PHONE FAX
ADDRESS CITY STATE ZIP
CONTACT PERSON

PROPOSED LAND USE	NET ACREAGE (SQ FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY					
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL					
INDUSTRIAL	5 ACRES				

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: 403-15-001H Date: 3-7-06
Owner: Cherry Creek Village Co.
Address: PO Box 2777 Camp Verde, AZ. 86322
Phone: ( ) 567-9141

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 H. STANLEY OR DAVID VEITS, 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.

Vance McDonald, PRES
Ch. Crk. V. Co INC, 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 7th *day of* March, 2006, *by* Vance Lee McDonald, *who is/are personally known by me or have produced identification.*

Miriam Karina Urias *Notary Public*

My Commission Expires:

August 28, 2007

OFFICIAL SEAL
MIRIAM KARINA URIAS
NOTARY PUBLIC - State of Arizona
YAVAPAI COUNTY
My Comm. Expires Aug. 28, 2007

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: SFR06-01 Parcel No. 403-15-001H

Date: 3-6-06 Legal Description: _____

Name: Renewable Resources Intl

Address: 4265 Old Hwy 279

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.

Harvey N. Stanley 3-6-06
Applicant's Signature Date

Agent for: _____

State of Arizona
Town of Camp Verde

On this ___ day of _____, 19___before me, the undersigned Notary Public, personally appeared _____ _____who executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

_____
Date Commission Expires

Rev 12/98

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 403-15-001,H

APPLICANT'S NAME Renewable Resources Intl.

PROPERTY ADDRESS 4265 Old Hwy 279

DIRECTIONS TO PROPERTY WEST ON Old 279
About 1/2 Mile EAST of Adltman PKWY

Renewable Resources International, LLC
4265 Old Highway279
Camp Verde, AZ 86322
Telephone 928.567.3698

March 6, 2006

Town of Camp Verde
Community Development Department

Subject: Site Plan Review for Renewable Resources International's Verde Valley Block Plant

Parcel 403-15-001H is in the process of being transferred from the Cherry Creek Village Co. to Renewable Resources International, LLC which is the majority owner of the Verde Valley Block Co. I (Harvey N. Stanley), a partner in RRI, am acting on behalf of the company in requesting this **Site Plan Review.**

The attached site plan covers the layout for a cement block manufacturing facility to be located on parcel 403-15-001H and covered by Exhibit A legal description. This parcel has been rezoned to M-1 for a cement block production plant as covered by Ordinance 2005 A298. Also attached are some pictures of the block plant equipment, and some information on the Haener Blocks. Please note: we are the only company licensed to produce Haener blocks in Arizona.

The location selected for the block plant is ideally suited for this type of facility in that it is surrounded by steep hills which will hide the plant from traffic on highway 260 and old highway 279. Access to the plant is from old highway 279 to a private road which fronts the plant location.

In order to get the plant into production as soon as possible, we propose to operate from a portable office and portable restroom facilities in the beginning. As soon as the plant is in production some of the first blocks produced will be used to construct a permanent office building. At the same time a waste water treatment facility will be installed, from which the treated water will be used for irrigation. A privacy wall will be installed along the private road and set back far enough to allow for extensive landscaping between the wall and the road.

The plant will employ four production people per shift, a part time mechanic, and in the beginning one full time office employee. A sales manager will also operate from this location. There is a heavy backlog of orders for this type of block and it is anticipated that we will have to add a second shift almost immediately after going into production.

Renewable Resources International owns a large "Pumice" mine in an area near Bagdad, Arizona. Pumice is the aggregate used in the lightweight blocks to be produced at this plant, which will meet the most stringent **"Green Building Standards".**

EXHIBIT A
LEGAL DESCRIPTION

M-1

BLOCK PLANT

A PARCEL OF LAND IN THE N.W. 1/4 SECTION 9, RANGE 4 E., G&SRB&M, YAVAPAI COUNTY, CAMP VERDE, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 OF SAID SECTION 9.

THENCE S. 00° 17' 52" W., ALONG THE MID SECTION LINE, A DISTANCE OF 1166.43 FEET.

THENCE S. 41° 48' 19" E. ALONG THE NORTHERLY R/W LINE OF S.R. 260 HWY. (200' WIDE) A DISTANCE OF 204.07 FEET.

THENCE S. 88° 30' 56" E. A DISTANCE OF 795.46 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING S. 88° 30' 56" E. A DISTANCE OF 657.42 FEET.

THENCE N. 16° 21' 24" E. A DISTANCE OF 426.80 FEET.

THENCE N. 75° 18' 45" W., ALONG THE SOUTH R/W LINE OF OLD HWY 279 (66' WIDE) A DISTANCE OF 469.79 FEET.

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47° 41' 47", A RADIUS OF 486.02 FEET, A CURVE LENGTH OF 404.59 FEET.

THENCE N. 27°36' 58" W. A DISTANCE OF 327.67 FEET.

THENCE S. 62° 23' 02" W. A DISTANCE OF 100.00 FEET.

THENCE S. 66° 43' 02" W. A DISTANCE OF 345.39 FEET.

THENCE S. 49° 56' 56" W. A DISTANCE OF 121.20 FEET.

THENCE S. 68° 07' 51" E. A DISTANCE OF 342.68 FEET.

THENCE S. 00° 17' 52" W. A DISTANCE OF 120.00 FEET.

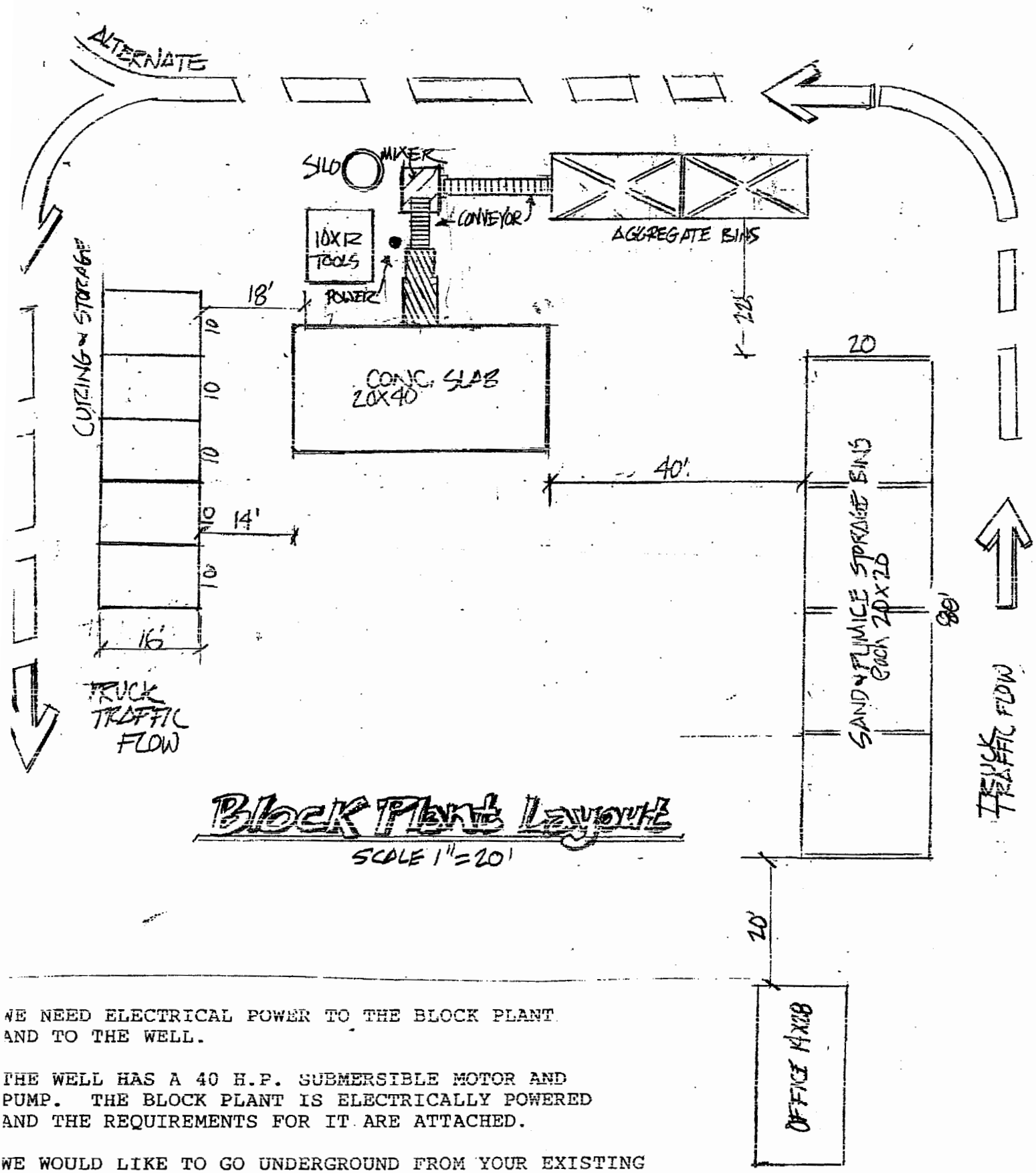
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 98° 46' 50", A RADIUS OF 280.00 FEET, A CHORD BEARING OF S. 40° 18' 46" E. A CHORD DISTANCE OF 425.13 FEET, A CURVE LENGTH OF 482.73 FEET.

THENCE S. 80° 55' 24" E. A DISTANCE OF 76.93 FEET.

THENCE S. 66° 30' 00" E. A DISTANCE OF 49.91 FEET.

THENCE S. 23° 30' 00" W. A DISTANCE OF 198.55 FEET TO THE TRUE POINT OF BEGINNING.

A PARCEL CONTAINING 13.6230 ACRES MORE OR LESS.



Block Plant Layout

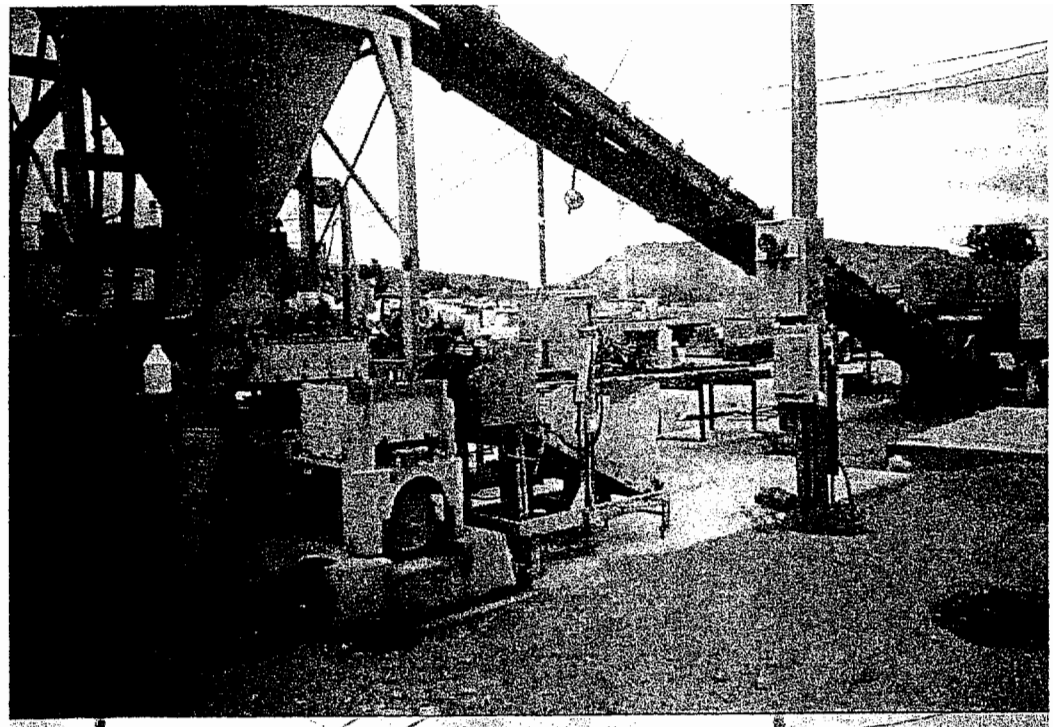
SCALE 1"=20'

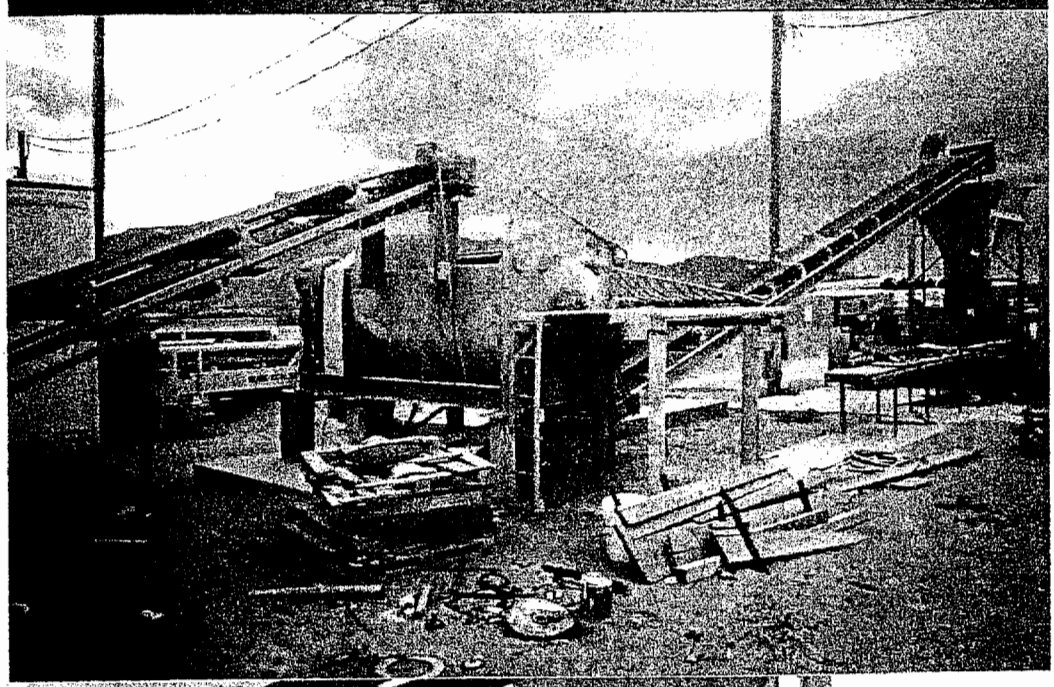
WE NEED ELECTRICAL POWER TO THE BLOCK PLANT AND TO THE WELL.

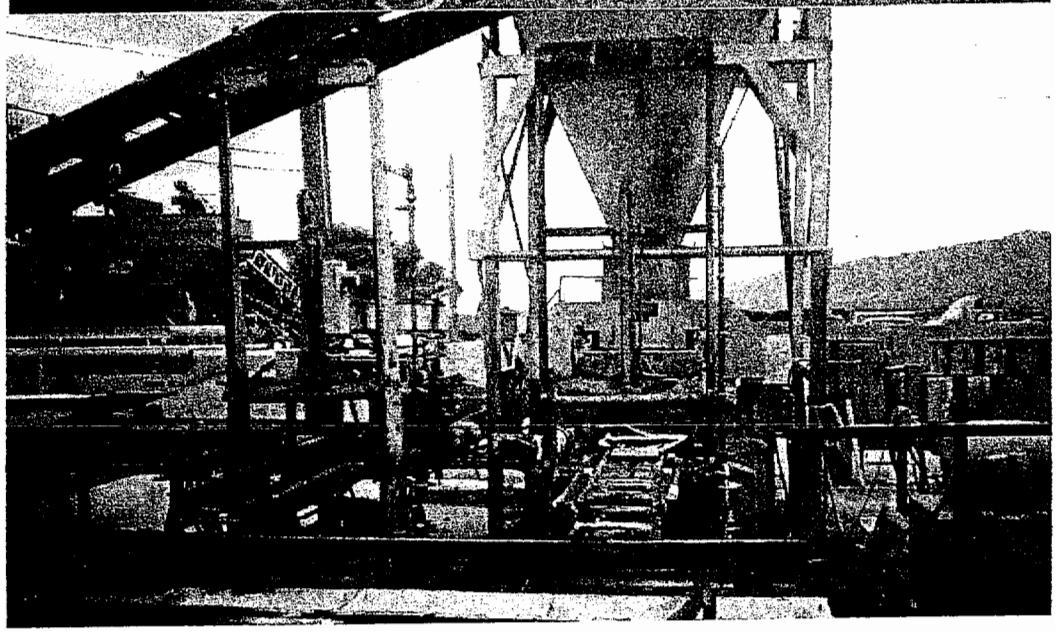
THE WELL HAS A 40 H.P. SUBMERSIBLE MOTOR AND PUMP. THE BLOCK PLANT IS ELECTRICALLY POWERED AND THE REQUIREMENTS FOR IT ARE ATTACHED.

WE WOULD LIKE TO GO UNDERGROUND FROM YOUR EXISTING LINE AND ANTICIPATE EXTENDING SERVICE LINES IN THE FUTURE.

A LIGHT INDUSTRIAL USE, BOTTLING OF HEALTH SUPPLEMENTS, ETC WILL BE ON THE SITE WHERE THE WELL IS SITUATED.

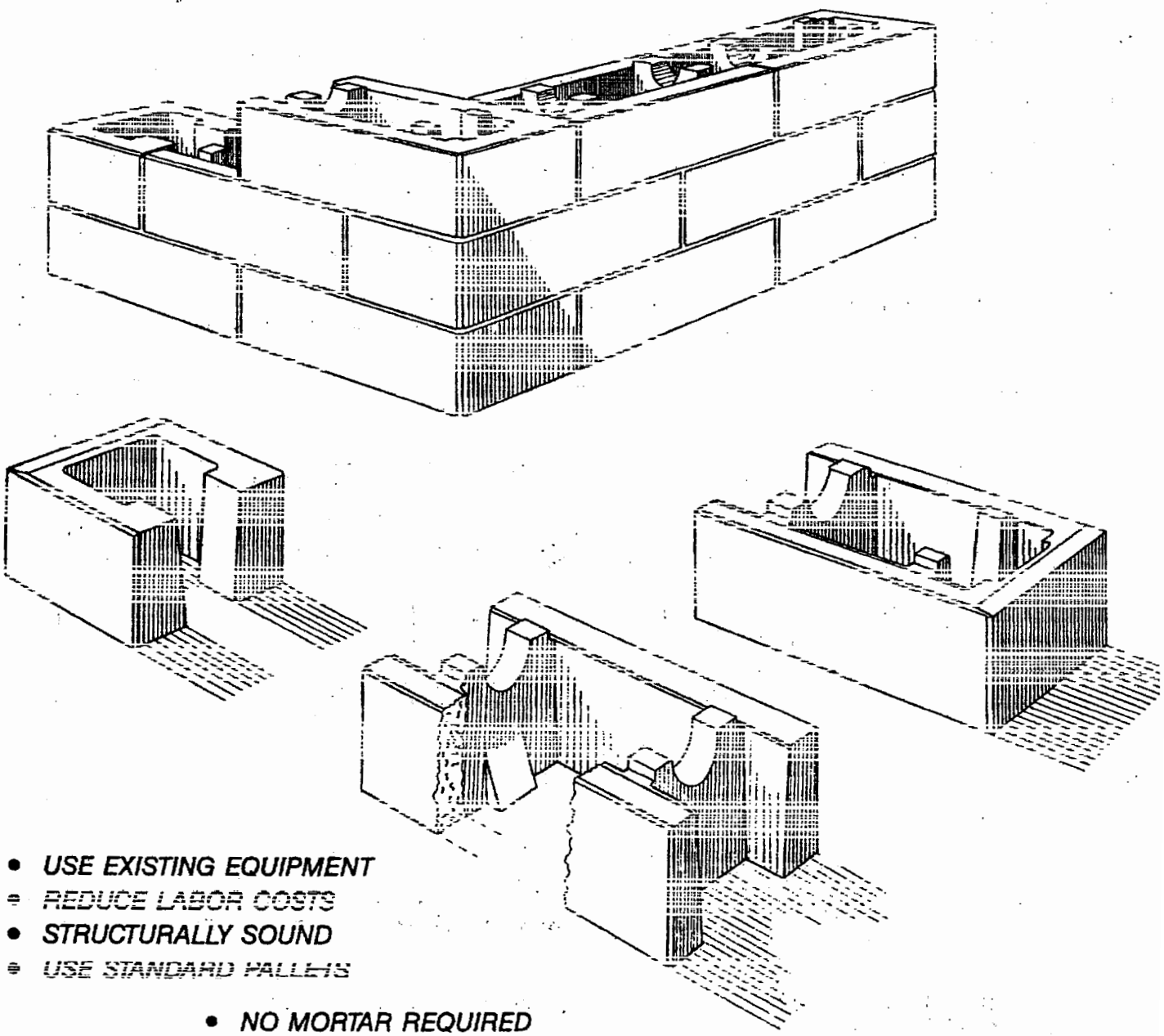






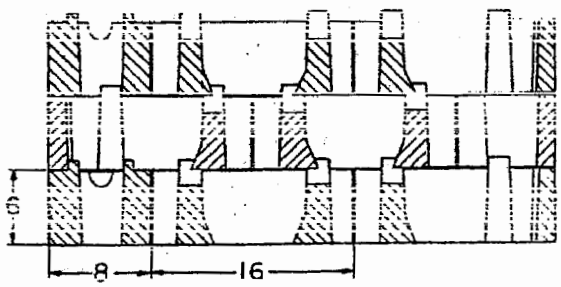
THE HAENER™ BLOCK

INTERLOCKING AND MORTARLESS CONCRETE BLOCK



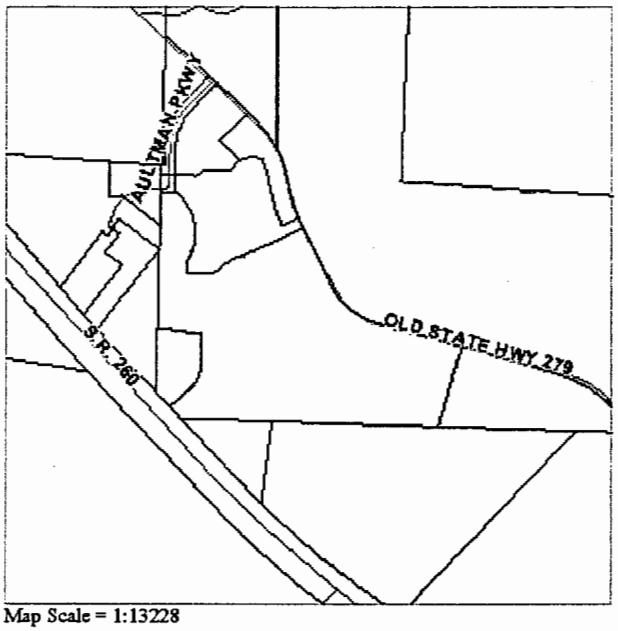
- *USE EXISTING EQUIPMENT*
- *REDUCE LABOR COSTS*
- *STRUCTURALLY SOUND*
- *USE STANDARD PALLETS*

- *NO MORTAR REQUIRED*
- *AESTHETICS — EXCELLENT*
- *MEET BUILDING CODES*
- *NO SPECIAL SKILL REQUIRED*
- *RETAINS ADVANTAGES OF CONVENTIONAL MASONRY*



Yavapai County, AZ-Parcel summary

Printed: 3/7/2006



Map Scale = 1:13228

Parcel ID
403-15-001H

Owner
CHERRY CREEK VILLAGE CO

Mailing Address
PO BOX 3777

City	State	Zip
CAMP VERDE	AZ	86322

Secondary owner
N/A

Recent Sale Date	Sale Amount
N/A	N/A

Deed Type	Sale Docket	Sale Page
	N/A	N/A

2005 Taxes Billed	2004 Taxes Billed	Subdivsion
N/A	N/A	
Incorporated Area	**School District**	**Fire District**
TOWN OF CAMP VERDE	CAMP VERDE SD #28	N/A
Legal Class	**Assessment Ratio**	**DOR Acres**
AG/Vacant Land/Non-Profit-Real Property & Improvements	16	29.42
2007 Full Cash Value	**2007 Limited Value**	**2007 Net Assessed FCV**
$220,650	$202,188	$35,304
2006 Full Cash Value	**2006 Limited Value**	**2007 Net Assessed LPV**
$220,650	$183,808	$32,350
Recorded Date	**Last Transfer Doc Docket**	**Last Transfer Doc Page**
N/A		
Instrument Type	**Legal Class**	
	02.R	

Improvements (0)

Model Type	Total Floor Area	Const. Year

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

Staff Report

Commission Meeting of: May 12, 2005

Title: **General Plan Amendment Approval 2006-01:** Application filed by Norman & Lorraine Vandiver, owners of parcels 404-18-161G & 404-18-161J requesting an approval of an amendment to the land use map from Rural Residential to Low Density Residential. This property is located off of Arena Del Loma east of Esther Parkway on the south side of the roadway adjacent to Arena Del Loma Estates and consists of 3.5 acres.

Description Of Item: This amendment is being requested so that the zoning can be changed to R1L-35. This land use amendment would change the density of the land from one dwelling per two acres minimum to one dwelling per one acre minimum.

In the past year the Town has approved two General Plan amendments and re-zonings in the area. The parcels went from Rural Residential in the General Plan to Low Density. The zoning changed from R1L-70 and RCU2A to R1L-35 and R1-35. These applications involved 17 acres and 3.1 acres. Currently this area has no water or sewer hook-up available and depends on well/septic systems.

This request is a minor amendment for the following reasons:

1. It is not greater than 25 acres even though it is outside the growth area and not contiguous.
2. Water useage will not be greater than 15 acre-feet of potable water per year as outlined in the General Plan.
3. No significant change to Circulation element. The project will not require any change to the classification of existing public roadways. Arena Del Loma is considered as a minor arterial roadway.
4. Is not **contiguous** to property previously amended through the minor amendment process.

North:	Residential – R1L-70
South:	Residential - R1L-70
East:	Residential – R1L-70
West:	Residential – R1L-70 & R1L-35

Agency Review: Eight agencies were notified of this request and their comments are as follows:

Yavapai County Development Services: No objection to this proposal.

Yavapai County Flood Control: Project not impacted by any delineated floodplains nor is it impacted by watercourses with tributary drainage areas of 80 acres or larger. Therefore, the Flood Control District has no objection to this application.

Yavapai County Environmental Services: No Comment

Town of Camp Verde Community Development Director: It is worth noting that the Rural Residential land use designation does not allow any development of lots less than two (2) acres, though much of the property in this area is zoned with a 70 (70,000 sq. ft.) density. The requested change corresponds to recent actions taken by the Council and generally fits in this neighborhood, which consists primarily of lots less than two acres in size as well as an RV and Mobile Home Park.

Replies to the 300' Letters: 21 letters were sent out concerning the General Plan Amendment and staff has received no responses to the notification letter as of 2-21-06.

Commission Recommendation: The Commission met on March 2, 2006 and recommended denial of this request. On a motion by Morris, seconded by Witt, the Commission voted 4-3 to deny the application submitted by Norman and Lorraine Vandiver, owners of parcels 404-18-161E and 404-18-161F requesting a general plan amendment from rural residential (2 acre minimum) to low density residential (1 acre minimum) for approximately 3.5 acres located at 1862 Arena Del Loma: with 'no' votes by Womack, Bullard and Foreman.

Attachments: Yes

Prepared by: Nancy Buckel

RESOLUTION 2006-679

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING GENERAL PLAN AMENDMENT 2006-01 THAT AMENDS THE LAND USE MAP OF THE GENERAL PLAN FOR PARCELS 404-18-161G & J FROM RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL. THIS AMENDMENT IS TO ACCOMMODATE A MINOR LAND DIVISION INTO 2 PARCELS.

SITE LOCATION: 1862 ARENA DEL LOMA.

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 General Plan Amendment 2006-01 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 2006-02 from RCU 2A to R1L-35 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 404-18-161G & J from Rural Residential to Low Density Residential.

Passed and adopted the 22nd day of March 2006.

_____
Tony Gioia, Mayor

_____
Date

Attest:

APPROVED AS TO FORM

_____
Debbie Barber, Town Clerk

_____
Town Attorney

Date Recv'd 12-12-05
Case No. 2006-03
Project No. GPA 06-01
Fees 500.00
Recv'd By B. Quinn
Application Fee $500.00
Rec# 11239

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: Norman W. Vandiver & Lorraine J. Vandiver
Mailing Address: 1862 Arena Del Loma
City/Town: Camp Verde State: AZ Zip: 86322
Phone: 928-567-9881 Fax: --

PROPERTY INFORMATION

Physical Address: 1862 Arena Del Loma, Camp Verde, AZ 86322
Parcel No. 404-18-161 E & F Legal Description: See attached, Parcel 1 & Parcel 2
Current Zoning: R1L-70 Proposed Property Use: Residential

OWNER INFORMATION

Owner Name: Norman W. Vandiver & Lorraine J. Vandiver
Mailing Address: 1862 Arena Del Loma City: Camp Verde
State: AZ Zip: 86322 Phone: 928-567-9881

TYPE OF GENERAL PLAN AMENDMENT REQUESTED

Change land use of parcels 404-18-161 E&F from Rural Residential to low 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.

Norman W Vandiver Lorraine J. Vandiver 12-12-05
Applicant Signature Date

GENERAL PLAN AMENDMENT APPLICATION

Point #1: LETTER OF INTENT

To: Town of Camp Verde, Arizona
Community Development Department

Dear Sirs:

We are requesting rezoning from R1L-70 to R1L-35, Low Density Housing, for Lot 404-18-161 E and Lot 404-18-161 F, to better utilize the lots.

The topography of these lots provides naturally for upper and lower levels of building sites. (Please see photo and topo maps *Note.)

Lot 404-18-161 F has good access to Arena Del Loma on the upper level and Esther Parkway for the lower level. See map #1.

Lot 404-18-161 E has good access to Arena Del Loma on the upper level and Que Pasa Drive on the lower level. See map #1.

*NOTE: *Lot F has 22 ft± measured drop from the level where the present house is, to lower level on Esther Parkway. *Lot E has a63 ft± measured drop from the top of the lot to the lower edge along Que Pasa.

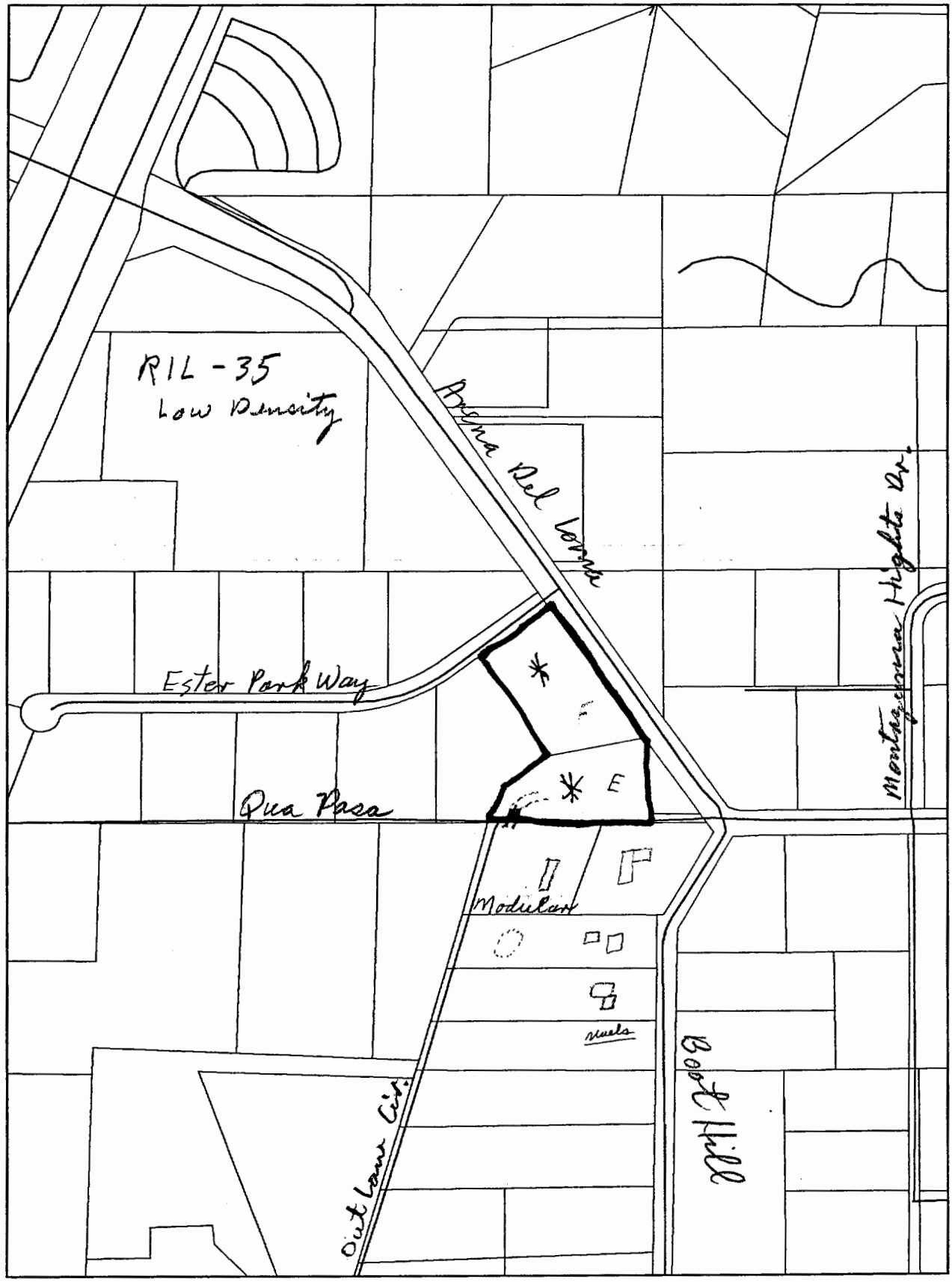
Norman W Vandiver
Norman W. Vandiver

Lorraine J. Vandiver
Lorraine J. Vandiver

12-12-05
Date

12/12/05
Date

#1
map
③


RIL-35
Low Density
Arena Del Loma
Montezuma Hights Dr.
Ester Park Way
Qua Pasa
E
Modular
Out Law Cir.
Boot Hill

#2

ARENA DEL LOMA ESTATES
BOOK 33 M.&P., PAGE 13

ESTHER PARKWAY

S 54°33'54" W 220.00'
S 54°28' W 220.00'

N 07°41'39" W
0.76'

66' RIGHT of WAY
PER BK. 17 M.&P., PG. 33

66'

S 35°19'00" E
N 35°19' W

ARENA DEL LOMA

BASIS OF BEARINGS

N 11°36'57" E
0.41'

49.97'
50'

N 54°33'54" E
85.94'
N 54°28'00" E
85.89'

20' EASEMENT FOR ROAD CONSTRUCTION, UTILITY INSTALLATION AND MAINTENANCE PER BK. 3115 O.R., PG. 889

7' R.O.W. EASEMENT
PER BK. 33 M.&P., PG 13

S 35°29'40" E
S 35°32' E

PLASTIC RAIL FENCE

421.05'
421.06'

N 54°41'00" E
6.56'

Parcel 1
79,242 sq. ft.±
1.8192 acres±

N 06°32'18" W
77.14'

73'

87.56'

320.63'
320.00'

CHAINLINK FENCE

17.37'

48.04'

S 35°19'00" E
55.02'
N 35°19' W
56.42'

IA DEL LOMA ESTATES
K 33 M.&P., PAGE 13

LOT 11

192.71'
N 79°13'14" E
N 79°17'50" E

240.75'
240.65'

PROPOSED LOT LINE ADJUSTMENT

N 54°36'40" E
150.11'
S 54°28' W
150.00'

Parcel 2
74,248 sq. ft.±
1.7045 acres±

S 00°16'39" E
S 00°06' E

147.62'

177.62'
177.46'

N 25°18'19" E
100.35'
N 25°09'39" E
100.74'

67.16'

N 89°58'39" E
148.22'

S 89°58'39" W
S 89°56'30" E

420.10'
420.18'

33.19'

S 89°58'39" W
N 89°56'30" W

434.43'
434.32'

30.00

QUE PASA DRIVE

30' EASEMENT FOR ROADWAY & UTILITIES PURPOSES PER BK. 2618 O.R. PG. 891 AND SHOWN ON PLAT IN BK. 33 M.&P., PG. 13

VD ***

" REBAR W/PLASTIC CAP STAMPED "LS 2626"

" REBAR W/ALUMINUM CAP STAMPED "LS 26925"

" REBAR W/PLASTIC CAP ILLEGIBLE

" REBAR – NO CAP OR TAG –

" REBAR W/PLASTIC CAP STAMPED "LS 29263"

GENERAL PLAN AMENDMENT APPLICATION

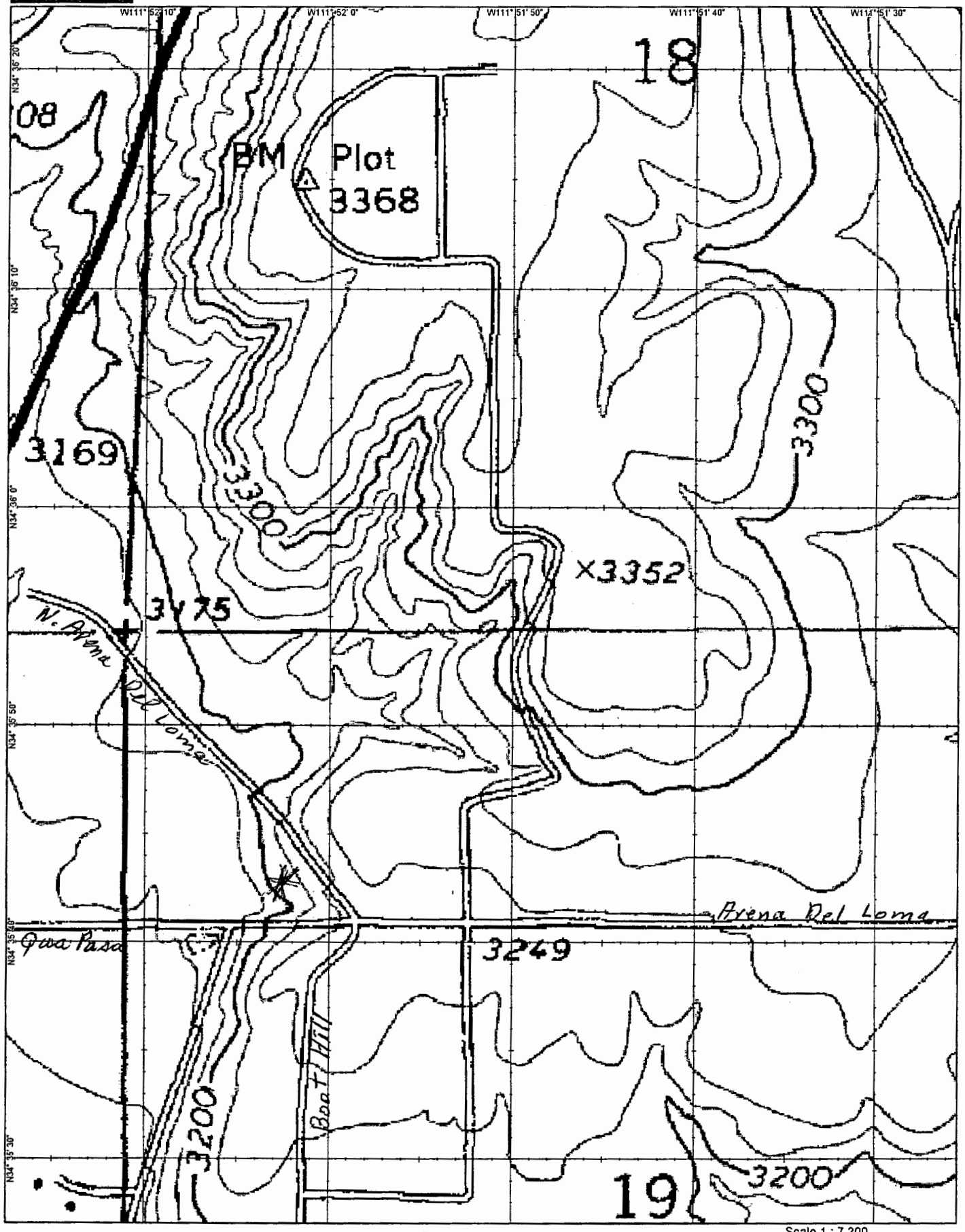
Point # 4: Explanation of how the request fits proposed development patterns, timing of the land use, proposal, comparison to existing map and test, and benefits to the public.

This request fits well into the community by providing two additional premium view lots located on and with good access to existing town streets. Low-density housing has minimal effect on traffic of town streets. Retaining R1L zoning ensures quality and value of all homes in the neighborhood, fitting in with the types of homes and land use of the neighborhood. See map #1 and photos. This request fits the Community Development (notably the RiL-35 zone to the west on Arena Del Loma) and adds tax base to the City.

#4 Topo

DeLORME

XMap® 4.5



Data use subject to license.
© 2004 DeLorme. XMap® 4.5.
www.delorme.com

20' Contour Lines

Scale 1 : 7,200

1" = 600.0 ft

Data Zoom 15-0

GENERAL PLAN AMENDMENT APPLICATION

Point # 6: Written anaylsis for the request...

This request proposes to divide two town lots, 404-18-161 E and F (see map #2 for survey details.) The new lots have good access to town streets (see map #1.)

The topography of the area provides a natural division, yielding upper and lower building sites (see topo map #4.) Our current home is on Lot F (see map #2 for details of location of home on upper level.)

There are other nearby R1L-35 properties on Arena Del Loma, just to the West of lots 404-18-161 E & F. (See map #1.)

This proposal has little, if any impact, on the town streets, due to only two building sites of low-density housing.

This proposal has negligible environmental impact due to only two building sites of low-density housing in this area.

COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application:_____ Parcel No. 404-18-161 E & F

Date:_____ Legal Description: See Attached Parcel 1 & Parcel 2

Name: Norman W. Vandiver

Address: 1862 Arena Del Loma, 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.

Norman W Vandiver — 12-12-05

Applicant's Signature — Date

OWNER: ~~Agent for~~:_____

State of Arizona
Town of Camp Verde

On this 12 day of December, ~~19~~ 2005 before me, the undersigned Notary Public, personally appeared Norman Vandiver _____ who executed the foregoing instrument for the purpose therein contained.

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

OFFICIAL SEAL
DEBORAH L. DICKISON
NOTARY PUBLIC - State of Arizona
YAVAPAI COUNTY
My Comm. Expires Sept. 17, 2009

Deborah L. Dickison
Notary Public

Sept 17, 2009
Date Commission Expires

Rev 12/08

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 404-18-161 E & F

APPLICANT'S NAME Norman W. Vandiver & Lorraine J. Vandiver

PROPERTY ADDRESS 1862 Arena Del Loma, Camp Verde, AZ 86322

DIRECTIONS TO PROPERTY From city center, take Montezuma Castle Highway toward I-17, passed the High School to Arena Del Loma, turn left on Arena Del Loma. Travel approximately 1/2 mile and take the sharp corner to the right (this is the junction of Boot Hill, Que Pasa and Arena Del Loma.) Go 100 yards passed the junction, to the right, until you come to the first driveway on the left, 1862 Arena Del Loma. The address is on a blue mailbox with a yellow ribbon on the base.

LAND USE MAP FOR VANDIVER GP AMD APPLICATION

SUBJECT PARCELS
3-05 parcels.shp
Special planning district.shp
Town Boundary
Regional roads

ADOPTED 2004 LAND USE MAP
Agriculture > 5 Acres
Commercial
High Density - 11 Units AC Max
Industrial
Low Density - 1 AC Min
Medium Density - 1/4 AC Min
Mixed Use
Mixed Use - Com/Ind
National Forest
Natural Resource
Open Space
Public Facilities
Rural Residential - 2 AC Min
Yavapai-Apache Nation

N
W E
S

300 0 300 600 900 1200 1500 Feet

Staff Report

Commission Meeting of: March 1, 2006

Title: **Zoning Map Change Approval 2006-02:** Application filed by Norman and Lorraine Vandiver, owners requesting an approval of a zoning map change from R1L-70 to R1L-35 for parcels 404-18-161G and 404-18-161J. This property is located off of Arena Del Loma east of Esther Parkway on the south side of the roadway adjacent to Arena Del Loma Estates and consists of 3.5 acres.

Description Of Item: This rezoning is being requested to accommodate the development of the parcels to their best potential because of the topography of the site. 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 by Council before they can act on this request for the resulting zoning to be in compliance with state law.

Currently this area has no water or sewer services available and depends on well/septic systems.

Recently, the Town has approved two re-zonings along with minor general plan amendments for property in the area, but not immediately adjacent to this property. They were granted the Low Density designation on the General Plan Land Use Map and a rezoning to R1L-35 and R1-35. These applications were heard in May and September of 2005. The properties included in these actions were 17 and 3.1 acres, respectively.

The following is a list of the zoning and the uses on surrounding properties:

North:	Residential - R1L-70
South:	Residential - R1L-70
East:	Residential - R1L-70
West:	Residential - R1L-70 & R1L-35

Agency Review: Six agencies were notified of this request and their comments are as follows:

Yavapai County Environmental Services: No Comments.

Yavapai County Flood Control: The project site is not impacted by any delineated floodplains, nor is it impacted by watercourses with tributary drainage areas of 80 acres or larger. Thus Flood Control has no objection to this proposed rezoning.

Town of Camp Verde Community Development Director: This Zoning Map Change would permit lots of 35,000 square feet (net acre) and allow the creation of up to four parcels on this 3.5 acre site. However, the owner/applicant has indicated his interest is only to create "two additional premium view lots" or three lots altogether. Any one person/entity would have to subdivide in order to create four or more parcels per town code.

Replies to the 300' Letters: 21 letters were sent out concerning the Zoning Map Change, and staff has received no responses to the notification letter as of 2-21-06.

Commission Recommendation: The Commission decided not to take any action on this Zoning Map Change request. Staff pointed out that they should still hear this matter as they are an advisory body, however that did not occur. The Commission's decision not to take action on this item means that their 'no' vote on the general plan amendment for parcels 404-18-161E & F could be construed as a 'no' vote on this zoning map change.

Attachments: Yes

Prepared by: Nancy Buckel

ORDINANCE 2006 A322

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 404-18-161G & J CONSISTING OF APPROXIMATELY 3.5 ACRES FROM RCU-2A TO R1L-35. THIS REZONING IS TO ALLOW FOR A MINOR LAND DIVISION INTO 2 LOTS.

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 2006-02** was filed by Norman & Lorraine Vandiver, owners, for the purpose of rezoning the parcels **404-18-161G & J FROM RCU-2A TO R1L-35.** The legal description is attached as **Exhibit A and the Map as Exhibit B**.

B. The Zoning Map Change was reviewed by the Planning Commission on **March 2, 2006** in public hearing that was advertised and posted according to state law and by the Town Council on **March 22, 2006**.

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 2006-02** 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 Low Density Residential by Resolution 2006-679; therefore, the proposed zoning map change is 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 ***22nd day of March 2006****, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: _____ Date: _____
Tony Gioia, Mayor

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

_____
Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1

A portion of that certain parcel of land described in Book 3679 of Official Records, Page 265, Yavapai County Recorder's Office, located in the Northwest quarter of Section 19 Township 14 North, Range 5 East of the Gila and Salt River Base & Meridian, Yavapai County, Arizona and more particularly described as follows:

Commencing at the Northwest corner of said Section 19, being a found brass cap in handhole;

Thence S 01°41'58" W (S 01°49' W rec.) a distance of 661.92 feet (663.85 feet rec.) to a found ½" rebar with plastic cap stamped "LS 2626";

Thence S 89°49'17" E (S 89°53'25" E rec.) a distance of 433.63 feet (433.54 feet rec.) to the westerly Right of Way line of Arena Del Loma as shown in Book 17 Maps & Plats, Page 33,Yavapai County Recorder's Office, being a found ½" rebar with plastic cap stamped "LS 2626"

Thence S 35°19'00" E (S 35°19' E rec.) being the basis of bearings for this description, along said westerly Right of Way line for a distance of 118.11 feet (118.11 feet rec.) to a set ½" rebar with plastic cap stamped "LS 33873" and the **TRUE POINT OF BEGINNING**;

Thence departing said westerly Right of Way line S 54°33'54" W (S 54°28' W rec.) a distance of 220.00 feet (220.00 feet rec.) to a set ½" rebar with plastic cap stamped "LS 33873";

Thence S 35°29'40" E (S 35°32' E rec.) a distance of 320.63 feet (320.00 feet rec.) to a found ½" rebar with plastic cap stamped "LS 2626";

Thence N 79°13'14" E (N 79°17'50" E rec.) a distance of 192.71 feet to a set ½" rebar with plastic cap stamped "LS 33873";

Thence N 06°32'18" W a distance 77.14 feet to a set ½" rebar with plastic cap stamped "LS 33873";

Thence N 54°41'00" E a distance of 6.56 feet to said westerly Right of Way line of Arena Del Loma to a set ½" rebar with plastic cap stamped "LS 33873";

Thence N 35°19'00" W (N 35°19' W rec.) a distance of 333.50 feet along said westerly Right of Way line to the **TRUE POINT OF BEGINNING.**

Parcel contains 1.8192 acres more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33873
MARTIN T.
STCHEVERRY
Date Signed 9/23/06
ARIZONA, U.S.A.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33873
MARTIN T.
ETCHEVERRY
Date Signed 9/23/05
ARIZONA U.S.A.

Parcel 2

That certain parcel of land described in Book 3728 of Official Records, Page 66 and a portion of that certain parcel of land described in Book 3679 of Official Records, Page 265, Yavapai County Recorder's Office, located in the Northwest quarter of Section 19 Township 14 North, Range 5 East of the Gila and Salt River Base & Meridian, Yavapai County, Arizona and more particularly described as follows:

Commencing at the Northwest corner of said Section 19, being a found brass cap in handhole;

Thence S 01°41'58" W (S 01°49' W rec.) a distance of 661.92 feet (663.85 feet rec.) to a found ½" rebar with plastic cap stamped "LS 2626";

Thence S 89°49'17" E (S 89°53'25" E rec.) a distance of 433.63 feet (433.54 feet rec.) to the westerly Right of Way line of Arena Del Loma as shown in Book 17 Maps & Plats, Page 33,Yavapai County Recorder's Office, being a found ½" rebar with plastic cap stamped "LS 2626"

Thence S 35°19'00" E (S 35°19' E rec.) being the basis of bearings for this description, along said westerly Right of Way line for a distance of 118.11 feet (118.11 feet rec.) to a set ½" rebar with plastic cap stamped "LS 33873";

Thence departing said westerly Right of Way line S 54°33'54" W (S 54°28' W rec.) a distance of 220.00 feet (220.00 feet rec.) to a set ½" rebar with plastic cap stamped "LS 33873";

Thence S 35°29'40" E (S 35°32' E rec.) a distance of 320.63 feet (320.00 feet rec.) to a found ½" rebar with plastic cap stamped "LS 2626" and the **TRUE POINT OF BEGINNING;**

Thence S 54°36'40" W (S 54°28' W rec.) a distance of 150.11 feet (150.00 feet rec.) to a found ½" rebar with plastic cap stamped "LS 2626";

Thence S 25°18'19" W (S 25°09'39" W rec.) a distance of 67.16 feet to a set ½" rebar with plastic cap stamped "LS 2626" to a point on the easement line described in Book 2618 Official Records, Page 891, Yavapai County Recorder's Office;

Thence continuing S 25°18'19" W a distance of 33.19 feet to the Southwest corner of that certain parcel of land described in Book 3728 Official Records, Page 66, Yavapai County Recorder's Office;

Thence N 89°58'39" E (S 89°56'30" E rec.) a distance 434.43 feet (434.32 feet rec.) along the southerly line and to the Southeast corner of said parcel;

Thence N 00°16'39" W (N 00°06' W rec.) a distance of 30.00 feet to a found ½" rebar with illegible plastic cap to a point on said easement line;

Thence continuing N 00°16'39" W a distance of 147.62 feet to said westerly Right of Way line of Arena Del Loma to a found ½" rebar with plastic cap stamped "LS 2626";

Thence N 35°19'00" W (N 35°19' W rec.) a distance of 142.58 feet along said westerly Right of Way line to a set ½" rebar with plastic cap stamped "LS 33873";

Thence departing said westerly Right of Way line S 54°41'00" W a distance of 6.56 feet to a set ½" rebar with plastic cap stamped "LS 33873";

Thence S 06°32'18" E a distance of 77.14 feet to a set ½" rebar with plastic cap stamped "LS 33873";

Thence S 79°13'14" W (S 79°17'50" W rec.) a distance of 192.71 feet to the **TRUE POINT OF BEGINNING.**

Parcel contains 1.7045 acres more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33873
MARTIN T.
ETCHEVERRY
Date Signed 9/23/
ARIZONA

ZONING MAP FOR
VANDIVER REZONING

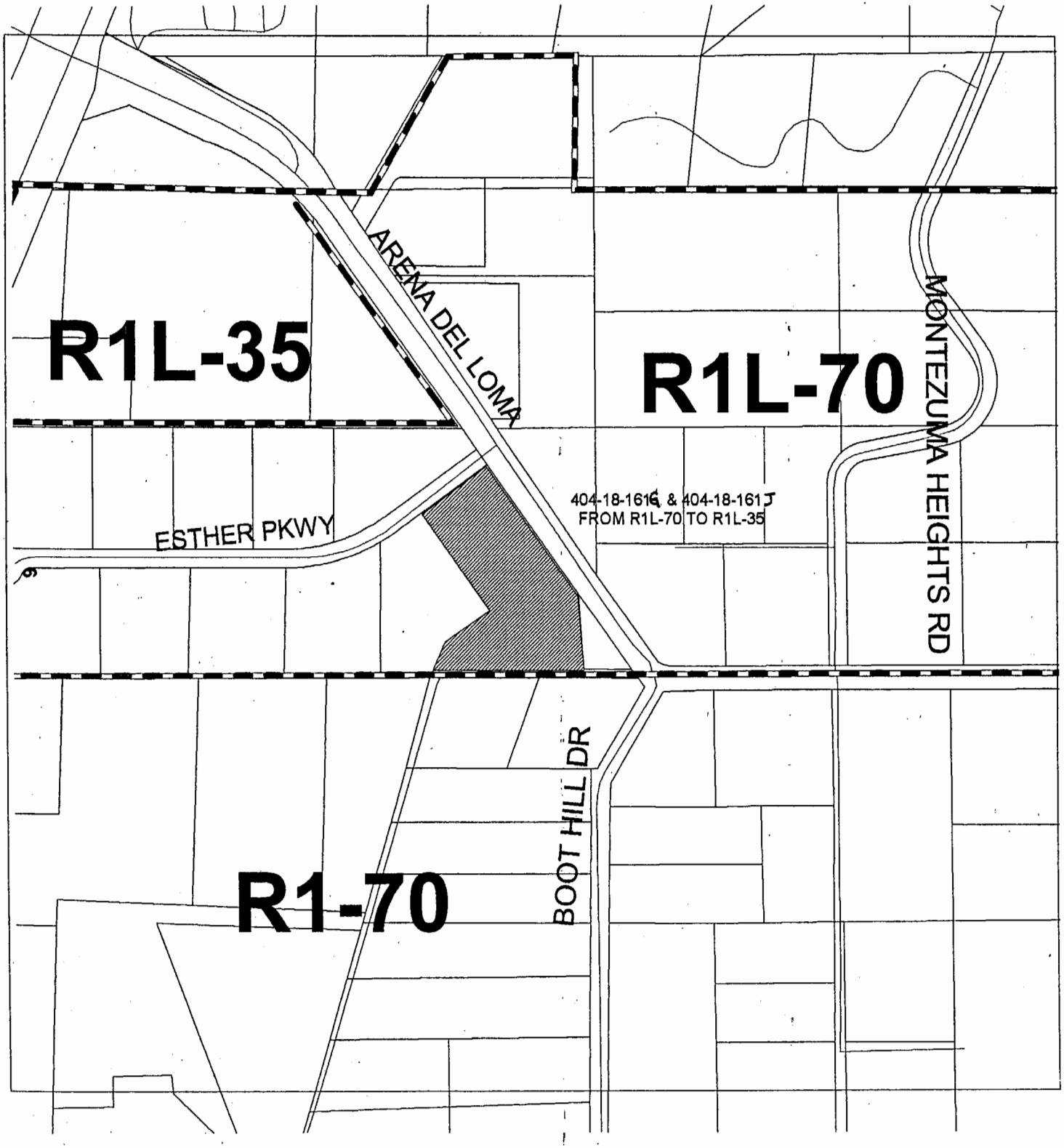


EXHIBIT B
MAP

N
W E
S

Subject Parcels
Regional Roads
Parcels
Zoning Districts

0.05 0 0.05 Miles

ORDINANCE 2006 A 322
MARCH 22, 2006

CASE NO. 2006-03

PROJECT NO. ZMC 06-02

12-13-05 A09:48 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 12-13-05 TAKEN BY B. Quine

ASSESOR'S PARCEL NO. 404-18-161 E & F FEES 350.00 Rec.# 11243

PRESENT ZONING R1L70 HEARING DATE

SUBDIVISION Meets & Bounds

ADDRESS OF PROPERTY 1862 Arena Del Loma, Camp Verde, AZ 86322

REQUEST:

Change ~~zoning from~~ R1L70 to R1L35

OWNER Norman W. Vandiver & Lorraine J. Vandiver PHONE 928-567-9881 FAX NA

ADDRESS 1862 Arena Del Loma CITY Camp Verde STATE AZ ZIP 86322

CONTACT PERSON Norman W. Vandiver

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

Norman W Vandiver 12-13-05
Signature of Owner Date

****

AGENT N/A PHONE FAX

ADDRESS CITY STATE ZIP

CONTACT PERSON

****

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

Norman W Vandiver 12-13-05
Signature of Applicant Date

Zoning Map Change &

GENERAL PLAN AMENDMENT APPLICATION

Point #1: LETTER OF INTENT

To: Town of Camp Verde, Arizona
Community Development Department

Dear Sirs:

We are requesting rezoning from R1L-70 to R1L-35, Low Density Housing, for Lot 404-18-161 E and Lot 404-18-161 F, to better utilize the lots.

The topography of these lots provides naturally for upper and lower levels of building sites. (Please see photo and topo maps *Note.)

Lot 404-18-161 F has good access to Arena Del Loma on the upper level and Esther Parkway for the lower level. See map #1.

Lot 404-18-161 E has good access to Arena Del Loma on the upper level and Que Pasa Drive on the lower level. See map #1.

*NOTE: *Lot F has 22 ft± measured drop from the level where the present house is, to lower level on Esther Parkway. *Lot E has a63 ft± measured drop from the top of the lot to the lower edge along Que Pasa.

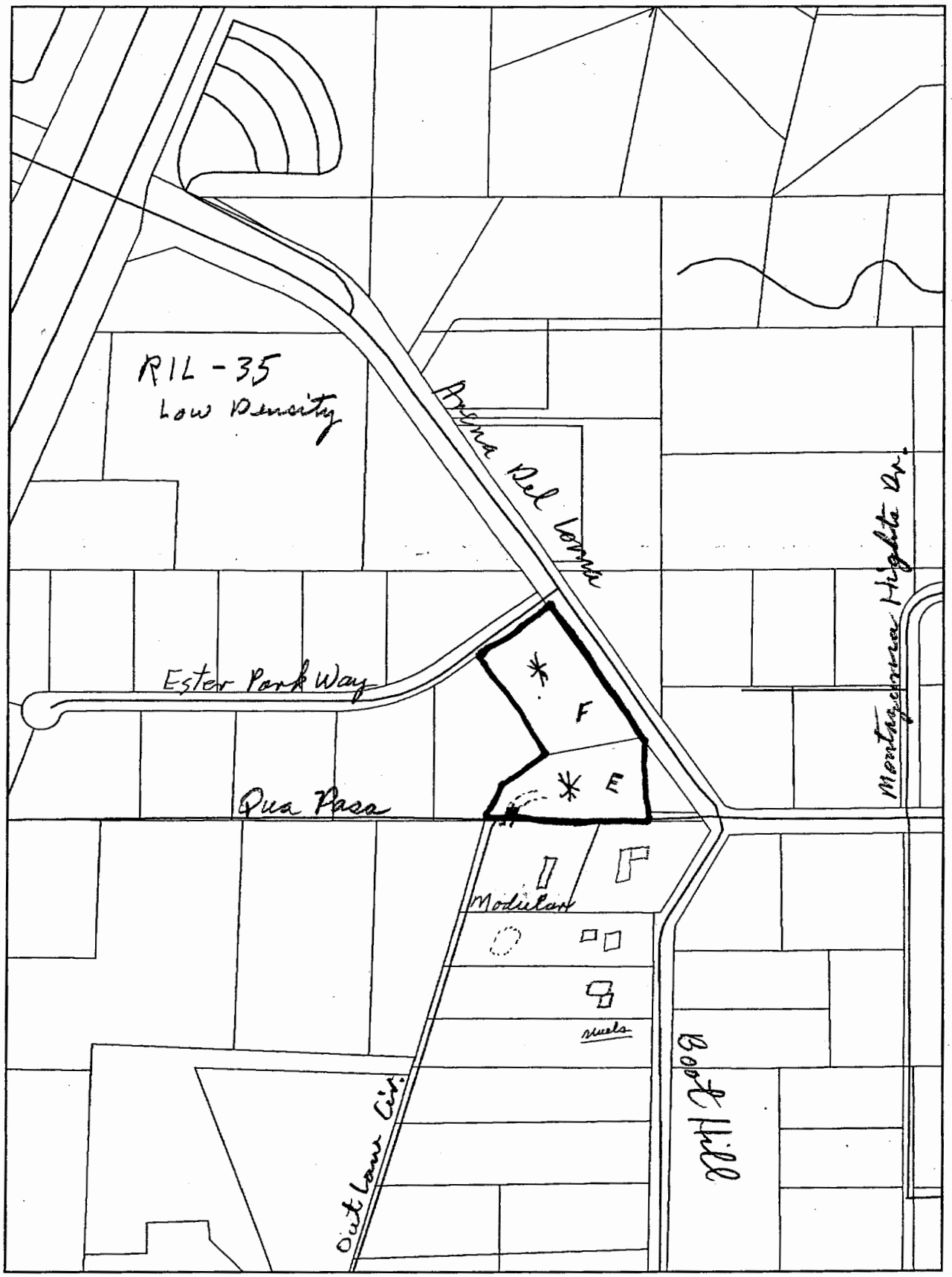
Norman W Vandiver
Norman W. Vandiver

Lorraine J. Vandiver
Lorraine J. Vandiver

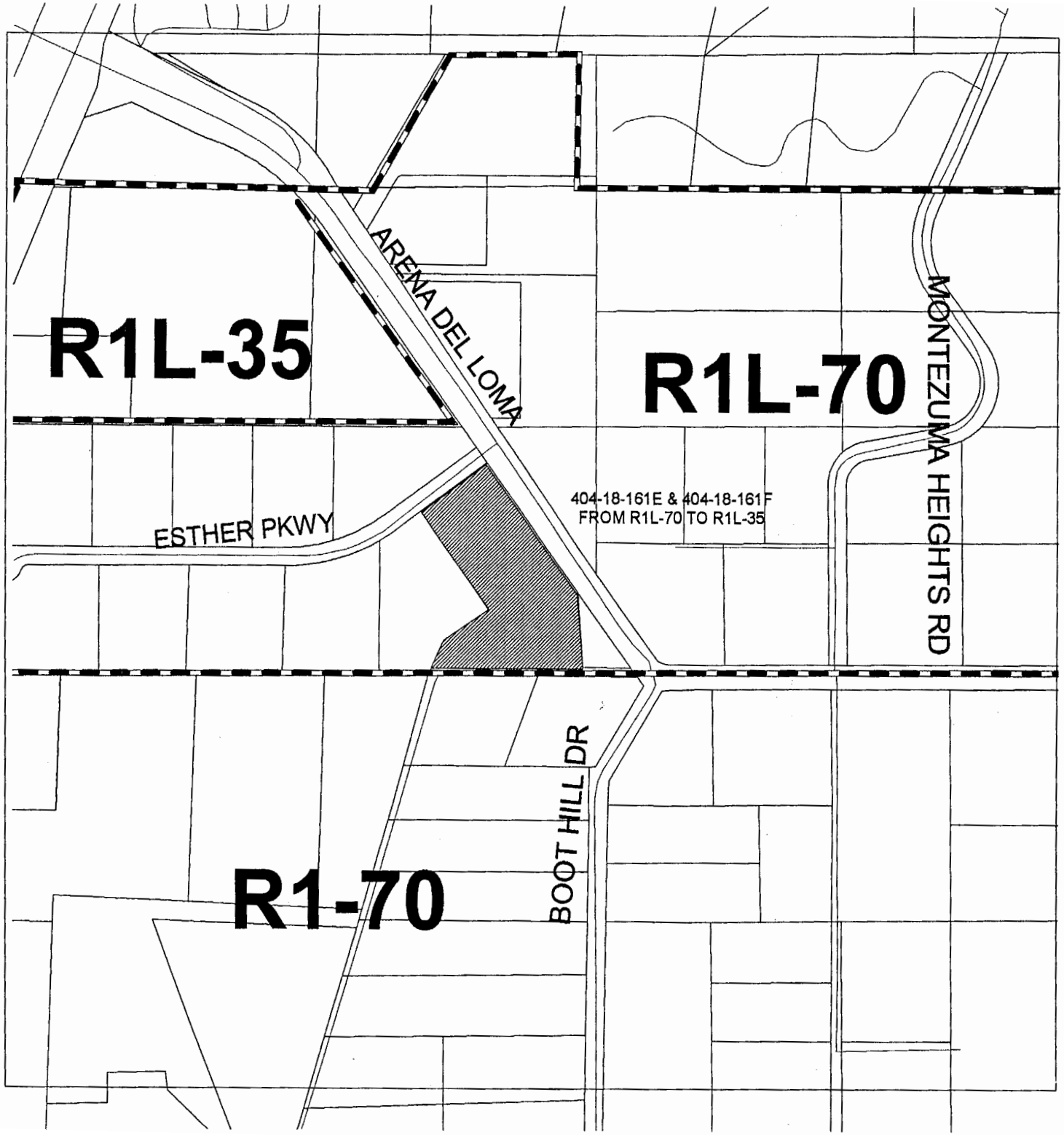
12-12-05
Date

12/12/05
Date

#1
map
③


RIL-35
Low Density
Arena Del Loma
Ester Park Way
Qua Pasa
F
E
Modular
Outlaw Cir.
Boot Hill
Montezuma Hights Dr.

ZONING MAP FOR
VANDIVER REZONING



N
W E
S

Subject Parcels
Regional Roads
Parcels
Zoning Districts

0.05 0 0.05 Miles

Southwest Geographic Services
Po. Box 2701
Cottonwood Az. 86326

Phone (928) 649-0758
Fax (928) 649-8083
September 23, 2005

Legal Description

Parcel 1

A portion of that certain parcel of land described in Book 3679 of Official Records, Page 265, Yavapai County Recorder's Office, located in the Northwest quarter of Section 19 Township 14 North, Range 5 East of the Gila and Salt River Base & Meridian, Yavapai County, Arizona and more particularly described as follows:

Commencing at the Northwest corner of said Section 19, being a found brass cap in handhole;

Thence S 01°41'58" W (S 01°49' W rec.) a distance of 661.92 feet (663.85 feet rec.) to a found ½" rebar with plastic cap stamped "LS 2626";

Thence S 89°49'17" E (S 89°53'25" E rec.) a distance of 433.63 feet (433.54 feet rec.) to the westerly Right of Way line of Arena Del Loma as shown in Book 17 Maps & Plats, Page 33,Yavapai County Recorder's Office, being a found ½" rebar with plastic cap stamped "LS 2626"

Thence S 35°19'00" E (S 35°19' E rec.) being the basis of bearings for this description, along said westerly Right of Way line for a distance of 118.11 feet (118.11 feet rec.) to a set ½" rebar with plastic cap stamped "LS 33873" and the **TRUE POINT OF BEGINNING**;

Thence departing said westerly Right of Way line S 54°33'54" W (S 54°28' W rec.) a distance of 220.00 feet (220.00 feet rec.) to a set ½" rebar with plastic cap stamped "LS 33873";

Thence S 35°29'40" E (S 35°32' E rec.) a distance of 320.63 feet (320.00 feet rec.) to a found ½" rebar with plastic cap stamped "LS 2626";

Thence N 79°13'14" E (N 79°17'50" E rec.) a distance of 192.71 feet to a set ½" rebar with plastic cap stamped "LS 33873";

Thence N 06°32'18" W a distance 77.14 feet to a set ½" rebar with plastic cap stamped "LS 33873";

Thence N 54°41'00" E a distance of 6.56 feet to said westerly Right of Way line of Arena Del Loma to a set ½" rebar with plastic cap stamped "LS 33873";

Thence N 35°19'00" W (N 35°19' W rec.) a distance of 333.50 feet along said westerly Right of Way line to the **TRUE POINT OF BEGINNING.**

Parcel contains 1.8192 acres more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33873
MARTIN T.
ETCHEVERRY
Date Signed 9/23/05
ARIZONA U.S.A.

#2

ARENA DEL LOMA ESTATES
BOOK 33 M.&P., PAGE 13

ESTHER PARKWAY

S 54°33'54" W 220.00'
S 54°28' W 220.00'

N 11°36'57" E
0.41'

N 07°41'39" W
0.76'

66' RIGHT of WAY
PER BK. 17 M.&P., PG. 33

66'

S 35°19'00" E
N 35°19' W

ARENA DEL LOMA

BASIS OF BEARINGS

20' EASEMENT FOR ROAD CONSTRUCTION, UTILITY INSTALLATION AND MAINTENANCE PER BK. 3115 O.R., PG. 889

7' R.O.W. EASEMENT
PER BK. 33 M.&P., PG 13

49.97'
50'

N 54°33'54" E
85.94'
N 54°28'00" E
85.89'

S 35°29'40" E
S 35°32' E

PLASTIC RAIL FENCE

421.05'
421.06'

N 54°41'00" E
6.56'

Parcel 1
79,242 sq. ft.±
1.8192 acres±

N 06°32'18" W
77.14'

73'

87.56'

320.63'
320.00'

CHAINLINK FENCE

17.37'

48.04'

S 35°19'00" E
55.02'
N 35°19' W
56.42'

A DEL LOMA ESTATES
33 M.&P., PAGE 13

LOT 11

192.71'
N 79°13'14" E
N 79°17'50" E

240.75'
240.65'

PROPOSED LOT LINE ADJUSTMENT

N 54°36'40" E
150.11'
S 54°28' W
150.00'

Parcel 2
74,248 sq. ft.±
1.7045 acres±

S 00°16'39" E
S 00°06' E

147.62'

177.62'
177.46'

N 25°18'19" E
100.35'
N 25°09'39" E
100.74'

67.16'

N 89°58'39" E
148.22'

S 89°58'39" W
S 89°56'30" E

420.10'
420.18'

33.19'

S 89°58'39" W
N 89°56'30" W

434.43'
434.32'

30.00'

QUE PASA DRIVE

30' EASEMENT FOR ROADWAY & UTILITIES PURPOSES PER BK. 2618 O.R. PG. 891 AND SHOWN ON PLAT IN BK. 33 M.&P., PG. 13

VD ***

" REBAR W/PLASTIC CAP STAMPED "LS 2626"

" REBAR W/ALUMINUM CAP STAMPED "LS 26925"

" REBAR W/PLASTIC CAP ILLEGIBLE

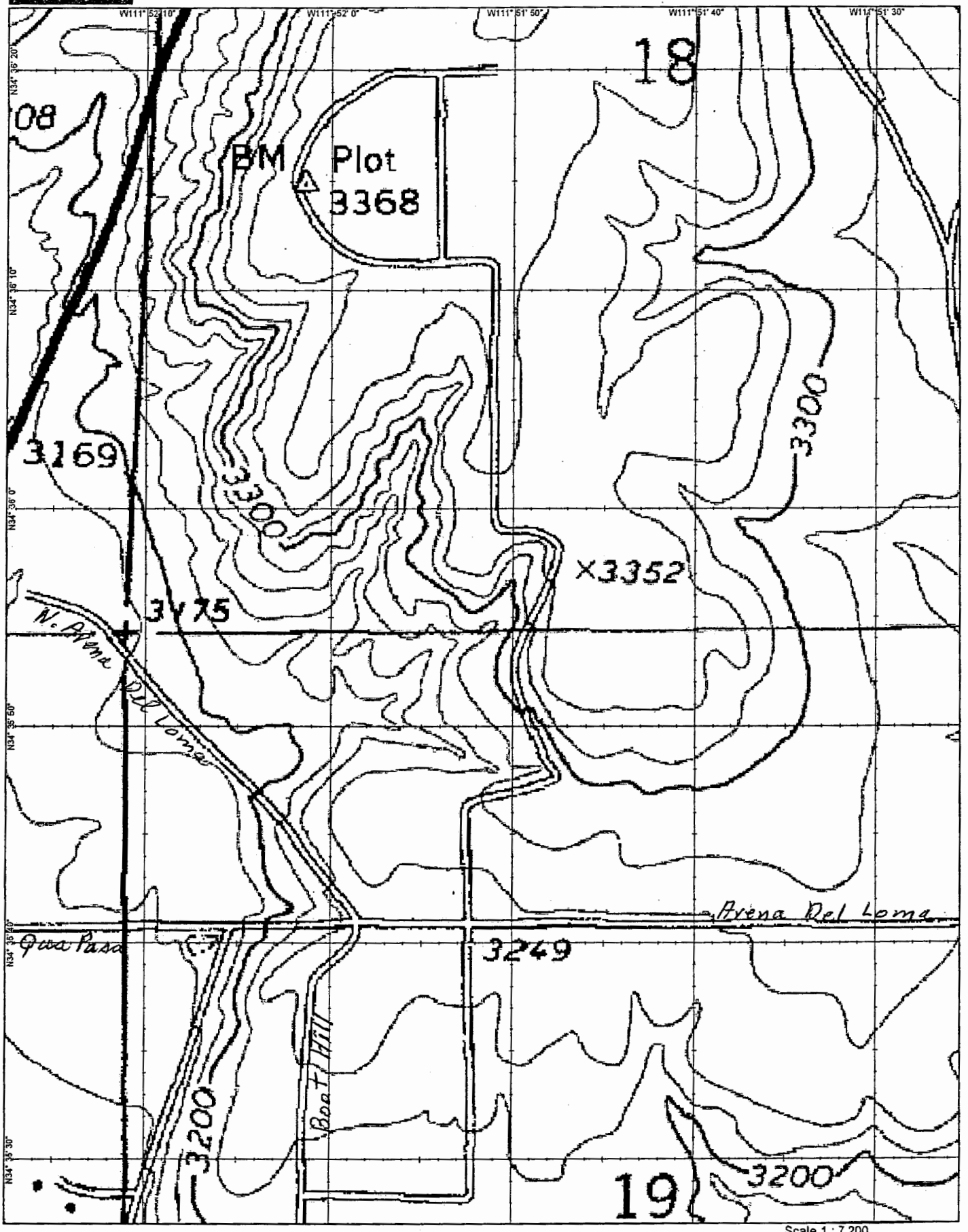
" REBAR – NO CAP OR TAG –

" REBAR W/PLASTIC CAP STAMPED "LS 29263"

#4 Topo

DeLORME

XMap® 4.5



Data use subject to license.
© 2004 DeLorme. XMap® 4.5.
www.delorme.com

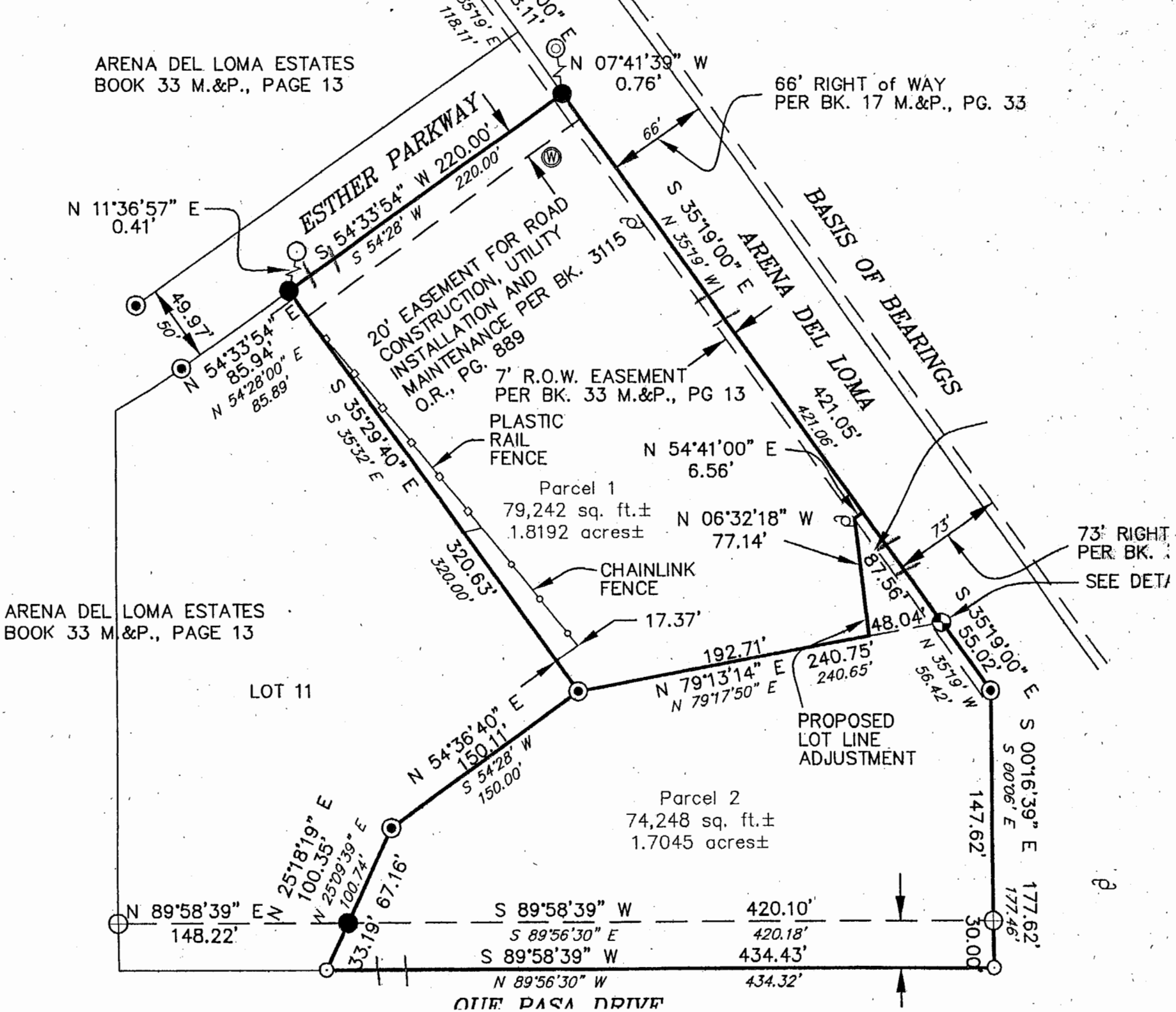
20' Contour Lines

Scale 1 : 7,200

1" = 600.0 ft

Data Zoom 15-0

Site Plan



Map

COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application:_____ Parcel No. 404-18-161 E & F

Date:_____ Legal Description: See Attached Parcel 1 & Parcel 2

Name: Norman W. Vandiver

Address: 1862 Arena Del Loma, 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.

Norman W Vandiver — Applicant's Signature

12-12-05 — Date

OWNER: ~~Agent for~~:_____

State of Arizona
Town of Camp Verde

On this 12 day of December, ~~19~~ 2005 before me, the undersigned Notary Public, personally appeared Norman Vandiver _____ who executed the foregoing instrument for the purpose therein contained.

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

OFFICIAL SEAL
DEBORAH L. DICKISON
NOTARY PUBLIC - State of Arizona
YAVAPAI COUNTY
My Comm. Expires Sept. 17, 2009

Deborah L. Dickison
Notary Public

Sept 17, 2009
Date Commission Expires

Rev 12/98

#12

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 404-18-161 E & F

APPLICANT'S NAME Norman W. Vandiver & Lorraine J. Vandiver

PROPERTY ADDRESS 1862 Arena Del Loma, Camp Verde, AZ 86322

DIRECTIONS TO PROPERTY From city center, take Montezuma Castle Highway toward I-17, passed the High School to Arena Del Loma, turn left on Arena Del Loma. Travel approximately 1/2 mile and take the sharp corner to the right (this is the junction of Boot Hill, Que Pasa and Arena Del Loma.) Go 100 yards passed the junction, to the right, until you come to the first driveway on the left, 1862 Arena Del Loma. The address is on a blue mailbox with a yellow ribbon on the base.

Staff Report

Council Meeting of: March 22, 2006

Title: **RESOLUTION 2006 678:** Application filed by Tom Pender, agent for Mark Weiland-Lucky Canyon Properties, LLC, owner of parcels 403-20-002 and 403-20-147, requesting an approval of final plat 2005-08 for Equestrian Estates Phase One Subdivision containing approximately 29.37 acres and 25 lots. This property is located at the end of Newton Lane.

Description Of Item: The property is currently zoned R1L-35 and the preliminary plat was approved on March 23, 2005 for 44 lots on 52.48 acres with the following requirements:

1. Paved sidewalks are waived and construction of sidewalks with only AB in the development is approved along with rolled curbs. ***(Shown in construction plans)***
2. All lots affected by the floodplain will have minimum finished floor elevations shown on the final plat. ***(No lots in Phase One)***
3. The pavement standards are waived based on the soils report by ETC Engineering & Testing Consultants, Inc.
4. Water will be provided by Camp Verde Water Co. and fire hydrants will be required.
5. The developer will be responsible for placing 'No Parking' signs along the street.
6. The developer will sever and transfer 30 acre feet of water rights to the Town.
7. Paso Fino roadway is to be redesigned into a loop back to Newton Lane. ***(Shown on Final Plat)***
8. The irrigation system will be underground. ***(Shown on construction plans)***
9. A ½ acre open space will be developed as a neighborhood park to be supported and maintained by the homeowner's association. ***(Tract AI)***
10. Rights-of-way are to be provided to the south side of the development to Verde West Drive and to the east at whatever location is most feasible for future connection to other roads. ***(See Final Plat. Only the south easement is in Phase One and easement is signed and recorded)***
11. The property must be annexed into the Camp Verde Fire District as soon as possible. ***(Already in Fire District)***

This final 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 ingress/egress at the cul de sac end of Verde West Drive at the south edge of development between lots 24 & 25.

The Phase III Drainage Report and the Final Grading, Utility and Drainage plans have been reviewed by Arizona Engineering and the applicant has addressed the engineer's comments. These documents are available for review in the Community Development office during business hours. Final construction plans for construction will be submitted for approval by the Engineer before any construction begins including a SWPP plan with a NOI granted by ADEQ.

Agency Review: 6 agencies were notified and staff has received three comments.

Yavapai County Environmental Services: This agency has no comments on this project.

Arizona Engineering: The Town's consulting engineering firm has reviewed the plan and has issued a letter of tentative approval with the understanding that final construction plans must be submitted for review and approval before construction begins. Their approval does not supercede or eliminate the need for other applicable local, state and federal requirements. This approval is subject to the submission of the Notice of Intent (NOI) as part of the SWPPP.

Camp Verde Water Systems: Water for this project will be provided by CVWS. Main lines will need to be extended to the project. The water company recommends 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. The lots that are affected by the FEMA floodplain are lots 43 and 44 and are not a part of this phase of the subdivision. The District does have one comment as to a required note that should appear on all Final Plats that are within Yavapai County, "Natural ground conditions may convey flows through individual lots. Caution should be exercised in selecting a building site, property owners may wish to contact the Yavapai County Flood Control District for additional direction." This note may not be required by the Town of Camp Verde. The District has approved the Final Plat as submitted.

Town of Camp Verde Community Development Director: This subdivision offers larger lots with horse privileges and therefore, fits the character of this area. It will upgrade the area by extending water to serve this subdivision as well as provide fire hydrants. It is worth noting, Newton Lane, Amorie Drive and Verde West Drive will be impacted by the traffic generated from this new subdivision, however an emergency secondary access will be available on Verde West Drive, if needed.

Attachments: Yes

Prepared by: Nancy Buckel

RESOLUTION 2006-678

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2005-08 FOR EQUESTRIAN ESTATES PHASE 1 SUBDIVISION LOCATED ON 29.37 ACRES CONSISTING OF A PORTION OF PARCELS 403-20-002 & 403-20-147. THIS PROJECT IS LOCATED AT THE END OF NEWTON LANE.

WHEREAS, a request for a final plat (2005-08) approval was filed by Tom Pender of Pender Engineering, agent for Mark Weiland, owner of the 29.37 acres consisting of a portion of tax parcels 403-20-002 & 403-20-147, for Equestrian Estates Phase 1 Subdivision and

WHEREAS, a preliminary plat was heard by the Planning Commission on February 10, 2005 and by the Common Council on March 23, 2005 in public hearings that were advertised and posted according to state law, and

WHEREAS, the purpose of the Final Plat is to allow for the development of a residential subdivision and to subdivide 29.37 acres consisting of a portion of parcels 403-20-002 & 403-20-147 into 25 lots and 1 tract and

WHEREAS, the construction plans have been reviewed and approved by the town engineer, Arizona Engineering and

WHEREAS, the proposed subdivision will not constitute a threat to the health, safety, welfare or convenience of the general public and should be approved.

NOW THEREFORE THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE RESOLVE, TO ADOPT FINAL PLAT 2005-08 FOR EQUESTRIAN ESTATES PHASE 1 SUBDIVISION.

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this 22nd day of March 2006.

_____ Date: _____
Tony Gioia, Mayor

Approved as to Form:

_____ Attest: _____
Town Attorney Deborah Barber, Town Clerk

CASE NO. 2005-37

PROJECT NO. FP 05-08

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

08-05-05P04:58 RCVD

SUBDIVISION PLAT APPLICATION

REQUEST:

PRELIMINARY PLAT _____
FINAL PLAT X
CONCEPTUAL PLAN _____
AMENDED PLAT _____
RESUBDIVISION _____
REVERSION TO ACREAGE _____
SUBDIVISION NAME _____
TRACT _____

APPLICATION DATE August 5, 2005
ASSESOR'S PARCEL NO. 403-20-002 & 147
PRESENT ZONING R1L-35
TAKEN BY B. Quinn
FEES 690.00
HEARING DATE _____

OWNER/DEVELOPER Mark Weiland PHONE (928) 301-3436 FAX _____
ADDRESS 1800 Saltmine Road CITY Camp Verde STATE AZ ZIP 86322
CONTACT PERSON Pender Engineering - Tom Pender, P.E. ~~or Connie Dedrick~~

****

ENGINEER Pender Engineering 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. or Connie Dedrick

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

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

PENDER ENGINEERING

August 5, 2005

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

RE: Letter of Intent for Equestrian Estates Final Plat Subdivision – APN: 403-20-002, 147

Dear Ms. Buckel:

On March 23, 2005, the Town Council passed resolution 2005-630 that approved Preliminary Plat 2005-01 and Ordinance 2005-A300 that approved Zoning Map Change 2005-03 for parcels 403-20-002 and 403-20-147 for the above referenced subdivision.

At this time we are respectfully requesting Final Plat subdivision approval for Equestrian Estates subdivision. If you have any questions feel free to contact me regarding this matter.

Sincerely,

Connie L. Dedrick
Project Coordinator

Cc: Mark Weiland

PENDER ENGINEERING

Equestrian Estates Subdivision
Letter of Intent

Property Description and Location

The property is 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. The onsite topography is described as farmland with a very slight slope from the Northwest to the Southeast.

Surrounding Zoning and Land Uses

The Verde River and Yavapai Apache Lands bound the property to the north. To the south and west are existing residential subdivisions, Verde West Acres and Buena Vista Estates respectively. To the east is vacant residential land that is metes and bounds parcels.

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

Utilities

APS and Qwest are presently available to the property and the utility lines will be placed underground and electrical service will be provided to each home by Arizona Public Service (APS) as well as Qwest Communications providing telephone service.

Water
Camp Verde Water System is providing water service to the subject property. Intent to serve letter is included with this application.

The developer will construct water line extensions from Newton Lane R-O-W, throughout the subdivision to Verde West Acres subdivision.

Individual On-site Septic

Each home will have an individual on-site septic. Percolation testing in accordance with Yavapai County Environmental Services has been conducted and the site is suitable for standard septic systems. Application will be submitted to Tom Lange, Project Manager with Yavapai County for Certificate of Sanitary Facilities approval.

Streets

The roadways located within the subdivision will be 28 ft. wide with a curb and gutter. Newton Lane will be constructed with three (3) inch asphalt paving over a nine (9) inch aggregate base course up to Paso Fino Way. Paso Fino Way and the remainder of the subdivision will be constructed with three (3) inch asphalt paving over a six (6) inch of aggregate base. The streets will be dedicated upon completion of the construction. A request for a variance for street

construction was approved with the approval of the Preliminary Plat and a copy of this variance is included with this application.

Drainage

It has been determined that the property has very little impact from the overland flows from the west. All storm water generated on and offsite will be routed through the project via swale and roadside ditches.

All storm water will be intercepted and diverted to the Verde River for out fall. Therefore, no offsite drainage will impact neighboring properties.

Traffic

The property will be accessed from Newton Lane and 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.

Conclusion

We feel the Final Plat is in general conformance with the Preliminary Plat and all stipulations have been addressed. Based on the preceding, we respectfully request that the Final Plat for Equestrian Estates be recommended for approval.

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.

X M Weil
_____, 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

OFFICIAL SEAL
SUSAN L. ALEXANDER
Notary Public - State of Arizona
YAVAPAI COUNTY
My Comm. Expires Oct. 1, 2006

CASE NO. 2005-37

PROJECT NO. FP 05-08

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. 403-20-002 & 147 PRESENT ZONING RCU2A

SUBDIVISION Equestrian Estates EXISTING USE OF PROPERTY agricultural

ADDRESS OF PROPERTY End of Newton Lane, Camp Verde

REQUESTED WAIVER OR VARIANCE:

Request to use 3" of asphalt paving over 9" of aggregate base course for Newton Lane up to Paso Fino Way, and 3" of asphalt paving over 6" of aggregate base course for remainder of the Subdivision.

JUSTIFICATION

Upon recommendation of Engineering & Testing Consultant's soils report (attached)

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

3/10/05
Date

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application:_____ 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] 8.18.04
Applicant's Signature Date

Agent for:_____

State of Arizona
Town of Camp Verde

On this 18th day of August, ~~19~~ 2004 (88) 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.

OFFICIAL SEAL
SUSAN L. ALEXANDER
Notary Public - State of Arizona
YAVAPAI COUNTY
My Comm. Expires Oct. 1, 2006

[signature]
Notary Public

10-1-2006
Date Commission Expires

Rev 12/98

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.

PENDER ENGINEERING

1010 N. Main St.
Cottonwood, Arizona 86326
928-639-0776
Fax: 928-639-3801

MEMO

Date: August 5, 2005

To: Nancy Buckel, Senior Planner

From: Connie Dedrick, Project Coordinator

Re: Equestrian Estates Subdivision

Per our conversation on August 4, 2005 the street names that have been approved are as follows:

Kayleen Place
Paint Drive
Belgian Way

Previously Newton Lane and Paso Fino Way were approved and are being submitted for clarification purposes.

Also, Belgian Way is not shown on the Final Plat, but will be added prior to Final Recordation.

Engineers Opinion of Probable Construction Cost
For
County Assurance Equestrian Estates

Description	Units	Quantity	Unit Cost	Assurance Amount
Clearing	A.C.	15	$1,000.00	$15,000.00
Temporary Erosion Control	L.S.	1	$5,000.00	$5,000.00
Seeding	L.S.	1	$6,000.00	$6,000.00
Finish Grading	S.Y.	25000	$2.00	$50,000.00
Grading/Excavation	C.Y.	8000	$12.00	$96,000.00
Import	C.Y.	6000	$8.00	$48,000.00
Roadway Base In Place	C.Y.	3345	$34.00	$113,730.00
3" Asphalt Paving	S.Y.	12275	$15.00	$184,125.00
Preservative Seal	S.Y.	8980	$0.50	$4,490.00
Curb and Gutter	L.F.	8195	$14.00	$114,730.00
Valley Gutter	S.F.	1195	$9.00	$10,755.00
Road Signs	EA.	11	$450.00	$4,950.00
24 inch CMP	L.F.	352	$48.00	$16,896.00
Headwall MAG Std 501	EA.	1	$2,000.00	$2,000.00
Rip Rap	C.Y.	20	$50.00	$1,000.00
Fire Hydrants	EA.	8	$2,500.00	$20,000.00
Water Services	EA.	44	$450.00	$19,800.00
8" DIP Water Line (Including Valves)	L.F.	4350	$55.00	$239,250.00
Valves)	L.F.	9655	$40.00	$386,200.00
Utility Trench	L.F.	10000	$20.50	$205,000.00
Transformer Pads	EA.	24	$800.00	$19,200.00
TAX	L.S.	1	$64,476.75	$64,476.75
TOTAL COUNTY ASSURANCE				**$1,626,602.75**
APS Construction Fee *	L.S.	1	$116,600.00	$116,600.00
Construction Staking *	L.S.	1	$78,106.30	$78,106.30
Engineering Testing *	L.S.	1	$12,000.00	$12,000.00
Engineering observation/Draw releases *	L.S.	1	$5,000.00	$5,000.00
Place Property Corners and Monuments *	L.S.	1	$10,000.00	$10,000.00
TOTAL PROJECT				**$1,848,309.05**

8/5/2005

Thomas Lloyd Pender — Date

Registered Professional Engineer (Civil)
CERTIFICATE NO. 28621
THOMAS LLOYD PENDER
Date Signed 8-5-05
ARIZONA, U.S.A.

P.O. Box 1245~Cottonwood~AZ.~86326~(928) 639-0776~Fax (928) 639-3801

When recorded, mail to:
Mark Weiland
1800 Saltmine Road
Camp Verde, AZ 86322

Comments: Draft

Declaration of Covenants Conditions, And Restrictions

FOR

Equestrian Estates Subdivision

This Declaration of Covenants, Conditions, and Restrictions for Lucky Canyon Estates Subdivision is made as of the date set forth at the end of this Declaration by Lucky Canyon Properties LLC, hereby referred to as "The LLC".

LOT CONSTRUCTION / IMPROVEMENTS

Any and all proposed construction within the Lucky Canyon Estates Subdivision must be submitted for design review through Lucky Canyon Properties LLC independent from any other entity. All plans must be submitted and approved by The LLC prior to commencing any lot improvement.

SIZE

It is expected that residences will exceed 2,000 square feet of living area, except and unless there are special circumstances or unique design solutions, which can only be approved by the LLC.

EXTERIOR MATERIALS

It is expected that all residences be finished in Stucco. This will keep the neighborhood compatible with the surrounding homes

ROOFS

No house or structure will be constructed with a flat roof. All roofs should have at least a 5/12 slope and be a tile product.

GARAGES OR ADDITIONAL CONSTRUCTION

Functional garages for each residence are required, either attached or detached, accommodating at least two automobiles. Carports or other construction must be approved by the LLC. All out buildings must match the residence.

FENCING

Fencing between properties is not required, but is required for animals such as horses, dogs etc.

EXTERIOR COLORS

The color of the exterior must be subdued. Earth tones are recommended, although accent colors may be different. Colors must be approved by the LLC.

CHANGES OR ADDITIONAL CONSTRUCTION

All changes or additions to the approved plans before, during or after the construction must first be approved by the LLC.

FINAL DESIGN SUBMITTAL

After preliminary approval is obtained from the LLC, the following documents are to be submitted for final review.

1. Site plan showing the entire property, location of the building envelope, the residence, driveway/parking area, and finished floor elevations.
2. Floor plans (scale ¼" = 1'0")
3. Roof plan (scale ¼" = 1'0") showing all roof pitches.
4. All exterior elevations (scale ¼" = 1'0") showing both existing and proposed grade lines, plate heights, roof pitch and an indication of exterior colors.
5. Paint chips and literature as requested by the LLC depicting or describing all exterior colors including roof tile color.

The objective of these standards is not to create look-alike residences, but to create harmony of design, color and compatibility. No residential design, fencing or other improvement should stand out from the overall appearance of the neighborhood.

In order to assist each owner in the subdivision, The LLC has established Development Guidelines to preserve the compatibility of the residences.

SPECIAL ASSESSMENTS

A regular assessment will be required by each lot owner for the community well. This will fund any repairs to the well equipment or may be used if it becomes necessary to drill deeper. Each homeowner will have a meter to monitor their water usage and shall be billed accordingly.

USE AND OCCUPANCY RESTRICTIONS

No part of the property shall be used for other than a single-family residence and related purposes. No property shall be used to conduct any religious, commercial or industrial operations of any kind, except for use of an inoffensive home office type business.

LANDSCAPING

It is required that at least the front portion of the yards be landscaped to keep the neighborhood aesthetically pleasing.

NUISANCES

Upon completion of construction, no rubbish of any kind shall be permitted to accumulate on the property. No owner shall be permitted to keep non-running vehicles in a yard that is visible. Unsightly articles shall not be placed so as to be visible from neighboring lots. Any such vehicles or unsightly articles must be screened from view. Refer to Developmental guidelines for fencing. Temporary trash piles shall be permitted where necessary to allow for pick up and disposal services.

Dated as of _____, 2004

LUCKY CANYON PROPERTIES L.L.C.

By _____

Mark Weiland, President

STATE OF ARIZONA)

COUNTY OF YAVAPAI)

The foregoing instrument was acknowledged before me this _____ day of _____, 2004, by Mark Weiland, the President of Lucky Canyon Properties L.L.C., who executed the foregoing on behalf of the trust, being authorized to do so for the purposes therein contained.

_____

Notary Public

My Commission Expires:

_____

ARIZONA DEPARTMENT OF WATER RESOURCES
Office of Assured and Adequate Water Supply
500 North Third Street, Phoenix, Arizona 85004-3921
Telephone 602 417-2465
Fax 602 417-2467

JANET NAPOLITANO
Governor

HERB GUENTHER
Director

April 20, 2005

Mr. Roy Tanney
Arizona Department of Real Estate
2910 N. 44th Street
Phoenix, Arizona 85018

Water Adequacy Report #22-401613.0000
Subdivision Name: Equestrian Estates
Owner: Lucky Canyon Properties
Number of lots: 44
County: Yavapai
Township 14 N **Range** 04 E **Section** 14

Water provided by: Camp Verde Water System
Water Type: Groundwater
Current water depth: 347
Estimated 100-year depth: 347 - 794
Current decline rate: 0.5
Basin: Verde Valley

Dear Mr. Tanney:

Pursuant to A.R.S. § 45-108, the Department of Water Resources has reviewed the available information pertaining to the water supply for the above-referenced subdivision. This letter constitutes the Department's report on the subdivisions water supply as required by A.R.S. § 45-108(A).

Adequacy of the 100-year water supply was reviewed by the Department with regard to physical, legal and continuous availability, and to determine if the water supply is of adequate quality. Information available to the Department indicates that the applicant has satisfied the adequate water supply requirements as set forth in A.A.C. R12-15-715 *et seq.* Therefore, the Department of Water Resources finds the water supply to be adequate to meet the subdivision's projected needs. Any change to the subdivision or its water supply plans may invalidate this decision.

This letter is being forwarded to your office as required by A.R.S. § 45-108. This law requires the developer to hold the recordation of the subdivision's plat until receipt of the Department's report on the subdivision's water supply. By copy of this report, the Yavapai County Recorder is being officially notified of the developer's compliance with the law. Because of the possibility that a future court proceeding could result in a legal determination that water withdrawn from wells in this area is surface water, the Department recommends that your office include the following statement in all promotional material and contracts for sale of lots in the subdivision:

> **"Pursuant to A.R.S. § 45-108 and A.A.C. R12-15-715 *et seq.*, the Department has determined that the water supply for the Equestrian Estates subdivision is <u>adequate</u>, *i.e.* that the water supply is physically, continuously and legally available to satisfy the applicant's 100-year projected water demand, and that the water supply is of suitable water quality. However, the legal availability of the water withdrawn from wells in this area may be the subject of court action in the future as part of a determination of surface water rights.**

Whether future court action will have an effect on the legal availability of the water supply for the proposed subdivision cannot be determined at this time."

If you have any questions, please contact Abe Malek at (602) 417-2448.

Sincerely,

Frank Putman
Assistant Director

FP/AD/ef
700229

cc: Yavapai County Planning and Zoning
Yavapai County Recorder
Chris R. Catalano
Alan R. Dulaney, ADWR

12-23-04P03:04 RCVD

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

Date: December 20, 2004

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

RE:	ZMC 2005-03 & PP 2005-01
Name:	Mark Welland, Lucky Canyon Properties, LLC Equestrian Estates
Parcel Number:	403-20-002 & 403-20-147

Dear Ms. Buckel:

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

We understand that the water for this project will be supplied by CVWS. We currently do not have water service adjacent to this project, but have mains close to the project area that can be extended to this area. We will provide service to this area under an Advance in Aid of Construction Agreement.

Our Advance in Aid of Construction Agreements require us to collect the infrastructure fees up front and repay the Advance for refundable fees over a ten (10) year period, based on the revenue collected from bona fide customers as defined in A.A.C. R14-2-406D. The refund is ten percent (10%) of the revenue collected (less taxes and fees) from these customers for ten years. Any balance remaining after ten years becomes a contribution to our company. Any facilities associated with fire protection are a contribution to the company and are not subject to refund. We are required by ACC to serve those developments located within our CC&N when there is a request for service.

We do recommend approval of this request with the above understanding. If you have any questions or need additional information, please call me at the above number.

Sincerely,

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

Z:\CVWS Documents\Development Letters\CV P&Z Letters

3. Where service is being provided for the first time, the customer shall provide and maintain a private cutoff valve within 18 inches of the meter on the customer's side of the meter, and the utility shall provide a like valve on the utility's side of such meter.
4. The Company may install its meter at the property line or, at the Company's option, on the customer's property in a location mutually agreed upon.
5. Where the meter or service line location on the customer's premises is changed at the request of the customer or due to alterations on the customer's premises, the customer shall provide and have installed at his expense all piping necessary for relocating the meter and the utility may make a charge for moving the meter and/or service line.
6. The customer's lines or piping must be installed in such a manner as to prevent cross-connection or backflow.
7. Each utility shall file a tariff for service and meter installations for Commission review and approval.

C. Easements and rights-of-way
1. Each customer shall grant adequate easement and right-of-way satisfactory to the utility to ensure that customer's proper service connection. Failure on the part of the customer to grant adequate easement and right-of-way shall be grounds for the utility to refuse service.
2. When a utility discovers that a customer or his agent is performing work or has constructed facilities adjacent to or within an easement or right-of-way and such work, construction or facility poses a hazard or is in violation of federal, state or local laws, ordinances, statutes, rules or regulations, or significantly interferes with the utility's access to equipment, the utility shall notify the customer or his agent and shall take whatever actions are necessary to eliminate the hazard, obstruction or violation at the customer's expense.

Historical Note
Adopted effective March 2, 1982 (Supp. 82-2). Amended subsection (B) effective September 28, 1982 (Supp. 82-5).

R14-2-406. Main extension agreements

A. Each utility entering into a main extension agreement shall comply with the provisions of this rule which specifically defines the conditions governing main extensions.
B. An applicant for the extension of mains may be required to pay to the Company, as a refundable advance in aid of construction, before construction is commenced, the estimated reasonable cost of all mains, including all valves and fittings.
1. In the event that additional facilities are required to provide pressure, storage or water supply, exclusively for the new service or services requested, and the cost of the additional facilities is disproportionate to anticipated revenues to be derived from future consumers using these facilities, the estimated reasonable cost of such additional facilities may be included in refundable advances in aid of construction to be paid to the Company.
2. Upon request by a potential applicant for a main extension, the utility shall prepare, without charge, a preliminary sketch and rough estimate of the cost of installation to be paid by said applicant. Any applicant for a main extension requesting the utility to prepare detailed plans, specifications, or cost estimates may be required to deposit with the utility an amount equal to the estimated cost of preparation. The utility shall, upon request, make available within 45 days after receipt of the deposit referred to above, such plans, specifications, or cost estimates of the proposed main extension. Where the applicant accepts utility construction of the extension, the deposit shall be credited to the cost of construction; otherwise the deposit shall be nonrefundable. If the extension is to include oversizing of facilities to be done at the utility's expense, appropriate details shall be set forth in the plans, specifications and cost estimates.
3. Where the utility requires an applicant to advance funds for a main extension, the utility shall furnish the applicant with a copy of the Commission rules on main extension agreements prior to the applicant's acceptance of the utility's extension agreement.
4. In the event the utility's actual cost of construction is less than the amount advanced by the customer, the utility shall make a refund to the applicant within 30 days after the completion of the construction or utility's receipt of invoices related to that construction.
5. The provisions of this rule apply only to those applicants who in the utility's judgment will be permanent customers of the utility. Applications for temporary service shall be governed by the Commission's rules concerning temporary service applications.

C. Minimum written agreement requirements
1. Each main extension agreement shall include the following information:
   a. Name and address of applicant(s)
   b. Proposed service address
   c. Description of requested service
   d. Description and map of the requested line extension
   e. Itemized cost estimate to include materials, labor, and other costs as necessary
   f. Payment terms
   g. A clear and concise explanation of any refunding provisions, if applicable
   h. Utility's estimated start date and completion date for construction of the main extension
2. Each applicant shall be provided with a copy of the written main extension agreement.

D. Refunds of advances made pursuant to this rule shall be made in accord with the following method: the Company shall each year pay to the party making an advance under a main extension agreement, or that party's assignees or other successors in interest where the Company has received notice and evidence of such assignment or succession, a minimum amount equal to 10% of the total gross annual revenue from water sales to each bona fide consumer whose service line is connected to main lines covered by the main extension agreement, for a period of not less than 10 years. Refunds shall be made by the Company on or before the 31st day of August of each year, covering any refunds owing from water revenues received during the preceding July 1st to June 30th period. A balance remaining at the end of the ten-year period set out shall become non-refundable, in which case the balance not refunded shall be entered as a contribution in aid of construction in the accounts of the Company, however, agreements under this general order may provide that any balance of the amount advanced thereunder remaining at the end of the 10 year period set out, shall thereafter remain payable in whole or in part and in such manner as is set forth in the agreement. The aggregate refunds under this rule shall in no event exceed the total of the refundable advances in aid of construction. No interest shall be paid by the utility on any amounts advanced. The Company shall make no refunds from any revenue received from any lines, other than customer service lines, leading up to or taking off from the particular main extension covered by the agreement.

ARIZONA DEPARTMENT OF WATER RESOURCES

OFFICE OF ASSURED WATER SUPPLY
500 NORTH THIRD STREET
PHOENIX, ARIZONA 85004
(602) 417-2460

SUPPLEMENT TO APPLICATION FOR A WATER ADEQUACY REPORT

NOTICE OF INTENT TO SERVE

Municipal Water Provider Name (please type or print): CAMP VERDE WATER SYSTEM, INC.

ADEQ Public Water System Number (please indicate the number valid for this subdivision): 13-015

Subdivision/Development Name: EQUESTRIAN ESTATES SUBDIVISION

The undersigned municipal water provider agrees to provide to the development indicated above an amount of water sufficient to satisfy the water demands of the development as stated in the application for an assured water supply or water adequacy. This Notice of Intent to Serve is conditioned upon the provider's receipt of necessary approvals from the Arizona Corporation Commission and other regulatory agencies, and the provider's receipt of all necessary payments.

The municipal water provider, if a private water company, further attests that the subject development is either within the boundaries of the company's existing Certificate of Convenience and Necessity or that a formal request has been filed with the Arizona Corporation Commission to extend the boundaries to include the development.

This Notice of Intent To Serve Agreement is agreed to under the signature of an agent of the municipal water provider authorized to sign the agreement:

Name of Municipal Water Provider's authorized agent (please type or print): STANLEY BULLARD

Signature of Authorized Agent of Municipal Water Provider

8-31-2004
Date

APS

A subsidiary of Pinnacle West Capital Corporation

1250 East U.S. Highway 89A
Cottonwood, AZ 86326-4507
http://www.aps.com

September 01 2004

Pender Engineering
Atten: Susan L. Alexander
P.O. Box 1245
Cottonwood, AZ 86326

RE: Power Availability Verification of service to Equestrian Estates Subdivision

To Whom It May Concern:

Thank you for the opportunity to provide information regarding electrical service to the above location. The referenced area is in Arizona Public Service Company's electric service area. We extend our facilities to serve this location in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services", Schedule #3, and the "Terms and Conditions for the Sale of Electric Service", Schedule #1, on file with the Arizona Corporation Commission at the time we begin installation for the electric facilities. Copies are enclosed for your review. Please don't hesitate to contact us should you have questions.

All trenching and conduit installation is the responsibility of the Customer and will then be inspected and approved by APS. We will provide you with the requirements and specifications. To prepare the design for electrical utility service to meet the property/lot owner needs, the following items will need to be submitted: an approved set of plans on the project, a copy of the survey results on the property, load calculations, and a copy of the recorded deed. Please forward these to my attention at your earliest opportunity.

Prior to construction, an advance payment may be required. The amount of advance payment cannot be determined until an economic analysis has been made, based in part on certain information you will be required to furnish. This payment may be refundable in accordance with section 5 of Schedule #3.

In addition, you may also incur additional costs which are non-refundable. These costs will depend upon the extent of the construction you will require that we perform to facilitate your project. An annual facilities charge may also be required in addition to the standard rates for electric service. Any APS charges will be set forth in an extension agreement which will require authorization by APS and the Customer.

It is to be understood that this letter is intended only for your general information and does not constitute any type of offer or agreement between us. If you have any questions, please feel free to contact me at (928) 646-8401.

Sincerely,

Ray Arnold

Ray Arnold
Verde Service Planning Section Leader

Enclosures: Schedule 1, Schedule 3

SEPTEMBER 2, 2004

QWEST
Developer Contact Group
6212 S. Quentin, Suite 100-A
Englewood, CO 80112

PENDER ENGINEERING
SUSAN L. ALEXANDER
P.O.BOX 1245
COTTONWOOD, AZ 86326

Dear Developer:

Subject: **EQUESTRAIN ESTATES SUBDIVISION**- A parcel of 403-20-002 AND 403-20-147 land located in Section 14, Township 14 North, Range 4 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona.

This letter is in response to your "Service Availability" request for the subject property.

The subject property is in the QWEST serving area therefore service is available. The developer has specific requirements, which will be forwarded when appropriate. These requirements may be, but are not limited to, "support structure" on the property being developed. Once all requirements are completed, QWEST service will be available to the subject property on a service order basis, arranged by those who occupy the property.

The tariff Rates and Regulations prescribed for service to the project are on file with your State Utilities Commission, and may be examined at your local QWEST Business Office.

Specific concerns regarding QWEST service to the subject property must be directed to the Qwest Engineer responsible for that area, **RICK OGG (928) 634-2102.**

Sincerely,

Rick Ogg

Rick Ogg
Developer Contact Group
1-800-526-3557

UniSourceEnergy
SERVICES

August 30, 2004

Pender Engineering
PO Box 1245
Cottonwood, AZ 86326

RE: Equestrian Estates Subdivision

Natural Gas can be made to the Equestrian Estates Subdivision off of Newton Lane in Camp Verde. A Mainline extension will be required. The closes gas main is at the intersection of La Grande Dr and Newton Lane.

We will need a digital file of the recorded Final Plat with easements before we can price the extension for you.

If I can be of further assistance please contact me at 928-203-1215.

Sincerely

Irene Freeman
Planner

PO Box 157
Cottonwood, AZ 86326

YCES (6/96)

YAVAPAI COUNTY ENVIRONMENTAL SERVICES
500 S MARINA STREET, PRESCOTT, AZ 86301

Agreements must be filled out and signed by a representative of the collection agency and the operational authority of the landfill, and submitted with the application.

SOLID WASTE COLLECTION AGREEMENT-
As required by Arizona Department of Environmental Quality Rules and Regulations, and specifically Regulation R18-5-409.

The Waste Management (NAME OF COLLECTION AGENCY) agrees to provide refuse collection service to Equestrian Estates (NAME OF SUBDIVISION) (COUNTY) in accordance with applicable rules and regulations governing refuse collection and disposal.

Date 8/30/04 Signed Diane Brabec (REPRESENTATIVE OF COLLECTION AGENCY)

Title Residential Specialist

Address 1580 E. Elwood

City Phoenix

In order to approve the above collection service we must also have the information in the agreement in the agreement below.

SOLID WASTE AGREEMENT-
As required by Arizona Department of Environmental Quality Rules and Regulations, and specifically Regulation R18-5-409.

The Gray Wolf Landfill (NAME OF DISPOSAL SITE) is operated by Waste Management (NAME OF OPERATIONAL AUTHORITY) in accordance with applicable rules and regulations governing refuse disposal and will accept refuse from persons living in Equestrian Estates (NAME OF SUBDIVISION)

Date 8/30/04 Signed Diane Brabec (REPRESENTATIVE OF OPERATIONAL AUTHORITY)

Title Residential Specialist

Address 1580 E. Elwood

City Phoenix

Cable Vision of Sedona
Your Connection to the future
65 Coffee Pot Dr. ♦ Sedona, Arizona 86336 ♦ Ph. (520) 282-3096 ♦ Fax (520) 282-6336

Sept.2, 2004

RE:Verification of cable service to Equestrian Estates Subdivision in Camp Verde, AZ.
A.P.N. 403-20-002 & 403-20-147

Susan Alexander
Pender Engineering
P.O.Box 1245 CottonWood, AZ. 86326

Dear Susan Alexander,

Susan this is to verify that we do have cable TV lines in your area shown on the map that was sent to us. I have indicated where our lines are in relation to your development. Not knowing the exact location you will be accessing the power that's the best I can do for information. We can not verify that we will be able to provide cable service to this subdivision. We do not know if the developer will provide trenching to an area where our system already exists. The point of access for APS determines the location of the trenching. We would need that information to determine if we are in that same location. If we are not in that area we will need additional trenching. Please call if you need more information at (928)-779-3661 x: 33

Respectfully,

Art Nichols
Construction Supervisor
Flagstaff & Sedona Cablevision

STAFF REPORT

Council meeting of:	**March 22, 2006**
Title:	**Discussion, consideration, and possible selection to over-grout or dry-stack the limestone at the new Marshal's Office facility.** Additional costs incurred are unbudgeted and will come from the CIP fund.
Budgeted item:	No – if additional costs are incurred
Description of Item:	None
Staff Recommendation:	None
Comments:	None
Attachments:	None
Prepared by:	Bill Lee/cjb