

## AGENDA



**COUNCIL HEARS PLANNING & ZONING  
MAYOR AND COUNCIL  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
473 S. Main Street, Room #106  
WEDNESDAY, MARCH 28, 2007  
at 6:30 P.M.**

1. **Call to Order**

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

2. **Roll Call**

3. **Pledge of Allegiance**

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

a) **Approval of the Minutes:**

1) There are no minutes for approval.

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

1) Regular Session – April 4, 2007 at 6:30 p.m.

3) Regular Session – April 18, 2007 at 6:30 p.m.

4) Council Hears Planning & Zoning – April 25, 2007 at 6:30 p.m.

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

6. **Discussion, consideration, and possible approval of Resolution 2007-722, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2006-08 for the purpose of developing Summerset @ Simonton Ranch subdivision within Simonton Ranch Master Planned Community on portions of parcels 403-23-103M, 403-23-102V consisting of approximately 30.90 acres and 104 lots with the minimum lot size being 5,000 square feet. The Preliminary Plat is submitted by Scott Simonton, agent for owners Camp Verde Homestead, LLC and Verde River Properties, LLC. The site is located off Homestead Parkway and SR 260.**

7. **Discussion, consideration, and possible approval of Resolution 2007-721, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Preliminary Plat 2006-06 for the purpose of developing Bella Vista subdivision on parcels 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B & 404-18-158C consisting of approximately 16.052 acres and 16 lots with the minimum size being 35,000 sq. ft. The site is located off Arena del Loma at the I-17 overpass.**

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

**There will be no Public Input on the following items:**

9. **Advanced Approvals of Town Expenditures**

a) **There are no advanced approvals.**

10. **Manager/Staff Report**

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

Posted by: 

Date/Time: 3-23-07 8:10 a.m

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

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

**TOWN OF CAMP VERDE  
Council Agenda Action Form**

**Meeting Type: Regular**

**Meeting Date: March 28, 2007**

**Consent:**  **Executive Session/Confidential:**  Type(s) of Presentation: Visual

**AGENDA TITLE:** (Be Exact): Resolution 2007-722 approving Preliminary Plat 2006-08 for Summerset @Simonton Ranch for 104 lots on portions of parcels 403-23-103M and 403-23-102V consisting of 30.90 gross acres submitted by Scott Simonton, agent for owners Camp Verde Homestead, LLC and Verde River Properties, LLC.

**PURPOSE AND BACKGROUND INFORMATION:** See attached staff report

**STAFF RECOMMENDATION(S):** Approve

**LIST ALL ATTACHMENTS:** Resolution, application, staff report, plat supporting letters and documentation

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

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Acceptance/Approval      | <input type="checkbox"/> Agreement/Contract | <input type="checkbox"/> Emergency Clause            |
| <input type="checkbox"/> Final Plat               | <input type="checkbox"/> Grant Submission   | <input type="checkbox"/> Intergovernmental Agreement |
| <input type="checkbox"/> Liquor/Bingo Application | <input type="checkbox"/> Ordinance          | <input checked="" type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Public Hearing           | <input type="checkbox"/> Resolution         | <input type="checkbox"/> Special Consideration       |
| <input type="checkbox"/> Special/Temp Use Permit  | <input type="checkbox"/> Other:             | <input type="checkbox"/> Presentation/Report Only    |

**Finance Director Review**

Budgeted/Amount N/A \$N/A

Comments: N/A

Fund: N/A

Line Item: N/A

**Submitting Department: P&Z**

**Contact Person: Nancy Buckel**

**Town Manager/Designee:** \_\_\_\_\_

**Please Note:** You are responsible for checking out, setting up, and returning all special equipment to the Clerk's Office.

**Staff Report**

**Council**

**Meeting of:**

March 28, 2007

**Title:**

**Resolution 2007-722:** Application filed by Scott Simonton agent for Camp Verde Homestead, LLC. And Verde River Properties, LLC, owners for approval of Preliminary Plat 2006-08 that subdivides portions of parcels 403-23-102V and 403-23-103M (30.90 total acres) into 104 lots with a minimum size of 5,500 square feet for residential use.

**Description  
Of Item:**

This phase of Simonton Ranch is to be called Summerset at Simonton Ranch. It will more urban in character and have a density of 3.3 units per acre. The property is located off of Homestead Parkway, North of SR 260.

When the rezoning for this development was approved there were exceptions granted on street width, sidewalks, setbacks and lot coverage for each of the phases. The local street ROW is to be 50' wide and two 8' PUE for utilities. **The roadway is to have two 17' lanes with a 4' sidewalk on one side of the roadway.** The developer is **requesting** that they be allowed to have **parking on both sides** of the street. The Town Engineer indicated that this exception would be more of a policy decision for the Council and possibly a safety issue with the Fire District more than it would be a construction issue for his approval. **Phil Harbeson, Fire Chief** for Camp Verde Fire District, has indicated that they **need 20' unobstructed roadway** for emergency vehicle access. The entrance road ROW is to be 60' wide with two 21' travel lanes, a 10' median and two 8' PUE with a 4' sidewalk on one side of the roadway. The setbacks for the lots are to be 18' Front, 20' Rear and 5' on each side.

The street names submitted for this development are as follows:

Summerset Drive  
Bassett Road  
Katelyn Drive  
Kaylee Drive  
Kiley Circle

Staff is currently reviewing these names as whether they duplicate any other Verde Valley street names or in conflict with 911 naming procedures. The names will be finalized at the time of submittal of the final plat.

Mr. Simonton has indicated that there may be a possible extension of Summerset Drive across the wash to allow for access to parcel 17 that is planned to be the 2<sup>nd</sup> phase of Summerset. The current access is through the commercial property fronting SR 260 in Simonton Ranch. This would occur if and when development of the commercial property required the abandonment of the current access for parcel 17 of the Simonton Ranch PAD.

The drainage report is available in our office for review but because of the volume of the document it will not be included in the packet.

**Agency Review:** Staff held a **project meeting** on January 10, 2007 where APS, Camp Verde Water, CV Trails Commission Representative, Town Public Works Dept. Head, CV Planning staff, and the developer met to discuss outstanding issues.

**Camp Verde Housing Committee:** This project already has had zoning and density determined. Therefore, it is too late to consider workforce housing issues.

**Camp Verde Water Systems:** They currently have service in the area.

**Yavapai County Flood Control:** Additional engineering will have to be submitted including the Phase III Drainage Report and final grading plans before the project can be approved for construction.

**Town of Camp Verde Public Works Dept:** It is understood that the construction of the streets was approved during the zoning of this development into a PAD however, staff is recommending that vertical curbs be used instead of rolled curbs to prevent parking on the sidewalks and damage to this part of the infrastructure

**ADOT:** No comments concerning this development.

**Replies to the 300' Letters:** Nineteen (19) letters were sent out concerning the preliminary plat application for this project. Staff has received no written responses to the notification letter as of the writing of this report.

The Planning and Zoning Commission held a hearing on this application March 8<sup>th</sup> and voted unanimously to recommend to Council approval of PP 2006-08 for Summerset @ Simonton Ranch containing 104 lots with the recommendation to approve the request to allow parking on both sides of the street as requested by the developer.

**Attachments:** Yes  
**Prepared by:** Nancy Buckel



## RESOLUTION 2007-722

**A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE PRELIMINARY PLAT 2006-08 FOR THE PURPOSE OF DEVELOPING SUMMERSSET @ SIMONTON RANCH SUBDIVISION WITHIN SIMONTON RANCH MASTER PLANNED COMMUNITY ON PORTIONS OF PARCELS 403-23-103M 403-23-102V CONSISTING OF APPROXIMATELY 30.90 ACRES AND 104 LOTS WITH THE MINIMUM LOT SIZE BEING 5,000 SQUARE FEET.**

***SITE LOCATION: OFF OF HOMESTEAD PARKWAY AND SR260***

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

- I. The Common Council hereby finds as follows:
  - A. A request for approval of Preliminary Plat 2006-08 was filed by Scott Simonton, agent for Camp Verde Homestead, LLC AND Verde River Properties, LLC, owners of parcels 403-23-103M and 403-23-102V.
  - B. The request was reviewed by the Planning and Zoning Commission on March 8, 2007 and by the Common Council on March 28, 2007 in public hearings that were advertised and posted according to state law.
  - C. The purpose of the preliminary plat is to develop Summersset @ Simonton Ranch residential subdivision with 104 lots.
  - D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves PP 2006-08 for the purpose of developing Summersset @ Simonton Ranch Subdivision with 104 lots on portions of parcels 403-23-103M and 403-23-102V with the following exceptions:

1. The local road ROW will be 50' in width with two 17' travel lanes and one 4' sidewalk on one side of the roadway with 8' PUE on either side of the roadway and parking will be allowed on both sides of the roadway.

NOTE:

Pursuant to approved PAD for Simonton Ranch, the setbacks are to be 18' in front, 20' in the rear and 5' on the sides. The lot coverage shall be a maximum of 50%.

**PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL  
OF THE TOWN OF CAMP VERDE, ARIZONA ON MARCH 28, 2007.**

\_\_\_\_\_  
Tony Gioia, Mayor

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Town Attorney

CASE NO. 2006-51

PROJECT NO. PP 2006-08

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

**SUBDIVISION PLAT APPLICATION**

SUMMITSET AT SIMONTON RANCH

PARCEL 16 SIMONTON RANCH

**REQUEST:**

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

APPLICATION DATE \_\_\_\_\_  
ASSESSOR'S PARCEL NO. Portion of 403-23-102V. & PART OF 403-23-103M  
PRESENT ZONING R1L (PAD 6-12)  
TAKEN BY \_\_\_\_\_  
FEES \_\_\_\_\_  
HEARING DATE \_\_\_\_\_

VERDE RIVER PROPERTIES, LLC  
**OWNER/DEVELOPER** CAMP VERDE HOMESTEAD, LLC PHONE 480-218-7575 FAX 480-218-0888  
ADDRESS 7116 E. LAGUNA AZUL AVE CITY MESA STATE AZ ZIP 85209  
CONTACT PERSON SCOTT SIMONTON

\*\*\*\*\*  
**ENGINEER** HOSKIN RYAN CONSULTANTS, INC PHONE 602-252-8384 FAX 602-252-8385  
ADDRESS 201 W. INDIAN SCHOOL RD CITY PHOENIX STATE AZ ZIP 85013  
CONTACT PERSON JOHN MIRELES

PROPOSED LAND USE	NET ACREAGE (SQ FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY	<u>28.22</u>	<u>104</u>	<u>5,500 S.F.</u>	<u>50'</u>	
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL					
INDUSTRIAL					

RESIDENTIAL DENSITY (SEE REVERSE SIDE) 3.3 DU/PA LINEAR FT OF STREETS \_\_\_\_\_

**TOWN OF CAMP VERDE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**PERMISSION TO ENTER PROPERTY**

HEARING APPLICATION: \_\_\_\_\_ PARCEL NO.: 403-23-102V & PART OF 403-23-103M  
DATE: 11-22-06 LEGAL DESCRIPTION: SEE ATTACHED (PARCEL 16 SIMONTON RANCH)  
NAME: VERDE RIVER PROPERTIES, LLC & CAMP VERDE HOMESTEAD, LLC  
ADDRESS: 7116 E. LAGUNA AZULAVE, MEJA, AZ 85209

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Department or Public Official, in the discharge of duties as stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of the Town of Camp Verde Planning and Zoning Ordinance. Such investigation may be made to determine whether or not any portion of such property, building or other structure is being placed, erected maintained, constructed or used in violation of the Town of Camp Verde Planning and Zoning Ordinance. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer, or renewal of the application. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is OPTIONAL and VOLUNTARILY GIVEN and may be withdrawn or revoked (either in writing or orally) at any time.

[Signature] 11-21-06  
Applicant's Signature G. SCOTT SIMONTON Date

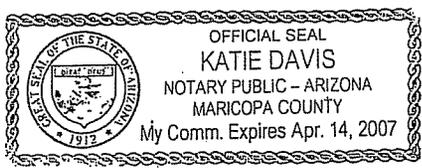
Agent for: VERDE RIVER PROPERTIES, LLC

State of Arizona  
Town of Camp Verde

On this 21 day of November, 2006 before me, the undersigned Notary Public, personally appeared G. SCOTT SIMONTON Who executed the foregoing instrument for the purpose therein contained.

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

[Signature]  
Notary Public  
4/14/07  
Date Commission Expires



**TOWN OF CAMP VERDE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**PERMISSION TO ENTER PROPERTY**

HEARING APPLICATION: \_\_\_\_\_ PARCEL NO.: 403-23-102V & PART OF 403-23-103M

DATE: 11-22-06 LEGAL DESCRIPTION: SEE ATTACHED (PARCEL 16 SIMONTON RANCH

NAME: VERDE RIVER PROPERTIES, LLC & CAMP VERDE HOMESTEAD, LLC

ADDRESS: 7116 E. LAGUNA AZUL AVE, MEJA, AZ 85209

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Department or Public Official, in the discharge of duties as stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of the Town of Camp Verde Planning and Zoning Ordinance. Such investigation may be made to determine whether or not any portion of such property, building or other structure is being placed, erected maintained, constructed or used in violation of the Town of Camp Verde Planning and Zoning Ordinance. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer, or renewal of the application. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is OPTIONAL and VOLUNTARILY GIVEN and may be withdrawn or revoked (either in writing or orally) at any time.

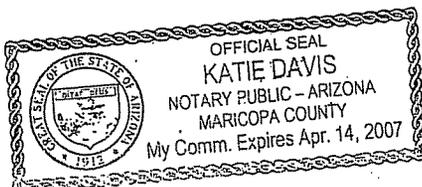
[Signature] \_\_\_\_\_ 11-21-06  
Applicant's Signature G. SCOTT SIMONTON Date

Agent for: CAMP VERDE HOMESTEAD, LLC

State of Arizona  
Town of Camp Verde

On this 21 day of November, 2006 before me, the undersigned  
Notary Public, personally appeared G. SCOTT SIMONTON  
Who executed the foregoing instrument for the purpose therein contained.

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



[Signature]  
Notary Public  
4/14/07  
Date Commission Expires

**DIRECTIONS TO PROPERTY**

ASSESSOR'S PARCEL NUMBER: 403-23-102V & PART OF 403-23-103M

APPLICANT'S NAME: VERDE RIVER PROPERTIES, LLC &  
CAMP VERDE HOMESTEAD, LLC

PROPERTY ADDRESS: PARCEL 16 SIMONTON RANCH

DIRECTIONS TO PROPERTY: APPROXIMATELY 250' EAST OF  
INTERSECTION OF HOMESTEAD PARKWAY AND  
DAVIDSON DRIVE. PROPERTY LIES SOUTH OF  
PROPOSED EXTENSION OF HOMESTEAD PARKWAY.  
AND IS BOUNDED ON SOUTH BY WEST WASH  
AND ON EAST BY WOOD'S DITCH. APPR. 30.9 ACRES.

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1-10-07

10 AM

# Summerset PA

## PROJECT REVIEW SIGN-IN SHEET

Agency	Address	Name	Phone Number
Hostkin Ryan Consultants	201 W. Indian School Rd Phoenix, AZ 85012	Ryan Laak	602-252-8384
CAMP VERDE WATER SYSTEM, INC.	PO BOX 340 CAMP VERDE AZ	STANLEY BULLARD	928-567-5281 928-360-8832 CVWSINC@YAHOO.COM
APS	1250 E Hwy 89A Cottonwood, AZ 86320	Greg Bradley Bob Witte E-mail Address gregory.bradley@APS.COM	928-646-8420 (Designer) 928-646-8462
Camp Verde Water Sys		Rick Tackitt	567-5281 300-5502
		Jim Bullard	567-5281
ToCV Public Works	395 S Main Camp Verde	Ron Long	567-0534 X 129
Town	473 S Main CV	Nancy Buckel  plnrnank@cvaz.org	928-567-8513 X 118
Sierra Ranch	7116 E LIGANT AZ 201 MESA AZ 85209	BRIAN BAIR  br.bair@msr.com	480 636 9175
Sierra Ranch		Brian Bair Scott Sierra	480 2187575

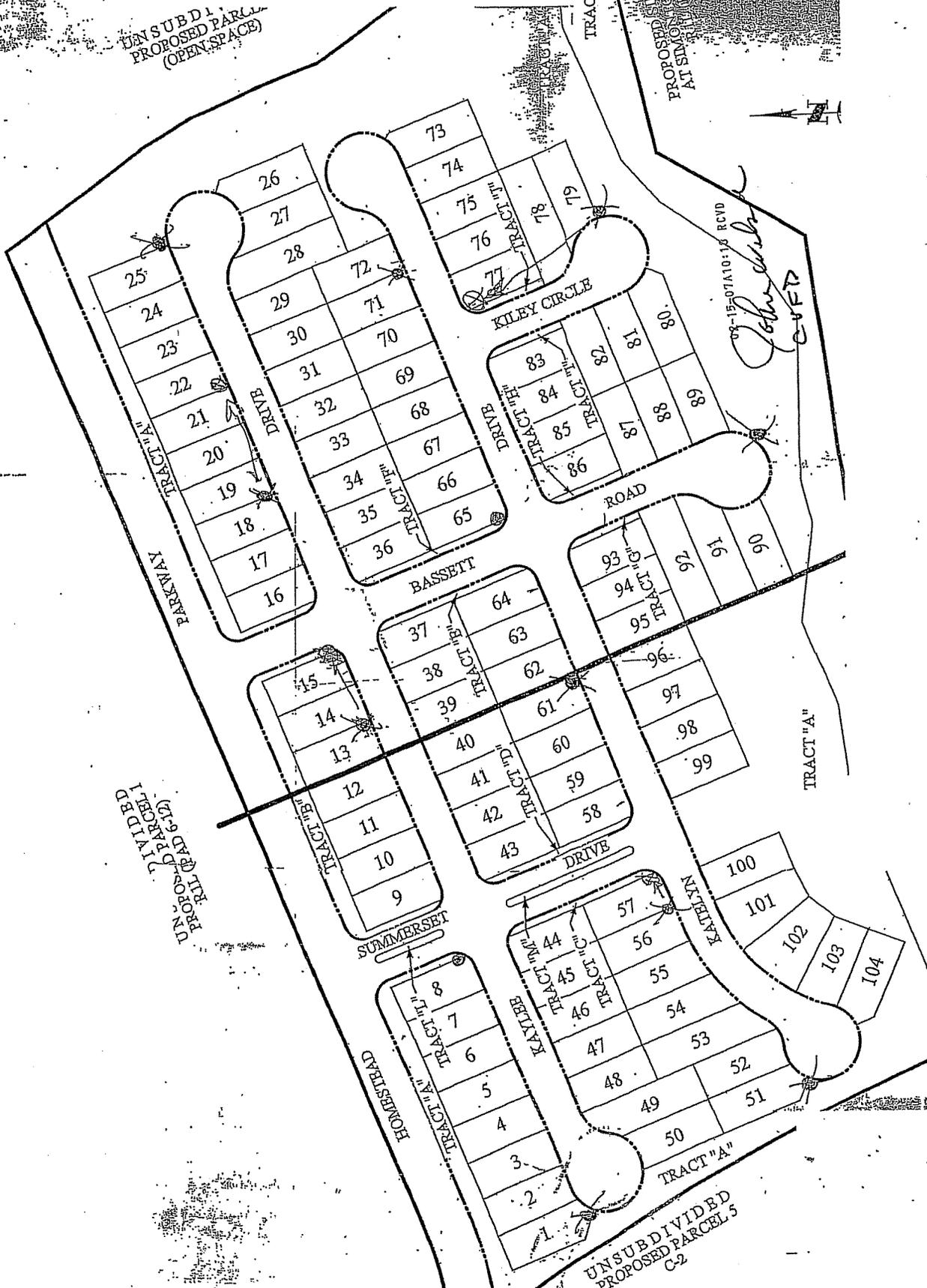
Trails'  
Commission

Lynn  
Reddell

567-3906  
CVMule@wildapacke.net

UNSUBD 1  
PROPOSED PARCEL  
(OPEN SPACE)

TRACT "K"  
PROPOSED SUBDIVISION  
AT S.W. CORNER



UNSUBDIVIDED  
PROPOSED PARCEL 1  
(GLAD ROAD & 13)

UNSUBDIVIDED  
PROPOSED PARCEL 5  
C-2

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

01-16-07A08:37 RCVD

Date: January 16, 2007

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

RE: PP 2006-08  
Name: Sunnerset @ Simonton Ranch 28.22 acres and 104 lots  
Owner: Camp Verde Homestead, LLC  
Parcel Number: 403-23-102V & a portion of 403-23-103M  
Contact: Scott Simonton

Dear Ms. Paulsen:

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

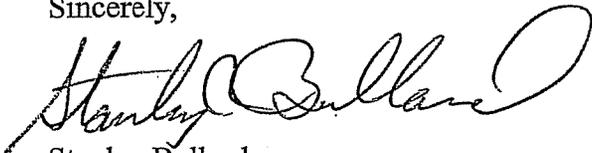
We currently have service in the area of these parcels. The water service to these parcels is contingent upon extending the main line into the subdivision being developed. Otherwise these parcels can be served with appropriate easements and an Advance In Aid of Construction Agreement. We have a twelve inch main paralleling Highway 260 on the east side of the road at Homestead Parkway. We will be able to expand into the area under an Advance in Aid of Construction Agreement. We will need the water mains placed outside of the roadways and sidewalks.

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

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

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Stanley Bullard". The signature is written in dark ink and is positioned above the typed name.

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

# Memo

**To:** Jenna Paulsen, Building Department  
**From:** Ron Long, Town Engineer  
**CC:**  
**Date:** February 13, 2007  
**Re:** Agency Review of Summerset @ Simonton Ranch

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I have three recommendations for the developer of Summerset, these are not requirements because of prior agreements that permit this subdivision's street design as submitted for agency review.

The Local Residential Road Section shown on the Preliminary Plat is only wide enough for parking on one side of the street. The developer should consider widening that street section to accommodate parking on both sides of the street.

The developer should consider including sidewalks on both sides of all the streets in this subdivision.

The developer should change from roll curb to vertical curb to prevent parking on the sidewalks.

Ron Long P.E.  
Town of Camp Verde  
395 S Main Street  
Camp Verde AZ, 86322  
(928) 567-0534 x129



**Yavapai County  
Development Services Department**

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

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

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

**MEMORANDUM**

February 15, 2007

To: **Jenna Paulsen, Administrative Assistant  
Town of Camp Verde**

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

Re: **Preliminary Plat and Grading Plan; APN: 403-23-102V**

Thank you for the opportunity to review the Summerset at Simonton Ranch Subdivision Preliminary Plat and Grading Plan. The Flood Control District can not approve the project at this time and offer the following comments to be forwarded to the engineer of record:

- 1) Provide pre-development and post development hydraulic models that show less than 1.0 foot of rise in the 100 year floodplain elevations. Please make sure model cross sections match the plan cross section locations on the Drainage Exhibit.
- 2) Provide a site map that shows recent lot splits with tax parcel code numbers.
- 3) Provide an Itemized response letter, sealed if need be.

The following comments are recommendations for the Phase III Drainage Report and Final Grading Plans

A considerable amount of hydrologic and hydraulic information will have to be presented in order to provide enough detail to construct the subdivision. Below are some recommendations of information that at a minimum should be included in the Phase III Drainage Report and on the Grading Plans.

- 1) Please provide spot elevations through-out the Grading Plans including channels, streets, retention basins, culvert head walls, inverts and outlets.
- 2) Provide flow arrows through-out the subdivision. Provide flow direction arrows on the typical lot detail.
- 3) Show channel details for all improved channels including calculations for bank protection.
- 4) Provide a cross section of the retention/detention basin.
- 5) Provide details of inlet and outlet structures for the retention/detention basins.
- 6) Provide culvert details along with sizing calculations.
- 7) Provide 100 year discharge values at key locations within and outside of the subdivision.

Yavapai County – Development Services Department

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The proposed project is not approved. As mentioned above additional engineering is required. If you have any questions concerning the aforementioned comments please feel free to call me at (928) 771-7197.

C: Hoskin-Ryan Consultants, Inc.  
Attention: Paul W.R. Hoskin, P.E.  
201 W. Indian School Road  
Phoenix, Az. 85013-3203

**Jenna Paulsen**

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**From:** "John Fought" <JFought@azdot.gov>  
**To:** <jpaulsen@cvaz.org>  
**Sent:** Monday, February 26, 2007 9:37 AM  
**Subject:** Summerset @ Simonton PP2006-08

ADOT

Jenna,

We have no comments concerning this development.

John Fought  
Prescott District Traffic Analyst  
1109 Commerce Drive  
Prescott, AZ 86305

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**Confidentiality and Nondisclosure Notice:** This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.

2/26/2007







Hoskin-Ryan Consultants, Inc.  
civil engineering solutions

201 W. Indian School Road  
Phoenix, AZ 85015-2293  
Office (602) 252-0384 | Fax (602) 252-0355 | www.hoskinryan.com

PRELIMINARY GRADING

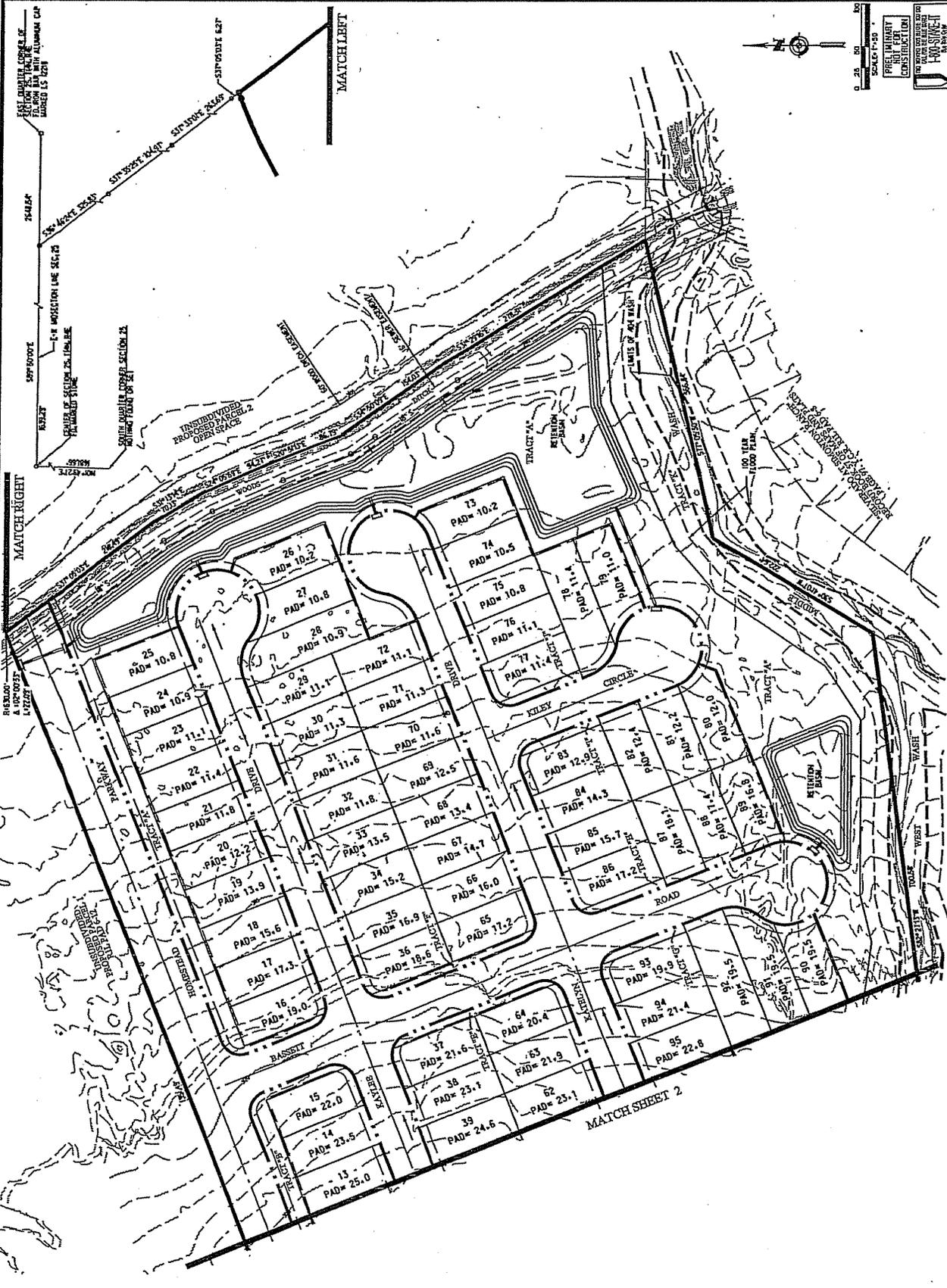
SUMMERSET AT SIMONTON RANCH



DATE: 07/15/10  
PROJECT: SUMMERSET AT SIMONTON RANCH  
SHEET: 3 OF 8



SCALE: 1"=50'  
PRELIMINARY  
NOT FOR  
CONSTRUCTION

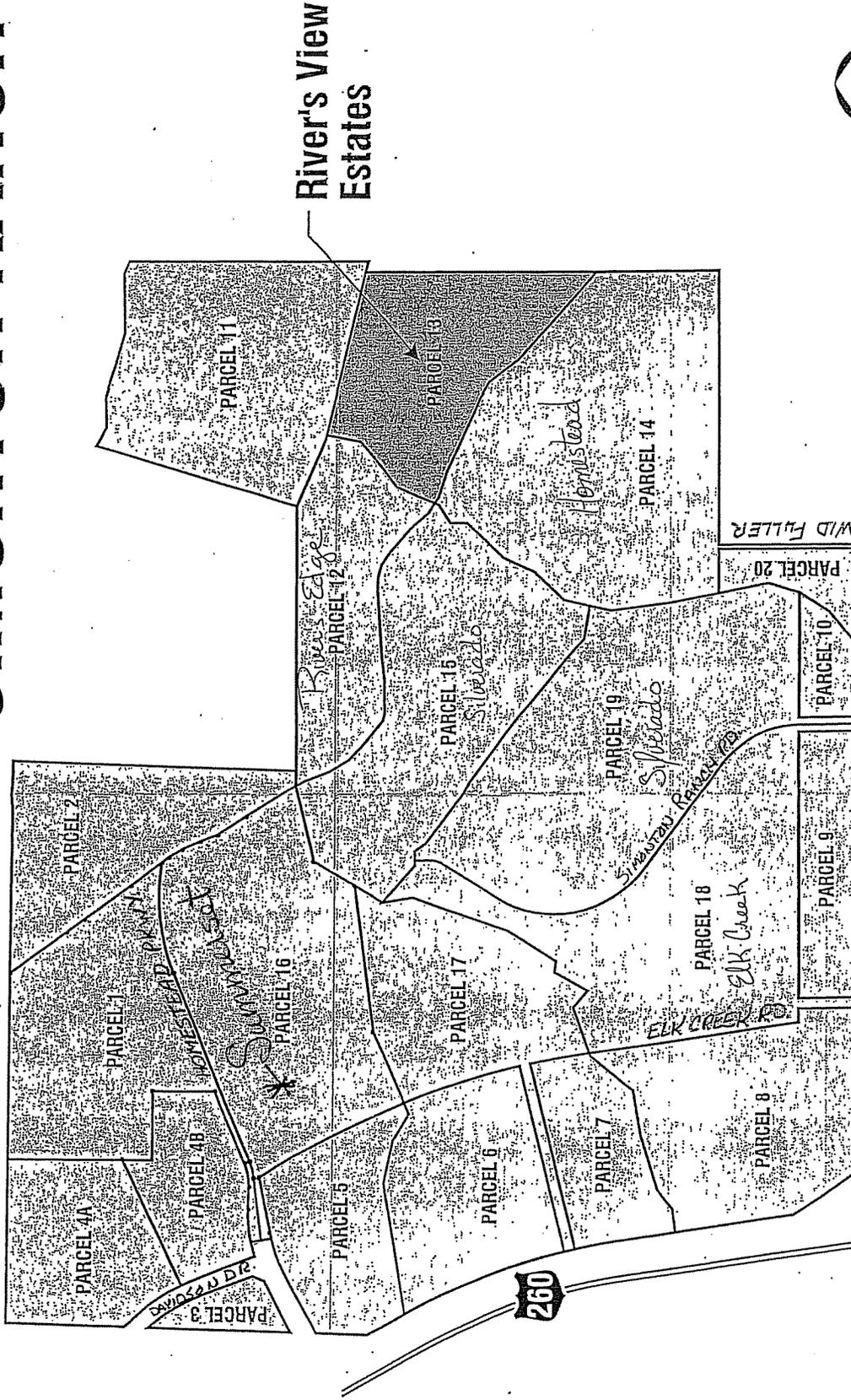


MATCH RIGHT

MATCH LEFT

MATCH SHEET 2

# SIMONTON RANCH



NOT TO SCALE

FINNIE FLAT RD

Hoskin • Ryan Consultants, Inc.  
creative engineering solutions

Land Planning | Hydrology | Civil Infrastructure | Land Development | Surveying | Construction Services | Graphic Services

**TOWN OF CAMP VERDE  
Council Agenda Action Form**

**Meeting Type: Regular**

**Meeting Date: March 28, 2007**

**Consent:**  **Executive Session/Confidential:**  Type(s) of Presentation: Visual

**AGENDA TITLE:** (Be Exact): Resolution 2007-721, approving Preliminary Plat 2006-06 subdividing parcels 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B, & 404-18-158C into a 16 lot subdivision to be known Bella Vista Subdivision.

**PURPOSE AND BACKGROUND INFORMATION:** see attached staff report

**STAFF RECOMMENDATION(S):** None

**LIST ALL ATTACHMENTS:** Application, maps, plat, drainage study, letters from agencies and utilities, Commission draft minutes and staff report

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

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Acceptance/Approval      | <input type="checkbox"/> Agreement/Contract | <input type="checkbox"/> Emergency Clause            |
| <input type="checkbox"/> Final Plat               | <input type="checkbox"/> Grant Submission   | <input type="checkbox"/> Intergovernmental Agreement |
| <input type="checkbox"/> Liquor/Bingo Application | <input type="checkbox"/> Ordinance          | <input checked="" type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Public Hearing           | <input type="checkbox"/> Resolution         | <input type="checkbox"/> Special Consideration       |
| <input type="checkbox"/> Special/Temp Use Permit  | <input type="checkbox"/> Other:             | <input type="checkbox"/> Presentation/Report Only    |

**Finance Director Review**

Budgeted/Amount N/A \$n/a

Comments:

Fund: n/a

Line Item: n/a

**Submitting Department:** P&Z

**Contact Person:** Nancy Buckel

**Town Manager/Designee:** \_\_\_\_\_

**Please Note:** You are responsible for checking out, setting up, and returning all special equipment to the Clerk's Office.

## **Council Hears P&Z Matters**

**Staff Report:**

**Date:** March 28, 2007

**Title:** Resolution 2007-721, Preliminary Plat for Bella Vista Subdivision containing 16 lots.

**Application Background:** This application has been submitted by Al Dupuy of ALD Development, agent for CWS Development Corp. owners, for a subdivision consisting of 16.052 acres. There was a minor general plan amendment and rezoning approved by Council in May of 2005 to R1L-35 to accommodate the development of this property.

Included with the application is a **request for exception** to the town standards for residential roadway construction for curb as described more specifically in Section CV506 Residential Street A. They are wanting to provide a thickened edge of pavement rather than vertical, rolled or ribbon curbs. They also indicated that streets will be built to the detail of CV501D showing compacted dirt swales for drainage. The developer is **also requesting a waiver** from the required minimum size of lots for subdivisions having individual wells and septic systems for each lot as outlined in the Town's Subdivision Regulations, IV. Design Standards, F. Sanitary Sewage and Water Systems, 6. & 7. requiring subdivisions with well and septic on each lot to have a minimum lot size of 70,000 square feet. They are requesting to have lots sized to meet the Yavapai County's Environmental Services minimum lot requirement for lots containing both a well and septic system instead. This is permitted under the subdivision regulations VI. Design Standards, Sanitary Sewage and Water Systems Section F.8. A letter from **Yavapai County Environmental Services** is in the packet indicating it appears that a house, well and septic can be placed on each parcel maintaining the required setbacks based on submittal of soils report, perk test, and map submitted by applicant. A map designed by the engineer indicating the placement of the proposed wells and septic systems is included in the packet.

A **project meeting** was held on October 18, 2006 with two agencies in attendance. The **Camp Verde Fire District** representative indicated that the roadway width and turn arounds were adequate. He requested that the CC&Rs contain language requiring paved surface or compacted AB on driveways for all-weather access by emergency vehicles. He also discussed water access in the immediate area for fire fighting equipment.

**The Town Engineer** discussed with the project engineer the need for drainage facilities within the subdivision for the increased runoff created by the development. It was agreed to place a basin on the south end of lot 10 and to include appropriate drainage easements on the plat. The Town Engineer explained to the developer that the Town was not interested in taking over the drainage system and that it will be the responsibility of the Homeowner's association or individual property owners to maintain these areas. Because of the small size of this development and the access off of a minor arterial, no traffic analysis was required.

**Staff requested** the proposed street names be changed because the street names were already in use within the town. Staff also requested the name of the subdivision be changed. The Developer has subsequently amended the plat to reflect a new name for the plat and submitted a list of alternate street names that have been cleared by staff. A revised Plat accompanies this packet.

**The Trails Committee** reviewed this preliminary plat at their meeting of October 10, 2006 and made the recommendation to the developer to create a pathway from Arena Del Loma down Park Verde Road (Bailey Street) between lots 9 and 10 to the existing fence of the ROW for I-17, then southward to the southwest corner of the subdivision, with the eventual goal of extending the trail to the Verde River at a future time. The plat has been amended to show the requested railway easement.

Staff has received servicabilty letters from Qwest and APS and out of the eleven agencies and departments contacted on this project, six have responded and their comments are included in this report.

**Yavapai County Flood Control** indicated this development does not contain any FEMA delineated floodplains or watercourses with drainage areas greater than 40 acres. They have no objection to this application.

**ADOT** responded by noting that an encroachment permit will be necessary before any construction may take place. The drainage at this stage are deemed acceptable. Further documentation must be submitted before approval will be granted.

The Planning and Zoning Commission's meeting held a hearing on this application on March 8<sup>th</sup> and voted 4-3 to recommend approval of the waier for wells and septics on lots of less than 70,000 square feet based on Yavapai County Environmental Services (ADEQ local enforcement agency) letter. On a vote of 6-1 the Commission then voted to recommend to Council approval of PP 2006-06, Preliminary Plat for Bella Vista Subdivision with the following stipulations:

1. Rolled curbs be installed with the pathways.
2. A homeowners association be formed, and maintenance of the paths and trailways be funded by the HOA.

A copy of the draft minutes for the Commission's meeting is in packet for review.

No CC&R's were submitted with this application and the developer has not proposed any type of assurance at this time. If these items are determined to be relevant to the project by the developer, they will be submitted with the final plat.



## RESOLUTION 2007-721

**A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE PRELIMINARY PLAT 2006-06 FOR THE PURPOSE OF DEVELOPING BELLA VISTA SUBDIVISION ON PARCELS 403-19-010B, 403-21-001, 403-23-001A, 403-23-001B & 404-18-158C CONSISTING OF APPROXIMATELY 16.052 ACRES AND 16 LOTS WITH THE MINIMUM LOT SIZE BEING 35,000 SQ FT.**

***SITE LOCATION: OFF ARENA DEL LOMA AT THE I-17 OVERPASS.***

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

- I. The Common Council hereby finds as follows:
  - A. A request for approval of Preliminary Plat 2006-06 was filed by Al Dupuy of ALD Development, agent for CWS Development Corp, owners of parcels 403-19-010B, 403-21-001, 403-23-001A, 403-23-001B & 404-18-158C.
  - B. The request was reviewed by the Planning and Zoning Commission on March 8, 2007 and by the Common Council on March 28, 2007 in public hearings that were advertised and posted according to state law.
  - C. The purpose of the preliminary plat is to develop Bella Vista residential subdivision with 16 lots.
  - D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves PP 2006-06 for the purpose of developing Bella Vista Subdivision with 16 lots on parcels 403-19-010B, 403-21-001, 403-23-001A, 403-23-001B & 404-18-158C with the following exceptions:

1. A homeowners association to be formed, and maintenance of the paths and trail ways be funded by the HOA.
2. Rolled curbs to be installed with the pathways
3. Allowance for the placement of well and septic systems on lots with

a minimum lot size of 35, 000 sq ft as approved by Yavapai County Environmental Services, a local agency enforcing ADEQ requirements.

**PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON MARCH 28, 2007.**

\_\_\_\_\_  
Tony Gioia, Mayor

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Town Attorney

*Bella Vista*

CASE NO. 2006-44

PROJECT NO. PP 06-06

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

403-19-010B  
 403-21-001  
 403-21-001B  
 404-18-158C  
 403-21-001A

<b>REQUEST:</b>	APPLICATION DATE <u>9-29-06</u>
PRELIMINARY PLAT <u>X</u>	ASSESOR'S PARCEL NO. _____
FINAL FLAT _____	PRESENT ZONING <u>R1L-35</u>
CONCEPTUAL PLAN _____	TAKEN BY _____
AMENDED PLAT _____	FEES _____
RESUBDIVISION _____	HEARING DATE _____
REVERSION TO ACREAGE _____	
SUBDIVISION NAME <u>Bella Vista</u>	
TRACT _____	

OWNER/DEVELOPER CWS DEVELOPMENT CORP. PHONE (602) #818-6685 FAX 554-0450  
 ADDRESS 32421 N. SCOTTSDALE STE #113 CITY SCOTTSDALE STATE AZ ZIP 85262  
 CONTACT PERSON AL DUPUY

\*\*\*\*\*  
 ENGINEER ROSENDAHL & ASSOCIATES, INC. # K12 PHONE (480) 969-9621 FAX 480-461-9593  
 ADDRESS 252 N. STAPLEY DR. CITY MESA STATE AZ ZIP 85203  
 CONTACT PERSON GLEN MILLETI

PROPOSED LAND USE	NET ACREAGE (SQ FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY	613,905 SF 14.093AC	16	35,000 SF	160 FT	
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL					
INDUSTRIAL					

RESIDENTIAL DENSITY (SEE REVERSE SIDE) \_\_\_\_\_ LINEAR FT OF STREETS 1357 FT



ROSENDAHL &  
ASSOCIATES, INC

ENGINEERING

URBAN DESIGN

LAND SURVEYING

CONSTRUCTION SURVEYING

11-29-06P03:38 RCVD

## PROJECT NARRATIVE

### BELLA VISTA ESTATES

Town of Camp Verde- #2006-06

Yavapai County, Arizona

The planned subdivision of "Bella Vista Estates" is located in the Town of Camp Verde, southeast of the Interstate 17 and Arena Del Loma Road. The owner and developer for Bella Vista Estates is CWS Development Corp. located in Scottsdale in care of Al Dupuy. The subdivision consists of parcels, #403-19-010B, #403-21-001, #403-21-001B, #404-18-158C, & #403-21-001A in Yavapai County. The location of the site comprises portions of the SE ¼ of Section 13, NE ¼ of Section 24, & the NW ¼ of Section 19, Township 14 North, Range 5 East of the Gila and Salt River Base & Meridian, Yavapai County, Arizona. Bordering the site to the west is the east right-of-way of Interstate 17. To the north and east, Arena Del Loma Road and the Verde Valley Church of Christ border the proposed site. Bordering the site to the south are 6 large-acre, residential lots. The planned use for the property is single-family, residential lots.

"Bella Vista Estates" has a gross area of 16.052 acres and a net area of 14.093 acres. The proposed site has an existing zoning of R1L-35 & R1-35 and is planned for 16 residential lots. Each lot has a minimum size of 35,000 square feet. It is proposed that water provision for each lot will be available through individual well systems. In addition, percolation tests will be conducted to accommodate ADEQ requirements for individual septic systems.

11-29-06 10:53 RCVD

CASE NO. \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

### 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. 403-19-010B  
403-21-001,001B+001A PRESENT ZONING RIC-35 + RI-35  
404-18-158c  
 SUBDIVISION "Bella Vista" EXISTING USE OF PROPERTY Vacant  
 ADDRESS OF PROPERTY 1605 acres at Southeast corner of I-17 + Arena Del Loma

**REQUESTED WAIVER OR VARIANCE:**

In response to the curb and gutter and sidewalk requirement of section CV506 of the Town standards, the "Bella Vista" Subdivision purposes to provide thickened edge of pavement 4' wide pathways on both sides of the residential streets. The pathways will be built with stabilized, crushed granite. Street sections throughout the development will be represented of detail CU501D of the Town's standards showing geometrics of compacted dirt swales for drainage and 4' wide pathways.

**JUSTIFICATION**

The "Bella Vista" Subdivision will be built to provide a rural feel and setting with large, 35,000 minimum lots.

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.

*[Handwritten signature]* 11-29-06

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

<http://www.coaz.org>

Designation of Agent  
Property Development

Parcel Number: 403-21-001 403-21-001A 403-19-010B 403-21-001B 404-1B-152C Date: 09/27/06  
Owner: CKIS Development - Douglas Hall  
Address: PO Box 1998  
Camp Verde, AZ 86322  
Phone: ( ) 202-2035 e-mail: douglashall@cox.net

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 Al Dupuy, whose address is: 340 W. ANGUS DR.  
CAMP VERDE, AZ 86322

as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to 12/31, 2007, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

Owner requests that the following information be mailed by the Town to the above address as it is completed: (check any that apply)

building permit issued  receipt for fees  inspection reports  maps  
 reports of other agencies  other: \_\_\_\_\_

Douglas Hall

Owner(s)

**TOWN OF CAMP VERDE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**PERMISSION TO ENTER PROPERTY**

HEARING APPLICATION: \_\_\_\_\_ PARCEL NO.: #403-19-0108, #403-21-001  
#403-21-001B, #404-18-152L  
#403-21-001A  
DATE: 9-28-06 LEGAL DESCRIPTION: PORTIONS OF - SE 1/4 OF SECT. 13, NE 1/4 OF  
SECT. 24 AND NW 1/4 OF SECT. 19, T14N, R5E

NAME: AL DUPUY  
ADDRESS: 340 W. ANGUS DR. CAMP VERDE, AZ 86322

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Department or Public Official, in the discharge of duties as stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of the Town of Camp Verde Planning and Zoning Ordinance. Such investigation may be made to determine whether or not any portion of such property, building or other structure is being placed, erected, maintained, constructed or used in violation of the Town of Camp Verde Planning and Zoning Ordinance. Such entry shall be within 60 days of the date of my signature (below) or within 60 days of the scheduled date of a public hearing for review, transfer, or renewal of the application. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is **OPTIONAL** and **VOLUNTARILY GIVEN** and may be withdrawn or revoked (either in writing or orally) at any time.

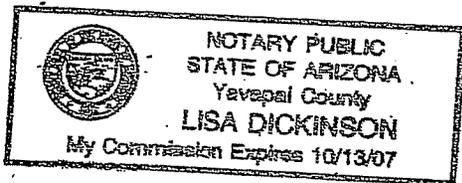
[Signature] \_\_\_\_\_ 9-28-06  
Applicant's Signature Date

Agent for: CWS DEVELOPMENT CORP

State of Arizona  
Town of Camp Verde

On this 28 day of September, 2006 before me, the undersigned  
Notary Public, personally appeared Al Dupuy  
Who executed the foregoing instrument for the purpose therein contained.

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



Lisa Dickinson  
Notary Public  
10-13-07  
Date Commission Expires

**DIRECTIONS TO PROPERTY**

ASSESSOR'S PARCEL NUMBER: 403-19-010B, 403-21-001, 001A & 001B, 404-14-159

APPLICANT'S NAME: Al Dupuy

PROPERTY ADDRESS: Southeast corner of I-17 & Arena Del Loma

DIRECTIONS TO PROPERTY: Coming from the South, head  
North on I-17 approximately 75 miles. Take  
Exit 299 and make a right onto Montezuma Castle Hwy.  
continue for approximately 1 mile and make a  
right onto North Arena Del Loma, stay to the  
right and continue to the site

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18-016

# Sign In Mtg on Bella Vista Subdivision

	<u>NAME</u>	<u>Organization</u>	<u>e-mail</u>	<u>Phone #</u>
Community Town Dir	Nancy Buckel	Town of CV	plnman@cvaz.org	(928) 567-8513
Fire District	JOHN WELSON	CAMP VERDE FD	jwelsch@campverdefire.org	
Agent	AL DUPUY	AGOR / CWS DEVELOPMENT	aldupuy@aldincl.com	602-818-6685
Planning Dir	MATT MORRIS	Town of CV	mmorris@cvaz.org	567-8513
Engineer	AM LONG	TCV	rlong@cvaz.org	
Proj Engineer	GLEN MILLET	ROSENDAHL ASSOC.	GLEN@ROSENDAHLAZ.COM	480-969-9621

**Jenna Paulsen**

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**From:** "Jeff Beimer" <JBeimer@azdot.gov>  
**To:** "glen" <glen@rosendahlaz.com>  
**Cc:** <jpaulsen@cvaz.org>  
**Sent:** Wednesday, March 07, 2007 2:07 PM  
**Subject:** Bella Vista Estates in Camp Verde

Glen:

As we discussed previously, a formal approval of the proposed Bella Vista Estates development in Camp Verde from ADOT would be in the form of an Encroachment Permit issued by ADOT's Prescott District Office, and that cannot occur until the final plans and drainage report are submitted to the District for review and all comments and concerns are addressed. Regarding drainage, in general, proposed developments are deemed acceptable provided the final plans and drainage report demonstrate that drainage conditions won't be worsened relative to ADOT right-of-way. The plans and report must document the existing and proposed drainage conditions (showing that drainage areas aren't altered to divert or increase drainage to ADOT right-of-way), demonstrate that local retention/detention requirements are being met and that water quality considerations are implemented (i.e. if discharge occurs to ADOT right-of-way from the developed property, then the first 1/2-inch of runoff must either be treated or retained on site). If your design accomplishes this, then it should be acceptable for being permitted from a drainage-perspective. For drainage design documentation, you'll need to research the information available for I-17 adjacent to the project site at ADOT's Engineering Records Office. I don't have any recent drainage reports on file in my office, but you can find as-built plans at Engineering Records and possibly a drainage report on microfilm there as well. If a report isn't available, then there may be drainage data indicated on the as-built roadway profile sheets. Engineering Records is located at 1655 W Jackson St., Room 175, directly south of ADOT's Engineering Building on the SE corner of 17th Ave and Monroe.

If you have any questions, please contact me.

Sincerely,

Jeff Beimer  
ADOT Roadway Drainage Section  
(602) 712-8609  
Email: jbeimer@azdot.gov

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**Confidentiality and Nondisclosure Notice:** This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.

3/7/2007



## Yavapai County Development Services Department

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

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

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

October 10, 2006

Jenna Paulsen  
Community Development Department  
Town of Camp Verde  
P.O. Box 710  
473 S. Main Street  
Camp Verde, Arizona 86322

Re: PP 2006-06 – Preliminary Plat Review for Arena Del Loma  
(Parcels 403-19-010B, 403-21-001, 403-21-001B, 404-18-158C and 403-21-001A)

Dear Jenna:

The Flood Control District has completed its review of the aforementioned submittal for the preliminary plat. The development does not contain any FEMA delineated floodplains or watercourses with drainage areas greater than 40 acres. The Flood Control District has no objections to the application.

The Town should be aware that this development will increase the runoff from the site and prior to the final plat, the developer should be required to obtain an Arizona Registered Civil Engineer to detail runoff is not being increased from the site and that drainage is routed to the appropriate drainage facilities. All drainage facilities should be detailed within a drainage easement. All aspects of storm water management, including onsite routing of runoff, detention/retention requirements, and stormwater pollution prevention requirements are the responsibility of the Town of Camp Verde and should be reviewed accordingly.

If you have any questions or need clarification on any of these items, please contact me at the District office in Prescott.

Sincerely,  
YAVAPAI COUNTY DEVELOPMENT SERVICES

Jeff M. Low, CFM  
Floodplain Unit Manager  
(928) 771-3197

c: Philip Rosendahl, P.E.  
252 Stapley Drive  
Mesa, Arizona 85203

CWS Development Corporation (Al Dupuy)  
32421 N. Scottsdale Road, Suite 113  
Scottsdale Arizona 85262



## Yavapai County Development Services Department

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

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

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

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01-31-07 A09:36 IN

01/30/07

To Whom It May Concern:

Re: Preliminary plat – Bella Vista Estates

Yavapai County Development Services has reviewed the submittal for Bella Vista Estates in Camp Verde Arizona for compliance with ADEQ rules and has no objection to the approval of the preliminary plat. It appears that a house, well and septic can be placed on each parcel and maintain required setbacks.

Sincerely,

Geoffrey Meek  
Environmental Unit Manager  
Yavapai County Development Services

# MEMO

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Date: November 9, 2006

To: Nancy Buckel, Planning & Zoning

From: Jessie Jones, Parks and Recreation

Subject: Trails and Pathways Committee

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At the Trails and Pathways meeting on October 10, 2006 the Committee motioned and voted unanimously to recommend the following to Council:

**UPDATE, DISCUSSION, CONSIDERATION, AND POSSIBLE RECOMMENDATION TO COUNCIL REGARDING A PRELIMINARY PLAT SUBMITTED BY AL DUPUY OWNER OF PARCELS 403-19-010B, 403-21-001, 403-21-001B, 404-18-158C & 403-21-001A IS REQUESTING PRELIMINARY PLAT APPROVAL, 14.093 ACRES AND 16 LOTS ZONED R1L-35, WEST OFF OF MONTEZUMA CASTLE HIGHWAY ON ARENA DEL LOMA, CONTINUED WEST ON ARENA DEL LOMA, BORDERS THE I-17 RIGHT-OF-WAY.**

On a motion by Mitton, seconded by Whitt, the Committee voted unanimously to recommend to Council creating a pathway from Arena del Loma down Park Verde Road between Lots 9 and 10 to the existing fence of I-17, then southward to the southwest corner of the subdivision, with the eventual goal of extending the trail to the Verde River at a future time.

The members reviewed the Preliminary Plat for "Arena del Loma" that had been provided for their information, and after a detailed discussion arrived at a consensus for the creation of a trail in connection with development of the subject project that could ultimately be used to provide access to the Verde River in the future.

Jessie

# Memo

**To:** Nancy-Buckel, Community Development Director  
**From:** Ron Long, Public Works Director/Engineer  
**CC:**  
**Date:** 12/7/2006  
**Re:** Bella Vista Preliminary Drainage Report Subdivision Improvement Plan Review Comments

---

I have reviewed the preliminary drainage report and subdivision improvement plans for "The Bella Vista Estates" subdivision submitted for Public Works comment. The following comments are for the plan set and drainage report submitted by CWS Development Corporation, and prepared by Rosendahl & Associates.

- 1) Include a note that states the drainage easements and structures are to be maintained by the Home Owners Association.
- 2) Add a plan sheet that shows the drainage improvements for the subdivision like the one in the drainage report.
- 3) Add a typical street section detail to the plan set like the one in the drainage report.
- 4) The street section detail must state that the section will be built per the Town of Camp Verde Standard Detail 512D for rural streets.

Ron Long P.E.  
Public Work Director/Engineer  
Town of Camp Verde

December 7, 2006

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

ROSENDAHL & ASSOCIATES, INC  
252 N. STAPLY DR.  
MESA, AZ 85203

Dear Developer:

Subject: **BELLA VISTA** - A parcel of 403-19-010B&403-21-001-1A-1B & 404-18-158C land located in Section 13&19&24, Township 14 North, Range 5 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  
Developer Contact Group  
1-800-526-3557



1250 East U.S. Highway 89A  
Cottonwood, AZ 85326-4507  
<http://www.aps.com>

December 01 2006

Rosendahl & Associates, Inc.  
252 Stapley Drive  
Mesa, AZ 85203

RE: Power Availability. Bella Vista Project

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.

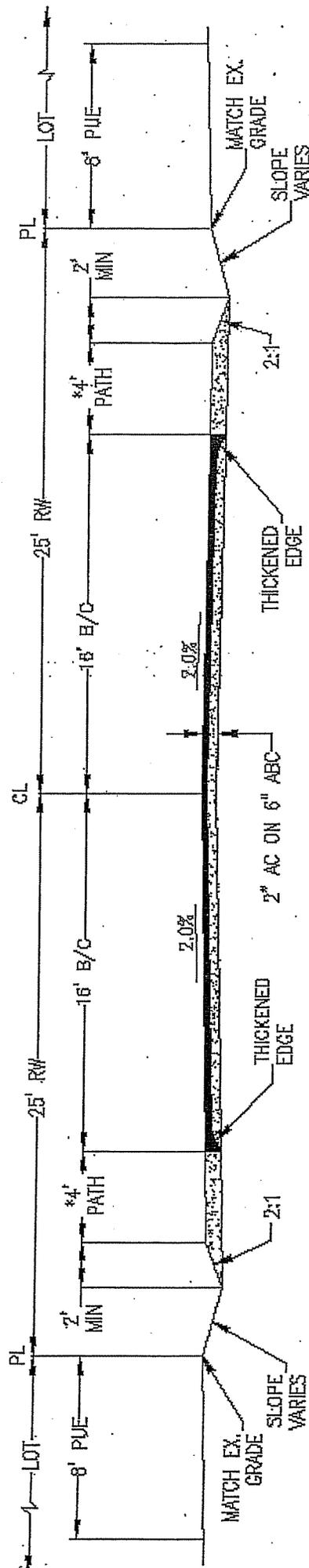
In addition, you may also incur additional costs which are non-refundable. These costs will depend upon the extent of the construction you will require that we perform to facilitate your project. An annual facilities charge may also be required in addition to the standard rates for electric service. 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 call me at 928-646-8462.

Sincerely,

Robert B. Witte  
Customer Service Representative

Enclosures: Schedule 1, Schedule 3



\*NOTE:

WIDTH OF PATHWAY MAY VARY  
AS SHOWN ON PLANS

# TYPICAL STREET SECTION

N.T.S.

# A.L.D. Development

PROPERTY DEVELOPMENT  
340 W. ANGUS DRIVE  
CAMP VERDE, AZ 86322

GENERAL LIC. # ROC183443  
FAX # 928-554-0450  
MOBILE # 602-818-6685

[aldupuy@aldinc1.com](mailto:aldupuy@aldinc1.com)

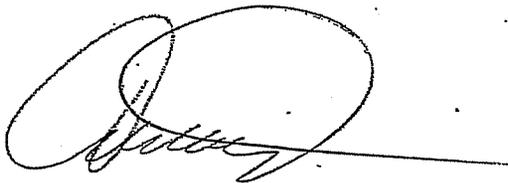
**TO:** Nancy Buckel  
Senior Town Planner  
**RE:** Bella Vista Estates  
**Date:** 11/30/06

Dear Nancy,

As agent for CWS Development I would like to submit the following street names for your consideration and review regarding the above mentioned property.

Proposed street names are as follows;  
Bailey Street  
Mila Way  
Maysea Circle

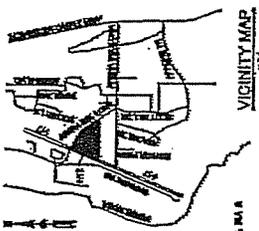
Sincerely,



Al Dupuy  
President  
602-818-6685

# PRELIMINARY PLAT FOR "ARENA DEL LOMA"

BEING A PORTION OF THE BETA OF SECTION 18 & A PORTION OF THE BETA OF SECTION 34 & A PORTION OF THE BETA OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE 6th AND 8th MERIDIAN, PUEBLO COUNTY, COLORADO



**DEVELOPER/OWNER**  
SUNBELT REAL ESTATE, INC.  
1000 S. W. 10th St., Suite 100  
Fort Lauderdale, FL 33315

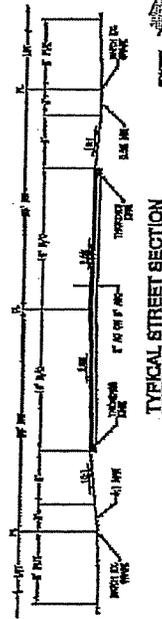
**ENGINEER/SURVEYOR**  
ROSEDAHL & ASSOCIATES, INC.  
1000 S. W. 10th St., Suite 100  
Fort Lauderdale, FL 33315

**BENCHMARK**  
VISTA VALLEY CHURCH OF CHRIST  
1000 S. W. 10th St., Suite 100  
Fort Lauderdale, FL 33315

**SITE DATA**  
AREA: 1.25 ACRES  
PERMITS: 1.00 ACRES  
UTILITIES: 1.00 ACRES  
EASEMENTS: 1.00 ACRES  
SETBACKS: 1.00 ACRES  
EASEMENTS: 1.00 ACRES

**FLOOD INSURANCE RATE MAP INFORMATION**

COMMUNITY NUMBER	TYPE	DATE	TYPE	DATE	REVISION
4411	F	4-11			



TYPICAL STREET SECTION  
RVA

- GENERAL NOTES**
1. THIS PLAT IS A PRELIMINARY PLAT AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
  2. THIS PLAT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
  3. THIS PLAT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
  4. THIS PLAT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.

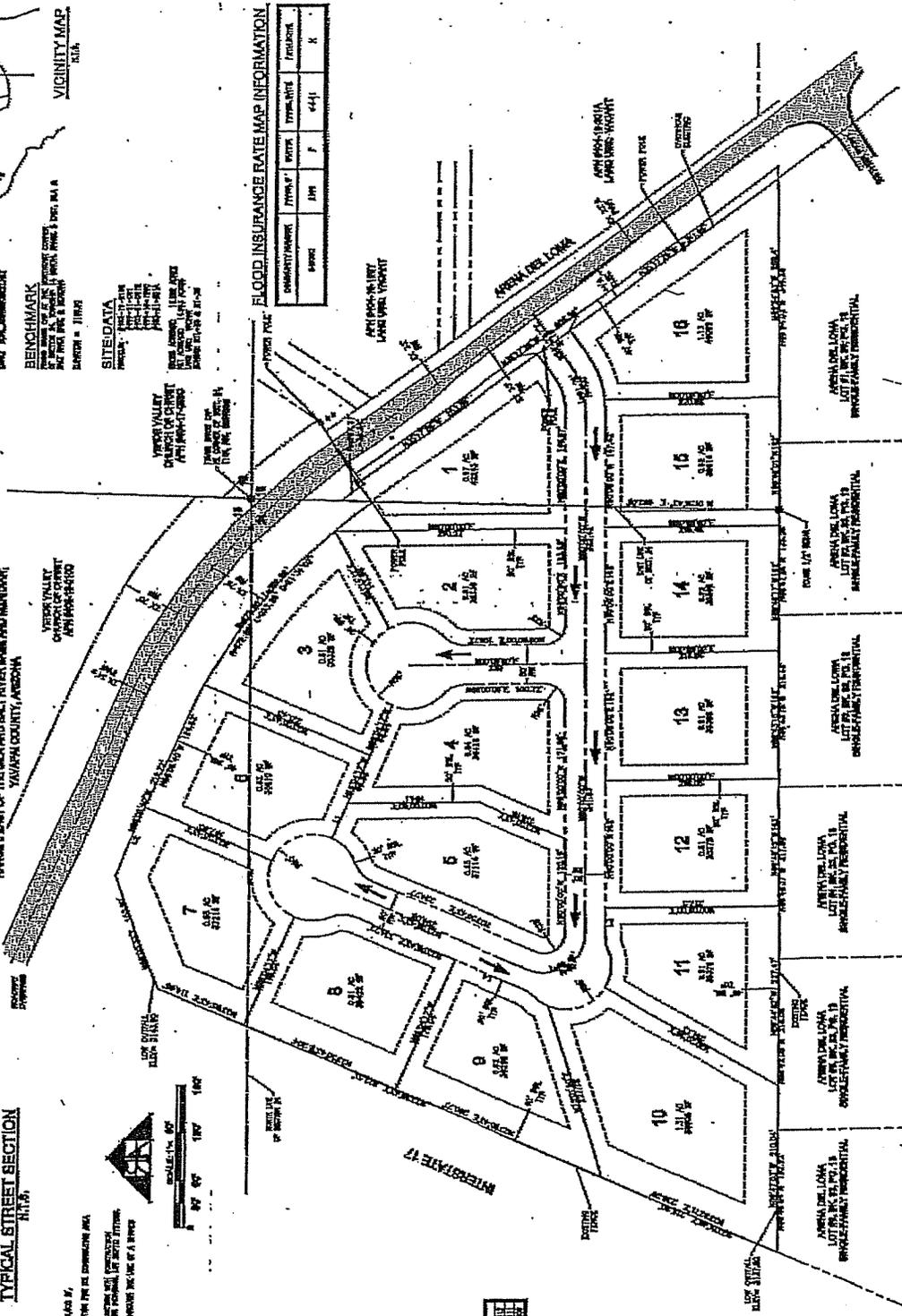


LINE DATA TABLE

LINE NO.	LINE TYPE	LINE WIDTH	LINE COLOR
1	PROPERTY LINE	12.00	RED
2	PROPERTY LINE	6.00	RED
3	PROPERTY LINE	6.00	RED
4	PROPERTY LINE	6.00	RED
5	PROPERTY LINE	6.00	RED
6	PROPERTY LINE	6.00	RED
7	PROPERTY LINE	6.00	RED
8	PROPERTY LINE	6.00	RED
9	PROPERTY LINE	6.00	RED
10	PROPERTY LINE	6.00	RED
11	PROPERTY LINE	6.00	RED
12	PROPERTY LINE	6.00	RED
13	PROPERTY LINE	6.00	RED
14	PROPERTY LINE	6.00	RED
15	PROPERTY LINE	6.00	RED
16	PROPERTY LINE	6.00	RED

UTILITY SERVICES

UTILITY	DEPTH	LOCATION
WATER	48"	UNDER TRUNK
SEWER	48"	UNDER TRUNK
ELECTRIC	24"	UNDER TRUNK
TELEPHONE	24"	UNDER TRUNK



**ROSEDAHL & ASSOCIATES, INC.**  
1000 S. W. 10th St., Suite 100  
Fort Lauderdale, FL 33315  
TEL: 754-441-1111  
FAX: 754-441-1112

**ARENA DEL LOMA**  
PRELIMINARY PLAT  
SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT

**ONE DEVELOPMENT COMPANY**  
1000 S. W. 10th St., Suite 100  
Fort Lauderdale, FL 33315  
TEL: 754-441-1111  
FAX: 754-441-1112

**PP1**  
1 OF 1



**ROSENDAHL &  
ASSOCIATES, INC**

ENGINEERING

URBAN DESIGN

LAND SURVEYING

CONSTRUCTION SURVEYING

11-29-06P03:39 RCVD

**PRELIMINARY DRAINAGE REPORT  
FOR  
"BELLA VISTA ESTATES"**

**Located in the SE ¼ of Section 13 & in the NE ¼ of Section 24  
in the NW ¼ of Section 19, Township 14 North,  
Range 5 East of the Gila & Salt River Base & Meridian,  
Town of Camp Verde, Yavapai County, Arizona**

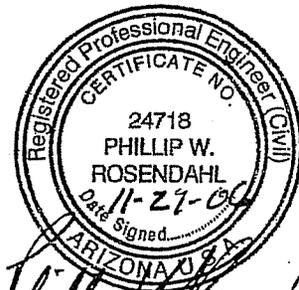
**Prepared for:**

**CWS DEVELOPMENT CORPORATION  
32421 N. Scottsdale Rd. Ste. #113  
Scottsdale, AZ 85262  
Tel: (602) #818-6685  
Contact: Al Dupuy**

**November 2006**

**Prepared by:**

**ROSENDAHL & ASSOCIATES, INC.  
252 N. Stapley Dr.  
Mesa, Arizona 85203  
#(480) 969-9621**

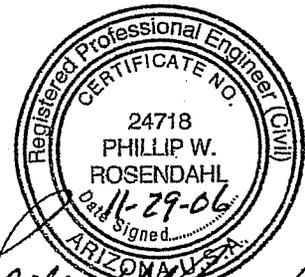




**BELLA VISTA ESTATES  
PRELIMINARY DRAINAGE REPORT**

**TABLE OF CONTENTS**

	<u>Page</u>
GENERAL LOCATION AND DESCRIPTION.....	4
Location .....	4
Description of Property.....	4
FEMA Floodplain Designation .....	6
 DRAINAGE FACILITY DESIGN .....	 6-7
 CONCLUSION.....	 7
 REFERENCES .....	 7



*Phillip W. Rosendahl*



**EXHIBITS**

Exhibit A – Drainage Area Exhibit (Appendix A)

**FIGURES**

Figure 1 - Vicinity Map .....5  
Figure 2 - FEMA Insurance Rate Maps .....Appendix B

**APPENDICES**

Appendix A - Exhibit A – Drainage Area Exhibit

Appendix B - Figure 2 (FIRM Map), Typical Street Section, & Supported Calculations



## **GENERAL LOCATION AND DESCRIPTION**

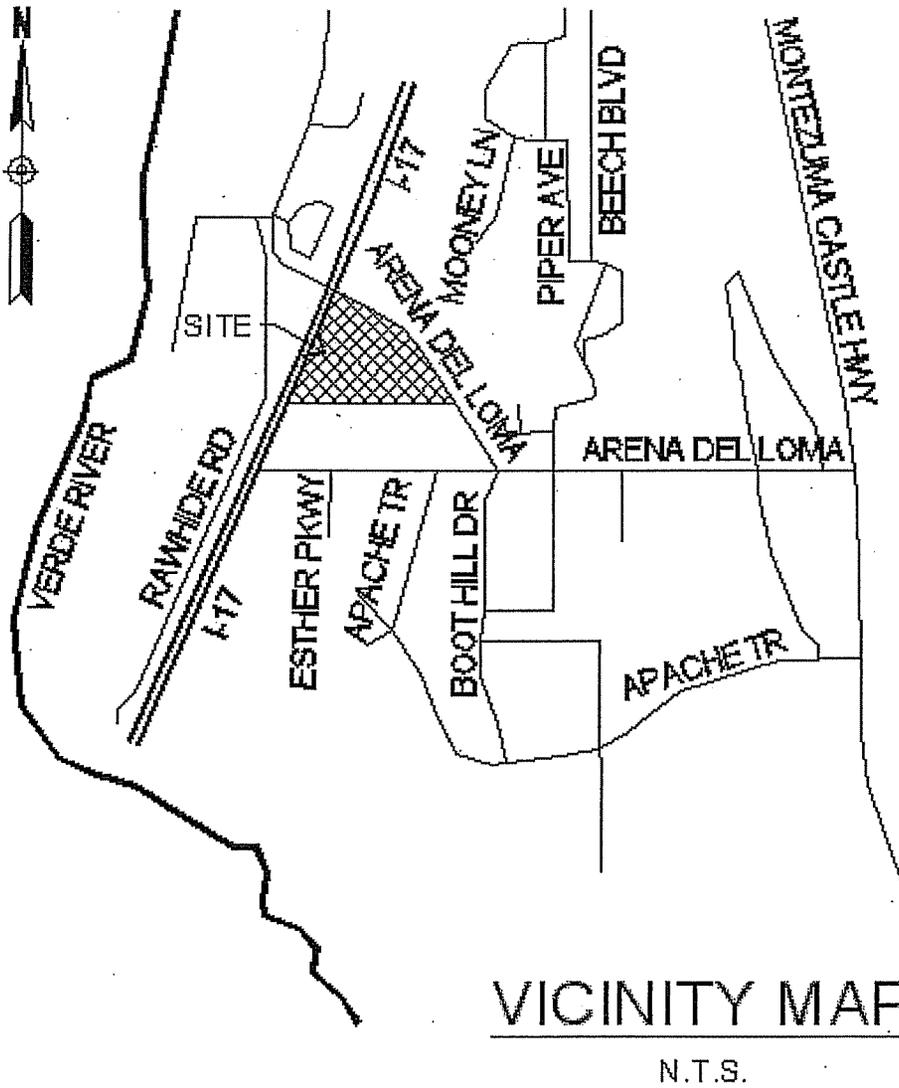
This preliminary drainage report was prepared in accordance with the Drainage Criteria Manual of Yavapai County & Chapter 2 of the Highway Drainage Design Manual – Hydrology of Arizona Department of Transportation.

### **Location**

This preliminary drainage report documents the drainage methodology and design of the planned subdivision of “Bella Vista Estates”. The owner and developer for Bella Vista Estates is CWS Development Corp. located in Scottsdale in care of Al Dupuy. The subdivision consists of parcels, #403-19-010B, #403-21-001, #403-21-001B, #404-18-158C, & #403-21-001A in Yavapai County. The planned subdivision is located in the Town of Camp Verde, southeast of the Interstate 17 and Arena Del Loma Road. The site comprises portions of the SE ¼ of Section 13, NE ¼ of Section 24, & the NW ¼ of Section 19, Township 14 North, Range 5 East of the Gila and Salt River Base & Meridian, Yavapai County, Arizona. See Figure 1, Vicinity Map below for a general location of the site. Bordering the site to the west is the east right-of-way of Interstate 17. To the north and east, Arena Del Loma Road and the Verde Valley Church of Christ borders the proposed site. Bordering the site to the south are 6 large-acre, residential lots. The planned use for the property is single-family, residential lots.

### **Description of Property**

“Bella Vista Estates” has a gross area of 16.052 acres. The proposed site has an existing zoning of R1L-35 & R1-35 and is planned for 16 residential lots. Each lot has a minimum size of 35,000 square feet. The historic land use for the property is vacant, undisturbed land. The historic drainage pattern of the property flows from the north and east to the west and south. The purpose of this preliminary drainage report is to describe and discuss the design to the general onsite drainage and a discussion of the offsite drainage conditions.



**FIGURE 1 – VICINITY MAP**  
N.T.S.



## **FEMA Floodplain Designation**

According to FEMA's Flood Insurance Rate Map (FIRM) panel numbers 04025C 2205F dated June 6, 2001, the site falls within Flood Zone "X".

Zone "X" is defined by the Federal Emergency Management Agency as:

"Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

Figure 2 (Appendix B) shows the portion of the FIRM panel containing the site. The site is not in a flood prone area.

## **DRAINAGE FACILITY DESIGN**

### **General Concept**

"Bella Vista Estates" is situated southeast of Arena Del Loma Road and the Interstate 17. Storm runoff flows to the northeast beyond Arena Del Loma Road are collected and conveyed through a series of small washes that conjoin and meander around the northwest side of the Verde Valley Church of Christ located to the northeast of Arena Del Loma Road. These storm flows continue to head west toward the Interstate 17 and never overtop Arena Del Loma Road. There are no offsite flows beyond Arena Del Loma Road that reach the proposed site of "Bella Vista Estates". Offsite flows that reach the site of "Bella Vista Estates" comprise of drainage areas that include the street right-of-way of Arena Del Loma Road. The size of these offsite drainage areas are labeled and defined within Exhibit A - Drainage Area Exhibit in Appendix A.

The historic drainage pattern of the 16-acre property may be characterized as sheet flow from the north and east alongside Arena Del Loma Road to the west and south toward the Interstate 17. There are two site outfalls that are associated with the planned subdivision. One outfall is located near the northwest corner alongside the Interstate 17 right-of-way and the other is located in the southwest corner of the site. Please refer to Exhibit A - Drainage Area Exhibit for these locations and outfall elevations. In addition, the provided Drainage Area Exhibit shows general topography and street locations. The proposed residential lots of "Bella Vista Estates" are defined and situated to accommodate the historic drainage pattern. Drainage easements have been provided with planned drainage swales to collect and convey stormwater runoff off of the streets and lots to the natural outfall locations. Stormwater runoff from Drainage area, "A" will be collected and conveyed to a designated drainage basin located near the southwest outfall location.



Volume calculations for the approximate retention basin size are provided within Appendix B. Stormwater runoff collected from Drainage area, "B" will leave the site at the northwest outfall location. Peak flow calculations for this outfall location are provided in Appendix B. Sizes of the defined drainage areas along with contributing areas alongside Arena Del Loma are provided within Appendix B. Final calculations of stormwater flows, drainage swales, and stormwater pipe will be provided within the Final Drainage Report.

## CONCLUSION

1. The residential development of the "Bella Vista Estates" site will not change the historic drainage pattern.
2. Drainage easements that comprise of planned drainage swales are proposed to accommodate stormwater runoff to drainage outfall locations and a designated retention basin.
3. The site is not in a flood prone area
4. No offsite drainage flows from the north and east of Arena Del Loma Road impact the site of "Bella Vista Estates".

## REFERENCES

1. Drainage Criteria Manual for Yavapai County, dated November 1998, revised August 2005.
2. Flood Insurance Rated Map (FIRM) of Yavapai County, Arizona by the Federal Emergency Management Agency (FEMA) dated June 6, 2001.
3. Chapter 2 of the Highway Drainage Design Manual – Hydrology of Arizona Department of Transportation..



**ROSENDAHL &  
ASSOCIATES, INC**

ENGINEERING

URBAN DESIGN

LAND SURVEYING

CONSTRUCTION SURVEYING

## **APPENDIX A**

### **DRAINAGE AREA EXHIBIT**



ROSENDAHL &  
ASSOCIATES, INC

ENGINEERING

URBAN DESIGN

LAND SURVEYING

CONSTRUCTION SURVEYING

## APPENDIX B

FIRM Map

TYPICAL STREET SECTION

SUPPORTED CALCULATIONS



APPROXIMATE SCALE IN FEET  
 1000 0 1000

# FIGURE 2 - FIRM MAP

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
 FLOOD INSURANCE RATE MAP  
 YAVAPAI COUNTY,  
 ARIZONA AND  
 INCORPORATED AREAS

PANEL 2205-OF 3925  
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

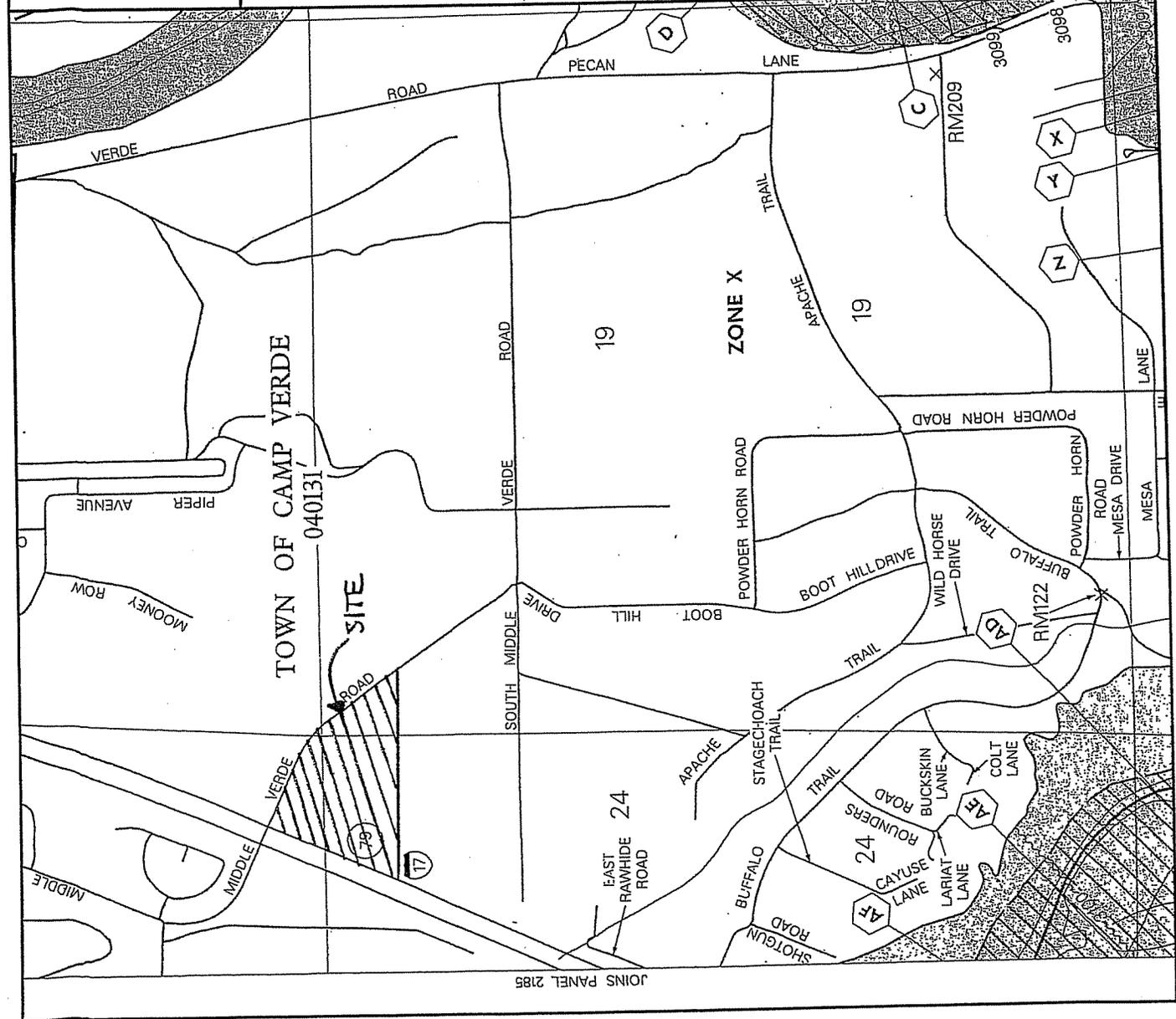
CONTAINS:  
 COMMUNITY NUMBER PANEL SURFIX  
 CAMP VERDE TOWN OF 040131 2205 F  
 YAVAPAI COUNTY, UNINCORPORATED AREAS 040131 2205 F

MAP NUMBER  
 04025C2205 F  
 EFFECTIVE DATE:  
 JUNE 6, 2001

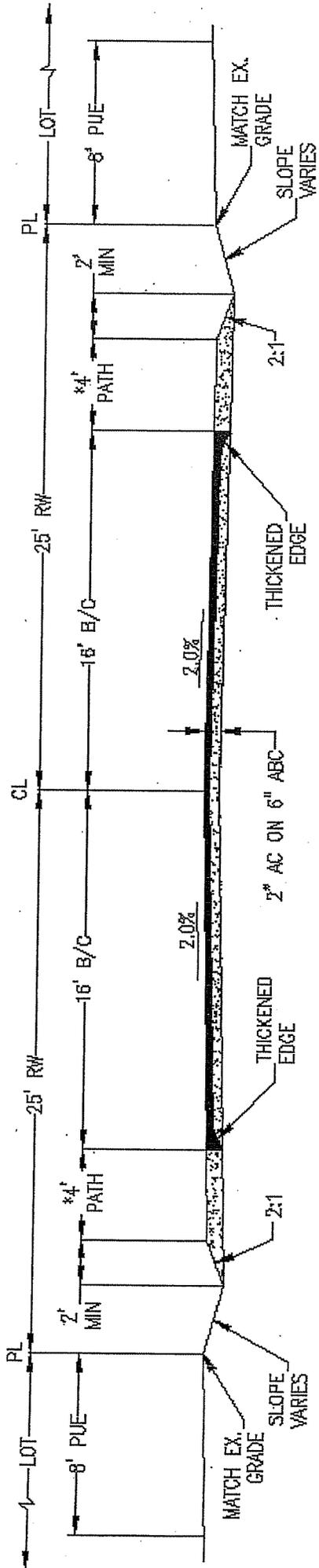


Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



JOINS PANEL 2185



\*NOTE:  
WIDTH OF PATHWAY MAY VARY  
AS SHOWN ON PLANS

# TYPICAL STREET SECTION

N.T.S.

## BELLA VISTA SUBDIVISION RETENTION SUMMARY

DRAINAGE AREA	AREA (ACRES)	$R_R$ (CF)	D (FT)	$A_T$ (SF)	$A_B$ (SF)	$R_P$ (CF)	$R_P > R_R$ ?	EXCESS (CF)	EXCESS (%)
A	8.741	42,455	3.0	18,065	11,733	44,697	OK	926	2%
B	7.314	STORM FLOW CALCULATIONS FOR DRAINAGE AREAS, "B & C" WILL BE PROVIDED WITHIN APPENDIX B							
*C	1.668								
*D	0.271	1,316	STORM RUNOFF VOLUME THAT IS ADDED TO DRAINAGE AREA, "A"						
TOTAL ONSITE	16.052								
TOTAL OFFSITE	8.979								

$$\text{Retention Required } (R_R) = C \times (P/12) \times A$$

Where:

- C = Weighted runoff coefficient = 0.60
- P = 100-year 1-hour rainfall depth = 2.23 inches
- A = Contributing Area (square feet)

$$\text{Retention Provided } (R_P) = [(A_T + A_B) / 2] \times D$$

Where:

- $A_T$  = Basin Top Area (SF)
- $A_B$  = Basin Bottom Area (SF)
- D = Basin Depth (FT)

## BELLA VISTA ESTATES PEAK STORM CALCULATIONS

### Concentration point at northwest outfall

100-yr Storm Event

Post-development Flow Calculation =  $C * i * A$  = 33 cfs  
(Rational Method)

Where:

C = Runoff coefficient = 0.60  
i = 100-year 1-hour rainfall intensity (inches/hour)  
A = Site Area (acres) = 7.311 AC + 1.668 AC = 8.979 AC

### Time of Concentration Calculation

$$T_c = 11.4 * L^{0.5} * K_b^{0.52} * S^{-0.31} * i^{-0.38}$$

Where:

T<sub>c</sub> = Time of Concentration (hours)  
L = 0.25 miles  
A = 0.10 (Table 2-1, ADOT Hydrology)  
S = (3181-3144) \ 0.25 = 148  
i = rainfall intensity (in/hr, I-D-F table given in Appendix B)

Assume: T<sub>c</sub> = 12 min. → i = 6.038 in/hr (I-D-F table)

$$T_c = 11.4 * 0.25^{0.5} * 0.10^{0.52} * 148^{-0.31} * 6.038^{-0.38}$$

T<sub>c</sub> = 0.19 hrs → 12 min.

Note: Rainfall intensity estimate is taken from the "Precipitation-Frequency Atlas of the United States", NOAA Atlas 14, Volume 1, Version 4, dated Oct 31, 2006 in Appendix B



**POINT PRECIPITATION  
FREQUENCY ESTIMATES  
FROM NOAA ATLAS 14**



**Arizona 34.583 N 111.88 W 3198 feet**

from "Precipitation-Frequency Atlas of the United States" NOAA Atlas 14, Volume 1, Version 4

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M. Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland, 2006

Extracted: Tue Oct 31 2006

**Precipitation Frequency Estimates (inches)**

ARI* (years)	5 min	10 min	15 min	30 min	60 min	120 min	3 hr	6 hr	12 hr	24 hr	48 hr	4 day	7 day	10 day	20 day	30 day	45 day	60 day
1	0.19	0.29	0.36	0.49	0.61	0.74	0.81	0.99	1.15	1.44	1.55	1.75	2.02	2.25	2.90	3.45	4.07	4.64
2	0.25	0.38	0.47	0.63	0.78	0.94	1.02	1.23	1.43	1.80	1.93	2.19	2.52	2.81	3.62	4.31	5.08	5.80
5	0.34	0.51	0.64	0.86	1.06	1.25	1.32	1.54	1.75	2.25	2.42	2.73	3.13	3.48	4.43	5.29	6.25	7.11
10	0.41	0.63	0.78	1.05	1.30	1.51	1.58	1.81	2.02	2.61	2.81	3.16	3.61	4.00	5.02	6.01	7.12	8.07
25	0.52	0.79	0.98	1.32	1.64	1.89	1.94	2.21	2.39	3.10	3.34	3.75	4.26	4.68	5.77	6.92	8.23	9.28
50	0.61	0.93	1.15	1.55	1.92	2.20	2.25	2.52	2.67	3.49	3.76	4.21	4.76	5.20	6.30	7.57	9.04	10.13
100	0.71	1.08	1.34	1.80	2.23	2.55	2.59	2.87	2.97	3.88	4.20	4.69	5.28	5.73	6.82	8.20	9.82	10.95
200	0.82	1.25	1.54	2.08	2.57	2.92	2.96	3.23	3.28	4.29	4.64	5.18	5.79	6.25	7.30	8.79	10.55	11.72
500	0.97	1.48	1.84	2.48	3.06	3.48	3.50	3.78	3.82	4.84	5.24	5.84	6.49	6.94	7.89	9.53	11.47	12.64
1000	1.10	1.68	2.08	2.80	3.47	3.93	3.95	4.23	4.27	5.27	5.71	6.35	7.02	7.46	8.31	10.06	12.10	13.29



**POINT PRECIPITATION  
FREQUENCY ESTIMATES  
FROM NOAA ATLAS 14**



**Arizona 34.583 N 111.88 W 3198 feet**

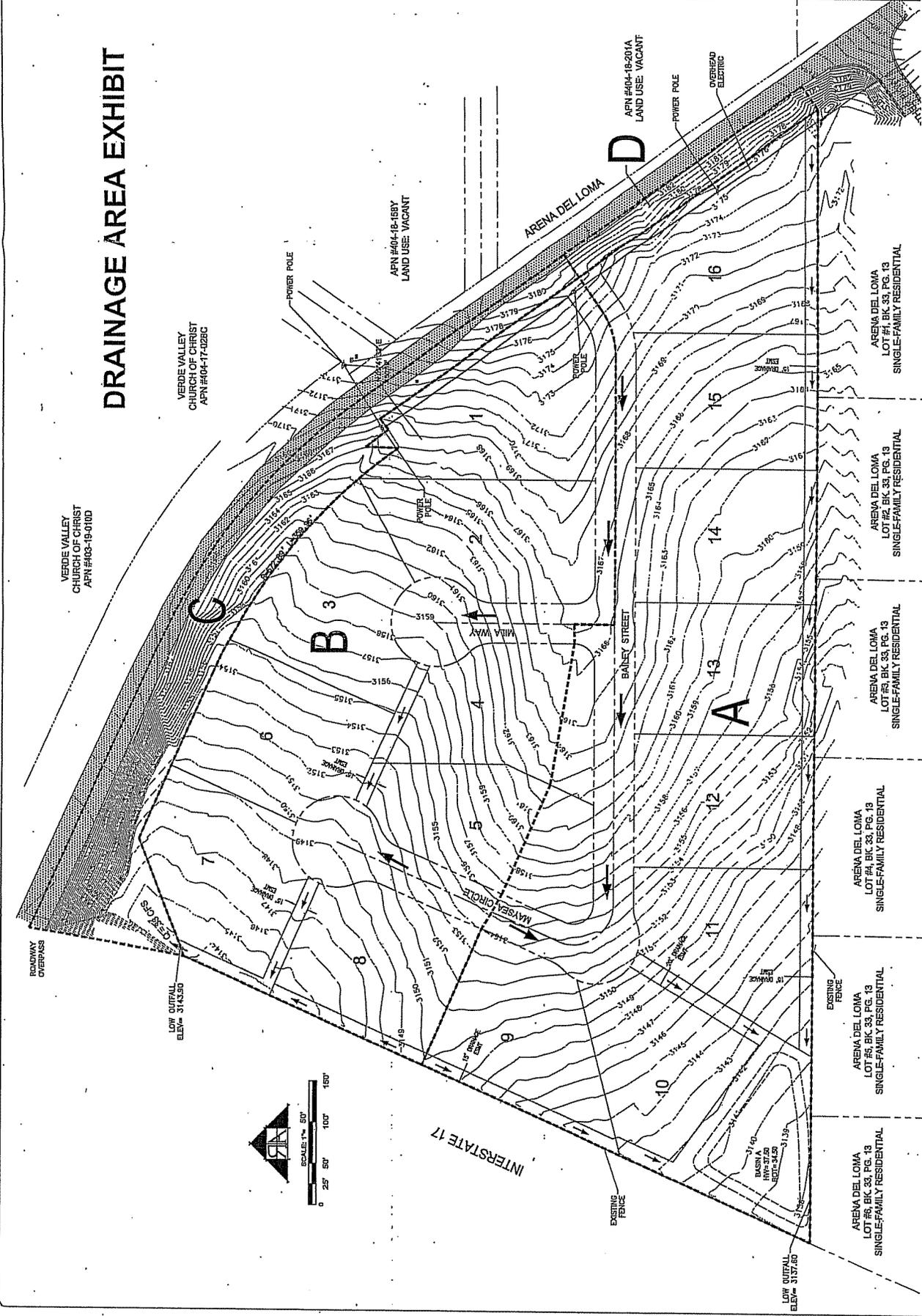
from "Precipitation-Frequency Atlas of the United States" NOAA Atlas 14, Volume 1, Version 4  
G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M. Yekta, and D. Riley  
NOAA, National Weather Service, Silver Spring, Maryland, 2006  
Extracted: Tue Oct 31 2006

<b>Precipitation Intensity Estimates (in/hr)</b>																		
<b>ARI* (years)</b>	<b>5 min</b>	<b>10 min</b>	<b>15 min</b>	<b>30 min</b>	<b>60 min</b>	<b>120 min</b>	<b>3 hr</b>	<b>6 hr</b>	<b>12 hr</b>	<b>24 hr</b>	<b>48 hr</b>	<b>4 day</b>	<b>7 day</b>	<b>10 day</b>	<b>20 day</b>	<b>30 day</b>	<b>45 day</b>	<b>60 day</b>
<b>1</b>	2.32	1.76	1.46	0.98	0.61	0.37	0.27	0.16	0.10	0.06	0.03	0.02	0.01	0.01	0.01	0.00	0.00	0.00
<b>2</b>	2.98	2.27	1.88	1.26	0.78	0.47	0.34	0.21	0.12	0.08	0.04	0.02	0.01	0.01	0.01	0.01	0.00	0.00
<b>5</b>	4.06	3.08	2.55	1.72	1.06	0.62	0.44	0.26	0.15	0.09	0.05	0.03	0.02	0.01	0.01	0.01	0.01	0.01
<b>10</b>	4.96	3.77	3.12	2.10	1.30	0.75	0.52	0.30	0.17	0.11	0.06	0.03	0.02	0.02	0.01	0.01	0.01	0.01
<b>25</b>	6.25	4.75	3.93	2.65	1.64	0.94	0.65	0.37	0.20	0.13	0.07	0.04	0.03	0.02	0.01	0.01	0.01	0.01
<b>50</b>	7.33	5.58	4.61	3.11	1.92	1.10	0.75	0.42	0.22	0.15	0.08	0.04	0.03	0.02	0.01	0.01	0.01	0.01
<b>100</b>	8.52	6.49	5.36	3.61	2.23	1.27	0.86	0.48	0.25	0.16	0.09	0.05	0.03	0.02	0.01	0.01	0.01	0.01
<b>200</b>	9.83	7.48	6.18	4.16	2.57	1.46	0.99	0.54	0.27	0.18	0.10	0.05	0.03	0.03	0.02	0.01	0.01	0.01
<b>500</b>	11.69	8.90	7.35	4.95	3.06	1.74	1.17	0.63	0.32	0.20	0.11	0.06	0.04	0.03	0.02	0.01	0.01	0.01
<b>1000</b>	13.24	10.07	8.32	5.60	3.47	1.97	1.32	0.71	0.35	0.22	0.12	0.07	0.04	0.03	0.02	0.01	0.01	0.01



# DRAINAGE AREA EXHIBIT

 <b>ROSENDAHL &amp; ASSOCIATES, INC.</b> ENGINEERING LAND SURVEYING CONSTRUCTION SURVEYING 2822 N. GARFIELD CR. CAMP VERDE, ARIZONA (602) 958-8821 TEL. (602) 461-8822 FAX	<b>DRAINAGE AREA EXHIBIT</b> BELLA VISTA ESTATES 9E CORNER OF ARENA DEL LOMA & INTERSTATE 17 CAMP VERDE, ARIZONA	CWS DEVELOPMENT CORPORATION 22421 N. SCOTTSDALE RD. #113 SCOTTSDALE, AZ 85222 TEL: (602) 819-8888		PROJECT NO. SHEET DATE: 11/20/09 SHEET
	VERDE VALLEY CHURCH OF CHRIST APN#404-19-010D VERDE VALLEY CHURCH OF CHRIST APN#404-17-028C APN#404-18-158Y LAND USE- VACANT APN#404-18-201A LAND USE- VACANT	CWS DEVELOPMENT CORPORATION 22421 N. SCOTTSDALE RD. #113 SCOTTSDALE, AZ 85222 TEL: (602) 819-8888		



**MINUTES  
REGULAR SESSION  
THE PLANNING AND ZONING COMMISSION  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
THURSDAY MARCH 8, 2007  
6:30 PM**

**DRAFT**

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. by Vice Chairperson Freeman.

**2. Roll Call**

Vice Chairperson Freeman, Commissioners Hisrich, Butner, Bullard, German and Burnside were present; Chairperson Witt arrived at 6:34 p.m.

**Also Present:** Community Development Director Nancy Buckel, Town Councilors Mike Parry and Howard Parrish, and Recording Secretary Margaret Harper.

**3. Pledge of Allegiance**

The Pledge was led by Commissioner Butner.

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

**a. Approval of Minutes:**

No Minutes for approval.

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

April 5, 2007 – Regular Session – 6:30 p.m.

On a motion by Hisrich, seconded by Butner, the Consent Agenda was unanimously approved as presented.

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

There was no public input.

**6. Presentation, discussion and possible recommendation to Council on PP 2006-06: An application submitted by Al Dupuy agent for CWS Development Corp. owner of a Parcels of 403-19-010B, 403-21-001, 403-21-001B, 404-18-158C & 403-21-001A requesting a preliminary plat approval for Bella Vista consisting of approximately 14.093 acres and 16 lots zoned R1L-35. This property is located on the south side of Arena Del Loma next to the I-17 overpass.**

A motion by Freeman, seconded by Bullard to recommend that Council approve PP 2006-06, an application submitted by Al Dupuy agent for CWS Development Corp. owner of a Parcels of 403-19-010B, 403-21-001, 403-21-001B, 404-18-158C & 403-21-001A requesting a preliminary plat approval for Bella Vista consisting of approximately 14.093 acres and 16 lots zoned R1L-35; waiving the requirement for sidewalks with the stipulation that the Homeowners Association is formed and that Homeowners Association funds the maintenance of the

pathways and trails, and with rolled curbs in the subdivision was **withdrawn** after subsequent discussion and prior to call for a vote.

On a motion made by Burnside, seconded by Freeman, the Commission by a vote of **4-3** approved the waiver for wells and septic on lots of less than 70,000 square feet, based upon ADEQ's letter stating that "it appears that a house, well and septic can be placed on each parcel and maintain the required setbacks;" with Butner and German opposed; Hisrich abstained.

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On a motion by Freeman, seconded by Hisrich, the Commission voted **6-1** to recommend to Council approval of PP2006-06, an application submitted by Al Dupuy agent for CWS Development Corp. owner of a Parcels of 403-19-010B, 403-21-001, 403-21-001B, 404-18-158C & 403-21-001A requesting a preliminary plat approval for Bella Vista consisting of approximately 14.093 acres and 16 lots zoned R1L-35; with the stipulation that a Homeowners Association is formed and maintenance of the paths and trailways are funded by the Homeowners Association, and rolled curbs are installed; with German opposed.

**Note: Prior to Staff's presentation, Chairperson Witt arrived and presided over the remainder of the meeting.**

#### **STAFF'S PRESENTATION**

Community Development Director Buckel said that the subdivision had been rezoned to R1L-35 by the Council in 2005 to accommodate the proposed development, with the lot sizes to be 35,000 sq. ft. The applicant has requested a waiver to the Town standards for residential roadway construction, with thickened edges and 4-foot pathways on both sides of the street rather than the required curbs, gutters and sidewalks. The streets will also have compacted dirt swales for drainage. The applicant also requests a waiver from the subdivision regulations requiring lots with wells and septic to be a minimum of 70,000 sq. feet, and that the Town honor the Yavapai County Environmental Services determination that a well and septic would be appropriate on each lot, based on the soils and perc tests that the applicant had submitted. Buckel reviewed the requests of the Camp Verde Fire District, the Town Engineer regarding drainage needs, and the Trails Commission; comments from a number of the agencies contacted were included in the report.

#### **APPLICANT'S STATEMENT**

**Al Dupuy**, agent for the owner of the property, confirmed with Buckel that the property consists of a gross amount of 16 acres. He said that the engineering firm had done the well and septic design which the County has acknowledged appears to be permissible. Mr. Dupuy commented on the desire of the owners to try to provide attainable housing by keeping the costs down as much as possible. Mr. Dupuy described other proposed amenities and stressed that the owners are open to suggestions from P&Z.

#### **COMMENT FROM OTHER PERSONS**

**Will Stoll**, a neighbor and the owner of the property, spoke about the goal of providing a nice development in a mixed area of homes that are also attainable.

**Don Gaines** said he lives next door to the subject property and he completely accepts and approves the subdivision.

#### **APPLICANT'S REBUTTAL**

No rebuttal was required.

## **BOARD DISCUSSION**

The Commission confirmed that each buyer of a lot will be responsible for putting in the well and septic according to the engineering design; through the discussion there was continuing concern about the reasoning for the requested waiver to allow the individual wells and septics as well as the waiver regarding sidewalks and curbs. Mr. Dupuy explained the research that had gone into working with the County to try to get approval of the wells and septics; he added that the developer is trying to keep costs at a minimum in order to build out attainable housing. In response to suggestions that the development provide its own central water systems, Witt explained the regulatory requirements that would significantly impact the affordability of housing if the Town is trying to apply that to the smaller developments. There was further discussion regarding the waiver for sidewalks and curbing; Buckel said that the proposed development is close to meeting the Town's standards, and that the adjacent Arena del Loma area has no sidewalks. Questions about the planned construction of the road and pathways were addressed, together with a review of the subdivision map indicating placement of the wells and septics. There was some discussion of the letter from Yavapai County Development Services Department commenting on the placement of a house, well and septic on each parcel, and the requirement that the development must have approval from the County Environmental Services between the preliminary and final plats in order to go forward, and acknowledgment that it is the responsibility of the County. Buckel was requested to provide in the future the deed restrictions or CC&R's, on the preliminary plats, or a waiver. Another question was asked about the policy regarding providing a Form of Assurance. The drainage and elevation changes were another area of concern.

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The various issues of concern were reviewed and summarized as follows: The requested variance on sidewalks and curbs/gutter; composition of pathways; suggestion for funding and maintenance of pathways by a Homeowners Association; drainage facilities to be addressed adequately on preliminary plats; requested waiver to allow well and septic on each lot; ownership of responsibility if a septic system "daylights"; water contaminations; and individual wells possibly creating water shortages on neighboring wells.

Glen Millett, engineer for the development, reviewed the study performed on the septic and water issue pursuant to the County and ADEQ requirements and the placement on each lot that allows for 100% replacement of a septic system in the event of any failure.

There was a final summary of what the existing zoning and the subdivision ordinance allow on the property and whether or not the waivers should be granted. Buckel confirmed that the Town looks to the County to issue the permits; the County is called when there is a problem with a septic; they are the regulators for ADEQ.

## **STAFF COMMENTS**

There were no further staff comments.

## **MOTION**

After the first motion was made and seconded, the Commission reviewed the understanding and intent of the motion, and with input from Buckel on procedure, determined that the first step would be to pull out and vote on the variances, or

waivers, requested. That first motion was then withdrawn and subsequent actions taken pursuant to the discussion. *As to the vote taken on the waiver of wells and septics, German noted her objection "based upon No. 6, A water system shall be provided as a condition of approval for any subdivisions containing lots of parcels less than 70,000 square feet."*

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7. **Presentation, discussion and possible recommendation to Council on PP 2006-08: An application submitted by Verde River Properties, LLC & Camp Verde Homestead, LLC owner of parcel 403-23-102V & a portion of 403-23-103M requesting preliminary plat approval for Summerset @ Simonton Ranch consisting of 28.22 acres and 104 lots zoned PAD 6-12. Property is located approx 250' east of intersection of Homestead Parkway and Davidson Drive.**

On a motion by Hisrich, seconded by Freeman, the Commission voted unanimously to recommend to Council approval on PP 2006-08, an application submitted by Verde River Properties, LLC & Camp Verde Homestead, LLC owner of parcel 403-23-102V & a portion of 403-23-103M requesting preliminary plat approval for Summerset @ Simonton Ranch consisting of 28.22 acres and 104 lots zoned PAD 6-12, with the exception requested to allow parking on both sides of the street as was allowed in the other properties as discussed.

**Note: Commissioner Bullard recused himself prior to Item 7 being addressed based on conflict of interest.**

After Bullard recused himself and stepped down, Burnside questioned the continuing presence of Bullard in the room, asserting his belief that Bullard remaining during the hearing would be in conflict with the Town Code of Ethics unless specifically permitted to do so as provided therein; Witt declared that according to the Town Attorney's opinion, it was Bullard's constitutional right to remain in the room.

#### **STAFF'S PRESENTATION**

Buckel said that this subdivision is another portion of the Simonton Ranch master planned community and will be accessed off of Homestead Parkway, and contains 104 lots. Buckel described the planned entrance roadway and sidewalk on one side.. A project meeting was held on January 10<sup>th</sup>; trails have already been established. No waivers are being requested.

#### **APPLICANT'S STATEMENT**

Scott Simonton reviewed the history of the project started by Harvard Development in 1997 and the agreement entered into in 1999 that established certain development standards, followed by the acquisition of the property by Simonton. A few of those standards were amended and applied throughout Simonton Ranch developments including Silverado, Elk Creek, Water's Edge, Homestead and River's Edge. The same standards are being applied to the subject project. Mr. Simonton said this project is basically very similar to Elk Creek as previously approved by P&Z and Council. He reviewed one exception requested to allow parking on both sides of the street, and described a possible future roadway that may be requested in connection with access to a 17-acre future residential site. Mr. Simonton said that his intent in presenting the preliminary plat is to receive comments from the Town Engineer and from all the service providers and then incorporate that information into the final plat that addresses all the issues. Mr. Simonton pointed out that in cooperation with the Town his master planned community has incorporated a portion of commercial property and provided significantly less density than originally approved.

## COMMENT FROM OTHER PERSONS

There were no comments from other persons.

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## APPLICANT'S REBUTTAL

No rebuttal was required.

## BOARD DISCUSSION

The Commission discussed with Mr. Simonton several issues, including possible multi-family units, parking provisions and street widths, and rolled curbs vs. vertical curbs. In response to a request to provide sidewalks on both sides of the street, Mr. Simonton assured the Commission that all the way through the planning of the developments within the master plan he has consistently complied with the Town's many requests for changes; however, at this point in time, particularly with the problem of needing the sewer plant, and assessments being imposed, the financial situation is reaching a critical point for all the developers. Mr. Simonton said he is doing the best he can, and would like to cooperate, but he simply cannot accept the added expense of the suggested sidewalk on both sides of the street. There was a brief discussion about the possible future roadway described by Mr. Simonton; he confirmed that it would only be a residential street, not a collector road.

## STAFF COMMENTS

There were no further staff comments.

8. **Discussion on the possible allowance of shipping containers used as accessory structures.** (Continued to the next meeting.)
9. **Discussion on how to address inconsistencies between the Planning & Zoning Ordinance, Subdivision Regulations and the General Plan**  
(Continued to the next meeting.)
10. **Call to the Public for Items not on the Agenda**  
There was no public input.
11. **Commission Informational Reports:**  
Burnside attended a meeting on Proposition 207 that was very encouraging.  
  
German said she had Denim & Lace tickets for sale.  
  
Witt reported that progress is being made on the sewer; Mr. Simonton has committed a substantial amount of funds and is putting in a tremendous amount of effort to help raise the money to get the sewer done.
12. **Staff Report**  
Buckel said the Commission agenda is full for the first week of April; there will be another subdivision that is larger. Staff has an amendment on subdivision regulations and another to the Zoning Code requiring public participation. Council has requested the Commission to review amendments on livestock regulations, basically to have Section 108 reflected in Section 109, as well as issues concerning 4H projects and their goals. Following input from the Attorney, Buckel will be bringing an amendment on signs for review.

**13. Adjournment**

On a motion by Hisrich, seconded by Bullard, the meeting was adjourned at 9:25 p.m.

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Rob Witt, Chairperson

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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 8<sup>th</sup> day of March 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

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Margaret Harper, Recording Secretary