

AGENDA



**COUNCIL HEARS PLANNING AND ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MARCH 23, 2005
at 6:30 P.M.**

1. **Call to Order**

As a reminder, if you are carrying a cell phone, pager, computer, two-way radio, or other sound device, we ask that you turn it off at this time to minimize disruption of tonight's meeting.

2. **Roll Call**

3. **Pledge of Allegiance**

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

a) **Approval of the Minutes:**

1) There are no minutes for approval.

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

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

2) Regular Session – April 20, 2005 at 6:30 p.m.

3) Council Hears Planning & Zoning – April 27, 2005 at 6:30 p.m.

Public Participation:

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

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

*Remarks are limited to **five minutes** per item to allow everyone the opportunity to speak.*

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

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

7. **Discussion, consideration, and possible approval of Resolution 2005-632, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2005-02 for Las Estancias Unit 3 subdivision located on 8.24 acres consisting of parcel 403-20-159. This project is located north of Horseshoe Bend and west of Via Linda.**

8. **Discussion, consideration, and possible approval of Ordinance 2005-A300, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcels 403-**

20-002 and 403-20-147 consisting of approximately 52.48 acres from RCU-2A to R1L-35. This rezoning is to allow for residential development. Project location is at the end of Newton Lane.

- **Call for STAFF PRESENTATION**
 - **Declare PUBLIC HEARING OPEN**
 - a. **Call for APPLICANT'S STATEMENT**
 - b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
 - **Declare PUBLIC HEARING CLOSED**
 - **Call for COUNCIL DISCUSSION**
9. **Discussion, consideration, and possible approval of Resolution 2005-630, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Revised Preliminary Plat 2005-01 for the purpose of developing Equestrian Estates Subdivision on parcels 403-20-002 and 403-20-147 consisting of approximately 52.48 acres and 44 lots. The location of the project is as the end of Newton Lane.**
- **Call for STAFF PRESENTATION**
 - **Declare PUBLIC HEARING OPEN**
 - a. **Call for APPLICANT'S STATEMENT**
 - b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
 - **Declare PUBLIC HEARING CLOSED**
 - **Call for COUNCIL DISCUSSION**
10. **Discussion, consideration, and possible approval of Ordinance 2005-A298, an ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 403-15-001F consisting of approximately 28.54 acres from RCU-2A to C3 and M1. This rezoning is to allow for 13.62 acres of the parcel to be developed for a cement block plant and nursery with M1 zoning and 14.92 acres for the development of a cemetery and associated businesses with C3 zoning. The property is located between SR 260 and Old Hwy 279.**
- **Call for STAFF PRESENTATION**
 - **Declare PUBLIC HEARING OPEN**
 - a. **Call for APPLICANT'S STATEMENT**
 - b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
 - **Declare PUBLIC HEARING CLOSED**
 - **Call for COUNCIL DISCUSSION**
11. **Discussion, consideration, and possible approval of Ordinance 2005-A302, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for a parcel 403-14-004B consisting of approximately 3.59 acres from RCU-2A to M1. This rezoning is to allow for the development of an industrial complex. The property is located between SR 260 and Old Hwy 279.**
- **Call for STAFF PRESENTATION**
 - **Declare PUBLIC HEARING OPEN**
 - a. **Call for APPLICANT'S STATEMENT**
 - b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
 - **Declare PUBLIC HEARING CLOSED**
 - **Call for COUNCIL DISCUSSION**

12. **Discussion, consideration, and possible approval of Ordinance 2005-A303, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcels 403-15-002M, 403-15-002N, 403-13-002P, and 403-16-001F consisting of approximately 76 acres from RCU-2A to PAD with underlying zoning of C2 and the residential density at PAD 8. This rezoning is to allow for the development of Cherry Creek Village Commercial Complex.**
 - Call for **STAFF PRESENTATION**
 - Declare **PUBLIC HEARING OPEN**
 - a. Call for **APPLICANT'S STATEMENT**
 - b. Call for **COMMENT FROM OTHER PERSONS (either in favor or against)**
 - c. Call for **APPLICANT'S REBUTTAL (if appropriate)**
 - Declare **PUBLIC HEARING CLOSED**
 - Call for **COUNCIL DISCUSSION**

13. **Discussion, consideration, and possible approval of Resolution 2005-634, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the abandonment of a portion of Cliff House Drive in Fort River Caves subdivision as public roadways.**
 - Call for **STAFF PRESENTATION**
 - Declare **PUBLIC HEARING OPEN**
 - a. Call for **APPLICANT'S STATEMENT**
 - b. Call for **COMMENT FROM OTHER PERSONS (either in favor or against)**
 - c. Call for **APPLICANT'S REBUTTAL (if appropriate)**
 - Declare **PUBLIC HEARING CLOSED**
 - Call for **COUNCIL DISCUSSION**

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

There will be no Public Input on the following items:

15. **Advanced Approvals of Town Expenditures**

16. **Manager/Staff Report**

17. **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.

18. **Adjournment**

Posted by: *C Jones*

Date/Time: *3-18-05 9:45 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.

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

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

1. Call to Order

The meeting was called to order at 6:30 p.m.

2. Roll Call

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

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

3. Pledge of Allegiance

The Pledge was led by Commissioner Smith.

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

a. Approval of Minutes:

No minutes to approve

b. Set Next Meeting, Date and Time:

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

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

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

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

There was no public input.

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

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

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

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

STAFF'S PRESENTATION

Director Wright explained that this item was the first of two to be heard in connection with the subject development, and was a request for a zoning map change to allow a development with one-acre lots instead of the two-acre minimum now required by the existing zoning. Wright briefly reviewed the background of that general area at the time of incorporation that resulted in some surrounding "legal non-conforming" developments with lots substantially less than what the change in zoning being requested would allow. The proposed subdivision would consist of one-acre lots with conventionally-built homes; the lots would be a minimum of 35,000 sq. ft., just under one acre. The plan does fall within the parameters of the current General Plan, identified as residential/agricultural. The drainage issue would have to be reviewed through the platting process since it falls under the Yavapai County Drainage Criteria Manual.

PUBLIC HEARING OPEN**Applicant's Statement**

Tom Pender, agent for the applicant, referring to a large map of the proposed development, described its general plan, including having irrigation rights dating back to the early 1900s, so the majority of the properties will be irrigated. He said that the project will be the type that fits with the community plan, is agricultural and equestrian. The area is developing into a nice neighborhood, and Mr. Pender said the intent is for the proposed development to add to and continue to improve that area. The project has one access and is at the end of Newton Lane, and that may increase traffic. A former connection through Horseshoe Bend has been closed off by the property owner. The roadways are large enough that emergency services can turn around. An emergency access easement has been added (pointing to the area involved) in case of fire or related emergency. Utility easements have been provided. Plans for drainage from irrigation were also described. Mr. Pender also described a trail providing hiking or equestrian access to the river.

COMMENT FROM OTHER PERSONS

Isa Pettey who lives adjacent to the subject property said she is wondering what it is going to do with septic tanks, because she and her neighbors have wells, and that concerns them. Also, horses, too many of them – there should not be a zone change. Two acres is plenty good. (In response to the Commission she located her lot on the map that was displayed.)

Sandy Moore said she lives six houses down; her back porch is about 20 feet from the fence line of the development. Ms. Moore would like to stay with the two-acre size.

George Alexander said he lives in the area and wonders with the amount of houses in there what the impact of traffic is going to be with just one road going in, with 44 homes. Two acres would cut that in half.

Audrey Alexander said they live two houses up from the property, and they also think that the road should be continued around, that they can also come out on Horseshoe Bend so they wouldn't have all the traffic on Newton and it would make it a lot easier, that some of the other traffic would be on the other road.

Greg McCarthy, who lives on Mustang Lane, said they had the same issues of access going with a piece of property owned by Baumgardner at the end of Mustang Lane a few years back, who wanted to develop 22 acres into 44 lots, a suitable subdivision for the area, and prior to Mr. Larkey closing off his private roadway which connected the two areas. Mr. McCarthy said that connecting that Newton area to Horseshoe Bend would not solve the problem, as well as anything ADOT has planned for the area. He said perhaps the issue is still the accidents that happen on 260 at those access points in that area; that is what needs to be fixed. Mr. McCarthy spoke at length on suggestions he had for the area based on his experience and knowledge of the history of the area, including his opinion that the density and amount of traffic in the area are already too much.

APPLICANT'S REBUTTAL

Mr. Pender said he would just like to identify the concern about the traffic. He agreed that it was possible that 300 cars would use the roadway in the future, but the typical saturation rate would indicate that it would not happen until 20 years from now. It is not a Del Webb-type development, but structured

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

PUBLIC HEARING CLOSED

Board Discussion

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

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

STAFF COMMENTS

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

CALL FOR MOTION

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

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

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

There was no public input.

9. Commission Informational Reports

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

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

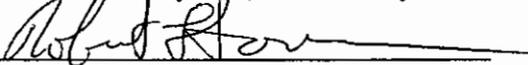
Chairperson Foreman reminded everyone to bring an umbrella to the Pecan & Wine Festival.

10. Staff Report

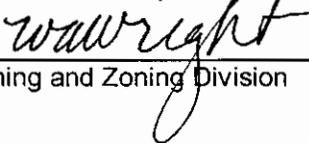
Director Wright requested that a member from the Commission be selected to participate in the upcoming CIP process, with the first meeting to be held on February 18 at 1:00 at the Town Hall; Commissioner Womack volunteered to participate.

11. Adjournment

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



Commission Chairperson Robert Foreman

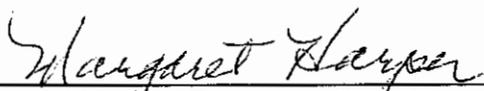


Planning and Zoning Division

CERTIFICATION:

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

Dated this 3rd day of March, 2005



Margaret Harper, Recording Secretary

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

DRAFT

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

1. Call to Order

The meeting was called to order at 6:30 p.m.

2. Roll Call

Chairperson Foreman, Vice Chairperson Smith, Commissioners Haddon, Bullard, Womack, Morris and Witt were present.

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

3. Pledge of Allegiance

The Pledge was led by Commissioner Bullard

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:

February 3, 2005 – Regular Session
February 10, 2005 – Regular Session

b. Set Next Meeting, Date and Time:

March 10, 2005 – Regular Session was set at the February 10, 2005 meeting.
April 7, 2005 – Regular Session – 6:30 p.m.

On a motion by Witt, seconded by Womack, the Commission unanimously approved the Consent Agenda as presented, noting what should have been the dates of February 3 and February 10 for the Minutes.

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

There was no public input.



6. Public hearing, discussion, and possible recommendation to Council on GPA 2005-01:

An application initiated by the Town for parcels 407-09-043 and 407-09-043A requesting a general plan amendment from the County Land Use of General Industrial to the Town of Camp Verde Land Use of Commercial, allowing future commercial development within the Town of Camp Verde. This property is currently zoned M1-10A, consists of approximately 26.76 acres and is located along the Highway 260 corridor west of I-17 at E. Coury Drive.

On a motion by Womack, seconded by Bullard, the Commission unanimously recommended to Council approval of GPA 2005-01, an application initiated by the Town for parcels 407-09-043 and 407-09-043A requesting a general plan amendment from the County Land Use of General Industrial to the Town of Camp Verde Land Use of Commercial, allowing future commercial development within the Town of Camp Verde.

STAFF'S PRESENTATION

Director Wright reminded the Commission that the Town has been working to annex the area that includes the Camp Verde Water Company and Steve Coury's automobile dealership. The subject parcel is owned by Steve Coury. The development agreement between the Town and Coury included a clause that provides for a commercial use rather than industrial. The request

was initiated by the Town; the annexation Ordinance was adopted last night by the Council and now is subject to a 30-day window during which any challenge can be made to invalidate the annexation. The activities coincide with the use provided for in this amendment to the Town's General Plan.

PUBLIC HEARING OPEN

Applicant's Statement

Since the request was initiated by the Town, there was no need for further comment. .

COMMENT FROM OTHER PERSONS

There were no comments from other persons.

PUBLIC HEARING CLOSED

Board Discussion

There was no discussion.

 7.

Public hearing, discussion, and possible recommendation to Council on ZMC 2005-09:

An application initiated by the Town for parcels 407-09-043 and 407-09-043A requesting a zoning map change from the County Zoning of M1-10A to the Town of Camp Verde Zoning of C3-2A, allowing future commercial development within the Town of Camp Verde. This property consists of approximately 26.76 acres and is located along the Highway 260 corridor west of I-17 at E. Coury Drive.

On a motion by Womack, seconded by Witt, the Commission unanimously recommended to Council approval of ZMC 2005-09, an application initiated by the Town for parcels 407-09-043 and 407-09-043A requesting a zoning map change from the County Zoning of M1-10A to the Town of Camp Verde Zoning of C3-2A, allowing future commercial development within the Town of Camp Verde.

STAFF'S PRESENTATION

Director Wright said that this request was the companion to the prior item. The zoning map change to C3-2A from the Yavapai County zoning of M1-10A was a driving factor in the desire to work with the Town on the annexation. The 260 corridor is designated for commercial growth in the new General Plan, and several other zoning map changes to commercial have already been allowed along that corridor.

PUBLIC HEARING OPEN

Applicant's Statement

No further applicant's statement was necessary.

COMMENT FROM OTHER PERSONS

There were no comments from other persons

PUBLIC HEARING CLOSED

Board Discussion

There was no discussion.

 8.

Public hearing, discussion, and possible recommendation to Council on ZMC 2005-06, ZMC 05-07, and ZMC 05-08:

An application submitted by Harvey Stanley, Dave Vette, and Jim Binick, agents for the owners of parcels 403-14-004B (Block 1-5.59 acres), 403-15-001F (Blocks 2&3-31.57 acres), 403-15-002M (Block 4-25 acres), 403-15-002N (Block 4-2acres), 403-15-002P (Block 4-31.38 acres), and 403-16-001F (Block 4-15.68 acres) (approximately 111.2 acres total), requesting a zoning map change from RCU-2A to the following: Block 1: M1, Block 2: C3, Block 3: M1, and Block 4: PAD. This property is located between Highway 260 and Old Hwy 279.

On a motion by Womack, seconded by Witt, the Commission unanimously recommended to Council approval of ZMC 2005-06, an application submitted by Harvey Stanley, Dave Vette and Jim Binick, requesting a zoning map change from RCU-2A to C-3 and M-1, with the stipulation that there be design review.

DRAFT

On a motion by Womack, seconded by Smith, the Commission unanimously recommended to Council approval of ZMC 2005-07, an application submitted by Harvey Stanley, Dave Vette and Jim Binick, requesting a zoning map change from RCU-2A to M-1, with the stipulation that there be design review.

On a motion by Womack, seconded by Witt, the Commission unanimously recommended to Council approval of ZMC 2005-08, an application submitted by Harvey Stanley, Dave Vette and Jim Binick, requesting a zoning map change from RCU-2A to PAD with underlying zoning of C-2, with the stipulation that there be design review.

STAFF'S PRESENTATION

Sr. Planner Buckel said that this is the Cherry Creek project, and reminded the Commission that a couple of months ago Mr. Stanley had come before the Commission asking that one of the subject blocks to be zoned M-1 for industrial purposes. This subject request now takes in the rest of that parcel for additional M-1. In essence, the request is to place zoning for development on the entire parcel that is held by several different property owners who have come together as a group, assigning Harvey Stanley, Dave Vette and Jim Binick as agents. Buckel reviewed in detail the various activities and construction planned for the project in the different zones, including an equestrian trail. The 1998 General Plan shows the area as industrial; the 2004 General Plan shows it as mixed use, which would be commercial and industrial.

PUBLIC HEARING OPEN

Applicant's Statement

Mr. Harvey said he had nothing more to add to Ms. Buckel's presentation, and invited questions from the Commission.

The Commission discussed the planned roadway and the possible impact from ADOT's plans the bypass in that area; Mr. Harvey pointed out that everything has access to old 279, so that should be no problem and the project is not necessarily based on access to 260. It was confirmed that as far as the Fire Department input, the applicant will need to resolve the issue. Mr. Harvey described for the Commission the work being done by a group of engineers on development wastewater treatment systems that are environmentally friendly. A presentation will be given on that work on the 30th at the Chamber of Commerce and anyone interested in wastewater treatment is invited.

COMMENT FROM OTHER PERSONS

There were no comments from other persons

PUBLIC HEARING CLOSED

Board Discussion

There was some discussion regarding the proposed equestrian trail, with the suggestion that it be identified as multi-use, non-motorized. The applicants said that they were aware that one well cannot be used to supply other property owners, and that it is planned to tie onto the Water Company if it is financially feasible. Also, Mr. Stanley and Mr. Vette explained their plans for water conservation, such that the project will be minimizing water use. It was also confirmed with Mr. Stanley that the deed restrictions against adult entertainment businesses and junk yards have been placed on the entire property.

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

There was no public input.

10. Commission Informational Reports:

Commissioner Bullard passed on a compliment to staff; an individual had commented that it was unbelievable the difference between Cottonwood and Camp Verde and that he tells people to get over to Camp Verde and get things done.

Commissioner Smith said he had gone to Prescott today to see how mail-in ballots are processed, a tour that is open to the public and was very interesting and exciting. Smith reminded everyone that there is the Archaeological Expo in Town this weekend on Saturday.

Commissioner commented on the presentation by the Buxton Company, and complimented staff on bringing them in.

11. Staff Report

Director Wright explained that the Buxton Company is a retail recruiting firm that uses a proactive approach to try to bring businesses into the community and focusing on a psychographic profile that looks at the types of customers instead of just the demographic approach. The Town is working on partnering with private businesses and developers to try to raise the funds for the study.

Wright said that annexation is off and running; the "soft" opening for Out of Africa was approved by the Council last night. They plan to open within the next month or so with Phase 1 of the Park development.

12. Adjournment

On a motion by Witt, seconded by Womack, the meeting was adjourned at 7:11 p.m.

Commission Chairperson Robert Foreman

Planning and Zoning Division

CERTIFICATION:

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the Regular Session of the Planning and Zoning Commission of the Town of Camp Verde, Arizona, held on the 3rd day of March, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2005

Margaret Harper, Recording Secretary

Staff Report

Council

Meeting of: March 23, 2005

Title: **COMPREHENSIVE SIGN PLAN FOR VERDE CLIFFS:** An application filed by UH Partners I, LLC for approval of a comprehensive sign plan for the subdivision known as 'Verde Cliffs'.

Description: This application was tabled by the Council at their February 23rd meeting for staff to obtain the opinion of the Town's attorney on allowing a billboard size sign within the Town limits. According to the attorney, any sign not in the subdivision must meet the requirements and limitations of an off premise sign. Therefore, the billboard can not be considered.

The comprehensive sign plan allows for varying the number of signs but the total signage must not be greater in square footage than what is allowed by the sign ordinance. See the Director's memo for the complete description of the signs requested.

Commission

Recommendation: The Planning and Zoning Commission held a Public Hearing concerning this request on February 3, 2005. They voted unanimously to recommend approval of the comprehensive sign plan with the stipulation that if the signs are not to be reused, and if there is no subsequent application for the use of the signs that all of them be removed by the UH Partners I, LLC.

Attachments: Yes

Prepared by: Nancy Buckel, Senior Planner



TOWN OF CAMP VERDE

Arizona's Territorial Town

P.O. Box 710 ♦ 473 S. Main Street ♦ Camp Verde, Arizona 86322 ♦ (928) 567-6631 FAX 567-9061

Marshal 567-6621 ♦ Parks & Recreation 567-0534 ♦ Community Development 567-8513 ♦ www.cvaz.org

DATE: January 27, 2005

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

THROUGH: Bill Lee, Town Manager

FROM: Will Wright, Community Development Director

SUBJECT: Verde Cliffs Comprehensive Sign Plan

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

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

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

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



cc Jim

12-21-04P01:52 RCVD

Case No. 2005-07

PERMIT NO. CSP 05-01

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

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

BUSINESS NAME	<u>UH PARTNERS I, LLC</u>		
MAILING ADDRESS	<u>2401 W. Behrend Drive, #65</u>		
CITY	STATE	ZIP	
<u>Phoenix</u>	<u>AZ</u>	<u>85027</u>	
PHYSICAL ADDRESS OF BUSINESS	<u>Same</u>		
BUSINESS PHONE NO.	<u>623-879-8888</u>	FAX	<u>623-879-8890</u>
BUSINESS CONTACT	<u>JOSEPH CONTADINO</u>		
NAME AND MAILING ADDRESS OF APPLICANT	<u>SAME AS ABOVE.</u>		
PARCEL NO.	LEGAL DESCRIPTION		
STATE TAX NO. <u>13-044580-R</u>	CAMP VERDE TAX NO. <u>13-044580-R</u>		

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

It is agreed to erect or construct this sign in conformity with the laws of the Town of Camp Verde and the State of Arizona. Drawing must be on the attached 8011 sheet of paper for the permanent file. (Either professionally rendered or have a professional appearance.) Sign must be erected within 30 (30) days of date of issuance.

JOSEPH CONTADINO MANAGING MEMBER

PRINTED NAME	DATE
<u>Joseph Contadino</u>	<u>12-8-04</u>
SIGNATURE	DATE
_____	_____
APPROVED BY	DATE
_____	_____

VERDE CLIFFS COMPREHENSIVE SIGN PLAN

DATE: December 13, 2004

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

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

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

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

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

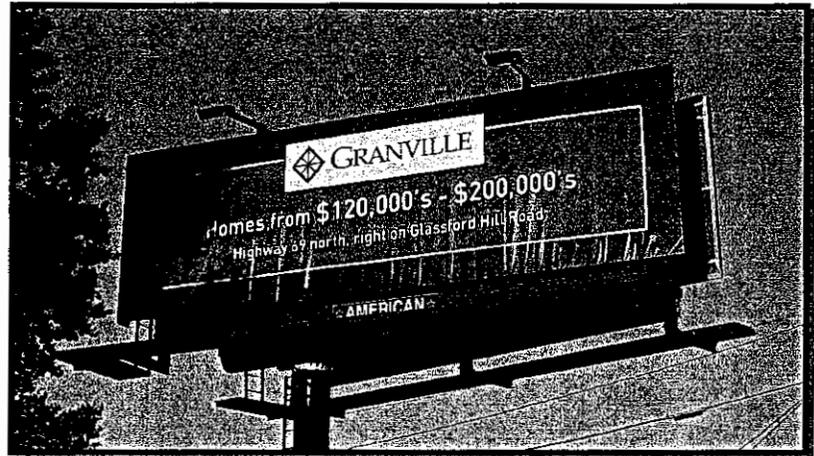
The custom builder lots in THE BLUFFS are to be marketed on an individual basis working with local Camp Verde builders, realtors, and residents. A sign at the entrance to THE BLUFFS will identify and promote the Camp Verde builders building the custom homes. The marketing of these homes will create jobs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

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

SIGN LOCATIONS AND DESCRIPTIONS:

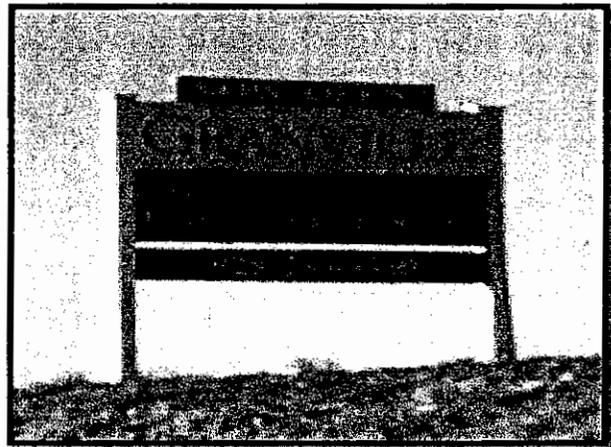
FREEWAY SIGN One freeway sign is to be located along the freeway south of the Camp Verde Highway 260 exit on the Henry Shill property to jointly market THE VIEWS OF CAMP VERDE and THE BLUFFS. This sign would be a great advertisement for Camp Verde in general. We have a verbal understanding with Mr. Shill,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

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



COMMUNITY IDENTIFICATION SIGNS

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

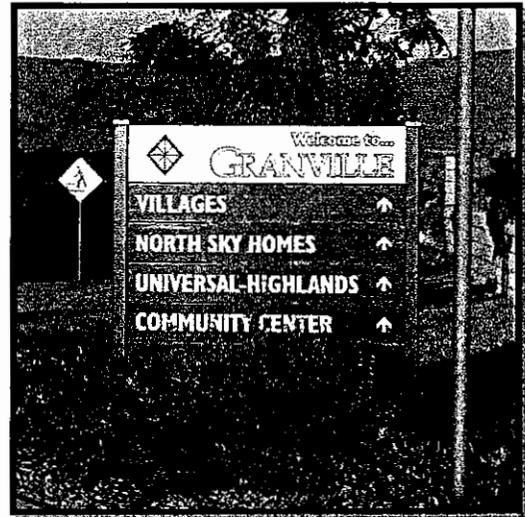


These signs are to be approximately 4 feet by 8 feet or 32 square feet. An example of the Universal Homes Granville community identification sign at Prescott Valley is included above to illustrate the community identification sign concept. The sign locations are illustrated on the Sign Location Exhibit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

BUILDER DIRECTIONAL SIGNS

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

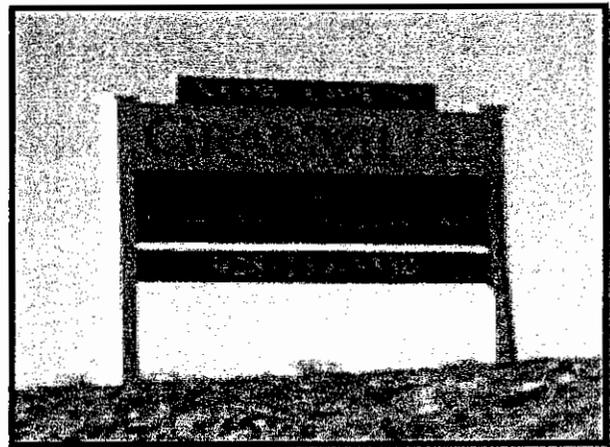
The builder directional signs will be approximately 5 feet by 6 feet or 30 square feet. An example of the Universal Homes Granville builder directional sign at Prescott Valley is illustrated at the right showing the builder directional sign concept. The sign locations are illustrated on the Sign Location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



CUSTOM BUILDER SIGN

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

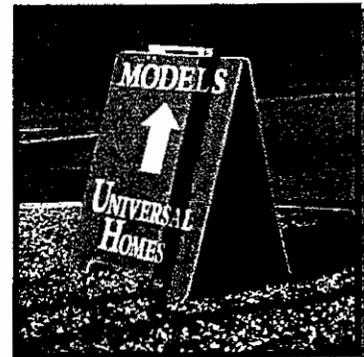
The custom builder sign will be approximately 4 feet by 8 feet or 32 square feet. The custom builder sign will be similar to the Universal Homes Granville builder directional sign at Prescott Valley and is illustrated at the right. The sign location is illustrated on the Sign Location Exhibit attached.



MARKETING TRAIL SIGNS

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

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



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

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

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



IMPACT AND SUMMARY REQUEST

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

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

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

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

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

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

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

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

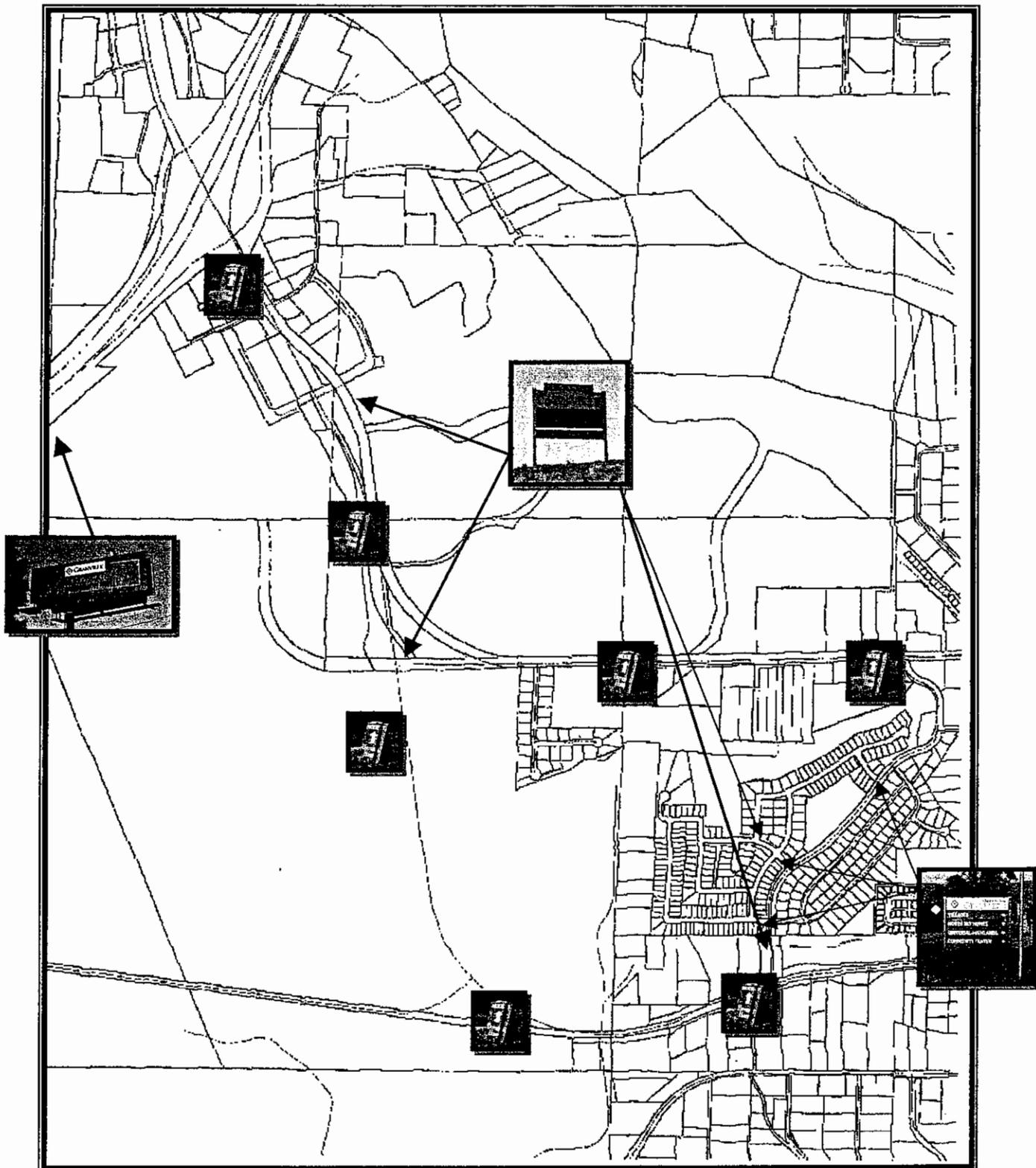
Verde Cliffs, LLC

UH Partners I, LLC

By _____
G. Scott Simonton

By _____
Joseph F. Contadino

SIGN LOCATION EXHIBIT



STAFF REPORT:

COUNCIL

MEETING OF: MARCH 23, 2005

TITLE: **RESOLUTION 2005-632: A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2005-02 FOR LAS ESTANCIAS UNIT 3 SUBDIVISION LOCATED OFF OF HORSESHOE BEND DRIVE ON PARCEL 403-20-159 CONSISTING OF 8.24 ACRES THAT WILL INCLUDE 8 LOTS.**

DESCRIPTION:

The proposed project site is located on the west side of Horseshoe Bend Drive and is the last phase of the Las Estancias subdivision. It consists of eight lots on the west side of the development. These lots will be accessed by Via Linda. This phase will have two new streets with one ending in a cul de sac. The names for the new streets are West Calle Panorama and North Via Silverado. None of these lots will have access directly off of Horseshoe Bend. The zoning is R1-35 which allows for either site built homes or manufactured homes.

The rezoning for this project from RCU-2A to R1-35 was approved on March 22, 2000 by Ordinance 2000 A153 and the preliminary plat was approved on May 24, 2000 by Resolution PZ 2000-03. The final plat for Phase 1 was approved on September 20, 2000 by Resolution PZ 2000-03. A revision to the preliminary plat was then submitted and approved on June 26, 2002 by Resolution 2002-522. This revision added two parcels to the original subdivision and this would increase the lots in the subdivision by 3 lots to a total of 29 lots for the complete subdivision. They were included in the final plat for Unit 2 that was approved on October 6, 2004 by Resolution 2004-612.

Submitted with this application is an Application of Exception. The developer is requesting the elimination of the sidewalks and the replacement with an earthen shoulder. The construction plans show the curbs to be a rolled curb construction.

The rezoning contained the following stipulations:

1. Subdivision would contain only 26 lots.
2. Tract A would be no less than 35,000 sq. ft. and held as Open Space.
3. The subdivision will be served by Camp Verde Water System.

The preliminary plat contained the following stipulations:

1. Tract A to be dedicated on the Final Plat of Phase 1 to the benefit of the subdivision residents.
2. Provisions to be made through CC&R's for the maintenance of Tract A by a homeowners association. Maintenance will include insurance, property taxes, and physical maintenance.

3. The pedestrian easements to Tract A will be clearly identified and dedicated as part of Tract A on the Final Plat for Phase 1 and will be constructed of crushed, stabilized granite pathways.
4. Pedestrian easements to Tract A from Mondale and Horseshoe Bend will be constructed during Phase 1 development.
5. Mondale will be paved to the full length per the typical roadway section to at least 24 foot width in Phase 1.
6. In lieu of the standard curb, gutter and sidewalk requirement, ribbon curbing will be required on both sides of the street and, a crushed, stabilized granite pathway, 4 feet wide, 4 inches in depth, rolled and packed with a color compatible with the surrounding area, will be on one side of the street.
7. Fire hydrants will be required per the recommendation of the Camp Verde Fire Dept.
8. Revisions to the CC&R's as follows:
 - a. Strike the phrase "...used manufactured homes only after prior approval of owner."
 - b. Change the minimum size of the site built home to 1300 sq. ft.
 - c. Add the natural vegetation within the setbacks will be maintained by the property owner and not removed.
 - d. Allow 4-H livestock projects within the subdivision in conformance with the regulations of the Town.

Final Plat for Phase 1 contained numbers 2, 3, 4, 5, 6, & 7 of the stipulations listed in the preliminary plat as stipulations to the approval of the final plat.

The approval of the Revised preliminary plat contained the following stipulations:

1. Increase the extension of Mondale Street through the subdivision to the full width to meet the Town's Standards.
2. Address the existing drainage issues in the immediate area to the Town's satisfaction.
3. Complete improvements prior to recordation of the final plat or post a financial assurance acceptable to the Town.

Stipulations attached to the approval of the final plat of Phase 2 are as follows:

1. Requirements for curb, gutter and sidewalks have been waived and the developer will install rolled curbs and an earthen path.
2. The existing Mondale Lane within Phase 1 of the subdivision to be patched, cracked sealed, oiled, and re-chip sealed.
3. Manhole in Mondale brought to level of roadway.

Mr. Pender has submitted a soils report with a request for exception on the pavement construction to allow for 3" of asphalt paving over 6" aggregate base. The Town Standards currently require 4" asphalt paving over 8" base. This is a change from the approved construction plans and was sent to Arizona Engineering for review and comment.

The agent also requested a clarification of the stipulations placed on the development for Phase 2. It was not his understanding that the whole Mondale extension would need to be chipped sealed. He understood only the section that needed to be cracked sealed was to be chip sealed. He also wanted it noted that the manhole cover mentioned in Phase 2 stipulations was actually a water valve elevation that needed to be changed. He would like all of these issues to be clarified in the stipulations for Phase 3 so that construction on the infrastructure could be started.

Agency Responses:

Five Agency Notices were sent out. The following are the comments received:

Yavapai County Flood Control: The project site is not impacted by a delineated floodplain nor is it impacted by a drainage basin greater than 80 acres. Thus the Flood Control District has no objection to this proposed Las Estancias Subdivision, Phase 3 final plat.

Town Engineer: Staff received approval of the final construction plans with the note that the existing culvert crossing Via Linda at the intersection of Horseshoe Bend be cleaned out and the upstream end of the channel re-graded. The upstream channel at the inlet of the culvert should be lined with riprap or concrete to prevent further erosion.

Camp Verde Community Development Director: This is the final phase of the Las Estancias subdivision proposing to place eight lots on about 8 acres, which preliminary plat (revised) approved 29 lots. The developer requests an exception from a four foot wide concrete sidewalk to a four foot earthen path and to the town's pavement standards, which the town engineer is reviewing. Further, there were a couple of stipulations regarding the need to improve the drainage in the area as well as the improvements required for Mondale that will need to be clarified by the town.

ATTACHMENTS: Yes

PREPARED BY: Nancy Buckel, Senior Planner



RESOLUTION 2005-632

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2005-02 FOR LAS ESTANCIAS UNIT 3 SUBDIVISION LOCATED ON 8.24 ACRES CONSISTING OF PARCEL 403-20-159. THIS PROJECT IS LOCATED NORTH OF HORSESHOE BEND AND WEST OF VIA LINDA.

WHEREAS, a request for a final plat (2005-02) approval was filed by Mr. Tom Pender, agent, for Las Estancias at Camp Verde LLC, owner of the 8.24 acres consisting of tax parcel 403-20-159, for Las Estancias Unit 3, and

WHEREAS, a revised preliminary plat was heard by the Planning Commission on June 6, 2002 and by the Common Council on June 26, 2002 in public hearings that were advertised and posted according to state law, and

WHEREAS, the purpose of the Final Plat is to allow for the development of a residential subdivision and to subdivide 8.24 acres consisting of parcel 403-20-159 into 8 lots and

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

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

NOW THEREFORE THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE RESOLVE, TO ADOPT FINAL PLAT 2005-02 FOR LAS ESTANCIAS UNIT 3 WITH THE FOLLOWING STIPULATIONS AS AGREED UPON BY THE DEVELOPER:

1. Requirements for curb, gutter and sidewalks have been waived and the developer will install rolled curbs and an earthen path.
2. Developer will clean out the existing culvert crossing of Via Linda at the intersection of Horseshoe Bend and the upstream end of the channel regarded. The inlet of the culvert will then be lined with riprap or concrete to prevent further erosion.

3. Requirements for the pavement construction has been waived to allow 3" asphalt paving and 6" base based on the soils report submitted and the Town Engineer's approval.
4. It is clarified that in Phase 2 the stipulations for the chip-sealing of Mondale extension is correct and that the 'manhole cover' should have been the 'water valve elevation' should be corrected.

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this 23rd day of March 2005.

Mitch Dickinson, Mayor

Date: _____

Approved as to Form:

Town Attorney

Attest: _____
Deborah Barber, Town Clerk



December 30, 2004

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

RE: Letter of Intent for the Las Estancias, Unit 3 located within the Southwest 1/4 of Section 13 & the Southeast Quarter of the Southeast Quarter of Section 14, Township 14 North, Range 4 East, Gila & Salt River Base & Meridian. More specifically described as Yavapai County Assessors Number 403-20-159.

Dear Ms. Buckel:

We are requesting Final plat subdivision approval for Unit 3 of Las Estancias Subdivision. The subject property is located on the Northwest corner of Horseshoe Bend Drive and Mondale Lane. It is bounded on the North by Verde West Acres, and the West by metes and bounds property zoned RCU; to the East by Unit 2; and to the South by Park Verde Estates.

The subject property has been re-zoned to R1-35 and the preliminary plat approved with conditions.

The subdivision will be served by Camp Verde Water System, APS, US West and Sedona Cablevision. The roadways located within the subdivision will be designed with a roll curb and a 4' wide walkway on one side. The roads will be constructed in accordance with the Town Specifications and dedicated upon completion of the construction.

The onsite topography is described as rolling terrain with a ridge line bisecting the subdivision from East to West. A topography map of the site can be found within the Phase III Drainage Report. The property is impacted by a small drainageway that enters at the Southwest corner and exists to the South. Stormwater drainage within the subdivision will be collected and routed within the right-of-way and or drainage easements to the existing detention/sedimentation basins located along the East boundary of Unit 1.

The property will be accessed from Via Linda by development of a new roadway.

The development of the project as proposed will have minimal effect on adjoining properties and will provide affordable large lots consistent with the Community Plan.

Based on the preceding, we respectfully request that the final plat for Unit 3 be recommended for approval.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom L. Pender', with a long horizontal stroke extending to the right.

Tom L. Pender, P.E.

att.: Final Plat Application and Attachments

c: Al Gradijan, Las Estancias at Camp Verde LLC

CASE NO. 2005-10

PROJECT NO. FP 05-02

01-04-05A08:09 RCVD

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

REQUEST:	APPLICATION DATE <u>1-4-05</u>
PRELIMINARY PLAT _____	ASSESSOR'S PARCEL NO. <u>403-20-159</u>
FINAL PLAT <u>X</u>	PRESENT ZONING <u>R1-35</u>
CONCEPTUAL PLAN _____	TAKEN BY <u>B. Quinn</u>
AMENDED PLAT _____	FEES <u>350⁰⁰</u>
RESUBDIVISION _____	HEARING DATE _____
REVERSION TO ACREAGE _____	
SUBDIVISION NAME <u>Las Estancias Unit 3</u>	
TRACT <u>8.24 acres.</u>	

OWNER/DEVELOPER Las Estancias at Camp Verde L.L.C. PHONE 928-639-1144 FAX 928-639-1177
 ADDRESS P.O. Box 277 CITY Cottonwood STATE AZ ZIP 86326
 CONTACT PERSON Aleck Bradijan Jr.

ENGINEER Tom Pender P.E., Pender Eng. PHONE 928-639-0776 FAX 928-639-
 ADDRESS P.O. Box 1245 CITY Cottonwood STATE AZ ZIP 3801
 CONTACT PERSON Tom Pender

PROPOSED LAND USE	NET ACREAGE (SQ. FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY	<u>8.24 ac</u> <u>358,970 SF</u>	<u>8</u>	<u>.81 ac</u> <u>35,140 SF</u>	<u>145'</u>	
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL					
INDUSTRIAL					

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

CASE NO. 2005-10

01-04-05A08:09 RCVD

PROJECT NO. FP 05-02

APPLICATION OF EXCEPTION

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

ASSESSOR'S PARCEL NO. 403-20-159 PRESENT ZONING R1-35

SUBDIVISION Las Estancias Unit 3 EXISTING USE OF PROPERTY _____

ADDRESS OF PROPERTY _____

REQUESTED WAIVER OR VARIANCE:

Eliminate sidewalk & replace w/ earthen shoulder.

JUSTIFICATION

As was approved for Unit 2, we are requesting an earthen shoulder for Unit 3. This request is made based upon the ability to better accommodate equestrian and pedestrian use.

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

Signature of Applicant

Date



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

March 4, 2005

RE: Las Estancias, Unit's 2 & 3

Dear Ms. Buckel:

This letter is written as a follow-up to our telephone discussion yesterday. Attached to this letter you will find a soils report prepared by Engineering Testing Consultants. Based upon the findings of the report, we are requesting a variance from the Town's minimum pavement section to what was recommended within the report. Specifically, the Town has a minimum paving section of 4" asphalt paving over 8" of aggregate base course, our Engineer has recommended 3" of asphalt paving over 6" of aggregate base course.

Additionally, we wanted to clarify our understanding of the remedial work to be conducted on Mondale Lane. At the Final Plat hearing for Unit 2 the Town stipulated we repair cracks in the roadway paving and adjust a manhole rim elevation. Our understanding, was that we would seal the cracks with crack seal, apply a chip patch to the cracked area, adjust the elevation of the water valve access (there are no manholes within Mondale) and spot repair any other locations along Mondale that appeared to need service. We agreed to this and will comply. However, when we received the Notice of Action for Unit 2, the stipulations stated that we would completely reseal the roadway. In our opinion that was not what we agreed to and request that the stipulations on Unit 3 clarify this issue.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom L. Pender', is written over a horizontal line.

Tom L. Pender, P.E.

att.: Soils report
c: Al Gradijan, Las Estancias at Camp Verde LLC



ENGINEERING & TESTING CONSULTANTS, INC.

January 26, 2005

Mr. Tom Pender, P.E.
Pender Engineering
P.O. Box 1245
Cottonwood, Arizona 86326

SUBJECT: PAVEMENT THICKNESS DESIGN FOR LAS ESTANCIAS, MIDDLE VERDE, ARIZONA

Dear Mr. Pender:

As requested, Engineering & Testing Consultants, Inc., (ETC) has completed the geotechnical soil exploration for the proposed roadways in Las Estancias.

SITE CONDITIONS

The topography of the site generally consists of mildly sloping grades. A large, shallow drainage crosses the central portion of the site. Vegetation at the site mostly consists of a moderate amount of brush and trees. However, a heavy amount of brush and trees were observed in Unit 3.

SUBSURFACE CONDITIONS

ETC performed three exploratory test pits in Unit 2 to determine subgrade soil conditions. Unit 3 was not accessible due to the heavy amount of brush and trees. However, ETC anticipates similar soil conditions in this area. If soil conditions encountered differ from those presented herein, this firm should be contacted to review our recommendations made in this report.

Test pit TP-1, excavated in the eastern side of Calle Salida, encountered low plasticity, medium dense, clayey sand with some gravel (USCS classification SC). A light brown, dense to very dense, clayey sand was encountered at a depth of approximately 2 feet.

Test pit TP-2, excavated near the intersection of Calle Salida and Via Linda, encountered low plasticity, stiff, clay with sand (CL).

GEOTECHNICAL ENGINEERING • SOILS & MATERIALS TESTING • SPECIAL INSPECTION

417 NORTH ARIZONA STREET
PRESCOTT, ARIZONA 86301
928-778-9001 • FAX 928-778-4866

440 SOUTH 7TH STREET
COTTONWOOD, ARIZONA 86326
928-639-3553 • FAX 928-639-1552



Mr. Tom Pender – Pender Engineering
Geotechnical Engineering Services – Las Estancias, Middle Verde, AZ
January 26, 2005
Page 2 of 4

Test pit TP-3, excavated in the southern portion of Via Linda encountered loose to medium dense, silty clayey sand with gravel and some cobbles (SM-SC).

Representative bulk soil sample was collected from the test pits for laboratory testing, to determine classification and physical properties of subsurface soils encountered.

LABORATORY

Atterberg limits and gradation laboratory tests were performed for a representative soil sample collected during the field operation. A summary of the laboratory test results is presented below in Table 1. Laboratory testing was performed in accordance with applicable ASTM standards.

**TABLE 1
SUMMARY OF LABORATORY TEST RESULTS**

Test Pit	Location	Depth (feet)	Liquid Limit (%)	Plasticity Index	Fines Content (%)	Gravel Content (%)	USCS
TP-1	Calle Salida, East	0 – 2	27	8	46	9	SC
TP-2	Calle Salida & Via Linda	0 – 1.5	31	12	75	3	CL
TP-3	Via Linda, South	0 – 3	22	5	12	43	SM-SC

EARTHWORK

The areas where fill is required must be stripped of all vegetation, debris, or unstable soils and such material should be removed. Depressions and sloped ground should be widened or benched as necessary to accommodate compaction equipment and provide a level base for placing fill.

Prior to fill placement, the exposed ground surface should be scarified; moisture conditioned, and compacted to a minimum depth of 8 inches, to the specifications in Table 2. Special attention shall be given to insure adequate moisture is present throughout the entire 8-inch depth.

All subbase fill required to bring the structure areas up to subgrade elevation should be placed in horizontal lifts not exceeding 8 inches compacted thickness. Fill soils in roadway areas, and



Mr. Tom Pender – Pender Engineering
Geotechnical Engineering Services -- Las Estancias, Middle Verde, AZ
January 26, 2005
Page 3 of 4

backfill in utility trenches shall be compacted to a minimum relative density of 95% of maximum dry density at -2% to +2% of optimum moisture content, ASTM D698.

ETC recommends the observation of the site grading operation with sufficient tests to verify proper compaction.

PAVEMENT DESIGN

Site grading for pavement areas should be as outlined herein, to provide subgrade support of flexible pavements. ETC has estimated traffic volumes for the proposed roadways, and recommends the pavement sections in Table 2 for the proposed development.

**TABLE 2
PAVEMENT STRUCTURAL SECTION**

Description	Asphaltic Concrete Thickness (inches)	Aggregate Base Thickness (inches)	Prepared Subgrade Thickness (inches)
Residential Roadways	3	6	8

The recommended pavement section is expected to function with periodic maintenance or overlays when the subgrade, base, and pavement are constructed in accordance with accepted construction standards.

Efficient surface and subsurface drainage should be established prior to and maintained during and after construction to prevent water from ponding and/or saturating the soils within or adjacent to roadway areas.

LIMITATIONS

The recommendations in this report were prepared in accordance with accepted professional engineering principles and soil mechanics practices. We make no other warranty, either implied or expressed. If during subsequent planning and construction, conditions are different than as indicated, this firm should be notified for evaluation.



Mr. Tom Pender – Pender Engineering
Geotechnical Engineering Services – Las Estancias, Middle Verde, AZ
January 26, 2005
Page 4 of 4

This report is not a bidding document. Any contractor reviewing this report must draw his own conclusions regarding site conditions and specific construction techniques to be used on this project.

For your use. If you have any questions, please contact us at (928) 778-9001.

Sincerely,

ENGINEERING & TESTING CONSULTANTS, INC.



Richard G. Kelley, P.E.
Project Manager

cc: ETC File No. 4776

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

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

Parcel Number: 403-20-159 & 403-19-216 H & J Date: 8/6/04
Owner: Aleck Gradjan, Manager, Las Estrenas at Camp Verde L.L.C.
Address: P.O. Box 277, Cottonwood, AZ 86326
Phone: () 928-639-1144

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates Tom Pender, P.E. as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to N/A 200, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

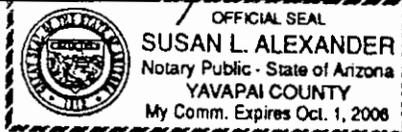
X [Signature]
Owner(s)

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 19th day of August, 2004, by Aleck Gradjan, who is/are personally known by me or have produced identification.

Susan H. Alexander Notary Public

My Commission Expires:
10-01-2006



**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

HEARING APPLICATION: _____ PARCEL NO.: 403-20-159 & 403-19-216
H & J

DATE: 8/6/04 LEGAL DESCRIPTION: see attached

NAME: Aleck Gradijan, Manager; Las Estancias at Camp Verde
L.L.C.

ADDRESS: P.O. Box 277, Cottonwood, AZ 86326

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.

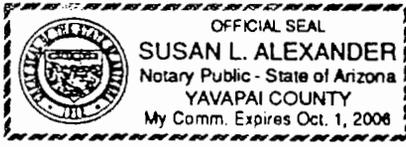
X [Signature] msusa 8/19/04
Applicant's Signature Date

Agent for: _____

State of Arizona
Town of Camp Verde

On this 19th day of August, 2004 before me, the undersigned Notary Public, personally appeared Aleck Gradijan Who executed the foregoing instrument for the purpose therein contained.

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



[Signature]
Notary Public
10-01-2006
Date Commission Expires

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER: 403-20-159

APPLICANT'S NAME: Las Estancias @ Camp Verde LLC
Las Estancias Unit 3

PROPERTY ADDRESS: Horseshoe Bend & Mondale in
Middle Verde.

DIRECTIONS TO PROPERTY: From westbound SR 260,
turn right on Horseshoe Bend. Go
approximately 1/2 mi. to Mondale. Unit
3 will be located on the NW corner
of Horseshoe Bend and Mondale.

Staff Report

Council Meeting of:

March 23, 2005

Title:

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

Description Of Item:

The applicant had requested that this item be tabled in February until further investigation could be done on obtaining a second ingress/egress to the development. They are now ready to move forward with this application.

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

The surrounding zoning and uses are as follows:

West: R1-10 residential

East: R1-35 residential

North: Yavapai-Apache Nation/ Verde River

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

The 1998 General Plan shows the land use in this area as Residential/Agriculture. There is no density associated with this land use designation. It is considered more rural in nature and low density. The 2004 General Plan shows this area as Agriculture > 5 Acres. This designation would be considered as land that the community would like to see designated as open space activity. Staff did not receive the owner's written permission to place that type of land use on the property so we would have to allow 1 acre development, if the 2004 plan was in place.

It is also outside of the growth area in the 2004 plan, however, this project would be considered as infill in an already established residential area.

This application was submitted before the newer General Plan was ratified by voters therefore; it falls under the old general plan criteria and approval process.

Agency Review:

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

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

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

Camp Verde Water: This project is within the Certificate of Convenience and Necessity (CC&N) of Camp Verde Water. The water company does not have water service adjacent to this project, but they do have mains close to the project

area that can be extended to the development. They understand that the developer wishes to have Camp Verde Water service this development. They will provide service to this area under an Advance in Aid of Construction Agreement. They are in favor of this re-zoning if the project is served under this agreement.

Camp Verde Fire Department: This property is not within the Fire District and per Town Resolution 2002-530 shall be annexed into the Fire District as soon as possible as a requirement of re-zoning or a general plan amendment. See packet for a copy of the resolution.

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

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

**Commission
Recommendation:**

The motion by the Commission to recommend approval failed 3-3 of this rezoning. The reason given for the no votes was the concern for public health, safety and welfare over the limited access to this project. Some on the Commission felt that this project is the key to solving the circulation problem in the Horseshoe area and that some way needs to be created to resolve this issue before this project can move forward.

Two members of the public spoke against this project and three members of the public had concerns about the traffic and impact on roadways in the area.

During the Commission discussion the design of the project was discussed and there was concern voiced about the number of flag lots. A suggestion was made about placing cul de sacs near other roadways in the area so that in the future, the Town would have the option to connecting adjacent or near roadways to create better circulation pattern for the Horseshoe Bend area. There was also mentioned the concern over the number of horses that would be allowed on the one acre lots and the possibility of donating to the Town any unused water rights. Also discussed was the prohibition of ATVs on the trail.

Attachments: Yes

Prepared by: Nancy Buckel, Senior Planner



ORDINANCE 2005 A300

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

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

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

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2005-03** was filed by Tom Pender of Pender Engineering, agent for Mark Weiland-Lucky Canyon Properties, LLC owners, for the purpose of rezoning parcels **403-20-002 and 403-20-147 FROM RCU-2A TO R1L-35**. The legal description is attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **February 10, 2005** in public hearing that was advertised and posted according to state law and by the Town Council on **March 23, 2005**.
- C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

II. **Zoning Map Change 2005-03** is approved, based upon the following findings:

- A. The zoning map change will not injure the public health safety, or welfare of the general public.

- B. The property is shown as Agriculture/Residential on the Town's General Plan Land Use Map and is therefore, consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
 - C. The property must be annexed into the Camp Verde Fire District as soon as possible.
-

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

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

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

PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 23rd day of March 2005, to be effective when publication and posting, pursuant to ARS 9-813, is completed.

Approved: _____
Mitch Dickinson, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney



December 3, 2004

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

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

Dear Ms. Buckel:

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

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

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

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

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

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

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

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

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

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

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

Sincerely,



Tom L. Pender, P.E.

att.: Zoning Map Change Application & attachments.

CASE NO. 2005-04

PROJECT NO. ZUC 05-03

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

Recd. 12-3-04
PO

CHANGE OF ZONING MAP OR DENSITY APPLICATION

APPLICATION DATE 12/1/04

TAKEN BY B. Quinn

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

FEES 450⁰⁰

PRESENT ZONING RCU2A - 52.47 AC

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

SUBDIVISION Equestrian Estates

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

REQUEST:

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

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

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

CONTACT PERSON Mark Weiland

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

Name of Agent

Please see attached authorization from Owner

Signature of Owner

Date

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

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

CONTACT PERSON Tom L. Pender, P.E.

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

[Signature]
Signature of Applicant

8-18-04
Date

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

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

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

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

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

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

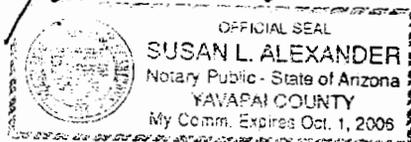

_____, Owner(s)

State of Arizona
County of Yavapai, ss.

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

 Notary Public

My Commission Expires: 10-1-2006



EQUESTRIAN ESTATES - SITE PLAN

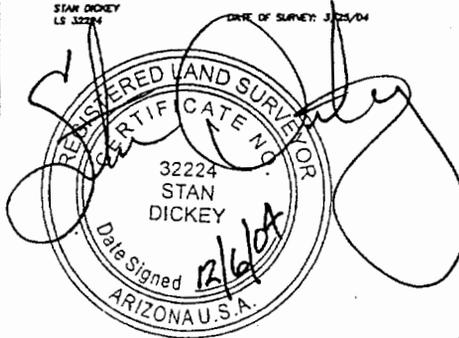
a 52.47 Ac.± subdivision, being a portion of Section 14, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, in the Town of Camp Verde, in the County of Yavapai, in the State of Arizona
 SITE APN'S 403-20-002 & 403-20-147

SYMBOL LEGEND	
●	Calculated Point Nothing Found or Not
○	Found 1/2 inch rebar with an identification (unless noted)
⊙	Found 1/2 inch rebar with plastic cap stamped "LS 5641"
⊙	Not 1/2 inch rebar with aluminum tag stamped "LS 32224"
⊙	Found 1/2 inch rebar with steel washer stamped "LS 5184"
⊙	Found stone on noted
⊙	Found nail in post - offred brass tag stamped "LS 32224"
⊙	Found stainless steel around 3/4" x 4.5" from fence corner, fence bears SW & NW
⊙	Found bridge Spits with an identification
⊙	Found Allright corner as noted
⊙	Indicates line is not in use
⊙	Record Dimensions per BLM plot and notes Officially Filed 11-03-1975
⊙	Record Dimensions per Book 3606 O.R., Page 153
⊙	Record Dimensions per Bk. 2170 O.R., Pg. 620 & Bk. 2187 O.R., Pg. 6

SURVEYOR'S CERTIFICATE

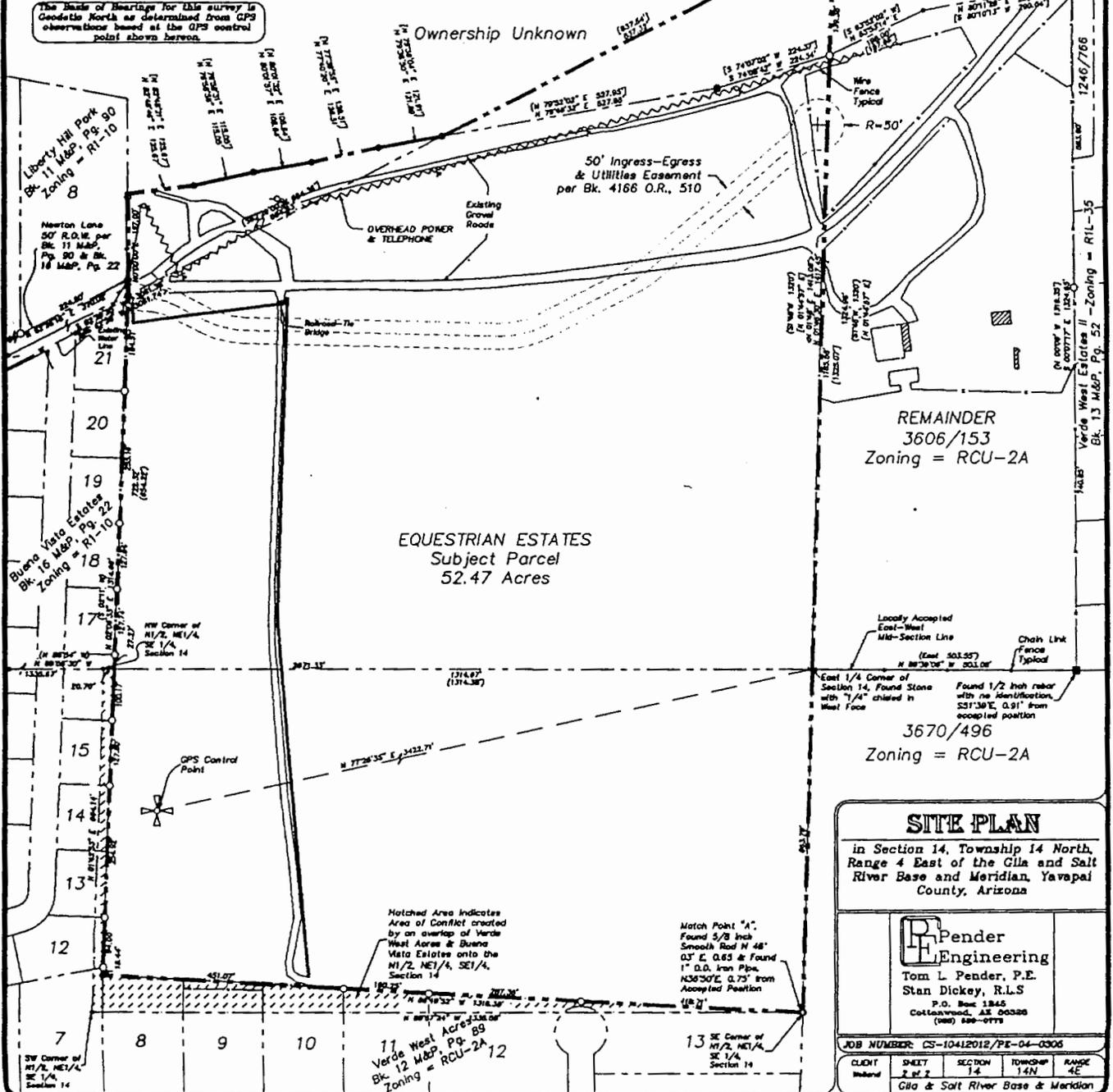
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, DURING THE MONTH OF MARCH 2004, IN CONFORMANCE WITH THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS ADOPTED IN FEBRUARY OF 2002.

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



SCALE 1" = 300'

The kinds of bearings for this survey is Considered North as determined from GPS observations based at the GPS control point shown herein.



SITE PLAN

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

Pender Engineering
 Tom L. Pender, P.E.
 Stan Dickey, R.L.S.
 P.O. Box 1845
 Cottonwood, AZ 86308
 (908) 436-9173

JOB NUMBER: CS-10412012/PE-04-0306			
CLIENT	SHEET	SECTION	TOWNSHIP
Inland	2 of 2	14	14N
		RANGE	4E
Gila & Salt River Base & Meridian			

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: ZMC 05-03

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

Date: 12/1/04

Legal Description: _____

Name: Mark Weiland

See Attached

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

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

X [Signature]
Applicant's Signature

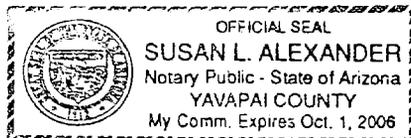
8.18.04
Date

Agent for: _____

State of Arizona
Town of Camp Verde

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

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



[Signature]
Notary Public

10-1-2006
Date Commission Expires

DIRECTIONS TO PROPERTY

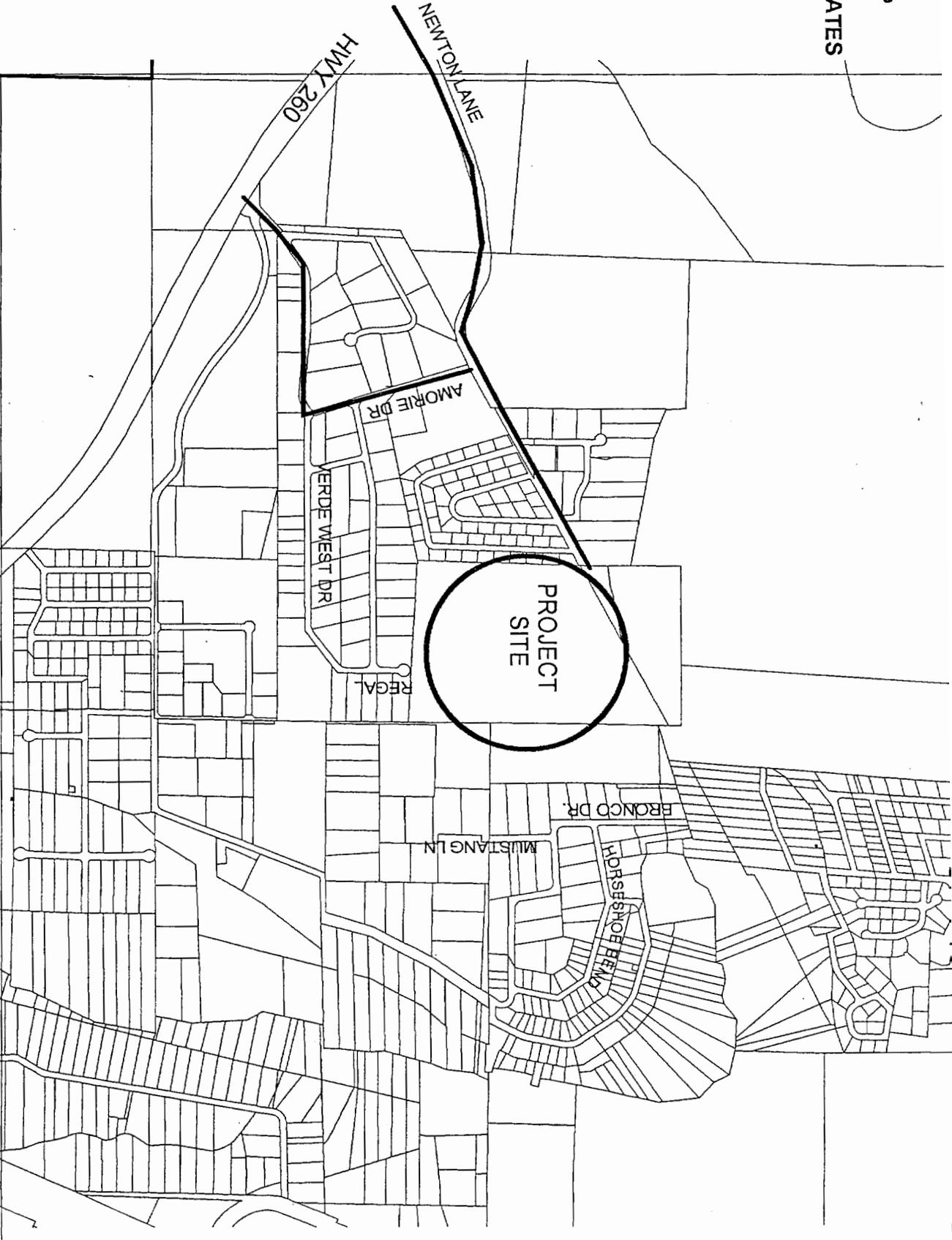
ASSESSOR'S PARCEL NUMBER 403-20-002 & 403-20-147

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

PROPERTY ADDRESS Newton Lane, Middle Verde

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

VICINITY MAP
FOR
EQUESTRIAN ESTATES



Patrick K. Larkey

COPIED C.C. & STAFF

2-17-05 BJD

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

02-17-05A11:54 RCVD

Phone 928-567-0237

February 16, 2005

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

Dear Present & Future Members;

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

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

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

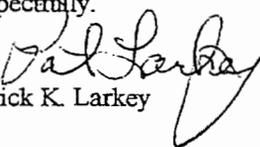
The logical place to put a second entrance to Equestrian Estates, as per the suggestion of the Camp Verde Street Inspector, would be connecting to Verde West Drive on the south of the subdivision. Another street, which would connect Horseshoe Bend with Equestrian Estates is Mondale Lane. These connections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

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

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

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

Respectfully,


Patrick K. Larkey

Staff Report

Council Meeting of:

March 23, 2005

Title:

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

Description Of Item:

This item was tabled at the request of the applicant in February while they researched the possibility of obtaining a second ingress/egress to the project. Included in the packet is a letter from Mr. Pender dated March 4th requesting an exception to the Town's paving requirement that is accompanied with a soils report stamped by ETC engineer. Also in the letter is a discussion on possible interconnections with the Horseshoe Bend area. Supporting documents are provided in the packet to illustrate his findings. At this time, the applicant is not proposing to change the design of the subdivision to provide a cul de sac near Regal that would allow for access to Western some time in the future. This access point would be only for emergency vehicles.

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

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

The development will be accessed off of Hwy 260 by Verde West Drive to Amorie Drive to Newton Lane. Newton will be extended through the development and there will be an emergency ingree/egress at the cul de sac end of Regal at the south edge of development between lots 24 & 25.

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

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

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

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

Staff has received letters of service, from Qwest, Unisource, Waste Management, Camp Verde Water Systems, Cablevision and APS. The Phase II Drainage Report and the Preliminary Grading, Utility and Drainage plans have been reviewed by Arizona Engineering and the applicant has addressed the engineer's comments at this level of review. Further corrections and revisions

will be made prior to final plat submittal. These documents are available for review in the Community Development office during business hours.

Agency Review:

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

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

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

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

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

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

Commission Recommendation:

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

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



RESOLUTION 2005-630

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

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

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

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

1. Requirement for paved sidewalks is waived and construction of sidewalks with only AB in the development is approved.
2. All lots affected by the floodplain will have minimum finished floor elevations shown on the final plat.
3. The pavement standards are waived based on the soils report by ETC Engineering & Testing Consultants, Inc.
4. Water will be provided by Camp Verde Water Co. and fire hydrants will be required.
5. The developer will be responsible for placing 'No Parking' signs along the streets in the subdivision.

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

Mitch Dickinson, Mayor

Date: _____

APPROVED AS TO FORM:

Attest: _____
Deborah Barber, Town Clerk

Town Attorney



December 3, 2004

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

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

Dear Ms. Buckel:

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

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

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

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

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

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

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

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

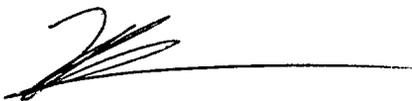
The property will be accessed from Newton Lane. Traffic generated by the proposed subdivision will account for approximately 44 new peak hour trips. The proposed trips should have minimal effect on the level of service of the existing surface streets.

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

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

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

Sincerely,

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

Tom L. Pender, P.E.

att.: Preliminary Plat Application & attachments

CASE NO. 2005-04

PROJECT NO. PP 05-01

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

*Revd. 12-3-04
BO*

REQUEST:	PRELIMINARY PLAT	<u> X </u>	APPLICATION DATE	<u>12/3/04</u>
	FINAL PLAT	<u> </u>	ASSESSOR'S PARCEL NO.	<u>403-20-002 & 403-20-147</u>
	CONCEPTUAL PLAN	<u> </u>	PRESENT ZONING	<u>RCU2A</u>
	AMENDED PLAT	<u> </u>	<i>(have submitted zone change request to RIL35)</i>	
	RESUBDIVISION	<u> </u>	TAKEN BY	<u><i>B. Quinn</i></u>
	REVERSION TO ACREAGE	<u> </u>	FEES	<u>840⁰⁰</u>
	SUBDIVISION NAME	<u>Equestrian Estates</u>	HEARING DATE	<u>2-3-05 / 2-23-05</u>
	TRACT	<u>52.48 acres</u>		

Lucky Canyon Properties, L.L.C.

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

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

CONTACT PERSON Mark Weiland

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

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

CONTACT PERSON Tom Pender, P.E.

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

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

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

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

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

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

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

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

Mark Weiland

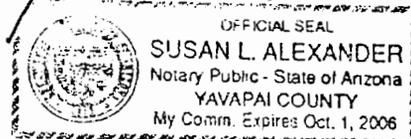
Owner(s)

State of Arizona
County of Yavapai ss.

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

Susan L. Alexander Notary Public

My Commission Expires: 10-1-2006



CASE NO. 2005-04

PROJECT NO. PP 05-01

APPLICATION OF EXCEPTION

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

ASSESSOR'S PARCEL NO. 403-20-002 & 147 PRESENT ZONING RCU 2A
SUBDIVISION Equestrian Estates EXISTING USE OF PROPERTY Agricultural
ADDRESS OF PROPERTY End of Newton Lane, Camp Verd.

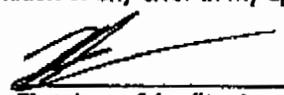
REQUESTED WAIVER OR VARIANCE:

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

JUSTIFICATION

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

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


Signature of Applicant

3/10/05
Date



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

March 4, 2005

RE: Equestrian Estates variance request and access update

Dear Ms. Buckel:

This letter is written as a follow-up to our telephone discussion yesterday. Attached to this letter you will find a soils report prepared by Engineering Testing Consultants, a Geotechnical Engineering firm for the Subdivision. Based upon the findings, we are requesting a variance from the Town's minimum pavement section to what was recommended within the report. Specifically, the Town requires a minimum paving section of 4" asphalt paving over 8" of aggregate base course. Our Engineer has recommended 3" of asphalt paving over 9" of aggregate base course for Newton Lane up to Paso Fino Way and 3" of asphalt paving over 6" of aggregate base course for the remainder of the Subdivision.

Access Update:

We have reviewed three possible interconnections between our project and the properties to the East. Based upon our review there are only two possible roadway alignments that may provide this access.

The first being the historic alignment of Newton Lane. As we know, this access at one time did continue to Bronco Drive, and may still be a viable access. Review of the plat for Verde West Estates II shows the roadway continuing from the terminus of Bronco Drive.

We have obtained a chain of title on meander land property to verify the ownership claims made by the adjoining property owners. The location of the roadway is definitely located in an area of uncertain title most probably owned by the State of Arizona. It appears that adjoining owners have in the past claimed the property through quit claims and we have not been able to determine that they had any right to do so. Generally, the adjoining owners gain ownership of meander land through litigation/quiet title proceedings with the State of Arizona. Attached for your review is the chain of title obtained, a plat of Verde West Estates II, and a record of condemnation for what I believe to be a judgement for the properties on the east side of the river to gain access to old Highway 79 (279) through the meander land owned by the State. This is shown as an encumbrance upon the deeds for the meander land where the historic extension of Newton Lane existed.

Based upon the information that we have reviewed, it appears that legal council should be sought regarding the Town's right to use or claim the roadway. As we have stated, we will and have extended Newton Lane via our plat to our East boundary in the vicinity of the historic access and will re-grade the roadway if it is determined to be a Town right of way.

Additionally, an extension of Mondale Lane could also provide access to the properties to the East; however, this would involve acquiring right of way from at least 10 properties.

Connection to Westward Drive will not provide a connection to the properties to our East. The only benefit to the Westward connection will be to provide our property a secondary access. This was discussed with the property owners that adjoin the Westward cul-de-sac and they are willing to provide emergency access through their property. In my opinion this is adequate access for our project.

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

Sincerely,



Tom L. Pender, P.E.

att.: Soils report
Chain of title
Plat of Verde West Estates II
Order of Condemnation

c: Mark Wieland, Managing Member Lucky Canyon Properties L.L.C.



ENGINEERING & TESTING CONSULTANTS, INC.

February 21, 2005

Mr. Tom Pender, P.E.
Pender Engineering
P.O. Box 1245
Cottonwood, Arizona 86326

**SUBJECT: PAVEMENT THICKNESS DESIGN FOR EQUESTRIAN ESTATES,
CAMP VERDE, ARIZONA**

Dear Mr. Pender:

As requested, Engineering & Testing Consultants, Inc., (ETC) has completed the geotechnical soil exploration for the proposed roadways in Equestrian Estates.

SITE CONDITIONS

The topography of the site generally consists of mildly sloping grades. Vegetation at the site consists of low-lying native grasses. ETC understands that a minimal amount of cuts and fills will be required for site development.

ETC performed six exploratory test pits to determine subgrade soil conditions. Test pit locations were estimated using existing site features. Roadway alignments were not staked in the field. If soil conditions encountered differ from those presented herein, this firm should be contacted to review our recommendations made in this report. A Test Pit Location Map is presented as Figure 1.

The subgrade soils encountered by the test pits generally consist of stiff sandy clay (USCS classification CL and CH). Very dense soils and/or weathered stone were encountered at depths of 1.5 to 2.5 feet below existing grade.

GEOTECHNICAL ENGINEERING • SOILS & MATERIALS TESTING • SPECIAL INSPECTION

417 NORTH ARIZONA STREET
PRESCOTT, ARIZONA 86301
928-778-9001 • FAX 928-778-4866

440 SOUTH 7TH STREET
COTTONWOOD, ARIZONA 86326
928-639-3553 • FAX 928-639-1552



Mr. Tom Pender – Pender Engineering
Geotechnical Engineering Services – Equestrian Estates, Camp Verde, AZ
February 21, 2005
Page 2 of 4

Representative bulk soil sample was collected from the test pits for laboratory testing, to determine classification and physical properties of subsurface soils encountered.

LABORATORY

Atterberg limits and gradation laboratory tests were performed for a representative soil sample collected during the field operation. A summary of the laboratory test results is presented below in Table 1. Laboratory testing was performed in accordance with applicable ASTM standards.

**TABLE 1
SUMMARY OF LABORATORY TEST RESULTS**

Test Pit	Depth (feet)	Liquid Limit (%)	Plasticity Index	Fines Content (%)	Gravel Content (%)	USCS
TP-1	0 – 1.5	50	30	74	0	CH
TP-2	1.5 – 2.5	25	8	50	4	CL
TP-3	1.5 – 2.5	---	Non-plastic	---	---	SM
TP-4	0 – 2.5	22	5	48	2	SC-SM
TP-5	0 – 2.5	37	20	64	3	CL
TP-6	2 – 3	---	Non-plastic	---	---	ML

EARTHWORK

The areas where fill is required must be stripped of all vegetation, debris, or unstable soils and such material should be removed. Depressions and sloped ground should be widened or benched as necessary to accommodate compaction equipment and provide a level base for placing fill.

Prior to fill placement, the exposed ground surface should be scarified; moisture conditioned, and compacted to a minimum depth of 8 inches, to the specifications herein. Special attention shall be given to insure adequate moisture is present throughout the entire 8-inch depth.

All subbase fill required to bring the structure areas up to subgrade elevation should be placed in horizontal lifts not exceeding 8 inches compacted thickness. Fill soils in roadway areas, and



Mr. Tom Pender – Pender Engineering
Geotechnical Engineering Services – Equestrian Estates, Camp Verde, AZ
February 21, 2005
Page 3 of 4

backfill in utility trenches shall be compacted to a minimum relative density of 95% of maximum dry density at -2% to +2% of optimum moisture content, ASTM D698.

ETC recommends the observation of the site grading operation with sufficient tests to verify proper compaction.

PAVEMENT DESIGN

Site grading for pavement areas should be as outlined herein, to provide subgrade support of flexible pavements. ETC has estimated traffic volumes for the 44 proposed lots in the development. The pavement sections presented in Table 2 are recommended for the proposed development.

**TABLE 2
PAVEMENT STRUCTURAL SECTION**

Description	Asphaltic Concrete Thickness (inches)	Aggregate Base Thickness (inches)	Prepared Subgrade Thickness (inches)
Newton Lane from entrance up to and including the Paso Fino Way Intersection	3	9	8
Other roadways	3	6	8

The recommended pavement section is expected to function with periodic maintenance or overlays when the subgrade, base, and pavement are constructed in accordance with accepted construction standards.

Efficient surface and subsurface drainage should be established prior to and maintained during and after construction to prevent water from ponding and/or saturating the soils within or adjacent to roadway areas.



Mr. Tom Pender – Pender Engineering
Geotechnical Engineering Services – Equestrian Estates, Camp Verde, AZ
February 21, 2005
Page 4 of 4

LIMITATIONS

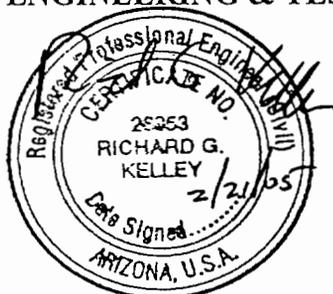
The recommendations in this report were prepared in accordance with accepted professional engineering principles and soil mechanics practices. We make no other warranty, either implied or expressed. If during subsequent planning and construction, conditions are different than as indicated, this firm should be notified for evaluation.

This report is not a bidding document. Any contractor reviewing this report must draw his own conclusions regarding site conditions and specific construction techniques to be used on this project.

For your use. If you have any questions, please contact us at (928) 778-9001.

Sincerely,

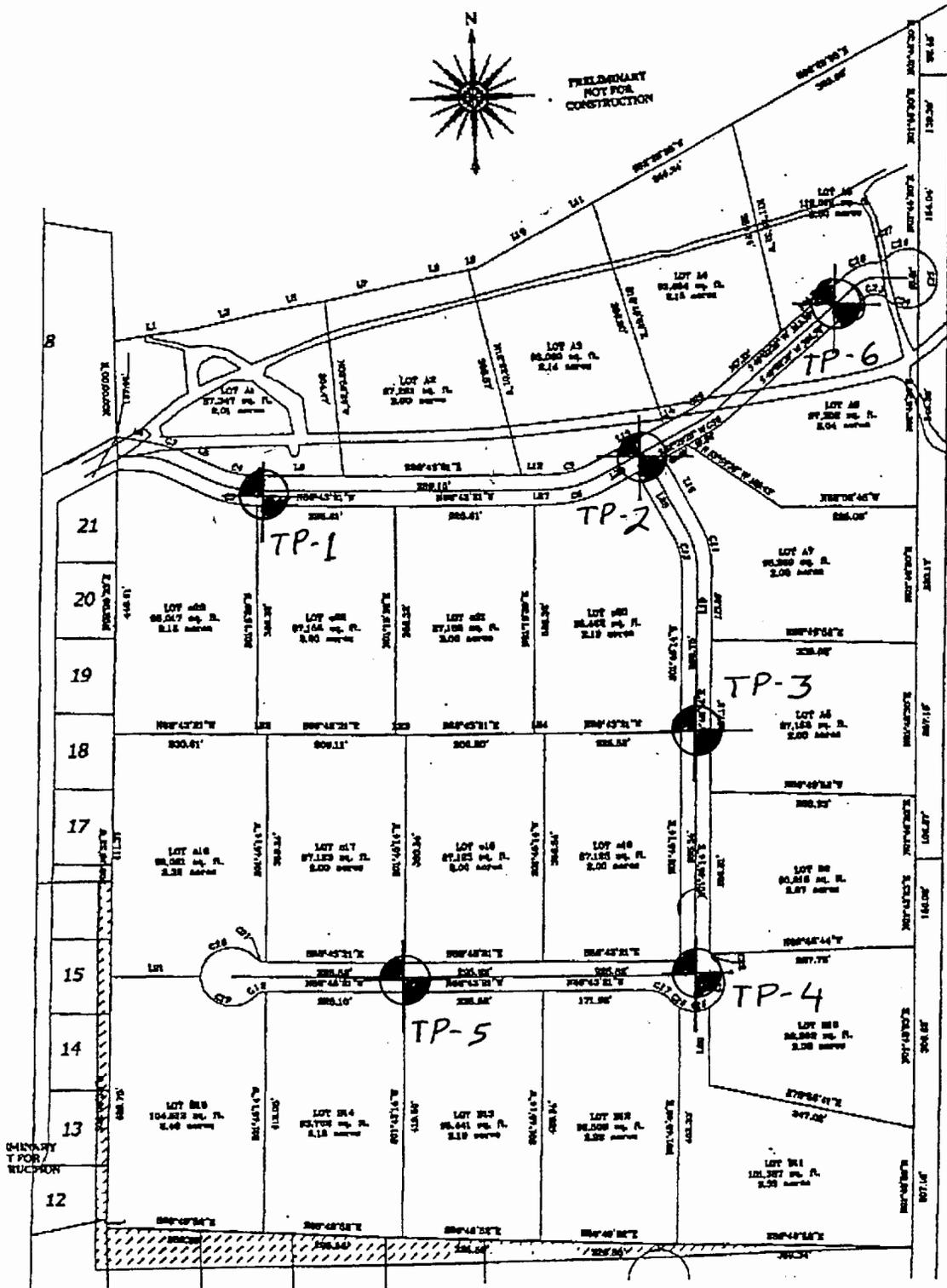
ENGINEERING & TESTING CONSULTANTS, INC.



Richard G. Kelley, P.E.
Project Manager

Attachments: Figure 1

cc: ETC File No. 4777



Legend

 Approximate Test Pit Location

Engineering & Testing Consultants, Inc.
 •Subsurface Drilling •Geotechnical •Environmental Support

Drawn by: others
 Project No: ETC 4777

Date: 02/09/05
 Page No:

FIGURE 1
 TEST PIT LOCATION MAP

Equestrian Estates
 Camp Verde, Arizona



List of Proposed Street Names Equestrian Estates Subdivision

One new roadway will be developed for this subdivision:

Paso Fino Way

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

PRELIMINARY PLAT

of a portion of Section 14, Township 14 North, Range 4 East of the Gila and Salt River Basins and Maricopa, Yavapai County, Arizona

Pender Engineering
Tom L. Pender, P.E.
Stan Dickey, R.L.S.
P.O. Box 1848
Oroville, AZ 85908
(520) 836-0774

JOB NUMBER: CD-1041202/PE-04-0305
CLIENT: [Redacted]
SHEET: 1-2
SECTION: 14N
TOWNSHIP: 14N
RANGE: 4E

NO.	DATE	BY	DESCRIPTION
1	11/15/04	MLP	PRELIMINARY PLAT
2	11/15/04	MLP	REVISIONS
3	11/15/04	MLP	REVISIONS
4	11/15/04	MLP	REVISIONS
5	11/15/04	MLP	REVISIONS
6	11/15/04	MLP	REVISIONS
7	11/15/04	MLP	REVISIONS
8	11/15/04	MLP	REVISIONS
9	11/15/04	MLP	REVISIONS
10	11/15/04	MLP	REVISIONS
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31	11/15/04	MLP	REVISIONS
32	11/15/04	MLP	REVISIONS
33	11/15/04	MLP	REVISIONS
34	11/15/04	MLP	REVISIONS
35	11/15/04	MLP	REVISIONS
36	11/15/04	MLP	REVISIONS
37	11/15/04	MLP	REVISIONS
38	11/15/04	MLP	REVISIONS
39	11/15/04	MLP	REVISIONS
40	11/15/04	MLP	REVISIONS
41	11/15/04	MLP	REVISIONS
42	11/15/04	MLP	REVISIONS
43	11/15/04	MLP	REVISIONS
44	11/15/04	MLP	REVISIONS
45	11/15/04	MLP	REVISIONS
46	11/15/04	MLP	REVISIONS
47	11/15/04	MLP	REVISIONS
48	11/15/04	MLP	REVISIONS
49	11/15/04	MLP	REVISIONS
50	11/15/04	MLP	REVISIONS

- SYMBOLS, LEGEND**
- 1. Delineate Parcel Acreage Table as Shown
 - 2. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 3. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 4. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 5. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 6. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 7. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 8. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 9. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 10. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 11. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 12. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 13. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 14. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 15. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 16. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 17. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 18. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 19. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 20. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 21. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 22. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
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 - 27. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 28. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 29. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 30. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 31. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 32. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 33. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 34. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 35. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 36. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 37. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 38. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 39. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 40. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 41. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 42. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 43. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 44. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 45. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 46. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 47. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 48. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 49. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)
 - 50. Parcel 1/2 inch scale with 1/4 inch contour (1:50,000)

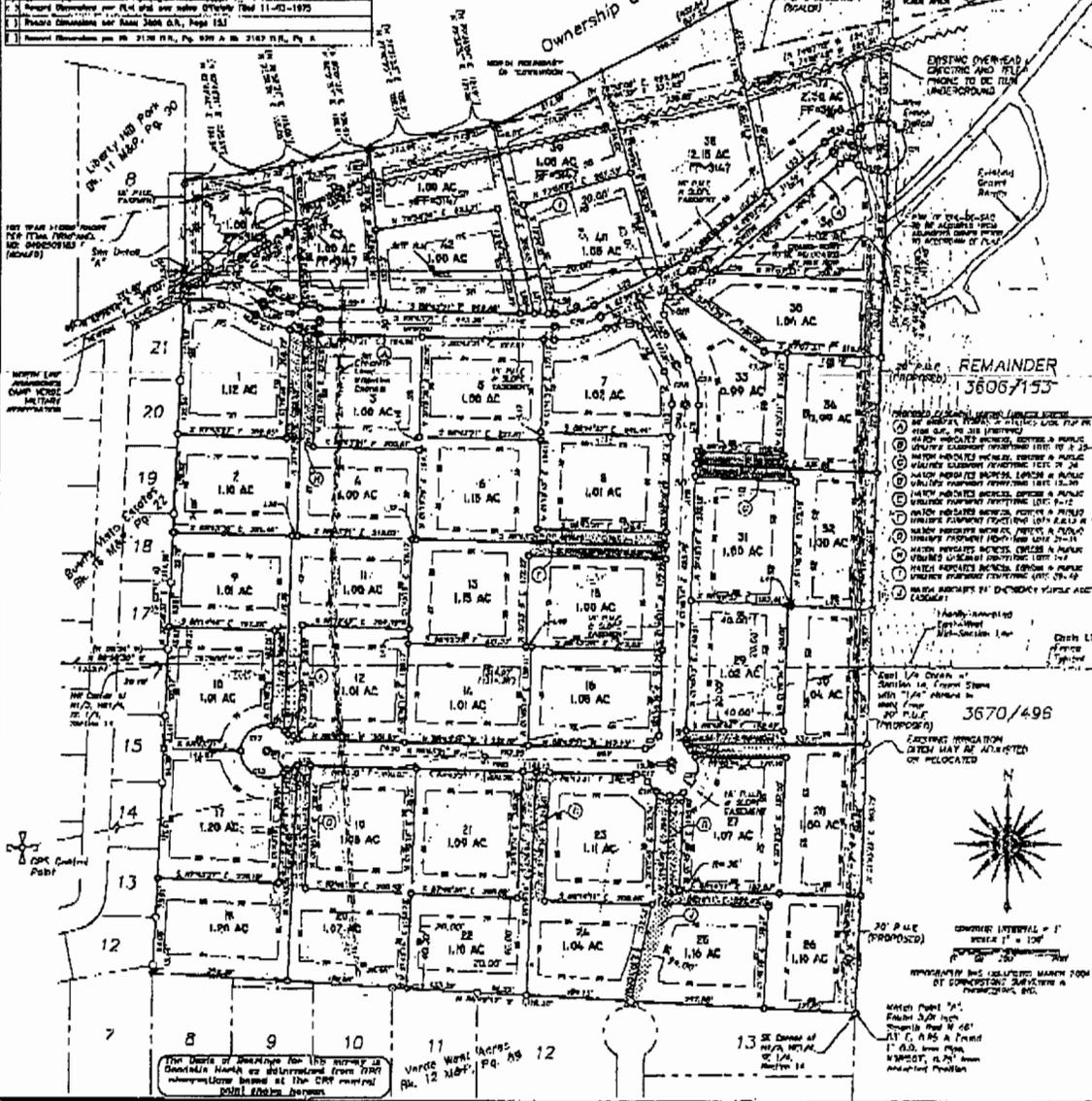
EQUESTRIAN ESTATES - PRELIMINARY PLAT

of a portion of Section 14, Township 14 North, Range 4 East of the Gila and Salt River Basins and Maricopa, Yavapai County, Arizona

RITR APN'S 403-20-002 & 403-20-167

CURVE TABLE			LINE TABLE		
NO.	START STA.	END STA.	NO.	BEARING	DISTANCE
001	0+00.00	0+00.00	001	N 00° 00' 00" E	0.00
002	0+00.00	0+00.00	002	N 00° 00' 00" E	0.00
003	0+00.00	0+00.00	003	N 00° 00' 00" E	0.00
004	0+00.00	0+00.00	004	N 00° 00' 00" E	0.00
005	0+00.00	0+00.00	005	N 00° 00' 00" E	0.00
006	0+00.00	0+00.00	006	N 00° 00' 00" E	0.00
007	0+00.00	0+00.00	007	N 00° 00' 00" E	0.00
008	0+00.00	0+00.00	008	N 00° 00' 00" E	0.00
009	0+00.00	0+00.00	009	N 00° 00' 00" E	0.00
010	0+00.00	0+00.00	010	N 00° 00' 00" E	0.00
011	0+00.00	0+00.00	011	N 00° 00' 00" E	0.00
012	0+00.00	0+00.00	012	N 00° 00' 00" E	0.00
013	0+00.00	0+00.00	013	N 00° 00' 00" E	0.00
014	0+00.00	0+00.00	014	N 00° 00' 00" E	0.00
015	0+00.00	0+00.00	015	N 00° 00' 00" E	0.00
016	0+00.00	0+00.00	016	N 00° 00' 00" E	0.00
017	0+00.00	0+00.00	017	N 00° 00' 00" E	0.00
018	0+00.00	0+00.00	018	N 00° 00' 00" E	0.00
019	0+00.00	0+00.00	019	N 00° 00' 00" E	0.00
020	0+00.00	0+00.00	020	N 00° 00' 00" E	0.00
021	0+00.00	0+00.00	021	N 00° 00' 00" E	0.00
022	0+00.00	0+00.00	022	N 00° 00' 00" E	0.00
023	0+00.00	0+00.00	023	N 00° 00' 00" E	0.00
024	0+00.00	0+00.00	024	N 00° 00' 00" E	0.00
025	0+00.00	0+00.00	025	N 00° 00' 00" E	0.00
026	0+00.00	0+00.00	026	N 00° 00' 00" E	0.00
027	0+00.00	0+00.00	027	N 00° 00' 00" E	0.00
028	0+00.00	0+00.00	028	N 00° 00' 00" E	0.00
029	0+00.00	0+00.00	029	N 00° 00' 00" E	0.00
030	0+00.00	0+00.00	030	N 00° 00' 00" E	0.00
031	0+00.00	0+00.00	031	N 00° 00' 00" E	0.00
032	0+00.00	0+00.00	032	N 00° 00' 00" E	0.00
033	0+00.00	0+00.00	033	N 00° 00' 00" E	0.00
034	0+00.00	0+00.00	034	N 00° 00' 00" E	0.00
035	0+00.00	0+00.00	035	N 00° 00' 00" E	0.00
036	0+00.00	0+00.00	036	N 00° 00' 00" E	0.00
037	0+00.00	0+00.00	037	N 00° 00' 00" E	0.00
038	0+00.00	0+00.00	038	N 00° 00' 00" E	0.00
039	0+00.00	0+00.00	039	N 00° 00' 00" E	0.00
040	0+00.00	0+00.00	040	N 00° 00' 00" E	0.00
041	0+00.00	0+00.00	041	N 00° 00' 00" E	0.00
042	0+00.00	0+00.00	042	N 00° 00' 00" E	0.00
043	0+00.00	0+00.00	043	N 00° 00' 00" E	0.00
044	0+00.00	0+00.00	044	N 00° 00' 00" E	0.00
045	0+00.00	0+00.00	045	N 00° 00' 00" E	0.00
046	0+00.00	0+00.00	046	N 00° 00' 00" E	0.00
047	0+00.00	0+00.00	047	N 00° 00' 00" E	0.00
048	0+00.00	0+00.00	048	N 00° 00' 00" E	0.00
049	0+00.00	0+00.00	049	N 00° 00' 00" E	0.00
050	0+00.00	0+00.00	050	N 00° 00' 00" E	0.00

YAVAPAI COUNTY RECORDS
FILE NO. [Redacted]
DATE [Redacted]
BY [Redacted]



02-04-05P12:07 RCVD



TRANSACTION TITLE INSURANCE COMPANY

859 Cove Parkway, Suite 103

Cottonwood, AZ 86326

Phone: (928) 634-3500

Fax: (928) 634-3873

DATE: 3/4/05

639-3801

TO: Pender Engineering

FROM: Jenni

ATTN: Dom Pender

Total # of Pages Sent 14

RE: Chain

MESSAGE: Per your request!

- PLEASE
- REVIEW
 - APPROVE
 - CALL ME
 - RETURN BY FAX
 - FOR YOUR FILE

IF THE RECEIVING FAX MACHINE REDUCES THE INFORMATION BEING SENT, PLEASE ENLARGE TO THE CORRECT SIZE PRIOR TO SIGNING AND RETURNING

Locate Property Information Tool

Property Search By:

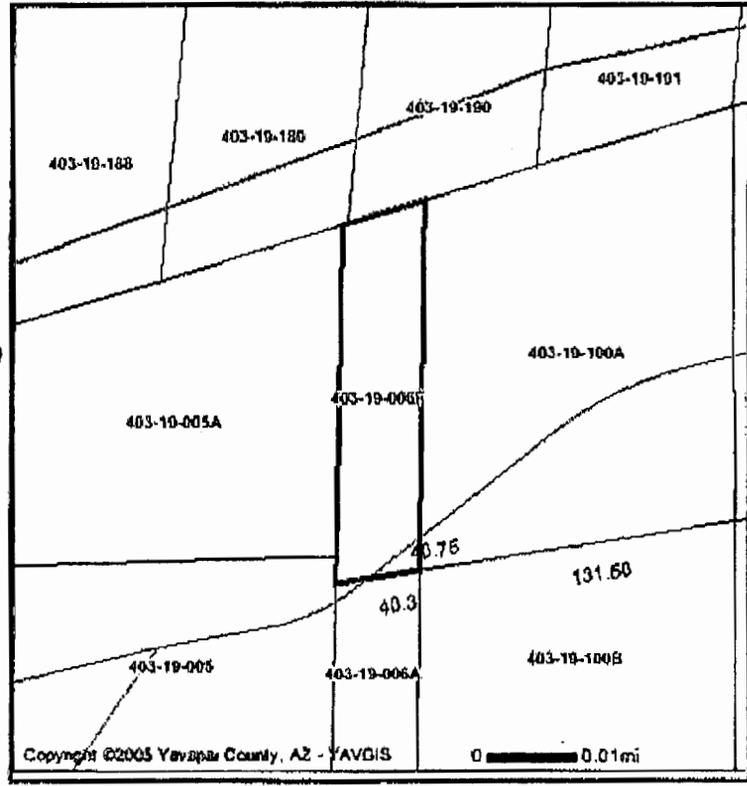
- Parcel Number
- Owner Name
- Address
- Subdivision

Map Options

- Map Satellite
- Size Photo



Map Scale
1:869



Active users
106

? Field Descriptions ->

Parcel ID **Check Digit**

403-19-006F 8

Print This Information

View Comparables

Buffer this parcel

Owner Information

Owner (Primary)

MORRIS O D AND PEGGY L

Owner (Secondary)

N/A

Address

PO BOX 1177

City

CAMP VERDE

State

AZ

Zip

86322

Recent Sale Information

No recent sales to report

Taxes

2004 Taxes Billed

\$9

2003 Taxes Billed

\$9

View detailed tax info ->

Parcel Information

Acres

0.1

Subdivision

N/A

Type

Incorporated Area

TOWN OF CAMP VERDE

School District

CAMP VERDE SD #28

Fire District

CAMP VERDE FD

Recorded Date

N/A

Last Transfer Document Docket

N/A

Last Transfer Document Page

N/A

2006 Full Cash Value

\$500

2006 Limited Value

\$500

Assessment Ratio

16

2005 Full Cash Value

\$500

2005 Limited Value

\$500

Legal Class

AG/Vacant Land/Non-Profit-Real Property & Improvements

2006 Net Assessed Full Cash Value

2006 Net Assessed Limited Value

\$80

\$80

Improvements (0)

Type

Total Fl. Area

Const. Yr

No Improvements to Report

Locate Property Information Tool

Property Search By:

- Parcel Number
- Owner Name
- Address
- Subdivision



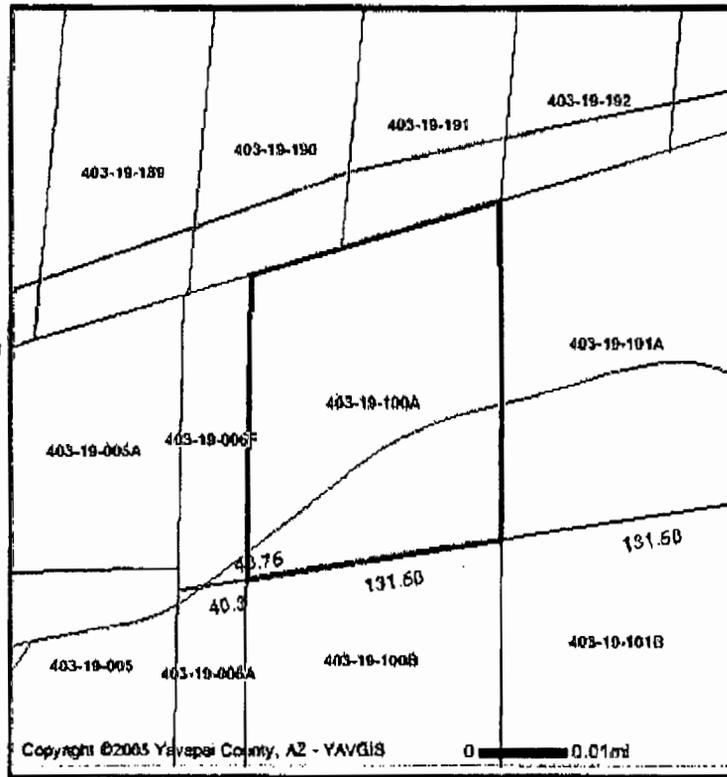
Map Options

- Map Satellite
- Size Photo



Map Scale

1:1052



Parcel ID Check Digit

403-19-100A 2

Print This Information

View Comparables

Active users
104

Buffer this parcel

Owner Information

Owner (Primary)

LARKEY PAT

Owner (Secondary)

N/A

Address

1865 W NEWTON LN

City

CAMP VERDE

State

AZ

Zip

86322

? Field Descriptions ->

Recent Sale Information

No recent sales to report

Taxes

2004 Taxes Billed

\$9

2003 Taxes Billed

\$9

[View detailed tax info -->](#)

Parcel Information

Acres

0.4

Subdivision

N/A

Type

Incorporated Area

TOWN OF CAMP VERDE

School District

CAMP VERDE SD #28

Fire District

CAMP VERDE FD

Recorded Date

4/28/1999

Last Transfer Document Docket

3658

Last Transfer Document Page

477

2006 Full Cash Value

\$500

2006 Limited Value

\$500

Assessment Ratio

16

2005 Full Cash Value

\$500

2005 Limited Value

\$500

Legal Class

AG/Vacant Land/Non-Profit-Real Property & Improvements

2006 Net Assessed Full Cash Value

2006 Net Assessed Limited Value

\$80

\$80

Improvements (0)

Type

Total Fl.Area

Const. Yr

No Improvements to Report

LANDAMERICA TITLE, LDA, JBR

YAVAPAI (YV), AZ

03/04/2005 04:16PM M6SU

INVESTIGATIVE SEARCH RESULTS

PAGE 1 OF 3

JANUARY 20, 2005 (Full)

PLANT THROUGH
INSTRUMENT: 4226-396

JANUARY 20, 2005 05:17PM

SEARCH PARAMETERS

PARCEL: 403-19-100A

CROSS REFERENCE SUCCESSFUL

ARB

13 14N 04E 028A

SEARCH: FROM 00/00/0000 THROUGH 99/99/9999

CHAIN BACKWARD TO SUB

MATCHED CROSS REFERENCE LEGAL

PARAMETER ENTERED:

ARB HI ARB

13 14N 04E 028A

AUTO CHAIN:

07/29/1993 SECTION 13 TOWN 14N RANGE 4E SENWNW
CREATED ARB 13 14N 04E 028

04/28/1999 ARB 13 14N 04E 028
3658- 477 CREATED ARB 13 14N 04E 028A

GENERATED PARAMETER:

SECTION	TOWNSHIP	RANGE	QUARTER/HALF
13	14N	4E	SENWNW

NO OPEN ORDERS FOUND

RECORDED INST	INST NO.	YEAR FEE	COMP	PORTION
	DOLLAR AMOUNT	LOAN		FIRST
	ORIG INST NO.	PARTY	LAST	MI

06/20/1996	EAS	3227 - 272	1996 - 34308	
		PARTY1	YAVAPAI COUNTY BOARD OF SUPERVISORS	
		PARTY2	MARK TWAIN CABLEVISION L P	
		QUARTER/HALF:		

06/16/1997	DED	3425 - 708	1997 - 32480	FA
		PARTY1	MYERS	EILEEN
		PARTY2	VOLPI	JOHN
		QUARTER/HALF:		

06/16/1997	DOT	3425 - 711	1997 - 32481	FA
		\$19,200		
		PARTY1	VOLPI	JOHN
		PARTY2	UNION FEDERAL SAVINGS BANK OF INDIANA	
		QUARTER/HALF:		

11/09/1998	DOT REL	3615 - 278		
		3425 - 711		
07/10/1998	DED QCL	3584 - 725		
		PARTY1	LUND	MARY

LANDAMERICA TITLE, LDA, JBR	YAVAPAI (YV), AZ
03/04/2005 04:16PM MGSU	INVESTIGATIVE SEARCH RESULTS
	PAGE 2 OF 3

PARTY2 SANDRA MARLENE AND BUD ALLEN WOODRUFF
 QUARTER/HALF:

03/25/1999 MIS 3649 - 897

PARTY1 YAVAPAI COUNTY BOARD OF SUPERVISORS
 PARTY2 NPG CABLE OF ARIZONA INC

QUARTER/HALF:

07/08/1999 MTG 3677 - 825
 \$76,000

PARTY1 ROGERS GERALD J
 PARTY2 EDWARD P SCHAEFFER TRUST

QUARTER/HALF:

07/09/1999 EAS 3678 - 293
 AGRICULTURE IRRIGATION/

PARTY1 FOREST SERVICE DEPARTMENT OF AGRICULT
 PARTY2 EUREKA DITCH COMPANY INC

QUARTER/HALF:

03/27/2003 DED GRT 4014 - 567

PARTY1 FAETH THADDEUS /
 PARTY2 JOHNSON KATHRYN W

QUARTER/HALF:

05/08/2003 DED QCL 4028 - 630 CH

PARTY1 GERMAN DAVID G/
 PARTY2 DEMILIO FRANK /

QUARTER/HALF: NW

09/09/2003 DED QCL 4072 - 88 FA

PARTY1 SANDRA MARLENE AND BUD ALLEN WOODRUFF
 PARTY2 LESSMAN MITZI E

QUARTER/HALF:

05/26/2004 DED WAR 4151 - 210

PARTY1 MC REYNOLDS FRANCES C
 PARTY2 FRANCES C MC REYNOLDS TRUST AGREEMENT

QUARTER/HALF: NW

07/15/2004 AFF 4167 - 379

PARTY1 LADEHOFF ROB

QUARTER/HALF:

11/24/2004 PLT SVY 2004 - 3792707
 \$114.47

PARTY1 SEC 13 14N 4E GOVT 7 SURVEY

QUARTER/HALF:

GENERATED PARAMETER:	
ARB	HI ARB

13 14N 04E 02B
 NO OPEN ORDERS FOUND

LANDAMERICA TITLE, LDA, JBR

YAVAPAI (YV), AZ

03/04/2005 04:16PM MGSU

INVESTIGATIVE SEARCH RESULTS

PAGE 3 OF 3

ARB

13 14N 04E 028

RECORDED INST

INST NO.

YEAR FEE

COMP

PORTION

DOLLAR AMOUNT

LOAN

LOT/SUB LOT RANGE

ORIG INST NO.

PARTY

LAST

FIRST

MI

04/28/1999 DED QCL

3658 - 477

PARTY1 LARKEY

PARTY2 LARKEY

TO 028A

KAY

PAT

SEARCHED PARAMETER:

ARB

HI ARB

13 14N 04E 028A

NO OPEN ORDERS FOUND

ARB

13 14N 04E 028A

RECORDED INST

INST NO.

YEAR FEE

COMP

PORTION

DOLLAR AMOUNT

LOAN

LOT/SUB LOT RANGE

ORIG INST NO.

PARTY

LAST

FIRST

MI

04/28/1999 DED QCL

3658 - 477

PARTY1 LARKEY

PARTY2 LARKEY

FR 028

KAY

PAT

05/04/2000 COMMENT

VERDE DITCH ASSESMENT

END SEARCH

Locate Property Information Tool

Property Search By:

- Parcel Number
- Owner Name
- Address
- Subdivision

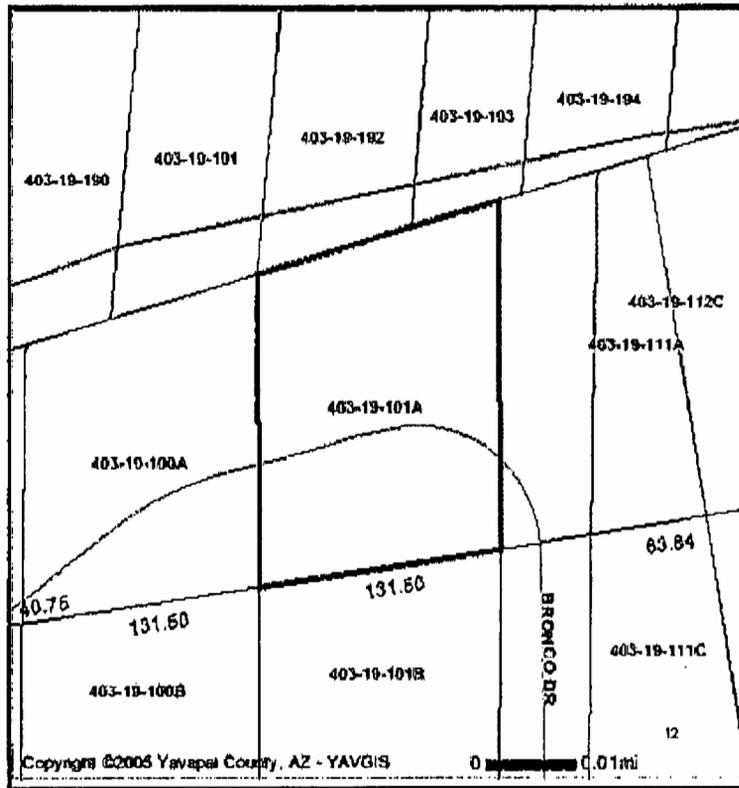
Map Options

- Map Satellite
- Size Photo



Map Scale

1:1164



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0 0.01mi

Active users
104

? Field Descriptions →

Parcel ID **Check Digit**

403-19-101A 5

View Comparables

Buffer this parcel

Owner Information

Owner (Primary)

LARKEY PATRICK

Owner (Secondary)

N/A

Address

1865 W NEWTON LN

City

CAMP VERDE

State

AZ

Zip

86322

Recent Sale Information

No recent sales to report

Taxes

2004 Taxes Billed

\$9

2003 Taxes Billed

\$9

[View detailed tax info →](#)

Parcel Information

Acres

0.5

Subdivision

N/A

Type

N

Incorporated Area

TOWN OF CAMP VERDE

School District

CAMP VERDE SD #28

Fire District

CAMP VERDE FD

Recorded Date

10/16/2001

Last Transfer Document Docket

3871

Last Transfer Document Page

235

2006 Full Cash Value

\$500

2006 Limited Value

\$500

Assessment Ratio

16

2005 Full Cash Value

\$500

2005 Limited Value

\$500

Legal Class

AG/Vacant Land/Non-Profit-Real Property & Improvements

2006 Net Assessed Full Cash Value

2006 Net Assessed Limited Value

\$80

\$80

Improvements (0)

Type

Total Fl. Area

Const. Yr

No Improvements to Report

LANDAMERICA TITLE, LDA, JBR

YAVAPAI (YV), AZ

03/04/2005 04:16PM M6SU

INVESTIGATIVE SEARCH RESULTS

PAGE 1 OF 4

JANUARY 20, 2005 (Full)

PLANT THROUGH
INSTRUMENT: 4226-396

JANUARY 20, 2005 05:17PM

SEARCH PARAMETERS

PARCEL: 403-19-101A
CROSS REFERENCE SUCCESSFUL

LOT	HI LOT	BLOCK	PLAT	SUB LOT	HI SUB LOT
-----	--------	-------	------	---------	------------

2 13-52

SUBDIVISION:

VERDE WEST ESTATES II

SEARCH:

FROM 00/00/0000 THROUGH 99/99/9999

DISPLAY AUTO CHAIN; OVERLAPPING PROPERTY

MATCHED CROSS REFERENCE LEGAL

PARAMETER ENTERED:

LOT	HI LOT	BLOCK	PLAT	SUB LOT	HI SUB LOT
-----	--------	-------	------	---------	------------

2 13-52

NO AUTO CHAIN FOUND

SEARCHED PARAMETER:

LOT	HI LOT	BLOCK	PLAT	SUB LOT	HI SUB LOT
-----	--------	-------	------	---------	------------

2 13-52

NO OPEN ORDERS FOUND

LOT	BLOCK	PLAT	SUB LOT			
RECORDED INST	INST NO. DOLLAR AMOUNT ORIG INST NO.	LOAN PARTY	YEAR FEE REMARKS LAST	COMP	PORTION LOT/SUB LOT RANGE FIRST	MI

11/21/1991	DED QCL	2421 - 326	PARTY1 PARTY2	RAYSON RAY	LORRAINE PENNY	S
11/21/1991	DOT	2421 - 327	PARTY1 PARTY2	RAY VALLEY NATIONAL BANK	PENNY	S
11/04/1992	DOT REL	2553 - 356 2421 - 327			FA	
12/05/1991	AFF AFX	2425 - 911	PARTY1	RAY	PENNY	S
10/02/1992	DED WAR	2540 - 76	PARTY1 PARTY2	RAY LARKEY	PENNY RAYMOND	
10/02/1992	DED DIS	2540 - 76	PARTY1 PARTY2	LARKEY LARKEY	EVELYN RAYMOND	
10/02/1992	DOT	2540 - 77	PARTY1 PARTY2	LARKEY RAY	RAYMOND PENNY	
10/24/2001	DOT REL	3873 - 372 2540 - 77			FA	

LANDAMERICA TITLE, LDA, JBR**YAVAPAI (YV), AZ**

03/04/2005 04:16PM MGSU

INVESTIGATIVE SEARCH RESULTS**PAGE 2 OF 4**

10/02/1992	DED QCL	2540 - 80 MEANDER		FA		
			PARTY1 RAY PARTY2 LARKEY		PENNY RAYMOND	/
10/07/1992	LIS REL	2541 - 993 1771 - 697		FA		
			PARTY1 MAY PARTY2 CANNON		KATHERINE LORRAINE	
11/12/1992	REL	2556 - 231 2425 - 911		FA		
			PARTY1 RAY PARTY2 VALLEY NATIONAL BANK		PENNY	
11/16/1992	MIS	2557 - 923 VARIANCE		FA		
			PARTY1 REYNOLDS PARTY2 TOWN OF CAMP VERDE		DICK	
11/16/1992	DOT PRL	2557 - 925 PTN 2540 - 77		FA		
			PARTY1 FATCO PARTY2 LARKEY		RAYMOND	
11/02/1995	EAS	3103 - 547		FA		
			* PARTY1 1995 - 56869 LARKEY PARTY2 LARKEY		RAY PATRICK	
11/08/1995	DED WAR	3105 - 187		FA		
			PARTY1 1995 - 57506 LARKEY PARTY2 SMITH		RAYMOND MARY	E
11/06/1995	DED WAR	3105 - 169		FA		
			PARTY1 1995 - 57507 SMITH PARTY2 LARKEY		MARY RAY	E
11/06/1995	DED DIS	3105 - 171		FA		
			PARTY1 1995 - 57508 LARKEY PARTY2 LARKEY		EVELYN RAY	
02/28/1996	DOT PRL	3163 - 159 CORR 2540 - 77		FA		
			PARTY1 1996 - 10715 LARKEY		RAYMOND	
03/25/1996	DOT	3177 - 597 \$90,000		FA		
			* PARTY1 1996 - 15846 LARKEY PARTY2 BANK ONE ARIZONA N A		RAYMOND	J
08/02/1999	DOT REL	3684 - 453 3177 - 597				
07/13/1999	EAS	3679 - 178 MAINTENANCE		FA		
			PARTY1 LARKEY PARTY2 LARKEY		RAY PATRICK	
07/13/1999	DED	3679 - 179		FA		
			PARTY1 LARKEY PARTY2 DECKER		RAY JOE	A

LANDAMERICA TITLE, LDA, JBR**YAVAPAI (YV), AZ**

03/04/2005 04:16PM MGSU

INVESTIGATIVE SEARCH RESULTS**PAGE 3 OF 4**

07/13/1999	DOT	3679 - 180		FA		
		\$105,000				
			PARTY1	DECKER	JOSEPH	A
			PARTY2	RESOURCE BANCSHARES MORTGAGE GROUP IN		
05/10/2000	DOT ASN	3753 - 531				
		3679 - 180				
05/10/2000	DOT ASN	3753 - 532				
		3679 - 180				
09/05/2001	DOT REL	3860 - 672			FA	
		3679 - 180				
05/08/2001	DOT	3830 - 657				
		\$57,000				
			PARTY1	DECKER	JOE	A
			PARTY2	DECKER	JOHN	A
08/01/2001	DOT REL	3852 - 74			FA	
		3830 - 657				
08/01/2001	DED WAR	3852 - 75			FA	
			PARTY1	DECKER	JOE	A
			PARTY2	DECKER	JOHN	A
08/01/2001	DOT	3852 - 76			FA	
		\$87,000				
			PARTY1	DECKER	JOHN	A
			PARTY2	WELLS FARGO HOME MORTGAGE INC		
05/15/2003	DOT REL	4032 - 52				
		3852 - 76				
10/18/2001	DED WAR	3871 - 228			FA	
			PARTY1	LARKEY	RAY	
			PARTY2	LARKEY	PATRICK	
10/16/2001	DOT	3871 - 229			FA	
		\$35,000				
			PARTY1	LARKEY	PATRICK	
			PARTY2	BARBARA STEVES SMITH LIVING TRUST		
10/16/2001	DOT	3871 - 230			FA	
		\$40,000				
			PARTY1	LARKEY	PATRICK	
			PARTY2	LARKEY	RAY	
10/16/2001	DOT SUB	3871 - 231			FA	
		3871 - 229	PARTY1	LARKEY	PATRICK	
10/16/2001	DOT	3871 - 232			FA	
		\$20,000				
			PARTY1	LARKEY	PATRICK	
			PARTY2	LARKEY	RAY	
10/16/2001	DOT SUB	3871 - 233			FA	
		3871 - 232	PARTY1	LARKEY	PATRICK	
10/16/2001	DED DIS	3871 - 234			FA	
			PARTY1	LARKEY	EVELYN	

LANDAMERICA TITLE, LDA, JBR

YAVAPAI (YV), AZ

03/04/2005 04:16PM M6SU

INVESTIGATIVE SEARCH RESULTS

PAGE 4 OF 4

			PARTY2	LARKEY		RAY
10/16/2001	DED QCL	3871 - 235			FA	
			PARTY1	LARKEY		RAYMOND
			PARTY2	LARKEY		PATRICK
12/10/2002	DED SPV	3983 - 244				
			PARTY1	SUPERVISOR		
			PARTY2	FAETH		THADDEUS

END SEARCH


 INSTRUMENT # 9144774
 OFFICIAL RECORDS OF
 YAVAPAI COUNTY
 FATSY C. JENNEY
 REQUEST OF:
 VALLEY NATIONAL BANK
 DATE: 11/21/91 TIME: 11:30
 FEE: 5.00 SC: 4.00 PT: 1.00
 BOOK 2421 PAGE 326 PAGES: 001

RE	2
MP	24
PL	55
	51
	10

When recorded, mail to:
 Penny S. Ray
 HC 75 Box 1258
 Camp Verde Az 86322

QUIT CLAIM DEED

For the consideration of Ten Dollars, and other valuable considerations, Lorraine Robinson, who acquired title as Lorraine Cannon, a married woman as her sole and separate property hereby quit-claim to Penny S. Ray, a single woman.

all right, title, or interest in the following real property situated in Yavapai County, Arizona:

Lot 2, Verde West Estates II, according to the plat of record in the office of the County Recorder of Yavapai County, Arizona, recorded in Book 13 of Maps, Page 52.

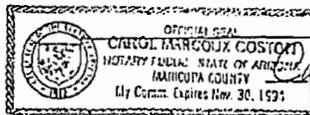
UNOFFICIAL COPY

Dated this 24 day of October, 19 91

Lorraine Robinson who
acquired title as Lorraine Cannon
 Lorraine Robinson, formerly Lorraine Cannon.

STATE OF Arizona
 County of Maricopa } ss.

This instrument was acknowledged before me this 24 day of
Oct, 19 91, by Lorraine Robinson



Carol Marcoux Coston
 Notary Public

My commission will expire
 STATE OF _____ }
 County of _____ } ss.

This instrument was acknowledged before me this _____ day of
 _____, 19 _____, by _____

Notary Public

THIS PAGE WILL NOT REPRODUCE

STATE OF ARIZONA, County of Yavapai—
I do hereby certify that the within instrument was filed and recorded at the request of *Arizona Highway Dept.*
on *July 6* A.D. 19*62* at *8:00* o'clock *PM* M. Book *261* Official Record
Page *31-32-33* Records of Yavapai County, Arizona.
WITNESS my hand and official seal the day and year first above written.

7071

FRANK R. BAUER, County Recorder.
Thomas Tomback Deputy

INDEXED

Proj: I-17-240197
Item: 613

RECEIVED
OCT 5 1961
CONDEMNATION SECTION
FILED
11:30 o'clock A.M.
Oct 3 1961
NELLIE M. PRINCE, Clerk
By Nellie M. Prince

1 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
2 IN AND FOR THE COUNTY OF YAVAPAI
3 JACK P. BIRD, et al.,
4 Plaintiffs, No. 21250
5 v. FINAL ORDER OF CONDEMNATION
6 STATE OF ARIZONA, a
7 body politic,
8 Defendant.

9 It appearing to the court that the judgment heretofore
10 entered on May 11, 1961, in favor of the plaintiffs Jack P. Bird
11 and Lucille Bird, his wife, and A. Louis Petersen and Lorene K.
12 Petersen, his wife, and against the State of Arizona in the above
13 entitled action in the amount of Sixty Thousand and no/100
14 (\$60,000.00) Dollars as damages under the First Cause of Action,
15 the Second Cause of Action, the Third Cause of Action and the
16 Fourth Cause of Action, has been fully paid and satisfied, and
17 that Satisfaction of Judgment has been filed herein;

18 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, That such
19 access rights which the plaintiffs possessed at any time in the
20 past or possess at the present time to and from the following des-
21 cribed land to State Highway 79, which traverses and is adjacent
22 to said property, be and the same are hereby vested in the people
23 of the State of Arizona. The parcel of land herein referred to
24 as particularly described as follows:

25 E 1/2 of SE 1/4, S 1/2 of SE 1/4 of NE 1/4, and Lots
26 4 and 11, Section 13; and the E 1/2 of NE 1/4, Section
27 24, Gila and Salt River Base and Meridian, Yavapai
28 County, Arizona, T. 14 N, R. 4 E; and
29 Lots 3, 4, and 12, and S 1/2 of SE 1/4 of NW 1/4,
30 and E 1/2 of SW 1/4 of Section 18; and Lots 1 and 2.

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and E 1/2 of NW 1/4, Section 19, Gila and Salt River
Base and Meridian, Yavapai County, Arizona, T. 14 N.
R. 5 E.

DONE IN OPEN COURT this 3 day of Oct, 1961.

[Signature]

JUDGE

THIS PAGE WILL NOT REPRODUCE

In the Superior Court of Yavapai County

STATE OF ARIZONA

STATE OF ARIZONA,
County of Yavapai

I, NELLIE M. PRINCE, Clerk of the Superior Court of Yavapai County, State of Arizona, do hereby
certify and attest the foregoing to be a full, true and correct copy of the.....

Final order of Condemnation, in Cause No. 21250, JACK R. BIRD,

et al., Plaintiffs, vs. STATE OF ARIZONA, Defendant.

as the same appears³.....of record in my office.



IN WITNESS WHEREOF, I have hereunto
set my hand and affixed the Seal of said Superior
Court at Prescott, this 3d day of
October A. D., 1961.

Nellie M. Prince
Clerk, Superior Court

By _____ Deputy

Staff Report

Council

Meeting of:

March 23, 2005

Title:

ORDINANCE 2005-A298 (ZMC 2005-06): An application filed by Harve Stanley, Dave Vette, and Jim Binick, agents for the owners of parcel 403-15-001F (Blocks 2&3 -28.54 Acres), requesting a rezoning from RCU-2A to C3 for a Cemetery (14.92 Acres) and associated businesses; and M1 for a cement block plant (13.62 Acres).

Description:

This property is located between Highway 260 and Old Hwy 279. The plot plan shows access from both Highway 260 and Old Hwy 279. The 2004 adopted General Plan shows this property within our growth area as well as Mixed Use Com/Ind land use. The 1998 General Plan shows this property as Industrial.

Water service will be provided by either Camp Verde Water Co. or a private well on site.

The sewerage will be treated in small alternate treatment plants that will allow the applicant to use the treated water for irrigation purposes for landscaping.

The adjacent uses are Commercial/Industrial in nature with the exception of two residential parcels off of Old Hwy 279.

In the applicant's narrative and on the map, this area is referred to as **Blocks 2 and 3**.

ADOT has indicated that the applicant must do a traffic study for any development and apply for access onto SR 260.

Commission

Recommendation:

The Commission held a public hearing on March 3, 2005 where they voted unanimously to recommend to Council approval of the rezoning with the stipulation that all development be submitted for design/site plan approval. Commission's discussion centered on access, water, and the alternate waste water treatment plants proposed for the project. They also indicated that they were glad to see trails included in the project and they suggested that they be posted for non-motorized vehicular traffic only.

Agency Review:

Ten agencies have been notified and the following is a summary of received responses concerning this request.

Camp Verde Fire Department: This property is not within the Fire District and should be annexed into the Camp Verde Fire District according to Resolution 2002-530 passed by the Town Council. This can be done by the applicant sending a letter to the Fire District requesting

annexation into the District giving the parcel number, 911address and a copy of the legal description. It usually takes 30 days for it to be confirmed by their board and put into effect.

Yavapai County Flood Control: The District will support the decision of the Town of Camp Verde as to the approval or denial of the application. When future development takes place, the regulation of the Yavapai County Drainage Criteria Manual must be followed.

Yavapai County Environmental Services: If an onsite waste water disposal system will be needed, all State and local codes & ordinances for the selection, sizing & installation of waste water system must be observed.

Town of Camp Verde Community Development Director: These rezoning requests comprise six parcels of approximately 111 acres with about 20 acres of M1 zoning for a cement block plant, other manufacturing and office/distribution businesses; 15 acres of C3 zoning for cemetery and associated businesses; and 76 acres of C2 zoning for western village, RV parks (200 units) and associated retail businesses (restaurant, motel, convenience and gas station). These parcels front onto both old 279 as well as State Route 260 providing excellent access, although improvements to SR 260 may limit accessibility and ADOT authorization is needed for a driveway onto a State highway. It is important to note that these proposed uses correspond to those activities already in the area. The western village, motel, restaurants, other related retail businesses along with the RV parks should compliment the tourism trade produced by the Out of Africa Wildlife Park, which is nearby on State Route 260.

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

Attachments: Yes

Prepared by: Nancy Buckel, Senior Planner



ORDINANCE 2005 A298

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCEL 403-15-001F CONSISTING OF APPROXIMATELY 28.54 ACRES FROM RCU-2A TO C3 AND M1. THIS REZONING IS TO ALLOW FOR 13.62 ACRES OF THE PARCEL TO BE DEVELOPED FOR A CEMENT BLOCK PLANT AND NURSERY WITH M1 ZONING AND 14.92 ACRES FOR THE DEVELOPMENT OF A CEMETERY AND ASSOCIATED BUSINESSES WITH C3 ZONING.

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

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

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2005-06** was filed by Harve Stanley, Dave Vette, and Jim Binick, agents for owners, Cherry Creek Village Co. Inc. for the purpose of rezoning parcel **403-15-001F FROM RCU-2A TO M1 and C3**. The legal descriptions are attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **March 3, 2005** in public hearing that was advertised and posted according to state law and by the Town Council on **March 23, 2005**.
- C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

- II. **Zoning Map Change 2005-06** is approved, based upon the following findings:
- A. The zoning map change will not injure the public health safety, or welfare of the general public.
 - B. The Town's General Plan Land Use Map (1998) shows this parcel as Industrial and the 2004 adopted General Plan shows this property as Mixed Use Com/Ind, therefore the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
 - C. All development must submit for design/site plan review.
 - D. This property must be annexed into Camp Verde Fire District according to Resolution 2002-530 of the Town of Camp Verde.
-

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

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

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

*PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the **23rd day of March 2005**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: _____
Mitch Dickinson, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

ORDINANCE 2005 A298
MARCH 23, 2005

M-1

BLOCK PLANT

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

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

THENCE S. $00^{\circ} 17' 52''$ W., ALONG THE MID SECTION LINE, A DISTANCE OF 1166.43 FEET.

THENCE S. $41^{\circ} 48' 19''$ E. ALONG THE NORTHERLY R/W LINE OF S.R. 260 HWY. (200' WIDE) A DISTANCE OF 204.07 FEET.

THENCE S. $88^{\circ} 30' 56''$ E. A DISTANCE OF 795.46 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING S. $88^{\circ} 30' 56''$ E. A DISTANCE OF 657.42 FEET.

THENCE N. $16^{\circ} 21' 24''$ E. A DISTANCE OF 426.80 FEET.

THENCE N. $75^{\circ} 18' 45''$ W., ALONG THE SOUTH R/W LINE OF OLD HWY 279 (66' WIDE) A DISTANCE OF 469.79 FEET.

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $47^{\circ} 41' 47''$, A RADIUS OF 486.02 FEET, A CURVE LENGTH OF 404.59 FEET.

THENCE N. $27^{\circ} 36' 58''$ W. A DISTANCE OF 327.67 FEET.

THENCE S. $62^{\circ} 23' 02''$ W. A DISTANCE OF 100.00 FEET.

THENCE S. $66^{\circ} 43' 02''$ W. A DISTANCE OF 345.39 FEET.

THENCE S. $49^{\circ} 56' 56''$ W. A DISTANCE OF 121.20 FEET.

THENCE S. $68^{\circ} 07' 51''$ E. A DISTANCE OF 342.68 FEET.

THENCE S. $00^{\circ} 17' 52''$ W. A DISTANCE OF 120.00 FEET.

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

THENCE S. $80^{\circ} 55' 24''$ E. A DISTANCE OF 76.93 FEET.

THENCE S. $66^{\circ} 30' 00''$ E. A DISTANCE OF 49.91 FEET.

THENCE S. $23^{\circ} 30' 00''$ W. A DISTANCE OF 198.55 FEET TO THE TRUE POINT OF BEGINNING.

A PARCEL CONTAINING 13.6230 ACRES MORE OR LESS.

C-3 (INCLUDES CEMETERY)

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

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

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

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

THENCE S. 88° 30' 56" E. A DISTANCE OF 795.46 FEET.

THENCE N. 23° 30' 00" E. A DISTANCE OF 198.55 FEET.

THENCE N. 66° 30' 00" W. A DISTANCE OF 49.91 FEET.

THENCE N. 80° 55' 24" W. A DISTANCE OF 76.93 FEET.

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 98° 46' 44", A RADIUS OF 280.00 FEET, A CHORD BEARING OF N. 40° 18' 47" W.; A CHORD LENGTH OF 425.13 FEET, A CURVE LENGTH OF 482.73 FEET.

THENCE RADIAL TO SAID CURVE N. 0° 17' 52" E. A DISTANCE OF 120.00 FEET.

THENCE N. 68° 28' 27" W. A DISTANCE OF 141.84 FEET.

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38° 32' 49", A RADIUS OF 145.71 FEET, A CHORD BEARING OF N. 7° 15' 33" E., A CHORD DISTANCE OF 96.19 FEET, A CURVE LENGTH OF 98.03 FEET.

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 71° 51' 35", A RADIUS OF 282.14 FEET, A CURVE LENGTH OF 353.85 FEET.

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54° 17' 26", A RADIUS OF 118.46, A CURVE LENGTH OF 112.24 FEET.

THENCE N. 8° 57' 48" E. A DISTANCE OF 19.89 FEET.

THENCE N. 89° 54' 15" W. A DISTANCE OF 76.04 FEET TO THE POINT OF BEGINNING.

A PARCEL CONTAINING 14.9183 ACRES MORE OR LESS.

December 31, 2004

01-03-05A10:18 RCVD

Town of Camp Verde
Community Development Department

Subject: Change of Zoning Map

Harve Stanley, Dave Vette and Jim Binick as agents for the owners of the 112 acres located Northeast of S.R 260 and Southwest of old highway 279, are requesting the zoning map changes as listed below. It should be noted that the owners of this property have for the past 3 plus years been working with the city of Camp Verde and the Arizona Department of Transportation to arrive at a land use plan compatible with the city, ADOT, and with the neighborhood properties.

Chief among the planning considerations addressed was the local access plan developed with ADOT.

The zoning map change to M-1 recently granted to the Harvey N. Stanley Revocable Trust for a 2 acre parcel in this area conforms to the access and land use plan.

The land use map attached shows the plan and is a submission with this application for the zoning map change for the 112 acres covered by this application. The 112 acres consists of four blocks of property and zoning map changes are requested as follows.

Block 1. Zoning for 5.5928 acres, located next to the 2 acre parcel owned by the Harvey N. Stanley Revocable Trust, to M-1

Block 2. Zoning for 14.9183 acres (includes 8.16 acre cemetery) to C-3

Block 3. Zoning for $\frac{16.6230}{13}$ Acres to M-1

Block 4. Zoning for 76 acres to PAD

The planned use for the property in block 1 is for the expansion of the SIP panel construction and distribution center to be located on the adjacent 2 acre parcel and for pre-casting wall and roof panels. Manufacturing businesses of related products will be solicited to occupy the remaining space. These businesses will provide for local employment and will add a great deal of value to the industrial tax base.

The planned use for the property in block 2 is for a mortuary and a cemetery plus related businesses. A preliminary design sketch is attached. This and the related businesses will add to the local employment and a great deal of value to the commercial tax base.

The planned use for the property in block 3 is for a concrete block manufacturing plant and storage. This location is uniquely suited for a block plant in that it is surrounded by hills, which blocks the view of the plant from Hwy. 260 as well as from old Hwy 279. A block plant in Verde Valley is badly needed, as today blocks must be obtained from Flagstaff, Prescott, or Phoenix. The block plant will provide for local employment both for production, sales and delivery of blocks, as well as add a great deal of value to the industrial tax base.

The planned use for the property in block 4 is to develop the Western Village (layout plan attached), a residential condo complex, a 700 unit R. V. Park, a motel, a service station (specializing in Bio-Diesel Fuel), and a general store. A preliminary design sketch for the Western Village is attached. The development of block 4 could add local employment for as many as 250 people and will add a great deal of value to the commercial tax base.

All development within the four blocks of property will be closely monitored, by Sustainable Arizona, to insure that they meet the latest green building recommendations, that renewable energy is used where feasible, and all possible water conservation methods are followed. In addition the property owners will insure that each development will be a project of beauty based on designs that blend with the natural surroundings, and reflect western styles. Privacy fences will be placed around parking areas and light manufacturing facilities. There will be extensive landscaping based on Xeriscaping and drip irrigation. Water for the drip system will be the reclaimed water from the living machine wastewater treatment system.

Each property block will be equipped with a "Living Machine" wastewater treatment system which will include water features that will add beauty to the facility and at the same time will make use the ultra violet from the sun to kill any viruses. The reclaimed water will supply the drip irrigation systems, and supply water to flush the toilets. A picture of a living machine water feature at El Monte Sagrado, located in Taos N.M. is attached. To pressurize the two systems we will install hidden water towers which will be supplied by solar powered water pumps which will operate when the sun is out. The water tower for the drip irrigation will be hidden in a nearby hillside, and the water tower for the toilet flush water will be integrated into a bell tower located on one of the buildings of the complex.

Note: We hope to get approval to modify the living machines to provide two treated water outlets, one from the secondary treatment section for irrigation, and another from the tertiary treatment section to flush toilets. The water from the secondary treatment section, still contains nutrients, and would provide the fertilizer to the trees and bushes served by the drip systems. In addition this water could be used for hydroponic agriculture.

Pervious concrete will be used for the parking areas and roadways within each of the four blocks covered by this request. Unlike blacktop, pervious concrete is non polluting and provides more than adequate drainage. Water runoff from the roof tops will be stored in cisterns and holding ponds. The cisterns will supply the potable water, and the holding ponds will be for fire protection.

It is the intent of the owners of these properties to make each of these projects a showplace for **Green Building, Renewable Energy, and Water Conservation.**

BLOCK 1
ZMC 05-07
5.59 ACRES
M1

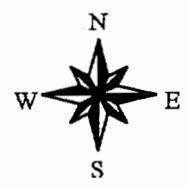
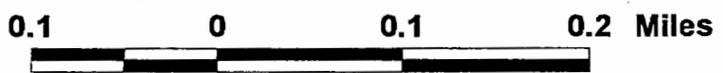
BLOCK 2
ZMC 05-06
14.92 ACRES
CEMETERY

BLOCK 3
BLOCK PLANT - 13.62 ACRES
ZMC 05-06
M1

BLOCK 4
ZMC 05-08
PAD - 76 ACRES

WESTERN VILLAGE

ZONING MAP APPLICATION FOR CHERRY CREEK VILLAGE



CASE NO. 2005-09

PROJECT NO. ZMC 05-01

01-03-05A10:18 RCVD

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

APPLICATION DATE DEC. 31, 2004

TAKEN BY B. Quinn

ASSESSOR'S PARCEL NO. 403-15-001F

FEES \$2,525⁰⁰

PRESENT ZONING RCU-2A

HEARING DATE _____

SUBDIVISION _____

ADDRESS OF PROPERTY _____

REQUEST:

CHANGE ZONING MAP AS FOLLOWS 31.5 ac.
14.9183 ACRES TO C-3 Cemetery
13 Hb. 6230 " " M-1 Block plant

OWNER _____ PHONE _____ FAX _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTACT PERSON _____

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

Name of Agent

Signature of Owner

Date

AGENT HARVEY N. STANLEY PHONE 928 300-3773 FAX 928 282-0268

ADDRESS P.O. BOX 3101 CITY SEDONA STATE AZ ZIP 86340

CONTACT PERSON HARVEY STANLEY

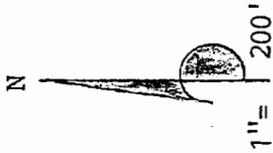
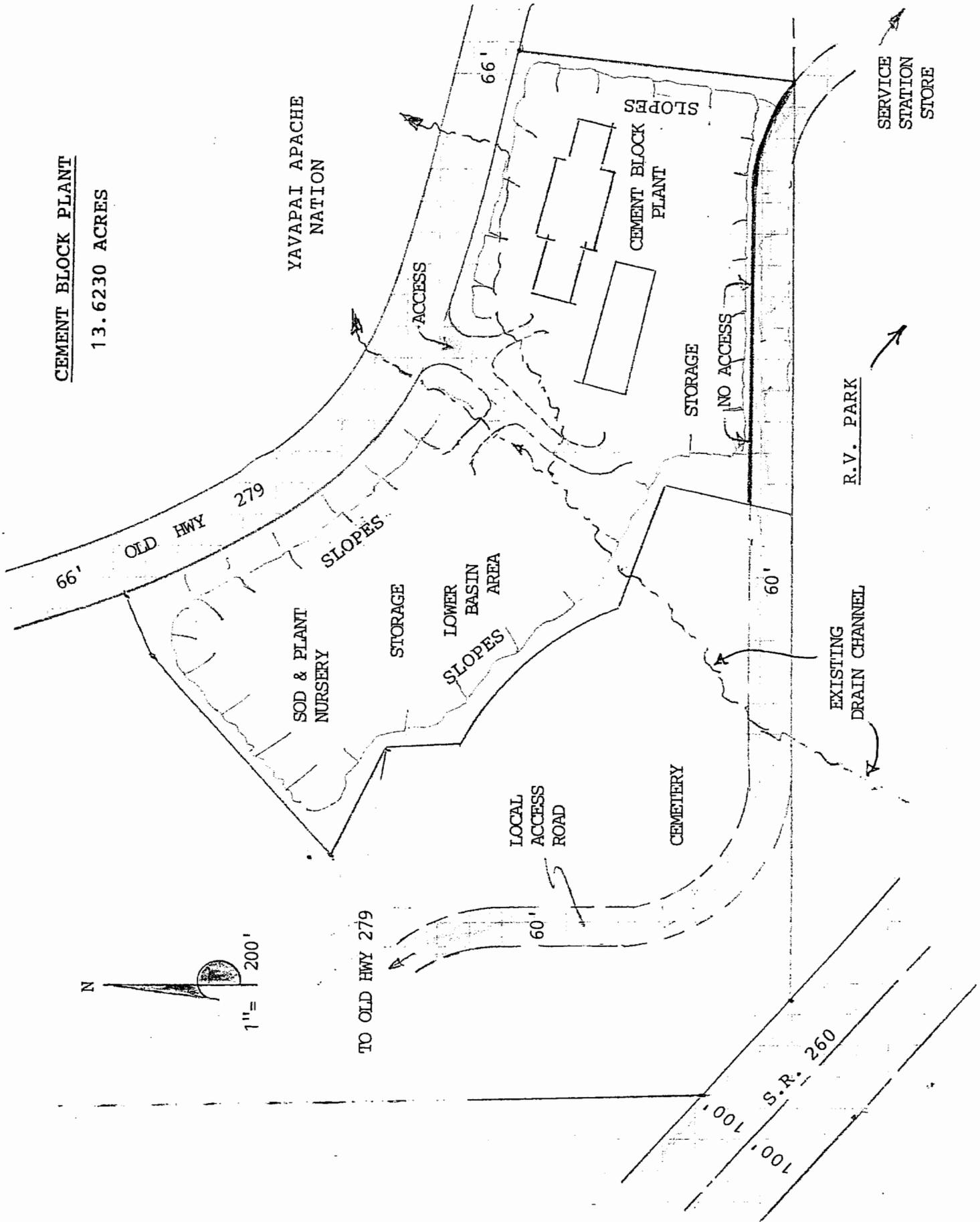
I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may be cause for delay in it's normal scheduling.

Harvey N. Stanley 12-31-04
Signature of Applicant Date

CEMENT BLOCK PLANT

13.6230 ACRES

YAVAPAI APACHE
NATION



TO OLD HWY 279

S.R. 260

100' 100'

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

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

Parcel Number: 403-14-004B Date: 29 DEC 04
Owner: CHERRY CREEK VILLAGES CO INC
Address: P.O. BOX 3777 CAMP VERDE, AZ 86322
Phone: () 528 567-9141

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates HARVEY STANLEY AND JIM B, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to APRIL 15, 2005, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

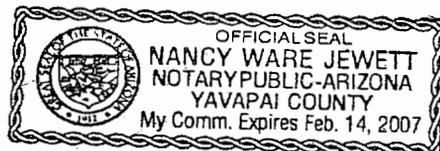
Vance McDonald
PRES, CHERRY CREEK VILLAGES CO. INC
Owner(s)

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 30th day of December, 2004, by Vance L. McDonald, who is/are personally known by me or have produced identification.

Nancy Ware Jewett, Notary Public

My Commission Expires: 2/14/07



**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

Hearing Application: _____ Parcel No. 403-14-004B
403-15-001F

Date: DEC. 31, 2004 Legal Description: _____

Name: HARVEY N. STANLEY _____

Address: P.O. BOX 3101, SEDONA, AZ 86340 _____

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

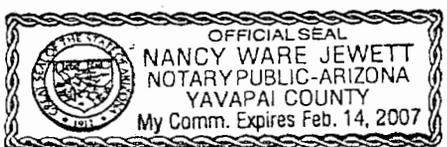
Harvey N. Stanley _____ DEC. 31, 2004 _____
Applicant's Signature Date

Agent for: CHERRY CREEK VILLAGE Co., INC _____

State of Arizona
Town of Camp Verde

On this 3rd day of January, 1908, 2005 before me, the undersigned Notary Public, personally appeared Harvey N. Stanley who executed the foregoing instrument for the purpose therein contained.

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



Nancy Ware Jewett
Notary Public
2/14/07
Date Commission Expires

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER _____

APPLICANT'S NAME HARVEY N. STANLEY, AGENT

PROPERTY ADDRESS _____

DIRECTIONS TO PROPERTY Hwy 260 to Jct Old 279

All property Between Hwy 260 AND
Old Hwy 279

Camp Verde Fire Department

KEZ Commission
COPIED CC & STAFF
3-1-05 BO
WB
NB
BL

26 B SALT MINE ROAD
P.O. BOX 386 • CAMP VERDE, ARIZONA 86322-0386

Phillip R. Harbeson Sr.
Fire Chief

BUSINESS: 567-9401 • FAX: 567-2444 • EMERGENCY: 567-4123 OR 911

Jack E. Blum
Secretary-Treasurer

March 1, 2005

03-01-05P01:52 RCVD

To: Nancy Buckel, Senior Planner

Subject: ZMC 2005-6 & 7 *→ P. J. J.*

Please be advised that this property is **not** in the Fire District and per Town Resolution 2002-530, the property shall be annexed in to the Fire District as soon as possible as a requirement of rezoning. I have attached a copy of Resolution 2002-530. If you have any questions, please contact me at 928-567-9401.

Sincerely,

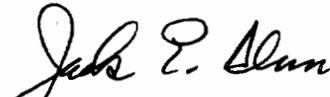

Jack E. Blum

EXHIBIT A



RESOLUTION 2002-530

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL
OF THE TOWN OF CAMP VERDE, ARIZONA
SUPPORTING THE EXPANSION OF THE CAMP VERDE FIRE DISTRICT
TO THE INCORPORATED LIMITS OF THE TOWN OF CAMP VERDE

WHEREAS, the Mayor and Council have an abiding interest in protecting the public health, welfare and safety by encouraging the provision of adequate fire protection services; and

WHEREAS, the Mayor and Council have determined that expanding the Camp Verde Fire District boundaries to include all of the incorporated boundaries of the Town is in the best interests of residents of Camp Verde,

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

SECTION 1: The Mayor and Council do hereby express their support for expanding the boundaries of the Camp Verde Fire District to include all of the property within the incorporated boundaries of the Town as now exist or may exist in the future.

SECTION 2: To further the goal stated in Section 1 it is the intention of this Council to require, as part of any rezoning or amendment to the Town General Plan, an agreement by the applicant to include the property subject to the Council's approval in the Camp Verde Fire District as soon as is possible to do so.

SECTION 3: The Mayor and Council hereby authorize all rights of way owned or otherwise legally controlled by the Town to be included in the Camp Verde Fire District.

SECTION 4: The Town Staff are hereby authorized to pursue such action as is necessary to fulfill the intents of this Resolution.

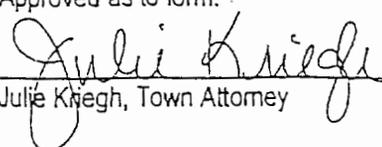
PASSED AND ADOPTED by majority vote of the Mayor and Common Council at their regular meeting of July 17, 2002.


Brenda Hauser, Mayor

Date: 7-19-02

Attest:

Deborah Barber, Town Clerk

Approved as to form:

Julie Kneigh, Town Attorney

Staff Report

Council

Meeting of:

March 23, 2005

Title:

ORDINANCE 2005 A302 (ZMC 05-07): An application filed by Harve Stanley, Dave Vette, and Jim Binick, agents for Cherry Creek Village Co. Inc., owners of parcel 403-14-004B containing 5.59 Acres requesting a rezoning from RCU-2A to M1.

Description:

This parcel had a 2 acre portion zoned to M1 in October 2004 by Ordinance 2004 A 287 for the development of an Industrial complex by Harve Stanley. This request will zone the remaining portion of the parcel to M1 as well, to allow additional development of Industrial activity. This property is located off of Old Hwy 279.

The newly adopted General Plan shows this property within our growth area as well as Mixed Use Com/Ind land use. The 1998 General Plan shows this property as Industrial.

The development will either be served by Camp Verde Water Co. or by a private well.

The developer has plans to use small alternate treatment plants to treat wastewater and use the treated water for irrigation purposes on the landscape.

In the applicant's narrative and map, this parcel development is referred to as '**Block 1**'. It has been brought to staff's attention that Mr. Stanley is planning to develop his Industrial and business complex on this portion of the parcel because of the cost difference in construction.

The adjacent and neighboring uses are Commercial/Industrial in nature with the exception of two residential parcels off of Old Hwy 279.

Commission

Recommendation:

The Commission held a public hearing on this application on March 3, 2005 and voted unanimously to recommend approval of this application to the Council with the stipulation that all development submit to a design/site plan review.

Agency Review:

Ten agencies have been notified and the following is a summary of received responses.

ADOT: All development on this property will have to do a traffic study and make application to ADOT for access.

Camp Verde Fire District: This property is not within the Fire District and should be annexed into the District as a requirement of the rezoning according to Resolution 2002-530 adopted by the Town Council. This can be done by the applicant sending a letter to the Fire District requesting annexation into the District giving the parcel number, 911 address and a copy of the legal description. It usually takes 30 days for it to be confirmed by their board and put into effect.

Yavapai County Flood Control: The District will support the decision of the Town of Camp Verde as to the approval or denial of the application. When future development takes place, the regulation of the Yavapai County Drainage Criteria Manual must be followed.

Two of the parcels are impacted by a FEMA regulated floodplain and will require engineering to establish Base Flood Elevations for the determination of Minimum Finished Floor Elevations for any structure built on this site. Any parcel that is developed in a regulated floodplain will require flood insurance or a LOMR-F to be submitted to and approved by FEMA as to its removal from the regulated floodplain. They are requesting the applicant to consult with them in regards to activity in and around watercourses affecting this property. All activity on this property must be in compliance with the Yavapai County Flood Control District Ordinance. The Army Corps of Engineers will require a 404 permit be submitted to them as a requirement of the Clean Water Act.

Town of Camp Verde Community Development Director: These rezoning requests comprise six parcels of approximately 111 acres with about 20 acres of M1 zoning for a cement block plant, other manufacturing and office/distribution businesses; 15 acres of C3 zoning for cemetery and associated businesses; and 76 acres of C2 zoning for western village, RV parks (200 units) and associated retail businesses (restaurant, motel, convenience and gas station). These parcels front onto both old 279 as well as State Route 260 providing excellent access, although improvements to SR 260 may limit accessibility and ADOT authorization is needed for a driveway onto a State highway. It is important to note that these proposed uses correspond to those activities already in the area. The western village, motel, restaurants, other related retail

businesses along with the RV parks should compliment the tourism trade produced by the Out of Africa Wildlife Park, which is nearby on State Route 260.

Yavapai County Environmental Services: If an onsite wastewater disposal system will be needed, all State, and Local codes and ordinances for the selection, sizing and installation of wastewater systems must be observed.

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

Attachments: Yes

Prepared by: Nancy Buckel, Senior Planner



ORDINANCE 2005 A302

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR A PORTION OF PARCEL 403-14-004B CONSISTING OF APPROXIMATELY 3.59 ACRES FROM RCU-2A TO M1. THIS REZONING IS TO ALLOW FOR THE DEVELOPMENT OF AN INDUSTRIAL COMPLEX.

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

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

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2005-07** was filed by Harve Stanley, Dave Vette, and Jim Binick, agents for owners, Cherry Creek Village Co. Inc. for the purpose of rezoning a portion of parcel **403-14-004B** from **RCU-2A TO M1**. The legal descriptions are attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **March 3, 2005** in public hearing that was advertised and posted according to state law and by the Town Council on **March 23, 2005**.
- C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

II. **Zoning Map Change 2005-07** is approved, based upon the following findings:

- A. The zoning map change will not injure the public health safety, or welfare of the general public.

- B. The Town's General Plan Land Use Map (1998) shows this parcel as Industrial and the 2004 adopted General Plan shows this property as Mixed Use Com/Ind, therefore the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
 - C. All development must submit for design/site plan review.
 - D. The applicant must make application for annexation into Camp Verde Fire District according to Resolution 2002-530 of the Town of Camp Verde.
-

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

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

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

PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 23rd day of March 2005, to be effective when publication and posting, pursuant to ARS 9-813, is completed.

Approved: _____
Mitch Dickinson, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

TO M-1 INDUSTRIAL
LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 4 TOWNSHIP 14 N., RANGE
4 EAST, G&SRB&M, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 4.

THENCE N. 0° 50' 58" E., ALONG THE MID SECTION LINE, A DISTANCE
OF 803.54 FEET.

THENCE S. 46° 40' 04" E. ALONG THE SOUTHERLY R/W OF OLD 279
HIGHWAY (66' WIDE) A DISTANCE OF 600.17 FEET.

THENCE S. 43° 37' 49" E. ALONG SAID R/W LINE, A DISTANCE OF
53.29 FEET.

THENCE S. 44° 25' 29" W. A DISTANCE OF 220.86 FEET

THENCE S. 43° 37' 49" A DISTANCE OF 146.60 FEET.

THENCE S. 40° 41' 57" W. A DISTANCE OF 74.35 FEET.

THENCE S. 87° 22' 06" W. A DISTANCE OF 139.92 FEET.

THENCE S. 61° 28' 48" W. A DISTANCE OF 56.01 FEET.

THENCE N. 89° 54' 15" W. A DISTANCE OF 194.34 FEET TO THE
POINT OF BEGINNING.

LESS THE AREA WITHIN THE DEDICATED ROADWAY 60 FEET IN WIDTH
AND EXTENDING THROUGH THE PROPERTY FOR 623.88 LINEAR FEET ALONG
CENTER LINE AND CONTAINING AN AREA OF 0.8593 ACRES.

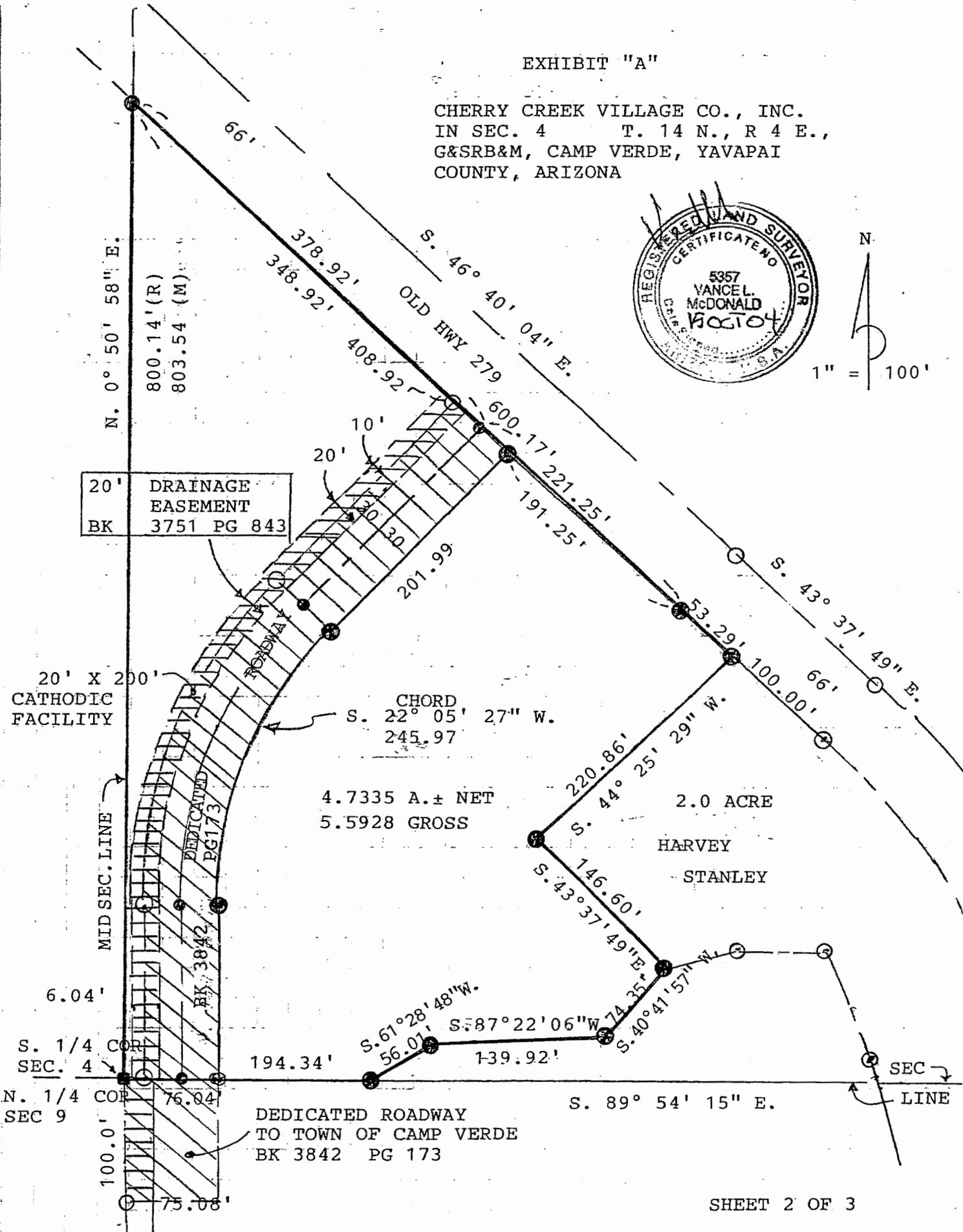
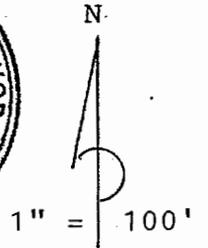
ALSO SUBJECT TO A 10.00' WIDE EASEMENT FOR DRAINAGE ALONG AND
WEST OF THE WEST R/W LINE OF SAID 60' WIDE ROADWAY DEDICATION.

CONTAINING A NET AREA OF 4.7335 ACRES MORE OR LESS AND AS SHOWN
HEREWITH.

A PARCEL CONTAINING 5.5928 ACRES± AND AS SHOWN ON ATTACHED
EXHIBIT "A".

EXHIBIT "A"

CHERRY CREEK VILLAGE CO., INC.
IN SEC. 4 T. 14 N., R 4 E.,
G&SRB&M, CAMP VERDE, YAVAPAI
COUNTY, ARIZONA



CASE NO. 2005-09

PROJECT NO. ZMC 05-0^f

01-03-05A10:18 RCVD

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

APPLICATION DATE DEC. 31, 2004

TAKEN BY B. Quinn

ASSESSOR'S PARCEL NO. 403-14-004 B

FEES \$575⁰⁰

PRESENT ZONING RCU-2A

HEARING DATE _____

SUBDIVISION _____

ADDRESS OF PROPERTY Old Hwy 279 & Aultman Parkway

REQUEST: CHANGE ZONING MAP TO M-1 (6 acres) 5.6 ac.
Light Industrial Activity

OWNER _____ PHONE _____ FAX _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTACT PERSON _____

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

Name of Agent

Signature of Owner

Date

AGENT HARVEY N. STANLEY PHONE 928 300-3773 FAX 928 282-0268

ADDRESS P. O. BDX 3101 CITY SEDDNA STATE AZ ZIP 86340

CONTACT PERSON HARVE STANLEY

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.

Harvey N. Stanley 12-31-04
Signature of Applicant Date

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

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

Parcel Number: 403-14-004B
403-15-001F Date: 29 DEC 04
Owner: CHERRY CREEK VILLYS CO INC
Address: P.O. BOX 3777 CAMP VERDE, AZ 86322
Phone: ()
928 567-9141

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates HARVEY STANLEY AND JIM B, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to APRIL 15, 2005, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

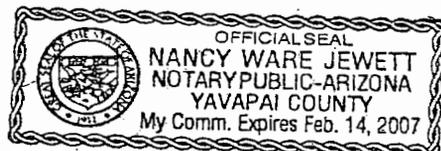
Vance L. McDonald
PRES, CHERRY CREEK, Owner(s)
VILLYS CO. INC

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 30th day of December, 2004, by Vance L. McDonald, who is/are personally known by me or have produced identification.

Nancy Ware Jewett, Notary Public

My Commission Expires: 2/14/07



TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: _____ Parcel No. 403-14-004B
403-15-001F
Date: DEC. 31, 2004 Legal Description: _____
Name: HARVEY N. STANLEY _____
Address: P.O. Box 3101, SEDONA, AZ 86340

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

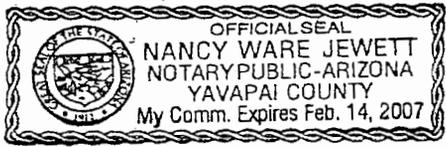
Harvey N. Stanley _____ Date DEC. 31, 2004
Applicant's Signature

Agent for: CHERRY CREEK VILLAGE CO., INC

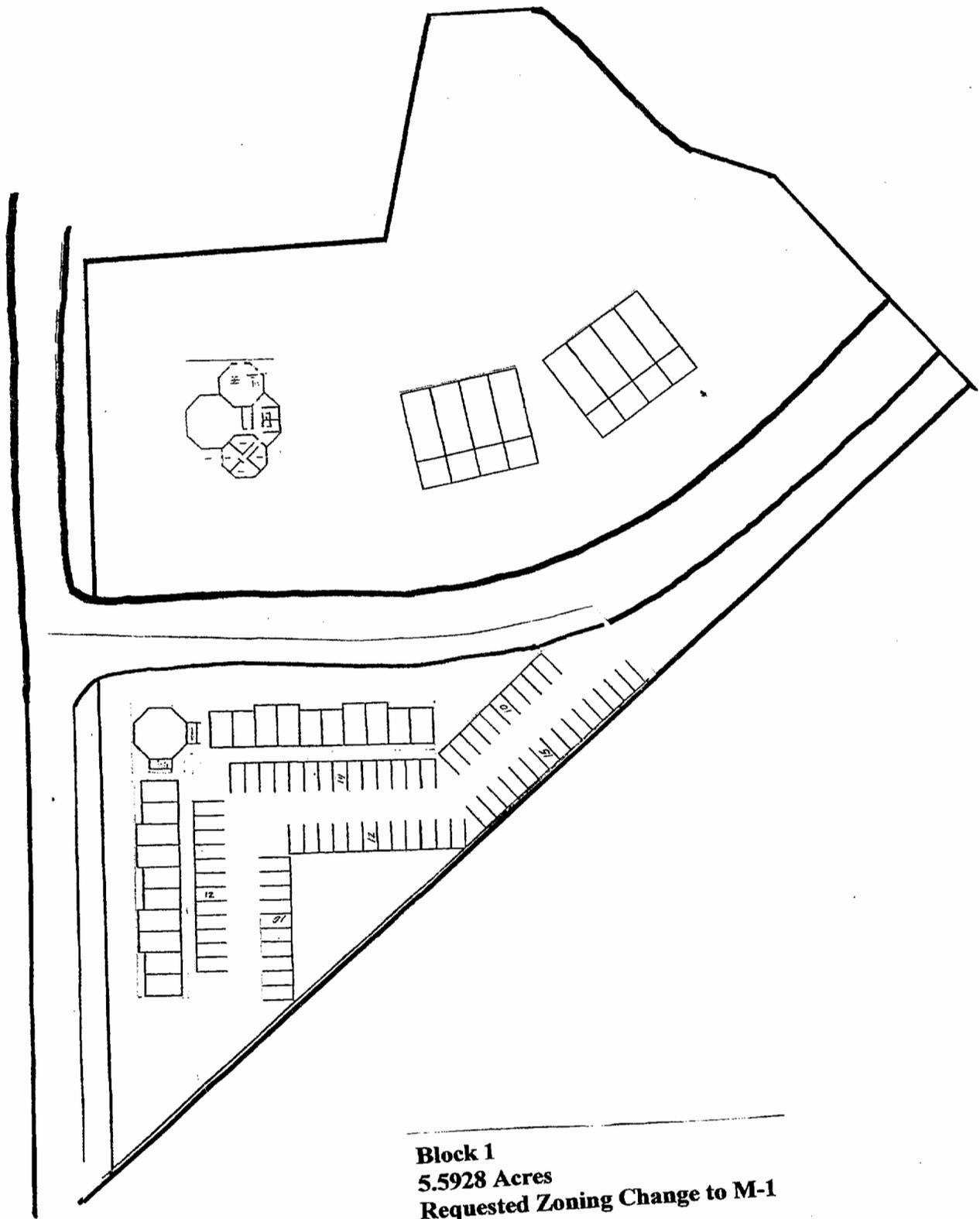
State of Arizona
Town of Camp Verde

On this 3rd day of January, 2005, 19 before me, the undersigned Notary Public, personally appeared Harvey N. Stanley who executed the foregoing instrument for the purpose therein contained.

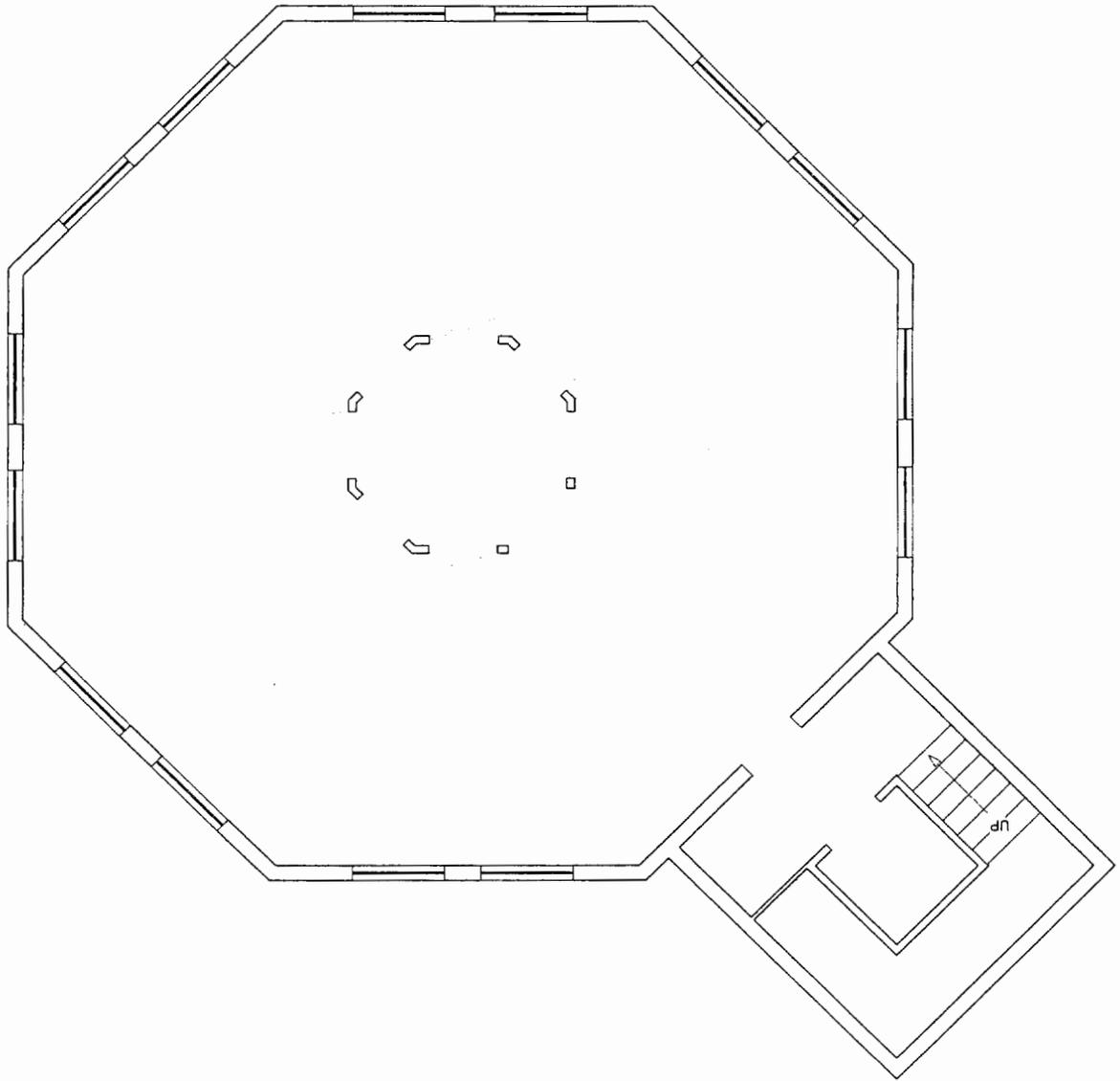
In witness whereof, I hereby set my hand and official seal.

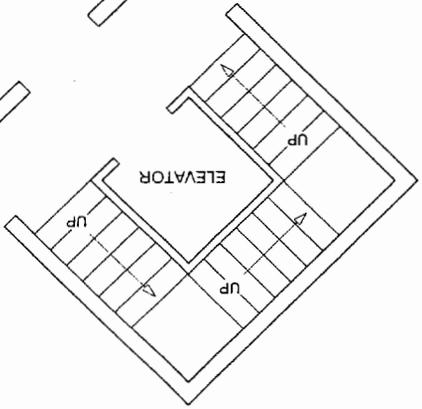
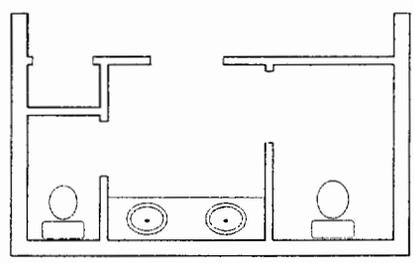
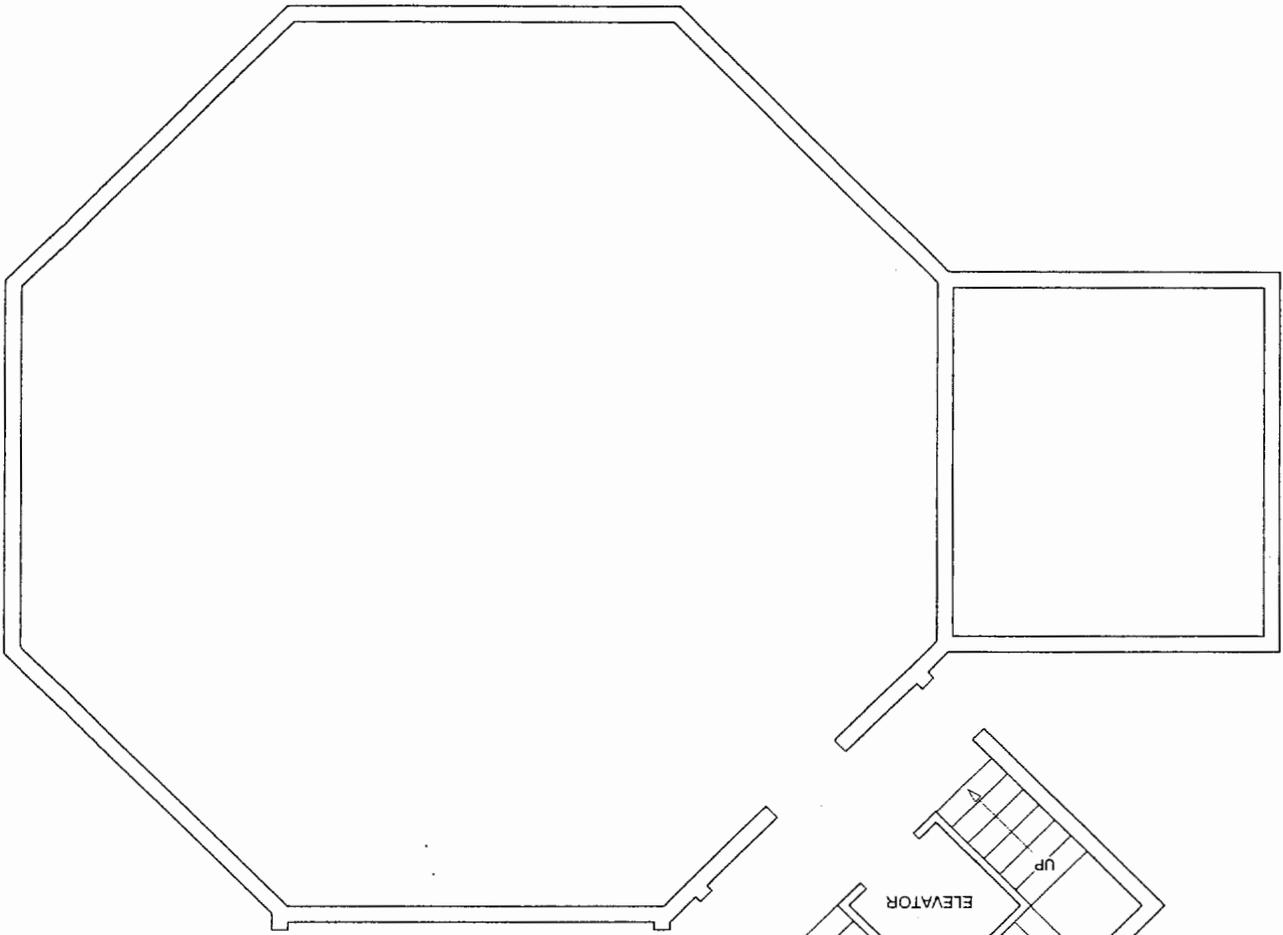


Nancy Ware Jewett
Notary Public
2/14/07
Date Commission Expires



Block 1
5.5928 Acres
Requested Zoning Change to M-1





Staff Report

Council

Meeting of: March 23, 2005

Title:

ORDINANCE 2005 A303 (ZMC 05-08): An application filed by Harve Stanley, Dave Vette, and Jim Binick, agents for the owners of parcels 403-15-002M (25 Acres), 403-15-002N (2 Acres), 403-15-002P (31.38 Acres) and 403-16-001F (15.68 Acres) for a total of +/-76 Acres requesting a rezoning from RCU-2A to PAD with the underlying zoning of C2.

This development is referred to as '**Block 4**' in the applicant's narrative and on the map. This zoning will allow for the development of a western village with an equestrian center, family outdoor activities, retail shops, restaurants, museum, and artist studios; a RV Park with a maximum of 200 spaces; residential condominiums with PAD 8 density; general store and gas station.

Description:

This property is located between Highway 260 and Old Hwy 279. The plot plan shows access from both Highway 260 and Old Hwy 279. It should be noted that before development can occur, the applicant must do a traffic study and make application to ADOT for access onto SR 260.

The residential portion of this development will take place on 6-10 acres with a PAD 8 density that would allow 4.75 units per acre maximum. This would result in 28 to 47 units.

This development is to be served by either Camp Verde Water Co. or by a well.

The developer is proposing to install small alternative treatment plants within the development to treat the waste water for re-use in irrigation of landscaping.

The newly adopted General Plan shows this property within our growth area as well as Mixed Use Com/Ind land use. The 1998 General Plan shows this property as Industrial.

The property will be developed in phases beginning within the Use Permit application and construction of the RV Park. See the development schedule included in the packet.

The adjacent developed uses are as follows:

West: Commercial/Industrial

East: Industrial/Residential

North: Agriculture/Industrial

South: Out of Africa - Commercial

Commission

Recommendation: The Commission held a public hearing on March 3, 2005 and voted unanimously to recommend approval to Council of this application with the stipulation that all development be submitted for design/site plan review. Commission discussion covered such issues as water, alternate treatment plants proposed for the project and the trails included on the map. It was recommended that the trails be posted as non-vehicular pathways.

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

Camp Verde Fire Department: This property is not within the Fire District and should be annexed into the District as a requirement of rezoning according to Resolution 2002-530 passed by the Town Council. This can be done by the applicant sending a letter to the Fire District requesting annexation into the District giving the parcel number, 911 address and a copy of the legal description. It usually takes 30 days for it to be confirmed by their board and put into effect.

ADOT: For development to occur, a traffic study must be conducted and application made to ADOT for access to SR 260.

Yavapai County Flood Control: The District will support the decision of the Town of Camp Verde as to the approval or denial of the application. When future development takes place, the regulation of the Yavapai County Drainage Criteria Manual must be followed.

Two of the parcels are impacted by a FEMA regulated floodplain and will require engineering to establish Base Flood Elevations for the determination of Minimum Finished Floor Elevations for any structure built on this site. Any parcel that is developed in a regulated floodplain will require flood insurance or a LOMR-F to be submitted to and approved by FEMA as to its removal from the regulated floodplain. They are requesting the applicant to consult with them in regards to activity in and around watercourses affecting this property. All activity on this property must be in compliance with the Yavapai County Flood Control District

Ordinance. The Army Corps of Engineers will require a 404 permit be submitted to them as a requirement of the Clean Water Act.

Yavapai County Environmental Services: If an onsite wastewater disposal system will be needed, all State, and Local codes and ordinances for the selection, sizing and installation of wastewater systems must be observed.

Town of Camp Verde Trails Committee: Committee recommends no impact on existing trails and pathways. They recognize and recommend developing equestrian trail at the north end of property and include this trail in the final plan.

Town of Camp Verde Community Development Director: These rezoning requests comprise six parcels of approximately 111 acres with about 20 acres of M1 zoning for a cement block plant, other manufacturing and office/distribution businesses; 15 acres of C3 zoning for cemetery and associated businesses; and 76 acres of C2 zoning for western village, RV parks (200 units) and associated retail businesses (restaurant, motel, convenience and gas station). These parcels front onto both old 279 as well as State Route 260 providing excellent access, although improvements to SR 260 may limit accessibility and ADOT authorization is needed for a driveway onto a State highway. It is important to note that these proposed uses correspond to those activities already in the area. The western village, motel, restaurants, other related retail businesses along with the RV parks should compliment the tourism trade produced by the Out of Africa Wildlife Park, which is nearby on State Route 260.

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

Attachments: Yes

Prepared by: Nancy Buckel, Senior Planner



ORDINANCE 2005 A303

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR A PARCELS 403-15-002M, 403-15-002N, 403-13-002P AND 403-16-001F CONSISTING OF APPROXIMATELY 76 ACRES FROM RCU-2A TO PAD WITH UNDERLYING ZONING OF C2 AND THE RESIDENTIAL DENSITY AT PAD 8 . THIS REZONING IS TO ALLOW FOR THE DEVELOPMENT OF CHERRY CREEK VILLAGE COMMERCIAL COMPLEX.

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

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

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2005-08** was filed by Harve Stanley, Dave Vette, and Jim Binick, agents for owners, Cherry Creek Village Co. Inc. for the purpose of rezoning parcels **403-15-002M, 403-15-002N, 403-13-002P and 403-16-001F** from RCU-2A to PAD with underlying C2 and a residential density of PAD 8. The legal descriptions and map are attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **March 3, 2005** in public hearing that was advertised and posted according to state law and by the Town Council on **March 23, 2005**.
- C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

- II. **Zoning Map Change 2005-08** is approved, based upon the following findings:
- A. The zoning map change will not injure the public health safety, or welfare of the general public.
 - B. The Town's General Plan Land Use Map (1998) shows this parcel as Industrial and the 2004 adopted General Plan shows this property as Mixed Use Com/Ind; therefore the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
 - C. All development must submit for design/site plan review.
 - D. The applicant must make application for annexation into Camp Verde Fire District according to Resolution 2002-530 of the Town of Camp Verde.
-

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

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

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

*PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the **23rd day of March 2005**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: _____
Mitch Dickinson, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

PAD

LEGAL DESCRIPTION
FOR
PARCELS 403-15-002P, 403-16-001F
A 49± ACRE PARCEL

A PARCEL OF LAND LOCATED IN SECTIONS 9 AND 10, TOWNSHIP 14 N., RANGE 4 E., G&SRB&M, CAMP VERDE, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/4 CORNER COMMON TO SAID SECTIONS 9 AND 10.

THENCE N. 0° 26' 25" E. (BASIS OF BEARINGS), ALONG THE SECTION LINE, A DISTANCE OF 1284.45 FEET.

THENCE N. 32° 18' 10" W., ALONG THE CENTER LINE OF OLD HIGHWAY 279, A DISTANCE OF 58.23 FEET.

THENCE N. 88° 30' 21" W., ALONG THE 1/16TH LINE, A DISTANCE OF 375.96 FEET.

THENCE S. 41° 53' 54" W. A DISTANCE OF 1402.09 FEET.

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, ALONG THE NORTHERLY R/W LINE OF STATE HIGHWAY 260, SAID CURVE HAVING A CENTRAL ANGLE OF 5° 12' 10", A RADIUS OF 7537.27 FEET, A CHORD BEARING OF S. 55° 55' 58" E., A CHORD DISTANCE OF 684.19 FEET, A CURVE LENGTH OF 684.42 FEET.

THENCE S. 58° 25' 06" E. ALONG SAID R/W A DISTANCE OF 403.71 FEET.

THENCE ALONG A CURVE TO THE RIGHT ALONG SAID R/W LINE HAVING A CENTRAL ANGLE OF 8° 21' 07", A RADIUS OF 7739.44 FEET, A CHORD BEARING OF S. 54° 14' 23" E., A CHORD DISTANCE OF 1127.18 FEET, A CURVE LENGTH 1128.18 FEET.

THENCE, NON TANGENT, N. 40° 32' 29" E., A DISTANCE OF 99.92 FEET.

THENCE N. 38° 34' 07" E. A DISTANCE OF 734.74 FEET.

THENCE N. 32° 23' 14" W. ALONG THE CENTER LINE OF OLD HIGHWAY 279, A DISTANCE OF 333.92 FEET.

THENCE N. 88° 32' 47" W. A DISTANCE OF 836.38 FEET TO THE BEGINNING.

A PARCEL CONTAINING 49.624 ACRES MORE OR LESS.

EXHIBIT "A"
403-15-002 M
25 ACRE PARCEL

THAT PORTION OF SECTION 9, TOWNSHIP 14 N., RANGE 4 E., G&SRB&M, CAMP VERDE, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE EAST 1/4 CORNER OF SAID SECTION 9.

THENCE N. 0° 26' 25" E. (BASIS OF BEARINGS), ALONG THE SECTION LINE, A DISTANCE OF 1284.45 FEET.

THENCE N. 32° 18' 10" W. ALONG THE CENTER LINE OF OLD HIGHWAY 279 A DISTANCE OF 58.23 FEET.

THENCE N. 88° 30' 21" W. A DISTANCE OF 375.98 FEET AND THE TRUE POINT OF BEGINNING.

THENCE CONTINUING N. 88° 30' 21" W. A DISTANCE OF 1693.51 FEET.

THENCE S. 5° 17' 25" W. A DISTANCE OF 403.50 FEET.

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 7° 58' 55", A RADIUS OF 7537.27 FEET, A CHORD BEARING OF S. 49° 10' 02" E., A CHORD DISTANCE OF 1049.15 FEET, A CURVE LENGTH OF 1050.00 FEET.

THENCE N. 41° 53' 54" E. A DISTANCE OF 1402.09 FEET, TO THE TRUE POINT OF BEGINNING

A PARCEL CONTAINING 25.00 ACRES MORE OR LESS.

P.A.D

TULIN PARCEL
403-15-002N
EXHIBIT 'A'

THAT PORTION OF SECTION 9, TOWNSHIP 14 N., RANGE R E., G&SRB&M, CAMP VERDE, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE EAST 1/4 CORNER OF SAID SECTION 9.

THENCE N. 0° 26' 25" E. (BASIS OF BEARINGS), ALONG THE SECTION LINE, A DISTANCE OF 1284.45 FEET.

THENCE N. 32° 18' 10" W., ALONG THE CENTER LINE OF OLD HIGHWAY 279, A DISTANCE OF 58.23 FEET.

THENCE N. 88° 30' 21" W., A DISTANCE OF 2069.49 FEET AND THE TRUE POINT OF BEGINNING.

THENCE CONTINUING N. 88° 30' 21" W. A DISTANCE OF 423.98 FEET.

THENCE S. 41° 47' 22" E. ALONG THE NORTH R/W LINE OF STATE HIGHWAY 260 (200 FEET WIDE) A DISTANCE OF 115.72 FEET.

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 3° 25' 19", A RADIUS OF 7537.27 FEET, A CHORD BEARING OF S. 43° 27' 57" E., A CHORD DISTANCE OF 449.93 FEET, A CURVE LENGTH OF 450.00 FEET.

THENCE N. 5° 17' 25" E. A DISTANCE OF 403.50 FEET, TO THE TRUE POINT OF BEGINNING.

A PARCEL CONTAINING 2.00 ACRES MORE OR LESS.

SUBJECT TO ALL EASEMENTS, DEDICATIONS, AND RESTRICTIONS OF RECORD, AND TO THOSE COVENANTS, CONDITIONS, AND AGREEMENTS CONTAINED IN THE PROPERTY AGREEMENT OF EVEN DATE HERETO.

PAD

A 25 ACRE PARCEL
EXHIBIT "A"
403-15-002M

Legal description:

THAT PORTION OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CAMP VERDE, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE EAST QUARTER CORNER OF SAID SECTION 9.

THENCE NORTH 0 DEGREES, 26 MINUTES, 25 SECONDS EAST (BASIS OF BEARINGS), ALONG THE SECTION LINE, A DISTANCE OF 1284.45 FEET.

THENCE NORTH 32 DEGREES, 18 MINUTES, 10 SECONDS WEST, ALONG THE CENTER LINE OF OLD HIGHWAY 279, A DISTANCE OF 58.23 FEET.

THENCE NORTH 88 DEGREES, 30 MINUTES, 21 SECONDS WEST, A DISTANCE OF 375.96 FEET AND THE TRUE POINT OF BEGINNING.

THENCE CONTINUING NORTH 88 DEGREES, 30 MINUTES, 21 SECONDS WEST, A DISTANCE OF 2117.50 FEET.

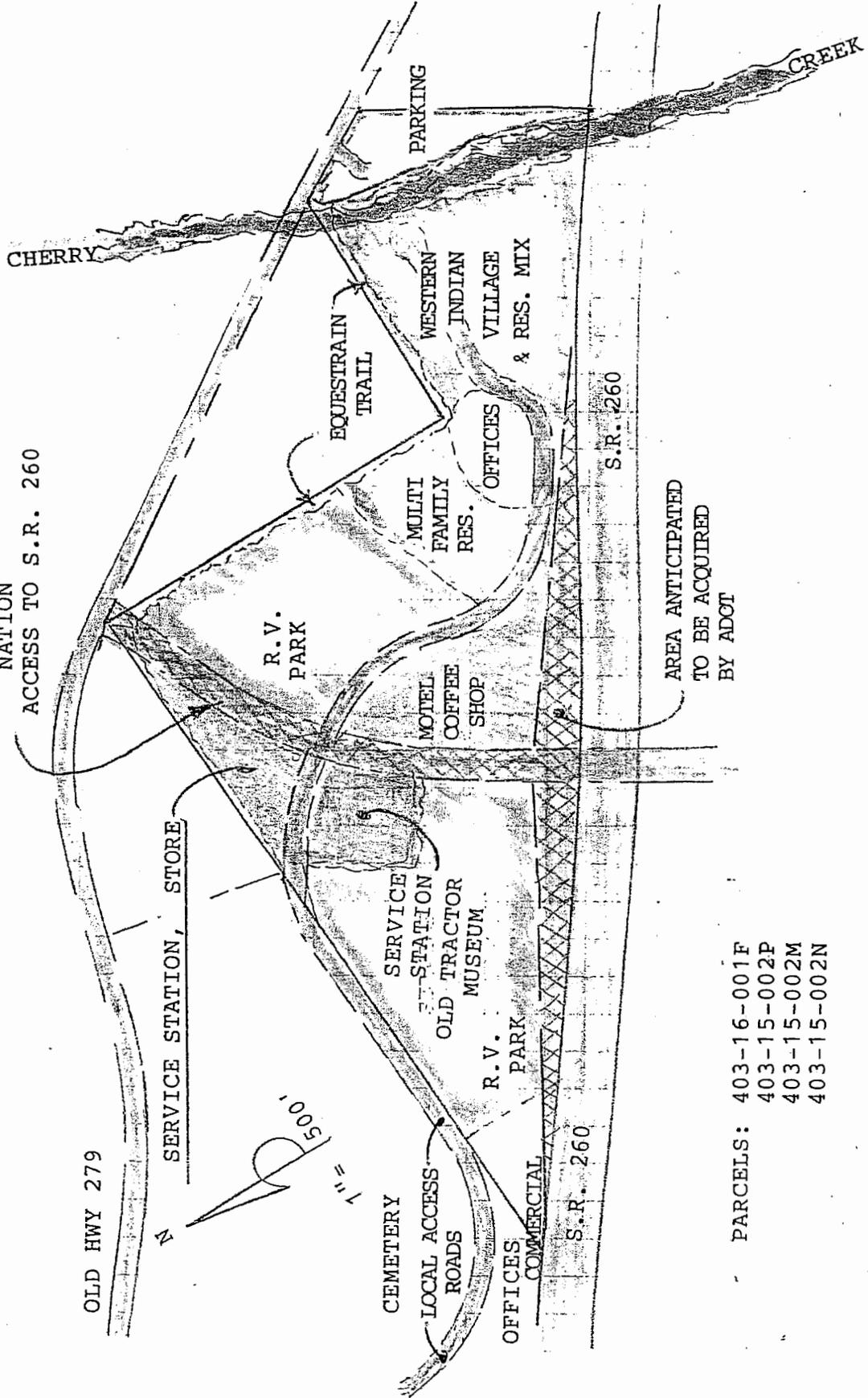
THENCE SOUTH 41 DEGREES, 47 MINUTES, 22 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 260 (200 FEET WIDE) A DISTANCE OF 115.72 FEET.

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES, 24 MINUTES, 09 SECONDS, A RADIUS OF 7537.27 FEET, A CHORD BEARING OF SOUTH 47 DEGREES 27 MINUTES 24 SECONDS EAST, A CHORD DISTANCE OF 1497.53, A CURVE LENGTH OF 1500.00 FEET.

THENCE NORTH 41 DEGREES, 53 MINUTES, 54 SECONDS EAST, A DISTANCE OF 1402.09 FEET, TO THE TRUE POINT OF BEGINNING.

76 ACRE P A D

YAVAPAI APACHE
NATION
ACCESS TO S.R. 260



AREA ANTICIPATED
TO BE ACQUIRED
BY ADOT

- PARCELS: 403-16-001F
- 403-15-002P
- 403-15-002M
- 403-15-002N

CASE NO. 2005-09

PROJECT NO. ZMC 054
01-03-05A10:18 RCVD

403-15-002N
403-15-002M
403-15-002P
403-16-001F

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

CHANGE OF ZONING MAP OR DENSITY APPLICATION

APPLICATION DATE DEC. 31, 2004
ASSESSOR'S PARCEL NO. _____
PRESENT ZONING RCU-2A
SUBDIVISION _____
ADDRESS OF PROPERTY Hwy 260

TAKEN BY B. Quim
FEES \$980.00
HEARING DATE _____

REQUEST: CHANGE ZONING MAP TO P.A.D. (76 acres)

OWNER _____ PHONE _____ FAX _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
CONTACT PERSON _____

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

Name of Agent

Signature of Owner

Date

AGENT HARVEY N. STANLEY PHONE 928 300-3773 FAX 928 282-0268
ADDRESS P.O. BOX 3101 CITY SEDONA STATE AZ ZIP 86340
CONTACT PERSON HARVEY STANLEY

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.

Harvey N. Stanley
Signature of Applicant

12-31-04
Date

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

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

Parcel Number: 403-15-002N Date: 29 DEC 04
Owner: GARY TULIN
Address: P.O. BOX 111 SEDONA ARIZONA 86346
Phone: ()
928-282-7982

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates _____, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to APRIL 19 2005, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

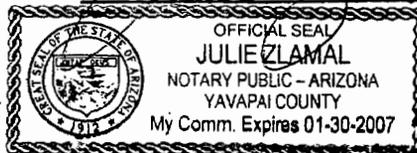
Gary Tulin
_____, Owner(s)

State of ARIZONA
County of YAVAPAI, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 30 day of Dec, 2004, by Gary Tulin, who is/are personally known by me or have produced identification.

Julie Lamal Notary Public

My Commission Expires:



Dec 29 04 06:42p

P D ASSO

9285674387

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

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

Parcel Number: 403-15-002M Date: 29 DEC 04
Owner: JARMAC, INC., WILLIAM S JUMP, PRES
Address: 1050 S. BILL MARTIN DR. TUCSON AZ 85745
Phone: () 520-388-9816

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 JIM BINICK AND/OR HARVE STANLEY, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to 15 APRIL, 2005, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

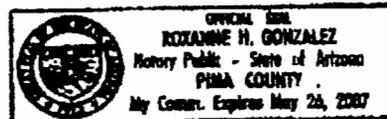
[Signature]
PRESIDENT, Owner(s)
WILLIAM S. JUMP

State of Arizona
County of Yuma, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 29th day of December, 2004 by William S. Jump who is/are personally known by me or have produced identification.

[Signature] Notary Public

My Commission Expires: 05/26/2007



FEE
 \$5
 \$5
 \$1
 \$1

3784017 BK 4202 PG 311
 Yavapai County, Arizona
 Patsy Janney-Colon, Recorder
 11/01/2004 02:21P PAGE 1 OF 2
 DAN McDONALD
 RECORDING FEE 5.00
 SURCHARGE 8.00
 POSTAGE 1.00

WHEN RECORDED, PLEASE RETURN TO
 WILLIAM S. JUMP
 STARRVIEW AT STAR PASS
 050 S. BILL MARTIN DRIVE
 TUCSON, ARIZONA 85745

QUIT CLAIM DEED
 REVISED TO ESTABLISH DATED RECORDING

I, WILLIAM S. JUMP, BEING ONE OF THE RECORD OWNERS OF THE PARCEL
 HERE CONVEYED, AND ACTING WITH THE RECORDED POWER OF ATTORNEY
 FORM EACH AND ALL OF REMAINING OWNERS OF RECORD, DO HEREBY CONVEY
ALL RIGHT TITLE AND INTEREST TO THE 25.0 ACRE PROPERTY DESCRIBED
ON ATTACHED EXHIBIT "A".

TO JARMAC, INC. AN ARIZONA CORPORATION, THE HOLDERS OF WHICH
ARE THE IDENTICAL PERSONS OR ENTITIES MAKING UP THE PROPERTY
OWNERSHIP AND NO OTHERS

ALL SUBJECT TO ITEMS IN THE PUBLIC RECORD AND TO THAT CERTAIN
 SALES CONTRACT INCLUDED IN ESCROW #281-4081333 WITH FIRST
 AMERICAN TITLE CO., SEDONA. HEREBY EXTENDED TO 5 FEBRUARY 2005.

DONE THIS 29th DAY OF OCTOBER, 2004 IN SEDONA, ARIZONA.

William S. Jump
 WILLIAM S. JUMP,
 BY RECORDED POWER OF ATTORNEY

NO TRANSFER FEE NECESSARY
EXEMPT UNDER ARS 11-1134
 B-8

ACCEPTED BY William S. Jump
 WILLIAM S. JUMP
 PRESIDENT, JARMAC, INC.

NOTARY

STATE OF Arizona)
) SS
 COUNTY OF Yavapai)

ON THIS 29 DAY OF OCTOBER 2004, BEFORE ME THE UNDERSIGNED
 NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM S. JUMP, PROVEN TO
 ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT
 AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME IN HIS AUTHORIZED
 CAPACITY AND FOR THE ENTITIES AS DESCRIBED HEREIN.

MY COMMISSION EXPIRES 7/9/08

Patricia G. Barnes
 NOTARY PUBLIC



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

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

Parcel Number: 403-15-002P
403-16-001F Date: 29 DEC 04
Owner: CHERRY CREEK TRAIL LLC
Address: P.O. BOX 2777 CAMP VERDE ARIZ 86322
Phone: () 928-567-9141 821-0106

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 HAROLD STANLEY
AND/OR JIM BINICK, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to APRIL 15, 2005, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

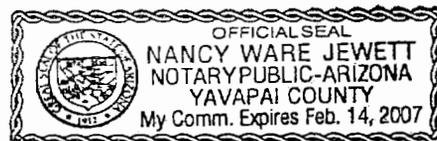
Kevin Shoch
MANAGER, Owner(s)

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 30 day of December, 2004, by Kevin Shoch, who is/are personally known by me or have produced identification.

Nancy Ware Jewett Notary Public

My Commission Expires: 2/14/07



**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

Hearing Application: _____

Parcel No. 403-15-002N

Date: DEC. 31, 2004

Legal Description: _____

Name: HARVEY N. STANLEY

Address: P.O. BOX 3101, SEDONA, AZ 86340

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

Harvey N. Stanley
Applicant's Signature

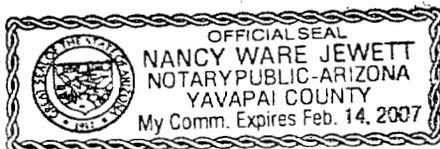
DEC. 31, 2004
Date

Agent for: GARY TULIN

State of Arizona
Town of Camp Verde

On this 3rd day of January, 1902²⁰⁰⁵ before me, the undersigned Notary Public, personally appeared Harvey N. Stanley who executed the foregoing instrument for the purpose therein contained.

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



Nancy Ware Jewett
Notary Public
2/14/07
Date Commission Expires

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

Hearing Application: _____

Parcel No. 403-15-002M

Date: DEC. 31, 2004

Legal Description: _____

Name: HARVEY N. STANLEY

Address: P.O. Box 3101, SEDONA, AZ 86340

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

Harvey N. Stanley
Applicant's Signature

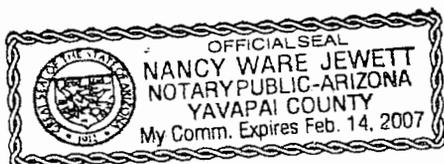
DEC. 31, 2004
Date

Agent for: WILLIAM S. JUMP

State of Arizona
Town of Camp Verde

On this 3rd day of January, 2005, 19 before me, the undersigned Notary Public, personally appeared Harvey N. Stanley who executed the foregoing instrument for the purpose therein contained.

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



Nancy Ware Jewett
Notary Public
2/14/07
Date Commission Expires

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

Hearing Application: _____ Parcel No. 403-15-002 P
403-16-001 F
Date: DEC. 31, 2004 Legal Description: _____
Name: HARVEY N. STANLEY
Address: P.O. BOX 3101, SEDONA, AZ 86340

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

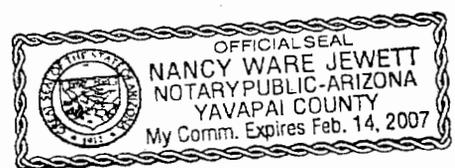
Harvey N. Stanley DEC. 31, 2004
Applicant's Signature Date

Agent for: CHERRY CREEK TRAIL, LLC

State of Arizona
Town of Camp Verde

On this 3rd day of January, ng 2005 1905 before me, the undersigned Notary Public, personally appeared Harvey N. Stanley who executed the foregoing instrument for the purpose therein contained.

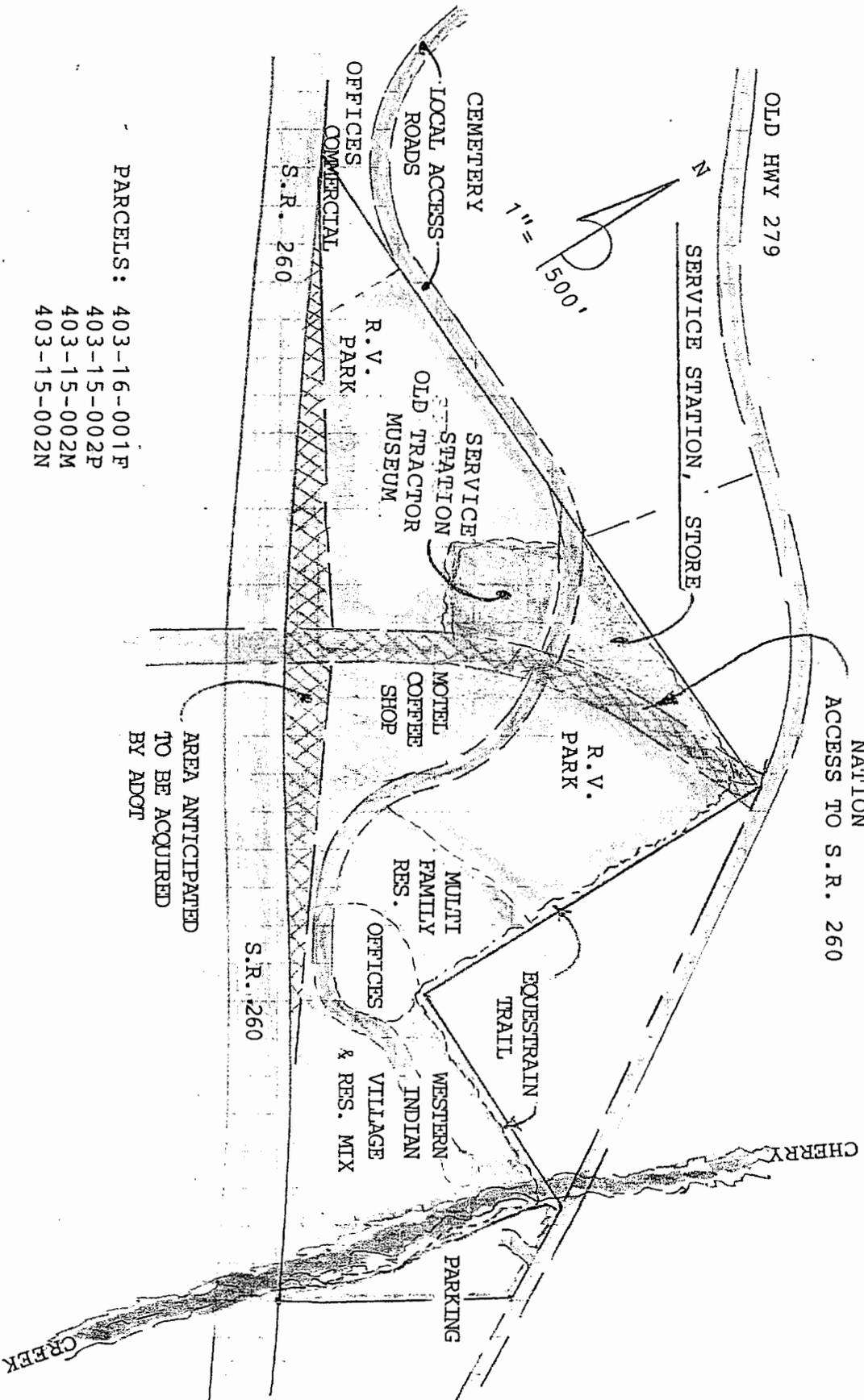
In witness whereof, I hereby set my hand and official seal.



Nancy Ware Jewett
Notary Public
2/14/07
Date Commission Expires

76 ACRE P A D

YAVAPAI APACHE
NATION
ACCESS TO S.R. 260



PARCELS: 403-16-001F

403-15-002P

403-15-002M

403-15-002N

AREA ANTICIPATED
TO BE ACQUIRED
BY ADOT

20 ACRE R.V. PARK

220 to 250 SPACES

CHERRY CREEK VILLAGE

R.V. RESORT

(+40 ACRES = 700+ SITES)

CEMETERY

(SEE MAP)

SERVICE
STORE
STORAGE

FUTURE
COMMERCIAL
(RU & Pads)



NO SCALE

FUTURE
COMMERCIAL
(RU & Pads)

220-250
SPACES

EQUESTRIAN
TRAIL

FUTURE
INTERCHANGE

FISH

EQUESTRIAN
TRAIL

WESTERN
VILLAGE

(SEE MAP)

PRELIMINARY
SKETCH
SHEET 1 OF 2

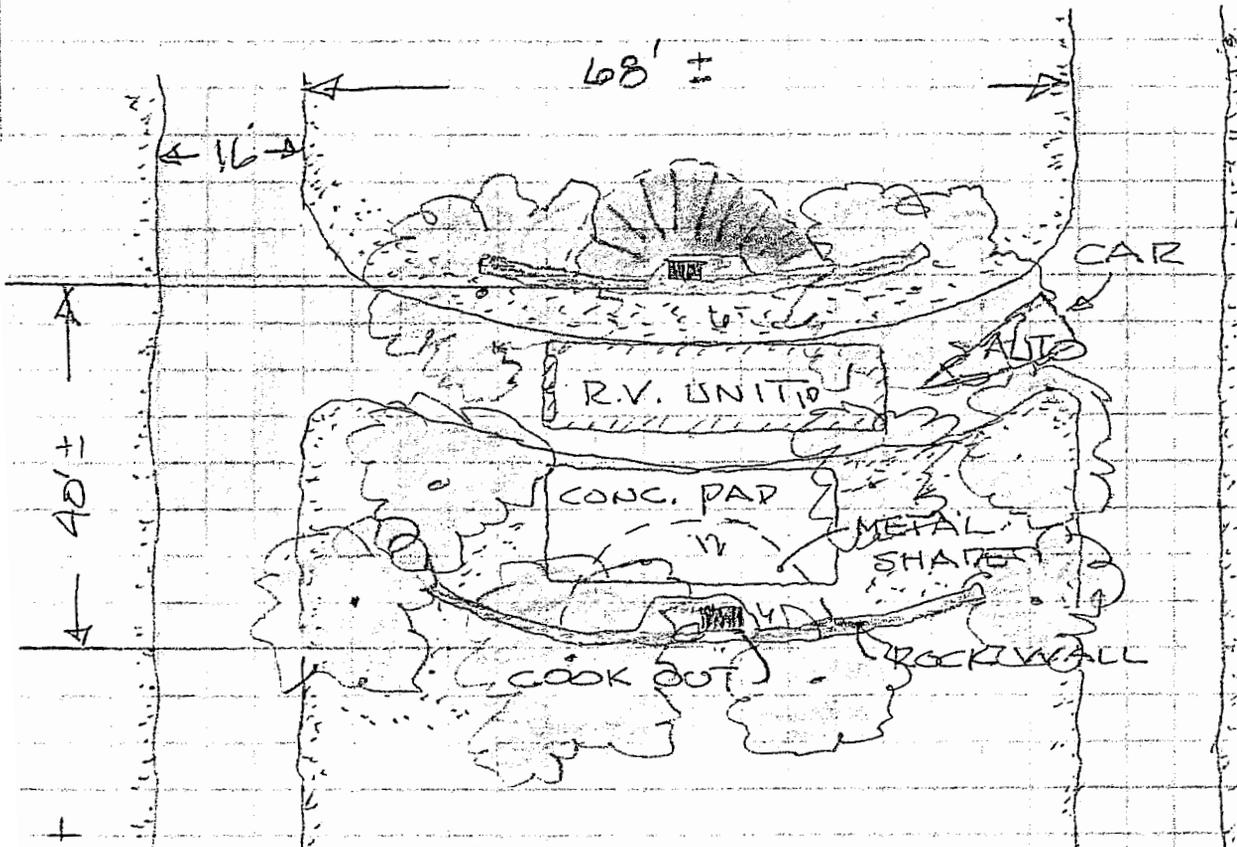
PHOENIX

← SEDONA

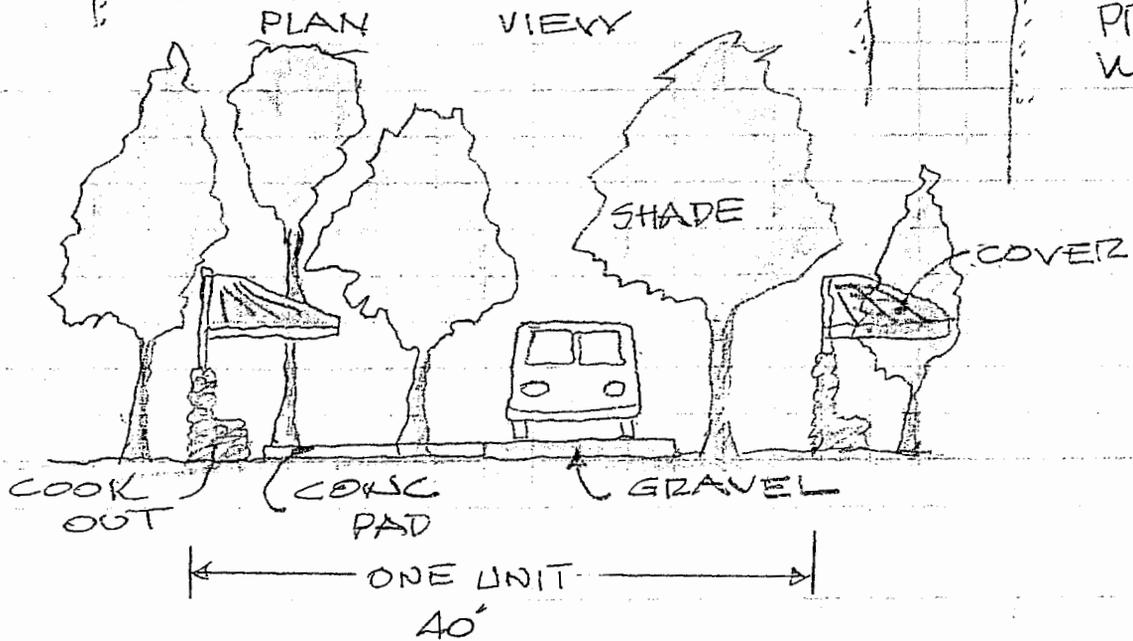
FREEWAY

OLD
HWY
210

TYPICAL SITE
 CHERRY CREEK VILLAGE
 BY PARK



- 5 TREES
- GRILL
- M-COVER
- ON SITE W-WATER SYSTEM
- DRIP. IRR SYSTEM
- PRIVATE WELL



PRELIMINARY
 STUDY.
 SKETCH SHEET
 2 OF 2

- PER SITE
- 50 LF WATER LINE
 - 50 LF JEWELER "
 - 50 LF ELECT "
 - 40 LF 5' ROCK WALL

STAFF REPORT

**Council
Meeting of:**

March 23, 2005

Title:

Street Abandonment of a triangular portion of Cliffhouse Drive.

**Description
Of Item:**

This street abandonment request is similar to one made by Dr. Robert Noone in December, 2003, which Council denied. The difference with this request is a willingness by the applicant to pay the costs to move any/all utilities into the adjusted ROW and to work with the town on limiting the number of accesses/driveways onto this road, while adding a sidewalk, landscaped area and agreeing the town could utilize the area for parking at special events. These improvements would be more appealing at the entrance of this subdivision. Mr. Greg Blue, a local builder, is requesting the town to abandon a triangular piece of Cliffhouse Drive that consists of about a third of an acre. It is located on the south side of the street almost at the entrance where Cliffhouse comes off of Montezuma Castle and is adjacent to the seven (7) parcels Mr. Blue acquired with the intent to develop those properties. Again, Mr. Blue indicates this parcel is not paved or maintained by the town and does not appear to have any apparent value as a street. Because this triangular piece sits in front of Mr. Blue's lots along Cliffhouse Drive, it creates problems for the development of this property. First, this area creates a no mans land that adds no real value to the town's street system, which area would need to be maintained at an ongoing cost to the town as development of these adjacent lots occur. Secondly, the use and potential for development of these lots is limited without abandoning this area to the adjacent property owner or some commitment by the town to maintain/improve this area. Finally, according to Mr. Blue without the abandonment of this portion of the street the likelihood is that residential development or mini-storage would occur, which would not create the economic base the community was encouraging.

Agency Review:

APS, Cablevision, Camp Verde Sanitary District, Camp Verde Water Company, and Qwest were notified with only the APS and the Water Company responding.

APS: They do not have any facilities in that area, therefore there are no conflicts with the abandonment.

Camp Verde Water Company: Mr. Blue apparently contacted the Water Company and assured them he would pay to move the water main according to CVWS requirements into the new roadway right of way. They indicated that driveways crossing over the water main is not as problematic as the water main under a “continuous stretch of asphalt”, which may be the case if the town retains this property. Further, the costs of relocating the water main at that time would be the town’s responsibility.

Public Review: There were 35 letters sent on this matter with no responses received.

Council

Recommendation: Staff would recommend Council consider all the advantages associated with taking action to abandon this street, which appear to outweigh the disadvantages noted the last time by the residents of neighborhood. It is estimated that moving the utilities may cost \$15,000 and the conditions of the town could be to require sidewalks, landscaping and an agreement for a parking allowance, among other things brought out in the meeting.

Attachments: Yes

Prepared by: Will Wright

STAFF REPORT

Council Meeting of: March 23rd, 2005

Title:

Street Abandonment of a triangular portion of Cliffhouse Drive

Budgeted item:

n/a

Description of item:

In regards to Will Wright's staff report, the Street Department is in full support of abandoning the triangular portion of Cliffhouse Drive. It has no value to the Town and it is a liability due to the fact that it would need to be paved and maintained by the Town as this area develops.

Staff Recommendation:

Staff recommends Council to consider all the advantages associated with taking action to abandon the triangular portion of Cliffhouse Drive.

Comments:

Attachments: No

Prepared by: Wally Dickinson

RESOLUTION 2005-634

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE ABANDONMENT OF A PORTION OF CLIFF HOUSE DRIVE IN FORT RIVER CAVES SUBDIVISION AS PUBLIC ROADWAYS.

WHEREAS, pursuant to ARS 28-7202 a Town may resolve that a roadway or portion thereof be vacated if it is no longer necessary for public use, and

WHEREAS, abutting property owner has applied to the Town for abandonment of the southerly portion of Cliff House Drive, within Fort River Caves subdivision, as recorded in the map filed in Book 16 of Maps, Page 7, Yavapai County, Arizona, and a public hearing has been held thereon,

NOW THEREFORE, BE IT RESOLVED AND ORDERED by the Mayor and Town Council of Camp Verde, Yavapai County, Arizona:

1. **Abandonment.** The following public roadway is no longer necessary for public use as a roadway and shall be vacated and abandoned to the abutting property owner of record:

Southerly Portion of Cliffhouse Drive described as follows:

Being a portion of Cliff House Drive as shown on Fort River Caves Subdivision Plat, record in Book 16, Page 7, official record of the Yavapai County Recorders Office, [Record Source #1 (R1)], said parcel being more particularly described as follows:

Beginning for reference at the Southwest corner of Lot 15, of the said Fort River Caves Subdivision, said corner being marked with a plastic cap atop a 1/2 " rebar stamped "Corner Stone"; Thence North 20° 59' 47" West, a distance of 111.38 feet, [North 20° 58' 11" West, a distance of 110.93 feet (R1)], along the West line of said lot 15 to a 1/2" rebar, marking the Northeast corner of said Lot 20;

Thence North 69° 01' 49" East, [Basis of Bearings (R1)] a distance of 280.01 feet, [North 69° 01' 49" East, a distance of 280.00 feet (R1) along the North line of Lots 15-20, to a 1/2" rebar marking the Northeast corner of said Lot 20;

Thence North 20° 58' 54" West, a distance of 15.22 feet, to a plastic cap atop 1/2" rebar stamped L.S. 26925;

Thence South 89° 58' 14" West, a distance of 257.18 feet, to a plastic cap atop a 1/2" rebar stamped L.S. 26925;

Thence South 20° 59' 47" East, a distance of 107.17 feet, to the TRUE POINT OF BEGINNING.

That parcel, being a portion of Cliff House Drive described herein contains 0.34 acres more or less.

2. **Abutting Owner:** Lots 15-20, Fort River Caves, according to the plat of record in Book 16 of Map, Page 7, Yavapai County, Arizona.

Vacating or abandoning of the land to the abutting property owner shall, by ARS 28-7205 cause the roadway to be subject to the same encumbrances, liens, limitations, restrictions and estates as exist on the abutting land to which the roads accrue.

3. **Prior Easements:** Pursuant to ARS 28-7210, all rights-of-way or easements of existing sewer, gas, water, or similar pipelines and appurtenances and for canals, laterals or ditches and appurtenances, for electric, telephone and similar lines and appurtenances, shall continue as they exist prior to the vacating or abandoning of the roadways.
4. **Recording:** This resolution and the vacating or abandoning of the above roadway shall take effect upon execution and recording with the Yavapai County Recorder under ARS 28-7213.

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

Mitch Dickinson, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

Town Attorney

02-02-05A08:20 RCVD

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
P. O. BOX 710
CAMP VERDE, ARIZONA 86322
BOARD OF ADJUSTMENT

CASE NUMBER
2005-13
Project No.
STABNDMT050

MISCELLANEOUS APPLICATION

REQUEST: <u>Abandonment of a portion of Cliffhouse Drive - Fort River Caves - a subdivision of a portion of section 32 of the triangular piece on the north side of lots #15 through 21.</u>	Assessor's Parcel No. <u>404-30-108, 109, 110, 111, 112, 113, and 114A</u>
	Subdivision <u>FORT RIVER CAVES</u>
	Tract Block Lot <u>15, 16, 17, 18, 19, 20, 21 + 22</u>
	M & B _____
	Application Date <u>2-2-05</u>
	Taken By <u>B. Quinn</u>
	Fees <u>\$100.00</u>
PRESENT ZONING <u>TOWN STREET</u>	Hearing Date <u>3-23-05</u>
EXISTING USE OF PROPERTY <u>unimproved</u>	

PROPERTY OWNER MAILING ADDRESS	APPLICANT MAILING ADDRESS
NAME <u>Greg Blue</u>	NAME <u>Greg Blue</u>
ADDRESS <u>P.O. Box 668</u>	ADDRESS <u>P.O. Box 668</u>
CITY <u>Camp Verde</u> STATE <u>AZ</u> ZIP <u>86322</u>	CITY <u>Camp Verde</u> STATE <u>AZ</u> ZIP <u>86322</u>
PHONE: <u>(928) 300-4747</u>	PHONE: <u>(928) 300-4747</u>
	Fax: <u>(928) 567-9725</u>

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

By: _____ (signature of applicant) _____ (date)

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

By: [Signature] (signature of applicant) 2/1/05 (date)

PLANNING AND ZONING COMMISSION

Hearing Date _____	_____	GRANTED
Continued To _____	_____	GRANTED WITH STIPULATIONS
Continued To _____	_____	DENIED
Continued To _____	_____	

TOWN COUNCIL

Hearing Date _____	_____	GRANTED
Continued To _____	_____	GRANTED WITH STIPULATIONS
Continued To _____	_____	DENIED
Continued To _____	_____	

Ordinance/Resolution Number _____
Effective Date _____
Expiration Date _____

PETITION FOR ROADWAY ABANDONMENT

We, the undersigned adjacent property owners, hereby petition the Town Council of the Town of Camp Verde, Arizona, to abandon the public roadway right-of-way described as follows:

A portion of Cliffhouse Drive - Fort River Caves -
a subdivision of a portion of Section 32 of the
triangular piece on the north side of Lots # 15
through # 21.

We request this abandonment for the following reasons:

When lots #15 through #21 are developed, this triangular piece will have
to be improved (blacktop or chip-sealed), creating an undue expense for the
town, and a massive sea of black top or chip-seal as an entrance approach
to these lots. Unfortunately, because of the configuration, such improvement wouldn't
lend itself aesthetically as a gateway to the community. My proposal includes
relocating the utilities, and create a pedestrian walkway along the 300' frontage at my
expense.

ASSESSOR'S

<u>NAME</u>	<u>PARCEL NUMBER</u>	<u>MAILING ADDRESS</u>	<u>SIGNATURE</u>	<u>DATE</u>
Greg Blue	404-30-108, 109, 110, 112, 113, and 114 A	P.O. Box 668 Camp Verde AZ 86322	<i>Greg Blue</i>	8/1/2008

Greg Blue
P. O. Box 668
Camp Verde, AZ 86322

February 14, 2005

To the Honorable Mayor Mitchell Dickinson, Honorable members of the Town Council, and staff of the Town of Camp Verde, Arizona:

I am an Arizona licensed commercial and residential contractor, and have resided and developed in the tri-valley area for twenty four years. The purpose of this letter is to ask for your support of my application for the re-alignment of the triangular section of street that lies adjacent to lots #15 through #20 (see enclosed survey map). If said re-alignment is approved, and am also requesting that the subject land area be transferred with a C2-4 zoning, which is the same zoning surrounding this area.

Said re-alignment will benefit the community as a whole as it would allow this area to be developed with an architecturally-themed commercial project that would add to the economic base of the community. As it stands now there are six lots that abut this triangular piece which have six driveway entries and exits. The re-alignment would eliminate four of those entries and exits, leaving only two. An additional benefit would be that I would relocate the utility egress/ingress (see enclosed letter of approval from the water company), add a pedestrian sidewalk and a landscaped area, thereby creating an appealing entrance to the gateway of the Fort Verde subdivision.

If this re-alignment is approved there will be, from curb to curb, 110' of width, 50' shoulder to the north, 13' existing paved westbound lane, a 10' median, a 13' existing paved eastbound lane, and a 24' shoulder to the south line. This provides ample off-street parking and delivery truck turn-around.

Another consideration that could be made with this re-alignment is an agreement with the town (that would carry with the property) for additional parking for town events.

If, on the other hand, the re-alignment is not approved, the most likely development of these six lots #15 through #20 would be residential, or perhaps mini-storage units, instead of these six lots being combined for a commercial project. A residential project would not create an economic base for the

Page 2

Mayor Mitchell Dickinson, members of the Town Council,
And staff of the Town of Camp Verde

February 14, 2005

community. Additionally, it would be at the town's expense to improve this triangular area by either a sea of blacktop or chip seal that would only detract from the aesthetic appeal to the gateway into this subdivision.

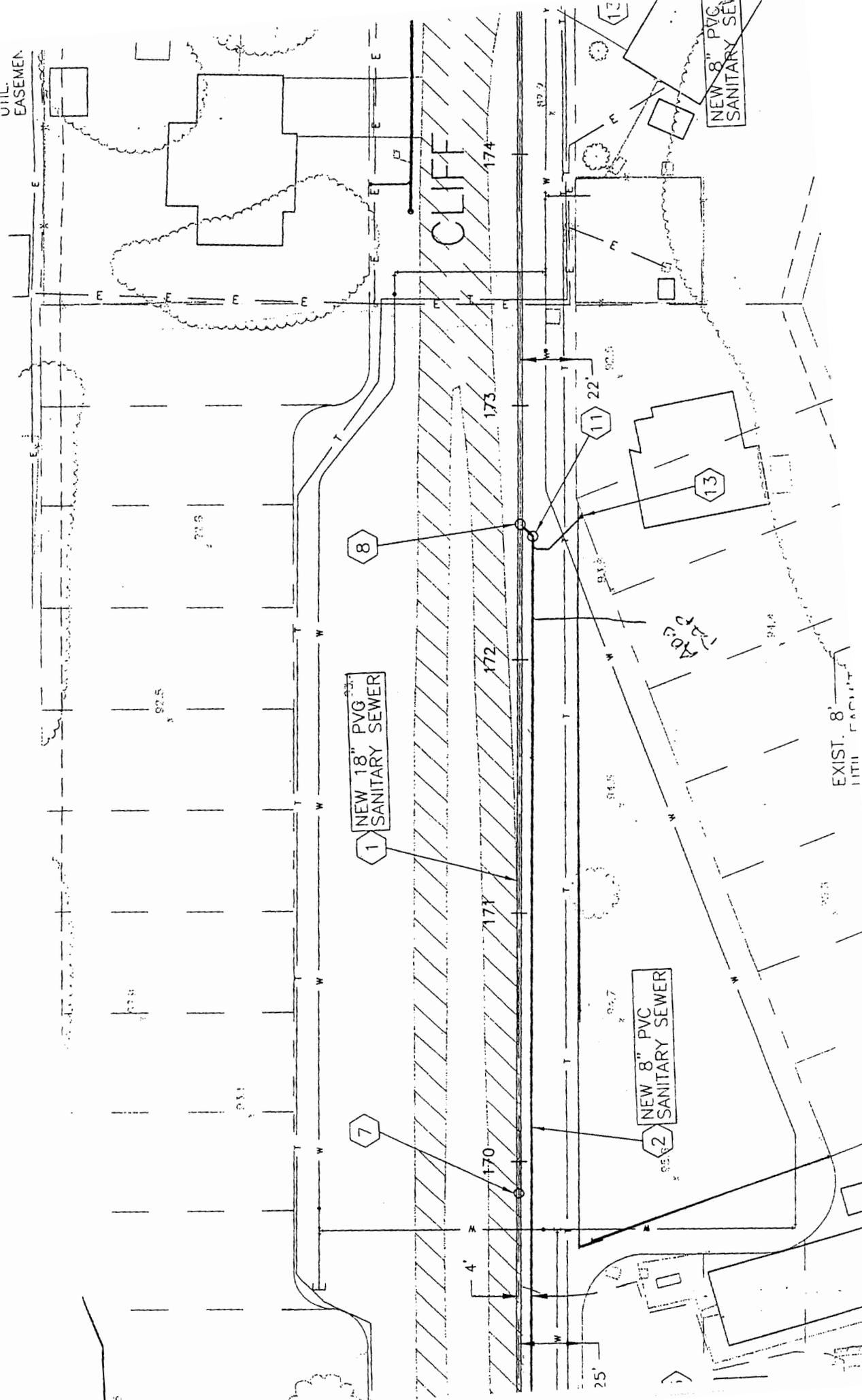
I believe that my application for re-alignment of this triangular piece of property not only adheres to the benefit of the community as a whole, but also better addresses the off-street parking issue that the original developer had in mind.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Blue", written over a horizontal line.

Greg Blue

UTIL. EASEMENT



1 NEW 18" PVC SANITARY SEWER

2 NEW 8" PVC SANITARY SEWER

NEW 8" PVC SANITARY SEW

CLIFF

8

7

11

13

12

EXIST. 8" UTIL. FACILITY

ADJ. PROP.

174

173

172

171

170

82.7

92.5

91.8

94.5

92.7

92.5

25'

4'

92.5

72.9

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**CAMP VERDE WATER SYSTEM
P. O. BOX 340
CAMP VERDE, AZ 86322
928-567-5281 / FAX 928-567-5283**

January 26, 2005

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

Re: Street Abandonment Cliffhouse Dr

Dear Ms. Buckel:

Mr. Greg Blue has contacted us about abandoning the street on the south side of Cliffhouse Dr. Mr. Blue has assured us that if the Town of Camp Verde abandons the street on the south side of Cliffhouse Dr., he will pay for the moving of the water main according to the CVWS requirements into the new roadway right of way.

If the street is abandoned and turned back to the properties there will most likely be driveways to access the property. We have no problem with driveways crossing over our water mains. We do not want the water main under a continuous stretch of asphalt. This would be very costly for us to work on our mains and water facilities. No permanent structures or large plants would be allowed over our main.

If there was a problem and the mains and facilities were not moved, the Town would be responsible for relocating the facilities. This subdivision was completed before the Town was incorporated. Per our franchise agreement, it would be the Town's responsibility to realign/move the existing main line for continued access availability and safety of service to the customers on this line.

We have no objections to abandoning the street back to the properties on the south side of Cliffhouse Dr. subject to the requirement that the owner/developer of those properties pay for the relocation of the water main into the new right of way according to CVWS requirements and specifications. The facilities being moved would retain their priority as if they had not been moved. If you have any questions or need additional information please contact me.

Sincerely,



Stanley R. Bullard, Vice President
Camp Verde Water System



HERITAGE

Land Survey & Mapping Inc.

EXHIBIT "A"

The following is a description of a parcel of land located within the Northwest Quarter of Section 32, Township 14 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona; Being a portion of Cliff House Drive as shown on the Fort River Caves Subdivision Plat, recorded in Book 16, Page 7, Official record of the Yavapai County Recorders Office, [Record Source #1 (R1)], said parcel being more particularly described as follows:

Beginning for reference at the Southwest corner of Lot 15, of the said Fort River Caves Subdivision, said corner being marked with a plastic cap atop a 1/2" rebar stamped "Corner Stone"; Thence North 20° 59' 47" West, a distance of 111.38 feet, [North 20° 58' 11" West, a distance of 110.93 feet (R1)], along the West line of said Lot 15, to a 1/2" rebar, marking the Northwest corner of said Lot 15 and the TRUE POINT OF BEGINNING;

Thence North 69° 01' 49" East, [Basis of Bearings (R1)] a distance of 280.01 feet, [North 69° 01' 49" East, a distance of 280.00 feet (R1)] along the North line of Lots 15 through 21, to a 1/2" rebar marking the Northeast corner of said Lot 21 ;

Thence South 89° 58' 14" West, a distance of 299.87 feet, to a plastic cap atop a 1/2" rebar stamped L.S. 26925;

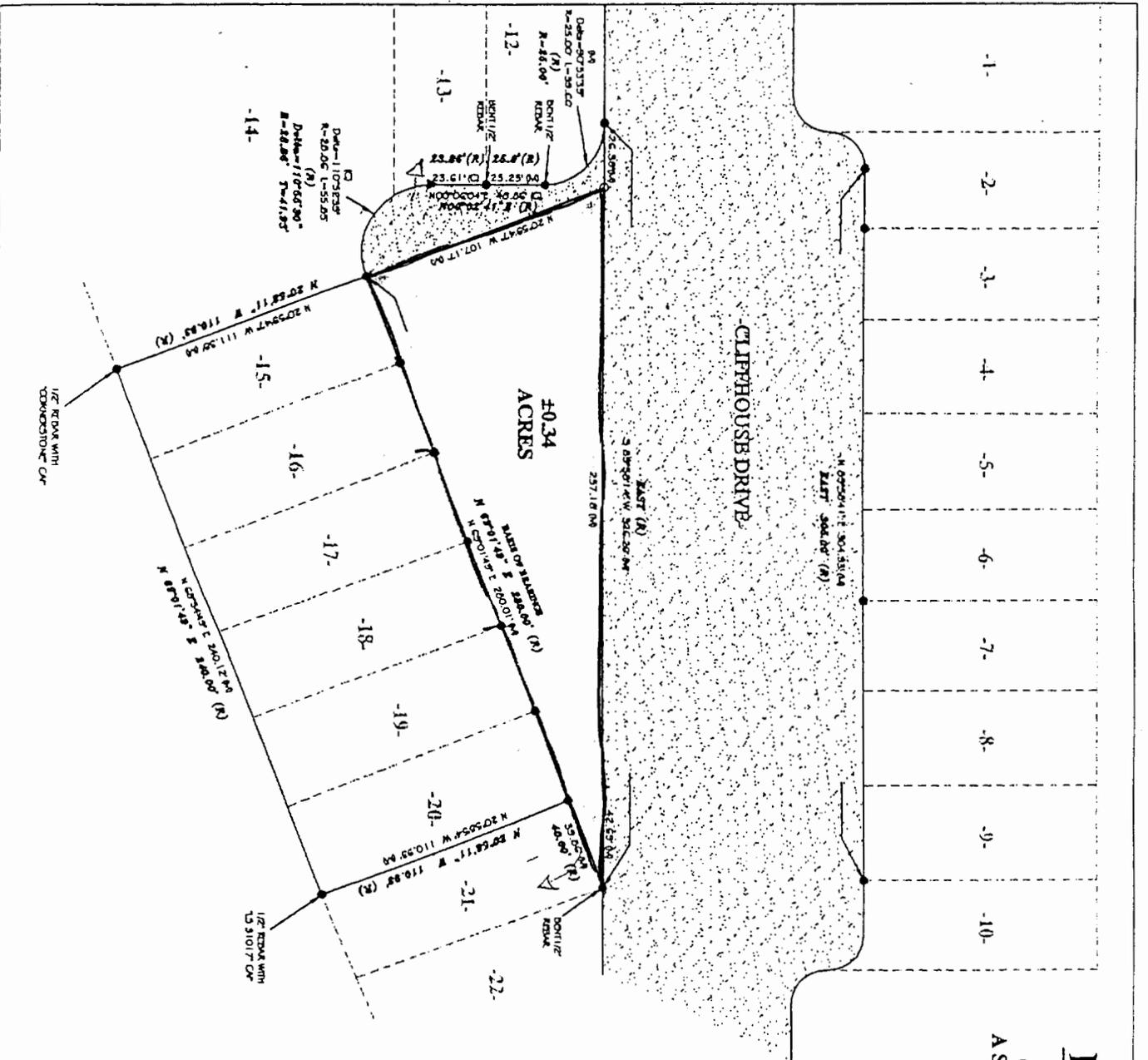
Thence South 20° 59' 47" East, a distance of 107.17 feet, to the TRUE POINT OF BEGINNING.

That parcel, being a portion of Cliff House Drive described herein contains 0.34 acres more or less.



RESULTS OF SURVEY

ABANDONMENT OF A PORTION OF
CLIFFHOUSE DRIVE-FORT RIVER CAVES
A SUBDIVISION OF A PORTION OF SECTION 32,
TOWNSHIP 14 NORTH, RANGE 5 EAST,
GILA & SALT RIVER BASE & MERIDIAN,
YAVAPAI COUNTY, ARIZONA



- A INDICATES RECORD LOCATION, NOTHING SET OR FOUND
- INDICATES FOUND 1/2" REBAR, UNLESS OTHERWISE NOTED
- INDICATES SET 1/2" REBAR WITH PLASTIC CAP STAKED TO S 263229
- (C) INDICATES CALCULATED DIMENSION
- (M) INDICATES MEASURED FIELD DIMENSION
- (R) INDICATES RECORD DIMENSION FOUND ON TYPICAL PLAT OF "FORT RIVER CAVES", RECORDED IN BOOK 18, PAGE 7, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA

THIS MAP IS FORWARDED SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER TERMS OF THE SURVEY, RECORD, AND EXTRACTS CONDUCTED UNDER MY SUPERVISION IN NOTED BOOK.

DUGAN L. McDONALD E.L.A.



JOB #02-101725

HERITAGE

LAND SURVEYING & MAPPING INC.

DUGAN L. McDONALD R.L.S.
CAMP VERDE, AZ 86322
928-667-9170