

AGENDA



**COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, APRIL 26, 2006
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) April 12, 2006 – Joint Work Session

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

1) Regular Session – May 3, 2006 at 6:30 p.m.

2) Work Session – May 10, 2006 at 6:30 p.m.

3) Regular Session – May 17, 2006 at 6:30 p.m.

4) Council Hears P&Z – May 24, 2006 at 6:30 p.m.

c) **Possible approval of Proclamation declaring May 7 through May 13, 2006 as Building Safety Week**

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

6. **Discussion, consideration, and possible approval of Resolution 2006-686, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2006-04 for Northeast Industries Commerce Park located on parcels 404-02-024N and 404-02-024Q consisting of 15.86 acres. This project is located off of Howard's road by a new roadway known as 'Boyles Way'.**

7. **Discussion, consideration, and possible approval of Resolution 2006-685, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2006-01 for Silverado at Simonton Ranch located on parcels 403-23-103B, 403-23-103D and a portion of 403-23-103C consisting of 64.84 acres. This project is located off of Finnie Flat Road and is within the Master Planned Community of Simonton Ranch.**

8. **Discussion, consideration, and possible approval of request for other methods of assurance for the Silverado at Simonton Ranch Subdivision.**

9. **Discussion, consideration, and possible approval of Resolution 2006-682, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, approving General Plan Amendment 2006-02 that amends the Land Use Map of the General Plan for parcels 403-20-057 from rural residential to low density**

residential. This amendment is to allow for rezoning of this parcel to R1-35. The site is located at 2115 W. Verde West Drive.

Call for STAFF PRESENTATION

Declare PUBLIC HEARING OPEN

Call for APPLICANT'S STATEMENT

Call for COMMENT FROM OTHER PERSONS (either in favor or against)

Call for APPLICANT'S REBUTTAL (if appropriate)

Declare PUBLIC HEARING CLOSED

Call for COUNCIL DISCUSSION

10. **Discussion, consideration, and possible approval of Ordinance 2006-A327, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map 2006-07 of the Planning and Zoning Ordinance for parcel 403-20-057 consisting of approximately 5 acres from RCU2A to R1-35.** This property can be accessed off of both Mondale and Verde West Drive and consists of approximately 5 acres.

Call for STAFF PRESENTATION

Declare PUBLIC HEARING OPEN

Call for APPLICANT'S STATEMENT

Call for COMMENT FROM OTHER PERSONS (either in favor or against)

Call for APPLICANT'S REBUTTAL (if appropriate)

Declare PUBLIC HEARING CLOSED

Call for COUNCIL DISCUSSION

11. **Discussion, consideration, and possible approval of Resolution 2006-683, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving General Plan amendment 2006-03 that amends the land use map of the General Plan for a 14.28 acres portion of parcel 403-23-102N from open space and high density residential to low density residential. This amendment is to accommodate a residential development.** The property is located off of State Highway 260 and Finnie Flat Road behind Silverado subdivision between the irrigation ditch and U.S. Forest Service property.

Call for STAFF PRESENTATION

Declare PUBLIC HEARING OPEN

Call for APPLICANT'S STATEMENT

Call for COMMENT FROM OTHER PERSONS (either in favor or against)

Call for APPLICANT'S REBUTTAL (if appropriate)

Declare PUBLIC HEARING CLOSED

Call for COUNCIL DISCUSSION

12. **Discussion, consideration, and possible approval of Ordinance 2006-A326, 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 403-23-102N consisting of approximately 14.28 acres from PAD 6-12 (2.28 AC) and PAD OS (12 AC) to PAD (R1L-35).** This rezoning is to allow for residential development. This property is located northeast of the northeast corner of State Highway 260 and Finnie Flat road immediately south of the U. S. Forest Service parcel on the Verde River and consists of 14.28 acres.

Call for STAFF PRESENTATION

Declare PUBLIC HEARING OPEN

Call for APPLICANT'S STATEMENT

Call for COMMENT FROM OTHER PERSONS (either in favor or against)

Call for APPLICANT'S REBUTTAL (if appropriate)

Declare PUBLIC HEARING CLOSED

Call for COUNCIL DISCUSSION

13. **Discussion, consideration, and possible approval of Ordinance 2006-A323, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinances for parcel 403-23-102 consisting of approximately 36.23 acres from PAD 6-12 to PAD 5 (R1L-18) and changing the lot coverage % for the Homestead subdivision from 30% to 40%. This rezoning is to allow for development of Homestead at Simonton Ranch. This property is located off of Finnie Flat behind the Outpost Mall and consists of 36.23 acres.**

**Call for STAFF PRESENTATION
Declare PUBLIC HEARING OPEN
Call for APPLICANT'S STATEMENT
Call for COMMENT FROM OTHER PERSONS (either in favor or against)
Call for APPLICANT'S REBUTTAL (if appropriate)
Declare PUBLIC HEARING CLOSED
Call for COUNCIL DISCUSSION**

14. **Discussion, consideration, and possible approval of Ordinance 2006-A324, 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 403-23-102F consisting of approximately 16.91 acres from PAD 6-12 to PAD 2 (R1L-35). This rezoning is to allow the development of River's View at Simonton Ranch. This parcel is located within the Simonton Ranch Planned Area Development east of I-17 off of Finnie Flat Road behind the Outpost Mall area adjacent to 'The Homestead' subdivision being developed by Fuller Commerce Park LLC.**

**Call for STAFF PRESENTATION
Declare PUBLIC HEARING OPEN
Call for APPLICANT'S STATEMENT
Call for COMMENT FROM OTHER PERSONS (either in favor or against)
Call for APPLICANT'S REBUTTAL (if appropriate)
Declare PUBLIC HEARING CLOSED
Call for COUNCIL DISCUSSION**

15. **Discussion, consideration, and possible approval of Resolution 2006-684, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona approving General Plan Amendment 2006-04 that amends the Land Use Map of the General Plan for portion of parcel 403-23-102N and parcel 403-23-102D from commercial and high density residential to industrial. The amendment is to accommodate an industrial development. This property is located off Homestead Parkway near Davidson Drive.**

**Call for STAFF PRESENTATION
Declare PUBLIC HEARING OPEN
Call for APPLICANT'S STATEMENT
Call for COMMENT FROM OTHER PERSONS (either in favor or against)
Call for APPLICANT'S REBUTTAL (if appropriate)
Declare PUBLIC HEARING CLOSED
Call for COUNCIL DISCUSSION**

16. **Discussion, consideration, and possible approval of Ordinance 2006-A325, an Ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Planning and Zoning Ordinance for parcel 403-23-102D and a portion of parcel 403-23-102N consisting of approximately 20.03 acres from PAD 6-12 (15.03 AC) and C2 (5 AC) to M-1. This rezoning is to allow for development of an**

**MINUTES
JOINT WORK SESSION
with the
MAYOR and COMON COUNCIL
and
PLANNING & ZONING COMMISSION
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, APRIL 12, 2006**

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

1. Call to Order

Mayor Gioia called the meeting to order at 6:30 P.M.

2. Roll Call

Mayor Tony Gioia, Mike Parry, Howard Parrish, Bob Kovacovich, Brenda Hauser, Ron Smith, Jackie Baker was absent.

Also Present:

Will Wright, Dane Bullard, Planning & Zoning Commission Members, Bob Womack, Jim Bullard Jr., and Bob Burnside, and Recording Secretary Jenna Paulsen

3. Pledge of Allegiance

Councilman Ron Smith led the Pledge of Allegiance

4. Monthly financial update by Finance Director Dane Bullard.

Bullard gave an overview of the March Monthly Financial Statement. He advised that the first 9 months of our fiscal year are complete. Referring to a memo was written by Mayor Gioia regarding the "Requirement to Maintain Minimum Contingency Balances", Bullard explained how our contingency funds worked and that Councils should remain aware of the 4 month level that is required by Resolution 2001-471. He further explained that the budget is tight and the Town is not experiencing any gains at this time. According to the March 2006 Financial Statement, the General Fund Contingency is at \$535,495.53, which is substantially below the minimum of \$1,743,398 set aside by the resolution. He advised that funds are coming in and that we hope to be able to keep our heads above water. Bullard said that staff is working on next year's budget and he plans to meet with all of the department heads next week, and a work session will be scheduled. Mayor Gioia thanked Bullard for the good job.

5. Review of the results from the visual survey conducted at the Work Session on March 8, 2006 and discussion and formulation of general design review concepts.

Mike Gardner and Matt Morris of Casa Verde Consulting Planning and Design gave an overview of the previous meeting and provided the results of the survey. Morris presented a visual library that included current development within the Verde Valley and demonstrated desirable and undesirable design attributes.

Councilor Smith referred to a paragraph on page 5 of the presentation and said that it was perfectly stated. Councilor Hauser said that it is a challenge to preserve what is left in our town. Councilor Parrish commented that the Historical Perspective was one of the best written in a long time.

Commissioner Bullard said that he was pleased with Casa Verde's work. Commissioner Burnside said that we should add more staff and not have a Design Review Board. Commissioner Womack was concerned about legal issues.

Mike Gardner discussed the Design Review Ordinance Scope and Reach, including the following: Powers of the Board and Support of the Council, Board Structure, & Makeup; What/how do we want to regulate; Appeals – Council?; Board of Adjustments?; and the Public's perception and support of the Board and their actions. The information gathered will be incorporated into a draft ordinance that will be presented at the next work session on May 10th, 2006

Public Input

Robert Johnson discussed vegetation and old buildings in Kentucky.

Jim Long of the Library Commission expressed his concern with the architectural concept of the new Library. Council said that they are open to suggestions.

Jeanette Teets explained that they had to have architectural concept building to have something to start from and to apply for grants. A 3D mock up was needed to start the process. She said that changes can be made.

6. Adjournment

On a motion by Parrish, seconded by Parry, the meeting was adjourned at 9:35 P.M.

Tony Gioia, Mayor

Jenna Paulsen – Recording Secretary

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING, minutes are a true and accurate accounting of the discussion of the Mayor and Common Council of the Town of Camp Verde during the Joint Work Session of the Town Council of Camp Verde, Arizona held on the 12th day of April 2006. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____ 2006

Deborah Barber, Town Clerk



**Town of Camp Verde
Camp Verde, Arizona**

PROCLAMATION
Declaring May 7-13, 2006 as

Building Safety Week

- Whereas,** through our continuing attention to building safety, we enjoy the comfort and peace of mind of structures that are safe and sound; and,
- Whereas,** the dedicated members of the International Code Council, including building safety and fire prevention officials, architects, engineers, builders and others in the construction industry, who work year round to guide the safe construction of buildings and develop and enforce codes to safeguard Americans in the buildings where we live, work, play and learn; and,
- Whereas,** the International Codes, the most widely adopted building safety and fire prevention codes in the nation, are used by most U.S. cities, counties and states. These modern, building safety codes also include safeguards to protect the public from natural disasters that can occur, such as floods, wildland fires, snowstorms, and earthquakes; and,
- Whereas,** Building Safety Week, sponsored by the International Code Council Foundation, is an excellent opportunity to educate the public. It is a perfect time to increase public awareness of the role building safety and fire prevention officials, local and state building departments, and federal agencies play in protecting lives and property; and,
- Whereas,** this year's theme, "Building a Safer World Together," encourages all Americans to raise our awareness of building safety. Everyone can take appropriate steps to ensure that the places where we live, work, play and learn are safe. Countless lives have been saved because of the building safety codes adopted and enforced by local and state agencies; and,
- Whereas,** this year, as we observe Building Safety Week, we ask all Americans to consider projects to improve building safety at home and in the community, and to recognize the local building safety and fire prevention officials and the important role that they play in public safety.

NOW THEREFORE, the Mayor and Common Council of the Town of Camp Verde, Camp Verde, Arizona, do hereby proclaim May 7 through 13, 2006 as:

Building Safety Week 2006

In the Town of Camp Verde. Accordingly, our citizens are encouraged to join their fellow Americans in participating in Building Safety Week activities and assisting in efforts to improve building safety.

Issued this ____ day of April 2006.

Tony Gioia, Mayor

ATTEST:

Debbie Barber, Town Clerk

STAFF REPORT:

**Council
Meeting Of:**

April 26, 2006

Title:

RESOLUTION 2006-686: A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2006-04 FOR NEI COMMERCE PARK LOCATED OFF OF HOWARD'S ROAD ON PARCELS 404-02-024N & 404-02-024Q CONSISTING OF 15.83 ACRES THAT WILL INCLUDE 28 LOTS.

Description:

This project is located off of Howard's Road and will be accessed by a new street to serve the 28 lots that will be developed on almost 16 acres. This property is zoned C3. The Town Council approved the Preliminary Plat on October 24, 2005 for NEI Commerce Park. This development received the following exceptions: 1) the ROW be limited to 50' because that is the width of the property providing entrance to the proposed subdivision; 2) the building heights be limited to 30' maximum in the southern most 8 acres of this development; and 3) a screening plan will be submitted for approval where this development abuts residential uses.

The County's new Drainage Criteria Manual (DCM) was approved at about the same time NEI submitted their original plans for this commercial/light industrial development. The developer and engineer have been working closely with staff of the Yavapai County Flood Control District and the town's engineer to determine the best approach for meeting one of the new regulations, namely the requirement for retaining/detaining the 'first flush' runoff for commercial/industrial projects. Due to the significant change for land needed to satisfy this new requirement, NEI's representative researched and found an alternative approach to meet this new drainage regulation.

Representatives of this subdivision are proposing what appears to be an acceptable alternative by installing a Continuous Deflective Separator (CDS) treatment unit. The manufacturer and County have provided letters of explanation to address concerns and/or questions by the town's engineer. It is a policy matter of the Council to determine if the use of a CDS unit would suffice the County's new requirement, which they have given a favorable recommendation, therefore it would seem advisable to allow NEI the opportunity to use this acceptable alternative to the County's new drainage criteria.

The Council noted the following four stipulations in their review and approval of NEI's Preliminary Plat last October, including:

- 1) The street ROW be 50 ' in width due to entrance constraints;
- 2) A six foot (6') sidewalk be constructed on only one side of the roadway;
- 3) Development to be subject to Design Review; and
- 4) A block wall buffer to be built along all residentially used properties.

The developer and/or his agent in conversation with staff has requested the following items be considered by the Council, namely: 1) remove the trail and park areas shown on the Preliminary Plat of this commercial/light industrial subdivision as it does not fit with the proposed use and there are outstanding issues for O/M and liability for these public improvements; 2) recognize that the individual developers of these lots will be required to place sidewalks (only on one side of street) and block walls adjacent to residentially used properties per condition of the sale of each lot; and 3) realize with the increasingly high cost of development that NEI would ask the Town to be a partner, along with the Camp Verde Water Company, in extending the water line along Howard's Road. This alignment just happens to lead to the town's proposed park area and any assistance the community could give would also benefit this park project, while having the advantage of also encouraging good paying jobs for the community. It is worth noting that job creation is in the Town's Incentive Policy.

**Agency
Responses:**

9 Agency Notices were sent out. All the comments received are in the packet for review, including the Town Engineer's comments that state, "... we take no exception to the Town's approval of the subdivision." However, he noted three items to be taken care of by the developer and/or the project engineer, Luke Sefton of SEC, for this development.

ATTACHMENTS: Yes

PREPARED BY: Will Wright



RESOLUTION 2006-686

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2006-04 FOR NEI COMMERCE PARK LOCATED ON PARCELS 404-02-024N AND 404-02-024Q CONSISTING OF 15.86 ACRES. THIS PROJECT IS LOCATED OFF OF HOWARD'S ROAD BY A NEW ROADWAY KNOWN AS 'BOYLES WAY'.

WHEREAS, a request for a final plat (2006-04) approval was filed by Sam Boyles, owner of the of tax parcels 404-02-024N and 404-02-024Q for NEI Commerce Park and

WHEREAS, a preliminary plat was heard by the Planning Commission on October 6, 2005 and by the Common Council on October 26, 2005 in public hearings that were advertised and posted according to state law, and

WHEREAS, the purpose of the Final Plat is to allow for the development of a commercial subdivision and to subdivide 15.86 acres consisting of parcels 404-02-024N and 404-02-024Q into 28 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, or welfare 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 2006-04 FOR NEI COMMERCE PARK WITH THE FOLLOWING STIPULATIONS AS AGREED UPON BY THE DEVELOPER:

1. Sidewalks will be constructed on only one side of the roadway and be 6' in width rather than constructed on both sides and 8' in width as required in the Town's Uniform Standard Specifications.
2. The Right of Way is to be 50' in width because of the restriction of 50' at the entrance of the development by the easement.
3. All development will be subject to design review in connection with site plan approval.

- 4. A block wall buffer will be built to buffer all residentially used properties from the commercial development.

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this 26th day of April 2006.

Mayor

Date: _____

Approved as to Form:

Town Attorney

Attest: _____
Deborah Barber, Town Clerk

CASE NO. 2006-09
 PROJECT NO. FP 06-04

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
SUBDIVISION PLAT APPLICATION

01-12-06A10:09 RCVD

REQUEST: PRELIMINARY PLAT _____ FINAL PLAT _____ <u>X</u> _____ CONCEPTUAL PLAN _____ AMENDED PLAT _____ RESUBDIVISION _____ REVERSION TO ACREAGE _____ SUBDIVISION NAME _____ TRACT _____	APPLICATION DATE _____ ASSESSOR'S PARCEL NO. <u>404-02-0237&C</u> PRESENT ZONING <u>C3</u> TAKEN BY <u>B. Quinn</u> FEES <u>\$530.00</u> HEARING DATE _____
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OWNER/DEVELOPER Sam Boyles PHONE (928)301-7440 FAX (928)567-7177

ADDRESS 465 Hereford Drive **CITY** Camp Verde **STATE** AZ **ZIP** 86322

CONTACT PERSON c/o Rob Witt

ENGINEER SEC, Inc. PHONE (928)634-5889 FAX (928)634-2222

ADDRESS 825 Cove Parkway, Suite A **CITY** Cottonwood **STATE** AZ **ZIP** 86326

CONTACT PERSON Luke Sefton, P.E.

PROPOSED LAND USE	NET ACREAGE (SQ FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY					
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL	689,818	28	20,000	100'	
INDUSTRIAL					

RESIDENTIAL DENSITY (SEE REVERSE SIDE) _____ **LINEAR FT OF STREETS** 2,600

10-24-05P01:00 RCVD

CASE NO. 2005-35

PROJECT NO. PP05-07

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. 404-02-024(N)(D) PRESENT ZONING C-3

SUBDIVISION NET Commercial EXISTING USE OF PROPERTY Vacant

ADDRESS OF PROPERTY _____

REQUESTED WAIVER OR VARIANCE:

would like side WALK one side of street with 6 Foot width

.....
JUSTIFICATION

Side walk will follow street in on right side of street and property Also includes trail that is non motorized, Total length of road is 2200 linear feet and is a circle through walking traffic should use trail not side walk,

.....
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 _____

CASE NO. _____

PROJECT NO. _____

APPLICATION OF EXCEPTION

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

ASSESSOR'S PARCEL NO. 404-02-023P&C PRESENT ZONING C3
SUBDIVISION Northeast Industries EXISTING USE OF PROPERTY vacant
Commercial Park
ADDRESS OF PROPERTY _____

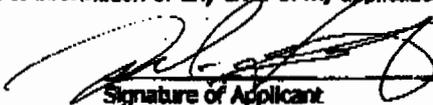
REQUESTED WAIVER OR VARIANCE:

Install a CDS unit onsite to maintain stormwater quality.

.....
JUSTIFICATION

Per Yavapai County Drainage Criteria Manual 5.21: We request approval
for an alternative for reducing stormwater pollutants.

.....
I hereby file this 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

4/19/06
Date



SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

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

April 19, 2006

Will Wright
Town of Camp Verde
PO Box 710
Camp Verde AZ 86322

RE: NEI Subdivision

Dear Will,

This letter is to inform the Town that the Developer of the above referenced property will place a deed restriction on Lot 11 to state that the Owner of said Lot must provide a 15' access corridor to the CDS Unit/Manhole at the southwest corner of the property for operation and maintenance purposes.

Sincerely,

Luke A. Sefton, P.E.
Vice President

LAS:bhm

c: Rob Witt
Dugan McDonald

05-0309CE



Growth is inevitable...it's planning that makes the difference.



SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

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

12/27/2005

**NEI COMMERICAL COMPLEX
ENGINEER'S CONSTRUCTION COST ESTIMATE**

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Clear, Grub and Removal	5	AC	\$800.00	\$4,000.00
Excavation (rough grade, water. Subgrade prep etc.)	15150	BCY	\$3.75	\$56,812.50
Embankment	15000	CCY	\$3.50	\$52,500.00
24" CMP (C.I.P.)	64	LF	\$75.00	\$4,800.00
Rip Rap (D50 6")	60	SY	\$2.50	\$150.00
4" AC over 10" ABC	38964	SY	\$21.00	\$818,244.00
Type "C" Rolled Curb (incl. Valley gutters and street conc)	5200	LF	\$11.00	\$57,200.00
Ductile Iron Pipe (incl. trench, bedding, fittings C.I.P.)	2800	LF	\$42.00	\$109,200.00
Water Service (C.I.P.)	28	EA	\$1,500.00	\$42,000.00
6' Block Fence	5900	SF	\$ 6.50	\$38,350.00
Common Utility Trench	2800	LF	\$28.00	\$72,800.00
Utility Services	1120	LF	\$23.00	\$25,760.00
Traffic Control, Signs, Striping	1	LS	\$12,500.00	\$12,500.00
Erosion Control	1	LS	\$6,000.00	\$6,000.00
Mobilization	1	LS	\$50,000.00	\$50,000.00

Note:

Bond, Tax and any contingency not included.

Total Project**\$1,350,316.50**

Owner reserves the right to vary the quantities shown at their discretion. The above quantity estimates are for the use of the owner and should not be used as a basis of bid. All facilities incidental to the item are included in the unit price estimate.



Growth is inevitable...it's planning that makes the difference.

FINAL PLAT

"NORTHEAST INDUSTRIES COMMERCE PARK"
 A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 5 EAST,
 GILA & SALT RIVER BASE & MERIDIAN, YAVAPAI COUNTY, ARIZONA

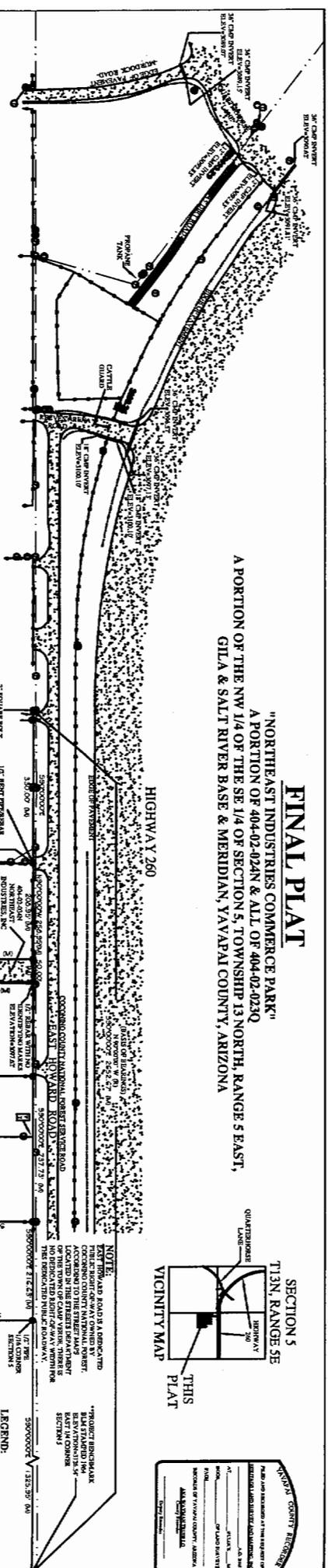
SECTION 5
 T13N RANGE 5E

QUARTERSECTION
 LINES

THIS PLAT

VICINITY MAP

YAVAPAI COUNTY RECORDS



TOTAL LOTS: 28
 MINIMUM LOT SIZE: 40.50 ACRES

APPROVALS

THE PLAT HAS BEEN CHECKED FOR CONFORMANCE WITH THE TOWN OF YAVAPAI PLAT AND MAP ACT AND THE TOWN OF YAVAPAI PLAT AND MAP ACT. THE TOWN OF YAVAPAI PLAT AND MAP ACT IS A LOCAL ACT OF THE LEGISLATURE OF THE STATE OF ARIZONA, PASSED FEBRUARY 19, 1982, AND AMENDMENTS THEREOF. THE TOWN OF YAVAPAI PLAT AND MAP ACT IS A LOCAL ACT OF THE LEGISLATURE OF THE STATE OF ARIZONA, PASSED FEBRUARY 19, 1982, AND AMENDMENTS THEREOF. THE TOWN OF YAVAPAI PLAT AND MAP ACT IS A LOCAL ACT OF THE LEGISLATURE OF THE STATE OF ARIZONA, PASSED FEBRUARY 19, 1982, AND AMENDMENTS THEREOF. THE TOWN OF YAVAPAI PLAT AND MAP ACT IS A LOCAL ACT OF THE LEGISLATURE OF THE STATE OF ARIZONA, PASSED FEBRUARY 19, 1982, AND AMENDMENTS THEREOF.

APPROVED BY: TOWN CLERK

DATE: _____

BY: TOWN ENGINEER

DATE: _____

BY: PLANNING DIRECTOR

DATE: _____

BY: TOWN CLERK

DATE: _____

APPROVED BY: YAVAPAI COUNTY ENVIRONMENTAL SUPERVISOR

DATE: _____

BY: TOWN CLERK

DATE: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED, DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STATE OF ARIZONA, THE TRACT OF LAND DESCRIBED IN THE FOREGOING, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, TO BE USED AS A PUBLIC HIGHWAY, AND TO BE KNOWN AS 'ROYLES WAY'.

WITNESSED MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2008.

ATTEST: _____

BY: _____

DATE: _____

REFERENCE BENCHMARK

THE BENCHMARK IS A 1/4" DIA. ALUMINUM ROD WITH A BRASS CAP AND IS SET IN A CONCRETE PAD AT THE CORNER OF THE TRACT DESCRIBED IN THE FOREGOING. THE BENCHMARK IS A 1/4" DIA. ALUMINUM ROD WITH A BRASS CAP AND IS SET IN A CONCRETE PAD AT THE CORNER OF THE TRACT DESCRIBED IN THE FOREGOING.

WITNESSED MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2008.

ATTEST: _____

BY: _____

DATE: _____

OWNER/DEVELOPER

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

PHONE: _____

FAX: _____

EMAIL: _____

DATE: _____

BY: _____

DATE: _____

ENGINEER

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

PHONE: _____

FAX: _____

EMAIL: _____

DATE: _____

BY: _____

DATE: _____

NOTES

1. THE PLAT IS SUBJECT TO ALL EASEMENTS AND INTERESTS OF RECORD.

2. THE PLAT IS SUBJECT TO ALL EASEMENTS AND INTERESTS OF RECORD.

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LEGEND

INDICATED CENTER LINE OF ROADWAY

INDICATED BOUNDARY SURVEY LINES

INDICATED ADJACENT LAND

INDICATED FLOW LINE

INDICATED OVERHEAD POWER LINE

INDICATED DRAINAGE FENCE LINE

INDICATED POWER POLE

INDICATED DRAIN DRAIN (D/D)

INDICATED HOSE BOX

INDICATED CURB T.V. MARK

INDICATED TELEPHONE BOX

INDICATED ELECTRIC BOX

INDICATED FIRE DRAINAGE

INDICATED ADJ. ALUMINUM CAP

INDICATED A.I.T. POST

INDICATED PAI TELEPHONE

INDICATED FIRE HYDRANT

INDICATED CULMINE

INDICATED GATE

INDICATED FOUND MONUMENT AS NOTED

INDICATED 1/2" REBAR WITH T3 52537" CAP

GRADED SCALE

1" = 100' H.A.

JOB 404-184487 SHEET 1 OF 2

404-08-038

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HERITAGE

LAND ENGINEERING & SURVEYING, INC.

2001 N. HERITAGE BLVD.

CHANDLER, ARIZONA 85226-4119

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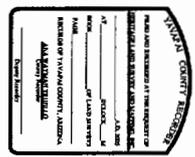
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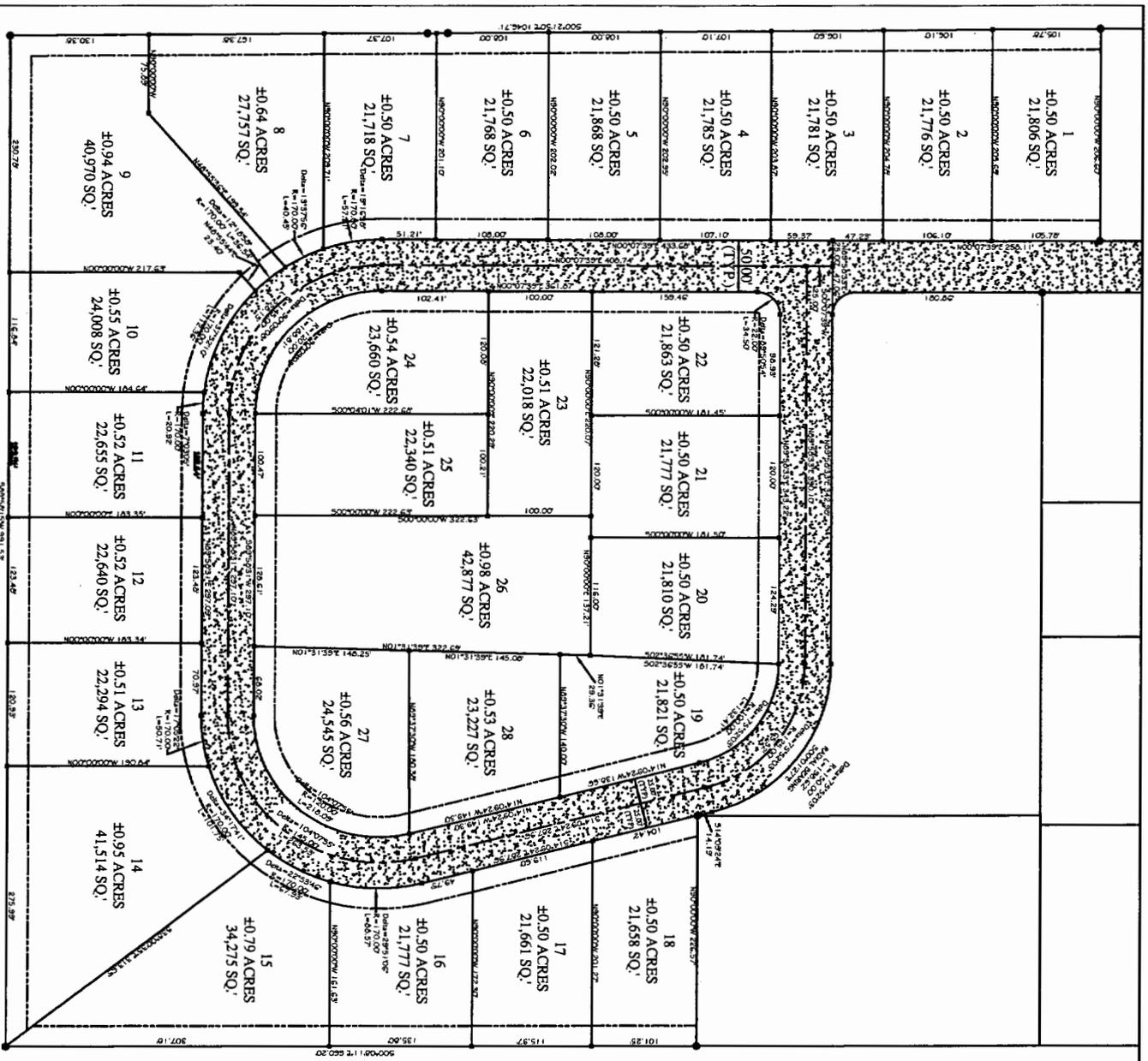
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FINAL PLAT
 "NORTHEAST INDUSTRIES COMMERCIAL PARK"
 A PORTION OF 404-02-024N & ALL OF 404-02-023Q
 A PORTION OF THE NW 1/4
 OF THE SE 1/4 OF SECTION 5,
 TOWNSHIP 13 NORTH, RANGE 5 EAST,
 GILA & SALT RIVER BASE & MERIDIAN,
 YAVAPAI COUNTY, ARIZONA



**CERTIFICATE OF ASSURED OR
 ADEQUATE WATER SUPPLY**

THIS SUBDIVISION IS NOT WITHIN A DESIGNATED ACTIVE WATER MANAGEMENT AREA. A FURTHER INVESTIGATION TO DETERMINE IF THE SUBDIVISION IS WITHIN A DESIGNATED ACTIVE WATER MANAGEMENT AREA IS REQUIRED. THE WATER RESOURCES ARE ADEQUATE FOR THIS SUBDIVISION.

ASSURANCE

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER, HAVE EXAMINED THE PLANS AND RECORDS FOR THIS SUBDIVISION AND HAVE FOUND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE ARIZONA WATER RESOURCES ACT AND ALL APPLICABLE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. I HEREBY CERTIFY THAT THE WATER RESOURCES ARE ADEQUATE FOR THIS SUBDIVISION.

ACKNOWLEDGMENT

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER, HAVE EXAMINED THE PLANS AND RECORDS FOR THIS SUBDIVISION AND HAVE FOUND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE ARIZONA WATER RESOURCES ACT AND ALL APPLICABLE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. I HEREBY CERTIFY THAT THE WATER RESOURCES ARE ADEQUATE FOR THIS SUBDIVISION.

NOTES

1. THIS SUBDIVISION IS NOT WITHIN AN ACTIVE WATER MANAGEMENT AREA.
2. CONVEYANCE, CONDITIONS, AND RESTRICTIONS FOR THIS SUBDIVISION ARE SET FORTH IN BOOK _____ PAGE _____.
3. ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES.
4. A FURTHER INVESTIGATION TO DETERMINE IF THE SUBDIVISION IS WITHIN A DESIGNATED ACTIVE WATER MANAGEMENT AREA IS REQUIRED.
5. THE WATER RESOURCES ARE ADEQUATE FOR THIS SUBDIVISION.



HERITAGE
 LAND SURVEYING & MAPPING, INC.
 404-02-024N
 404-02-023Q

404-02-024N
 404-02-023Q



NORTHEAST INDUSTRIES, INC.

121 NORTH AVENUE 60
LOS ANGELES, CALIFORNIA 90042 USA

Phone (323) 256-4791
(800) 821-6257 USA only
Fax (323) 256-7607
E-mail: sam@neiinc.com

11-09-05P04:27 RCVD

Copied Council and Staff BL
11-9-05 GIB
DB

Mayor Tony Gioia
And Camp Verde Town Council
P.O. Box 710
Camp Verde, AZ 86322

RE: Stipulation requested in recent preliminary plat hearing

Mayor and Council Members;

My experience in Camp Verde has been a very good one to date. I have felt welcomed by everyone I have met and dealt with individually. I am writing this letter hoping that will continue and that the current situation can be changed to be acceptable to everyone. The stipulations on the preliminary plat of the Northeast Industries Commercial Park are not acceptable.

The first item is the Trail and the Park. The subdivision is for commercial use, no homeowners association, no monthly dues, business owners will not accept the liability of a recreation area and there will be no one to maintain it. A trail and park do not benefit the commercial owners, it will not increase their business and they will run like the wind away from potential liability. It was always my understanding that the town would maintain both the physical property and house the liability for these amenities. If the town does not actually want these amenities including the responsibility for maintaining them we need to eliminate this requirement.

The second item is as great a concern as the first. Rob Witt assures me that it is not your intention to discourage me from coming to town, but I am offending by the ease with which you spend my money. I have not agreed to build a six-foot fence around the property. When I requested the Land Use Map change I did so knowing that I needed to buffer three properties. The owners of these properties are Melvin and Ruth Jensen, Joe and Laura Bleak, and Darin and Emily Dickerson. These individuals Land Use in the General Plan is residential and there is nothing that would or should cause them to believe that this would change. That being the case they were impacted by this land use change and I was committed to buffering their impact. I had no preconceived idea about the form of this buffer and agreed to do what they requested.

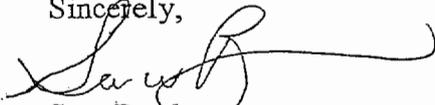
Residential parcels designated with commercial land use are nonconforming. Commercial use is not infringing on them, they are infringing on commercial use. If the general plan is followed their use will change. NEI did not establish the Land use map and should not be required to pay extra because others are nonconforming. By far the worst and most offensive section is the east fence. These parcels land use designation is commercial not residential. The owners of one of these parcels own Coffey Commercial Plaza. If you have not visited the sight, you might do so. If there were a 6-foot block

wall around this center and screened outside stored materials I might feel differently about installing a wall for their benefit. In addition there are three unscreened parcels adjacent to their parcel just East of the NEI property. No one has chosen to screen any of these parcels. NEI cannot be the only one required to invest in the community. NEI is being singled out and given an undue burden; it is not neighborly and is causing me to have second thoughts about my choice of locations.

The final issue that is significant to me is the financial burden of the water line. I can understand paying for the water line inside the actual subdivision. It does not seem equitable for me to have to pay to bring it to the property line. I am told that this is outside of the town's control, but that does not lessen the irritation. I feel like I have been beckoned into town only to be fleeced as soon as I set foot inside. I want the town to benefit from my move not at my expense, but from my ongoing contribution.

There are still other communities that are trying to entice me. My first choice remains to be in Camp Verde. I would like to be treated like a neighbor not a quarry to be shot and bagged. Anything you can do to help me with the above issues would be appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam Boyles', with a long, sweeping horizontal line extending to the right.

Sam Boyles
President North East Industries



ARIZONA
ENGINEERING
COMPANY

Flagstaff
Phoenix

April 18, 2006

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

Project Number: 04TOCV01
Project Name: Northeast Industries Commercial Park

Dear Nancy,

Southwestern Environmental Consultants, Inc. has provided responses to all of our comments on the drainage design for the Northeast Industries Commercial Park. The drainage design meets the intent of the County and Town's drainage standards; although we disagree over the interpretation of some of the standards and the methodology used. Since the scope of our review is to verify that the design meets the intent of the standards, and not to recalculate the runoff or to dictate the design, the difference between interpretations is not significant enough to hold up the approval of this project. The developer/engineering should address the following items prior to the Town approving the subdivision. Once these requests are met we take no exception to the Town's approval of the subdivision.

1. Provide "Developer's Certification" as part of the drainage report for the Town of Camp Verde and for Arizona Engineering Company as the Town's engineer, the same as the one provided for Yavapai County. Example of the Developer's Certification" is attached.
2. Provide a 15' wide ingress/egress easement to access the CDS Unit or what ever the Town accepts for treating stormwater runoff. Currently the CDS Unit cannot be accessed for maintenance.
3. Remove the conclusion from the drainage report that says the drainage design will be, "nearly maintenance free," since the CDS Unit will require regular maintenance.

Our review of the plans was a technical review only (not a comprehensive QA/QC review), to verify that the plans conformed to the Town of Camp Verde Planning and Zoning Ordinances, and Subdivision Regulations. As such, we approve the plans for concept only. All liability for errors and/or omissions is the responsibility of the design engineer.

Please also be aware that the Town's review does not supersede or eliminate the need for other applicable local, state, and federal requirements, such as protective covenants, zoning ordinance provisions, Environmental Health Provisions, or Arizona Department of Environmental Quality (ADEQ) 401 Certification and ADEQ's AZPDES Storm Water Pollution Prevention Plans (SWPPP) and Notice of Intent (N.O.I.).

1501 South Yale Street, Suite 101 • Flagstaff AZ 86001 • 928-774-7179 • Fax 928-779-1041
706 E. Bell Road, Suite 201 • Phoenix AZ 85022 • 602.493.1009 • Fax 602.493.0099

www.arizonaengineering.com



Nancy Buckel

April 18, 2006

Page 2

The Town's approval of the construction plans is subject to the submission of the Notice of Intent as part of the SWPPP.

If you have any questions, please call me at extension 12. We look forward to a continued successful relationship with the Town of Camp Verde.

Very truly yours,

ARIZONA ENGINEERING COMPANY

Caleb Lanting E.I.T.

Cc: File;

Attachement: Developer's Certification

FROM :

FAX NO. : 9282820731

Apr. 19 2006 10:05AM P2

FROM :

FAX NO. : 9282820731

Apr. 19 2006 09:22AM P2

Letter from AZ Eng.
dated April 18, 2006

DEVELOPER CERTIFICATION

1.

Sam Boyles hereby certifies that the drainage facilities for Northeast Industries Industrial Complex shall be constructed according to the design presented in this report. I understand that The Town of Camp Verde and Arizona Engineering Company acting on behalf of the Town do not, and will not, assume liability for the drainage facilities designed and/or certified by my engineer, and that The Town of Camp Verde and Arizona Engineering Company review drainage plans pursuant to the Arizona Revised Statutes, Chapter 21, Article 1, 48-3601 to 48-3625; but cannot, on behalf of Northeast Industries, guarantee that final drainage design review will absolve Sam Boyles and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the Final Plat does not imply approval of my engineer's drainage design.

SIGNATURE:


Sam Boyles



Letter from AZ Eng.
dated April 18, 2006

#3 V. **CONCLUSIONS**

- This project will not only significantly improve the site's drainage but will eliminate a very wide runoff flows by concentrating the peak discharges in controlled drainage channels. This site also provides a well maintained site that will have long term, drainage structures and erosion protection.
- It is the engineer's opinion that the site be constructed as proposed. The plan will satisfy the conditions for design while maintaining cost effective, low maintenance drainage facilities. The facilities will mitigate any anticipated increases related to the development. The project complies with Yavapai County and the Town of Camp Verde criteria.

VI. **REFERENCES**

- i. Yavapai County Flood Control District Ordinance 1996-1 Flood Damage Prevention Ordinance
- ii. Yavapai County Flood Control District Drainage Criteria, Revised February 5, 1996
- iii. ADOT Highway Drainage Design Manual Hydrology, March 1993
- iv. ADOT Erosion and Pollution Control Manual, June 1995
- v. Final Drainage Report for Diamond Creek Ranch North Subdivision, SEC Inc., May 06, 2004
- vi. National Oceanic and Atmospheric Administration's (NOAA) National Weather Service. Office of Hydrologic Development. Silver Spring, Maryland. Last Modified; December 13, 2005. Website; www.nws.noaa.gov.
- vii. HydraFlow Hydrographs 2004 program. Intellisolve 2004.
- viii. HydraFlow Express 2006 program. Intellisolve 2006.





ARIZONA
ENGINEERING
COMPANY

Flagstaff
Phoenix

April 13, 2006

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

Project Number: 04TOCV01
Project Name: Northeast Industries Commercial Park

Dear Nancy,

As you know, the Northeast Industries Commercial Park (NEI) is pursuing approval for their engineering construction plans from planning and zoning and they have requested that as much as possible we review their plans forthwith. I wanted to bring to your attention something NEI has proposed as part of their development that the Town needs to consider. The purpose of this letter is to describe what the NEI subdivision has proposed and to provide the Town with a technical recommendation.

Background

In August of 2005 Yavapai County issued a revised *Drainage Criteria Manual (DCM)*, (The Town of Camp Verde has adopted the Yavapai County *Drainage Criteria Manual*) which included requirements for retaining the "first flush" runoff from commercial and industrial sites. What this means is that "for industrial and commercial sites, the bottom 12 inches of the detention facility must retain the first flush, which is defined as the first 0.5 inches of runoff across the entire property." According to the *DCM* even if the Town waives detention/retention requirements for a given development, the development is still required to retain the "first flush." The purpose of this requirement is to keep pollutants from flowing into storm drains and waterways. **All future commercial and industrial developments in Camp Verde must adhere to this requirement.**

Addressing Requirements

Currently land is very valuable. Most developers do not want to provide the retention area necessary to prevention pollution required by the Yavapai County *DCM*. Therefore they are going to put forward innovative ways to meet the intent of this requirement without using up the valuable land area. This creates several challenges:

- As Arizona Engineering Company reviews plans for compliance with the Town's standards any new technologies proposed by developers not expressly allowed by the Town will be considered exceptions to the standards adopted by the Town. Exceptions will need to be evaluated on a case by case basis, and approved by the Town Council. **This will delay the review process.**

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www.arizonaengineering.com



Nancy Buckel

April 13, 2006

Page 2

- The County *DCM* currently does not have a way to determine the size of the new stormwater treatment technologies based on flow, the only requirement given is runoff volume. Since new technologies treat stormwater on the basis of flow, the Town must consider adopting standard for sizing flow based stormwater treatment technologies.

NEI Development

The NEI subdivision is the first commercial/industrial development that has gotten to the point where they have to deal with this requirement since the adoption of the new requirements by the County. The NEI subdivision is affected by this requirement in the following ways:

- The "first flush" (0.5 inches of rainfall across the entire property) volume for NEI is approximately 41,500 cubic feet.
- At 12 inches deep this would mean that about 41,500 square feet or 1 acre of land is required for retention. The NEI subdivision is approximately 23 total acres.

The NEI subdivision has proposed that instead of providing the retention volume required by *Drainage Criteria Manual* they are going to install a "Continuous Deflective Separator" (CDS®) unit design by CDS Technologies, Inc. This unit operates roughly speaking by diverting stormwater runoff into a vortex that captures suspended solids, trash, oils and other pollutants, in a screen basket. The particular unit proposed by NEI will treat 11 cubic feet per second of storm water runoff, anything over this flow will bypass the unit.

This creates several unique challenges and opportunities for the Town to consider:

1. The national pollution discharge elimination (NPDES/AZPDES) regulations are recent so municipalities on the local level are working to catch up with these requirements. The Town of Camp Verde is currently working on how to regulate the AZPDES requirements for construction projects, and this subdivision gives the Town the opportunity to begin thinking about how to address new technologies developers propose.
2. The market has been flooded with new technologies aimed at meeting the discharge elimination requirements. The Town will have to evaluate new technologies proposed by developers to verify that the technologies will benefit the Town in the long-term, and if the Town wants to take on the responsibility of operating and maintaining these new technologies. In addition, the Town should consider procedures in place for evaluating new technologies.
3. The CDS® technology, proposed by NEI, is fairly new. CDS Technologies, Inc, has been around since 1994. The EPA has not completed their testing of the CDS® unit, so the EPA does not yet considered a "verified technology". The EPA is currently testing the CDS units in Georgia.
<http://www.epa.gov/etv/vendors/undergoing/wqcp.html>. We have contacted both



Nancy Buckel

April 13, 2006

Page 3

the City of Phoenix and the City of Sedona and they do not currently maintain any CDS units, although that does not mean that there are not private CDS units in operation.

4. According to the manufacturer CDS® units are already in use in California, Florida and Sedona; however attempts to talk with the municipalities were unsuccessful. Based on a phone conversation with Yavapai County Flood Control the CDS® unit is acceptable to the County.
5. The CDS unit and future CDS type technologies will create long-term operation and maintenance costs that the Town will need to consider before allowing this new Technology.

Evaluating New Technologies

Plan reviews will take more time when new technologies are proposed by developers. Arizona Engineering Company will need to make recommendations to the Town so that the Council can evaluate new technologies to determine what is best for the Town's future. AEC recommends that if design engineers and developers proposed new technologies they should inform the Town of the benefits, responsibilities and costs of the technology and provide documentation of the proven nature of the technology proposed, so that the Town can make an informed judgment.

The CDS Unit Proposed by NEI

The Town should consider the following items when evaluating the CDS Unit proposed by the NEI Subdivision:

1. The CDS unit will require operation and maintenance personnel, time and cost which will ultimately be born by the Town, if there is no provision to make the subdivision responsible for operation and maintenance. The Town must consider whether they have the money and personnel resources to manage CDS units. If this one is allowed, more CDS units are likely to follow.
2. A CDS unit of this type costs approximately \$38,000 for the actual unit, not including delivery and installation, which would put the total cost at approximately \$76,000.
3. The maintenance of these units will be long term, 10, 20, 30 years. Without regular ongoing maintenance, pollutants will be discharged downstream in violation of the AZPDES.
4. The CDS unit proposed by NEI requires:
 - a. A Vactor Truck to clean, which the Town must purchase, rent or contract with an outside company, if they do not already own one. Vactor trucks cost



Nancy Buckel
April 13, 2006
Page 4

in the range of \$100,000 to \$250,000 to purchase. The City of Phoenix paid \$215,000 for new Vactor Trucks in 2003.

- b. One to two hours to clean per unit; not including travel time;
- c. Dumping costs, oil based pollutants are considered hazardous materials.
- d. Cleaning on average 2-4 times every year, although some CDS units require more maintenance based on the amount of pollution they collect.
- e. An annual operation and maintenance cost of approximately \$600-\$1500 per cleaning per unit. The more units that are added the more cost must be born by the Town. Not including up front capital costs or personnel training.
- f. New collection baskets cost approximately \$500, which the Town must replace when they are broken.
- g. Access in order to get the Vactor truck in to clean the unit. NEI has not provided an easement to access the CDS Unit.



Nancy Buckel
April 13, 2006
Page 5

Summary and Recommendations

1. Developers stand to benefit greatly through the used of new stormwater treatment technologies.
2. The long-term burden for operation and maintenance of these new treatment technologies will fall to the Town of Camp Verde, unless the Town requires business owners to maintain the technologies. Along with requiring maintenance there must be a way of holding businesses accountable if they are negligent in maintaining the CDS unit.
3. The burden of proof for the benefit of these new technologies and their reliability should fall to the developer and the developers engineer. So far, the NEI Subdivision has not provided proof of the viability and sustainability for the CDS Unit they are proposing.
4. Finally the question the Town needs to answer is are the new technologies in the best interests of the Town for the long term.

We are currently reviewing the NEI Subdivision for compliance with the Town's standards and justification for the sizing of the CDS unit they are proposing. Our review of the development will take additional time since this is a new technology, and will ultimately have to be approved by the Town Council. The intent of this letter is to make the Town aware of some of the considerations to take into account when allowing new technologies, and in particular allowing the CDS Unit proposed by NEI. Thank you for your consideration please call me if you have any questions.

Very truly yours,

ARIZONA ENGINEERING COMPANY

Caleb Lanting E.I.T.

Cc: Town Council; Bill Lee; Will Wright; Marvin Buckel
Attachments: CDS Operation & Maintenance Manual

Will Wright

From: "Luke Sefton" <luke.sefton@sec-landmgt.com>
To: <wwright@cvaz.org>
Cc: "Caleb Lanting" <clanting@arizonaengineering.com>; "Timothy Huskett" <THuskett@sec-landmgt.com>
Sent: Tuesday, April 18, 2006 4:55 PM
Attach: CDS_MAINTENANCE_PACKET.pdf
Subject: NEI V

Will,

I talked with Claudia Trembus who use to be the Street Superintendent for the City of Sedona. She said that they used the Vacuum Trucks all the time and the WWTP was looking at purchasing one. They would schedule the Truck for the whole day unless it was an emergency. The current cost is \$165/hr or \$350/hr for only 2 hrs. I have attached the CDS's Maintenance Packet that explains in detail the Maintenance of this unit and a list of contacts. The system should cost about \$900 per cleaning. I would point out that if you use the retention basin as describe in the YCDCM, the soil will absorb the contamination will have to be replace by using heavy equipment and in addition to weeding of the retention area. This could cost as much as \$900 per cleaning.

The cost of the unit to include delivery and installation will be paid for by the developer.

Access to the manhole. The system that I am familiar with was able to clean a 18" CMP on Jordan Rd that was almost 200 feet long. I recommend and I have talked with Rob Witt about this, is that we Deed restrict Lot 11 to provide Public access for a large truck to park next to the manhole for maintenance.

I also talked with Ron Bell at Yavapai County, which he followed up with a phone call to you. Basically Ron has been looking at this CDS system, finds it to be a superior system and would approve it use in the County.

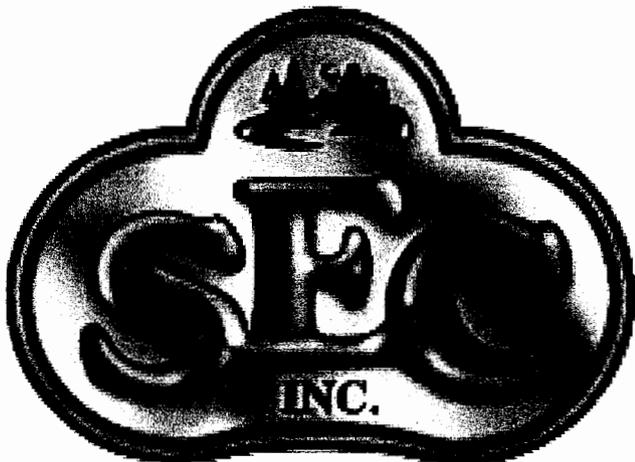
Finally, This is a new process for all of us and the test of designers and reviewers, along with the best management practice (BMP) to use is just starting. The test will continue for years and will determine which BMP is best for each application, the best we can do is what we know now and implement it, which I consider better that waiting for the correct answer.

I have attached comments from the manufacturer to Caleb letter dated April 13, 2006.

Thanks

Luke Sefton, P.E.
 Vice President

SEC, INC
 20 Stutz Bearcat Drive #6
 Sedona, AZ 86336
 Office (928) 282-7787
 Fax (928) 282-0731



SINCE 1974

4/18/2006

From: Tim Joyce [mailto:tjoyce@cdstech.com]

Sent: Tuesday, April 18, 2006 1:19 PM

To: Timothy Huskett

Subject: Camp Verde NEI Project

Tim:

Thank you for giving me the opportunity to review Mr. Lanting's comment letter on your project. Mr. Lanting has presented many valid points in his letter and I hope to clarify a few of the issues relevant to the CDS unit.

I may ramble in some areas but I hope some of the information will be useful to you.

Apparently the Yavapai County Drainage Criteria Manual only contains provisions for volume-based BMPs to treat the "first flush" from development projects. Mr. Lanting is correct in identifying CDS treatment units as flow-based BMPs, however I do not believe that they should be excluded from development projects in Camp Verde. Other areas of the country (Southern California, for example) contain provisions for both volume-based and flow-based treatment control best management practices (BMPs) for development projects. Here is a link to the requirements in San Diego County that contain provisions for volume and flow-based treatment control BMPs (refer to page 19 of the document):

<http://www.waterboards.ca.gov/sandiego/programs/stormwater/sd%20permit/Reiss>

[uance/Final%20Tentative%20Order.pdf](#)

I believe it is reasonable to allow both volume and flow based treatment control BMPs for development projects in Camp Verde. Also, in the absence of better information, the process we went through to determine the water quality flow rate for your project seems to be reasonable.

As Mr. Lanting points out, land value and economics can be a reason a developer may want to consider using a flow-based BMP over a volume-based BMP, but it may not be the only reason. As an example, for projects in Southern California under the purview of the Los Angeles County Department of Public Works, it is generally preferred to use flow-based BMPs over volume-based BMPs. The County's concerns with water quality basins relate to maintaining potentially very large areas versus a compact structure, the soils in the area of the basin may not be conducive to infiltration, and the potential of the basin becoming a wetland or even an environmentally sensitive area (causing impediments to maintenance and long term effectiveness).

CDS Technologies has installed approximately 5,000 water treatment units throughout the country and has at least one unit in nearly every state. The only unit I am aware of in Arizona is a model PMSU30_20 unit installed at an airport project in Mesa, AZ.

Mr. Lanting has brought many relevant maintenance issues and I would like to add to the discussion based upon my experience in the industry over the last

6 years:

1. Maintenance of CDS units is a relatively simple operation in which a manhole cover is opened and the contents are sucked out with a vacuum truck.

The unit considered for the NEI project contains approximately 2,000 gallons and can typically be sucked out within a couple of hours. As an option, a sump basket may be placed in the bottom of the unit and pulled with a small crane to remove the solid pollutants in the unit. During construction, a proper hatch must be placed on top of the unit to allow use of the sump basket.

4/18/2006

2. The amount of maintenance required for CDS units can vary greatly with the amount of rainfall received and the activities/housekeeping practices in the watershed. In Southern California, for example, most units require maintenance once or twice per year.
3. The party actually responsible for the maintenance of BMPs varies from region to region and oftentimes even within a region. Some public agencies maintain BMPs while other agencies require the property owner to maintain the BMPs.
4. Although it varies with the concentration of oil in the material captured by a CDS unit and the local regulations, material from CDS units is generally not considered hazardous unless there was a significant oil spill that occurred in the watershed.
5. I am not sure what is meant by "collection baskets" referred to in item f on page 4. Perhaps he means the separation screen cylinder? Each CDS unit has a durable marine grade stainless steel screen cylinder that does not need replacement. It is a permanently attached item that may need to be power washed but not usually replaced.
6. Access to the CDS unit for vehicles is important for maintenance.

Ideally, a truck should be able to drive up to the manhole cover on top of the unit.

One thing that I think needs to be highlighted is that volume-based BMPs also require maintenance. In the short term, vegetation will need to be trimmed and gross pollutants will need to be extracted from the basin. Over time, as the basin has captured sediments and other pollutants, it will probably need more extensive maintenance work like excavating soil, etc., to remain effective. Mr. Lanting has made a valid point that someone, either the City or the owner, will need to maintain the CDS unit for the NEI project. However, someone will also need to maintain a water quality basin.

Hopefully you are able to get some useful information out of this email.

Feel free to call me if you have any questions.

Thanks again.

Timothy P. Joyce, P.E.

CDS Technologies, Inc.

3950 Long Beach Boulevard, Suite 100

Long Beach, CA 90807

Tel: 562-424-6334

Fax: 562-424-8336

Cell: 714-478-2224



Yavapai County Development Services Department

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

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

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

January 24, 2006

01-27-06P02:22 RCVD

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

Re: Development Application Review Comments by the Flood Control District, received by the District
January 18, 2006

Dear Ms. Buckel:

The Flood Control District has received your requests for comments regarding the project referenced below and has the following statements regarding the proposed development.

1. **Northeast Industries, Inc., APN 404-02-023N and 404-02-023Q.** The Flood Control District has reviewed the submitted application. The project site is not impacted by any delineated floodplains, nor is it impacted by watercourses with tributary drainage areas of 80 acres or larger. The Flood Control District does have several comments regarding this Industrial Complex;
 - a.) The Phase III Drainage Report shows that there will be an increase in the stormwater runoff flows at the sites discharge location. The Yavapai County Flood Control District would require a Detention Basin to be constructed on-site whereas the post development flows will be equal to or less then the pre development flows. It appears that the design has not included a stormwater detention basin for this site.
 - b.) Because this site is a proposed industrial park, the Flood Control District requires that a stormwater first flush infiltration system be incorporated into the detention basin design, which is discussed in section r and illustrated on page 5.5 of the Yavapai County Drainage Criteria Manual 2005 edition.

I would like to reiterate that as floodplain managers for the Town of Camp Verde, the Flood Control District has reviewed the referenced applications with respect to regulated floodplains and watercourses. Other aspects of stormwater management, including onsite routing of runoff and detention/retention requirements, are the responsibility of the Town of Camp Verde and should be reviewed accordingly.

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

Sincerely,
YAVAPAI COUNTY DEVELOPMENT SERVICES

Ron Bell
Project Manager
Flood Control District
(928) 771-3197

c: Brent Ayers, Floodplain Unit, Cottonwood Annex

L/BuckelDevNEICommercePk

08/02/2005 15:27 928-567-6252

CAMP VERDE REALTY

PAGE 02/02

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(920) 567-6631

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

Parcel Number: 404-02-023P, C Date: 8/02/05
Owner: North East Industries
Address: 895 S Main St Camp Verde Az
Phone: (928) 201-7440

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 Robert Witt, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to December, 2005 or the application process is complete, whichever is later, or as may be earlier revoked in writing.

[Signature]
Robert Witt 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 2 day of August, 2005, by Sam Boyles who is/are personally known by me or have produced identification.

[Signature]
Bunny Helene Marks Notary Public

My Commission Expires:



**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

HEARING APPLICATION: PP 05-07 PARCEL NO.: 404-02-023C&P

DATE: _____ LEGAL DESCRIPTION: Metes&Bounds

NAME: Northeast Industries Commercial Park

ADDRESS: Howard's Road

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.

R Witt _____ 8/02/05
Applicant's Signature Date

Agent for: Northeast Industries

State of Arizona
Town of Camp Verde

On this 2nd day of August, 2005
Notary Public, personally appeared Rob Witt
Who executed the foregoing instrument for the purpose therein contained.

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



Bunny Helene Marks
Notary Public
4-4-08
Date Commission Expires

STAFF REPORT

**Council
Meeting of:**

April 26, 2006

Title:

RESOLUTION 2006-685: A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2006-01 FOR SILVERADO@SIMONTON RANCH LOCATED ON PARCELS 403-23-103B, 403-23-103D AND A PORTION OF 403-23-103C CONSISTING OF 64.84 ACRES AND 252 LOTS.

**Description
Of Item:**

The proposed project is located off Finnie Flat Road and is within the master planned community of Simonton Ranch. The current zoning is R1L that will allow for only site-built homes with a minimum lot size of 5,000 square feet.

This phase of Simonton Ranch will be called Silverado at Simonton Ranch. It will be more urban in character with higher density development. This subdivision will be accessed by a new street with amenities approved by Council by Resolution 2002-497 when Harvard originally brought this forward in January, 2002. When the rezoning for this development was approved there were exceptions granted on street width, sidewalks, setbacks and lot coverage for each of the phases. The local street ROW is to be 50' wide with two 16' travel lanes and a 4 foot sidewalk on one side of the street. The entrance street is to have a 68' ROW with two 20' travel lanes and two 10' PUE with 4 foot sidewalks on both sides of the roadway. The setbacks are to be a minimum of 18' Front, 20' Rear and 5' on each side. The maximum lot coverage is to be 40% for the 60' x 110' lots and 50% for the 50' x 110' lots. The Final Plat is in agreement with the Preliminary Plat design approved by the Council on October 24, 2005. The conditions on the preliminary plat are noted on the Final Plat resolution.

This development will be served by Camp Verde Water Company and Camp Verde Sanitary District. It is expected that the sewer district should start work on expansion activities sometime this year. However, a letter from ADEQ (see attached) indicates the ability for the developer to use a vault and haul system until the sanitary district expands their service lines and treatment plant. Any interim use of this type of system would require that all State, federal and local regulations be adhered to by the developer through the permitting/approval process.

The following stipulations were a part of the Preliminary Plat approval and staff's subsequent discussions with the developer, including:

- 1) The entrance street ROW to be 68' with two 20' travel lanes and meandering 4' sidewalks to be constructed on both sides of the entrance roadway, as well as two 10' PUE on either side of the roadway;
- 2) The local street ROW will be 50' with two 16' travel lanes and a 4' sidewalk on one side of the roadway, as well as two 8' PUE on either side of the roadway;
- 3) The infrastructure will be completed and accepted by the Town before any Certificate of Occupancy is issued for any residence except for the models used for sales purposes per the agreement between the developer and the Town in lieu of filing a performance bond;
- 4) All non-motorized trails will be within the dedicated drainage and ditch easements dedicated to the Town on the Final Plat and the Homeowner's Association will maintain these areas as described on the Final Plat;
- 5) The developer agrees to voluntarily transfer any and all unused water rights to the Town upon determining the amount of water rights needed on the subdivision; and
- 6) Impact fees will be applicable to all building permits submitted after the effective date of the fees.

Agency

Responses:

Thirteen agency Notices were sent out and the comments received are attached, including the Town Engineer's letter indicating "We take no exception to the Town's approval of the Construction Plans and the Final Plat". The engineer then notes several provisions that have essentially already been addressed by the developer.

Attachments:

Yes

Prepared by:

Will Wright



RESOLUTION 2006-685

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2006-01 FOR SILVERADO @ SIMONTON RANCH LOCATED ON PARCELS 403-23-103B, 403-23-103D AND A PORTION OF 403-23-103C CONSISTING OF 64.84 ACRES. THIS PROJECT IS LOCATED OFF OF FINNIE FLAT ROAD AND IS WITHIN THE MASTER PLANNED COMMUNITY OF SIMONTON RANCH.

WHEREAS, a request for a final plat (2006-01) approval was filed by Alan Willis agent for Haven Homes, owner of the of tax parcels 403-23-103B, 403-23-103D and a portion of 403-23-103C for Silverado @ Simonton Ranch and

WHEREAS, a preliminary plat was heard by the Planning Commission on October 6, 2005 and by the Common Council on October 26, 2005 in public hearings that were advertised and posted according to state law, and

WHEREAS, the purpose of the Final Plat is to allow for the development of a residential subdivision and to subdivide 64.84 acres into 252 lots using the residential design standards approved for Simon Ranch PAD as shown in exhibit A 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, or welfare 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 2006-01 FOR SILVERADO @ SIMONTON RANCH SUBDIVISION WITH THE FOLLOWING STIPULATIONS:

1. 4' sidewalks will be constructed on both sides of the entrance roadway.
2. The entrance road ROW will be 68' in width with two 20' travel lanes and two 10' PUE on either side of the roadway.
3. The local road ROW will be 50' in width with two 16' travel lanes and two 8' PUE on either side of the roadway.

4. The infrastructure will be completed and accepted by the Town before any Certificate of Occupancy's will be issued for any residence except for the models used for sales purposes per the agreement between the developer and the Town in lieu of filing a performance bond.
5. Upon the determination by the developer of the amount of water rights needed on the subdivision, the developer will voluntarily transfer any and all unallocated water rights to the Town.
6. All non-motorized trails will be within the dedicated drainage and ditch easements dedicated to the Town on the Final Plat and the Homeowner's Association will maintain these areas as described on the Final Plat.
7. Development fees will be applicable to all building permits submitted after the effective date of the adoption of such fees.

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this 26th day of April 2006.

Mayor

Date: _____

Approved as to Form:

Town Attorney

Attest: _____
Deborah Barber, Town Clerk

CASE NO. 2006-02

PROJECT NO. FP 06-01

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

12-07-05A08:56 RCVD

SUBDIVISION PLAT APPLICATION

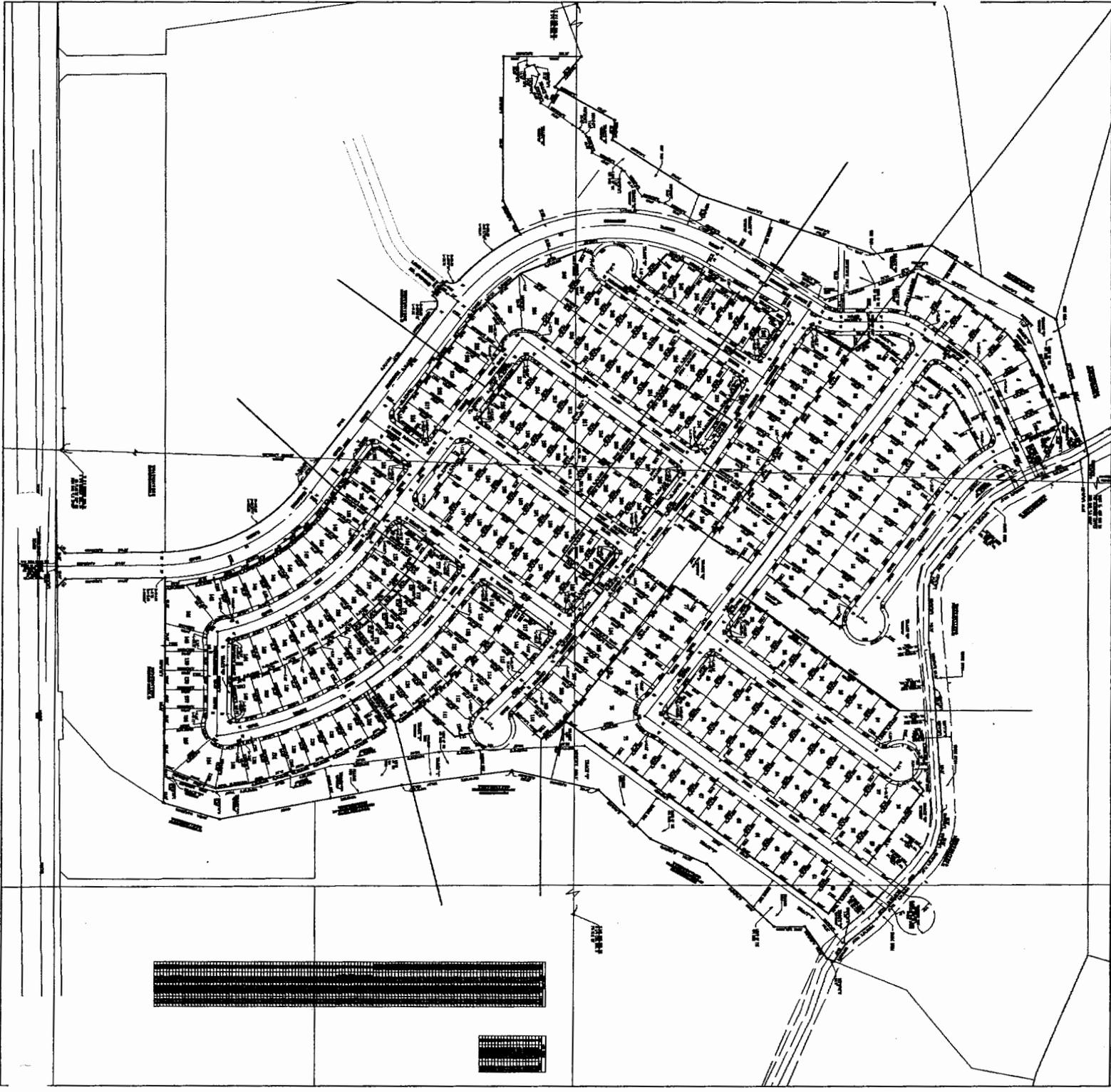
REQUEST:	APPLICATION DATE <u>12-7-05</u>
PRELIMINARY PLAT _____	ASSESSOR'S PARCEL NO. <u>403-23-008A & Portion of 403-23-010Z</u>
FINAL PLAT <u>✓</u>	PRESENT ZONING <u>PAD</u>
CONCEPTUAL PLAN _____	TAKEN BY <u>BO/NO</u>
AMENDED PLAT _____	FEES <u>\$ 2770.00</u>
RESUBDIVISION _____	HEARING DATE _____
REVERSION TO ACREAGE _____	
SUBDIVISION NAME <u>Silverada at Sunwater Ranch</u>	
TRACT _____	
<u>64.84 acres</u>	

OWNER/DEVELOPER Haven Homes PHONE 602-628-8152 FAX 480-654-2825
ADDRESS 17814 S. 157th Way CITY Gilbert STATE AZ ZIP 85296
CONTACT PERSON Allen Willis

ENGINEER Hoskin-Ryan Consultants PHONE 602-252-8384 FAX 602-252-8385
ADDRESS 3003 N. Central Ave. #1500 CITY Phoenix STATE AZ ZIP 85012-2902
CONTACT PERSON Ryan Raab

PROPOSED LAND USE	NET ACREAGE (SQ FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
SINGLE FAMILY		<u>252</u>	<u>5500</u>	<u>50'</u>	<u>16 tracts</u>
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL					
INDUSTRIAL					

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





**ARIZONA
ENGINEERING
COMPANY**

Civil Engineering
Land Surveying

April 18, 2006

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

Project Number: 04TOCV01
Project Name: Silverado at Simonton Ranch

Dear Nancy,

We have completed our review of the Silverado Subdivision Final Construction Plans & Final Plat they have addressed our comments. We take no exception to the approval of the Construction Plans and the Final Plat provided the developer:

- Obtain approval of the NOI prior to commencing construction work
- Install all BMP's prior to moving beginning any construction work

The Town should consider the following items prior to approval:

- Developer is obtaining grading easement for work that is being done offsite
- Developer is granting some of the Tracts to the Town since they contain part of the regional trail system
- Parking on one side of the street only
- Sidewalk on one side of local streets

Our review of the plans was a technical review only (not a comprehensive QA/QC review) to verify that the plans conformed to the Town of Camp Verde Planning and Zoning Ordinances, and Subdivision Regulations. As such we approve the plans for concept only. All liability for errors and/or omissions is the responsibility of the design engineer.

Please also be aware that the Town's review does not supersede or eliminate the need for other applicable local, state, and federal requirements, such as protective covenants, zoning ordinance provisions, Environmental Health Provisions, or Arizona Department of Environmental Quality (ADEQ) 401 Certification and ADEQ's AZPDES Storm Water Pollution Prevention Plans (SWPPP) and Notice of Intent (N.O.I.).

The Town's approval of the construction plans is subject to the submission of the AZPDES Storm Water Pollution Prevention Plans and Notice of Intent.



Nancy Buckle

April 18, 2006

If you have any questions, please call me at extension 12. We look forward to working with the Town of Camp Verde on future projects.

Very truly yours,

ARIZONA ENGINEERING COMPANY

A handwritten signature in black ink that reads "Caleb Lanting". The signature is written in a cursive style with a large, looping "L" and "g".

Caleb Lanting, E.I.T.

Cc: File; Project File



Jane Dee Hull
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.adeq.state.az.us



Richard W. Tobin II
Acting Director

2002

November 5, 2002

Rich Campbell
2525 East Arizona Biltmore Circle
Suite A-212
Phoenix, AZ 85016

Re: Aquifer Protection Permit (APP) Determination of Applicability
The Homestead at Camp Verde
Vault and Haul Operation, File No. 105244

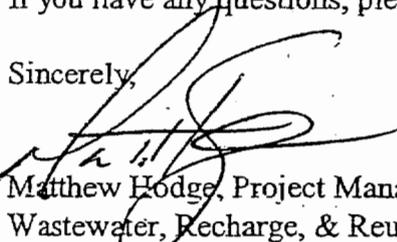
Dear Mr. Campbell,

The Arizona Department of Environmental Quality (ADEQ) has reviewed your Determination of Applicability application, dated October 23, 2002. Based on this review, the Department has determined that you are exempt from the APP process.

This is in accordance with the Arizona Revised Statute A.R.S. 49-250 (B)(21), "Structures that are designed and constructed not to discharge and that are built on an impermeable barrier that can be visually inspected for leakage."

If you have any questions, please feel free to give me a call at (602) 771-4743.

Sincerely,


Matthew Hodge, Project Manager
Wastewater, Recharge, & Reuse Unit
Water Permits Section, Water Quality Division

cc: Asif Majeed, Manager, Wastewater, Recharge, & Reuse Unit
Lynne Dekarske, Administrative Assistant, Water Permits Section

MWR02:0981

Northern Regional Office
1515 East Cedar Avenue • Suite F • Flagstaff, AZ 86004
(928) 779-0313

Southern Regional Office
400 West Congress Street • Suite 433 • Tucson, AZ 85701
(520) 628-6733



Yavapai County Development Services Department

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

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

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

December 20, 2005

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

Re: Development Application Review Comments by the Flood Control District, request received 12-19-05

Dear Ms. Buckel:

The Yavapai County Flood Control District has received your request for comments regarding the project referenced below and has the following statement regarding the proposed development.

1. **Silverado at Simonton Ranch: Final Plat and Phase III Drainage Report, APN 404-23-0008U and APN 404-23-010Z.** This site is impacted by greater than 80-acre drainage basins contributing runoff to Faulkner Wash, Middle Wash and to the West Wash, all of which are regulated by the Flood Control District. The regulated watercourses are crossing the eastern, western and northern portions of the site and will impact lots that are adjacent to the 100-year floodplains. The Flood Control District would like to have shown on the Final Plat the minimum finished floor elevations and the Flood Control District standard notes for building in a floodplain. This only applies if the proposed lots are encroaching within the floodplain. The Flood Control District requires that the approximate floodplain delineation be shown on the Final Plat for drainage basins greater than 40 acres and less than 160 acres and a detailed delineation for basins greater than 160 acres. Again, this discussion is only for the lots impacted by the regulated watercourses. The submitted drainage report has addressed all required items of the 2005 Yavapai County Drainage Criteria Manual; therefore the District will approve its portion of the submitted Final Plat and Phase III Drainage Report. Regarding the development on this parcel outside the regulated watercourse, the Flood Control District anticipates that the development will be reviewed by the Town of Camp Verde for compliance with the Town's stormwater management policies.

I would like to reiterate that as floodplain managers for the Town of Camp Verde, the Flood Control District has reviewed the referenced application with respect to regulated floodplains and watercourses. Other aspects of stormwater management, including onsite routing of runoff and detention/retention requirements, are the responsibility of the Town of Camp Verde and should be reviewed accordingly.

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

Sincerely,
YAVAPAI COUNTY DEVELOPMENT SERVICES

A handwritten signature in black ink, appearing to read "Ron Bell".

Ron Bell
Project Manager
Flood Control District
(928) 771-3197

c: Brent Ayers, Floodplain Unit, Cottonwood Annex

L/BuckelDevSilveradoSimFinalPlat

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPLICATION REVIEW FORM**

DATE: December 8, 2005

12-14-05P04:50 RCVD

TO:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Public Works Department | <input type="checkbox"/> ADOT |
| <input type="checkbox"/> Town Engineer | <input type="checkbox"/> Camp Verde Water District |
| <input type="checkbox"/> Park and Recreation Department | <input type="checkbox"/> Camp Verde Sanitary District |
| <input type="checkbox"/> Community Development Director | <input type="checkbox"/> Verde Lakes Water District |
| <input type="checkbox"/> Building Inspector | <input type="checkbox"/> Marshal's Department |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> School District |
| <input type="checkbox"/> Yavapai County Planning | <input type="checkbox"/> U.S Forest Service |
| <input type="checkbox"/> Yavapai County Flood Control | <input type="checkbox"/> City of Cottonwood Planning |
| <input type="checkbox"/> Yavapai County Development Services-
Environmental Services Dept. | <input type="checkbox"/> Trails Committee |
| <input type="checkbox"/> Yavapai County Environmental Unit | <input type="checkbox"/> Other _____ |

FROM: Nancy Buckel, Senior Planner
Town of Camp Verde
P.O. Box 710 • Camp Verde, AZ 86322
Tel. (928) 567-8513 • Fax (928) 567-7401
E-mail: plnrnan@cvaz.org

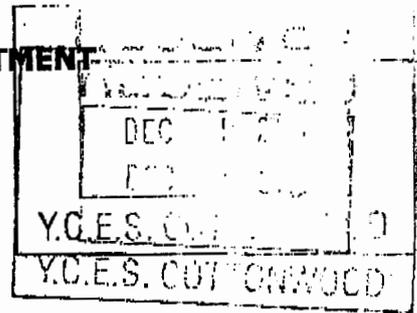
SUBJECT FP 2006-01: An application submitted by Allen Willis-Haven Homes, agent for Scott Simonton, owner of parcels 403-23-008U and 403-23-010Z requesting final plat approval for the Silverado at Simonton Ranch subdivision consisting of 64.84 acres and 252 lots. This property is zoned R1L-5 and is located at the NEC of Hwy 260 and Finnie Flat Road.

A copy of the application is attached and has been forwarded to you for your review and comment. For additional information regarding zoning classification and/or land use, please visit our website at www.cvaz.org. Please write your comments below and return your comments to my attention by **January 28, 2006**. If your comments are not received by **January 29, 2006**, it will be assumed that you have no comments relative to this application.

COMMENTS: *Preliminary Plat Details of Road Ways Must Be Changed to Reflect Town Council's Directives For Final Plat.*

Printed Name Marvin Buckel Signature *Marvin Buckel*
Phone 300-7125

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
APPLICATION REVIEW FORM



DATE: December 8, 2005

TO:

- Public Works Department
- Town Engineer
- Park and Recreation Department
- Community Development Director
- Building Inspector
- Fire Department
- Yavapai County Planning
- Yavapai County Flood Control
- Yavapai County Development Services-
Environmental Services Dept.
- Yavapai County Environmental Unit
- ADOT
- Camp Verde Water District
- Camp Verde Sanitary District
- Verde Lakes Water District
- Marshal's Department
- School District
- U.S Forest Service
- City of Cottonwood Planning
- Trails Committee
- Other _____

FROM: Nancy Buckel, Senior Planner
Town of Camp Verde
P.O. Box 710 • Camp Verde, AZ 86322
Tel. (928) 567-8513 • Fax (928) 567-7401
E-mail: plnman@cvaz.org

SUBJECT FP 2006-01: An application submitted by Allen Willis-Haven Homes, agent for Scott Simonton, owner of parcels 403-23-008U and 403-23-010Z requesting final plat approval for the Silverado at Simonton Ranch subdivision consisting of 64.84 acres and 252 lots. This property is zoned R1L-5 and is located at the NEC of Hwy 260 and Franke Flat Road.

A copy of the application is attached and has been forwarded to you for your review and comment. For additional information regarding zoning classification and/or land use, please visit our website at www.cvaz.org. Please write your comments below and return your comments to my attention by January 28, 2006. If your comments are not received by January 29, 2006, it will be assumed that you have no comments relative to this application.

COMMENTS: BE ADVISED THAT THE ON-SITE WASTE WATER TREATMENT FACILITY TO SERVE EACH PROPERTY WILL REQUIRE PERMITTING PER AZ ADMINISTRATIVE CODE T18 C9, ARTICLE 3 FOR THE RULES IN EFFECT AT THE TIME OF APPLICATION. THE CURRENT RULE MAY PRECLUDE THE INSTALLATION OF A CONVENTIONAL SEPTIC SYSTEM AND REQUIRE AN ALTERNATIVE WASTE WATER TREATMENT SYSTEM. IF THE PROPERTY CAN NOT BE DEVELOPED UNDER T18, C9, ARTICLE 3, THE PROPERTIES SHALL BE SERVED BY A COMMUNITY SEWER SYSTEM.

Printed Name DAVID SWANSON Signature *David Swanson*
Phone (928) 649-6219

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

HEARING APPLICATION: FP 06-01 PARCEL NO.: 403-23-008u & Part of 403-23-010Z

DATE: _____ LEGAL DESCRIPTION: _____

NAME: Haven Homes

ADDRESS: 17814 S. 157TH Way - Gilbert, AZ 85296

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.

Allen R. Willis _____ 12-7-05
Applicant's Signature Date

Agent for: _____

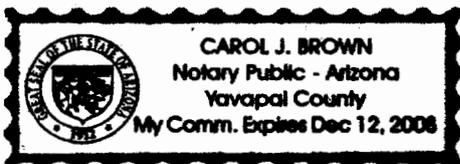
State of Arizona
Town of Camp Verde

On this 7 day of December, ~~2005~~ 2005 before me, the undersigned Notary Public, personally appeared Allen Russell Willis
Who executed the foregoing instrument for the purpose therein contained.

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

Carol J. Brown
Notary Public

December 12, 2008
Date Commission Expires



DIRECTIONS TO PROPERTY

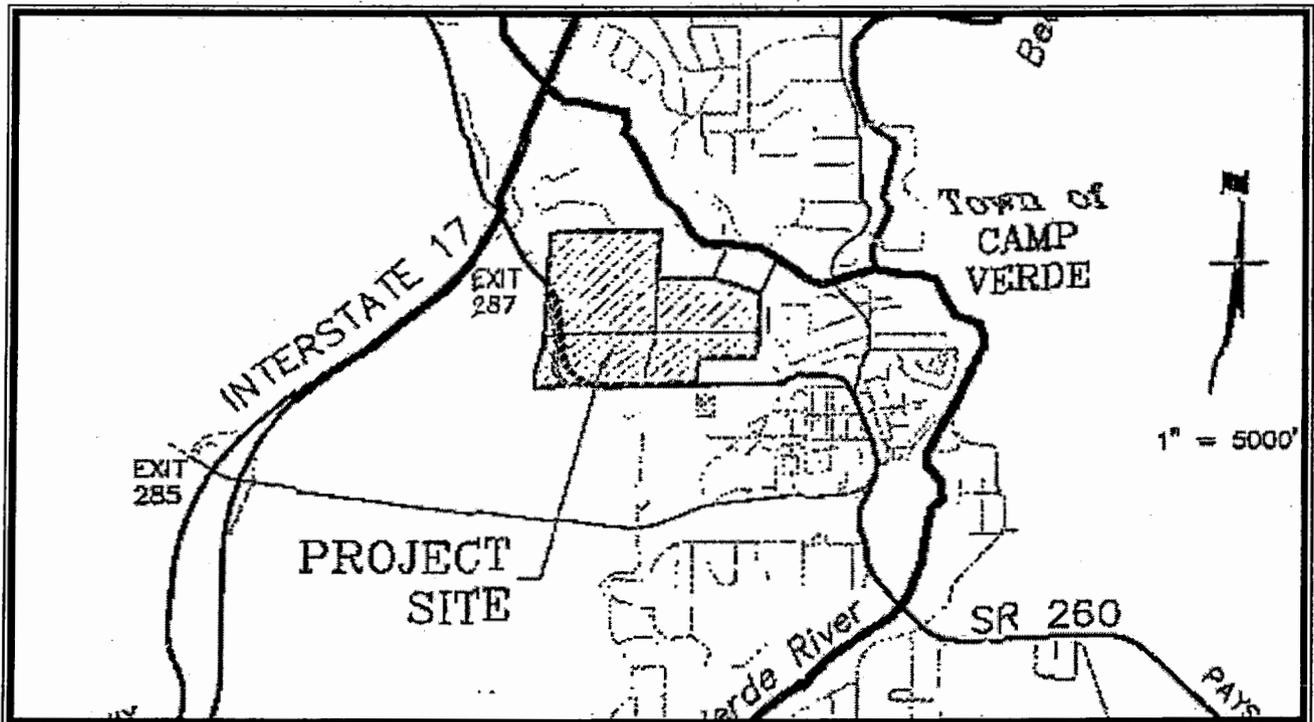
ASSESSORS PARCEL NUMBER: 403-23-008V, 404-19-152L

portions of
403-23-010Z, 403-23-008U

APPLICANTS NAME: Verde River Properties, LLC & Camp Verde Homestead, LLC
Contact: Scott Simonton 480-218-7575

PROPERTY ADDRESS: "SIMONTON RANCH"
Vacant land at NEC of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai County, Arizona (approximately 360.97 acres)

DIRECTIONS TO PROPERTY: see below



STAFF REPORT

**Council
Meeting of:**

April 26, 2006

Title:

APPROVAL OF REQUEST FOR OTHER METHODS OF ASSURANCE FOR THE SILVERADO SUBDIVISION: The applicant, Mr. Allen Willis, is requesting the town approve an Other Methods of Assurance for the Silverado at Simonton Ranch subdivision as provided for in subsection V.C.4 of the subdivision regulations.

**Description
Of Item:**

Mr. Willis would like the town to enter into an Agreement for Withholding Certificate of Occupancy in Lieu of Filing a Performance Bond for the Silverado subdivision as a Method of Assurance. Allen also indicated that he has used this method of assurance for several developments in the larger cities in the valley, such as Chandler, Scottsdale and Phoenix.

The attached letter indicates that all on-site and offsite improvements are to be constructed and accepted by the town prior to any release or issuance of a certificate of occupancy in the Silverado subdivision. According to Mr. Willis the lender will also have 'additional leverage' and incentive to have the improvements completed to insure the timely town approval to allow occupancy in the homes to be constructed in this subdivision.

Communication with the Town Attorney, Mr. Brad Woodford, indicated the town would assume somewhat of a risk. However, when talking with him about this before last Wednesday's Council meeting he stated that the town would actually have little risk, since no one could inhabit any dwelling in this subdivision before all of the improvements are completed. Staff feels that it would be advantageous to have all the improvements finished before residents began moving into this subdivision and therefore, feels there would be minimal risk.

**Commission
Recommendation:**

The Commission heard the applicant's request at their April 13, 2006 meeting and voted unanimously to recommend to Council approval of the applicant's request. During the discussion by the Commission with the applicant there was some concern expressed regarding the need for some separate assurance for possible infrastructure repairs after the infrastructure is accepted by the

Town but before the subdivision is built out completely. The Commission also said that all they were recommending approval was of the concept only and that the Town's attorney should draft the formal agreement between the Town and the applicant.

Attachments: Yes

Prepared by: Will Wright

INVESTORS

IMH

MORTGAGE
HOLDINGS

April 12, 2006

Mr. Allen Willis
Haven Homes, Inc.
17814 S. 157th Way
Gilbert, AZ 85296

RE: Simonton Ranch
Camp Verde, AZ

Dear Allen:

This letter will verify that IMH Secured Loan Fund, LLC currently has the first deed of trust on the property. Our loan partially funded the acquisition cost of the property, but also has monies available (over \$5,000,000 budgeted) for infrastructure improvements to be made to the property. These would include, but are not limited to, streets, curbs, drainage, and utility hook-ups.

Should you have any questions or need additional information, please don't hesitate to call me.

Sincerely,



Ann M. Covill
Senior Vice President Lending
602-889-3409
annc@mortgageholdings.com

Staff Report

Council Meeting of:

April 26, 2006

Title:

RESOLUTION 2006 682: An application filed by Darren L. Prince, owner of parcel 403-20-057 approximately 5 acres, requesting a General Plan Amendment from the land use of Rural Residential to Low Density Residential to allow for rezoning of this parcel to R1-35.

Description:

The property can be accessed from both Verde West Drive and Mondale. The land use for this area is currently Rural Residential with a density of a 2 acre minimum. However, the actual development density of this area is more like ½ to 1 acre minimum. This area was developed prior to the incorporation of the Town and many small subdivisions were approved by the Board of Supervisors with either no zoning change or a rezoning to high density as in the case of Buena Vista Estates with R1-12. The area does have water service from Camp Verde Water Co. but all lot development requires septic systems. The surrounding land uses are as follows:

West: Rural Residential
East: High Density Residential (The Willows)
North: Low Density Residential (Equestrian Estates)
South: Rural Residential

The intent of this amendment is to match the zoning density of the parcel to adjacent lot densities.

The General Plan addresses minor and major amendments. This request is a minor amendment for the following reasons:

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

Agency Review:

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

Yavapai County Development Services: Yavapai County Development Services Department has no objection to this proposal.

Yavapai County Flood Control: Flood control has no objection to this change in land use as requested as long as the District is notified during

the development process. This parcel is not impacted by any delineated floodplains, but the site is impacted by a greater than 80 drainage basin.

Camp Verde Mayor and Council:

Ron Smith, Council member: After viewing property, this request fits the development in the area.

**Community
Development
Director:**

This minor General Plan Amendment conforms to the actual size of lots in this neighborhood. The applicant is merely requesting to use his property in the same way and manner being afforded to all of his neighbors and therefore, seems a reasonable request.

**Commission
Recommendation:**

The Planning and Zoning Commission held a public hearing on this item April 13th and voted unanimously to recommend that Council approve the application with a stipulation that a right of way for a portion of Mondale be dedicated to the Town.

Replies to

The 300' Letters: Nineteen letters were sent out. Staff has received no replies at this time.

Attachments: Yes

Prepared by: Nancy Buckel, Senior Planner



RESOLUTION 2006-682

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING GENERAL PLAN AMENDMENT 2006-02 THAT AMENDS THE LAND USE MAP OF THE GENERAL PLAN FOR PARCEL 403-20-057 FROM RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL.

SITE LOCATION: 2115 WEST VERDE WEST DRIVE

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

WHEREAS, public notice and agency contact concerning General Plan Amendment 2006-04 has been accomplished as required by law, including holding at least one public hearing by the legislative body prior to amending a general plan pursuant to ARS, and

WHEREAS, amending the existing General Plan is required in order that the rezoning proposed under ZMC 2006-007 from RCU2A to R1-35 will conform to and be consistent with the General Plan as stated in ARS.

NOW, THEREFORE, be it ordained by the Common Council of the Town of Camp Verde.

The General Plan of the Town of Camp Verde is hereby amended to change the Land Use of parcel 403-20-057 from Rural Residential to Low Density Residential.

Passed and adopted the 26th day of April 2006.

Tony Gioia, Mayor

Date

APPROVED AS TO FORM

Attest:

Debbie Barber, Town Clerk

Town Attorney



TOWN OF CAMP VERDE
Community Development Department
 P.O. Box 710 • 473 S. Main Street
 Camp Verde, AZ 86322
 (520) 567-8513 • Fax (520) 567-7401

Date Rec'd 1-6-06
 Case No. 2006-07
 Project No. GPA 06-02
 Fees \$ 500⁰⁰
 Rec'd By B. Quinn
 Application Fee \$500.00

01-06-06 A09:02 RCVD Rec # 11293

GENERAL PLAN AMENDMENT APPLICATION

APPLICANT INFORMATION

Agent Owner

Applicant Name Darren L. Prince

Mailing Address 1752 RUSTLER TRAIL

City/Town CAMP VERDE State ARIZONA Zip 86322

Phone (928) 567-7001 Fax (928) 567-1323 w/cover

PROPERTY INFORMATION

Physical Address 2115 W. VERDE WEST DR

Parcel No. 403-20-057 Legal Description Verde West Acres Lot 34

Current Zoning RCU-2A Proposed Property Use Residential

OWNER INFORMATION

Owner Name Darren + ANGELA Prince

Mailing Address 1752 RUSTLER TRAIL City CAMP VERDE

State AZ Zip 86322 Phone (928) 567-7001 / Fax 567-1323

TYPE OF GENERAL PLAN AMENDMENT REQUESTED

FROM RURAL RESIDENTIAL (2 ACRE MIN) TO LOW DENSITY (1 ACRE MIN)

- Please attach following:
1. A signed letter of intent containing a narrative describing the proposed amendment.
 2. The property owners written authorization.
 3. Graphic depiction of the proposed land use amendment.
 4. Explanation of how the request fits proposed development patterns, timing of the land use, proposal, comparison to existing map and test, and benefits to the public.
 6. Written analysis for the request, including but not limited to:
 - a. Detailed description of proposed amendment.
 - b. Impact on public infrastructure.
 - c. Relationship to other adopted planning documents.
 - d. Anticipated impact on area transportation (impact analysis).
 - e. Unique characteristics of the proposal, such as impacts on the environment or water resources.

The undersigned swears and affirms that the information herein is true and accurate and acknowledges that he filing of an application containing false or incorrect information with the intent to avoid the licensing or tax requirements of the State or this Town is "unsworn falsification", a criminal misdemeanor Section 2704 of Title 13, Arizona Revised Statutes.

Darren S. Prince
 Applicant Signature

Nov 1, 2005
 Date

Wednesday, March 15, 2006

Town of Camp Verde
Community Development Department
473 S. Main Street
Camp Verde, AZ 86322

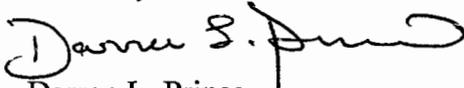
Darren L. Prince
1752 Rustler Trail
Camp Verde, AZ 86322

Re: Letter of Intent (Zoning Change)

To Whom It May Concern:

I am requesting a Zoning Map Change for Parcel 403-20-057 to change the land use from Rural Residential (RCU2A) to Low Density (R135.) I am requesting this change to allow this property to conform to the surrounding properties allowing consistency in lot sizes. Creation of additional lots on this parcel would have minimal impact on the subdivision and public infrastructure. There currently are two access roads, Verde West Drive on the North West as well as Mondale on the South East side. Camp Verde Water is available on three sides of the property as well.

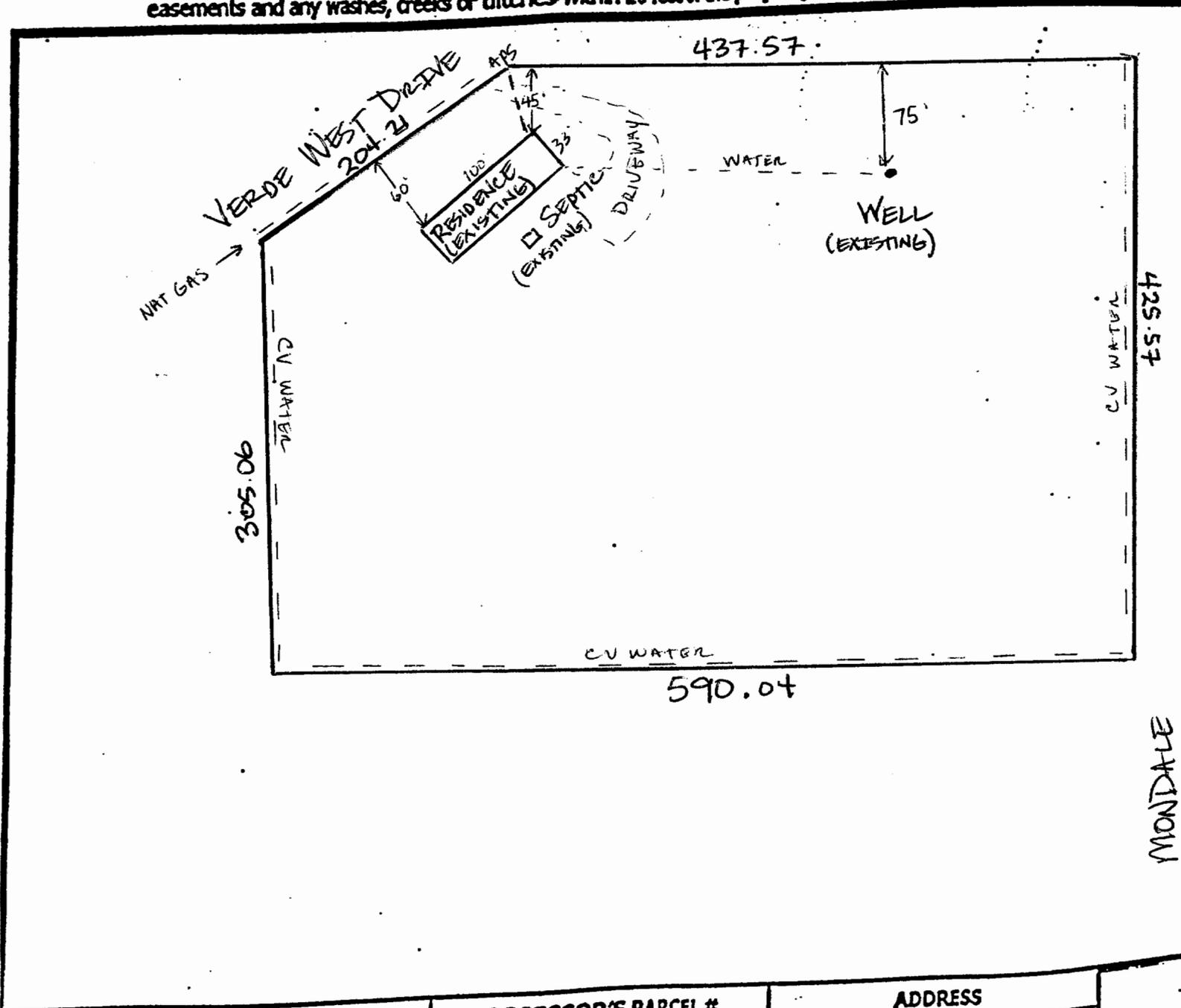
Sincerely,

A handwritten signature in black ink that reads "Darren L. Prince". The signature is written in a cursive style with a large initial 'D' and a long, sweeping underline.

Darren L. Prince
Owner

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLOT PLAN SKETCH**

Show lot/parcel lines and dimensions, adjacent streets and alleys, front of property, driveway, location of all proposed and existing buildings including dimensions, all building setbacks and distances between buildings, location of septic tank and leach lines, locations of incoming water yard lines and meter, electric yard line and meter, gas lines and tanks, any terrain features that affect placements, location and dimensions of easements and any washes, creeks or ditches within 20 feet of the property.



MONDALE

PERMIT #	ASSESSOR'S PARCEL #	ADDRESS
	403-20-057	2115 W. VERDE WEST DR

I/we certify that the proposed construction will conform to the dimensions and uses shown and that no changes will be made without first obtaining approval. All structures (including fences, walls and pads, correct setback distances, legal access and easements, cuts, fills, drainage and any water course on or adjacent to the property within 20 feet of any proposed or existing structure has been indicated.

Darren S. Dune
Signature of Owner or Authorized Representative

1 NOV 2005
Date



Scale: _____
Approved By: _____
Date: _____

ATTACHMENT 1

403-20-057

Printed: 1/5/2006



X = LOTS SURROUNDING
 PROPERTY THAT ARE CURRENTLY AROUND ONE ACRE

Map scale = 1:7776

COMMUNITY DEVELOPMENT DEPARTMENT
PO Box 710
Camp Verde, AZ 86322

Re: GPA 2006-02:
parcel 403-20-057
Zoning change from RCU-2A to R1-35

We have lived in the Verde West Acres since January 1971. After looking at other property in the Camp Verde area, we choose Verde West for the rural open space with the smallest lots one acre. Over the years the acres sold and people have moved in, some places have sold more than once. But we still have a rural life style. We have retirees, semi-retirees, grandparents raising grandchildren and new families starting out. The last few years the crime has gone up in the neighborhood. The trash along side the roads has increased. You would not believe this because we have retired Rev. Jenkins who walks around picking up the trash on his daily walks. The roads do not have marked center lines and drivers think they own the road by driving down the center. We have children that play in the streets. We have people with businesses that are ran out of their homes, with employees showing up there.

In our opinion, we do not need parcel #403-20-057 changed to a minimum lot area (SQFT) of 35,000. It would take away our saftey and general welfare of our neighborhood.

We strongly oppose the zoning change.

Robert & Selma Ellison

COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: _____

Parcel No. 403-20-057

Date: 11/1/2005

Legal Description: Verde West

Name: Darren L. Prince

Acres Lot 39

Address: 2115 W. VERDE WEST DRIVE, 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.

Darren L. Prince
Applicant's Signature

11-1-2005
Date

Agent for: _____

State of Arizona
Town of Camp Verde

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

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

Notary Public

Date Commission Expires

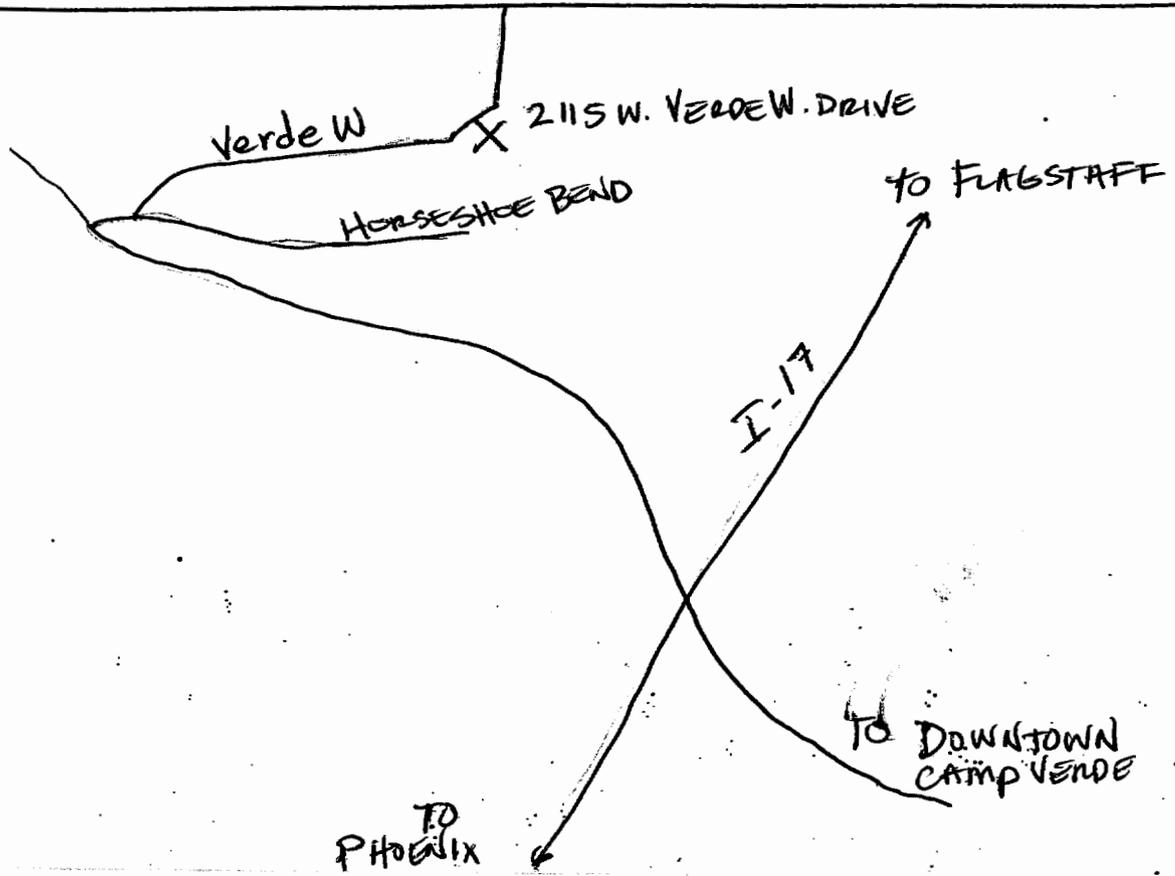
DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 403-20-057

APPLICANT'S NAME Darren L. Prince

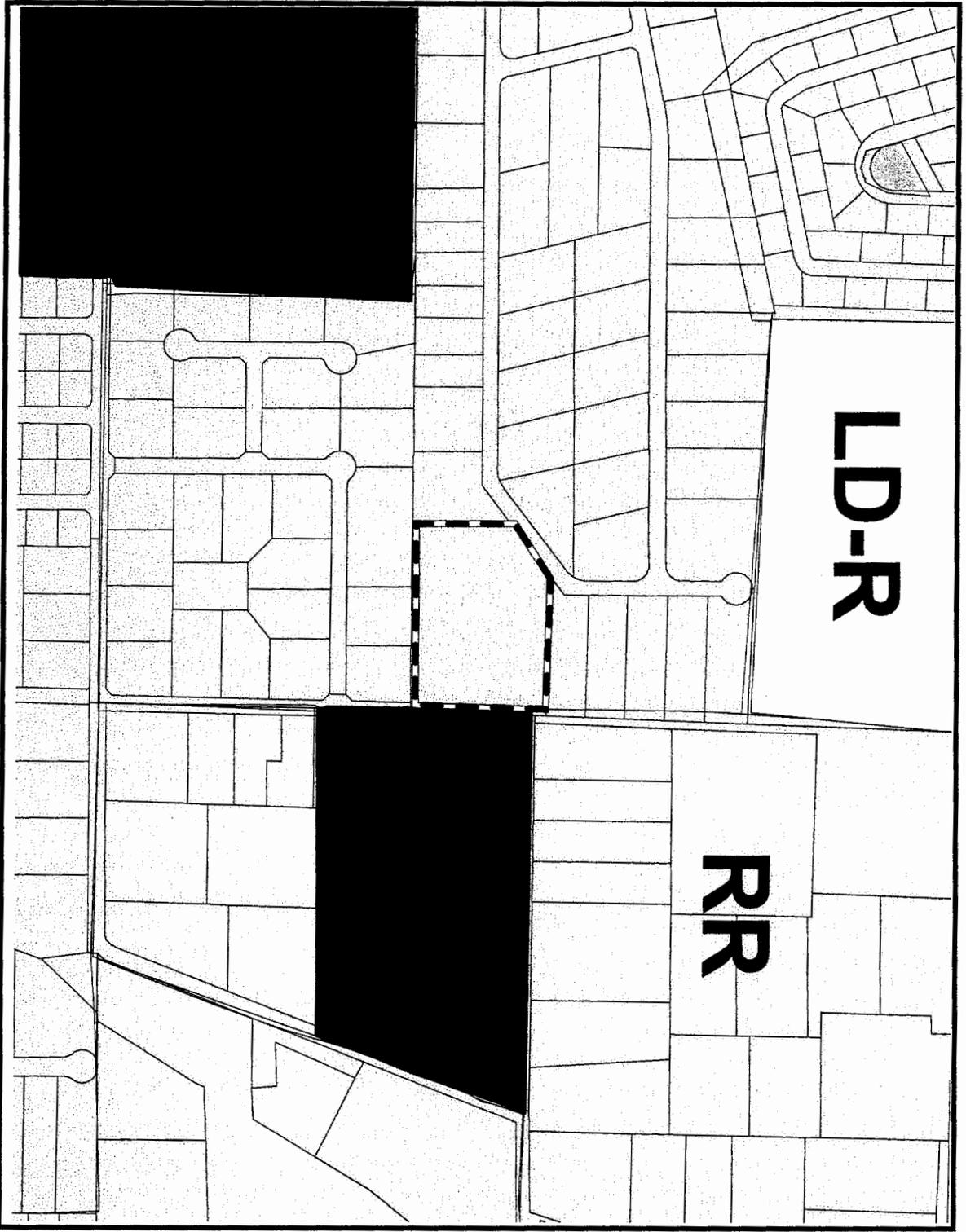
PROPERTY ADDRESS 2115 W. VERDE WEST DR

DIRECTIONS TO PROPERTY GO WEST ON HWY 260 TO
HORSESHOE BEND DRIVE. TURN RIGHT ON HORSESHOE BEND.
IMMEDIATELY TURN TO LEFT ON VERDE WEST DRIVE. GO DOWN
VERDE WEST DRIVE TO 2115 W. ITS ON RIGHT HAND SIDE
HOME HAS ORANGE TILE ROOF WITH DIRT COVERING THREE SIDES
OF HOUSE.



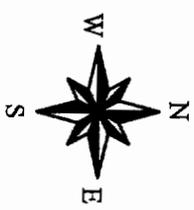
LD-R

RR



**LAND USE MAP
FOR
PRINCE GP AMD
APPLICATION**

- SUBJECT PARCELS**
- 3-05 parcels.shp
 - Special planning district.shp
 - Town Boundary
 - Approved & ratified land use map 2004.shp
 - Agriculture > 5 Acres
 - Commercial
 - High Density - 11 Units AC Max
 - Industrial
 - Low Density - 1 AC Min
 - Medium Density - 1/4 AC Min
 - Mixed Use
 - Mixed Use - Com/Ind
 - Natural Forest
 - Natural Resource
 - Open Space
 - Public Facilities
 - Rural Residential - 2 AC Min
 - Yavapai-Apache Nation
 - Regional roads



Staff Report

Council Meeting of:

April 26, 2006

Title:

Ordinance 2006 A327: Application filed by Darren Prince, owner of parcel 403-20-057 requesting an approval of Zoning Map Change 2006-07 from RCU2A to R1-35. This property can be accessed off of both Mondale and Verde West Drive and consists of approximately 5 acres.

Description Of Item:

This parcel is a part of the Verde West Acres subdivision and currently carries the zoning of RCU2A. However, many of the lots are non-conforming from ½ acre to an acre in size. This rezoning is being requested to match the zoning density of this parcel to the adjacent lot sizes in the surrounding area.

The zoning for the adjacent properties (to the subdivision) are as follows:

West: R1-70 – Verde West Acres #2

East: PUD – The Willows

South: R1-35 - Las Estancias

North: R1-12 – Buena Vista Estates and R1L-35 Equestrian Estates

If the general plan amendment submitted by the applicant is approved, the rezoning will be in agreement with the General Plan land use map.

Agency Review:

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

Yavapai County Flood Control: Flood Control has reviewed the submittal and finds that the project site is not impacted by any delineated floodplains but is impacted by a greater than 80 acre drainage basin. The district has no objection to this proposed rezoning as long as the District is notified during the development process.

Town of Camp Verde Community Development Director: This zoning map change request would permit the applicant the same size of lots afforded to those living in this neighborhood. All applicable setbacks, width/depth standards, lot coverage allowance and any other zoning regulations will have to be met, if the owner decides to divide this property. Further, if four or more parcels are created by the owner then they will have to adhere to the town's subdivision regulations.

Replies to the 300' Letters: 19 letters were sent out concerning the Zoning Map Change, and at the time of the writing of this report, staff has received one letter in opposition to this application that is included in the packet for review.

Commission

Recommendation: Commission heard this application in a public meeting on April 13th and voted unanimously to recommend to Council approval of this application with the stipulation that right of way be dedicated to the Town for a portion of Mondale. The Commission also had concerns about the legal aspect of requiring the applicant to hook up to a private water company because the parcel is within their service area.

Attachments: Yes

Prepared by: Nancy Buckel



ORDINANCE 2006 A327

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 403-20-057 CONSISTING OF APPROXIMATELY 5 ACRES FROM RCU 2A TO R1-35.

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

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

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2006-07** was filed by Darren Prince, , owner, for the purpose of rezoning the parcel **403-20-057 from RCU2A TO R1-35**. Attached is the legal description as **Exhibit A**; the map as **Exhibit B**;
- B. The Zoning Map Change was reviewed by the Planning Commission on **April 13, 2006** in public hearing that was advertised and posted according to state law and approved by the Town Council on **April 26, 2006**.
- C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

II. **Zoning Map Change 2006-07** is approved, based upon the following findings:

- A. The zoning map change will promote the public health safety, or welfare of the general public.
- B. The property has been reclassified on the Town's General Plan Land Use Map as Low Density Residential by Resolution 2006-682; therefore, the

proposed zoning map change is consistent with the Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.

- C. The applicant will dedicate right of way for a portion of Mondale Lane.
-

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 26th day of April 2006, to be effective when publication and posting, as required by law, is completed.

Approved: _____
Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney

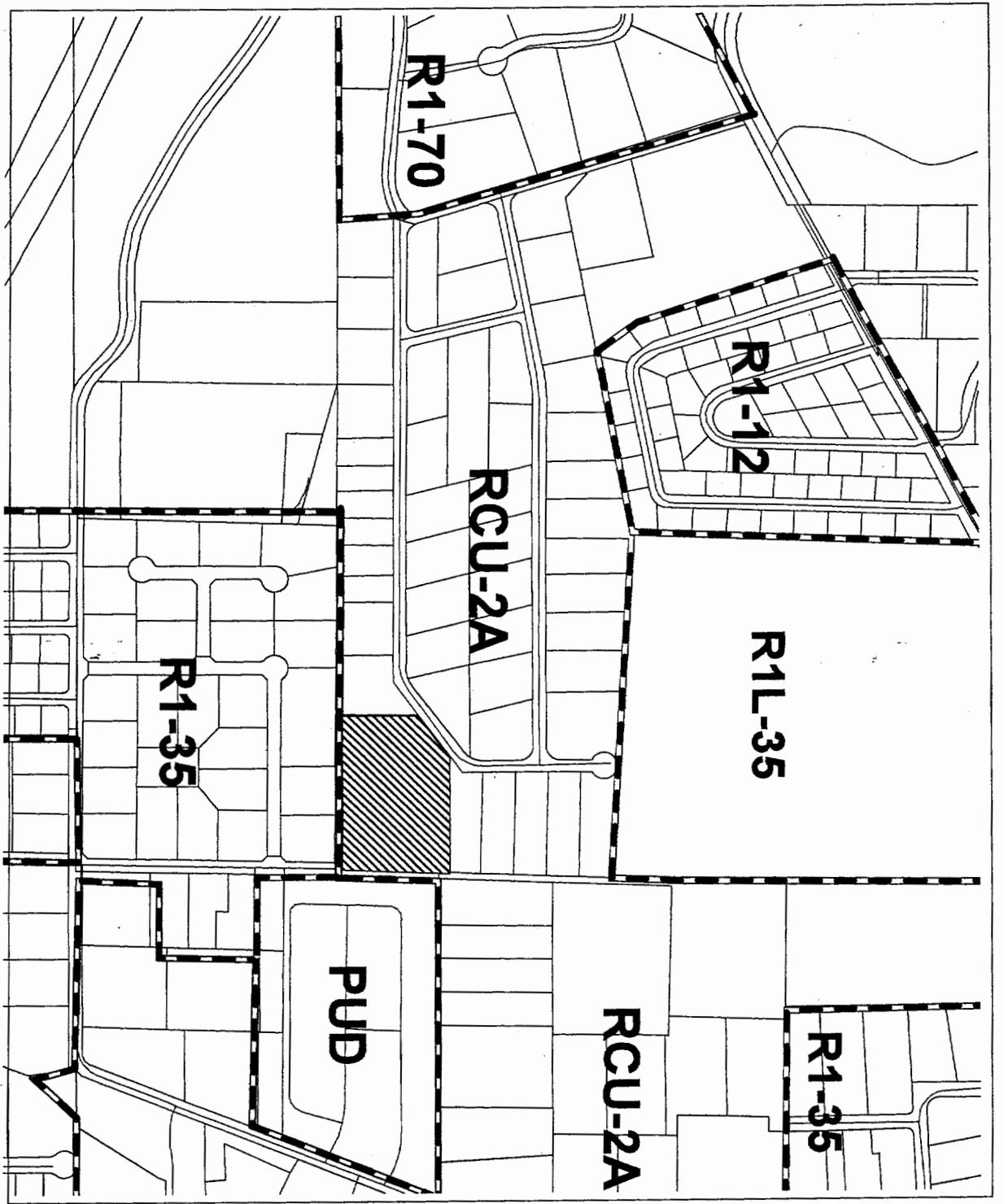
EXHIBIT A
LEGAL DESCRIPTION

Lot 34, VERDE WEST ACRES, according to the plat of record in Book 12 of Maps, page 89, records of Yavapai County, Arizona.

**CURRENT ZONING
FOR
PARCEL 403-20-057**



PARCEL 403-20-057



**EXHIBIT B
MAP**

CASE NO. ZMC 06-07

PROJECT NO. 2006-07

02-14-06A08:46 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 11-1-2005 TAKEN BY P. Quinn
 ASSESSOR'S PARCEL NO. 403-20-057 FEES 350⁰⁰ REC.# 11377
 PRESENT ZONING RCU 2 A LEGAL NON CONF HEARING DATE 4-6-06
 SUBDIVISION VERDE WEST ACRES
 ADDRESS OF PROPERTY 2115 W. VERDE WEST DRIVE, CV, AZ 86322

REQUEST:
CHANGE ZONING FROM RCU 2A TO R135

OWNER Darren L. Prince & ANGELA Prince PHONE (928) 567-7001 FAX (928) 567-1323
 ADDRESS 1752 RUSTLER TRAIL CITY CAMP VERDE STATE AZ ZIP 86322
 CONTACT PERSON Darren Prince

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 Darren L. Prince Date _____

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

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 _____

Thursday, January 05, 2006

01-06-06A09:02 RCVD

Town of Camp Verde
Community Development Department
473 S. Main Street
Camp Verde, AZ 86322

Darren L. Prince
1752 Rustler Trail
Camp Verde, AZ 86322

Re: Letter of Intent (General Plan Amendment)

To Whom It May Concern:

Zoning Map Change

*zoning from
RCU-2A to R1-3!*

I am requesting to a ~~General Plan amendment~~ for Parcel 403-20-057 to change the land use from ~~Rural Residential (two acre minimum)~~ to ~~Low Density (one acre minimum)~~ for the purpose of conforming this property to the surrounding properties thus allowing for consistency in lot sizes. I plan to split the property into three separate properties. Creation of additional lots on this property will have little impact on public infrastructure. There are currently two access roads, Verde West Drive on the North West as well as Mondale on the South East side. There is also access to Camp Verde water on three sides of the property.

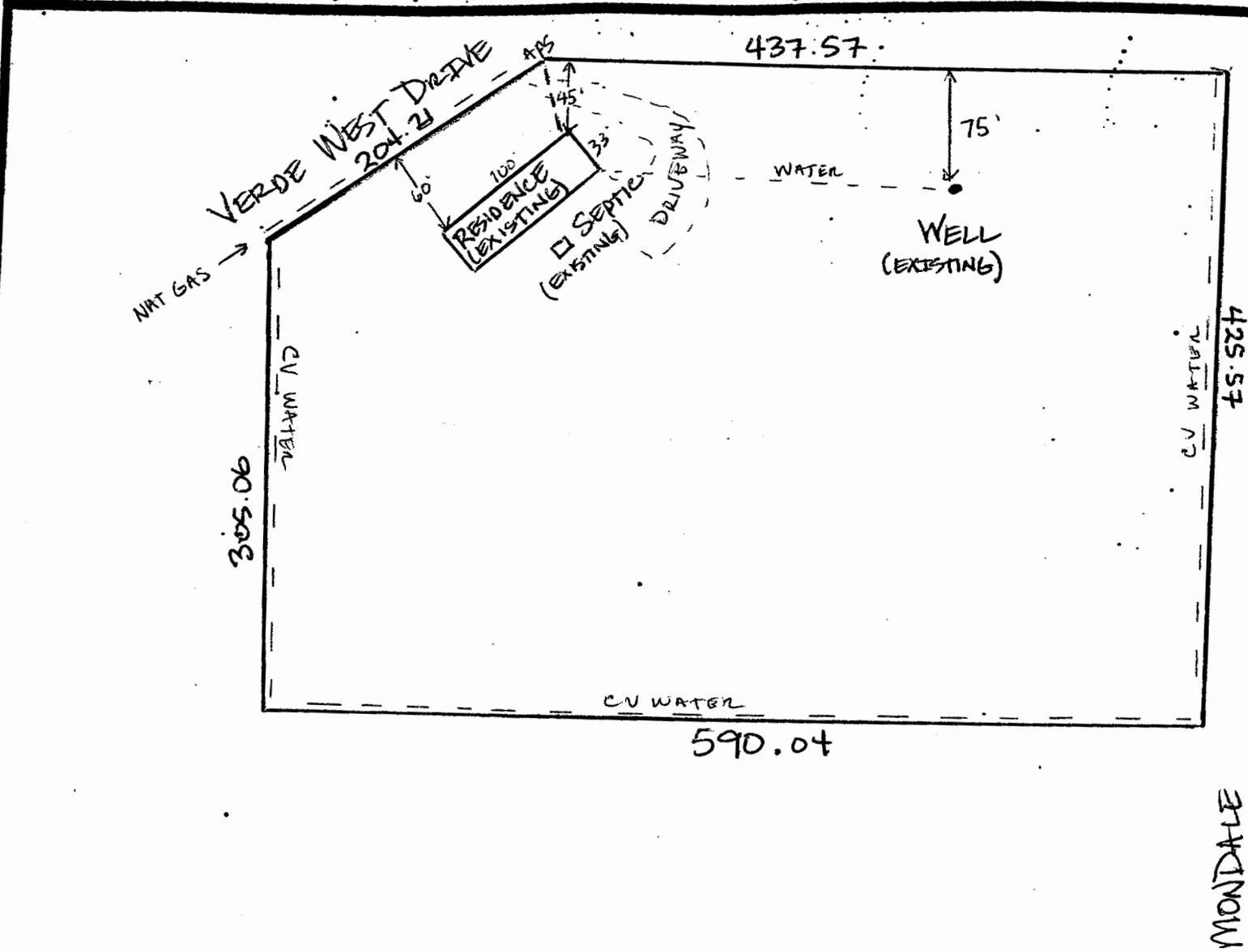
Sincerely,



Darren L. Prince
Owner

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
PLOT PLAN SKETCH**

Show lot/parcel lines and dimensions, adjacent streets and alleys, front of property, driveway, location of all proposed and existing buildings including dimensions, all building setbacks and distances between buildings, location of septic tank and leach lines, locations of incoming water yard lines and meter, electric yard line and meter, gas lines and tanks, any terrain features that affect placements, location and dimensions of easements and any washes, creeks or ditches within 20 feet of the property.



PERMIT #	ASSESSOR'S PARCEL #	ADDRESS
	403-20-057	2115 W. VERDE WEST DR

I/we certify that the proposed construction will conform to the dimensions and uses shown and that no changes will be made without first obtaining approval. All structures (including fences, walls and pads, correct setback distances, legal access and easements, cuts, fills, drainage and any water course on or adjacent to the property within 20 feet of any proposed or existing structure has been indicated.

Darren S. Downer
Signature of Owner or Authorized Representative

1 NOV 2005
Date

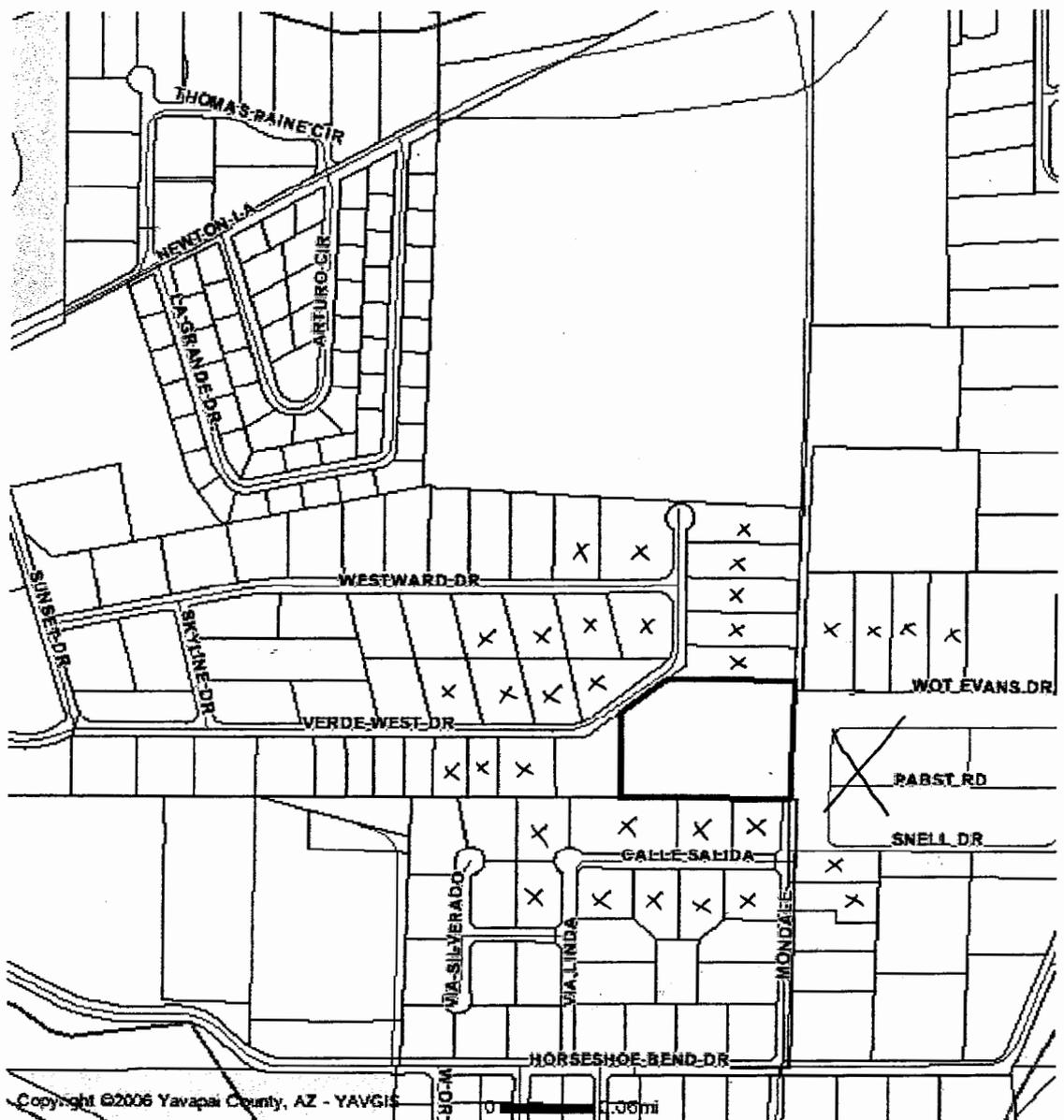


Scale: _____
Approved By: _____
Date: _____

ATTACHMENT 1

403-20-057

Printed: 1/5/2006



X = LOTS SURROUNDING PROPERTY THAT ARE CURRENTLY AROUND ONE ACRE
 Map scale = 1:7776

COMMUNITY DEVELOPMENT DEPARTMENT
PO Box 710
Camp Verde, AZ 86322

Re: GPA 2006-02:
parcel 403-20-057
Zoning change from RCU-2A to R1-35

We have lived in the Verde West Acres since January 1971. After looking at other property in the Camp Verde area, we choose Verde West for the rural open space with the smallest lots one acre. Over the years the acres sold and people have moved in, some places have sold more than once. But we still have a rural life style. We have retirees, semi-retirees, grandparents raising grandchildren and new families starting out. The last few years the crime has gone up in the neighborhood. The trash along side the roads has increased. You would not believe this because we have retired Rev. Jenkins who walks around picking up the trash on his daily walks. The roads do not have marked center lines and drivers think they own the road by driving down the center. We have children that play in the streets. We have people with businesses that are ran out of their homes, with employees showing up there.

In our opinion, we do not need parcel #403-20-057 changed to a minimum lot area (SQFT) of 35,000. It would take away our saftey and general welfare of our neighborhood.

We strongly oppose the zoning change.

Robert & Selma Ellison

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

Hearing Application: _____

Parcel No. 403-20-057

Date: 11/1/2005

Legal Description: _____

Name: Darren L. Prince? ANGELA PRINCE

Address: 2115 W. VERDE WEST DRIVE, 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.

Darren S. Prince
Applicant's Signature

11-1-2005
Date

Agent for: _____

State of Arizona
Town of Camp Verde

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

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

Notary Public

Date Commission Expires

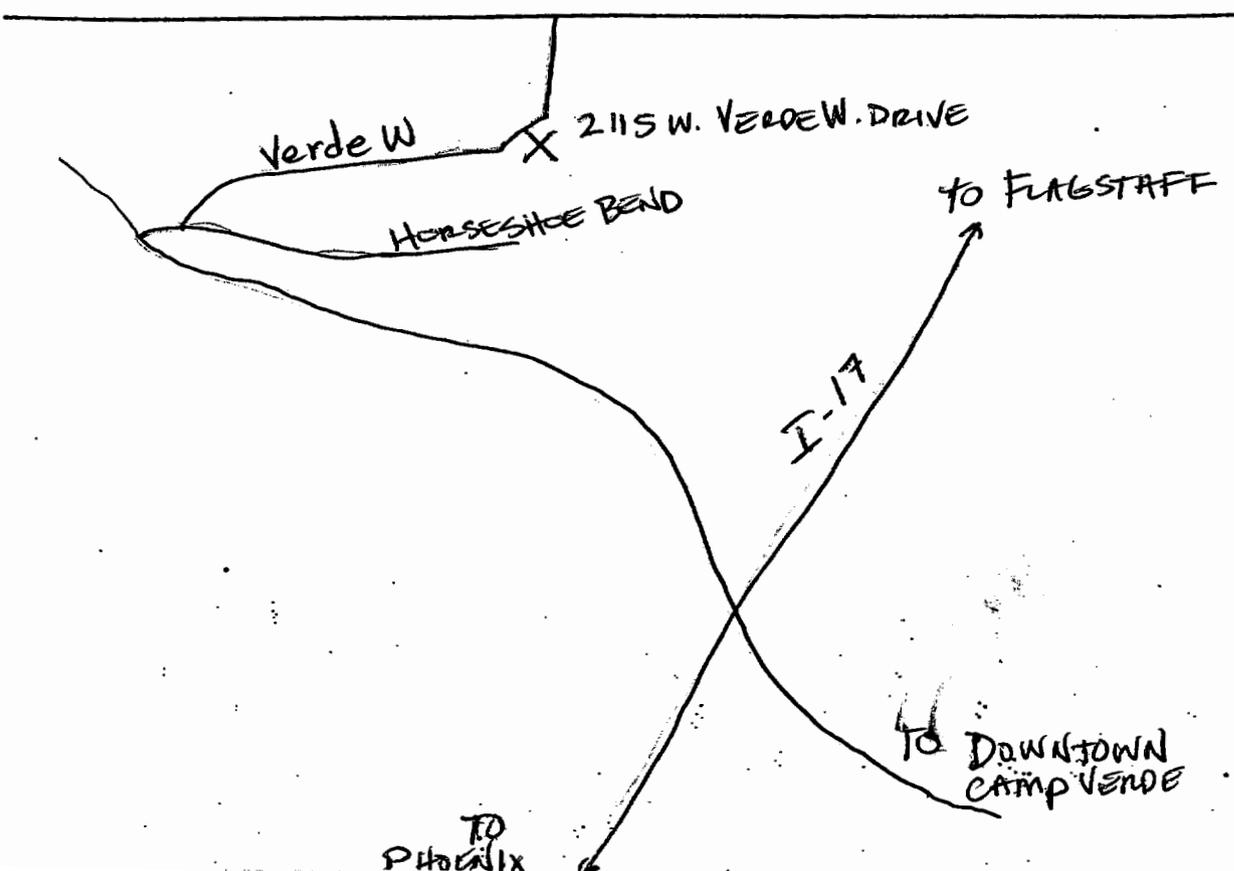
DIRECTIONS TO PROPERTY

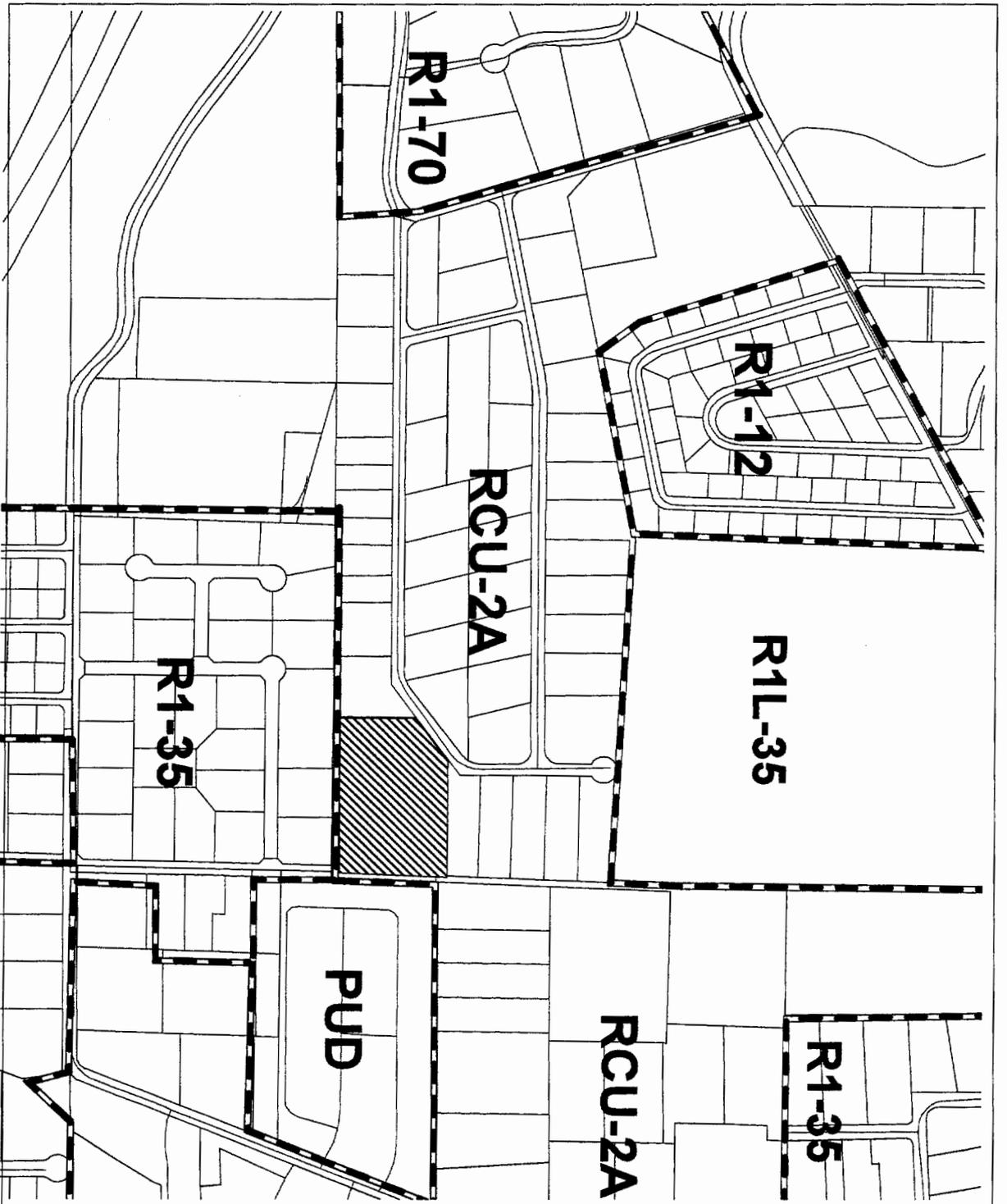
ASSESSOR'S PARCEL NUMBER 403-20-057

APPLICANT'S NAME Darren L. Prince

PROPERTY ADDRESS 2115 W. VERDE WEST DR

DIRECTIONS TO PROPERTY GO WEST ON HWY 260 TO
HORSESHOE BEND DRIVE. TURN RIGHT ON HORSESHOE BEND.
IMMEDIATELY TURN TO LEFT ON VERDE WEST DRIVE. GO DOWN
VERDE WEST DRIVE TO 2115 W. IT'S ON RIGHT HAND SIDE
HOME HAS ORANGE TILE ROOF WITH DIRT COVERING THREE SIDES
OF HOUSE.





 PARCEL 403-20-057

**CURRENT ZONING
FOR
PARCEL 403-20-057**

STAFF REPORT

**Council
Meeting of:**

April 26, 2006

Title:

Resolution 2006-683: Application filed by Scott Simonton, Verde River Properties, LLC owner of a portion of parcel 403-23-102N requesting approval of a minor amendment to the land use map from Open Space to Low Density Residential. This property is located northeast of the northeast corner of State Highway 260 and Finnie Flat Road immediately south of the Forest Service parcel on the Verde River and consists of approximately 12 acres.

**Description
Of Item:**

This amendment is being requested so that the zoning can be changed to R1L-35 zoning for low density residential. This minor land use amendment would change the use of the land that is currently designated as open space to low density residential. The applicant describes the facts surrounding the original open space designations for this site and how his plan along with ongoing negotiations with the Council has led to a number of changes or concessions by the applicant pertaining to the master plan for the Simonton Ranch development(s). Mr. Simonton informed the Council last July of his desire to be able to convert this open space to low density residential with the understandings discussed for the master plan of Simonton Ranch development(s). It is worth noting that the master plan for this development designated over 40 acres of open space with another 30 acres of Forest Service immediately to the north of this parcel. Further, there is an estimated 35 acres of additional open space along the washes, the educational/park site, the ADOT property on the south side of SR 260 and this does not count the open space/park areas in the various developments. The approximate 75 acres of designated open space represents about 20% of this overall master development.

This request is a minor amendment for the following reasons:

- 1) It is not greater than 25 acres even though it is outside the growth area and not contiguous;
- 2) Water usage should not be greater than 15 acre-feet of potable water per year as outlined in the General Plan;
- 3) No significant change to the Circulation element will be needed as roadway will simply be extended to the proposed 14 residences planned for this area; and
- 4) It is not contiguous to property previously amended through the minor amendment process.

The surrounding land use designations are as follows:

North: Industrial
South: Commercial and Residential (High Density)
East: Residential (High Density)
West: Commercial

Agency Review: Fourteen agencies were notified of this request and those who provided comments are included as follows:

Yavapai County Development Services Department: No objection to this proposal.

Camp Verde Water District: Area is within the Certificate of Convenience and Necessity (CC&N) and there is a twelve inch main paralleling the south side of the property along the north side of Finnie Flat Road at this location. We will be able to expand into the area under an Advance in Aid of Construction Agreement. We recommend approval of this request.

Arizona Department of Water Resources: "If the provider is not Designated by the Department as having an adequate water supply, a Water Adequacy Report will be required for this development prior to the recordation of the final plat."

Camp Verde Town Council: Ron Smith – asked regarding trail on Faulkner wash being connected to Woods Ditch and wanted to know if trail on ditch was preserved? Open space change could be issue, but noted commitment to acquire river front parcels 11 & 12.

Community Development Director: Open space is a desirable use, especially along the river. However, Mr. Simonton explains that he made changes to the overall design as part of his discussions with members of the Council, which significantly lowered the overall density of Simonton Ranch as well as increased the retail along Finnie Flat Road and SR 260. He explains that he was able to mitigate federal requirements because of design changes to the master planned development so that this 12 acre parcel could be developed. Further, he notes that the density placed on the 2.28 acres, which are a part of this planning area, in the PAD would actually allow over 20 units, while this request would only permit 14 residences. In short, a significant reduction in density for this small area immediately adjacent to the open space Mr. Simonton is requesting to change to low density.

Commission

Recommendation: The Commission heard this application at a Public Hearing on April 13, 2006 and voted unanimously to recommend to the Council approval of GPAMD 2006-03 that would change the land use from Open Space and High Density Residential to Low Density Residential for 14.28 acres.

At this meeting a member of the Trails Committee spoke about their concern of no connecting trail easements were shown on the final plat drafts that they had recently reviewed. Director Wright assured him that they would be on the final draft of the plats but that this hearing was not on the approval of the final plats. The Commission suggested that staff review the final plat for the upcoming subdivisions for the agreed upon trail easements.

Attachments: Yes

Prepared by: Will Wright



RESOLUTION 2006-683

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING GENERAL PLAN AMENDMENT 2006-03 THAT AMENDS THE LAND USE MAP OF THE GENERAL PLAN FOR A 14.28 ACRE PORTION OF PARCEL 403-23-102N FROM OPEN SPACE AND HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL. THIS AMENDMENT IS TO ACCOMMODATE A RESIDENTIAL DEVELOPMENT.

SITE LOCATION: OFF OF FINNIE FLAT ROAD BEHIND SILVERADO SUBDIVISION BETWEEN THE IRRIGATION DITCH AND FOREST SERVICE PROPERTY.

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

WHEREAS, public notice and agency contact concerning General Plan Amendment 2006-04 has been accomplished as required by law, including holding at least one public hearing by the legislative body prior to amending a general plan pursuant to ARS, and

WHEREAS, amending the existing General Plan is required in order that the rezoning proposed under ZMC 2006-03 from OS and PAD 6-12 to PAD 2 (RIL-35) will conform to and be consistent with the General Plan as stated in ARS.

NOW, THEREFORE, be it ordained by the Common Council of the Town of Camp Verde.

The General Plan of the Town of Camp Verde is hereby amended to change the Land Use of a portion of parcel 403-23-102N from Open Space and High Density Residential to Low Density Residential.

Passed and adopted the 26th day of April 2006.

Tony Gioia, Mayor

Date

APPROVED AS TO FORM

Attest:

Debbie Barber, Town Clerk

Town Attorney



TOWN OF CAMP VERDE
Community Development Department
 P.O. Box 710 • 473 S. Main Street
 Camp Verde, AZ 86322
 (520) 567-8513 • Fax (520) 567-7401

Case No. 2-8-06
 Project No. 2006-04
 Project No. GPA 06-03
 Fees \$500.00
 Rec'd By B. Quinn
 Application Fee \$500.00

02-08-06 P04:32 RCVD

GENERAL PLAN AMENDMENT APPLICATION

APPLICANT INFORMATION

Agent Owner

Applicant Name VERDE RIVER PROPERTIES, LLC (G. SCOTT SIMONEN)
 Mailing Address 7116 E. LAGUNA AZUL AVENUE
 City/Town MESA State AZ Zip 85209
 Phone 480-218-7575 Fax 418-218-0888

PROPERTY INFORMATION

Physical Address NORTHEAST OF FINNIE FLAT ROAD & SR260, CAMP VERDE, AZ
 Parcel No. 403-23-0102N Legal Description (SEE ATTACHED)
 Current Zoning R/S + R/E Proposed Property Use R1L-35
(PAD ~~SEE~~)

OWNER INFORMATION

Owner Name VERDE RIVER PROPERTIES, LLC
 Mailing Address 7116 E. LAGUNA AZUL City MESA
 State AZ Zip 85209 Phone 480-218-7575

TYPE OF GENERAL PLAN AMENDMENT REQUESTED

MINDR GENERAL PLAN AMENDMENT (16.28 ACRES)
from Open Space to low Density Residential

- Please attach following:
1. A signed letter of intent containing a narrative describing the proposed amendment.
 2. The property owners written authorization.
 3. Graphic depiction of the proposed land use amendment.
 4. Explanation of how the request fits proposed development patterns, timing of the land use, proposal, comparison to existing map and text, and benefits to the public.
 6. Written analysis for the request, including but not limited to:
 - a. Detailed description of proposed amendment.
 - b. Impact on public infrastructure.
 - c. Relationship to other adopted planning documents.
 - d. Anticipated impact on area transportation (Impact analysis).
 - e. Unique characteristics of the proposal, such as impacts on the environment or water resources.

The undersigned swears and affirms that the information herein is true and accurate and acknowledges that he filing of an application containing false or incorrect information with the intent to avoid the licensing or tax requirements of the State or this Town is "unsworn falsification", a criminal misdemeanor Section 2704 of Title 13, Arizona Revised Statutes.

Applicant Signature [Signature] Date 2-7-06



SIMONTON RANCH

DATE SUBMITTED: February 7, 2006

REQUEST: MINOR GENERAL PLAN AMENDMENT

PROPERTY: PARCEL D-2 SIMONTON RANCH
[according to Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05] consisting of approximately 12 acres.
Also known as a portion of:
1. PLANNING AREA 12
2. THE HEADQUARTERS AT SIMONTON RANCH

LOCATION: Located northeast of the northeast corner of State Highway 260 & Finnie Flat Road and lying immediately south of the Forest Service parcel on the Verde River, Camp Verde, Yavapai County, Arizona, a portion of Simonton Ranch.

TAX PARCEL: A portion of Tax Parcel 403-23-~~0102~~^{102N} portion of

OWNER: Verde River Properties, LLC

EXISTING GENERAL PLAN ZONING DESIGNATION: O/S Open Space.

REQUESTED MINOR GENERAL PLAN AMENDMENT ZONING: ~~RHL-35~~. *Low density Residential*

APPLICANT: Verde River Properties, LLC
7116 E. Laguna Azul Avenue
Mesa, AZ 85209
Phone: 480-218-7575
Fax: 480-218-0888

ENGINEERING CONSULTANT: Hoskin Ryan Consultants, Inc.
Tom Ryan, Engineer
3003 N. Central Avenue, Suite 1500
Phoenix, Arizona 85012
Phone: 602-252-8384
Fax: 602-252-8385



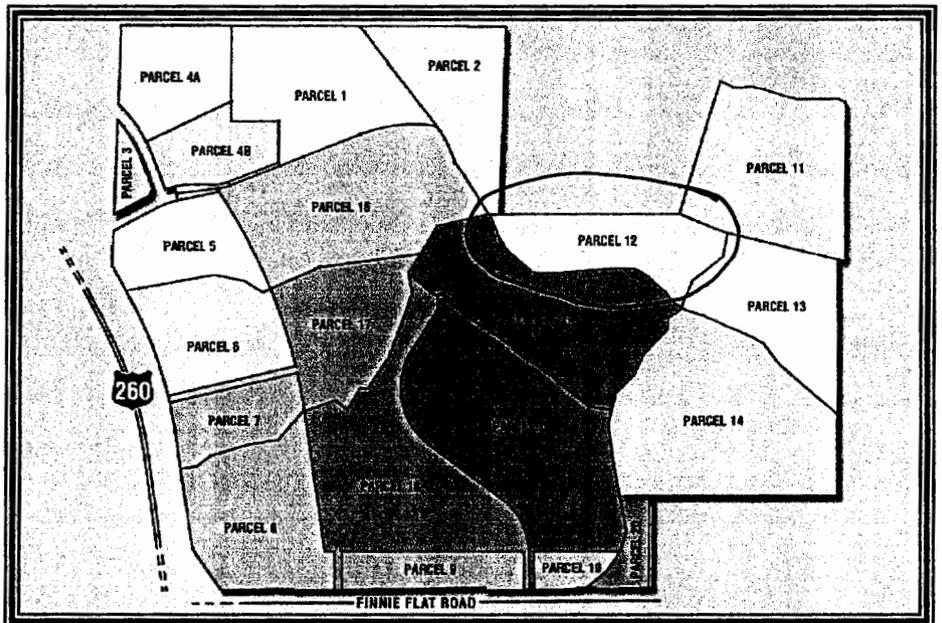
SIMONTON RANCH

SIMONTON RANCH

SIMONTON RANCH consists of approximately 361 acres of vacant land at the northeast corner of State Highway 260 and Finnie Flat Road, Camp Verde, Yavapai County, Arizona. The Property was formerly known as The Homestead at Camp Verde and is now known as "SIMONTON RANCH".

The Applicant, while presenting a series of zoning requests to the Town of Camp Verde in July 2005 that resulted in the currently approved **SIMONTON RANCH** Master Plan, committed to the Town to revise certain portions of the property (see the map on the following page – Figure 2).

The portions to be rezoned included Planning Area 4 from R1L to M-1; Planning Area 1 from R1L to C-3; Planning Area 13 from R1L (PAD 6-12) to R1L-35 (PAD 2); Planning Area 14 from R1L (PAD 6-12) to R1L-35 (PAD 5); and Planning Area 12 from O/S and R1L (PAD 6-12) to R1L-35 (PAD 2). This Minor General Plan Amendment application is the first of several requests to comply with that commitment. A related zoning case is concurrently submitted requesting the aforementioned zoning for Planning Areas 12, 13, and 14. Other requests are in the process to complete the July 2005 zoning commitments.

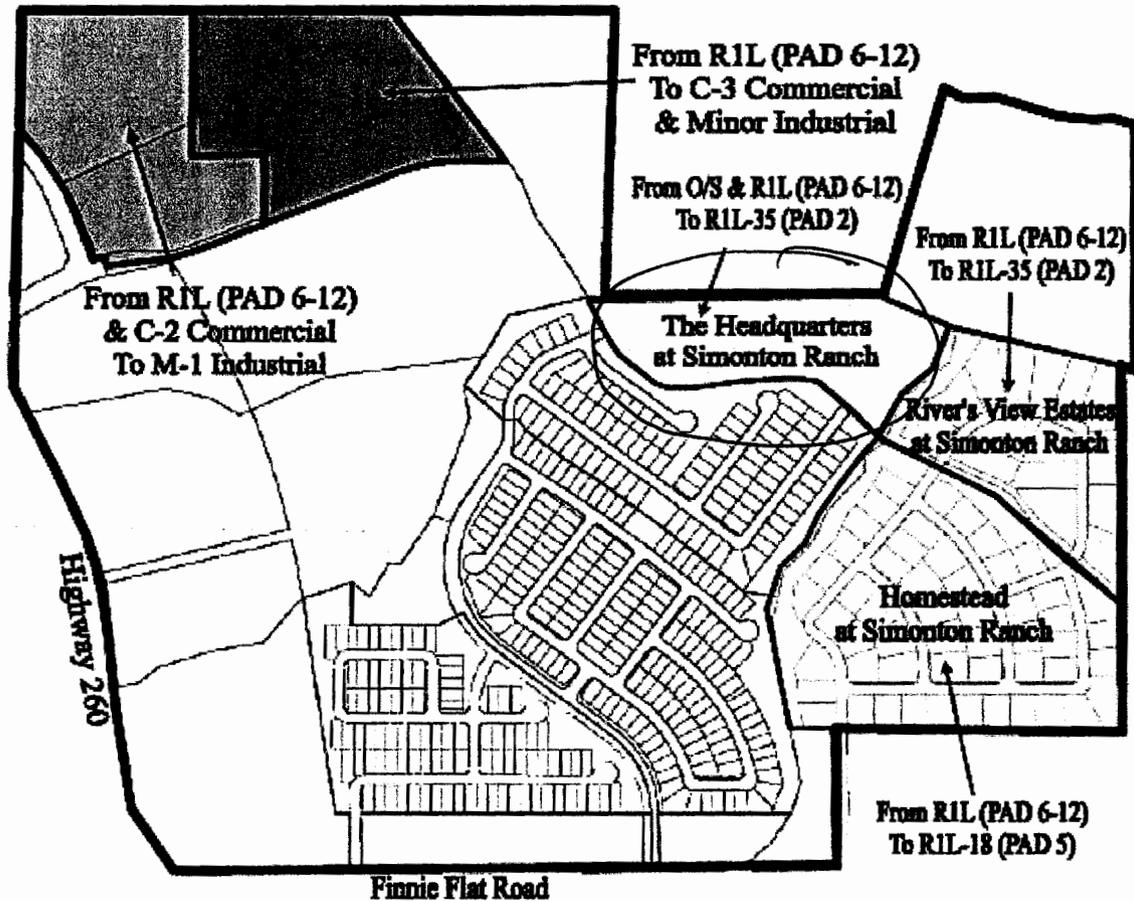


SIMONTON RANCH

Figure 1

MINOR GENERAL PLAN AMENDMENT REQUEST

The Applicant requests a Minor General Plan Amendment for approximately 12 acres from O/S Open Space to R1L-35. The 12 acres is a portion of Planning Area 12 **SIMONTON RANCH**.



SIMONTON RANCH

Figure 2

Requested Amendment History and Justification:

Planning Area 12 is owned by Verde River Properties, LLC and consists of approximately 14.28 acres. Planning Area 12 is designated on the Approved PAD as Parcel D-2, approximately 12.0 acres and is designated in the General Plan as O/S (Open Space). Planning Area 12 also includes a portion of Parcel 3, approximately 2.28 acres currently zoned R1L (PAD 6-12).

Harvard originally intended for this parcel to be developed, but due to mitigation requirements designated a portion as open space. The applicant revised the master plan as to not require mitigation, therefore making the parcel capable of being developed. In addition, concessions were made by the Applicant to the Town of Camp Verde eliminating portions of the Master Plan zoned for residential development and converted some higher density residential areas to lower density residential areas with larger lots. This was done anticipating this request to rezone Planning Area 12 to R1L-35 and develop it.

It might be noted that 2.28 acres of the property currently zoned R1L (PAD 6-12) allows a maximum of 27 lots (PAD 12) be developed on this portion of Planning Area 12. A concurrent rezoning application submitted by the Applicant would limit development on the entire Planning Area 12 to a maximum of 14 lots.

In addition, the concurrent rezoning application submitted by the Applicant would limit development on Planning Area 13 to a maximum of 16 lots down from 46 to 202 lots allowed by the current zoning. In fact, the proposed River's View Estates at Simonton Ranch plat contains 15 lots.

Also, the concurrent rezoning application submitted by the applicant would limit development on Planning Area 14 to a maximum of 72 lots down from 99 lots (PAD 6) to 434 lots (PAD 12) allowed by the current zoning. In fact, the proposed Homestead at Simonton Ranch plat contains 52 lots.

The included down-zoning and limitations of densities for Planning Areas 13 and 14 more than mitigate the Minor General Plan Amendment, which would allow the lots already allowed on Planning Area 12 to become larger lots encompassing the entire parcel. Significant open space, trails, and access to the Verde River remain a part of the PAD. In fact, the developed Planning Area 12 would abut approximately 60 acres of open space consisting of Parcel 2 (15.6 acres), Parcel 11 (24.51 acres), and the Forest Service Parcel.

REQUEST: Therefore, it is requested that General plan be amended for Parcel D-2 Simonton Ranch from O/S Open Space to R1L-35 with a maximum density of 14 lots.

Respectfully Submitted,



G. Scott Simonton
Verde River Properties, LLC

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: _____ Parcel No. 403-23-~~010Z~~^{102N} portion of
Date: January 11, 2006 Legal Description: See Attached Legal
Name: Verde River Properties, LLC "SIMONTON RANCH" at NWC Highway 260 &
Address: 7116 E. Laguna Azul Avenue Finnie Flat Road formerly "The Homestead at
Mesa, AZ 85209 Camp Verde"

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.

[Signature] Manager/Agent 1-11-06
Applicant's Signature Date

Agent for: Verde River Properties, LLC

State of Arizona
Town of Camp Verde

On this 11 day of January, 19 2006 before me, the undersigned Notary Public, personally appeared G. Scott Simonton, who executed the foregoing Instrument for the purpose therein contained.

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



[Signature]
Notary Public

4-26-09
Date Commission Expires

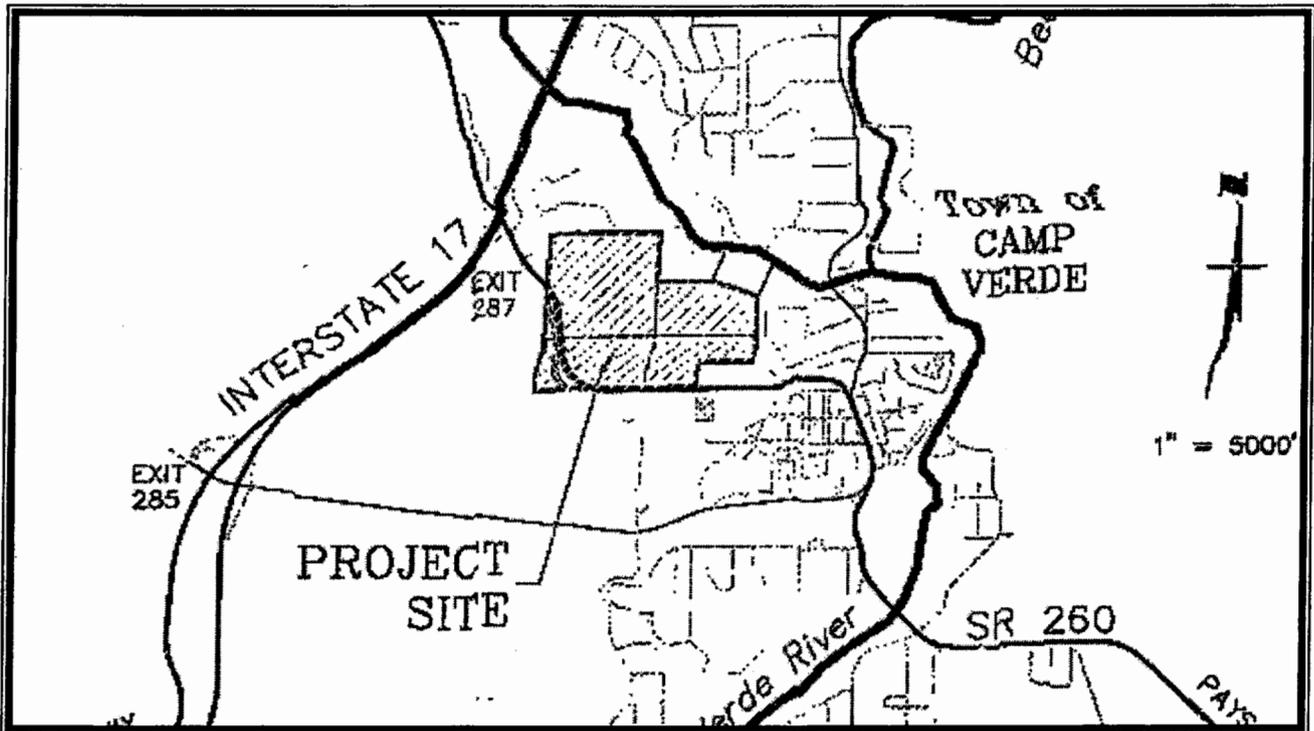
DIRECTIONS TO PROPERTY

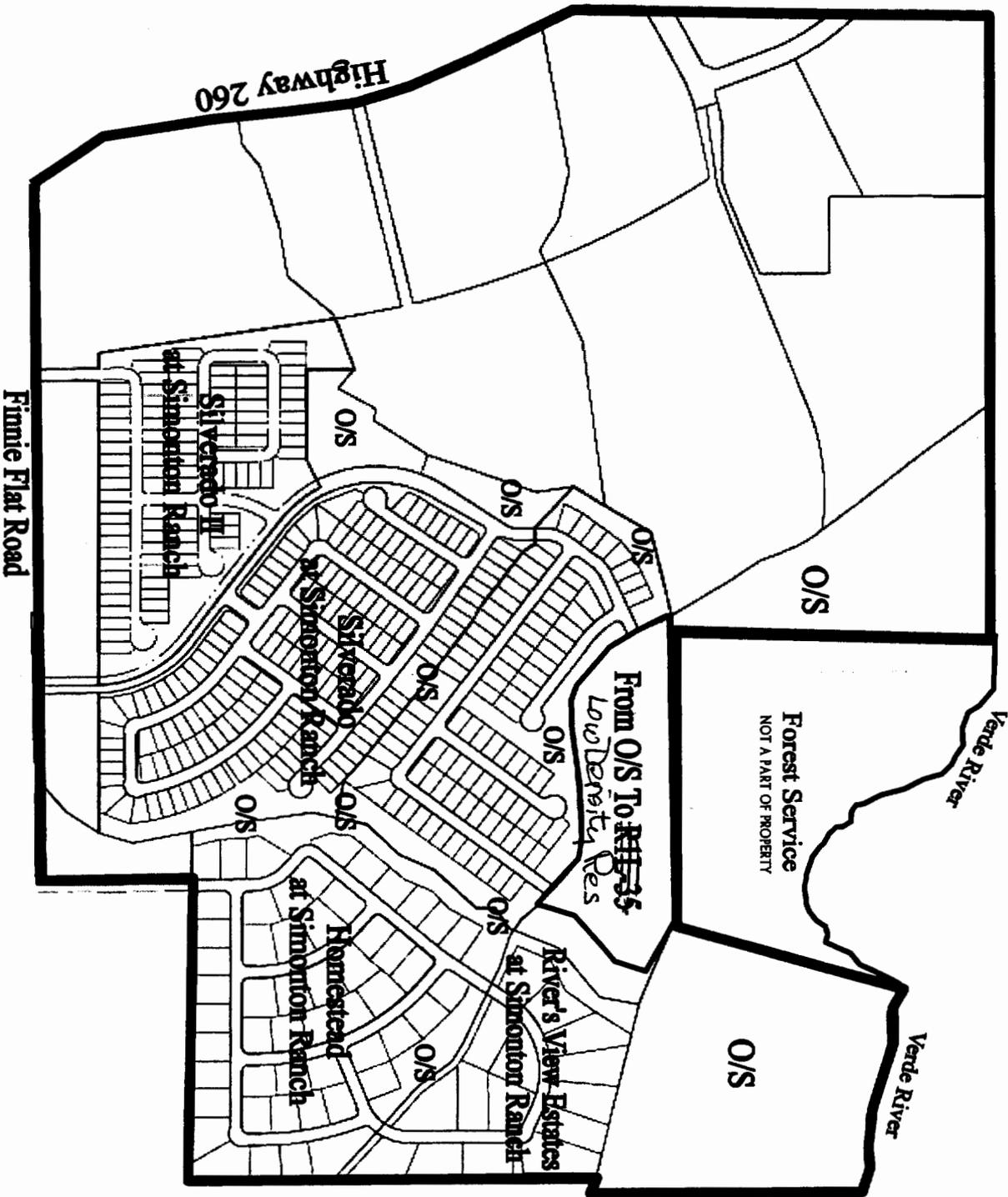
ASSESSORS PARCEL NUMBER: 403-23-~~010Z~~^{102N} portion of

APPLICANTS NAME: G. Scott Simonton 480-218-7575 (Fax 480-218-0888)
gssimonton@aol.com

PROPERTY ADDRESS: "SIMONTON RANCH"
Vacant land at NEC of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai
County, Arizona

DIRECTIONS TO PROPERTY: see below





SIMONTON RANCH

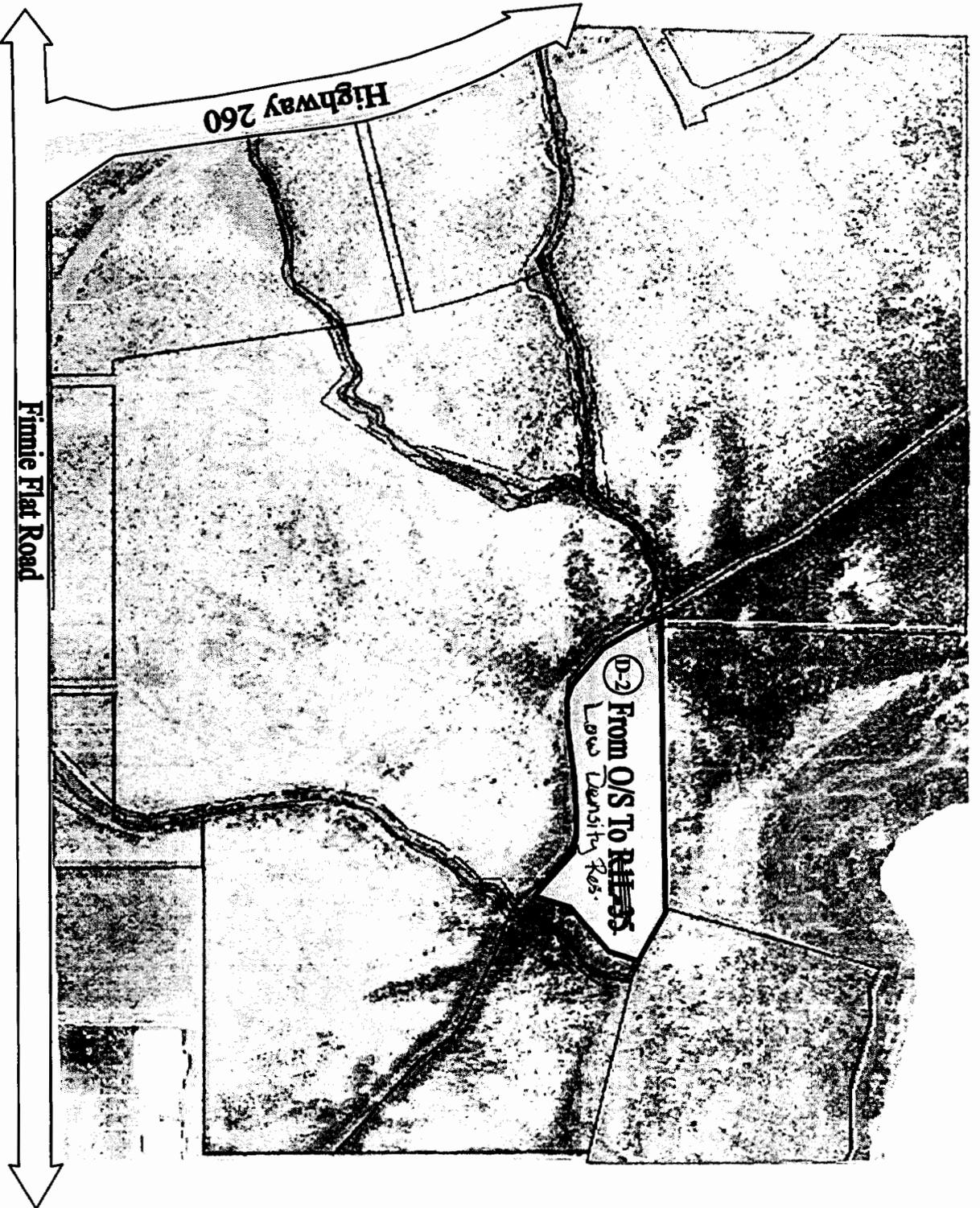
MINOR GENERAL PLAN AMENDMENT Date of Exhibit 2-7-06

Exh A

Current General Plan Use	Open Space	12.0 acres
Requested General Plan Use	Parcel D-2-to-RFEES	12.0 acres
	<i>Low Density Residential</i>	
Owners	Verde River Properties, LLC Fuller Commerce Park, LLC A.L.D. Development, Inc.	
Note: Calculations are approximate.		



Verde River Properties, LLC
Camp Verde Homestead, LLC
7116 E. Laguna Azul Avenue
Mesa, Arizona 85209
480-218-751



Current General Plan Use
Open Space 12.0 acres

Requested General Plan Use
~~Parcel D-2 to R-100~~ 12.0 acres
Low Density Residential

Owners
Verde River Properties, LLC
Fuller Commerce Park, LLC
A.L.D. Development, Inc.

Note: Calculations are approximate.

SIMONTON RANCH

MINOR GENERAL PLAN AMENDMENT Date of Exhibit 2-7-06

Exhibit B



Verde River Properties, LLC
Camp Verde Homestead, LLC
7116 E. Laguna Azul Avenue
Mesa, Arizona 85209
480-218-794

Land Use Summary

Use	Acreage
Commercial	87.4
Multi-family	7.0
Residential	187.3
Educational Site	10.0
Open Space	85.4
TOTAL	377.1

Maximum Units
Maximum Multi-family Units 300

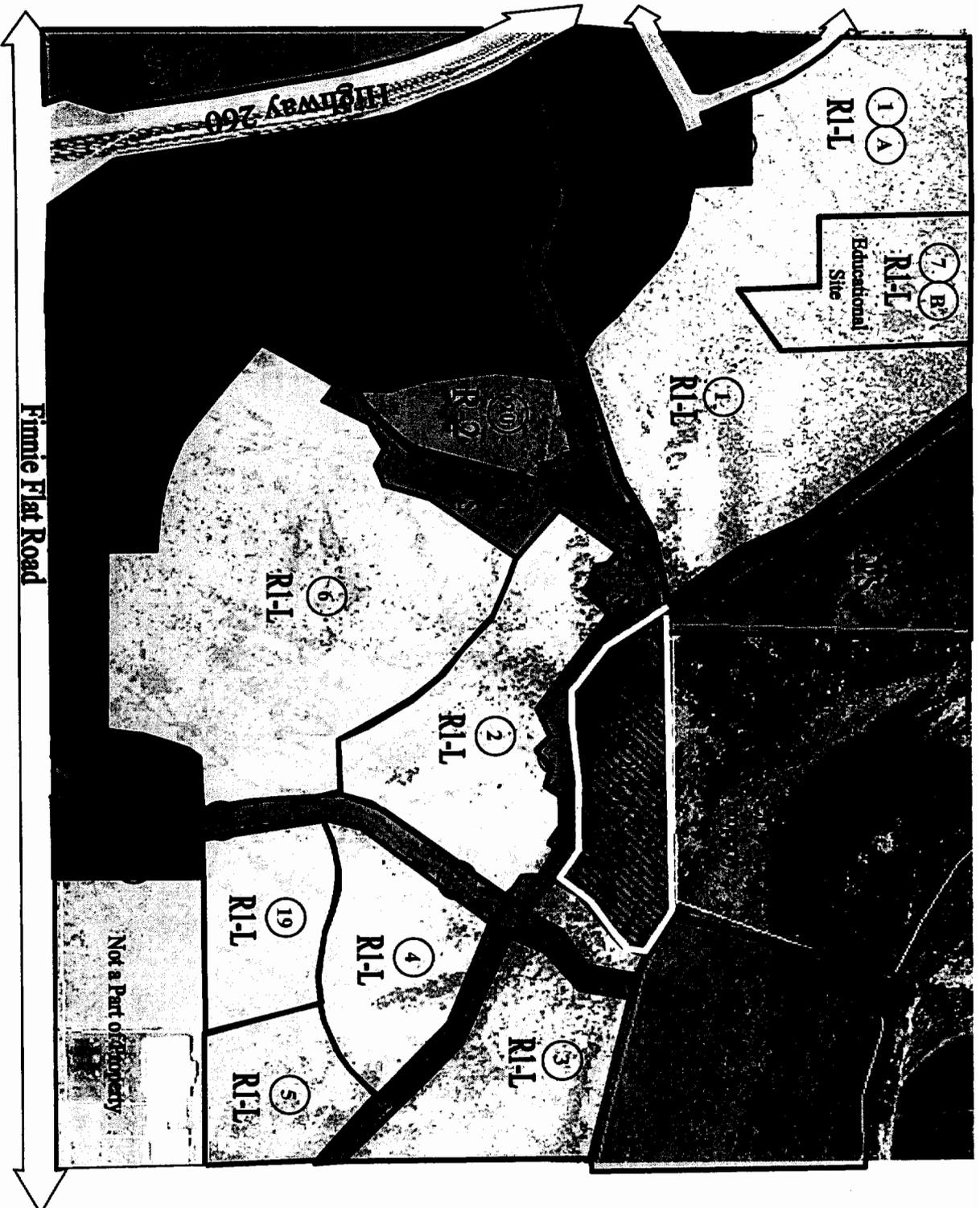
Maximum Residential Units 800

Maximum Density
Multi-family density may range up to 18 units per acre.

Residential densities may range from PAD-1 to PAD-12.

Notes

- ① Due to the conceptual nature of this Land Use Diagram, all calculations and area takeoffs are approximate and may change prior to final Town approval.
- ② Final design sizes, classifications, and locations may change prior to the filing of the preliminary plat and acceptance by the Town.
- ③ The actual amount of open space may decrease upon closer investigation of site conditions and constraints.



SIMONTON RANCH (formerly The Homestead at Camp Verde)

Land Use Plan Amended 7-27-05

Exhibit A

STAFF REPORT

**Council
Meeting of:**

April 26, 2006

Title:

Ordinance 2006 A326: Application filed by Scott Simonton, Verde River Properties, LLC owner of a portion of parcel 403-23-102N requesting approval of a zoning map change from Open Space & PAD 6-12 to PAD 2 (R1L-35). This property is located northeast of the northeast corner of State Highway 260 and Finnie Flat Road immediately south of the Forest Service parcel on the Verde River and consists of 14.28 acres.

**Description
Of Item:**

This zone change is being requested so that a low density residential subdivision with R1L-35 zoning can be developed. This property is currently zoned as open space and the applicant describes the facts surrounding the original open space designation and how his development plan mitigated the need to keep this area open space. He further indicates communications he had with members of the Council regarding a number of changes he made to the master plan, such as increased amount of land for retail or commercial purposes and reduced the number of residential units.

The surrounding zoning classifications are as follows:

North: Forest Service (open space), river and agricultural

South: PAD – R1L (high density residential)

East: PAD – R1L (residential low density)

West: Open space and PAD - residential

Agency Review:

Fourteen agencies were notified of this request and those who provided comments are included as follows:

Yavapai County Development Services Department: No objection to this proposal.

Camp Verde Water District: Area is within the Certificate of Convenience and Necessity (CC&N) and there is a twelve inch main paralleling the south side of the property along the north side of Finnie Flat Road at this location. We will be able to expand into the area under an Advance in Aid of Construction Agreement. We recommend approval of this request.

Arizona Department of Water Resources: “If the provider is not designated by the Department as having an adequate water supply, a Water Adequacy Report will be required for this development prior to the recordation of the final plat.”

Camp Verde Town Council: Ron Smith – asked regarding trail on Faulkner wash being connected to Woods Ditch and wanted to know if trail on ditch was preserved? Open space change could be issue, but noted commitment to acquire river front parcels 11 & 12.

Community Development Director: Open space is a desirable use, especially along the river. However, Mr. Simonton explains that he made changes to the overall design as part of his discussions with members of the Council, which significantly lowered the overall density of Simonton Ranch as well as increased the retail along Finnie Flat Road and SR 260. He explains that he was able to mitigate federal requirements because of design changes to the master planned development so that this 12 acre parcel could be developed. Further, he notes that the density placed on the 2.28 acres (#6 & 12), which is a part of this planning area, in the PAD would actually allow over 20 units, while this request would only permit 14 residences for the entire 14 acre site. In short, there are obvious tradeoffs regarding the master planning of Simonton Ranch which the developer understood and complied with regarding the increase in commercial land as well as the reduction of residential units. These understandings between the developer and the Council should be weighed with regard to this request.

Commission

Recommendation: The Commission held a public hearing on this application on April 13, 2006 and voted unanimously to recommend to Council approval.

Attachments: Yes

Prepared by: Will Wright



ORDINANCE 2006 A326

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 403-23-102N CONSISTING OF APPROXIMATELY 14.28 ACRES FROM PAD 6-12 (2.28 AC) AND PAD OS (12 AC) TO PAD 2 (R1L-35). THIS REZONING IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT.

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

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

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2006-03** was filed by Scott Simonton, agent for Verde River Properties LLC, owner, for the purpose of rezoning a portion of parcel **403-23-102N** from **PAD 6-12** and **PAD OS** to **PAD 2 (R1L-35)**. Attached is the legal description as **Exhibit A**; the map as **Exhibit B**;
- B. The Zoning Map Change was reviewed by the Planning Commission on **April 13, 2006** in public hearing that was advertised and posted according to state law and approved by the Town Council on **April 26, 2006**.
- C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

- II. **Zoning Map Change 2006-03** is approved, based upon the following findings:
 - A. The zoning map change will promote the public health safety, or welfare of the general public.
 - B. The property has been reclassified on the Town's General Plan Land Use Map as Low Density by Resolution 2006-683; therefore, the proposed zoning map change is consistent with the Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.

- Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.
- Section 3. This ordinance is effective upon completion of publication and any posting as required by law.
- Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 26th day of April 2006, to be effective when publication and posting, as required by law, is completed.

Approved: _____
Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

That Part of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, and the Southwest Quarter of Section 30, Township 14 North, Range 5 East, of the Gila and Salt River Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 30 from which the Center of said Section 25 bears South 89 degrees 50 minutes 00 seconds West, a distance of 2648.54 feet;

Thence South 01 degrees 50 minutes 26 seconds West, a distance of 1321.04 feet to the POINT OF BEGINNING;

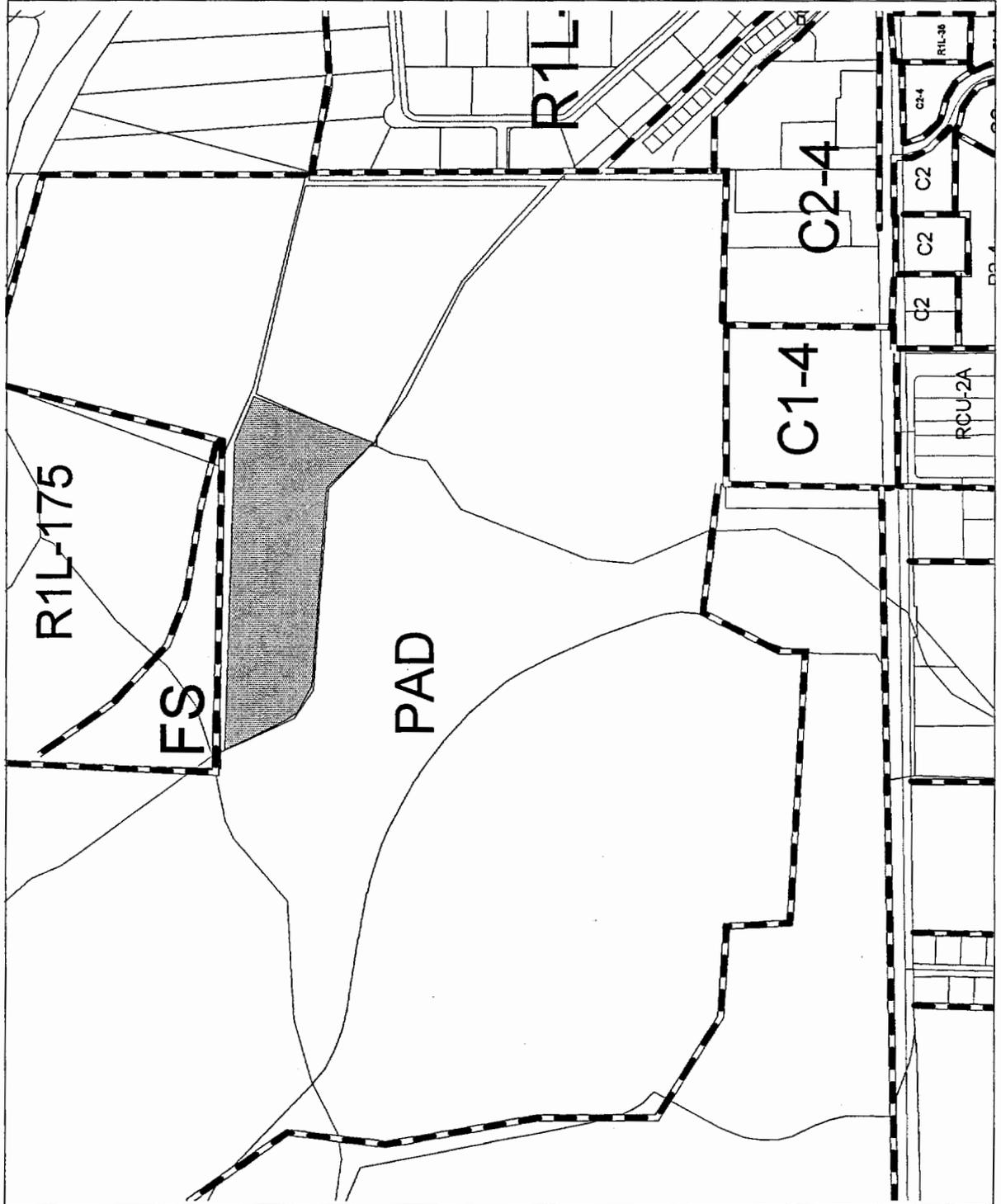
Thence North 89 degrees 53 minutes 49 seconds East, a distance of 1247.36 feet;
Thence South 67 degrees 27 minutes 52 seconds East, a distance of 341.40 feet;
Thence South 76 degrees 26 minutes 09 seconds East, a distance of 16.29 feet;
Thence South 10 degrees 57 minutes 35 seconds West, a distance of 164.07 feet;
Thence South 49 degrees 47 minutes 27 seconds West, a distance of 86.14 feet;
Thence South 51 degrees 12 minutes 28 seconds West, a distance of 182.00 feet;
Thence South 22 degrees 19 minutes 02 seconds West, a distance of 202.14 feet;
Thence North 56 degrees 46 minutes 08 seconds West, a distance of 56.01 feet;
Thence North 40 degrees 32 minutes 49 seconds West, a distance of 103.11 feet;
Thence North 48 degrees 04 minutes 15 seconds West, a distance of 164.13 feet;
Thence North 54 degrees 07 minutes 26 seconds West, a distance of 71.29 feet;
Thence North 75 degrees 10 minutes 49 seconds West, a distance of 55.96 feet;
Thence North 86 degrees 49 minutes 52 seconds West, a distance of 48.16 feet;
Thence South 86 degrees 17 minutes 36 seconds West, a distance of 327.01 feet;
Thence South 83 degrees 07 minutes 47 seconds West, a distance of 121.36 feet;
Thence South 89 degrees 52 minutes 30 seconds West, a distance of 148.75 feet;
Thence North 76 degrees 36 minutes 49 seconds West, a distance of 34.90 feet;
Thence North 51 degrees 47 minutes 23 seconds West, a distance of 112.98 feet;
Thence North 47 degrees 50 minutes 25 seconds West, a distance of 131.39 feet;
Thence North 31 degrees 39 minutes 02 seconds West, a distance of 106.31 feet;
Thence North 21 degrees 32 minutes 18 seconds West, a distance of 123.85 feet;
Thence North 31 degrees 29 minutes 16 seconds West, a distance of 42.98 feet;

Thence North 89 degrees 53 minutes 49 seconds East, a distance of 72.40 feet to the POINT OF BEGINNING.

The above described parcel contains 14.276 acres, more or less.

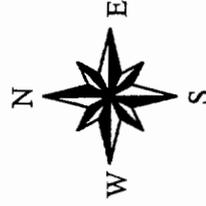


EXHIBIT B



ZMC FROM OS & PAD 6-12
TO PAD 2 (R1L-35)
(14.28 AC)

PARCEL 403-23-102N (PORTION OF)



0.3 Miles

0

CASE NO. 2006-04

PROJECT NO. Z MC 0603

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

12-21-05 A08:43 RCVD

APPLICATION DATE 11-29-05 TAKEN BY YB
ASSESSOR'S PARCEL NO. ~~403-23-010Z~~ 403-23-102N FEES \$ 1221
PRESENT ZONING R1L (PAD 6-12) & O/S (Open Space) HEARING DATE 2-2-06 / 2-22-06
SUBDIVISION SIMONTON RANCH
ADDRESS OF PROPERTY Northeast of Northeast Corner of State Highway 260 & Finnie Flat Road,
Camp Verde, Yavapai County, Arizona (approximately 67.42 acres)

REQUEST:

36.23 acres from R1L (PAD 6-12) to R1L-18 (PAD 5) Total = 67.42 AC
16.91 acres from R1L (PAD 6-12) to R1L-35 (PAD 2)
14.28 acres from O/S (Open Space) To R1L-35 (PAD 2)

OWNER Verde River Properties, LLC PHONE 480-218-7575 FAX 480-218-0888
ADDRESS 7116 E. Laguna Azul Avenue CITY Mesa STATE AZ ZIP 85209
CONTACT PERSON Scott Simonton gssimonton@aol.com

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

Name of Agent

[Signature]
Signature of Owner

12-14-05
Date

OWNER A.L.D. Development, Inc. PHONE 928-818-6685 FAX 928-554-0450
ADDRESS 340 W. Angus CITY Camp Verde STATE AZ ZIP 86322
CONTACT PERSON Al Dupuy

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

Name of Agent

[Signature]
Signature of Owner

12-14-05
Date

OWNER Fuller Commerce Park, LLC PHONE 480-813-8151 FAX 480-813-8151
ADDRESS 616 N. Pine CITY Gilbert STATE AZ ZIP 85234
CONTACT PERSON Robert Fuller

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

Name of Agent

Robert A. Fuller
Signature of Owner

14 Dec. 05
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.

[Signature]
Signature of Applicant

11-29-05
Date



SIMONTON RANCH

DATE SUBMITTED: February 7, 2006 **AMENDED REQUEST**

REQUEST: Zone Change Application

PROPERTY: Approximately 67.42 acres northeast of the northeast corner of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai County, Arizona, a portion of Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05 Parcels 3, 4, 5, 19, and D-2.

TAX PARCEL: A portion of Tax Parcel ~~403-23-0107~~ 403-23-102-N (portion of)

ZONING REQUEST ENCOMPASSES 3 PLANNING AREAS:

PLANNING AREA 14: HOMESTEAD AT SIMONTON RANCH

PROPERTY: Approximately 36.23 acres (see enclosed map) Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05 Parcels 4, 5, and 19.

OWNER: Fuller Commerce Park, LLC

EXISTING ZONING: R1L (PAD 6-12).

REQUESTED ZONING: R1L-18 (PAD 5).

CURRENT DENSITY: PAD 6 allows 99 lots; PAD 12 allows 434 lots.

REQUESTED DENSITY: 52 lots.

PLANNING AREA 13: RIVER'S VIEW ESTATES

PROPERTY: Approximately 16.91 acres (see enclosed map) Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05 Parcel 3.

OWNER: A.L.D. Development, Inc.

~~EXISTING ZONING: R1L (PAD 6-12).
REQUESTED ZONING: R1L-35 (PAD 2).
CURRENT DENSITY: PAD 6 allows 46 lots; PAD 12 allows 202 lots.
REQUESTED DENSITY: 15 lots.~~

*** PLANNING AREA 12:**

THE HEADQUARTERS AT SIMONTON RANCH

PROPERTY: Approximately 14.28 acres (see enclosed map) Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05 Parcel D-2.

OWNER: Verde River Properties, LLC

EXISTING ZONING: O/S Open Space and R1L (PAD 6-12).

REQUESTED ZONING: R1L-35 (PAD 2).

CURRENT DENSITY: Maximum of 27 lots.

REQUESTED DENSITY: 14 lots.

APPLICANT: G. Scott Simonton
Agent for: Fuller Commerce Park, LLC
A.L.D. Development, Inc.
Verde River Properties, LLC
7116 E. Laguna Azul Avenue
Mesa, AZ 85209
Phone: 480-218-7575
Fax: 480-218-0888

ENGINEERING CONSULTANT: Hoskin Ryan Consultants, Inc.
Tom Ryan, Engineer
3003 N. Central Avenue, Suite 1500
Phoenix, Arizona 85012
Phone: 602-252-8384
Fax: 602-252-8385

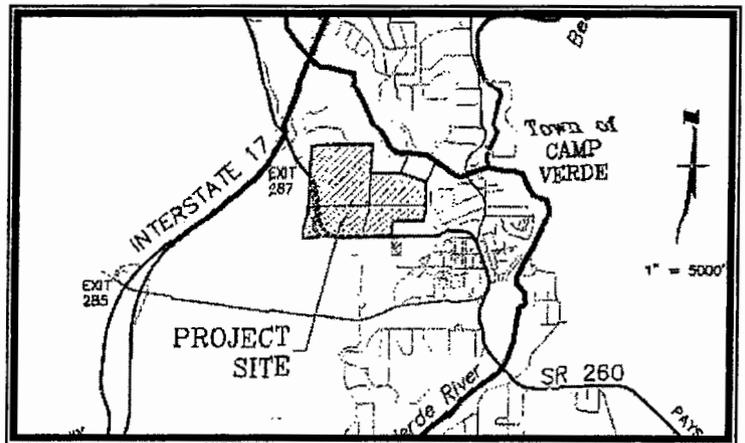


SIMONTON RANCH

SIMONTON RANCH

SIMONTON RANCH consists of approximately 361 acres of vacant land at the northeast corner of State Highway 260 and Finnie Flat Road, Camp Verde, Yavapai County, Arizona. The Property was formerly known as The Homestead at Camp Verde and is now known as “**SIMONTON RANCH**”.

The Applicant, while presenting a series of zoning requests to the Town of Camp Verde that resulted in the currently approved **SIMONTON RANCH** Master Plan, committed to the Town to revise certain portions of the property. This application is to comply with that commitment.



ZONING REQUEST AND PROPOSED LAND USE

The Applicant requests the rezoning of approximately 67.42 acres. The 67.42 acres is divided into 3 planning areas: Planning Area 14, Planning Area 13, and Planning Area 12. Each of those areas is presented below:

Planning Area 14:

Planning Area 14 is owned by Fuller Commerce Park, LLC and is designated on the Approved PAD as Parcels 4, 5, and 19. It consists of approximately 36.23 acres and is currently zoned R1L (PAD 6-12). The Approved PAD provided for a range of densities which would allow Planning Area 14 to be developed with a maximum of 434 lots.

The Town Council on October 26, 2005 by Resolution 2005-661 approved a preliminary plat for Planning Area 14 known as the HOMESTEAD AT SIMONTON RANCH. The HOMESTEAD AT SIMONTON RANCH plat consisted of 52 lots each having a minimum of 18,000 square feet. This zoning request would serve to limit the number and size of lots to be developed on the property consistent with the approved preliminary plat.

This down-zoning is being proposed to prohibit future property owners from further subdividing the property or an individual lot. Even though a prohibition will be included in the CC&R's to prohibit future lot owners from further dividing a lot, this down-zoning will allow the Town to enforce this restriction.

Planning Area 13:

Planning Area 13 is owned by A.L.D. Development, Inc. and is designated on the Approved PAD as Parcel 3. It consists of approximately 16.91 acres and is currently zoned R1L (PAD 6-12). The Approved PAD provided for a range of densities which would allow Planning Area 13 to be developed with a maximum of 202 lots.

The Town Council on November 16, 2005 by Resolution 2005-667 approved a preliminary plat for Planning Area 13 known as the RIVER'S EDGE ESTATES. The RIVER'S EDGE ESTATES plat consisted of 15 lots each having a minimum of 35,000 square feet. This zoning request would serve to limit the number and size of lots to be developed on the property consistent with the approved preliminary plat.

This down-zoning is being proposed to prohibit future property owners from further subdividing the property or an individual lot. Even though a prohibition will be included in the CC&R's to prohibit future lot owners from further dividing a lot, this down-zoning will allow the Town to enforce this restriction.

Planning Area 12:

Planning Area 12 is owned by Verde River Properties, LLC and is designated on the Approved PAD as Parcel D-2. It consists of approximately 14.28 acres with approximately 12 acres being currently zoned O/S (Open Space) and approximately 2.28 acres currently being zoned R1L (PAD 6-12). Federal restrictions attached to Harvard's THE HOMESTEAD AT CAMP VERDE Master Plan did not allow the majority of this parcel to be developed. The restrictions related to the crossing of protected washes, protected species, and the existence of archeological ruins. The design of SIMONTON RANCH project eliminated the wash crossings; lower densities further lessened the project's impact; and the applicant is currently in the process of excavating and clearing the archeological sites on the property. These changes now allow development of the property.

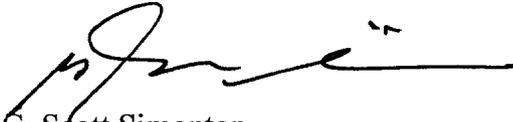
It might be noted that 2.28 acres of the property currently zoned R1L (PAD 6-12) allows from 6 lots (PAD 6) to a maximum of 27 lots (PAD 12) be developed on this portion of Planning Area 12. The Applicant requests a maximum of 14 lots on the entire 14.28 acres contained in Planning Area 12. This allows fewer lots than can presently be placed on the limited developable acres while making the lots much larger with nicer homes than is currently permitted.

The included down-zoning and limitations of densities for Planning Areas 14 and 13 more than mitigate the limited lot request for this property. Significant open space, trails, and access to the Verde River remain a part of the PAD.

REQUEST: Therefore, it is requested that:

1. Planning Area 14 (PAD Parcels 4, 5, and 19) be rezoned to R1L-18 (PAD 5) and that it be subject only to the stipulations contained in the Town of Camp Verde Ordinance 2005-A313 passed July 27, 2005, and Resolution 2005-661 passed October 26, 2005 and shall have a maximum density of 52 lots.
2. Planning Area 14 maximum lot coverage be amended to 40%.
(It is anticipated that some homes; together with triple garages, patios, and storage; may cover more than 30% or 5,400 square feet).
3. Planning Area 13 (PAD Parcel 3) be rezoned to R1L-35 (PAD 2) and that it be subject only to the stipulations contained in the Town of Camp Verde Ordinance 2005-A313 passed July 27, 2005, and Resolution 2005-667 passed on November 16, 2005 and shall have a maximum density of 15 lots.
4. Planning Area 12 (PAD Parcel D-2) be rezoned to R1L-35 (PAD 2) and that it be subject only to the stipulations contained in the Town of Camp Verde Ordinance 2005-A313 passed July 27, 2005 and shall have a maximum density of 14 lots.

Respectfully Submitted,



G. Scott Simonton

Agent for: Fuller Commerce Park, LLC
A.L.D. Development, Inc.
Verde River Properties, LLC

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(928) 567-6631

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

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

403-23-102N

Parcel Number: 403-23-010Z (SIMONTON RANCH)

Date: November 29, 2005

Owner: Verde River Properties, LLC

Address: 7116 E. Laguna Azul Avenue, Mesa, AZ 85209

Phone: 480-218-7575

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(s) hereby designate G. Scott Simonton as agent to file the permit applications and related documents with The Town of Camp Verde, with such authority to continue to December 31, 2006, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

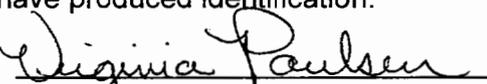
VERDE RIVER PROPERTIES, LLC

By: SIMCO PROPERTIES, LLC, Manager

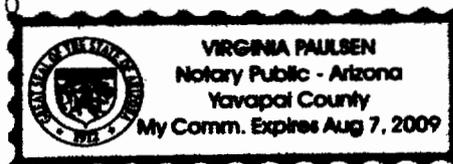
, Owner(s)
G. Scott Simonton, Manager

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 20th day of November, 2005, by G. Scott Simonton, who is/are personally known me or have produced identification.

, Notary Public

My commission expires: 8-7-09



TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: _____

Parcel No. ~~403-23-010Z~~ 403-23-102N

Date: November 29, 2005

Legal Description: See Attached Legal

Name: Verde River Properties, LLC

"SIMONTON RANCH" at NWC Highway 260 &

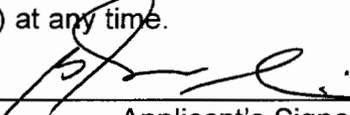
Address: 7116 E. Laguna Azul Avenue

Finnie Flat Road formerly "The Homestead at

Mesa, AZ 85209

Camp Verde".

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.


Applicant's Signature

Manager/Agent

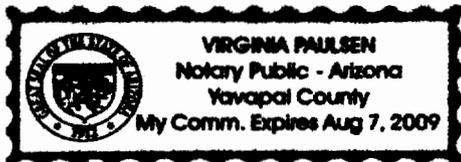
12-20-05
Date

Agent for: Verde River Properties, LLC

State of Arizona
Town of Camp Verde

On this 20th day of ~~November~~ December ^{JP}, 19 2005 before me, the undersigned Notary Public, personally appeared G. Scott Simonton, who executed the foregoing Instrument for the purpose therein contained.

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




Notary Public

8-7-09
Date Commission Expires

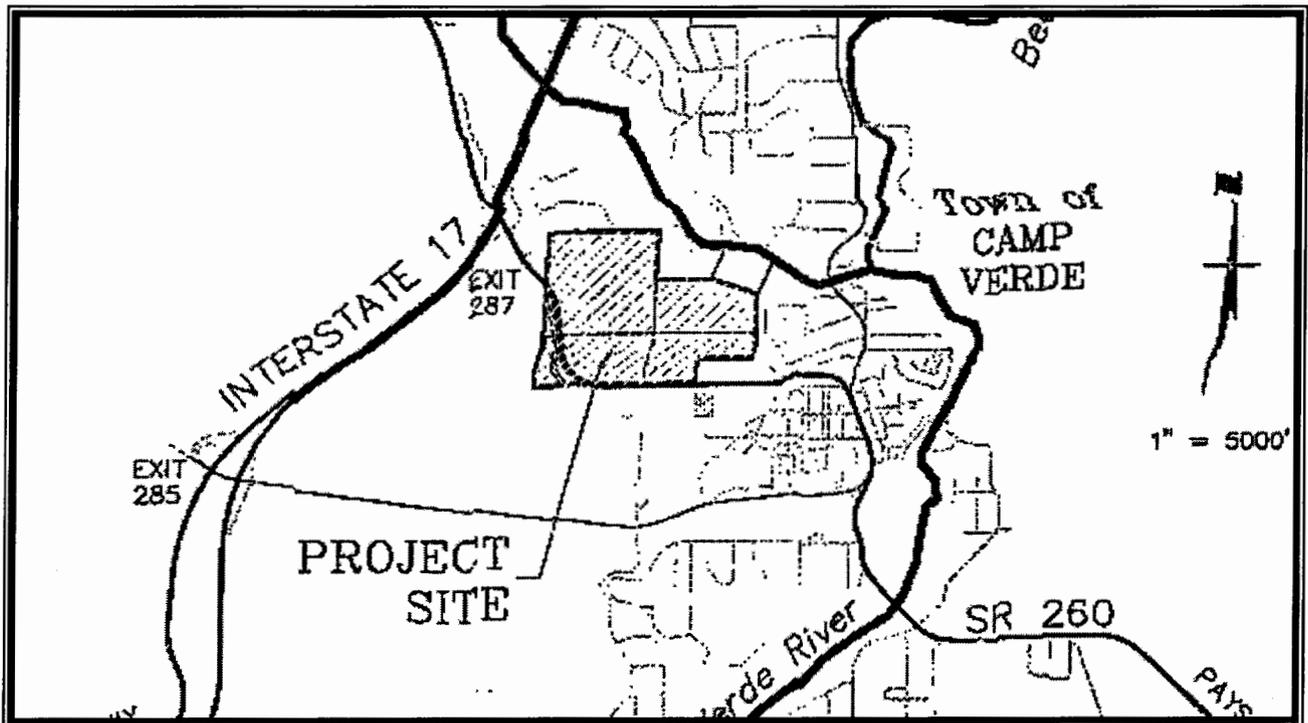
DIRECTIONS TO PROPERTY

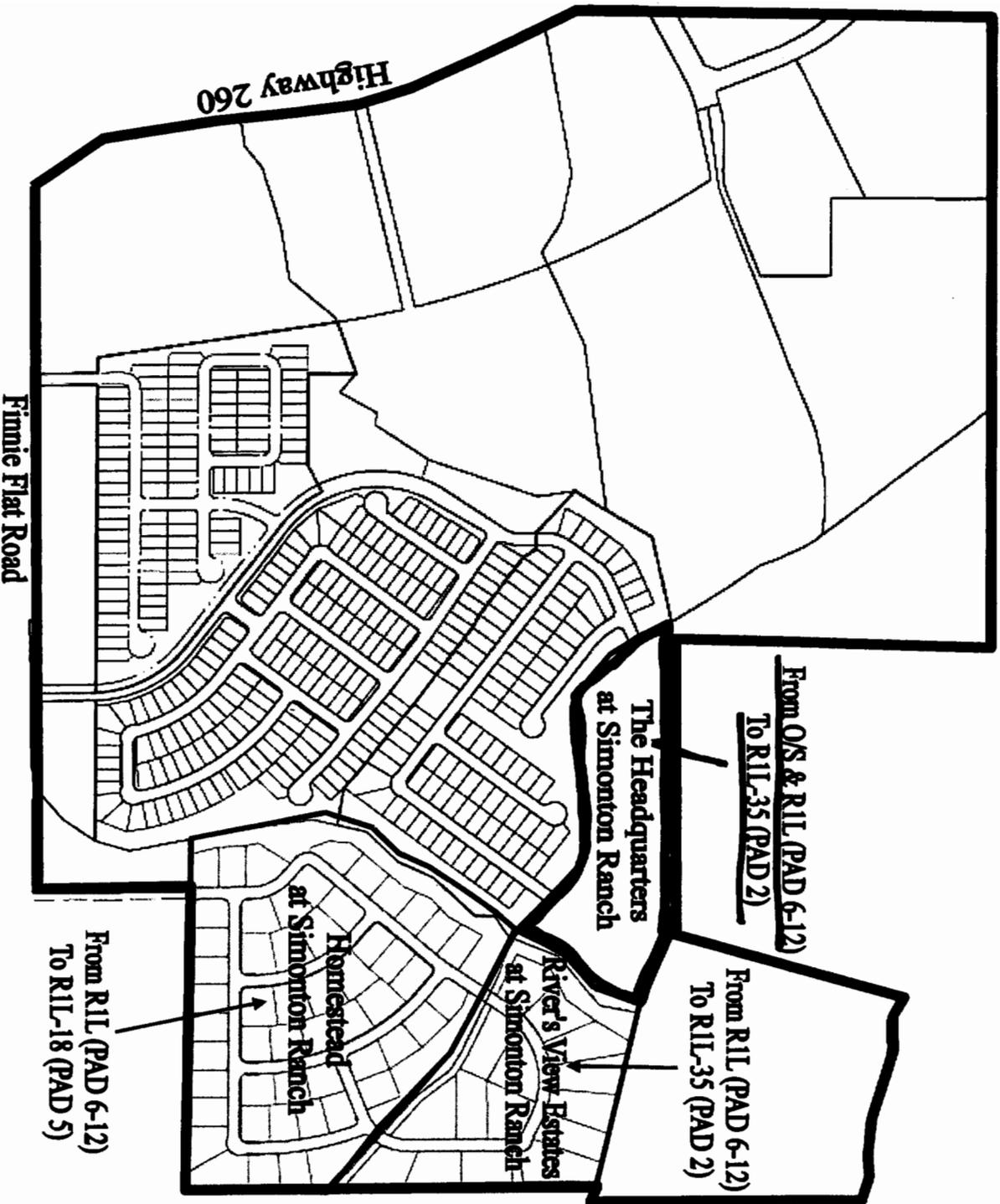
ASSESSORS PARCEL NUMBER: ~~403-23-010Z~~ 403-23-102N

APPLICANTS NAME: G. Scott Simonton 480-218-7575 (Fax 480-218-0888)
gssimonton@aol.com

PROPERTY ADDRESS: "SIMONTON RANCH"
Vacant land at NEC of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai County, Arizona

DIRECTIONS TO PROPERTY: see below





SIMONTON RANCH

REZONING

Date of Exhibit 2-7-06

Exhibit A

Current Land Use	
CURRENT ZONING	ACRES
R1-L (PAD 6-12)	55.42
Open Space	12.00
TOTAL ACRES	67.42
CURRENT MAXIMUM DENSITY	
DWELLING UNITS	277

Requested Land Use	
REQUESTED ZONING	ACRES
Parcels D-2, 3 to RIL-35 (PAD 2)	31.19
Parcels 4, 5, 19 to RIL-18 (PAD 5)	36.23
TOTAL ACRES	67.42
PROJECTED/ALLOWED DENSITY	
Deer Creek at Simonton Ranch	14
River's Bend Acres at Simonton Ranch	15
Homestead at Simonton Ranch	52
DWELLING UNITS	81

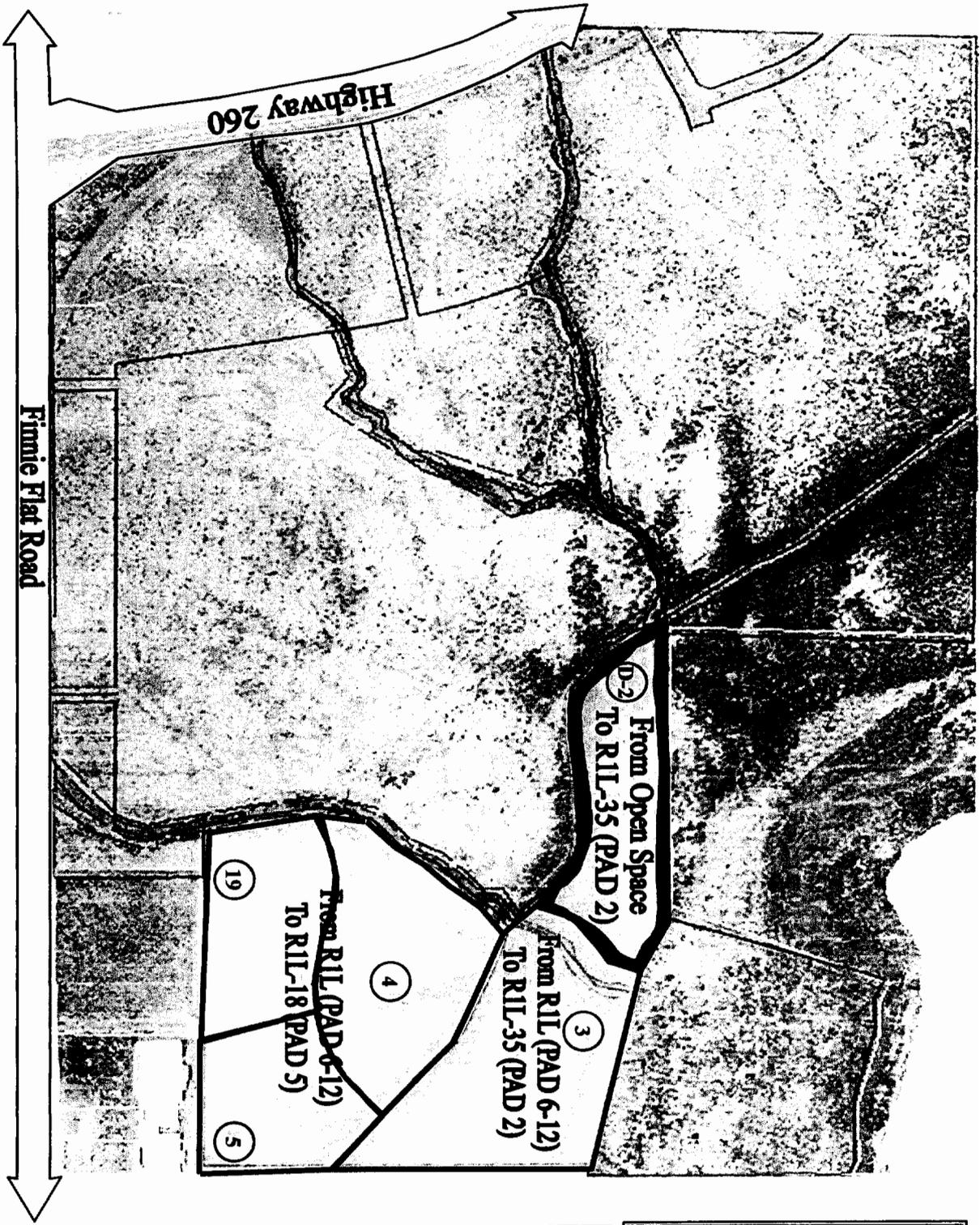
Notes
Density and area calculations are approximate.

Owners

Verde River Properties, LLC
Fuller Commerce Park, LLC
A.L.D. Development, Inc.



Verde River Properties, LLC
Camp Verde Homestead, LLC
7116 E. Laguna Azul Avenue
Mesa, Arizona 85209
480-218-7575



SIMONTON RANCH

REZONING

Date of Exhibit 2-7-06

Exhibit B

Current Land Use	
CURRENT ZONING	ACRES
R1-L (PAD 6-12)	55.42
Open Space	12.00
TOTAL ACRES	67.42
CURRENT MAXIMUM DENSITY	
DWELLING UNITS	277

Requested Land Use	
REQUESTED ZONING	ACRES
Parcels D-2, 3 to RIL-35 (PAD 2)	31.19
Parcels 4, 5, 19 to RIL-18 (PAD 5)	36.23
TOTAL ACRES	67.42
PROJECTED/ALLOWED DENSITY	
Deer Creek at Simonton Ranch	14
River's Bend Acres at Simonton Ranch	15
Homestead at Simonton Ranch	52
DWELLING UNITS	81

Notes
Density and area calculations are approximate.

Owners
Verde River Properties, LLC
Fuller Commerce Park, LLC
A.L.D. Development, Inc.


Verde River Properties, LLC
Camp Verde Homestead, LLC
7116 E. Laguna Azul Avenue
Mesa, Arizona 85209
480-218-7571

STAFF REPORT

Council

Meeting of: April 26, 2006

Title: **ORDINANCE 2006 A323:** Application filed by Scott Simonton, agent for Fuller Commerce Park LLC, owner of parcel 403-23-102 requesting an approval of Zoning Map Change 2006-05 from PAD 6-12 to PAD 5 (R1L-18) for The Homestead subdivision, part of the Simonton Ranch Master Planned Community and amending the % of lot coverage from 30% to 40% for this subdivision only. This property is located off of Finnie Flat behind the Outpost Mall and consists of 36.23 acres.

Description Of Item:

This parcel is a part of the Simonton Ranch PAD and currently carries the PAD density of 6-12 that would allow up to 434 lots. The current owner has designed a development with the lower density of 52 lots that has been approved in a preliminary plat. This rezoning is being requested to match the zoning density to the lot sizes in the subdivision to prevent any further division of lots in the future.

This request is just one in a series of zoning requests that are in front of the Commission and Council lowering the projected density of the Simonton Ranch development. This zoning request is in agreement with the approved preliminary plat approved by the Council and will allow the Town to enforce the restriction of lot splits within the development that is in the subdivision's CC&Rs.

The owner is also requesting an amendment to the Residential Design Standards (Exhibit D to Ordinance 2005 A313) for the PAD Density 5 from 30% to 40% lot coverage because of the anticipated larger size of homes with triple garages, and the possibility of additional accessory buildings that may exceed the 30% lot coverage limitation (5,400 sq. ft.)

The Land Use and surrounding zoning is as follows:

North:	High Density Residential – PAD 2 (pending)
South:	Commercial – C2
East:	Low Density Residential – R1L-35
West:	High Density Residential – PAD 6-12

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

Yavapai County Flood Control: Flood Control will support the approval for this change. At the time of development the District will require that the 2005 Yavapai County Drainage Criteria Manual be followed as to the District requirements pertaining to this site.

Town of Camp Verde Community Development Director: This zoning map change will significantly reduce the number of residences from a potential of over 400 lots to 52 units. I understand the reduction in density for this as well as other developments in the Simonton Ranch was something that Council had sought through discussions with Mr. Simonton. This request, therefore, appears to honor those verbal

commitments made by Mr. Simonton and better parallels the development desires of many on the Council. The coverage issue is important to the applicant given the fact they are desirous to build an upscale neighborhood with options for multiple garages (3) as well as have accessory buildings. The garages and accessory buildings are a part of the calculation for coverage and by increasing this to 40% then larger units could be constructed. It is worth noting that all setbacks must be met even with the increased maximum coverage allowance.

Replies to the 300' Letters: 22 letters were sent out concerning the Zoning Map Change, and staff has received no responses to the notification letter as of 3-30-06.

Commission

Recommendation:

The Commission held a public hearing on this item on April 13, 2006 and voted unanimously to recommend to Council approval of Zoning Map Change 2006-05. Because applicant's presentation for this application was combined with the overall general presentation given by Mr. Simonton on the Simonton Ranch PAD there was little or no discussion on this particular request. It was acknowledged by the Commission that the subdivision lot size was already approved during the preliminary plat process.

Attachments:

Yes

Prepared by:

Nancy Buckel



ORDINANCE 2006 A323

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 403-23-102 CONSISTING OF APPROXIMATELY 36.23 ACRES FROM PAD 6-12 TO PAD 5 (R1L-18) AND CHANGING THE LOT COVERAGE % FOR THE HOMESTEAD SUBDIVISION FROM 30% TO 40%. THIS REZONING IS TO ALLOW FOR DEVELOPMENT OF HOMESTEAD @ SIMONTON RANCH.

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

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

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2006-05** was filed by Scott Simonton, agent for Fuller Commerce Park LLC, owners, for the purpose of rezoning a portion of parcel **403-23-102** from **PAD 6-12** to **PAD 5 (R1L-18)** and **change the lot coverage % for the Homestead Subdivision from 30% to 40%**. Attached is the legal description as **Exhibit A**; the map as **Exhibit B**;
- B. The Zoning Map Change was reviewed by the Planning Commission on **April 13, 2006** in public hearing that was advertised and posted according to state law and approved by the Town Council on **April 26, 2006**.
- C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

- II. **Zoning Map Change 2006-05** is approved, based upon the following findings:
- A. The zoning map change will promote the public health safety, or welfare of the general public.
 - B. The property is shown as High Density on the Town's General Plan Land Use Map; therefore, the proposed zoning map change is consistent with the Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.
-

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

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

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

*PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the **26th day of April 2006**, to be effective when publication and posting, as required by law, is completed.*

Approved: _____
Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 31 BEARS SOUTH 89 DEGREES, 59 MINUTES, 25 SECONDS WEST, A DISTANCE OF 2425.11 FEET;

THENCE SOUTH 00 DEGREES, 14 MINUTES, 06 SECONDS EAST, ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 31, A DISTANCE OF 87.73 FEET;

THENCE SOUTH 89 DEGREES, 59 MINUTES, 32 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES, 14 MINUTES, 06 SECONDS EAST, A DISTANCE OF 572.86 FEET;

THENCE SOUTH 89 DEGREES, 58 MINUTES, 51 SECONDS WEST, A DISTANCE OF 1273.04 FEET;

THENCE SOUTH 00 DEGREES, 15 MINUTES, 01 SECONDS EAST, A DISTANCE OF 645.05 FEET;

THENCE SOUTH 89 DEGREES, 44 MINUTES, 59 SECONDS WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 00 DEGREES, 15 MINUTES, 01 SECONDS WEST, A DISTANCE OF 645.05 FEET;

THENCE NORTH 89 DEGREES, 57 MINUTES, 28 SECONDS WEST, A DISTANCE OF 203.75 FEET;

THENCE NORTH 11 DEGREES, 00 MINUTES, 13 SECONDS WEST, A DISTANCE OF 225.58 FEET;

THENCE NORTH 07 DEGREES, 51 MINUTES, 58 SECONDS WEST, A DISTANCE OF 283.37 FEET;

THENCE NORTH 12 DEGREES, 46 MINUTES, 24 SECONDS EAST, A DISTANCE OF 226.91 FEET;

THENCE NORTH 44 DEGREES, 01 MINUTES, 06 SECONDS EAST, A DISTANCE OF 186.33 FEET;

EXHIBIT A
Legal Description

THENCE NORTH 24 DEGREES, 35 MINUTES, 24 SECONDS EAST, A DISTANCE OF 159.76 FEET;

THENCE NORTH 43 DEGREES, 10 MINUTES, 54 SECONDS EAST, A DISTANCE OF 239.21 FEET;

THENCE NORTH 00 DEGREES, 01 MINUTES, 25 SECONDS WEST, A DISTANCE OF 78.92 FEET;

THENCE NORTH 56 DEGREES, 26 MINUTES, 58 SECONDS EAST, A DISTANCE OF 102.34 FEET;

THENCE NORTH 22 DEGREES, 19 MINUTES, 02 SECONDS EAST, A DISTANCE OF 20.11 FEET;

THENCE SOUTH 56 DEGREES, 46 MINUTES, 08 SECONDS EAST, A DISTANCE OF 33.21 FEET;

THENCE SOUTH 72 DEGREES, 01 MINUTES, 09 SECONDS EAST, A DISTANCE OF 129.49 FEET;

THENCE SOUTH 65 DEGREES, 08 MINUTES, 42 SECONDS EAST, A DISTANCE OF 370.02 FEET;

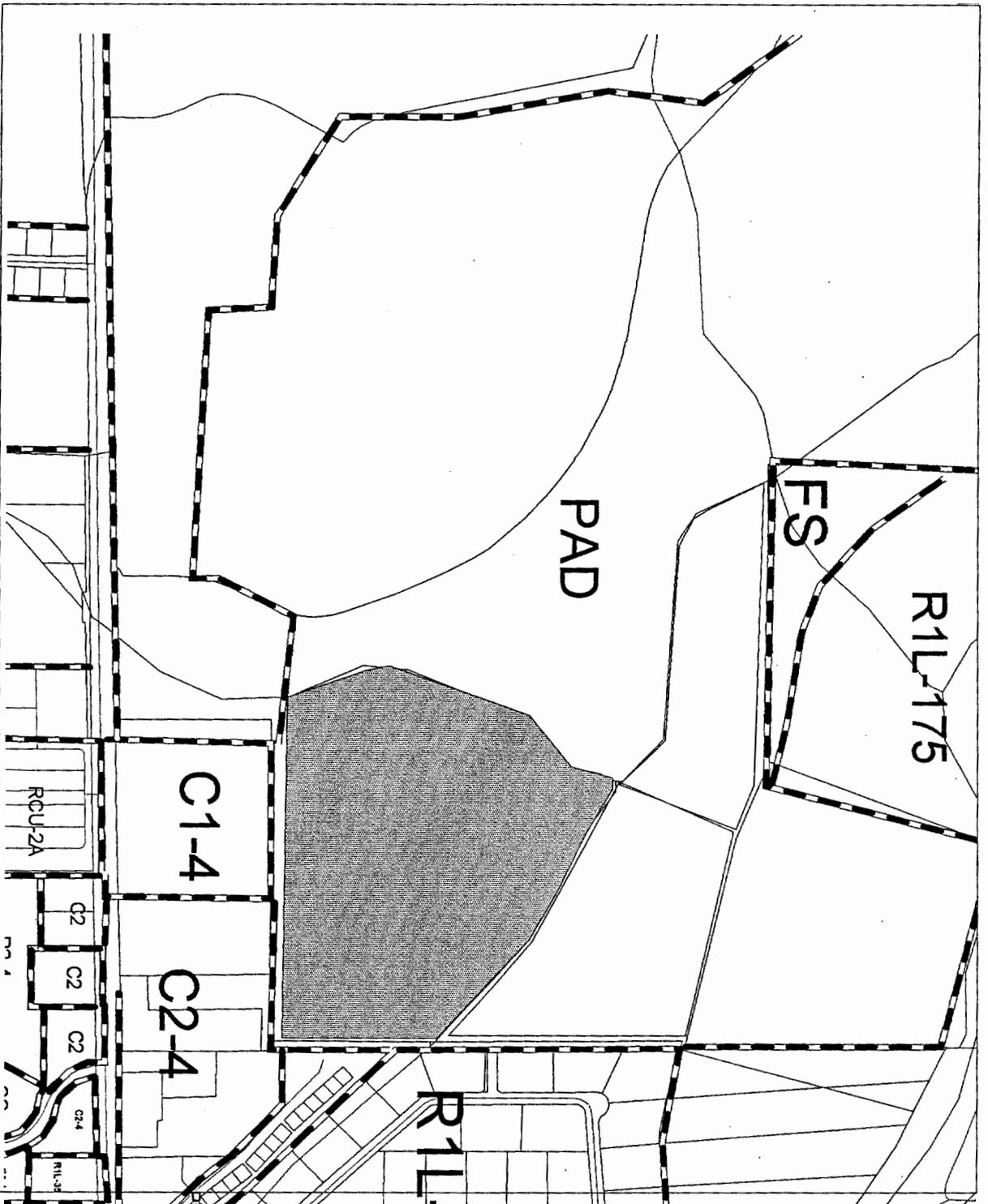
THENCE SOUTH 58 DEGREES, 52 MINUTES, 51 SECONDS EAST, A DISTANCE OF 83.47 FEET;

THENCE SOUTH 37 DEGREES, 30 MINUTES, 47 SECONDS EAST, A DISTANCE OF 174.46 FEET;

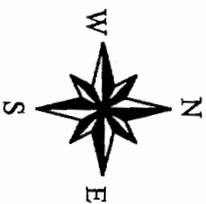
THENCE SOUTH 48 DEGREES, 26 MINUTES, 32 SECONDS EAST, A DISTANCE OF 545.20 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

ZMC FROM PAD 6-12
TO PAD 5 (R1L-18)
(36.23 AC)



PARCEL 403-23-102



CASE NO. 2006-04

PROJECT NO. Z MC 06-05

12-21-05 408:43 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 11-29-05 TAKEN BY YB
ASSESSOR'S PARCEL NO. 403-23-102 FEES \$ 1221
PRESENT ZONING R1L (PAD 6-12) HEARING DATE 2-2-06 / 2-22-06
SUBDIVISION SIMONTON RANCH
ADDRESS OF PROPERTY Northeast of Northeast Corner of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai County, Arizona (approximately 67.42 acres)

REQUEST:

*36.23 acres from R1L (PAD 6-12) to R1L-18 (PAD 5)
16.91 acres from R1L (PAD 6-12) to R1L-35 (PAD 2)
14.28 acres from O/S (Open Space) to R1L-35 (PAD 2)

OWNER Verde River Properties, LLC PHONE 480-218-7575 FAX 480-218-0888
ADDRESS 7116 E. Laguna Azul Avenue CITY Mesa STATE AZ ZIP 85209
CONTACT PERSON Scott Simonton gssimonton@aol.com

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

Name of Agent

Signature of Owner

Date

12-14-05

OWNER A.L.D. Development, Inc. PHONE 928-818-6685 FAX 928-554-0450
ADDRESS 340 W. Angus CITY Camp Verde STATE AZ ZIP 86322
CONTACT PERSON Al Dupuy

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

Name of Agent

Signature of Owner

Date

12-14-05

OWNER Fuller Commerce Park, LLC PHONE 480-813-8151 FAX 480-813-8151
ADDRESS 616 N. Pine CITY Gilbert STATE AZ ZIP 85234
CONTACT PERSON Robert Fuller

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

Name of Agent

Signature of Owner

Date

14 Dec. 05

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.

Signature of Applicant

11-29-05

Date



SIMONTON RANCH

DATE SUBMITTED: February 7, 2006 **AMENDED REQUEST**

REQUEST: Zone Change Application

PROPERTY: Approximately 67.42 acres northeast of the northeast corner of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai County, Arizona, a portion of Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05 Parcels 3, 4, 5, 19, and D-2.

TAX PARCEL: *See Below

ZONING REQUEST ENCOMPASSES 3 PLANNING AREAS:

* **PLANNING AREA 14:**

HOMESTEAD AT SIMONTON RANCH

Tax Parcel:

403-23-102

PROPERTY: Approximately 36.23 acres (see enclosed map) Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05 Parcels 4, 5, and 19.

OWNER: Fuller Commerce Park, LLC

EXISTING ZONING: ~~R1L-18~~ (PAD ~~6~~ ~~12~~).

REQUESTED ZONING: R1L-18 (PAD 5).

CURRENT DENSITY: PAD 6 allows 99 lots; PAD 12 allows 434 lots.

REQUESTED DENSITY: 52 lots.

* **PLANNING AREA 13:**

RIVER'S VIEW ESTATES

Tax Parcel: 403-23-102F

PROPERTY: Approximately 16.91 acres (see enclosed map) Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05 Parcel 3.

OWNER: A.L.D. Development, Inc

EXISTING ZONING: R1L (PAD 6-12).
REQUESTED ZONING: R1L-35 (PAD 2).
CURRENT DENSITY: PAD 6 allows 46 lots; PAD 12 allows 202 lots.
REQUESTED DENSITY: 15 lots.

PLANNING AREA 12: THE HEADQUARTERS AT SIMONTON RANCH

~~PROPERTY: Approximately 14.28 acres (see enclosed map) Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05 Parcel D-2.~~

~~OWNER: Verde River Properties, LLC~~

~~EXISTING ZONING: O/S Open Space and R1L (PAD 6-12).~~

~~REQUESTED ZONING: R1L-35 (PAD 2).~~

~~CURRENT DENSITY: Maximum of 27 lots.~~

~~REQUESTED DENSITY: 14 lots.~~

APPLICANT: G. Scott Simonton
Agent for: Fuller Commerce Park, LLC
A.L.D. Development, Inc.
Verde River Properties, LLC
7116 E. Laguna Azul Avenue
Mesa, AZ 85209
Phone: 480-218-7575
Fax: 480-218-0888

ENGINEERING CONSULTANT: Hoskin Ryan Consultants, Inc.
Tom Ryan, Engineer
3003 N. Central Avenue, Suite 1500
Phoenix, Arizona 85012
Phone: 602-252-8384
Fax: 602-252-8385

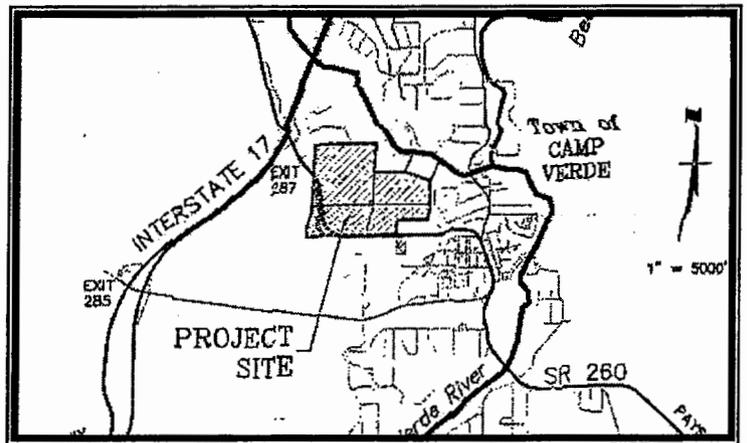


SIMONTON RANCH

SIMONTON RANCH

SIMONTON RANCH consists of approximately 361 acres of vacant land at the northeast corner of State Highway 260 and Finnie Flat Road, Camp Verde, Yavapai County, Arizona. The Property was formerly known as The Homestead at Camp Verde and is now known as "**SIMONTON RANCH**".

The Applicant, while presenting a series of zoning requests to the Town of Camp Verde that resulted in the currently approved **SIMONTON RANCH** Master Plan, committed to the Town to revise certain portions of the property. This application is to comply with that commitment.



ZONING REQUEST AND PROPOSED LAND USE

The Applicant requests the rezoning of approximately 67.42 acres. The 67.42 acres is divided into 3 planning areas: Planning Area 14, Planning Area 13, and Planning Area 12. Each of those areas is presented below:

Planning Area 14:

Planning Area 14 is owned by Fuller Commerce Park, LLC and is designated on the Approved PAD as Parcels 4, 5, and 19. It consists of approximately 36.23 acres and is currently zoned R1L (PAD 6-12). The Approved PAD provided for a range of densities which would allow Planning Area 14 to be developed with a maximum of 434 lots.

The Town Council on October 26, 2005 by Resolution 2005-661 approved a preliminary plat for Planning Area 14 known as the HOMESTEAD AT SIMONTON RANCH. The HOMESTEAD AT SIMONTON RANCH plat consisted of 52 lots each having a minimum of 18,000 square feet. This zoning request would serve to limit the number and size of lots to be developed on the property consistent with the approved preliminary plat.

This down-zoning is being proposed to prohibit future property owners from further subdividing the property or an individual lot. Even though a prohibition will be included in the CC&R's to prohibit future lot owners from further dividing a lot, this down-zoning will allow the Town to enforce this restriction.

Planning Area 13:

Planning Area 13 is owned by A.L.D. Development, Inc. and is designated on the Approved PAD as Parcel 3. It consists of approximately 16.91 acres and is currently zoned R1L (PAD 6-12). The Approved PAD provided for a range of densities which would allow Planning Area 13 to be developed with a maximum of 202 lots.

The Town Council on November 16, 2005 by Resolution 2005-667 approved a preliminary plat for Planning Area 13 known as the RIVER'S EDGE ESTATES. The RIVER'S EDGE ESTATES plat consisted of 15 lots each having a minimum of 35,000 square feet. This zoning request would serve to limit the number and size of lots to be developed on the property consistent with the approved preliminary plat.

This down-zoning is being proposed to prohibit future property owners from further subdividing the property or an individual lot. Even though a prohibition will be included in the CC&R's to prohibit future lot owners from further dividing a lot, this down-zoning will allow the Town to enforce this restriction.

Planning Area 12:

Planning Area 12 is owned by Verde River Properties, LLC and is designated on the Approved PAD as Parcel D-2. It consists of approximately 14.28 acres with approximately 12 acres being currently zoned O/S (Open Space) and approximately 2.28 acres currently being zoned R1L (PAD 6-12). Federal restrictions attached to Harvard's THE HOMESTEAD AT CAMP VERDE Master Plan did not allow the majority of this parcel to be developed. The restrictions related to the crossing of protected washes, protected species, and the existence of archeological ruins. The design of SIMONTON RANCH project eliminated the wash crossings; lower densities further lessened the project's impact; and the applicant is currently in the process of excavating and clearing the archeological sites on the property. These changes now allow development of the property.

It might be noted that 2.28 acres of the property currently zoned R1L (PAD 6-12) allows from 6 lots (PAD 6) to a maximum of 27 lots (PAD 12) be developed on this portion of Planning Area 12. The Applicant requests a maximum of 14 lots on the entire 14.28 acres contained in Planning Area 12. This allows fewer lots than can presently be placed on the limited developable acres while making the lots much larger with nicer homes than is currently permitted.

The included down-zoning and limitations of densities for Planning Areas 14 and 13 more than mitigate the limited lot request for this property. Significant open space, trails, and access to the Verde River remain a part of the PAD.

REQUEST: Therefore, it is requested that:

1. Planning Area 14 (PAD Parcels 4, 5, and 19) be rezoned to R1L-18 (PAD 5) and that it be subject only to the stipulations contained in the Town of Camp Verde Ordinance 2005-A313 passed July 27, 2005, and Resolution 2005-661 passed October 26, 2005 and shall have a maximum density of 52 lots.
2. Planning Area 14 maximum lot coverage be amended to 40%.
(It is anticipated that some homes; together with triple garages, patios, and storage; may cover more than 30% or 5,400 square feet).
3. Planning Area 13 (PAD Parcel 3) be rezoned to R1L-35 (PAD 2) and that it be subject only to the stipulations contained in the Town of Camp Verde Ordinance 2005-A313 passed July 27, 2005, and Resolution 2005-667 passed on November 16, 2005 and shall have a maximum density of 15 lots.
4. Planning Area 12 (PAD Parcel D-2) be rezoned to R1L-35 (PAD 2) and that it be subject only to the stipulations contained in the Town of Camp Verde Ordinance 2005-A313 passed July 27, 2005 and shall have a maximum density of 14 lots.

Respectfully Submitted,



G. Scott Simonton

Agent for: Fuller Commerce Park, LLC
A.L.D. Development, Inc.
Verde River Properties, LLC

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(928) 567-6631

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

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

Parcel Number: 403-23-102 (SIMONTON RANCH) Date: November 16, 2005
Owner: Fuller Commerce Park, LLC
Address: 616 N. Pine Street, Gilbert, AZ 85233
Phone: 480-813-8151

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(s) hereby designate G. Scott Simonton as agent to file the permit applications and related documents with The Town of Camp Verde, with such authority to continue to December 31, 2006, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

FULLER COMMERCE PARK, LLC

Robert A. Fuller, Owner(s)
Robert A. Fuller, Manager

State of Arizona
County of Maricopa, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 17th day of November, 2005, by Robert A. Fuller, who is/are personally known me or have produced identification.

Jennifer A. Fields, Notary Public

My commission expires



JENNIFER A. FIELDS
Notary Public - Arizona
Maricopa County
Expires 02/28/09

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

Hearing Application: _____ Parcel No. 403-23-¹⁰²~~010Z~~
Date: November 29, 2005 Legal Description: See Attached Legal
Name: Fuller Commerce Park, LLC "SIMONTON RANCH" at NWC Highway 260 &
Address: 616 N. Pine Finnie Flat Road formerly "The Homestead at
Gilbert, AZ 85234 Camp Verde".

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.

Robert A. Fuller Manager/Agent 5 Dec. 2005
Applicant's Signature Date

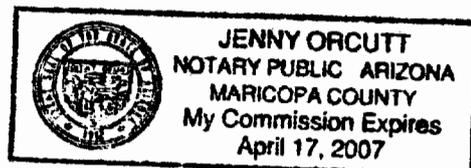
Agent for: Fuller Commerce Park, LLC

State of Arizona
Town of Camp Verde

On this 5 day of December, 19 2005 before me, the undersigned Notary Public, personally appeared Robert A. Fuller, who executed the foregoing Instrument for the purpose therein contained.

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

Jenny Orcutt
Notary Public
April 17, 2007
Date Commission Expires



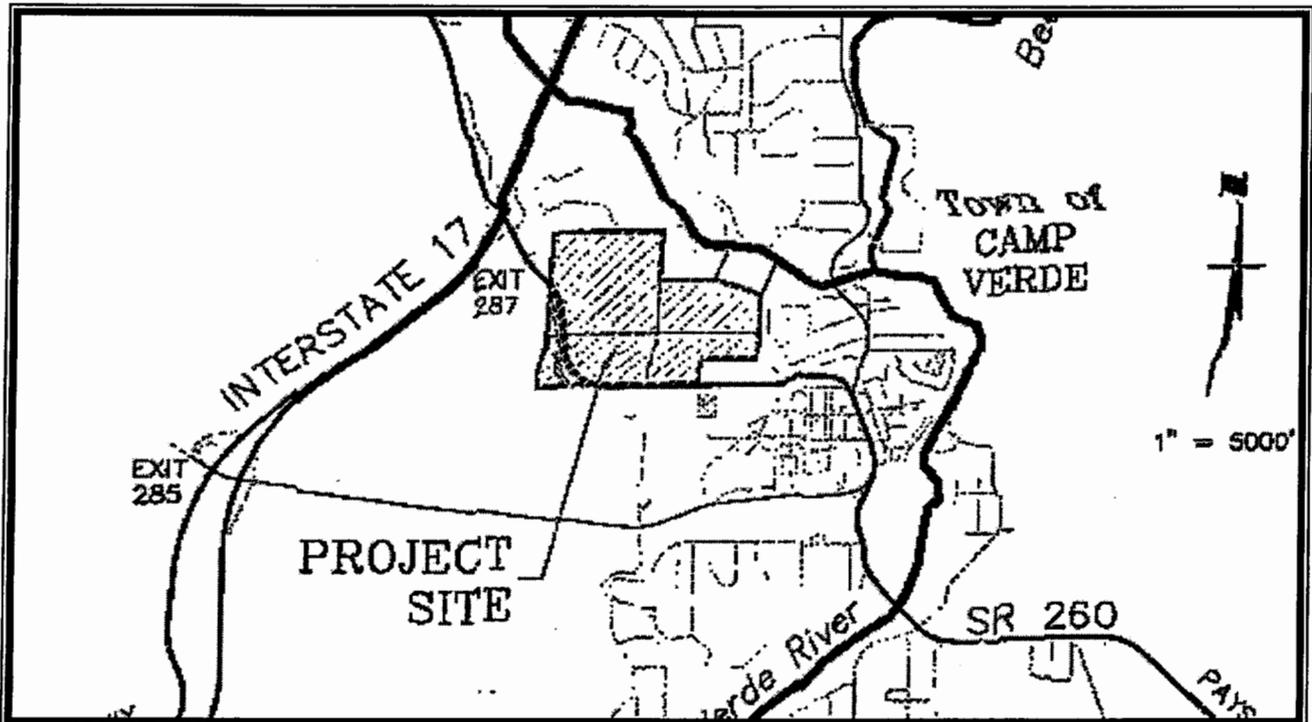
DIRECTIONS TO PROPERTY

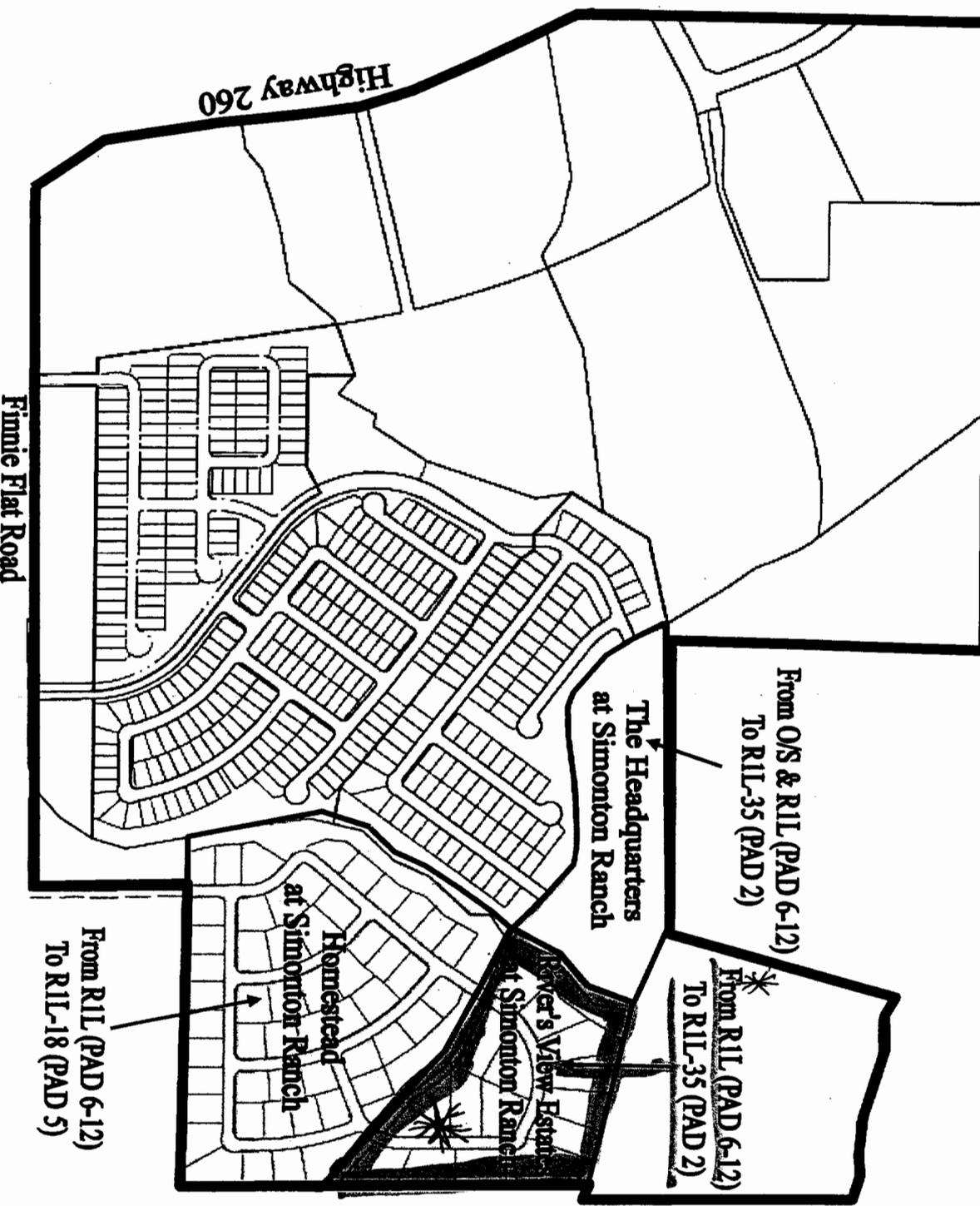
ASSESSORS PARCEL NUMBER: ~~403-23-010Z~~ 403-23-10Z

APPLICANTS NAME: G. Scott Simonton 480-218-7575 (Fax 480-218-0888)
gssimonton@aol.com

PROPERTY ADDRESS: "SIMONTON RANCH"
Vacant land at NEC of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai
County, Arizona

DIRECTIONS TO PROPERTY: see below





SIMONTON RANCH

REZONING

Date of Exhibit 2-7-06

Exhibit A

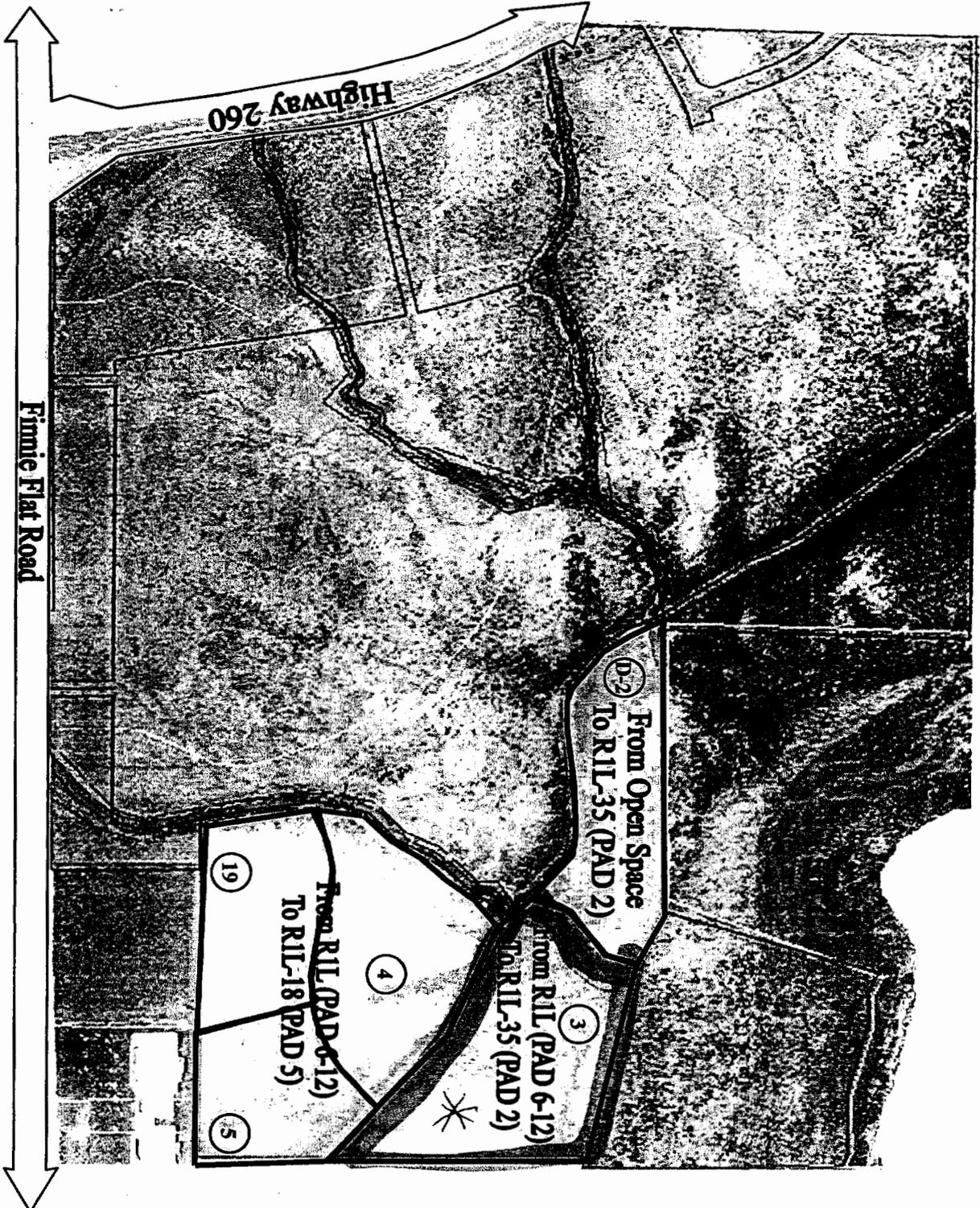
Current Land Use	
CURRENT ZONING	ACRES
R1-L (PAD 6-12)	55.42
Open Space	12.00
TOTAL ACRES	67.42
CURRENT MAXIMUM DENSITY	
DWELLING UNITS	277

Requested Land Use	
*REQUESTED ZONING	ACRES
Parcels D-2, 3 to RIL-35 (PAD 2)	31.19
Parcels 4, 5, 19 to RIL-18 (PAD 5)	36.23
TOTAL ACRES	67.42
PROJECTED/ALLOWED DENSITY	
Deer Creek at Simonton Ranch	14
River's Bend Acres at Simonton Ranch	15
Homestead at Simonton Ranch	52
DWELLING UNITS	81

Notes
Density and area calculations are approximate.

Owners
Verde River Properties, LLC
Fuller Commerce Park, LLC
A.L.D. Development, Inc.

Verde River Properties, LLC
Camp Verde Homestead, LLC
7116 E. Laguna Azul Avenue
Mesa, Arizona 85209
480-218-7575



SIMONTON RANCH

REZONING

Date of Exhibit 2-7-06

Fimmie Flat Road

Current Land Use	
CURRENT ZONING	ACRES
R1-L (PAD 6-12)	55.42
Open Space	12.00
TOTAL ACRES	67.42
CURRENT MAXIMUM DENSITY	
DWELLING UNITS	277

Requested Land Use	
REQUESTED ZONING	ACRES
Parcels 2, 3 to RIL-35 (PAD 2)	31.19
Parcels 4, 5, 19 to RIL-18 (PAD 5)	36.23
TOTAL ACRES	67.42
PROJECTED/ALLOWED DENSITY	
Deer Creek at Simonton Ranch	14
River's Bend Acres at Simonton Ranch	15
Homestead at Simonton Ranch	52
DWELLING UNITS	81

Notes
Density and area calculations are approximate.

Owners
Verde River Properties, LLC
Fuller Commerce Park, LLC
A.L.D. Development, Inc.



Verde River Properties, LLC
Camp Verde Homestead, LLC
7116 E. Laguna Azul Avenue
Mesa, Arizona 85209
480-218-7575

Staff Report

Council Meeting of:

April 26, 2006

Title:

Ordinance 2006 A324: An application filed by Scott Simonton, agent for, ALD Development, Inc., owner of parcel 403-23-102F requesting a zoning map change from PAD 6-12 to PAD 2 (R1L-35) for 16.91 acres known as River's View Subdivision.

Description:

This parcel is located within the Simonton Ranch Planned Area Development east of I-17 off of Finnie Flat Road behind the Outpost Mall area adjacent to 'The Homestead' subdivision being developed by Fuller Commerce Park LLC.

The current land use surrounding this property is as follows:

East: Residential

West: Residential

North: River and agriculture

South: Commercial and Residential

The applicant has provided a detailed narrative explaining the request in detail. Currently this parcel with the PAD 6-12 density would allow from 46 to 202 lots. This subdivision has been approved for 15 lots on its preliminary plat. The zoning for the 16.91 acres corresponds with the plats for River Views Estates (Planning Area 13 of Simonton Ranch)

This request is just one in a series of zoning requests that are in front of the Commission and Council lowering the projected density of the Simonton Ranch development. This zoning request is in agreement with the approved preliminary plat approved by the Council and will allow the Town to enforce the restriction of lot splits within the development that is in the subdivision's CC&Rs.

Agency

Responses:

Fourteen agencies have been notified of this proposed rezoning and the following have responded at this time.

Yavapai County Flood Control: Flood Control has reviewed the submittal and will support the approval for this change. The District will require that when future development takes place that 2005 Yavapai County Drainage Criteria Manual will be followed as to the District requirements pertaining to this site.

Yavapai County Environmental Services: No comment.

**Community
Development
Director:**

This zoning map change will significantly reduce the number of residences from a potential of between 46 to 202 lots allowed in the PAD 6-12 to 15 lots. I understand the reduction in density for this as well as other developments in the Simonton Ranch was something that Council had sought through discussions with Mr. Simonton. This request, therefore, appears to honor those verbal commitments made by Mr. Simonton and better parallels the development desire of many on the Council.

**Commission
Recommendation:**

The Commission heard this item at a public hearing on April 13th and voted unanimously to recommend to Council approval of this application. There was little or no discussion on this item because the Commission recognized that this zoning will match the number of lots that have been approved through the preliminary plat process for this parcel.

300' Letters:

Eighteen letters were sent out notifying the surrounding property owners and as of the writing of this report, no responses have been received.

Attachments:

Yes

Submitted by:

Nancy Buckel, Senior Planner



ORDINANCE 2006 A324

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 403-23-102F CONSISTING OF APPROXIMATELY 16.91 ACRES FROM PAD 6-12 TO PAD 2 (R1L-35). THIS REZONING IS TO ALLOW THE DEVELOPMENT OF THE RIVER'S VIEW @ SIMONTON RANCH.

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

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

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2006-06** was filed by Scott Simonton, agent for ALD DEVELOPMENT, INC, , owners, for the purpose of rezoning the parcel **403-23-102F from PAD 6-12 TO PAD 2(R1L-35)**. Attached is the legal description as **Exhibit A**; the map as **Exhibit B**;
- B. The Zoning Map Change was reviewed by the Planning Commission on **April 13, 2006** in public hearing that was advertised and posted according to state law and approved by the Town Council on **April 26, 2006**.
- C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

II. **Zoning Map Change 2006-06** is approved, based upon the following findings:

- A. The zoning map change will promote the public health safety, or welfare of the general public.
- B. The property is shown as High Density on the Town's General Plan Land Use Map; therefore, the proposed zoning map change is consistent with Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.

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

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

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

PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 26th day of April 2006, to be effective when publication and posting, as required by law, is completed.

Approved: _____
Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

That Part of the Southwest Quarter of Section 30, Northwest Quarter of Section 31, Township 14 North, Range 5 East, of the Gila and Salt River Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 31 from which the Northwest Corner of said Section 31 bears South 89 degrees 59 minutes 25 seconds West, a distance of 2428.11 feet;

Thence South 89 degrees 59 minutes 27 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING;

Thence South 00 degrees 14 minutes 06 seconds East, a distance of 87.73 feet;
Thence North 48 degrees 26 minutes 32 seconds West, a distance of 546.20 feet;
Thence North 37 degrees 30 minutes 47 seconds West, a distance of 174.45 feet;
Thence North 58 degrees 52 minutes 51 seconds West, a distance of 83.47 feet;
Thence North 65 degrees 08 minutes 42 seconds West, a distance of 370.02 feet;
Thence North 72 degrees 01 minutes 09 seconds West, a distance of 129.49 feet;
Thence North 56 degrees 46 minutes 08 seconds West, a distance of 33.21 feet;
Thence North 22 degrees 19 minutes 02 seconds East, a distance of 202.14 feet;
Thence North 51 degrees 12 minutes 28 seconds East, a distance of 162.00 feet;
Thence North 49 degrees 47 minutes 27 seconds East, a distance of 86.14 feet;
Thence North 10 degrees 57 minutes 35 seconds East, a distance of 164.07 feet;
Thence South 76 degrees 26 minutes 09 seconds East, a distance of 777.31 feet;

Thence South 00 degrees 05 minutes 13 seconds East, a distance of 1005.23 feet to the POINT OF BEGINNING.

The above described parcel contains 16.907 acres, more or less

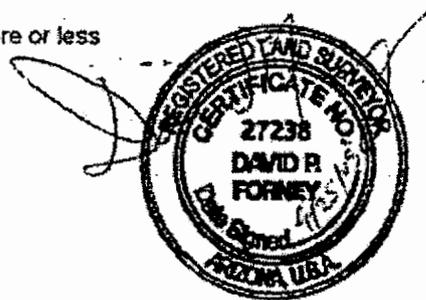
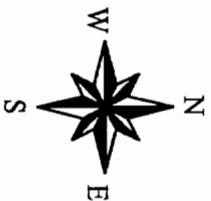
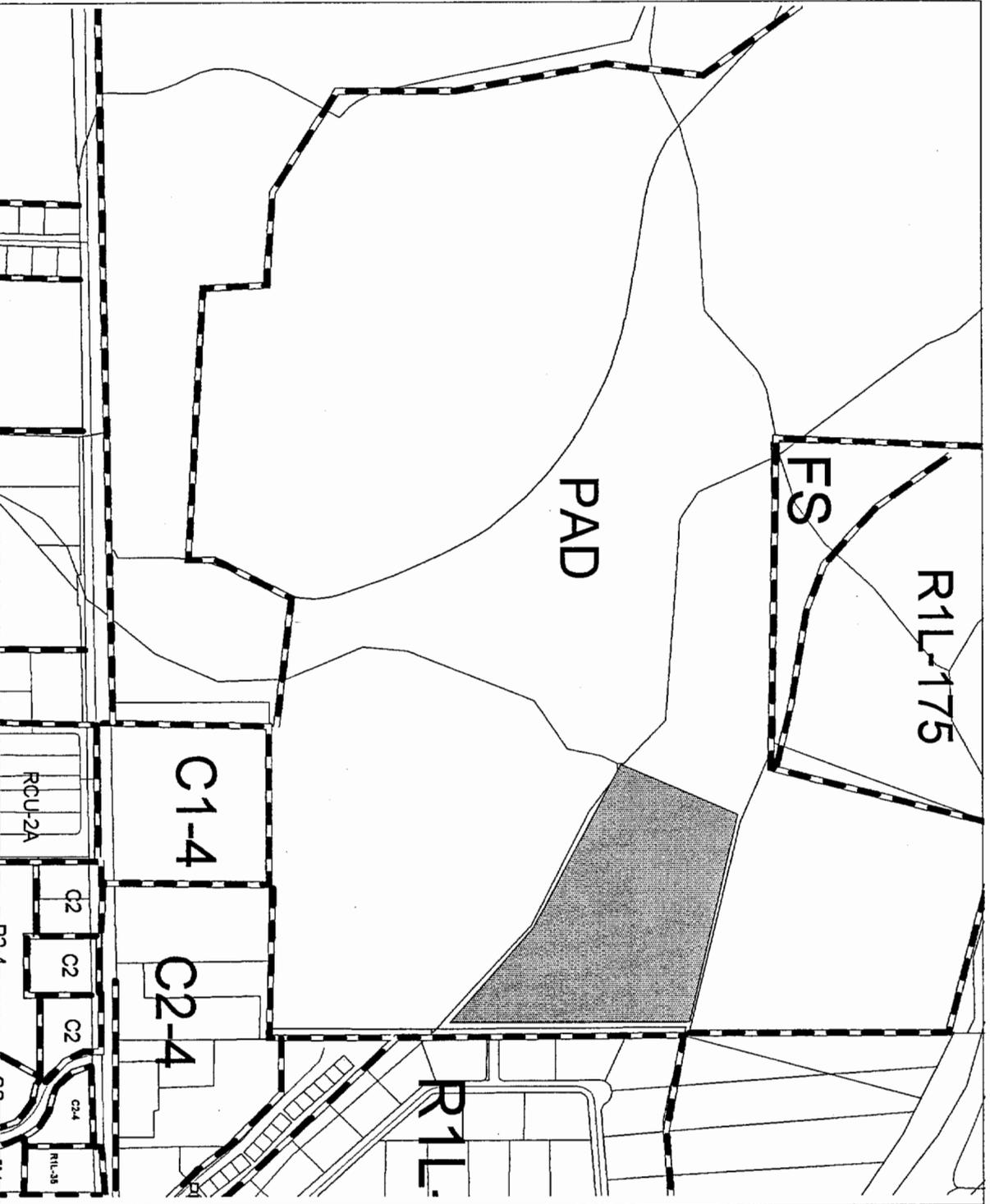


EXHIBIT B

ZMC FROM PAD 6-12
TO PAD 2 (R1L-35)
(16.91 AC)



PARCEL 403-23-102F



CASE NO. 2006-04

PROJECT NO. Z MC 06-06

12-21-05 A08:43 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
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SUBDIVISION SIMONTON RANCH
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REQUEST:

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OWNER Verde River Properties, LLC. PHONE 480-218-7575 FAX 480-218-0888
ADDRESS 7116 E. Laguna Azul Avenue CITY Mesa STATE AZ ZIP 85209
CONTACT PERSON Scott Simonton gssimonton@aol.com

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

Name of Agent

Signature of Owner [Signature]

12-14-05
Date

OWNER A.L.D. Development, Inc. PHONE 928-818-6685 FAX 928-554-0450
ADDRESS 340 W. Angus CITY Camp Verde STATE AZ ZIP 86322
CONTACT PERSON Al Dupuy

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Signature of Owner [Signature]

12-14-05
Date

OWNER Fuller Commerce Park, LLC PHONE 480-813-8151 FAX 480-813-8151
ADDRESS 616 N. Pine CITY Gilbert STATE AZ ZIP 85234
CONTACT PERSON Robert Fuller

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Name of Agent

Signature of Owner [Signature]

14 Dec. 05
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.

Signature of Applicant [Signature]

11-29-05
Date



SIMONTON RANCH

DATE SUBMITTED: February 7, 2006 **AMENDED REQUEST**

REQUEST: Zone Change Application

PROPERTY: Approximately 67.42 acres northeast of the northeast corner of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai County, Arizona, a portion of Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05 Parcels 3, 4, 5, 19, and D-2.

TAX PARCEL: See Below

ZONING REQUEST ENCOMPASSES 3 PLANNING AREAS:

Tax Parcel:
403-23-102

~~* **PLANNING AREA 14:** HOMESTEAD AT SIMONTON RANCH~~

~~PROPERTY: Approximately 36.23 acres (see enclosed map) Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05 Parcels 4, 5, and 19.~~

~~OWNER: Fuller Commerce Park, LLC~~

~~EXISTING ZONING: ~~R1L~~ (PAD ~~5~~).~~

~~REQUESTED ZONING: R1L-18 (PAD 5).~~

~~CURRENT DENSITY: PAD 6 allows 99 lots; PAD 12 allows 434 lots.~~

~~REQUESTED DENSITY: 52 lots.~~

*** PLANNING AREA 13:** RIVER'S VIEW ESTATES Tax Parcel: 403-23-102F

PROPERTY: Approximately 16.91 acres (see enclosed map) Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05 Parcel 3.

OWNER: A.L.D. Development, Inc.

EXISTING ZONING: R1L (PAD 6-12).
REQUESTED ZONING: R1L-35 (PAD 2).
CURRENT DENSITY: PAD 6 allows 46 lots; PAD 12 allows 202 lots.
REQUESTED DENSITY: 15 lots.

PLANNING AREA 12: THE HEADQUARTERS AT SIMONTON RANCH

~~PROPERTY: Approximately 14.28 acres (see enclosed map) Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05 Parcel D-2.~~

~~OWNER: Verde River Properties, LLC~~

~~EXISTING ZONING: O/S Open Space and R1L (PAD 6-12).~~

~~REQUESTED ZONING: R1L-35 (PAD 2).~~

~~CURRENT DENSITY: Maximum of 27 lots.~~

~~REQUESTED DENSITY: 14 lots.~~

APPLICANT: G. Scott Simonton
Agent for: Fuller Commerce Park, LLC
A.L.D. Development, Inc.
Verde River Properties, LLC
7116 E. Laguna Azul Avenue
Mesa, AZ 85209
Phone: 480-218-7575
Fax: 480-218-0888

ENGINEERING CONSULTANT: Hoskin Ryan Consultants, Inc.
Tom Ryan, Engineer
3003 N. Central Avenue, Suite 1500
Phoenix, Arizona 85012
Phone: 602-252-8384
Fax: 602-252-8385

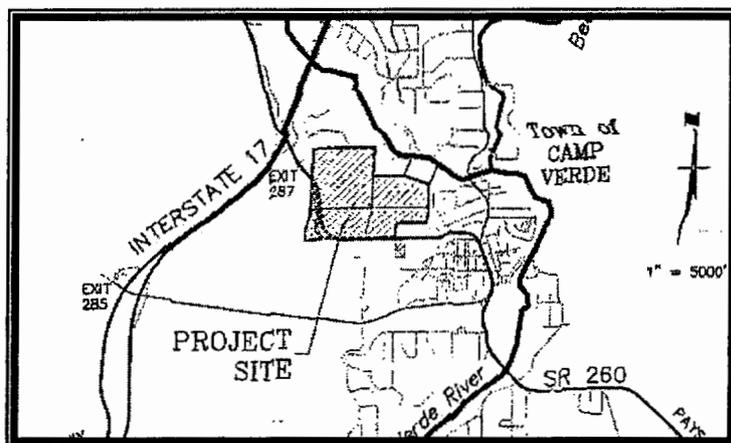


SIMONTON RANCH

SIMONTON RANCH

SIMONTON RANCH consists of approximately 361 acres of vacant land at the northeast corner of State Highway 260 and Finnie Flat Road, Camp Verde, Yavapai County, Arizona. The Property was formerly known as The Homestead at Camp Verde and is now known as “**SIMONTON RANCH**”.

The Applicant, while presenting a series of zoning requests to the Town of Camp Verde that resulted in the currently approved **SIMONTON RANCH** Master Plan, committed to the Town to revise certain portions of the property. This application is to comply with that commitment.



ZONING REQUEST AND PROPOSED LAND USE

The Applicant requests the rezoning of approximately 67.42 acres. The 67.42 acres is divided into 3 planning areas: Planning Area 14, Planning Area 13, and Planning Area 12. Each of those areas is presented below:

Planning Area 14:

Planning Area 14 is owned by Fuller Commerce Park, LLC and is designated on the Approved PAD as Parcels 4, 5, and 19. It consists of approximately 36.23 acres and is currently zoned R1L (PAD 6-12). The Approved PAD provided for a range of densities which would allow Planning Area 14 to be developed with a maximum of 434 lots.

The Town Council on October 26, 2005 by Resolution 2005-661 approved a preliminary plat for Planning Area 14 known as the HOMESTEAD AT SIMONTON RANCH. The HOMESTEAD AT SIMONTON RANCH plat consisted of 52 lots each having a minimum of 18,000 square feet. This zoning request would serve to limit the number and size of lots to be developed on the property consistent with the approved preliminary plat.

This down-zoning is being proposed to prohibit future property owners from further subdividing the property or an individual lot. Even though a prohibition will be included in the CC&R's to prohibit future lot owners from further dividing a lot, this down-zoning will allow the Town to enforce this restriction.

Planning Area 13:

Planning Area 13 is owned by A.L.D. Development, Inc. and is designated on the Approved PAD as Parcel 3. It consists of approximately 16.91 acres and is currently zoned R1L (PAD 6-12). The Approved PAD provided for a range of densities which would allow Planning Area 13 to be developed with a maximum of 202 lots.

The Town Council on November 16, 2005 by Resolution 2005-667 approved a preliminary plat for Planning Area 13 known as the RIVER'S EDGE ESTATES. The RIVER'S EDGE ESTATES plat consisted of 15 lots each having a minimum of 35,000 square feet. This zoning request would serve to limit the number and size of lots to be developed on the property consistent with the approved preliminary plat.

This down-zoning is being proposed to prohibit future property owners from further subdividing the property or an individual lot. Even though a prohibition will be included in the CC&R's to prohibit future lot owners from further dividing a lot, this down-zoning will allow the Town to enforce this restriction.

Planning Area 12:

Planning Area 12 is owned by Verde River Properties, LLC and is designated on the Approved PAD as Parcel D-2. It consists of approximately 14.28 acres with approximately 12 acres being currently zoned O/S (Open Space) and approximately 2.28 acres currently being zoned R1L (PAD 6-12). Federal restrictions attached to Harvard's THE HOMESTEAD AT CAMP VERDE Master Plan did not allow the majority of this parcel to be developed. The restrictions related to the crossing of protected washes, protected species, and the existence of archeological ruins. The design of SIMONTON RANCH project eliminated the wash crossings; lower densities further lessened the project's impact; and the applicant is currently in the process of excavating and clearing the archeological sites on the property. These changes now allow development of the property.

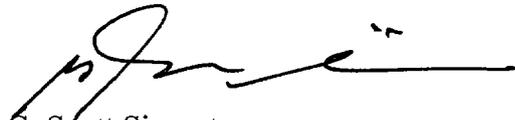
It might be noted that 2.28 acres of the property currently zoned R1L (PAD 6-12) allows from 6 lots (PAD 6) to a maximum of 27 lots (PAD 12) be developed on this portion of Planning Area 12. The Applicant requests a maximum of 14 lots on the entire 14.28 acres contained in Planning Area 12. This allows fewer lots than can presently be placed on the limited developable acres while making the lots much larger with nicer homes than is currently permitted.

The included down-zoning and limitations of densities for Planning Areas 14 and 13 more than mitigate the limited lot request for this property. Significant open space, trails, and access to the Verde River remain a part of the PAD.

REQUEST: Therefore, it is requested that:

1. Planning Area 14 (PAD Parcels 4, 5, and 19) be rezoned to R1L-18 (PAD 5) and that it be subject only to the stipulations contained in the Town of Camp Verde Ordinance 2005-A313 passed July 27, 2005, and Resolution 2005-661 passed October 26, 2005 and shall have a maximum density of 52 lots.
2. Planning Area 14 maximum lot coverage be amended to 40%.
(It is anticipated that some homes; together with triple garages, patios, and storage; may cover more than 30% or 5,400 square feet).
3. Planning Area 13 (PAD Parcel 3) be rezoned to R1L-35 (PAD 2) and that it be subject only to the stipulations contained in the Town of Camp Verde Ordinance 2005-A313 passed July 27, 2005, and Resolution 2005-667 passed on November 16, 2005 and shall have a maximum density of 15 lots.
4. Planning Area 12 (PAD Parcel D-2) be rezoned to R1L-35 (PAD 2) and that it be subject only to the stipulations contained in the Town of Camp Verde Ordinance 2005-A313 passed July 27, 2005 and shall have a maximum density of 14 lots.

Respectfully Submitted,



G. Scott Simonton

Agent for: Fuller Commerce Park, LLC
A.L.D. Development, Inc.
Verde River Properties, LLC

Will Wright

Community Development Director

Camp Verde Arizona

4/12/06

RE: ZMC 06-05

04-12-06A11:18 RCVD

Dear Mr. Wright,

I am submitting this letter to you as the owner of Simonton Ranch planning area 13 tax parcel # 403-23-102F. I agree with the zoning requested in the above referenced zoning case only upon the condition the following criteria be met prior to the zoning being changed.

1. The final plat be approved by the town council and recorded. If the final plat is not approved and recorded the zoning as it exists today will be the approved zoning on the property.
2. The zoning case on planning area 12 of approximately 14.28 acres be changed to R1L-35 from the current open space and R1L (pad 6-12).
3. The at risk grading permit be issued to Haven Homes no later than May 1, 2006

Albert Dupuy

A handwritten signature in black ink, appearing to read 'Albert Dupuy', with a large, stylized flourish at the end.

President ALD Development Inc.

COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: ZMC 06-06

Parcel No. 403-23-102F

Date: 12-21-05

Legal Description: M & B

Name: A.L.D. Development

Address: NEC of Finnie Flat Rd. & Hwy 260

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.

[Handwritten Signature]

Applicant's Signature

2-14-06

Date

Agent for: A.L.D. DEVELOPMENT

State of Arizona
Town of Camp Verde

On this 14th day of February 2006, before me, the undersigned Notary Public, personally appeared Albert Dupuy Jr. who executed the foregoing instrument for the purpose therein contained.

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



[Handwritten Signature]
Notary Public

Aug. 28 2007

Date Commission Expires

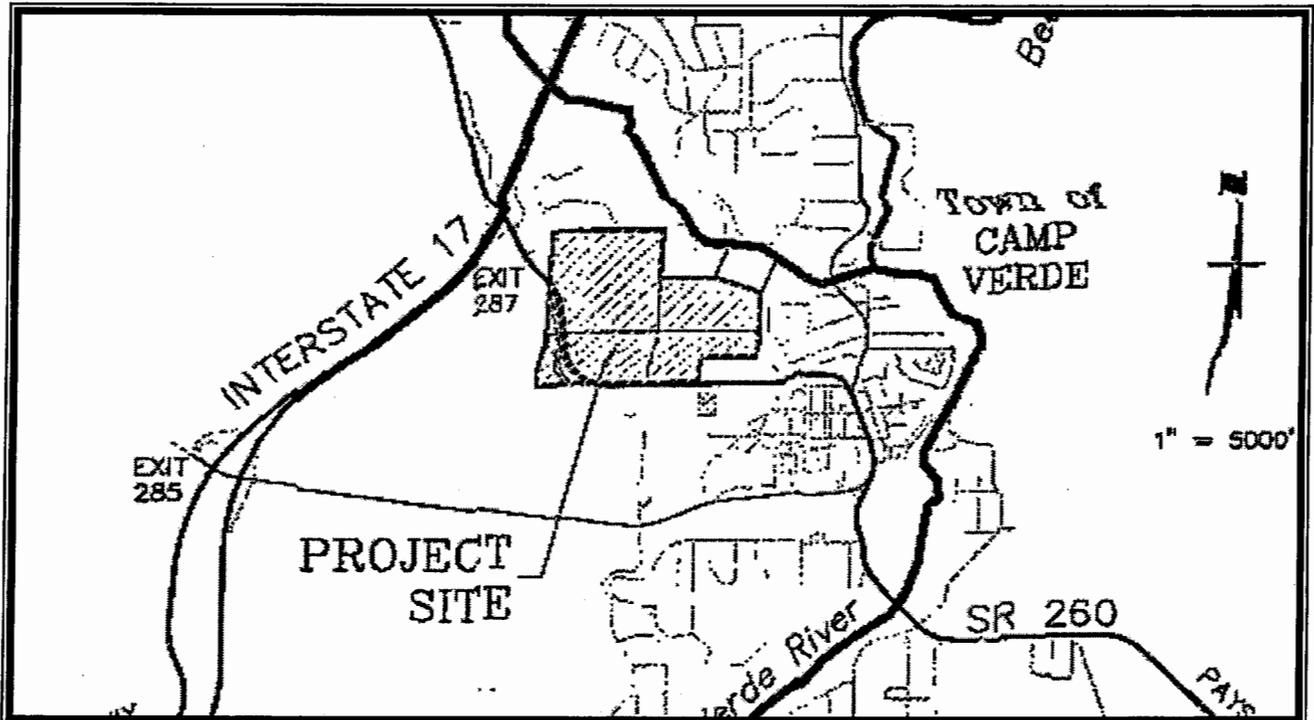
DIRECTIONS TO PROPERTY

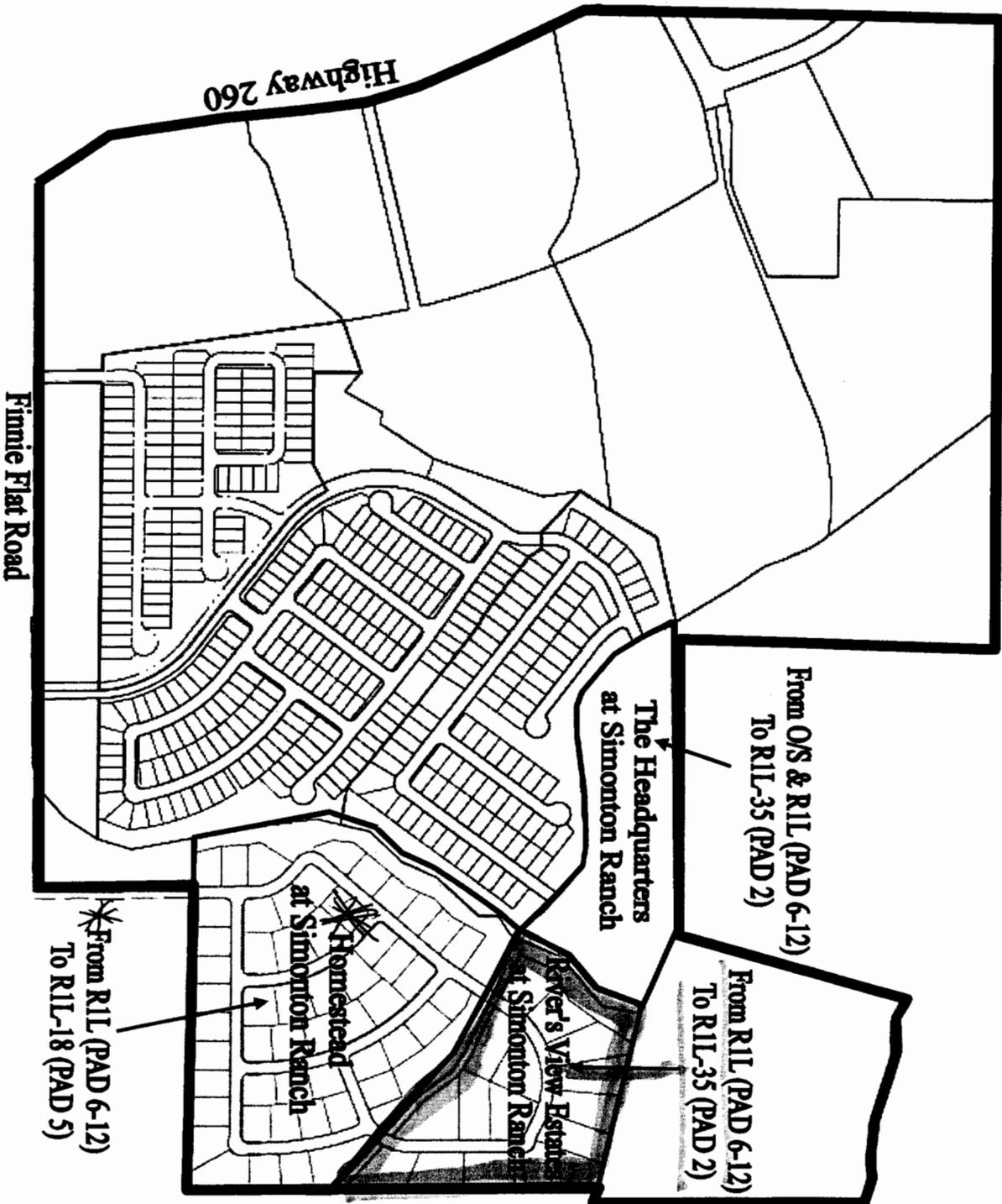
ASSESSORS PARCEL NUMBER: 403-23-010Z 403-23-10ZF

APPLICANTS NAME: G. Scott Simonton 480-218-7575 (Fax 480-218-0888)
gssimonton@aol.com

PROPERTY ADDRESS: "SIMONTON RANCH"
Vacant land at NEC of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai
County, Arizona

DIRECTIONS TO PROPERTY: see below





SIMONTON RANCH

REZONING

Date of Exhibit 2-7-06

Exhibit A

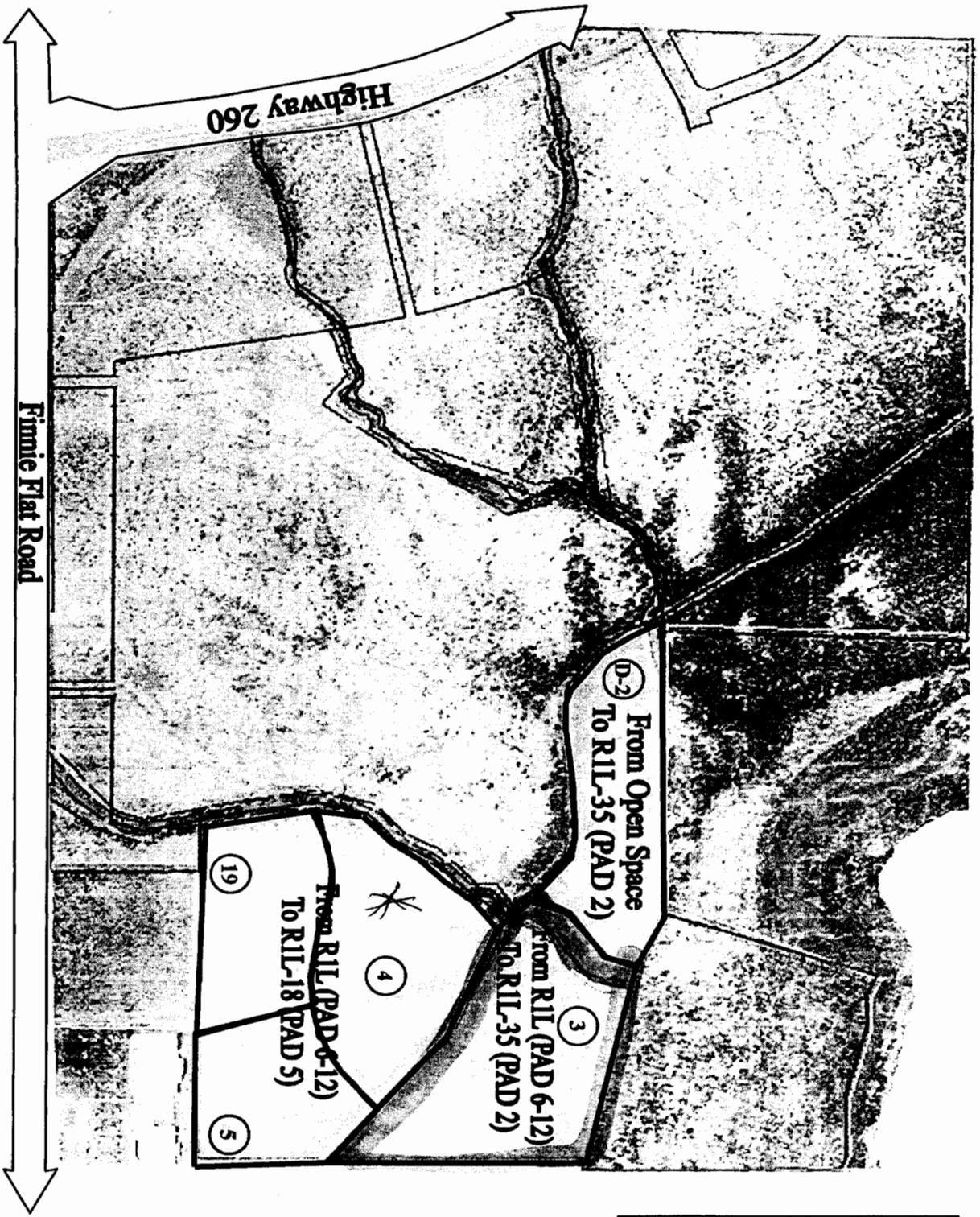
Current Land Use	
CURRENT ZONING	ACRES
R1-L (PAD 6-12)	55.42
Open Space	12.00
TOTAL ACRES	67.42
CURRENT MAXIMUM DENSITY	
DWELLING UNITS	277

Requested Land Use	
REQUESTED ZONING	ACRES
Parcels D-2, 3 to RIL-35 (PAD 2)	31.19
*Parcels 4, 5, 19 to RIL-18 (PAD 5)	36.23
TOTAL ACRES	67.42
PROJECTED/ALLOWED DENSITY	
Deer Creek at Simonton Ranch	14
River's Bend Acres at Simonton Ranch	15
Homestead at Simonton Ranch	52
DWELLING UNITS	81

Notes
Density and area calculations are approximate.

Owners
Verde River Properties, LLC
Fuller Commerce Park, LLC
A.L.D. Development, Inc.

Verde River Properties, LLC
Camp Verde Homestead, LLC
7116 E. Laguna Azul Avenue
Mesa, Arizona 85209
480-218-7575



SIMONTON RANCH

REZONING

Date of Exhibit 2-7-06

Exhibit B

Current Land Use	
CURRENT ZONING	ACRES
R1-L (PAD 6-12)	55.42
Open Space	12.00
TOTAL ACRES	67.42
CURRENT MAXIMUM DENSITY	
DWELLING UNITS	277

Requested Land Use	
REQUESTED ZONING	ACRES
Parcels D-2, 3 to RIL-35 (PAD 2)	31.19
*Parcels 4, 5, 19 to RIL-18 (PAD 5)	36.23
TOTAL ACRES	67.42
PROJECTED/ALLOWED DENSITY	
Deer Creek at Simonton Ranch	14
River's Bend Acres at Simonton Ranch	15
Homestead at Simonton Ranch	52
DWELLING UNITS	81

Notes
Density and area calculations are approximate.

Owners
Verde River Properties, LLC
Fuller Commerce Park, LLC
A.L.D. Development, Inc.

Verde River Properties, LLC
Camp Verde Homestead, LLC
7116 E. Laguna Azul Avenue
Mesa, Arizona 85209
480-218-7574



STAFF REPORT

**Council
Meeting of:**

April 26, 2006

Title:

Resolution 2006-684: Application filed by Scott Simonton, Verde River Properties, LLC, and Joseph L. Simonton, owners of a portion of parcel 403-23-102N and 403-23-102D requesting approval of a minor general plan amendment to the land use map from High Density Residential (15.03 acres) and Commercial (5 acres) to Industrial. This property is located northeast of the northeast corner of State Highway 260 and Finnie Flat Road, lying south of the Forest Service parcel on the Verde River and consists of approximately 20 acres.

**Description
Of Item:**

This amendment is being requested so that the zoning can be changed to M-1 Industrial. This minor land use amendment would change the use of the land that currently allows for residential and commercial activities to the industrial uses permitted in M-1. This request would have the effect of removing a portion of parcels 403-23-102N and 403-23-102D from the PAD zoning for the Simonton Ranch development(s). This property is adjacent to industrially zoned parcels along Industrial Drive.

This request is a minor amendment for the following reasons:

- 1) It is not greater than 25 acres even though it is outside the growth area and not contiguous;
- 2) Water usage should not be greater than 15 acre-feet of potable water per year as outlined in the General Plan;
- 3) No significant change to the Circulation element. The roadway for this project will simply extend Homestead Drive, which was planned as a residential collector street with two 16 foot lanes. However, this street may need to be upgraded to handle industrial uses, which in addition to the 16 foot travel lanes includes two 12 foot parking lanes. Applicant is requesting that he be allowed to place 'no parking' signs, thereby eliminating the need to have the on-street parking lanes; and
- 4) It is not contiguous to property previously amended through the minor amendment process.

The surrounding land use designations are as follows:

North: Industrial
South: Commercial and Residential (High Density)
East: Residential (High Density)

West: Commercial

Agency Review: Twenty three agencies were notified of this request and those who provided comments are included as follows:

Yavapai County Development Services-Environmental Services Department: No objection to this proposal.

Camp Verde Water District: Area is within the Certificate of Convenience and Necessity (CC&N) and there is a twelve inch main paralleling the south side of the property along the north side of Finnie Flat Road at this location. We will be able to expand into the area under an Advance in Aid of Construction Agreement. We recommend approval of this request.

Arizona Department of Water Resources: A Water Adequacy Report will be required for this development, if this parcel is going to develop into a subdivision per A.R.S. 32-2101.

Camp Verde Town Council: Ron Smith – similar uses in area and will bring jobs so looks good! Don't see any trail issue, but please check.

Community Development Director: Manufacturing or industrial uses are not permitted in PAD zoning and this request would remove about twenty (20) acres from the Simonton Ranch PAD land use designation and zoning. This property is adjacent to the industrial uses along Industrial Drive and therefore, would have similar uses. This development should require strict screening standards, especially adjacent to projected residential uses.

Commission

Recommendation: The Commission held a public hearing on this item on April 13, 2006 and voted unanimously to recommend to Council approval of this application.

Attachments: Yes

Prepared by: Will Wright



RESOLUTION 2006-684

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING GENERAL PLAN AMENDMENT 2006-04 THAT AMENDS THE LAND USE MAP OF THE GENERAL PLAN FOR PORTION OF PARCEL 403-23-102N AND PARCEL 403-23-102D FROM COMMERCIAL AND HIGH DENSITY RESIDENTIAL TO INDUSTRIAL. THIS AMENDMENT IS TO ACCOMMODATE AN INDUSTRIAL DEVELOPMENT.

SITE LOCATION: OFF HOMESTEAD PARKWAY NEAR DAVIDSON DRIVE.

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

WHEREAS, public notice and agency contact concerning General Plan Amendment 2006-04 has been accomplished as required by law, including holding at least one public hearing by the legislative body prior to amending a general plan pursuant to ARS, and

WHEREAS, amending the existing General Plan is required in order that the rezoning proposed under ZMC 2006-04 from PAD 6-12 and C2 to M1 will conform to and be consistent with the General Plan as stated in ARS.

NOW, THEREFORE, be it ordained by the Common Council of the Town of Camp Verde.

The General Plan of the Town of Camp Verde is hereby amended to change the Land Use of a portion of parcel 403-23-102N and parcel 403-23-102D from High Density Residential and Commercial to Industrial.

Passed and adopted the 26TH day of April 2006.

Tony Gioia, Mayor

Date

APPROVED AS TO FORM

Attest:

Debbie Barber, Town Clerk

Town Attorney



TOWN OF CAMP VERDE
 Community Development Department
 P.O. Box 710 • 473 S. Main Street
 Camp Verde, AZ 86322
 (520) 567-8513 • Fax (520) 567-7401

28 Up
 Case No. 2006-10
 Project No. GPA 06-04
 Fees \$500
 Rec'd By D. Quinn
 Application Fee \$500.00
 02-08-06P04:32 RCVD

GENERAL PLAN AMENDMENT APPLICATION

APPLICANT INFORMATION

Agent Owner VERDE RIVER PROPERTIES, LLC

Applicant Name G. SCOTT SIMONTON, AGENT FOR: JOSEPH L. SIMONTON

Mailing Address 7116 E. LAGUNA AZUL AVENUE

City/Town MESA State AZ Zip 85209

Phone 480-218-7575 Fax 480-218-0888

PROPERTY INFORMATION

Physical Address NORTHEAST CORNER HOMESTEAD PARKWAY & DAVIDSON DRIVE

Parcel No. 403-23-0102 Portion of CAMP VERDE, AZ (SEE ATTACHED)

Current Zoning R1L & C-2 Legal Description 403-23-102N Proposed Property Use M-1 INDUSTRIAL

OWNER INFORMATION

Owner Name VERDE RIVER PROPERTIES, LLC JOSEPH L. SIMONTON

Mailing Address 7116 E. LAGUNA AZUL

State AZ Zip 85209 City QUEEN CREEK, AZ 85242

Phone 480-218-7575

TYPE OF GENERAL PLAN AMENDMENT REQUESTED

MINOR GENERAL PLAN AMENDMENT (20.03 ACRES)
From High Density Res; Commercial to Industrial

Please attach following:

1. A signed letter of intent containing a narrative describing the proposed amendment.
2. The property owners written authorization.
3. Graphic depiction of the proposed land use amendment.
4. Explanation of how the request fits proposed development patterns, timing of the land use, proposal, comparison to existing map and test, and benefits to the public.
6. Written analysis for the request, including but not limited to:
 - a. Detailed description of proposed amendment.
 - b. Impact on public infrastructure.
 - c. Relationship to other adopted planning documents.
 - d. Anticipated impact on area transportation (impact analysis).
 - e. Unique characteristics of the proposal, such as impacts on the environment or water resources.

The undersigned swears and affirms that the information herein is true and accurate and acknowledges that he filing of an application containing false or incorrect information with the intent to avoid the licensing or tax requirements of the State or this Town is "unsworn falsification", a criminal misdemeanor Section 2704 of Title 13, Arizona Revised Statutes.

Applicant Signature [Signature] Date 2-7-06



SIMONTON RANCH

DATE SUBMITTED: February 7, 2006

REQUEST: MINOR GENERAL PLAN AMENDMENT
403-23-102D & portion of 403-23-102N

PROPERTY: PARCELS 18, A and a portion of PARCEL 1 [according to Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05] consisting of approximately 20.03 acres.
AKA: 1. PLANNING AREA 4
2. SIMONTON RANCH BUSINESS PARK

LOCATION: Located northeast of the northeast corner of State Highway 260 & Finnie Flat Road and lying immediately south of the Forest Service parcel on the Verde River, Camp Verde, Yavapai County, Arizona, a portion of Simonton Ranch.

TAX PARCEL: A portion of Tax Parcels ~~403-23-010Z~~ ^{403-23-102D + portion of 403-23-102N}

OWNERS: Verde River Properties, LLC and Joseph L. Simonton

EXISTING GENERAL PLAN ZONING DESIGNATION: High Density Res. & Commercial
~~R1L (PAD 6-12)~~ (15.03 Acres); ~~E-2~~ Commercial (5.0 Acres)

REQUESTED MINOR GENERAL PLAN AMENDMENT ZONING: M-1 (Industrial – General Limited).

APPLICANT: G. Scott Simonton
Agent for: Verde River Properties, LLC
Joseph L. Simonton
7116 E. Laguna Azul Avenue
Mesa, AZ 85209
Phone: 480-218-7575
Fax: 480-218-0888

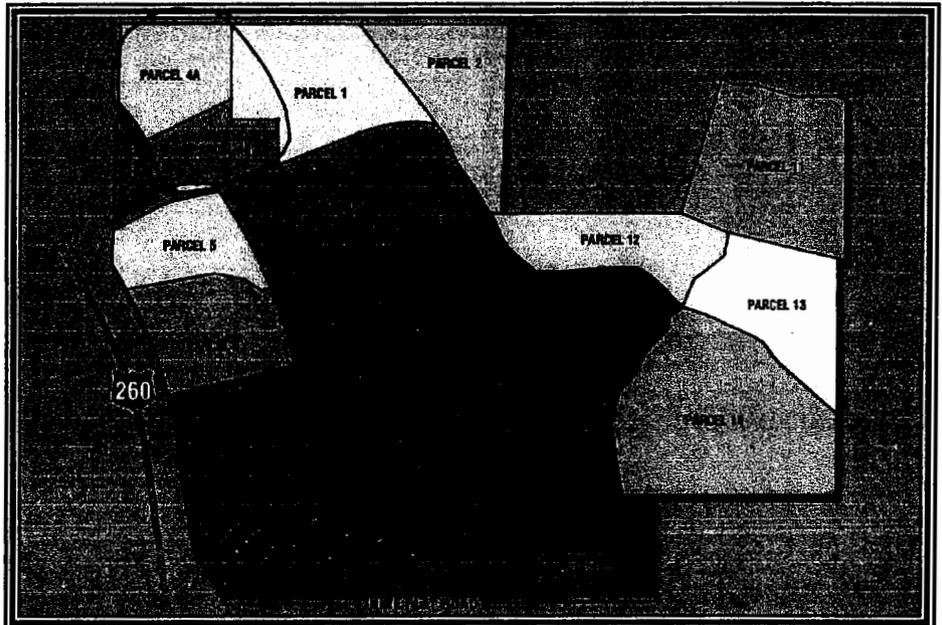
ENGINEERING CONSULTANT: Hoskin Ryan Consultants, Inc.
Tom Ryan, Engineer
3003 N. Central Avenue, Suite 1500
Phoenix, Arizona 85012
Phone: 602-252-8384
Fax: 602-252-8385



SIMONTON RANCH

SIMONTON RANCH

SIMONTON RANCH consists of approximately 361 acres of vacant land at the northeast corner of State Highway 260 and Finnie Flat Road, Camp Verde, Yavapai County, Arizona. The Property was formerly known as The Homestead at Camp Verde and is now known as “**SIMONTON RANCH**”.



The Applicant, while presenting a series of zoning requests to the Town of Camp Verde that resulted in the currently approved **SIMONTON RANCH** Master Plan, committed to the

Town to revise certain portions of the property. This application is to comply with that commitment.

ZONING REQUEST AND PROPOSED LAND USE

Approximately 15.03 acres is currently zoned R1L (PAD 6-12) and 5.0 acres is zoned C-2 Commercial. The Applicant requests the rezoning of the approximately 20.03 acres known as PAD Parcels 18, A, and a portion of Parcel 1 (see attached exhibits) to M-1 (Industrial – General Limited).

Planning Area 1 was deleted from the initial zoning request as it would have required a Major General Plan Amendment.

BACKGROUND

Planning Area 4 consists of 11.88 acres (Parcel 4A) owned by Joseph L. Simonton and approximately 8.23 acres (Parcel 4B) owned by Verde River Properties, LLC. The Simonton Parcel 4A is designated on the Approved PAD as a portion of Parcels 1 and A. The Verde River Properties Parcel 4B is

designated on the Approved PAD as Parcels 18, A, and a portion of Parcel 1. They are being planned together as Simonton Ranch Business Park. The Approved PAD provides for a range of densities which would allow these planning areas to be developed with a maximum of 180 lots, 239 lots if the C-2 were to be developed with higher density residential uses.

This rezoning is being proposed to allow for the development of individual industrial lots and tracts to provide for industry interested in relocating to Camp Verde. Its convenience to the freeway and surrounding industrial and commercial property uses make it ideal for this use. Various industrial users looking at the Verde Valley have expressed interest in this particular location. This will assist the Town in its efforts to create jobs and increase its tax base.

Respectfully Submitted,



G. Scott Simonton

Agent for: Joseph L. Simonton
Verde River Properties, LLC

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(928) 567-6631

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

*Special Power of Attorney
Authorization for Permit Application*

102D, portion of 102N
Parcel Number: 403-23-010Z (SIMONTON RANCH)
Date: January 11, 2006
Owner: Verde River Properties, LLC
Address: 7116 E. Laguna Azul Avenue, Mesa, AZ 85209
Phone: 480-218-7575

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(s) hereby designate G. Scott Simonton as agent to file the permit applications and related documents with The Town of Camp Verde, with such authority to continue to December 31, 2006, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

VERDE RIVER PROPERTIES, LLC

By: SIMCO PROPERTIES, LLC, Manager

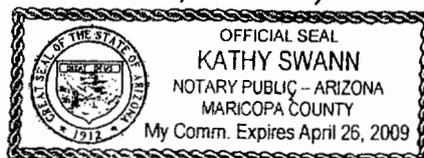
[Signature], Owner(s)
G. Scott Simonton, Manager

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 11 day of January, 2006, by G. Scott Simonton, who is/are personally known me or have produced identification.

[Signature], Notary Public

My commission expires:
4/26/09



Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(928) 567-6631

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

*Special Power of Attorney
Authorization for Permit Application*

Parcel Number: 403-23-102N portion of
403-23-010Z & 008U (SIMONTON RANCH)

Date: November 29, 2005

Owner: Joseph L. Simonton

Address: PO Box 507 Queen Creek, AZ 85242

Phone: 480-654-6762

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(s) hereby designate G. Scott Simonton as agent to file the permit applications and related documents with The Town of Camp Verde, with such authority to continue to December 31, 2006, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

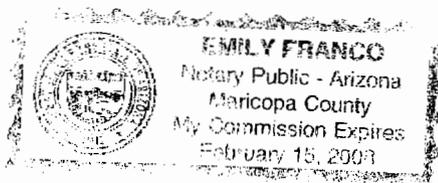
By: Joseph L. Simonton, Owner(s)
Joseph L. Simonton

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 1 day of November, 2005, by Joseph L. Simonton, who is/are personally known me or have produced identification

Emily Franco Notary Public

My commission expires:



**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT**

PERMISSION TO ENTER PROPERTY

Hearing Application: _____

Parcel No. 403-23-010Z 102 D

Date: January 11, 2006

Legal Description: 403-23-102 N portion of
See Attached Legal

Name: Verde River Properties, LLC

"SIMONTON RANCH" at NWC Highway 260 &

Address: 7116 E. Laguna Azul Avenue

Finnie Flat Road formerly "The Homestead at

Mesa, AZ 85209

Camp Verde".

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.

[Signature]
Applicant's Signature

Manager/Agent

1-11-06
Date

Agent for: Verde River Properties, LLC

State of Arizona
Town of Camp Verde

On this 11 day of January, 19 2006 before me, the undersigned Notary Public, personally appeared G. Scott Simonton, who executed the foregoing Instrument for the purpose therein contained.

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



[Signature]
Notary Public

4-26-09
Date Commission Expires

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: _____

Parcel No. ^{102D} 403-23-~~010Z~~ & ^{102N} 403-23-~~008U~~

Date: November 29, 2005

Legal Description: See Attached Legal

Name: Joseph L. Simonton

"SIMONTON RANCH" at NWC Highway 260 &

Address: P.O. Box 507

Finnie Flat Road formerly "The Homestead at

Queen creek, AZ 85242

Camp Verde".

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.

Joseph L. Simonton Manager/Agent
Applicant's Signature

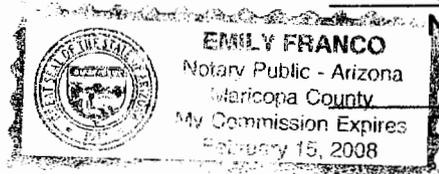
12-1 2005
Date

Agent for: Joseph L. Simonton

State of Arizona
Town of Camp Verde

On this 1 day of ~~November~~ December, 19 2005 before me, the undersigned Notary Public, personally appeared Joseph L. Simonton, who executed the foregoing Instrument for the purpose therein contained.

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



Emily Franco
Notary Public

2.15.2008
Date Commission Expires

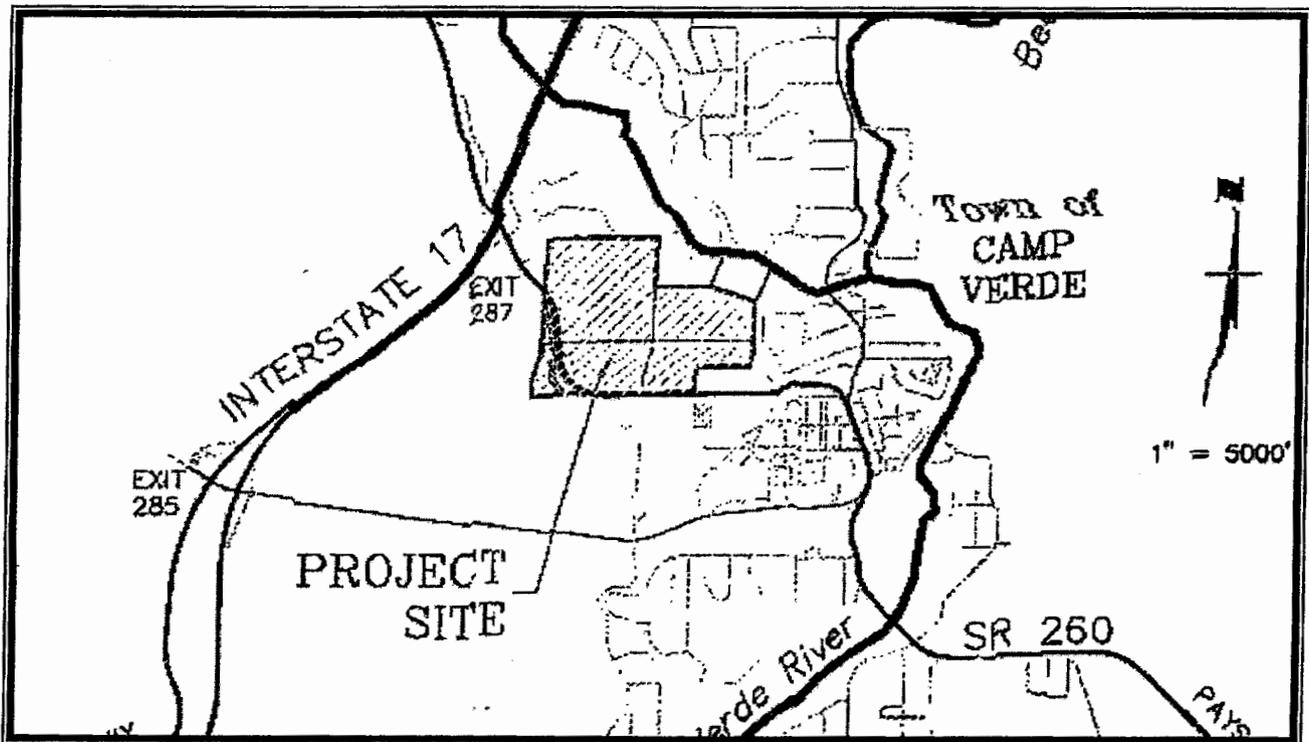
DIRECTIONS TO PROPERTY

ASSESSORS PARCEL NUMBER: 403-23-010Z 403-23-102D
403-23-102N portion of Map

APPLICANTS NAME: G. Scott Simonton 480-218-7575 (Fax 480-218-0888)
gssimonton@aol.com

PROPERTY ADDRESS: "SIMONTON RANCH"
Vacant land at NEC of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai
County, Arizona

DIRECTIONS TO PROPERTY: see below



Highway 260

Davidson Drive

Homestead Parkway

3

5

11.330c

29.030c

16

20.966c

1

15.611c

2

Woods Ditch



SIMONTON RANCH

MINOR GENERAL PLAN AMENDMENT Date of Exhibit 2-7-06



Verde River Properties, LLC
7116 E. Laguna Trail Avenue
Mesa, Arizona 85209
480-218-7575



From R1L (PAD 6-12)
& C-2 Commercial
To M-1 Industrial

Fimmie Flat Road

Highway 260

SIMONTON RANCH

MINOR GENERAL PLAN AMENDMENT Date of Exhibit 2-7-06

Exhibit A

Current General Plan Use	
R1-L (PAD 6-12)	15.03
C-2 Commercial	5.00
TOTAL ACRES	20.03

Requested General Plan Use	
Parcel 18, A & Part of Parcel 1 To M-1 Industrial	20.03

Owners
Verde River Properties, LLC
Joseph Simonton

Note: Calculations are approximate.



Verde River Properties, LLC
7116 E. Laguna Azul Avenue
Mesa, Arizona 85209
480-218-7577

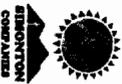


SIMONTON RANCH

MINOR GENERAL PLAN AMENDMENT Date of Exhibit 2-7-06

Exhibit B

Current General Plan Use	
R1-L (PAD 6-13) HD	15.03
C-2 Commercial	5.00
TOTAL ACRES	20.03
Requested General Plan Use	
Parcel 18, A & Part of Parcel 1	
To M-1 Industrial	20.03
Owners	
Verde River Properties, LLC	
Joseph Simonton	
Note: Calculations are approximate.	



Verde River Properties, LLC
 7116 E. Laguna Azul Avenue
 Mesa, Arizona 85209
 480-218-7577

Land Use Summary

Use	Acres
Commercial	87.4
Multi-family	7.0
Residential	187.3
Educational Site	10.0
Open Space	85.4
TOTAL	377.1

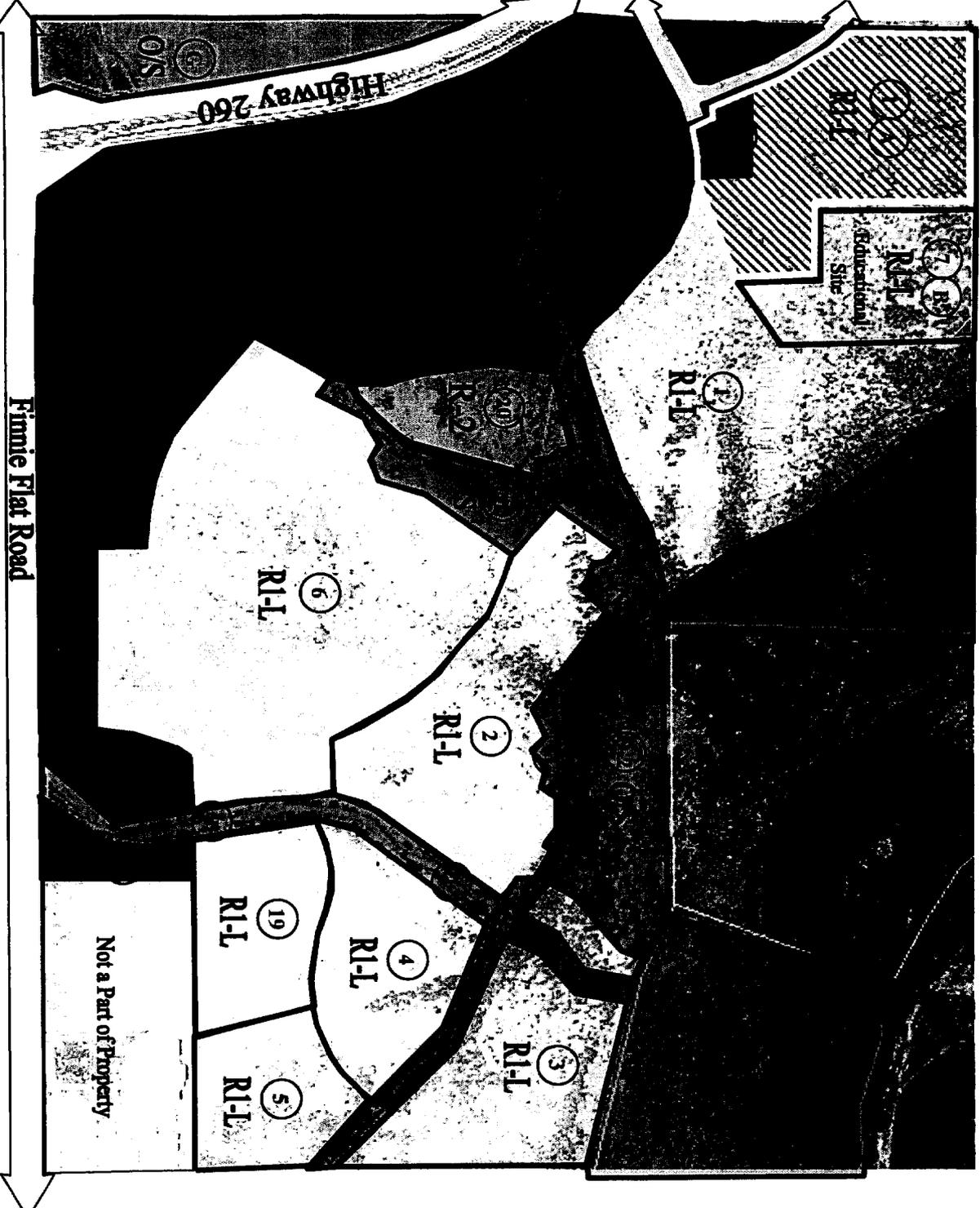
Maximum Units
 Maximum Multi-family Units 300
 Maximum Residential Units 800

Maximum Density
 Multi-family density may range up to 18 units per acre.

Residential densities may range from PAD-1 to PAD-12.

Notes

- ① Due to the conceptual nature of this Land Use Diagram, all calculations and area takeoffs are approximate and may change prior to final Town approval.
- ② Final design sizes, classifications, and locations may change prior to the filing of the preliminary plat and acceptance by the Town.
- ③ The actual amount of open space may decrease upon closer investigation of site conditions and constraints.



SIMONTON RANCH (formerly The Homestead at Camp Verde)

Land Use Plan Amended 7-27-05

Exhibit


Camp Verde Homestead, LLC
 Verde River Properties, LLC
 7116 E. Laguna Asni Avenue
 Mesa, Arizona 85209
 480-218-7575

STAFF REPORT

**Council
Meeting of:**

April 26, 2006

Title:

Ordinance 2006 A325: Application filed by Scott Simonton, Verde River Properties, LLC, and Joseph L. Simonton, owners of a portion of parcel 403-23-102N and 403-23-102D requesting approval of a zoning map change from R1L (PAD 6-12) for 15.03 acres and C-2 Commercial (5 acres) to M-1 (Industrial – General Limited). This property is located northeast of the northeast corner of State Highway 260 and Finnie Flat Road, lying south of the Forest Service parcel on the Verde River and consists of 20.03 acres.

**Description
Of Item:**

This zoning map change is being requested so that prospective industrial/manufacturing uses can occur at this site. Because the PAD zoning for the Simonton Ranch development does not permit industrial/manufacturing uses this request would have the effect of removing this 20.03 acres from the PAD. Section 109 of the P&Z Ordinance in subsection P – PAD paragraph 7 provides for amendments to the PAD zoning.

This request for a zoning map change to the PAD is, in my opinion, a minor amendment for the following reasons:

- 1) It is not greater than 25 acres, though outside of the growth area, nor is the water usage expected to exceed 15 acre-feet per year as outlined in the General Plan;
- 2) No significant change to the Circulation element is required as the roadway for the parcels of this project will be located on Homestead Drive. Homestead is to have two 16 foot travel lanes, which is the same width standard for industrial uses. The applicant is requesting that no parking be allowed along this street and would place those signs.
- 3) The request would have the effect of removing this 20 acres from the PAD, which is less than 5% of the land area. The fact that the street will form a natural barrier and this property already is adjacent to industrial uses will also minimize the impact this zoning map change request will have on adjacent properties; and
- 4) Finally the underlying PAD zones of 6 & 12 provides for approximately 220 residential units that will be eliminated from this area with this zoning map change, thereby allowing M-1 industrial activities.

The surrounding zoning classifications are as follows:

North:	Industrial
South:	Commercial
East:	PAD - residential (High Density)
West:	Commercial

Agency Review: Twenty three agencies were notified of this request and those who provided comments are included as follows:

Yavapai County Development Services-Environmental Services Department: No objection to this proposal.

Yavapai County Development Services - Flood Control District: "It appears that West Wash is not located within the areas that are requesting a Zoning Map Change." "Any watercourse across the site that is receiving runoff from the West Wash Drainage Basin will be regulated by the Flood Control District and will need to follow the requirements of the Yavapai County Drainage Criteria Manual." "The previous discussion is only mentioned for future development to the sites requesting the ZMC"

Yavapai County Environmental Unit: No comment

Camp Verde Water District: Area is within the Certificate of Convenience and Necessity (CC&N) and there is a twelve inch main paralleling the south side of the property along the north side of Finnie Flat Road at this location. We will be able to expand into the area under an Advance in Aid of Construction Agreement. We recommend approval of this request.

Arizona Department of Water Resources: A Water Adequacy Report will be required for this development, if this parcel is going to develop into a subdivision per A.R.S. 32-2101.

Camp Verde Town Council: Ron Smith -- similar uses in area and will bring jobs so looks good! Don't see any trail issues.

Community Development Director: Manufacturing or industrial uses are not permitted in PAD zoning and this request would remove about twenty (20) acres from the Simonton Ranch PAD land use designation and zoning. This property is adjacent to the industrial uses along Industrial Drive and therefore, would have similar uses. This development should require strict screening standards, especially adjacent to projected residential uses.

Response to 300' Letters: At the writing of this staff report, no letters have been received either in opposition or in favor of this application.

Commission Recommendation:

The Commission held a public hearing concerning this application on April 13, 2006 and voted unanimously to recommend to Council approval with the following stipulations:

No adult businesses to be placed on the property.

No parking to be allowed on the ingress/egress.

All development will be subject to Design Review.

Attachments: Yes

Prepared by: Will Wright



ORDINANCE 2006 A325

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 403-23-102D AND A PORTION OF PARCEL 403-23-102N CONSISTING OF APPROXIMATELY 20.03 ACRES FROM PAD 6-12 (15.03 AC) AND C2 (5 AC) TO M1. THIS REZONING IS TO ALLOW FOR DEVELOPMENT OF AN INDUSTRIAL PARK.

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

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

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **Zoning Map Change 2006-04** was filed by Scott Simonton, agent for Joseph Simonton and Verde River Properties LLC, owners, for the purpose of rezoning a portion of parcel **403-23-102N** and parcel **403-23-102D** from **PAD 6-12** and **C2** to **M1**. Attached is the legal description as **Exhibit A**; the map as **Exhibit B**;
- B. The Zoning Map Change was reviewed by the Planning Commission on **April 13, 2006** in public hearing that was advertised and posted according to state law and approved by the Town Council on **April 26, 2006**.
- C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

- II. **Zoning Map Change 2006-04** is approved, based upon the following findings:
- A. The zoning map change will promote the public health safety, or welfare of the general public.
 - B. The property has been reclassified on the Town's General Plan Land Use Map as Industrial by Resolution 2006-684; therefore, the proposed zoning map change is consistent with the Town's General Plan and the requirements of the Camp Verde Zoning Ordinance.
-

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

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

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

PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 26th day of April 2006, to be effective when publication and posting, as required by law, is completed.

Approved: _____
Tony Gioia, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney



Hoskin-Ryan Consultants, Inc.
creative engineering solutions

June 8, 2005

**Legal Description
Homestead Camp Verde
Parcel 4**

That part of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, of the Gila and Salt River Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Center of said Section 25 from which the South Quarter Corner of said Section 25 bears South 01 degrees 49 minutes 27 seconds West, a distance of 2649.77 feet;

Thence South 89 degrees 50 minutes 00 seconds East, along the East-West Midsection Line of said Section 25, a distance of 559.13 feet;

Thence South 00 degrees 10 minutes 00 seconds West, a distance of 668.83 feet;
Thence South 89 degrees 50 minutes 00 seconds East, a distance of 526.60 feet;
Thence South 00 degrees 10 minutes 00 seconds West, a distance of 177.94 feet;
Thence South 89 degrees 50 minutes 00 seconds East, a distance of 349.30 feet;
Thence South 23 degrees 43 minutes 42 seconds East, a distance of 206.55 feet;

Thence South 66 degrees 16 minutes 18 seconds West, a distance of 244.13 feet to the beginning of a tangent curve whose radius point bears North 23 degrees 43 minutes 42 seconds West, a distance of 240.00 feet;

Thence Westerly along the arc of said curve through a central angle of 23 degrees 53 minutes 42 seconds, an arc length of 100.09 feet to a point of tangency;

Thence North 89 degrees 50 minutes 00 seconds West, a distance of 112.55 feet;

Thence North 85 degrees 48 minutes 23 seconds West, a distance of 569.61 feet to the beginning of a non-tangent curve whose radius point bears South 00 degrees 10 minutes 00 seconds West, a distance of 650.00 feet;

Thence Westerly along the arc of said curve through a central angle of 18 degrees 33 minutes 15 seconds, an arc length of 210.49 feet to a point of non-tangency;

Thence North 20 degrees 48 minutes 39 seconds West, a distance of 273.64 feet to the beginning of a tangent curve whose radius point bears South 69 degrees 11 minutes 45 seconds West, a distance of 940.00 feet;

Thence Northwesterly along the arc of said curve through a central angle of 20 degrees 41 minutes 13 seconds, an arc length of 339.39 feet to a point of tangency;

Thence North 41 degrees 30 minutes 20 seconds West, a distance of 79.86 feet;

Thence North 01 degrees 49 minutes 27 seconds East, along the North-South Midsection Line of said Section 25, a distance of 545.60 feet to the POINT OF BEGINNING.

The above described parcel contains 20.41 acres, more or less.

Page 1 of 1

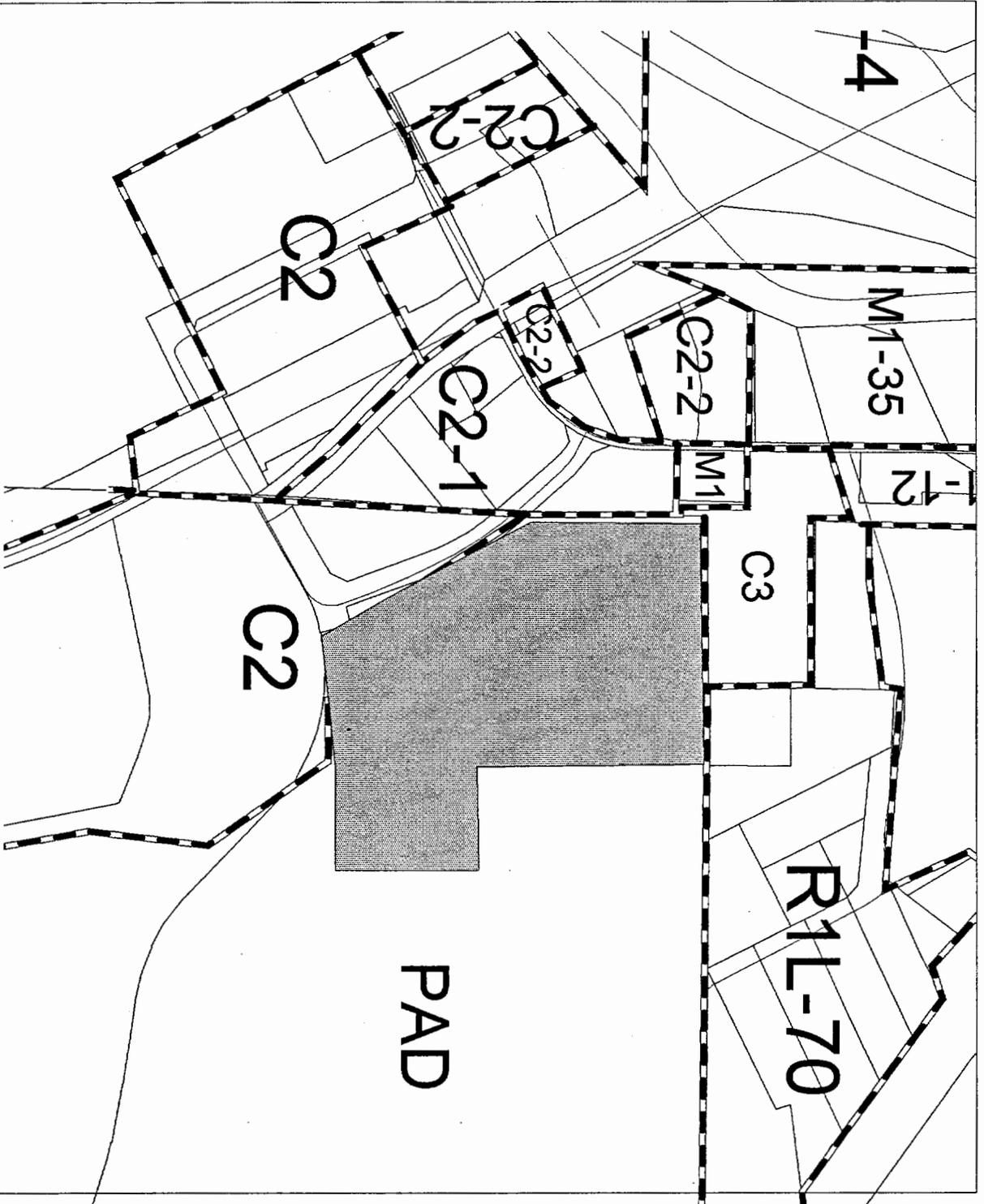
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EXHIBIT B

**ZMC FROM PAD & C2
TO M1
(20.03 AC)**

PARCELS 403-23-102N & -102D



CASE NO. 2006-10

PROJECT NO. ZMC 06-04 Amended

AMENDED 2-7-06

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. Box 710 • 473 S. MAIN STREET, Suite 108
CAMP VERDE, ARIZONA 86322
(928) 667-8513 • FAX (928) 567-7401
CHANGE OF ZONING MAP OR DENSITY APPLICATION**

APPLICATION DATE 2-7-06 TAKEN BY _____
ASSESSOR'S PARCEL NO. 403-23-0102D: 102N FEES _____
PRESENT ZONING R1L (PAD ~~6-12~~ & C-2 portions) HEARING DATE _____
SUBDIVISION SIMONTON RANCH
ADDRESS OF PROPERTY Northeast of Northeast Corner of State Highway 260 & Finnie Flat Road,
Camp Verde, Yavapai County, Arizona (approximately 20.03 acres)

REQUEST:

15.03 acres zoned R1L (PAD 6-12) and 5.0 acres zoned C-2 to 20.03 acres M-1 (Industrial - General Limited)

OWNER Verde River Properties, LLC PHONE 480-218-7575 FAX 480-218-0888
ADDRESS 7116 E. Laguna Azul Avenue CITY Mesa STATE AZ ZIP 85209
CONTACT PERSON Scott Simonton gssimonton@aol.com

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

Name of Agent

[Signature]
Signature of Owner

2-7-06
Date

OWNER Joseph L. Simonton PHONE 480-654-6762 FAX 480-654-6762
ADDRESS P.O. Box 507 CITY Queen Creek STATE AZ ZIP 85242
CONTACT PERSON Joe Simonton

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

Name of Agent

[Signature]
Signature of Owner

2-7-06
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.

Signature of Applicant

2-07-06
Date



SIMONTON RANCH

DATE SUBMITTED: February 7, 2006 **AMENDED REQUEST**

REQUEST: Zone Change Application

PROPERTY: Approximately 20.03 acres east of the intersection of State Highway 260 & Homestead Parkway, Camp Verde, Yavapai County, Arizona, a portion of Simonton Ranch (formerly The Homestead at Camp Verde) Land Use Plan Amended 7-27-05 Parcels 18, A and a portion of Parcel 1.

Also known as:

- 1. PLANNING AREA 4
- 2. SIMONTON RANCH BUSINESS PARK

403-23-102 D & a portion of 403-23102N

TAX PARCEL: A portion of Tax Parcels ~~403-23-010Z~~.

OWNERS: Verde River Properties, LLC and Joseph L. Simonton

EXISTING ZONING: ^{PAD} R1L (PAD 6-12) (15.03 Acres); C-2 Commercial (5.0 Acres)

REQUESTED ZONING: M-1 (Industrial – General Limited).

CURRENT DENSITY: PAD 6 allows 41 lots; PAD 12 allows 180 lots.

REQUESTED DENSITY: No residential lots.

APPLICANT: G, Scott Simonton
Agent for: Joseph L. Simonton
Verde River Properties, LLC
7116 E. Laguna Azul Avenue
Mesa, AZ 85209
Phone: 480-218-7575
Fax: 480-218-0888

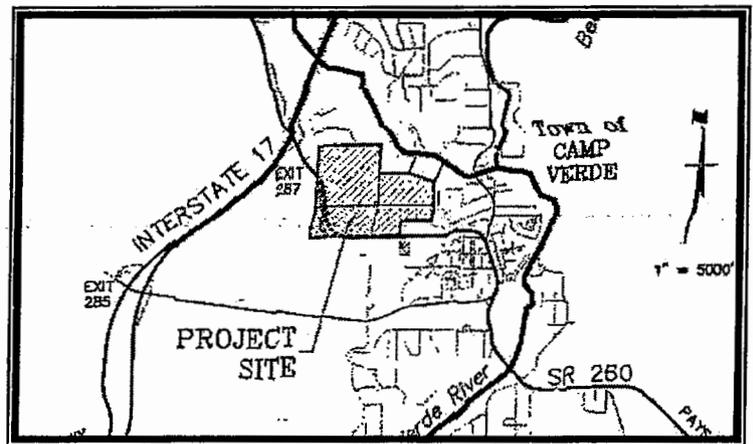
ENGINEERING CONSULTANT: Hoskin Ryan Consultants, Inc.
Tom Ryan, Engineer
3003 N. Central Avenue, Suite 1500
Phoenix, Arizona 85012
Phone: 602-252-8384
Fax: 602-252-8385



SIMONTON RANCH

SIMONTON RANCH

SIMONTON RANCH consists of approximately 361 acres of vacant land at the northeast corner of State Highway 260 and Finnie Flat Road, Camp Verde, Yavapai County, Arizona. The Property was formerly known as The Homestead at Camp Verde and is now known as “**SIMONTON RANCH**”.



The Applicant, while presenting a series of zoning requests to the Town of Camp Verde that resulted in the currently approved **SIMONTON RANCH** Master Plan, committed to the Town to revise certain portions of the property. This application is to comply with that commitment.

ZONING REQUEST AND PROPOSED LAND USE

Approximately 15.03 acres is currently zoned R1L (PAD 6-12) and 5.0 acres is zoned C-2 Commercial. The Applicant requests the rezoning of the approximately 20.03 acres known as PAD Parcels 18, A, and a portion of Parcel 1 (see attached exhibits) to M-1 (Industrial – General Limited).

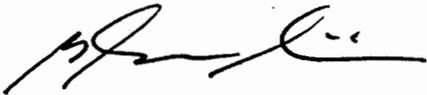
Planning Area 1 was deleted from the initial zoning request as it would have required a Major General Plan Amendment.

BACKGROUND

Planning Area 4 consists of 11.88 acres owned by Joseph L. Simonton and approximately 8.23 acres owned by Verde River Properties, LLC. The Simonton parcel is designated on the Approved PAD as a portion of Parcels 1 and A. The Verde River Properties parcel is designated on the Approved PAD as Parcels 18, A, and a portion of Parcel 1. They are being planned together as Simonton Ranch Business Park. The Approved PAD provides for a range of densities which would allow these planning areas to be developed with a maximum of 180 lots, 239 lots if the C-2 were to be developed with higher density residential uses.

This rezoning is being proposed to allow for the development of individual industrial lots and tracts to provide for industry interested in relocating to Camp Verde. Its convenience to the freeway and surrounding industrial and commercial property uses make it ideal for this use. Various industrial users looking at the Verde Valley have expressed interest in this particular location. This will assist the Town in its efforts to create jobs and increase its tax base.

Respectfully Submitted,



G. Scott Simonton

Agent for: Joseph L. Simonton
Verde River Properties, LLC

Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(928) 567-6631

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

Special Power of Attorney
Authorization for Permit Application

Parcel Number: 102D & 403-23-102N portion of
403-23-010Z & 008U (SIMONTON RANCH)

Date: November 29, 2005

Owner: Joseph L. Simonton

Address: PO Box 507 Queen Creek, AZ 85242

Phone: 480-654-6762

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(s) hereby designate G. Scott Simonton as agent to file the permit applications and related documents with The Town of Camp Verde, with such authority to continue to December 31, 2006, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

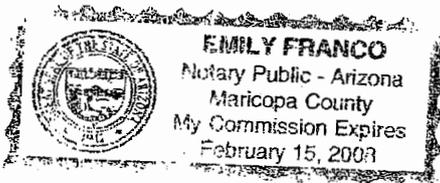
By: Joseph L. Simonton, Owner(s)
Joseph L. Simonton

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 1 day of ^{December} ~~November~~, 2005, by Joseph L. Simonton, who is/are personally known me or have produced identification

Emily Franco Notary Public

My commission expires:



Town of Camp Verde
Post Office Box 710
Camp Verde, AZ 86322
(928) 567-6631

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

*Special Power of Attorney
Authorization for Permit Application*

Parcel Number: 403-23-010Z (SIMONTON RANCH)
Date: January 11, 2006
Owner: Verde River Properties, LLC
Address: 7116 E. Laguna Azul Avenue, Mesa, AZ 85209
Phone: 480-218-7575

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

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VERDE RIVER PROPERTIES, LLC

By: SIMCO PROPERTIES, LLC, Manager

[Signature], Owner(s)
G. Scott Simonton, Manager

State of Arizona
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 11 day of January, 2006, by G. Scott Simonton, who is/are personally known me or have produced identification.

[Signature], Notary Public

My commission expires:

4/26/09



TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: _____

Parcel No. 403-23-040Z 102 D

Date: January 11, 2006

! 403-23-102 N portion of
Legal Description: See Attached Legal

Name: Verde River Properties, LLC

"SIMONTON RANCH" at NWC Highway 260 &

Address: 7116 E. Laguna Azul Avenue
Mesa, AZ 85209

Finnie Flat Road formerly "The Homestead at
Camp Verde".

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[Signature]
Applicant's Signature

Manager/Agent

1-11-06
Date

Agent for: Verde River Properties, LLC

State of Arizona
Town of Camp Verde

On this 11 day of January, 19 2006 before me, the undersigned Notary Public, personally appeared G. Scott Simonton, who executed the foregoing Instrument for the purpose therein contained.

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



[Signature]
Notary Public

4-26-09
Date Commission Expires

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: _____

Parcel No. ^{102D} ~~403-23-010Z~~ & ^{Portion of 102N} ~~403-23-008U~~

Date: November 29, 2005

Legal Description: See Attached Legal

Name: Joseph L. Simonton

"SIMONTON RANCH" at NWC Highway 260 &

Address: P.O. Box 507

Finnie Flat Road formerly "The Homestead at

Queen creek, AZ 85242

Camp Verde".

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.

Joseph L. Simonton
Applicant's Signature

Manager/Agent

12-1 2005

Date

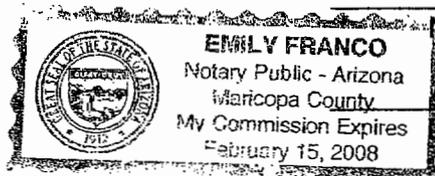
Agent for: Joseph L. Simonton

State of Arizona
Town of Camp Verde

On this 1 day of ~~November~~ December, 19 2005 before me, the undersigned Notary Public, personally appeared Joseph L. Simonton, who executed the foregoing Instrument for the purpose therein contained.

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

Emily Franco
Notary Public



2.15.2008

Date Commission Expires

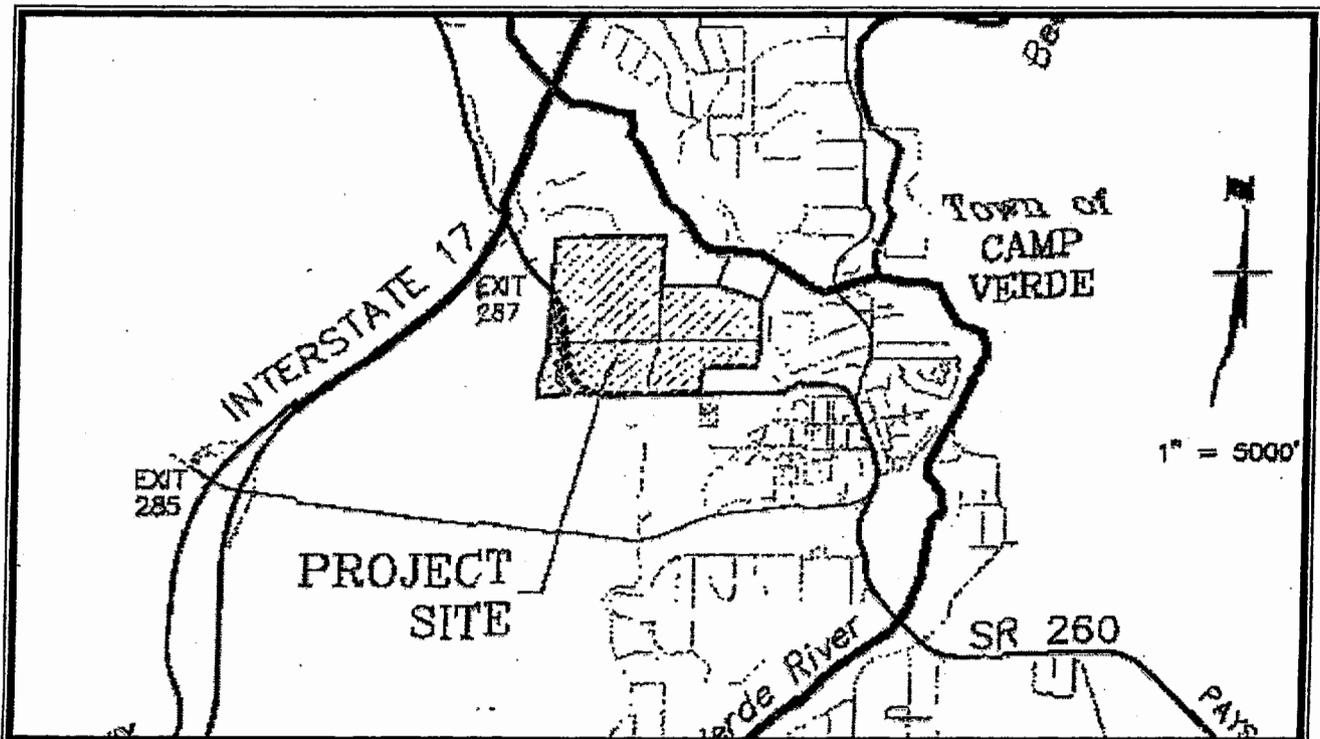
DIRECTIONS TO PROPERTY

ASSESSORS PARCEL NUMBER: ~~403-23-010Z~~ 403-23-102D
403-23-102N portion of ~~SR~~

APPLICANTS NAME: G. Scott Simonton 480-218-7575 (Fax 480-218-0888)
gssimonton@aol.com

PROPERTY ADDRESS: "SIMONTON RANCH"
Vacant land at NEC of State Highway 260 & Finnie Flat Road, Camp Verde, Yavapai
County, Arizona

DIRECTIONS TO PROPERTY: see below





August 4, 2005

**Legal Description
Homestead Camp Verde
Parcel 4A**

That part of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, of the Gila and Salt River Meridian, Yavapai County, Arizona, more particularly described as follows:

Beginning at the Center of said Section 25 from which the South Quarter Corner of said Section 25 bears South 01 degrees 49 minutes 27 seconds West, a distance of 2649.77 feet;

Thence South 89 degrees 50 minutes 00 seconds East, along said East-West Midsection Line, a distance of 759.13 feet;

Thence South 00 degrees 10 minutes 00 seconds West, a distance of 526.56 feet;

Thence South 63 degrees 53 minutes 07 seconds West, a distance of 648.29 feet to the beginning of a non-tangent curve whose radius point bears South 63 degrees 53 minutes 07 seconds East, a distance of 940.00 feet;

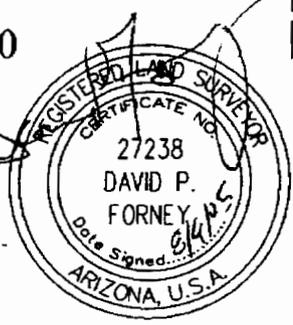
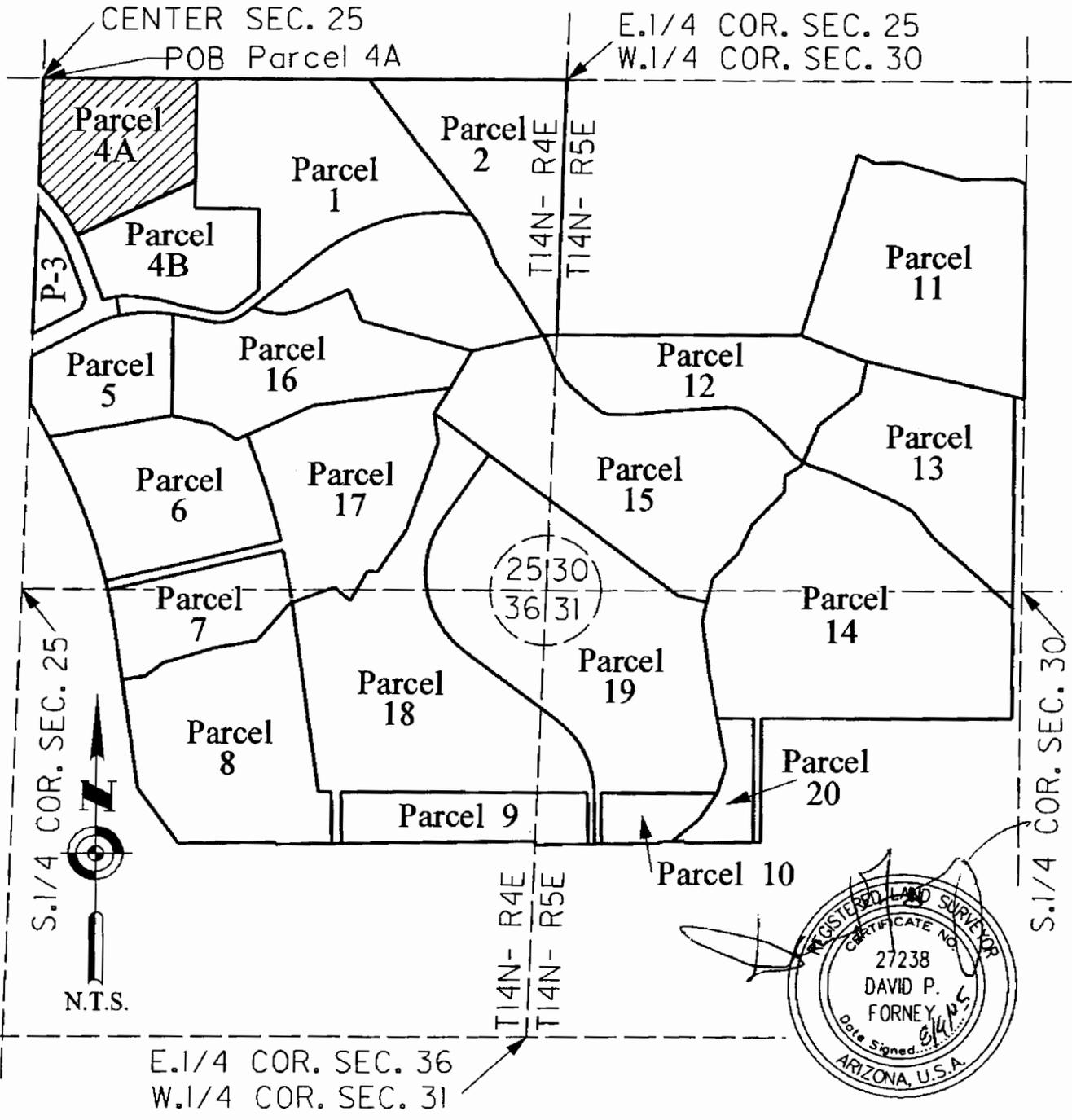
Thence Northwestery along the arc of said curve through a central angle of 15 degrees 22 minutes 35 seconds, an arc length of 252.27 feet to a point of non-tangency;

Thence North 41 degrees 30 minutes 20 seconds West, a distance of 79.86 feet;

Thence North 01 degrees 49 minutes 27 seconds East, a distance of 545.60 feet to the POINT OF BEGINNING.

The above described parcel contains 11.800 acres, more or less.

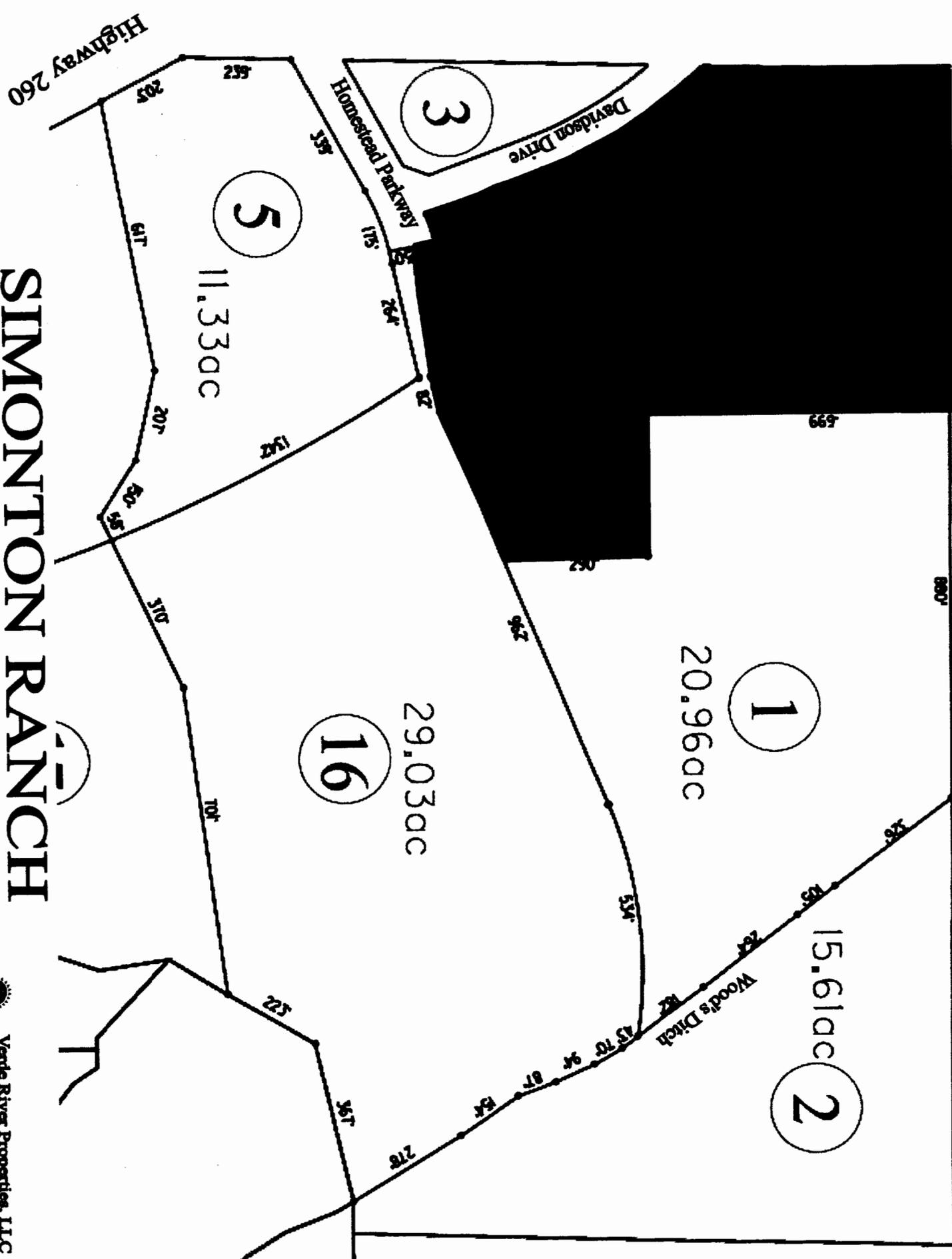




Hoskin-Ryan Consultants Inc.
creative engineering solutions

3003 N. Central Avenue, Suite 1500, Phoenix, Arizona 85012-2902
Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com

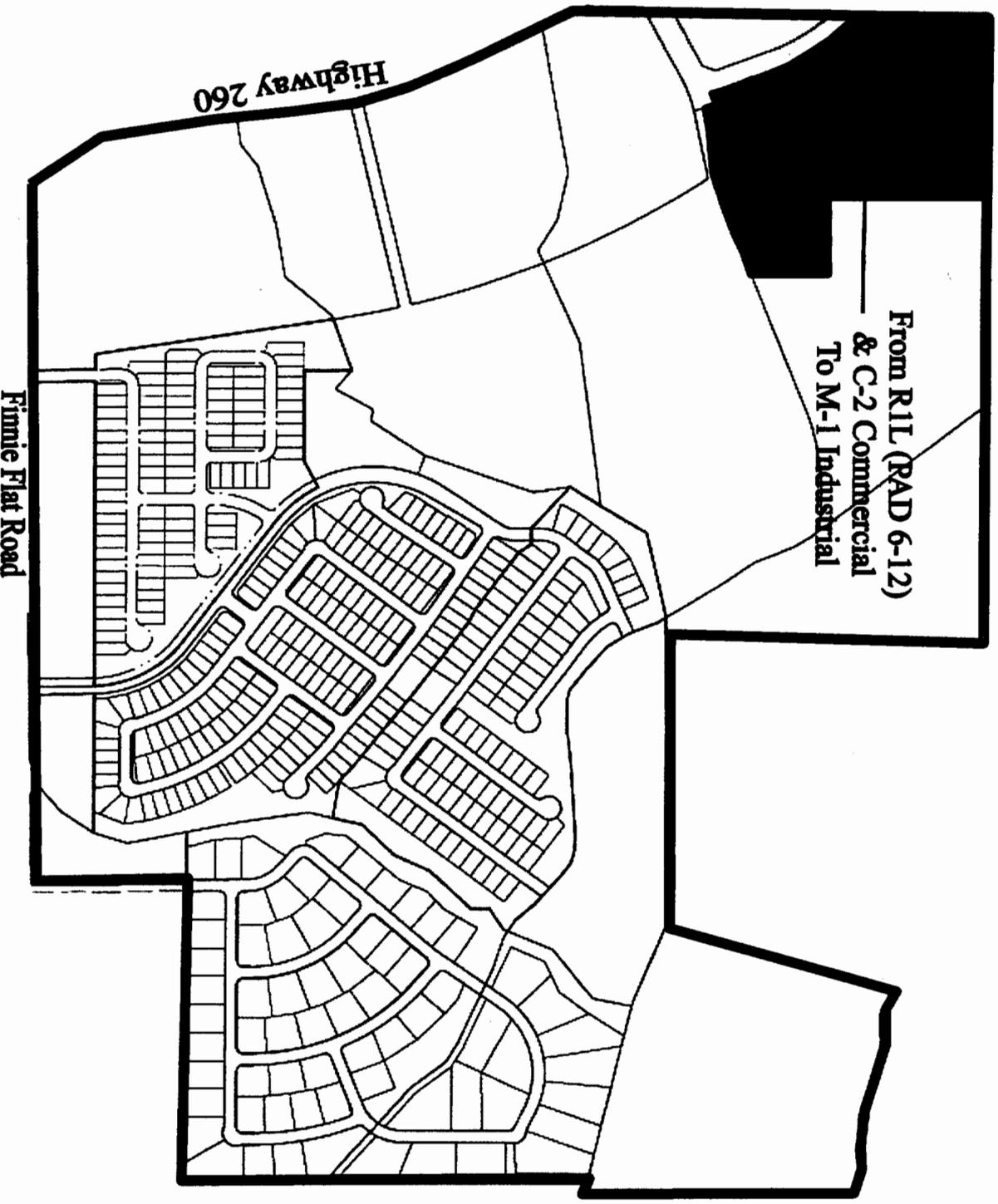
**HOMESTEAD PARCEL 4A
EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION**



SIMONTON RANCH

AMENDED REQUEST Date of Exhibit 2-7-06


 Verde River Properties, LLC
 7116 E. Laguna Azul Avenue
 Mesa, Arizona 85209
 480-218-7575



SIMONTON RANCH

REZONING

AMENDED REQUEST Date of Exhibit 2-7-06

Exhibit A

Current Land Use	
CURRENT ZONING	ACRES
R1-L (PAD 6-12)	15.03
C-2 Commercial	5.00
TOTAL ACRES	20.03
CURRENT MAXIMUM DENSITY	
DWELLING UNITS	180

Requested Land Use	
REQUESTED ZONING	ACRES
Parcel 18 & Part of Parcel 1 To M-1 Industrial	20.03
PROJECTED DENSITY	
DWELLING UNITS	None

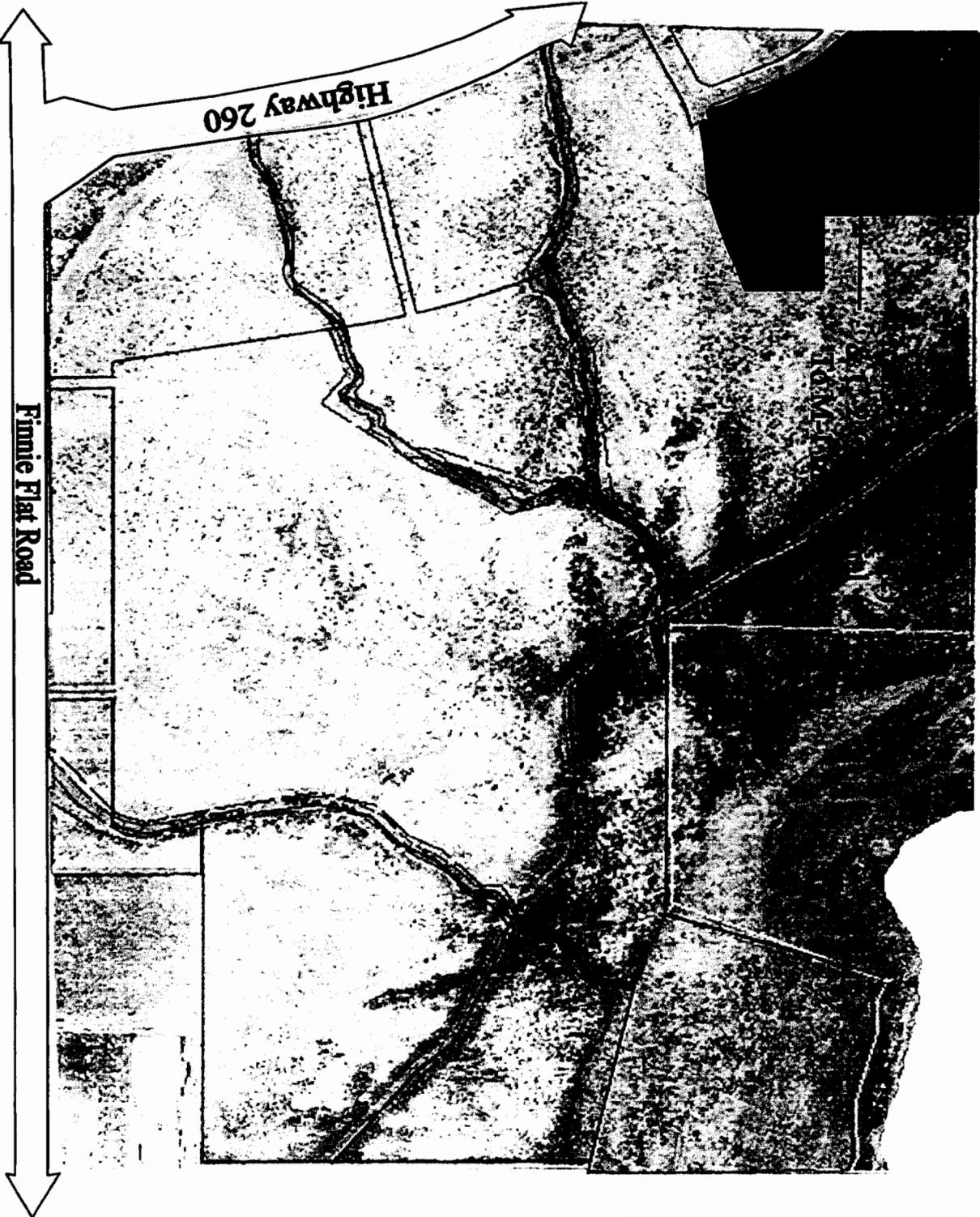
Owners
Verde River Properties, LLC
Joseph Simonton

Note: Calculations are approximate.



Verde River Properties, LLC
7116 E. Laguna Azul Avenue
Mesa, Arizona 85209
480-218-7575





SIMONTON RANCH

REZONING

AMENDED REQUEST Date of Exhibit 2-7-06

Exhibit B

Current Land Use	
CURRENT ZONING	ACRES
R1-L (PAD 6-12)	15.03
C-2 Commercial	5.00
TOTAL ACRES	20.03
CURRENT MAXIMUM DENSITY	
DWELLING UNITS	180

Requested Land Use	
REQUESTED ZONING	ACRES
Parcel 18 & Part of Parcel 1 To M-1 Industrial	20.03
PROJECTED DENSITY	
DWELLING UNITS	None

Owners
 Verde River Properties, LLC
 Joseph Simonton

Note: Calculations are approximate.



Verde River Properties, LLC
 7116 E. Lagry Mesa, Arizona 85209
 480-218-7575

Land Use Summary

Use	Acres
Commercial	87.4
Multi-family	7.0
Residential	187.3
Educational Site	10.0
Open Space	85.4
TOTAL	377.1

Maximum Units

Maximum Multi-family Units 300

Maximum Residential Units 800

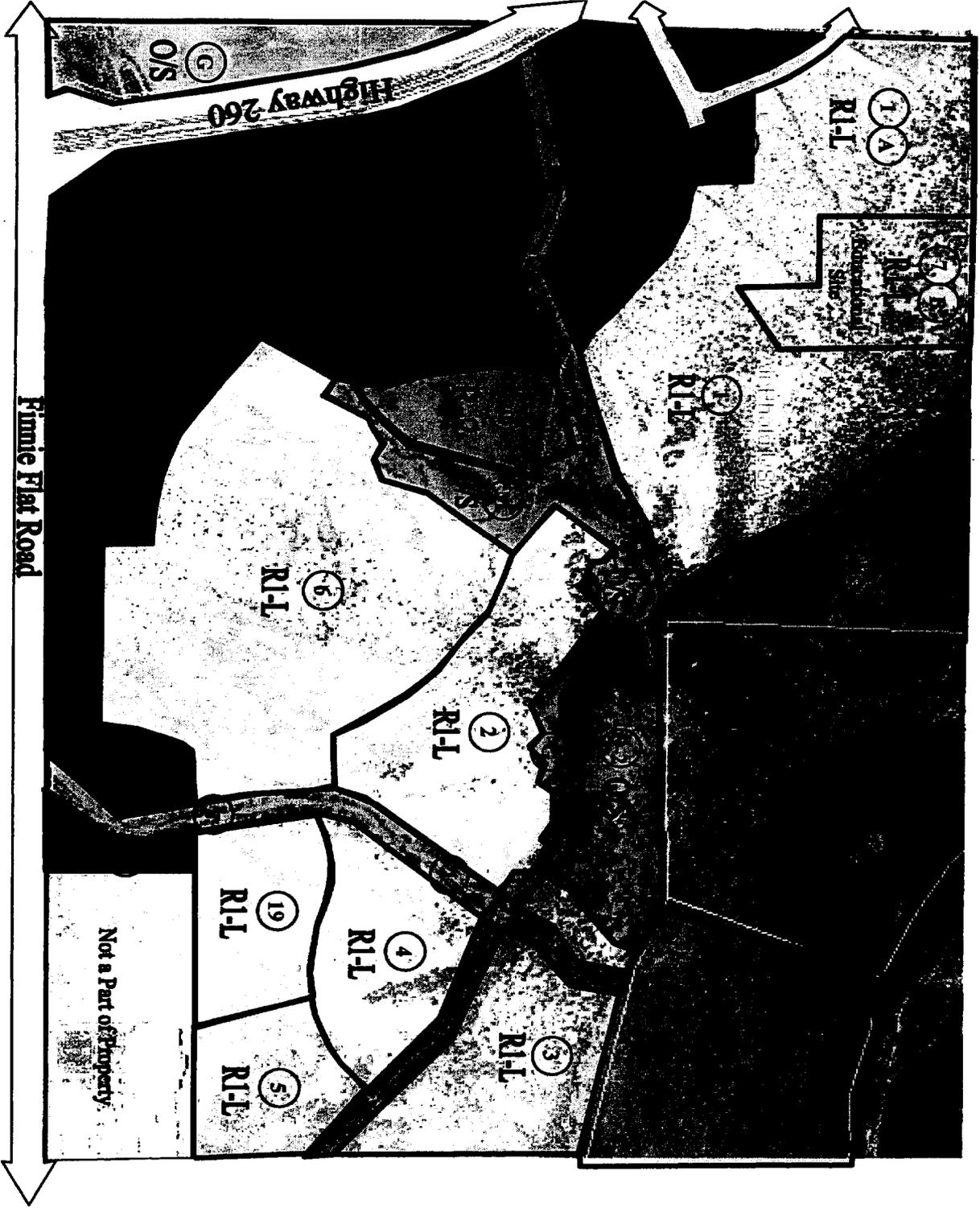
Maximum Density

Multi-family density may range up to 18 units per acre.

Residential densities may range from PAD-1 to PAD-12.

Notes

- ① Due to the conceptual nature of this Land Use Diagram, all calculations and area takeoffs are approximate and may change prior to final Town approval.
- ② Final design sizes, classifications, and locations may change prior to the filing of the preliminary plat and acceptance by the Town.
- ③ The actual amount of open space may decrease upon closer investigation of site conditions and constraints.



SIMONTON RANCH (formerly The Homestead at Camp Verde)

Land Use Plan Amended 7-27-05

Exhibi





August 4, 2005

**Legal Description
Homestead Camp Verde
Parcel 4A**

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