ADDENDUM TO THE AGENDA

REGULAR SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, APRIL 27, 2005
6:30 P.M.

5.a **Discussion, consideration, and possible approval of Resolution 2005-639, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Arizona, approving and authorizing the submission of a grant application to the Water Infrastructure Finance Authority of Arizona, and approving and authorizing the Mayor to execute all documents necessary for the application for and acceptance of such grant.** This grant application seeks $35,000 to conduct a financial and operational feasibility study of the Camp Verde Sanitary District.

5.b. **Discussion, consideration, and possible approval of Resolution 2005-638, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Arizona, approving and authorizing submission of a grant application to the Water Infrastructure Finance Authority of Arizona, and approving and authorizing the Mayor to execute all documents necessary for the application for and acceptance of such grant.** This grant application seeks $25,000 to conduct a financial and operational feasibility study of the Camp Verde Water System.

Posted by: O Jones Date/Time: 4-22-05 1:20 p.m.

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

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

Staff Report

Council Meeting of: April 27, 2005

Description Of Item: **Resolution 2005-638 and Resolution 2005-639:** Resolutions approving and authorizing submission of grant applications to the Water Infrastructure Finance Authority of Arizona (WIFA) seeking grant funds in the amount of $25,000 for a feasibility study of the Camp Verde Water System, and $35,000 for a feasibility study of the Camp Verde Sanitary District.

Recommended Council Action: I would recommend that the Town approve the resolutions for these grant applications.

Attachments: Yes

Prepared by: Will Wright

RESOLUTION 2005-639

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, APPROVING AND AUTHORIZINING SUBMISSION OF A GRANT APPLICATION TO THE WATER INFRASTRUCTURE FINANCE AUTHORITY OF ARIZONA, AND APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR THE APPLICATION FOR AND ACCEPTANCE OF SUCH GRANT.

WHEREAS, the Water Infrastructure Finance Authority of Arizona (WIFA) is an independent agency of the State of Arizona that provides technical assistance and funding options for the development of water and sewer project throughout the State; and

WHEREAS, WIFA makes technical assistance grants available to qualifying entities; and

WHEREAS, the Town of Camp Verde desires to submit a grant application seeking $35,000 to be used for a financial and operational feasibility study of the Camp Verde Sanitary District in Camp Verde, Arizona; and

WHEREAS, the Town's in-kind and cash match for this WIFA grant shall fund a master plan for the Camp Verde Sewer System to coordinate and expand this wastewater operation in the community,

NOW THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, DO HEREBY RESOLVE AS FOLLOWS:

Section 1. That the application to WIFA for grant funds in the amount of $35,000 to be used for a financial feasibility study of utilizing Camp Verde Sanitary District in Camp Verde, Arizona be and is hereby approved and authorized.

Section 2. That Mitch D. Dickinson, Mayor of the Town of Camp Verde, be and is hereby authorized to execute all documents necessary for the application for and acceptance of such WIFA grant.

Section 3. That the Town of Camp Verde be and is hereby authorized to take and perform such other and further actions as are necessary or appropriate to carrying out the purposes provided for in this Resolution Number 2005-639 Including, but not limited to, providing the in-kind match for such grant funds.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, this _____ day of _____, 2005, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

_____
Mitch Dickinson, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

_____
Brad Woodford, Town Attorney

RESOLUTION 2005-638

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, APPROVING AND AUTHORIZINING SUBMISSION OF A GRANT APPLICATION TO THE WATER INFRASTRUCTURE FINANCE AUTHORITY OF ARIZONA, AND APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY FOR THE APPLICATION FOR AND ACCEPTANCE OF SUCH GRANT.

WHEREAS, the Water Infrastructure Finance Authority of Arizona (WIFA) is an independent agency of the State of Arizona that provides technical assistance and funding options for the development of water and sewer project throughout the State; and

WHEREAS, WIFA makes technical assistance grants available to qualifying entities; and

WHEREAS, the Town of Camp Verde desires to submit a grant application seeking $25,000 to be used to conduct a financial and operational feasibility study of the Camp Verde Water System in Camp Verde, Arizona; and

WHEREAS, the Town's match and cash contribution shall be utilized for such grant to fund the efforts of the Camp Verde Water acquisition team and other expenses incurred in the technical and legal analysis necessary to elevate the Camp Verde Water Company project,

NOW THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, DO HEREBY RESOLVE AS FOLLOWS:

Section 1. That the application to WIFA for grant funds in the amount of $25,000 to be used for a financial feasibility study of utilizing Camp Verde Water System in Camp Verde, Arizona be and is hereby approved and authorized.

Section 2. That Mitch D. Dickinson, Mayor of the Town of Camp Verde, be and is hereby authorized to execute all documents necessary for the application for and acceptance of such WIFA grant.

Section 3. That the Town of Camp Verde be and is hereby authorized to take and perform such other and further actions as are necessary or appropriate to carrying out the purposes provided for in this Resolution Number 2005-638 Including, but not limited to, providing the in-kind match for such grant funds.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, this _____ day of _____, 2005, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

_____
Mitch Dickinson, Mayor

Date: _____

Attest: _____
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

_____
Brad Woodford, Town Attorney

April 22, 2005

Dear Study Partner:
The Camp Verde Town Council on April 20th approved working with the Camp Verde Chamber of Commerce to retain the Buxton Company for retail recruitment services. Staff decided it would therefore be good to meet and discuss the details of this study as well as obtain the initial payment to initiate this study (so please bring your checkbooks).

This meeting has been scheduled for Wednesday, April 27th at 10 a.m. in the Chamber of Commerce (385 South Main Street with telephone number of 567-92940 in the conference room to develop a strategery that will include everyone's interest as we discuss in more detail the scope of this study.

We look forward to seeing everyone at this meeting and please contact me at 928-567-8513 if you have any questions or comments about this email.

Best Regards,
Will Wright, Community Development Director

AGENDA

COUNCIL HEARS PLANNING AND ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, APRIL 27, 2005
at 6:30 P.M.

1. **Call to Order**

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

2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda –** All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.
   - **a) Approval of the Minutes:**
     1) Special Session – April 20, 2005 (5:30 p.m. meeting)
     2) Special Session – April 20, 2005 (8:30 a.m. meeting)
   - **b) Set Next Meeting, Date and Time:**
     1) Regular Session – May 4, 2005 at 6:30 p.m.
     2) Budget Work Session – May 11, 2005 at 6:30 p.m.
     3) Regular Session – May 18, 2005 at 6:30 p.m.
     4) Council Hears Planning & Zoning – May 25, 2005 at 6:30 p.m.

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

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

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

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

6. **Discussion, consideration, and possible approval of Resolution 2005-628, a Resolution of the Town Council of the Town of Camp Verde, Arizona approving the General Plan Amendment 2005-02 that amends the Land Use Map of the General Plan for parcel 404-30-029D Medium Density Residential to High Density Residential. This amendment is to accommodate the rezoning of the parcel to Multi-dwelling Residential.** The site is located at 485 S. Nichols Street.

   - **Call for STAFF PRESENTATION**
   - **Declare PUBLIC HEARING OPEN**
     a. **Call for APPLICANT'S STATEMENT**

b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
c. **Call for APPLICANT'S REBUTTAL (if appropriate)**

- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

7. **Discussion, consideration, and possible approval of Ordinance 2005-A305, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 404-30-029D consisting of approximately 2.4 acres from R1L-35 to R2-2. This rezoning is to allow for the development of a residential complex at 485 S. Nichols Street.**

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

8. **Discussion, consideration, and possible approval of Ordinance 2005-A306, an ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the Zoning Map of the Planning & Zoning Ordinance for parcel 404-30-005C consisting of approximately +/- 1 acre from RS-35 to C2-4. This rezoning is to allow for commercial activity at 25 S. Montezuma Castle Hwy.**

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

9. **Discussion, consideration, and possible approval of Ordinance 2005-A2307 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 403-23-151 consisting of approximately +/- 33.09 acres from RCU-2A to C3. This rezoning is to allow for commercial activity along SR 260 near Dougs Park Road.**

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

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

There will be no Public Input on the following items:

11. **Advanced Approvals of Town Expenditures**

12. **Manager/Staff Report**

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

14. **Adjournment**

Posted by: U Jones Date/Time: 4-22-05 9:15 a.m

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

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

MINUTES

SPECIAL SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, APRIL 20, 2005
at 5:30 P.M.

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

1. **Call to Order**
Mayor Dickinson called the meeting to order at 5:30 p.m.

2. **Roll Call**
Mayor Dickinson, Vice Mayor Reddell, Councilors Baker, Gioia, Kovacovich, Parrish, and Teague

Also Present:
Attorney Brad Woodford, Manager Bill Lee, Finance Director Dane Bullard, Community Development Director Will Wright, Consultant Dave Fackler, and Town Clerk Deborah Barber

Mayor Dickinson introduced items 3, 4, and 5, and recommended that Council go into executive session pursuant to ARS §38-431.03 (A)(3) and (A)(4) for discussion or consultation for legal advice and discussion or consultation with the attorney in order to consider its position and instruct its attorney regarding its position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation (A)(7) for discussions or consultation with designated representatives regarding negotiations for the purchase, sale, or lease of real property.

On a motion by Reddell, seconded by Parrish, the Council voted unanimously to go into executive session to discuss items 3, 4, and 5. The Special Session was recessed at 5:33 p.m.

Mayor Dickinson called the Special Session back to order at 6:25 p.m.

3. **Discussion or consultation with the Town Attorney in order to consider Council's position and instruct the attorney regarding Council's position regarding development agreements with Thomas Griffith and Big R.**
On a motion by Dickinson, seconded by Teague, the Council voted unanimously to direct staff to continue negotiations as discussed during the executive session.

4. **Discussion or consultation with the Town Attorney regarding properties located at 358 & 386 S. Main Street, Camp Verde, Arizona.**
On a motion by Dickinson, seconded by Teague, the Council voted unanimously to make an offer to the property owner for $59,900.

5. **Discussion or consultation with the Town Attorney in order to consider Council's position and instruct the attorney regarding Council's position regarding agreement(s) with the Camp Verde Chamber of Commerce and possible approval to fund up to $33,000 over a multi-year period for economic development activities.**
On a motion by Dickinson, seconded by Kovacovich, the Council directed staff to move forward with the agreement with the Chamber of Commerce in an amount up to $33,000 for economic

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MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
THURSDAY APRIL 7, 2005
6:30 PM

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

1. **Call to Order**
The meeting was called to order at 6:31 with Vice Chairperson Smith presiding.

2. **Roll Call**
Vice Chairperson Smith, Commissioners Bullard, Womack, Morris and Witt were present; Commissioner Haddon arrived at 6:33 p.m.; Chairperson Foreman was absent.

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

3. **Pledge of Allegiance**
The Pledge was led by Commissioner Witt.

4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
   a. **Approval of Minutes:**
      March 3, 2005 – Regular Session
   b. **Set Next Meeting, Date and Time:**
      April 14, 2005 – Regular Session – 6:30 p.m.

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

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

6. **Public hearing, discussion, and possible recommendation to Council on GPA 2005-02: An application submitted by Al Dupuy, agent for Keith & Anna Turley, owners of parcel 404-30-029D requesting a general plan amendment from medium density residential to high density residential, allowing future residential development. This property is currently zoned R1L-35, consists of approximately 2.41 acres and is located at 485 S. Nichols Street.**
On a motion by Womack, seconded by Haddon, the Commission voted unanimously to recommend to Council that they approve an application submitted by Al Dupuy, agent for Keith & Anna Turley, owners of parcel 404-30-029D requesting a general plan amendment from medium density residential to high density residential, allowing future residential development

Prior to hearing Item 6 Commissioner Witt announced that he recused himself because he represents the applicant.

STAFF'S PRESENTATION
Community Development Director Wright said that the request for the change in the General Plan from a medium density to a high density generally fits into the surrounding area. The applicant requires the change in order to pursue their plan to build duplexes in the area. Director Wright referred to a petition from 11 nearby property owners in support of the application; no letters or phone calls in opposition have been received. Staff believes the project would be a good fit for the downtown area in terms of having a pedestrian mall concept, and has apparently been approved by the Town Center redevelopment committee.

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PUBLIC HEARING OPEN
Applicant's Statement
Dugan McDonald, Professional Land Surveyor with Heritage Land Survey and Mapping, distributed copies of the site plan for the project planned for the 2.4 acres of land on Nichols Street. He pointed out the existing buildings on the parcel, irrigation ditches and the accesses that are available, adding that sewer and water are also available.

COMMENT FROM OTHER PERSONS
There were no comments from other persons

APPLICANT'S REBUTTAL
No rebuttal was required.

PUBLIC HEARING CLOSED
Board Discussion
There was some concern expressed about amending the new General Plan immediately after its approval, and the public perception or negative impact of such an action, which prompted a review of the nature of the General Plan which provides for amendments as needed. In that regard there was a reminder of the petition in support of the project. The applicant confirmed that the existing streets will be improved at the developer's expense.

STAFF COMMENTS
Director Wright said that he understood the concern about the General Plan, but it is crafted to allow changes and the Commission just needs to weigh any concerns and what the Town would like to see. The density would be doubled by the change, but with the sewer and water in place that takes care of a lot of the environmental issues. The roadway will be addressed in later steps. It is a minor amendment and the Commission may expect similar requests to be coming up; the role of the Commission is to seek to balance the will of the people with what is best for the community.

DISCUSSION OF MOTION
There was comment that although the project may not meet the map criteria of the General Plan, as far as the other criteria encouraging development where infrastructure is available, and affordable housing, the project meets that criteria; also, the discussion regarding the new General Plan was helpful and appropriate in moving forward with action on the request.

7. **Public hearing, discussion, and possible recommendation to Council on ZMC 2005-05: An application submitted by Al Dupuy, agent for Keith & Anna Turley, owners of parcel 404-30-029D requesting a zoning map change from R1L-35 to R2-2, allowing future residential development. This property consists of approximately 2.41acres and is located at 485 S. Nichols Street.**
On a motion by Womack, seconded by Bullard, the Commission voted unanimously to recommend that Council accept an application submitted by Al Dupuy, agent for Keith & Anna Turley, owners of parcel 404-30-029D requesting a zoning map change from R1L-35 to R2-2, allowing future residential development.

On a motion by Morris to amend, seconded by Haddon, the Commission voted 3-2 to provide that the rezoning be contingent upon the approval of the preliminary plat by the Town Council; with 'no' votes by Bullard and Womack.

STAFF'S PRESENTATION
Director Wright explained that the zoning on this property is RIL-35, which is acre lots, a good example of a non-conforming parcel. There are many of those in the area that are much smaller, and have residences on them. The staff has reviewed the project, and everything else is pretty much the same as noted in the preceding item as to the concerns regarding drainage and the roadway needing improvement. In general, the zoning map change makes sense, and the neighborhood seems to support it. It fits with other projects in town.

PUBLIC HEARING OPEN
Applicant's Statement

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Dugan McDonald said he was pleased to present the application for the rezoning, commenting that the project would result in much improvement for the property itself, and would be good for the community.

COMMENT FROM OTHER PERSONS
There were no comments from other persons.

APPLICANT'S REBUTTAL
No rebuttal was required.

PUBLIC HEARING CLOSED
Board Discussion
Beginning the discussion, there was some reservation expressed regarding the rezoning to higher density without a conceptual site plan to review, although there was general approval for rezoning to allow a higher density. The discussion also addressed the goal of the Town to develop a trail system and Mr. Dupuy said that the applicant would be upon to suggestions involving the ditch, or canal right-of-way, and would have no objection to dedicating an equestrian/pedestrian trail or right-of-way, but suggested the Town should accept the liability for it. Anna Turley, who has owned the property for 35 years, said that work done on the ditch has always been on the opposite side, and that would be the logical location for the trail. There was considerable debate among the members over the opinion that the applicant should be required to provide a preliminary plat prior to consideration of the rezoning, versus suggestions that (1) the rezoning be presented to the Council for approval, with the stipulation that a site plan be presented at that time, and (2) that the rezoning could be granted at this time with the assurance that final approval would be based on a preliminary plat plan. At this stage, without the rezoning being granted the owner would find it prohibitive to move forward because of the great expense involved in preparing the preliminary plat plan; Mr. Dugan suggested that they could provide a sketch drawing of what they would like to do.

STAFF COMMENTS
Director Wright commented that in his prior experience the owner was usually encouraged to have the zoning in place before incurring the cost involved in getting a plat. At least with the rezoning, the owner can rely on the fact that the density being approved can be placed on that property. The preliminary plat process goes through all the agencies, and there quite a bit of input that comes to the applicant; the project then comes before Planning & Zoning and Council before the final plat is decided upon.

A motion for approval of the rezoning was made and then followed by further debate over recommending that Council require a preliminary or conceptual site plan as a condition of approval, with an amendment to the motion proposed to that effect. Director Wright confirmed that the Council can approve the rezoning with or without the Commission's stipulation regarding a preliminary plan; the proposed stipulation would provide that if no preliminary plat can be brought forward and approved, the zoning will revert back to the RIL-35.

8. **Public hearing, discussion, and possible recommendation to Council on ZMC 2005-10: An application submitted by Don Kilby, Jim Kilby, and Harold Kilby, owners of parcel 404-30-005C requesting a zoning map change from RS-35 to C2-4, allowing the property to reflect current zoning in the immediate area and allow the existing use to continue. This property consists of approximately 1 acre and is located at 25 S. Montezuma Castle Highway.**
On a motion by Womack, seconded by Haddon, the Commission voted unanimously to recommend that Council approve an application submitted by Don Kilby, Jim Kilby, and Harold Kilby, owners of parcel 404-30-005C requesting a zoning map change from RS-35 to C2-4, allowing the property to reflect current zoning in the immediate area and allow the existing use to continue, with the stipulation that there be no mini-storage on the property.

On a motion by Morris to amend, seconded by Witt, the Commission voted unanimously to provide that the rezoning be subject to design review board approval.

STAFF'S PRESENTATION
Director Wright explained the request of the applicant to rezone approximately 1 acre of his property to commercial C-2 with a -4 density. Many of the uses on the surrounding properties on

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Montezuma Castle Highway are business oriented; staff did not receive any calls or letters in opposition. Staff also has no opposition to the request.

PUBLIC HEARING OPEN
Applicant's Statement
Harold Kilby spoke on behalf of the applicants explaining that the intent is to improve the building that they currently are occupying, with better signage, which could be done with the commercial zoning. Several uses are being considered, including mini-storage or rental types of duplexes, with the idea of being able to use the property in some commercial use; he also commented that it would fit in with the General Plan.

COMMENT FROM OTHER PERSONS
There was no comment from other persons

APPLICANT'S REBUTTAL
No rebuttal was required.

PUBLIC HEARING CLOSED
Board Discussion
During the discussion and questions to the applicant, Mr. Kilby confirmed that the realty office and construction office will be kept open; they plan to construct four duplexes to be sold and deeded to the buyers; 90 mini-storage units could also be put in place. It was suggested that there are some buffering issues that would need to be resolved. It was generally agreed that what the applicant is requesting would be appropriate and fit in with the General Plan. The issue of buffers was further addressed. It was agreed that duplexes would be appropriate; however, there was some objection to the concept of mini-storage in that particular area; the applicant was open to such a restriction being imposed.

A motion was made to recommend to Council that the rezoning be approved with the stipulation that there be no mini-storage on the property, followed by a motion to amend to require that the rezoning be subject to design review board approval.

STAFF COMMENTS
Director Wright said that C-2 zoning would allow residential duplexes.

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

10. Commission Informational Reports
Commissioner Witt commented that the stipulation for the rezoning that was previously heard, with the owners present, if, as a contingency of the sale that the rezoning take place, because the buyer doesn't want to take the risk of spending all the money on the preliminary plat unless the rezoning is in place, what was just done was to put off that commitment if the Council accepts that. A brief discussion commenced including Commissioner Witt's objection, in essence, that either the Turleys will not get their property sold, or Mr. Dupuy may choose not to do the project because there is a very significant increase in risk because of adding the contingency which in effect did not give the applicant the rezoning.

Vice Chairperson Smith announced the upcoming Main Street Stampede, and urged everyone to attend.

11. Staff Report
Director Wright advised that there will be a Commission meeting next week; there was a brief discussion regarding attendance.

12. Adjournment
On a motion by Womack, seconded by Morris, the meeting was adjourned at 8:05 p.m.

_____
Commission Vice Chairperson Ron Smith

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_____
Planning and Zoning Division

CERTIFICATION:
I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the Regular Session of the Planning and Zoning Commission of the Town of Camp Verde, Arizona, held on the 7th day of April, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2005

_____
Margaret Harper, Recording Secretary

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MINUTES
REGULAR SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
THURSDAY APRIL 14, 2005
6:30 PM

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

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

2. **Roll Call**
Chairperson Foreman, Commissioners Haddon, Bullard, and Witt were present; Commissioner Womack arrived at 6:33; Vice Chairperson Smith and Commissioner Morris were absent..

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

3. **Pledge of Allegiance**
The Pledge was led by Haddon.

4. **Consent Agenda -** All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
   a. **Approval of Minutes:**
      April 7, 2005 – Regular Session
   b. **Set Next Meeting, Date and Time:**
      May 5, 2005 – Regular Session – 6:30 p.m.
      May 12, 2005 – Regular Session – 6:30 p.m.

On a motion by Haddon, seconded by Witt, the Consent Agenda was approved as presented.

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

6. **Public hearing, discussion, and possible recommendation to Council on ZMC 2005-11:**
An application submitted by Steven M. Verfurth, agent for Verde Valley Professional Center Partners, LLC, owner of parcel 403-23-151 requesting a zoning map change from RCU-2A to C3, allowing future commercial development. This property consists of approximately 33.09 acres and is located on Highway 260 south of Horseshoe Bend Drive.

A motion by Haddon to recommend approval of an application submitted by Steven M. Verfurth, agent for Verde Valley Professional Center Partners, LLC, owner of parcel 403-23-151 requesting a zoning map change from RCU-2A to C3, allowing future commercial development; this property consists of approximately 33.09 acres and is located on Highway 260 south of Horseshoe Bend Drive; **with the exception of any property further east of then 300 feet of the existing right-of-way of Highway 260, failed for lack of a second.**

On a motion by Womack, seconded by Witt, the Commission voted 4-1 to recommend that Council approve an application submitted by Steven M. Verfurth, agent for Verde Valley Professional Center Partners, LLC, owner of parcel 403-23-151 requesting a zoning map change from RCU-2A to C3, allowing future commercial development; **and that there be a stipulation that this property go through a design review, that it be further notated that there are objections to certain types of uses, and that there is a need for a buffer; with a 'no' vote by Haddon.**

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On a motion by Witt, seconded by Womack, the Commission voted 4-1 to **amend the motion to request prior to the Council hearing that the owner consider a voluntary additional 60-foot buffer against the residential section of the property in addition to the existing 60-foot right-of-way; with a 'no' vote by Bullard.**

STAFF'S PRESENTATION
Community Development Director Wright said that the request before the Commission is fairly straightforward. The property is bisected by SR 260 and is adjacent to the area that the Commission has been considering and will be hearing more about next to the Wendy's property, and will be coming forward as a platted commercial business park. The subject property is in the area designated as the growth corridor, and the applicant is seeking to develop commercial activities on it. No letters in opposition or concern have been received; the property will need to be annexed into the Fire District. Staff believes the request complements which the Town is trying to accomplish along SR 260.

PUBLIC HEARING OPEN
Applicant's Statement
Steve Verfurth reiterated the staff's belief that the property is ideal for future commercial development. He confirmed staff's description of the property and its location and commented that there are existing access easements on the easterly portion of the site, and Mr. Verfurth feels the access to the westerly portions should not be a problem and can be worked out with the agencies involved. Mr. Verfurth added that the impacts of developing the site as commercial should be minimal, and also conducive to surrounding parcels. Utilities and water are available. The requested zoning change will allow mixed opportunities for greatly needed commercial facilities and will assist in employment in the Verde Valley area.

COMMENT FROM OTHER PERSONS
Sharon Danielson, who has lived in the area for 25 years, expressed opposition to the project since there she fears that a business such as a bowling alley could be developed next to her property, as well as the increase in traffic. There was a brief discussion with the Commission and staff that confirmed that possibility, together with comment that there would also be the requirement of screening or shielding.

APPLICANT'S REBUTTAL
Mr. Verfurth commented for the benefit of the speaker that any activity would have to have the separate approval of the Town, and would be properly screened, and that the intent of the owners is to minimize the impact on the surrounding properties. The owners have worked with the Town of Camp Verde in the past, and have been concerned with fitting in well and doing a good job in any development.

PUBLIC HEARING CLOSED
Board Discussion
There was further assurance for the speaker that the owners do not want the neighbors getting frustrated with planned activities, and would probably be open to negotiating special compromises that would help with the neighbors' concerns. Also, the Commission will be requiring a design review for the project. There was some concern about the owners being able to work with ADOT as they plan, together with a separate suggestion that the applicant direct a letter to the Town on what the project will require as far as access so that the Town might use that input as help in its campaign for the 260 project. A lengthy discussion including the existing right-of-way and road, together with the ingress and egress easement followed, with input from Mr. Verfurth, with suggestions from the members for an additional easement on the east side of the property ranging from 50 feet to as much as 300 feet to create a buffer between commercial and residential uses. There was also comment in favor of the applicant that the existing 60-foot easement would appear to be an adequate buffer. Mr. Verfurth suggested that the owners might consider an additional easement but said that at this point there are many other factors to address in the fine tuning and developing a preliminary plat for review, and that any of the concerns expressed can be addressed at that time. A suggestion was made to perhaps change

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the zoning request to less than C-3 on a portion of the property; it was not pursued further since the owner was not personally present to consent to such a change. Although it was suggested that such consent would possibly not be necessary, and whatever the Commission decides to recommend would either be approved by the Council or denied, Director Wright commented that normally such a change is addressed through a negotiation process with the owner.

6a. Discussion, review and possible action concerning the recommendation to approve Zoning Map Change 2005-05 by the Planning and Zoning Commission at their April 7, 2005 meeting and review and possible recommendation of a conceptual plan.

(Prior to hearing Item 6a. Commissioner Witt announced that he recused himself because he represents the buyer in the project.)

On a motion by Haddon, seconded by Womack, the Commission unanimously recommended that Council approve the application as it is set forth in the Minutes of April 7, 2005, with the following stipulation: **(1) that Design Review be applicable to this application; (2) that a one-story limit be placed on all structures; (3) that an equestrian and pedestrian right-of-way coincide with the ditch right-of-way on this property; and (4) that all of these conditions be included as a deed restriction**.

STAFF'S PRESENTATION
Director Wright said that it was brought to the attention of staff that in the Town Code there is a provision that there must be 4 votes for a particular motion in order for it to pass. The amendment made at the last meeting on Zoning Map Change 2005-05 to add a stipulation to a motion only received 3 votes to 2; therefore it did not pass, although at that time it was thought to have passed. The amendment was made by Commissioner Morris to stipulate that the high-density R-2 zoning would not be put in place unless the preliminary plat was approved by the Town. Basically the original motion recommended that the zoning map change be approved. Since the amendment did not pass, the item is again before the Commission for action. At this point Commissioner Witt recused himself before of a conflict of interest.

BOARD DISCUSSION
The Commission discussed the actions taken at the last meeting and the failure of the amendment. Rather than causing further delay or hardship for the owner by tabling the matter as suggested, and after reviewing the objections expressed at that time, the Commission decided to move forward and a resulting motion was proposed. During the discussion Mr. Al Dupuy, the agent for the owner, said that after getting opinions from the neighborhood, those residents were assured by the owner that the development would only be single-story buildings, and Mr. Dupuy said the owner would be more than willing to have that included as a stipulation. Director Wright also commented that the amendment proposed by Commissioner Morris was made without his awareness that the applicant had talked to the neighborhood and shown them what was being planned.

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

8. Commission Informational Reports:
Commissioner Haddon said that he hoped the community would support the upcoming election.

Commissioner Witt announced that the EnviroZeum signed a contract this week and opened escrow on the 24 acres, a very exciting project for the community.

9. Staff Report
There was no staff report.

10. Adjournment
On a motion by Haddon, seconded by Womack, the meeting was adjourned at 7:46 p.m.

DRAFT

_____
Commission Chairperson Robert Foreman

_____
Planning and Zoning Division

CERTIFICATION:
I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the Regular Session of the Planning and Zoning Commission of the Town of Camp Verde, Arizona, held on the 14th day of April, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2005

_____
Margaret Harper, Recording Secretary

Staff Report

Council Meeting of: April 27, 2005

Title: **RESOLUTION 2005 628:** An application filed by Albert Dupuy, agent for Keith and Anna Turely, owners of parcel 404-30-029D (+/- 2.41acres), requesting a General Plan Amendment from the land use of Medium Density (2004 General Plan) to High Density Residential to allow for rezoning of this parcel to R2-2 – multiple dwelling units.

Description: The property is located at 485 S. Nichols Street at the corner of Fain Street and Nichols.

The zoning for this area is currently Medium Density – Residential with a density of a ¼ acre minimum. This parcel is also within the Special Planning District for the Uptown area. The surrounding uses are as follows:
West: Commercial
East: Rural Residential/Verde River
North: Medium Density/Residential
South: Medium Density/Residential

The intent of this amendment is to develop a multi-housing unit complex with reasonably priced homes.

The (1998) General Plan indicates that this type of land use would need water and/or sewer at the very minimum for this type of development. The recently adopted and ratified General Plan (2005) shows this development would fall under high density land use with a maximum of 11 units per acre.

The newly adopted General Plan addresses minor and major amendments. This amendment is not considered a major amendment because of its small size, it's an infill development and there would be a maximum of 26 homes that could be built on this property at that zoning density.

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

Arizona Department of Water Resources: The proposed development lies outside of the Active Management Areas and as such does not require an assured water supply; however, a Water Adequacy Determination is required. According to the information provided, the water will be supplied by Camp Verde Water. This provider is not designated by the Department as having an adequate water supply; therefore, a Water Adequacy Report is required for this development prior to recordation of the final plat.

Yavapai County Environmental Services: Since sewer will be available, there are no further comments.

Yavapai County Flood Control: Flood control has no objection to this change in land use as requested.

Camp Verde Trails Committee: No response.

Town Street Department: Nichols Street is not full 50' width and, therefore is inadequate for multiple units. Street should be widened with the development of this area. Also drainage feeds into irrigation ditch and may create possible storm water issue.

Redevelopment Committee: The committee recognizes the need for site built homes on smaller lots; however, they have a concern for the blind corner at Nichols and Fain streets. They are recommending that a sign be installed to warn of the blind corner-children at play- or pedestrians because of the increased traffic generated by the project. They would like to also see Fain Street improved with sidewalks up to Main Street.

Town of Camp Verde Community Development Director: This 2.4 acre site is in the original town and this project would create affordable housing close to the town's redevelopment center.

Commission Recommendation: The Planning and Zoning Commission held a public hearing on this item April 7th and voted unanimously to recommend that Council approve the application.

Replies to The 300' Letters: Twelve (12) letters were sent out. Staff has received no replies at this time.

Attachments: Yes

Prepared by: Nancy Buckel, Senior Planner

RESOLUTION 2005-628

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING GENERAL PLAN AMENDMENT 2005-02 THAT AMENDS THE LAND USE MAP OF THE GENERAL PLAN FOR PARCEL 404-30-029D MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL. THIS AMENDMENT IS TO ACCOMMODATE THE REZONING OF THIS PARCEL TO MULTI-DWELLING RESIDENTIAL.

SITE LOCATION: 485 S. NICHOLS STREET.

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 2005-02 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 2005-05 from R1L-35 to R2-2, 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 404-30-029D from Medium Density Residential to High Density Residential.

PASSED AND ADOPTED the 27th day of April 2005.

_____
Mitch Dickinson, Mayor

_____
Date

APPROVED AS TO FORM

Attest: _____
Debbie Barber, Town Clerk

_____
Town Attorney

Date Rec'd 2/1/05
Case No. 2005-08
Project No. GPA 05-02
Fees ~~500~~ 350
Rec'd By 2/1/05 WRW
Application Fee ~~$500.00~~

TOWN OF CAMP VERDE

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

GENERAL PLAN AMENDMENT APPLICATION

APPLICANT INFORMATION

☒ Agent ☐ Owner

Applicant Name ALBERT DUPUY A.L.D. DEVELOPMENT, INC
Mailing Address 340 W. ANGUS DRIVE
City/Town CAMP VERDE State AZ Zip 86322
Phone 928-554-0449 Fax 602-928-0450

PROPERTY INFORMATION

Physical Address 485 S. NICHOLS ST.
Parcel No. 404-30-029D Legal Description
Current Zoning R1L-35 Proposed Property Use MULTI-FAMILY HOUSING

OWNER INFORMATION

Owner Name KEITH T. and ANNA S. TURLEY
Mailing Address P.O. BOX 949 City CAMP VERDE
State AZ Zip 86322 Phone

TYPE OF GENERAL PLAN AMENDMENT REQUESTED

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

Date 2/1/05

From the Desk of Rob Witt 928-301-7440

Will Wright
Community Development Director
Camp Verde AZ 86322

Re: Letter of Intent to develop 485 S Nichols Camp Verde

Dear Will;

I intend to build 12 duplexes on the S Nichols Property. The goal of the finished product will be to provide a nice affordable project for private ownership in the down town area. While this property is east of Main Street and not in the high density area of the new general plan it has the elements used to establish the high density area.

The property is connected to Camp Verde Water. Existing water lines run to the property and any additional construction will utilize the utility.

The property is in the sewer district and any new development on the property will connect to sewer.

Power is available to the property and with minimal expense will be connected to electricity.

The property is one block off of Main Street and would be ideal for high density development. The property is bordered on the west side by the town's maintenance yard which is commercial on the east side by ¼ acre lots separated by the ditch.

While the general plan does not designate this area to be high density it does express a desire to have high density in town where both water and sewer can be utilized.

Rob Witt
For Al Dupuy

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

01-03-05P02:37 RCVD

Special Power of Attorney
Authorization for Permit Application

Parcel Number: 404-30-0290 Date: 12/28/04
Owner: Keith Turley
Address: 485 S Nichols
Phone: ( )

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

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

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

Keith Turley
Anna B. Turley, Owner(s)

State of ARIZONA
County of YAVAPAI, *ss.*

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 30TH *day of* DECEMBER, 2004, *by* Anna S. Turley & Keith T. Turley, *who is/are personally known by me or have produced identification.*

E. Gene Hollamon, *Notary Public*

My Commission Expires: May 24, 2008

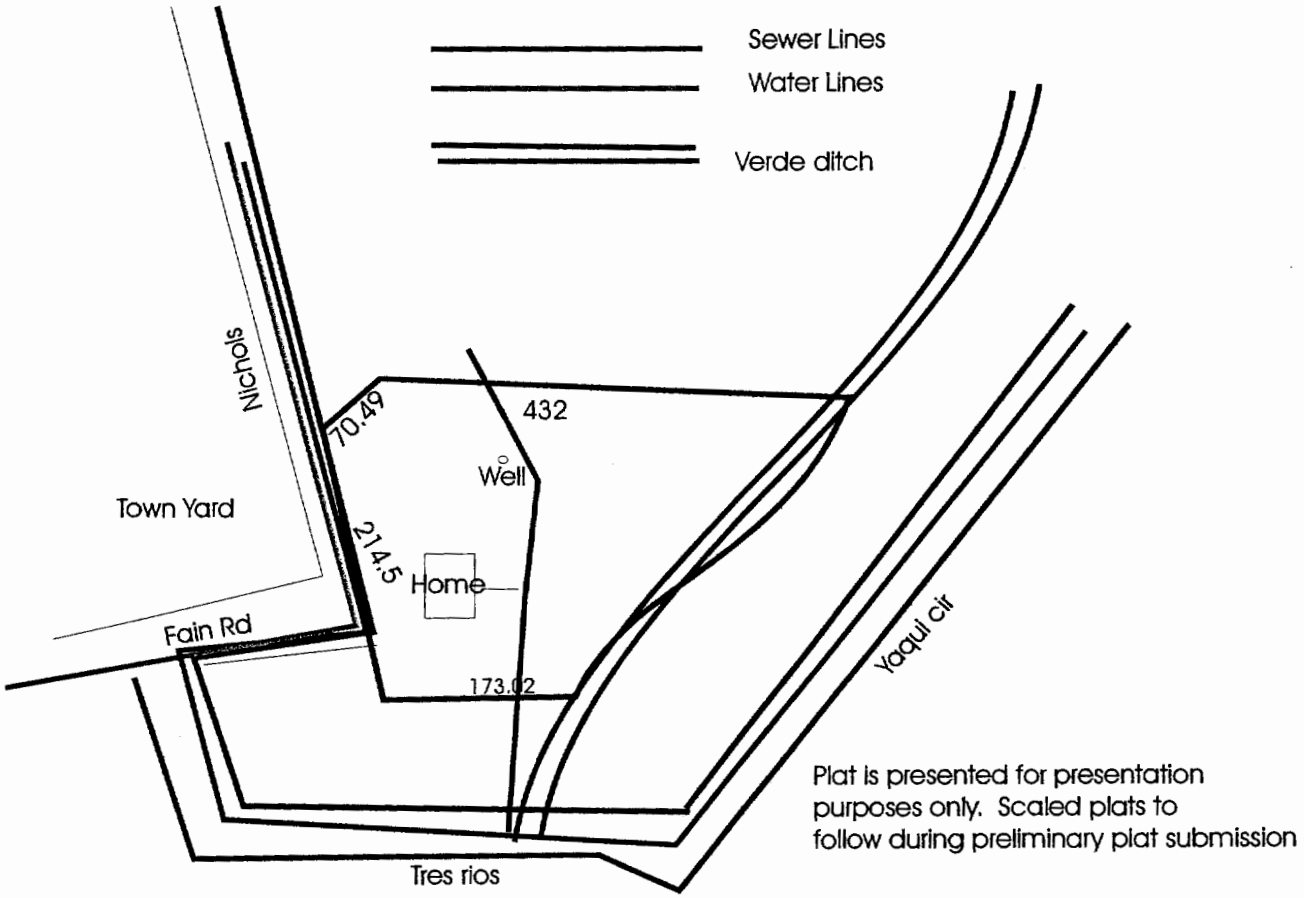
OFFICIAL SEAL
E. GENE HOLLAMON
Notary Public State of Arizona
YAVAPAI COUNTY
MY COMM. EXPIRES MAY 24, 2008

Owner assumes no liability to pay any fees - this is to become my agent

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.

Vacant Plot only building to be submited with Preliminary Plat



PERMIT #	ASSESSOR'S PARCEL #	ADDRESS
	404-30-029 D	485 S. NICHOLS ST.

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.

INDICATE NORTH

Scale: _____

Approved By: _____

Date: _____

Signature of Owner or Authorized Representative _____ Date _____

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT 01-14-05A10:08 RCVD

PERMISSION TO ENTER PROPERTY

Hearing Application: GPA 05-02 Parcel No. 404-30-029D

Date: 1-14-05 Legal Description: M&B

Name: KEITH TURLEY

Address: 485 SOUTH NICHOLS

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 1-14-05 Date

Agent for: KEITH TURLEY AND ANNA TURLEY

State of Arizona
Town of Camp Verde

On this 14 day of January, ~~19~~ 2005 before me, the undersigned Notary Public, personally appeared Albert Dupuy who executed the foregoing instrument for the purpose therein contained.

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

NOTARY PUBLIC
STATE OF ARIZONA
Yavapai County
LISA DICKINSON
My Commission Expires 10/13/07

Lisa Dickinson
Notary Public

10-13-07
Date Commission Expires

Rev 12/98

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 404-30-029D

APPLICANT'S NAME ALBERT DUPUY A.L.D. DEVELOPMENT, INC.

PROPERTY ADDRESS 485 S. NICHOLS ST. CAMP VERDE, AZ

DIRECTIONS TO PROPERTY MAIN STREET TO FAIN STREET.
TURN EAST PAST STOP SIGN TO PROPERTY
AT END OF ROAD

2004 General Plan

View1

Parcels 1-05.shp
Special planning district.shp
Regional roads
ADOPTED 2004 LAND USE MAP
Agriculture > 5 Acres
Commercial
High Density - 11 Units AC Max
Industrial
Low Density - 1 AC Min
Medium Density - 1/4 AC Min
Mixed Use
Mixed Use - Com/Ind
National Forest
Natural Resource
Open Space
Public Facilities
Rural Residential - 2 AC Min
Yavapai-Apache Nation
Town Boundary

COPIED C.C. & STAFF W
NE
04-05-05P12:09 4-5-05 BO

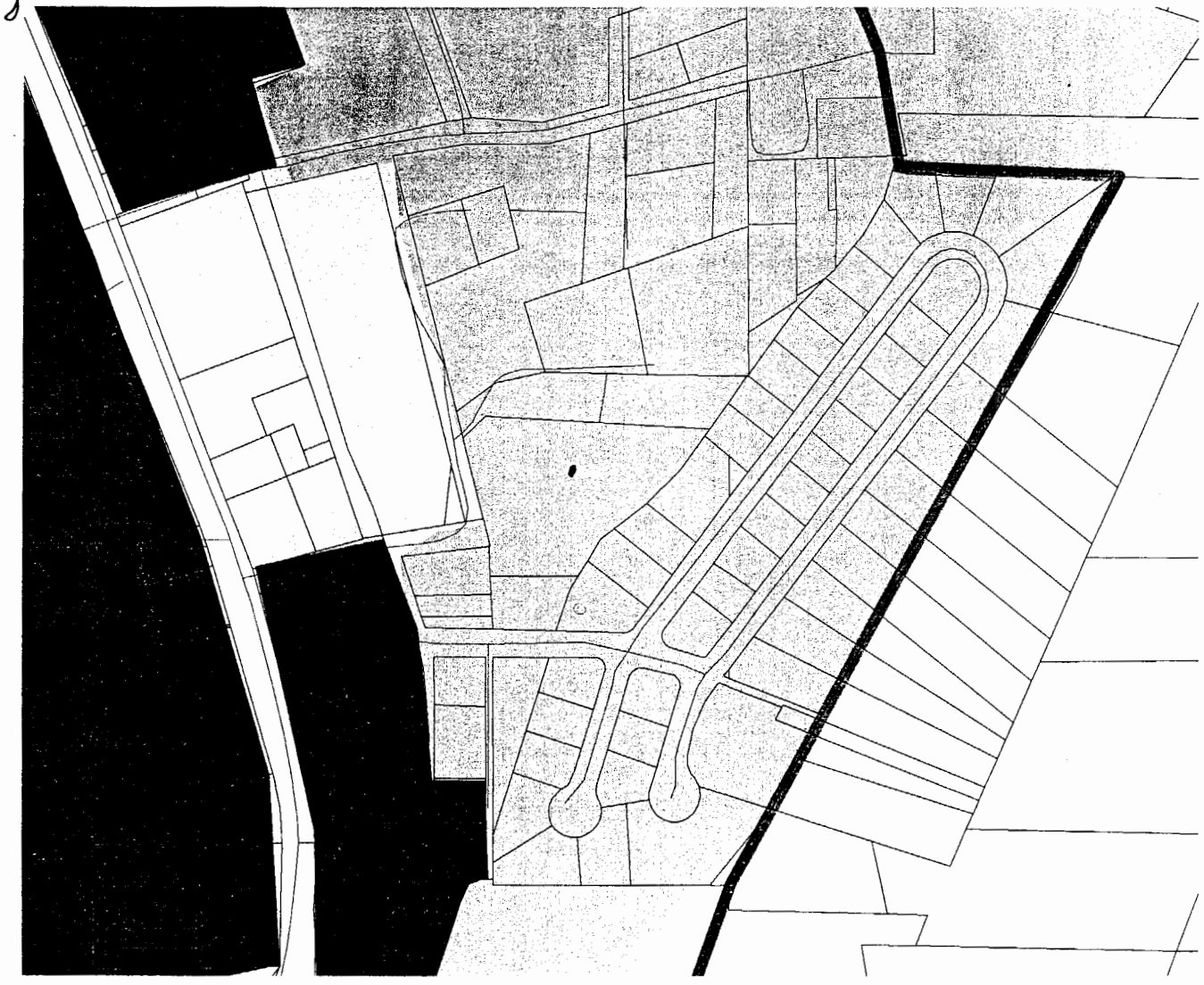
We have spoken with the applicant and support the General Plan Amendment and rezoning of 485 W Nichols St in Camp Verde to R2-2 that will allow duplexes to be constructed on the site.

Name	Address	Signature
Dorothy L. Madam	231 Madam Lane	Dorothy L Madam
Don Kreike	252 Madam Ln	Don Kreike
Carol L Steen	160 Tres Rios Rd	Carol L Steen
Jewell Spaulding	513 Yaqui Circle	Jewell Spaulding
[illegible]	503 YAQUI.	[illegible]
Ashley Gunter	487 Yaqui circle	Ashley Gunter
Bill Collins	477 YAQUI	William C Collins
Donna Byrne	437 Yaqui	Donna Byrne
Andrea LeGoff	540 Hopi Dr. C.V.	Andrea LeGoff
Clyde T Gorton	585 HOPI	Clyde T Gorton
Debbie Daniel	565 Hopi	Debbie Daniel

Resolution 2005-628
Durley

2004 General Plan

View1



Parcels 1-05.shp
Special planning district.shp
Regional roads
ADOPTED 2004 LAND USE MAP
Agriculture > 5 Acres
Commercial
High Density - 11 Units AC Max
Industrial
Low Density - 1 AC Min
Medium Density - 1/4 AC Min
Mixed Use
Mixed Use - Com/Ind
National Forest
Natural Resource
Open Space
Public Facilities
Rural Residential - 2 AC Min
Yavapai-Apache Nation
Town Boundary

0.1 0 0.1 0.2 Miles

N
W E
S

Staff Report

Council Meeting of: April 27, 2005

Title: **ORDINANCE 2005 A305:** Application has been filed by Al Dupuy, agent for Keith Turley owner of parcel 404-30-029D consisting of 2.41 acres for rezoning from R1L-35 to R2-2 to allow for development of reasonably priceD duplex housing units.

Description Of Item: The parcel is located at the corner of Nichols Street and Fain Street. The neighborhood consists of residential uses. The property is east of the Town's Street Department yard. The applicant indicates that they will be hooking up to Camp Verde Water and to Camp Verde Sanitary District.

The newly adopted General Plan (2005) shows this area as Medium Density Residential ¼ acre minimum. Therefore, a general plan amendment must be approved before zoning map change is considered.

This development would be considered as infill in a developed area of the uptown district. At the requested zoning density, the development could provide for as many as 26 housing units. If the density was decreased to 4 units per acre, as provided for in the new General Plan, then it would allow for up to 13 units. The property is currently a private residence.

Agency Review: Eleven letters requesting responses were sent out to agencies and as of this writing, staff has received the following comments.

Town of Camp Verde Streets Dept:
1. Roadway at this time is inadequate for multiple housing units;
2. Runoff into the irrigation ditch could have possible Storm Water Pollution issues;
3. Nichols right of way is not a full 50' - would recommend the property owner dedicate sufficient property to create a 50' right of way.

Yavapai County Flood Control: This site is not impacted by any delineated floodplains, nor is it impacted by watercourses with tributary drainage areas of 80 acres or larger. Thus the Flood Control District will support the decision of the Town of Camp Verde as to the approval or denial of the Zoning Map Change.

Yavapai County Environmental Services: No comment since on sewer.

Town of Camp Verde Community Development Director: This 2.4 acre site is adjacent to the town's original center and is in the redevelopment area of the community. This project would make affordable housing available near the town's redevelopment center that would be served by both Camp Verde Water and Sanitary Sewer District.

Commission Recommendation: The Planning and Zoning Commission held a public hearing on this item on April 7th and voted unanimously to recommend approval of this application to the Council with an amendment to the original motion to

include the stipulation that the rezoning be contingent upon the approval of the preliminary plat by the Town Council. The vote on the amendment was 3 for and 2 against the stipulation. Because according to the Town Code Article 4-3.B.3., there must be a majority of at least 4 votes to approve any item, the stipulation amendment should not have passed. Staff placed this item on the Commission's agenda for April 14th for a clarification of the vote. At this meeting, the Commission re-considered the item and voted unanimously to recommend to Council approval of the application with the following stipulations:

1. Design Review is applicable to this project;
2. A one-story limit is placed on all structures;
3. An equestrian and pedestrian Right of Way coincides with the ditch Right-of-way on the property;
4. All the stipulations are included as a deed restriction on the property.

Replies to The 300' Letters: Two letters of support were received and a petition was submitted in support of the project with eleven signatures.

Attachments: Yes

Prepared by: Nancy Buckel, Senior Planner

ORDINANCE 2005 A305

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCEL 404-30-029D CONSISTING OF APPROXIMATELY 2.4 ACRES FROM R1L-35 TO R2-2. THIS REZONING IS TO ALLOW FOR THE DEVELOPMENT OF A RESIDENTIAL COMPLEX at 485 S. NICHOLS STREET.

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

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

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

Section 1:

I The Town Council hereby finds as follows:

A. A request for **Zoning Map Change 2005-05** was filed by Al Dupuy, agent for Keith Turley, owner for the purpose of rezoning parcel **404-30-029D** from **R1L-35 TO R2-2.** The legal description is attached as **Exhibit A.**

B. The Zoning Map Change was reviewed by the Planning Commission on **April 7, 2005** in public hearing that was advertised and posted according to state law and revisited on April 14, 2005 to clarify the vote, then by the Town Council on **April 27, 2005**.

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

II. **Zoning Map Change 2005-05** is approved, based upon the following findings:

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

B. The Town's General Plan Land Use Map (2005) has been amended from medium density residential to high density residential to accommodate this development by Resolution 2005 628; therefore the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.

C. All development must submit for design/site plan review.

D. All development is to be limited to one story in height.

E. A pedestrian and equestrian trail is to be dedicated along the ditch right of way.

F. All stipulations to be recorded as deed restrictions on the property.

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 **27th day of April 2005**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: _____ Date: _____
Mitch Dickinson, Mayor

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

_____
Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

All that portion of the Southwest quarter, Northwest quarter and the Northwest quarter, Southwest quarter of Section 32, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows;

BEGINNING at a point lying South 89°45'00" East, 726.79 feet from the West quarter corner of said Section 32, and on the midsection line of said Section 32;

Thence North 00°19'00" West, 253.26 feet to an iron pin;

Thence South 16°45'00" East, 55.29 feet to an iron pin;

Thence North 46°40'30" East, 71.41 feet to an iron pin;

Thence South 86°40'30" East, 456.11 feet to an iron pin on the East bank of Woods Ditch;

Thence South 31°34'30" West, 110.24 feet to an iron pin;

Thence South 53°09'00" West, 216.33 feet to an iron pin;

Thence South 33°03'00" West, 113.50 feet to an iron pin;

Thence South 20°49'30" West, 89.94 feet to an iron pin on the East bank of the Woods Ditch;

Thence North 89°52'30" West, 122.69 feet to an iron pin;

Thence North 00°07'30" East, 179.47 feet to an iron pin on the midsection line of said Section 32;

Thence 89°45'00" West, 75.00 feet to the POINT OF BEGINNING.

EXCEPTING the South 10 feet thereof as measured perpendicular to the South line; and

EXCEPTING therefrom any portion lying within the following described tract:

All that portion of the Southwest quarter of the Northwest quarter of Section 32, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of the Camp Verde School property which corner is also an angle point on the West boundary of the R.A. Shupe property and lies South 89°45' East, 801.79 feet from the West quarter corner of said Section 32, and on the midsection line of said Section 32;

Thence North 16°45' West, 212.03 feet along the Westerly boundary of the said R.A. Shupe property to the Southwest corner of the Ed and Dorothy Meckem property;

Thence North 16°45' West, 53.07 feet along the Westerly boundary of the said Ed and Dorothy Meckem property to an iron pin;

Thence South 00°19' East, 253.52 feet to a point on the said midsection line;

Thence South 89°45' East, 75.00 feet to the POINT OF BEGINNING;

Excepting the following described property:

A portion of that certain Parcel of land described in Book 655, Page 548, Yavapai County Records, Yavapai County, Arizona, situated in the Southwest quarter of Section 32, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, and being more particularly described as follows:

COMMENCING at the West quarter of said Section 32;

Thence South 89°44'35" East (of record South 89°45'00" East), a distance of 800.35 feet (of record 801.79 feet) to a point which lies 25.00 feet North and 13.00 feet East of the Northeast corner of Lot One, Block Twelve, Plat of Camp Verde Townsite, as recorded in Book 2 of Maps, Page 62, Yavapai County Records;

Thence South 00°07'30" West (of record South 00°07'30" West), along a line parallel with and 13.00 feet East of the East line of said Block Twelve, a distance of 65.55 feet to the POINT OF BEGINNING;

Thence South 00°07'30" West, continuing along said parallel line, a distance of 104.09 feet;

Thence South 89°51'27" East (of record South 89°52'30" East), a distance of 126.45 feet (of record 126.50 feet);

Thence North 20°42'39" East (of record North 20°49'30" East), a distance of 79.10 feet (of record 79.25 feet);

Thence North 32°56'08" East (of record North 33°03'00" East), a distance of 35.73 feet;

Thence North 89°51'27" West, a distance of 173.62 feet to the POINT OF BEGINNING.

Excepting the following described property:

A portion of that certain Parcel of land described in Book 655, Page 548, Yavapai County Records, Yavapai County, Arizona, situated in the Southwest quarter of Section 32, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, and being more particularly described as follows:

COMMENCING at the West quarter corner of said Section 32;

Thence South 89°44'35" East (of record South 89°45'00" East), a distance of 800.35 feet (of record 801.79 feet) to a point which lies 25.00 feet North and 13.00 feet East of the Northeast corner of Lot One, Block Twelve, Plat of Camp Verde Townsite, as recorded in Book 2 of Maps, Page 62, Yavapai County Records;

CASE NO. 2005-08

PROJECT NO. ZUC 05-05

01-03-05P02:37 RCVD

TOWN OF CAMP VERDE

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

CHANGE OF ZONING MAP OR DENSITY APPLICATION

APPLICATION DATE 12-30-04 TAKEN BY B. Quinn

ASSESOR'S PARCEL NO. 404-30-029D (2.41 ac) FEES 350.00

PRESENT ZONING RIL-35 HEARING DATE 3-3-05 & 3-23-05

SUBDIVISION

ADDRESS OF PROPERTY 485 S NICHOLS St

REQUEST:
R2-2 ZONING to build 1100-1400 square foot housing designed to sell for the 135000 Range

OWNER Keith Turley PHONE FAX

ADDRESS 485 S Nichols St 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 herby authorize Al Dupuy to act as my agent in the application.
Name of Agent

Anna S. Turley 12/30/04
Signature of Owner Date

****

AGENT Al Dupuy PHONE 554-0419 FAX 554-0450

ADDRESS 340 W Angus CITY Camp Verde STATE AZ ZIP 86322

CONTACT PERSON Al

****

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

12-29-04
Signature of Applicant Date

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

01-03-05P02:37 RCVD

Special Power of Attorney
Authorization for Permit Application

Parcel Number: 404-30-0290 Date: 12/28/04
Owner: Keith Turley
Address: 485 S Nichols
Phone: ( )

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

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

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

Keith Turley
Anna B. Turley, Owner(s)

State of ARIZONA
County of YAVAPAI, *ss.*

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 30TH *day of* DECEMBER, 2004, *by* Anna S. Turley & Keith T. Turley, *who is/are personally known by me or have produced identification.*

E. Gene Hollamon, **Notary Public**

May 24, 2008
My Commission Expires:

OFFICIAL SEAL
E. GENE HOLLAMON
Notary Public State of Arizona
YAVAPAI COUNTY
MY COMM. EXPIRES MAY 24, 2008

Owner assumes no liability to pay any fees - this is to become my agent

From the Desk of

Robert Witt

Camp Verde Realty
PO Box 1773
Camp Verde, AZ 86322
602-573-8500

December 29, 2004

Will Wright
Community Development Director
Camp Verde, Az 86322

RE: Request Narrative Parcel # 404-30-029D

Dear Will;

The purchaser of the property would like to build housing to sell in the price range of 135,000 per unit. The project has city water and sewer available and is a very good location to construct a high density subdivision.

The plan will be to have single story to give the project the greatest marketability. Thank you for yo consideration.

RWitt

Robert Witt
Commercial Agent Camp Verde Realty

Yavapai County Development Services Department

Permitting & Compliance/Planning & Design Review/Flood Control
500 S. Marina Street, Prescott,AZ. 86303/10 S. 6th Street, Cottonwood, AZ. 86326
Development Services (928) 771-3214 - (928) 639-8151
Flood Control (928) 771-3196 - (928) 639-8151

RESPONSE TO FLOOD HAZARD STATUS REQUEST

Date: **12/30/2004** Parcel: **404-30-029D**

Name: **CAMP VERDE REALTY**
ROB WITT
295 S MAIN STREET
CAMP VERDE, AZ 86322

01-06-05P01:00 RCVD

Comments: PARCEL APPEARS TO BE SUBJECT TO LOCALIZED DRAINAGE. IN ADDITION, DIVERSION DITCH APPEARS TO BE PASSING THROUGH PARCEL.

Map Number 04025C **2205/2215** FIRM Panel Date: **6/6/2001** Index Date **6/6/2001** Checked by **BCR**

FEMA Community #: **Unincorportated Yavapai County #040093**

Please note that this response is based on an interpretation of the Flood Insurance Rate Map (FIRM) supplied by FEMA and is not an instrument of certification. Certification must be determined by a field survey performed by a registered land surveyor or professional engineer. The information supplied relates only to flood hazard areas formally designated by the Federal Emergency Management Agency (FEMA) and/or Flood Control for major watercourses.

The property is located in FIRM Zone: **Unshaded X**

Zone Descriptions:

Shaded Zone X - Areas of 500 year flood; 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; or areas protected by levees from 100 year flood.
Unshaded Zone X - Areas determined to be outside 500 year floodplain.
Zone D - Areas in which flood hazards are undetermined.

Flood insurance is available, but not required by the Federal Insurance Administration, for buildings in these zones concerning a federally insured loan. Flood Insurance is optional at the discretion of the owner or lending institution.

The property is wholly or partially within a:

Zone Descriptions:
Zone A - Area inundated by the 100-year floodplain, no base flood elevations determined.
Zone AE - Area inundated by the 100-year floodplain, base flood elevations determined.
Zone AH - Area inundated by the 100-year floodplain, flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
Zone AO - Area inundated by the 100-year floodplain, flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding velocities also determined.

Federal law requires flood insurance as a condition of a federally insured mortgage or loan secured by buildings within a SFHA. This community participates in the National Flood Insurance Program - Regular. Check with your insurance carrier for premium discounts on flood insurance. The discounts vary depending on the community in which the property is located.

NOTE 1: Development on the parcel will be subject to specific regulations if the parcel is located either wholly or partially within a Special Flood Hazard Area or affected by a watercourse with a tributary drainage area greater than 80 acres.
NOTE 2: A minimum setback of 20 feet from the top bank of any watercourse applies to all parcels. The flood hazard area may extend beyond the 20 foot setback from a watercourse, which may require further building requirements.
NOTE 3: This property may be subject to localized drainage conditions and/or flooding from undesignated watercourses.

Be advised Development Services reserves the right to modify, update, or otherwise revise this flood status without individual notice. The above information is based on the best data resources currently available. This response does not imply that the referenced property will or will not be free from flooding or damage. This response does not create liability on the part of the provider, or any officer or employee thereof, for any expense, loss or damage that results from reliance on this determination by the requestor or any third party. Policy states that a flood status response will not be given by telephone or FAXed.

Copies of the applicable regulations are available. Bring this sheet to Development Services/FloodPlain Unit, if you need additional information.

Camp Verde Sanitary District

P.O. Box 1205
Camp Verde, AZ 86322-1205
Phone (928) 567-6794 Fax (928) 567-2731
Email cvsd@verdeonline.com

December 29, 2004

Re: Parcel # 404-30-029D

To Whom It May Concern:

The above parcel is located within the Camp Verde Sanitary District boundaries and is presently connected to the sewerage system.

The proposed high density use can be accommodated with an upgrade of the line on the property.

Sincerely,

Jan Grogan

Jan Grogan
District Clerk

The Camp Verde Sanitary District is an Equal Opportunity Provider and Employer.

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT 01-14-05A10:08 RCVD

PERMISSION TO ENTER PROPERTY

Hearing Application: ZMC 05-05 Parcel No. 404-30-029D

Date: 1-14-05 Legal Description: M&B

Name: KEITH TURLEY

Address: 485 SOUTH NICHOLS

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 1-14-05 Date

Agent for: KEITH TURLEY AND ANNA TURLEY

State of Arizona
Town of Camp Verde

On this 14 day of January, ~~19~~ 2005 before me, the undersigned Notary Public, personally appeared Albert Dupuy who executed the foregoing instrument for the purpose therein contained.

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

NOTARY PUBLIC
STATE OF ARIZONA
Yavapai County
LISA DICKINSON
My Commission Expires 10/13/07

Lisa Dickinson
Notary Public

10-13-07
Date Commission Expires

Rev 12/98

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 404-30-029D

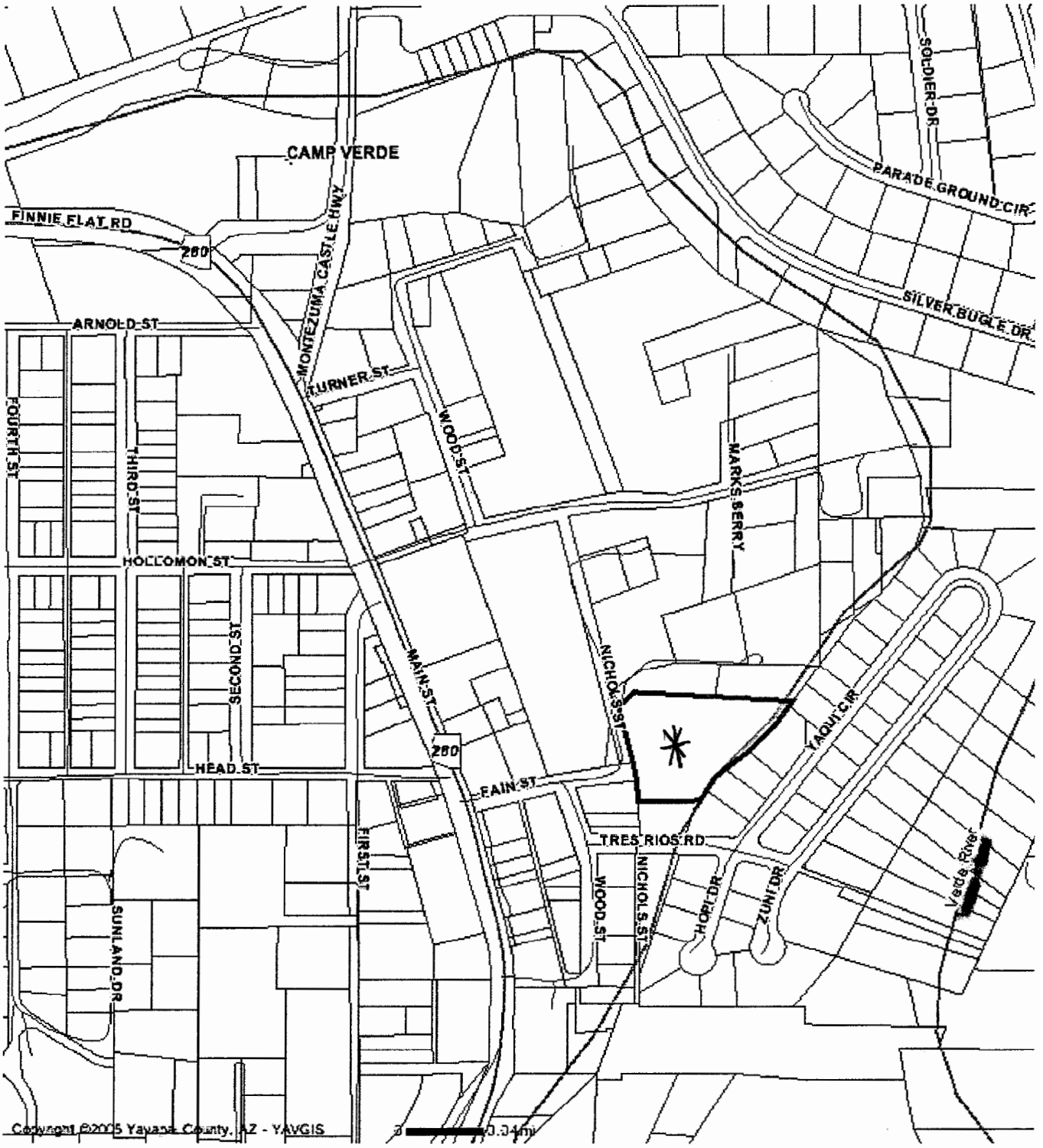
APPLICANT'S NAME Al Dupuy

PROPERTY ADDRESS 485 S Nichols

DIRECTIONS TO PROPERTY Main North on Fain, runs into property

Vicinity Map

Printed: 1/13/2005



Map scale = 1:5184

TOWN OF CAMP VERDE

P.O. Box 710 ◆ 473 S. Main Street ◆ Camp Verde, Arizona 86322 ◆ (928) 567-6631 FAX 567-9061
Marshal 567-6621 ◆ Parks & Recreation 567-0535 ◆ Community Development 567-8513 ◆www.campverde-az.gov

03-07-05A09:57 RCVD

February 11, 2005

Wilson Alice O (BD)
506 S. Yaqui Cirlce
Camp Verde, AZ 86322

Re: Your Parcel: 404-30-047

As an owner of property within 300 feet of the following, the Town of Camp Verde wishes to inform you that a public hearing has been tentatively scheduled for:

> **ZMC 2005-05:** An application submitted by Al Dupuy, agent for Keith and Anna Turley, owners of parcel 404-30-029D requesting a zoning map change from R1L-35 to R2-2, allowing future residential development. This property consists of approximately 2.41 acres and is located at 485 S. Nichols Street.

This item will be heard by the Planning & Zoning Commission on March 3, 2005 and by the Mayor and Town Council on March 23, 2005, these meetings are scheduled for 6:30 PM in the Town Hall Council Chambers, Room 106. This facility is located at 473 S. Main Street and is handicapped accessible. Anyone interested in information pertaining to the above item may contact the Community Development Department at (928) 567-8513 or may attend the hearing. Anyone wanting to submit written comments may do so (10) ten days prior to the hearing date.

Sincerely,

Becky Oium

Becky Oium
Administrative Assistant

Cc: File

I am in favor of this zone change
Alice O. Wilson

TOWN OF CAMP VERDE

P.O. Box 710 ◆ 473 S. Main Street ◆ Camp Verde, Arizona 86322 ◆ (928) 567-6631 FAX 567-9061
Marshal 567-6621 ◆ Parks & Recreation 567-0535 ◆ Community Development 567-8513 ◆www.campverde-az.gov

03-07-05A09:57 RCVD

February 11, 2005

Wheeler Richard G
PO Box 3792
Camp Verde, AZ 86322

Re: Your Parcels: 404-30-045 & 046

As an owner of property within 300 feet of the following, the Town of Camp Verde wishes to inform you that a public hearing has been tentatively scheduled for:

> **ZMC 2005-05:** An application submitted by Al Dupuy, agent for Keith and Anna Turley, owners of parcel 404-30-029D requesting a zoning map change from R1L-35 to R2-2, allowing future residential development. This property consists of approximately 2.41 acres and is located at 485 S. Nichols Street.

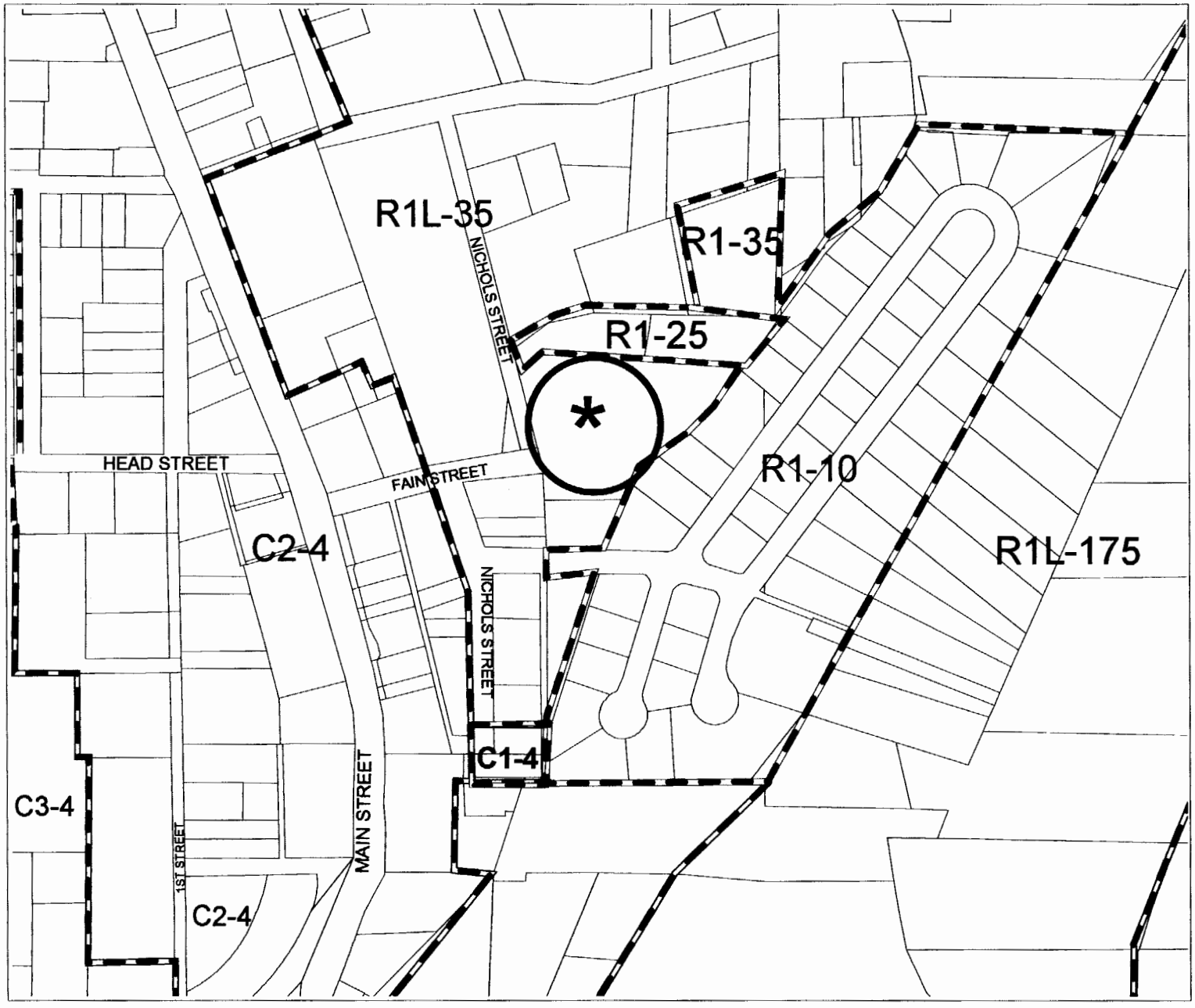
This item will be heard by the Planning & Zoning Commission on March 3, 2005 and by the Mayor and Town Council on March 23, 2005, these meetings are scheduled for 6:30 PM in the Town Hall Council Chambers, Room 106. This facility is located at 473 S. Main Street and is handicapped accessible. Anyone interested in information pertaining to the above item may contact the Community Development Department at (928) 567-8513 or may attend the hearing. Anyone wanting to submit written comments may do so (10) ten days prior to the hearing date.

Sincerely,

Becky Oium
Administrative Assistant

Cc: File

I approve of these changes
Richard G. Wheeler
180 Tres Rios



ZONING MAP FOR
TURLEY APPLICATION

N
W E
S

Zoning Districts

1-05 parcels.shp

0.2 0 0.2 Miles

Staff Report

Council Meeting of: April 27, 2005

Title: **ORDINANCE 2005 A306:** Application has been filed by Donald Kilby, Jim Kilby and Harold Kilby, owners of parcel 404-30-005C, requesting a zoning map change from RS-35 to C2-4 for +/-1acre. This property is located at 25 S. Montezuma Castle Hwy.

Description Of Item: This rezoning is being requested to give the owners more flexibility in the uses on their property. The owners indicate that the immediate area has other commercial uses adjacent to this parcel and they would like their property to enjoy the zoning that other properties in the area have.

The surrounding zoning and uses are as follows:
West: Mini Storage, Veterinary Clinic (Commercial Use)
East: Residential-Business RS zoning
North: Residential, Library/Marshal's office
South: Restaurant (Commercial Use)

The 1998 General Plan shows the land use in this area as Commercial. The newly adopted General Plan (2005) shows this area as Commercial. The current use of the property is a Real Estate office with a separate residential rental.

Agency Review: Eight letters requesting responses were sent out to agencies and as of this writing, staff has received the following comments.

Yavapai County Flood Control: This site is impacted by FEMA regulated floodplain, whereas the entire site is within the Zone A flood fringe. The site will be regulated by the Flood Control District. Be aware that when future development takes place, the regulations of the Yavapai County Drainage Criteria Manual must be followed. The Flood Control District will support the decision of the Town of Camp Verde as to the approval or denial of the Zoning Map Change.

Yavapai County Environmental Services: There is no septic permit on file for this parcel. The building probably pre-dates septic permit issuance (1968).

Camp Verde Trails: No comments received.

Town of Camp Verde Community Development Director: This request coincides with the way in which surrounding properties are being used and corresponds with vision shown in the General Plan.

Replies to the 300' Letters: None received.

Commission Recommendation: The Planning and Zoning Commission held a public meeting on this item on April 7th and voted unanimously to recommend that Council approve the application submitted for rezoning from RS-35 to C2-4 with the

	stipulation that no mini-storage units be allowed. An amendment to the original motion was approved by the Commission that added the stipulation that any development be subject to design review.
Attachments:	Yes
Prepared by:	Nancy Buckel, Senior Planner

ORDINANCE 2005 A306

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCEL 404-30-005C CONSISTING OF APPROXIMATELY +/-1 ACRE FROM RS-35 TO C2-4. THIS REZONING IS TO ALLOW FOR COMMERCIAL ACTIVITY AT 25 S. MONTEZUMA CASTLE HWY.

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

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

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

Section 1:

I The Town Council hereby finds as follows:

A. A request for **Zoning Map Change 2005-10** was filed by Donald Kilby, Jim Kilby and Harold Kilby, owners for the purpose of rezoning parcel **404-30-005C** from **RS 35 TO C2-4.** The legal description is attached as **Exhibit A.**

B. The Zoning Map Change was reviewed by the Planning Commission on **April 7, 2005** in public hearing that was advertised and posted according to state law, then by the Town Council on **April 27, 2005**.

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

II. **Zoning Map Change 2005-10** is approved, based upon the following findings:

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

B. The Town's General Plan Land Use Map (2005) shows this parcel to be under the Commercial Land Use designation; therefore the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.

C. All development must submit for design/site plan review.

D. No mini-storage units to be allowed.

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 **27th day of April 2005**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: _____ Date: _____
Mitch Dickinson, Mayor

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

_____
Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH 00°19'00" EAST (SOUTH OF RECORD) ALONG THE WEST LINE OF SAID SECTION, 36.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°19'00" EAST ALONG SAID WEST LINE, 184.00 FEET; THENCE NORTH 89°56'00" EAST (EAST OF RECORD), PARALLEL WITH THE NORTH LINE OF SAID SECTION, 237.00 FEET; THENCE NORTH 00°19'00" WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION,184.00 FEET TO A POINT 36.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION; THENCE SOUTH 89°56'00" WEST (WEST OF RECORD), PARALLEL WITH AND 36.00 FEET SOUTH OF SAID NORTH LINE, 237.00 FEET TO THE TRUE POINT OF BEGINNING.

CASE NO. 2005-12

PROJECT NO. ZUC 05-10

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

01-28-05P02:50 RCVD

CHANGE OF ZONING MAP OR DENSITY APPLICATION

APPLICATION DATE 1-28-05 TAKEN BY WW

ASSESOR'S PARCEL NO. 404-30-005C FEES 500.00

PRESENT ZONING RS 35 HEARING DATE 4/7/05 & 4/27/05

SUBDIVISION NA

ADDRESS OF PROPERTY 25 S. Montezuma Castle Highway

REQUEST: We would like to have present zoning (RS) changed to C2-4 Comerial Zone

OWNER Donald Kilby Jim Kilby Harold Kilby PHONE 928-567-6910 FAX 928-567-0528

ADDRESS 25 S. Montezuma Castle Hwy. CITY Camp Verde STATE AZ. ZIP 86322

CONTACT PERSON Don Kilby

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

Name of Agent

Donald B. Kilby 01/28/05

Signature of Owner Date

****

AGENT _____ PHONE _____ FAX _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTACT PERSON _____

****

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

Donald B. Kilby Jan 27, 2005

Signature of Applicant Date

3401

To whom it may concern

As owners of Parcel 404-30-005C located at 25 S. Montezuma Castle Highway in Camp Verde AZ it is our intent and desire to have the property Zoning changed from its current Zoning which is RS35 to C2 (Density). We believe this Zoning would fit well with the current Zoning and Business around this parcel. Killby Realty would continue to operate out of current structure. Please let us know if we can further clarify the above.

Sincerely:

Donald B. Killby 01/28/05

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: ZMC05-10 Parcel No. 404-30-005C

Date: Jan 28/05 Legal Description: Metes and Bounds

Name: Don Kilby

Address: 25 S. Montezuma Castle Highway, CV. 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.

Donald B. Kilby 01/28/05
Applicant's Signature Date

Agent for:_____

State of Arizona
Town of Camp Verde

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

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

_____
Notary Public

_____
Date Commission Expires

Rev 12/98

DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 404-30-005C

APPLICANT'S NAME Donald B. Kilby
Harold E. Kilby
Jim Kilby

PROPERTY ADDRESS 25 S. Montezuma Castle HWY.

DIRECTIONS TO PROPERTY HWY 260 to N. on Montezuma Castle HWY to Kilby Realty building on east side of Rd. next to (Bete's corner)

YAVAPAI COUNTY GOVERNMENT, Arizona www.co.yavapai.az.us

Home Employment Mapping Meetings Services Search GISHome ContactGIS

Locate Property Information Tool

Property Search By:

- Parcel Number
- Owner Name
- Address
- Subdivision

Map Options

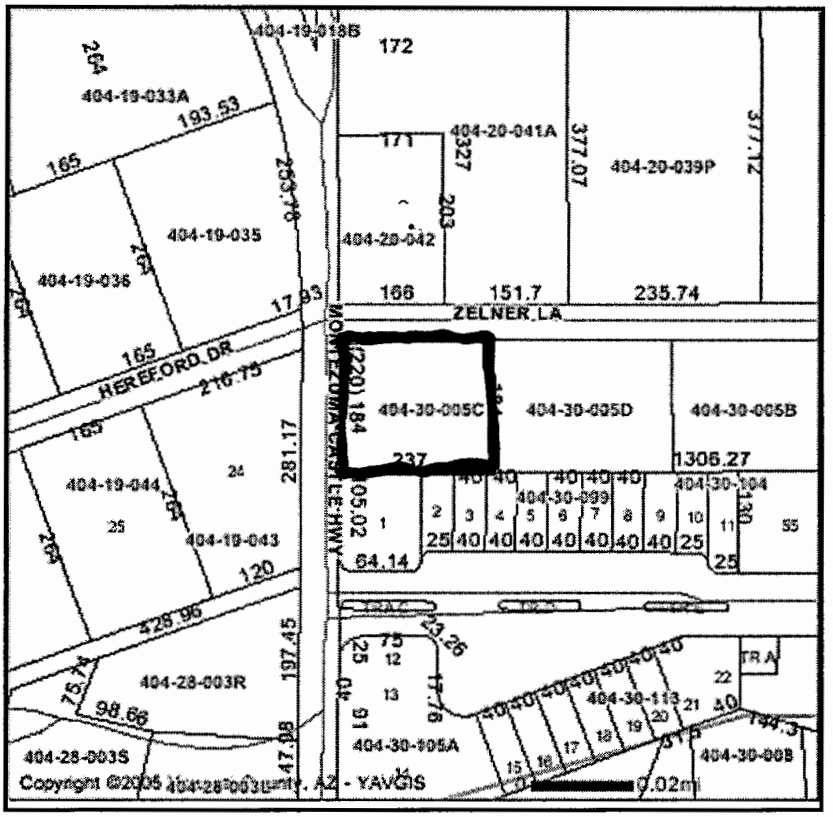
Map Size Satellite Photo

S

Map Scale

1: 3000

Refresh



Active users 107

? Field Descriptions ->

Print This Information View Comparables

Buffer this parcel

Parcel ID	Check Digit
404-30-005C	6

Owner Information

Owner (Primary)	Owner (Secondary)
KILBY HAROLD & JANIE RS UI &	KILBY JIM & GEORGE ANN RS UI & KILBY DON UI

Address

25 S MONTEZUMA CASTLE HWY

City	State	Zip
CAMP VERDE	AZ	86322

Recent Sale Information

Date	Sale Amount
6/1/2003	$100,000

Deed Type	Sale Docket	Sale Page
Warranty Deed	4058	758

Taxes

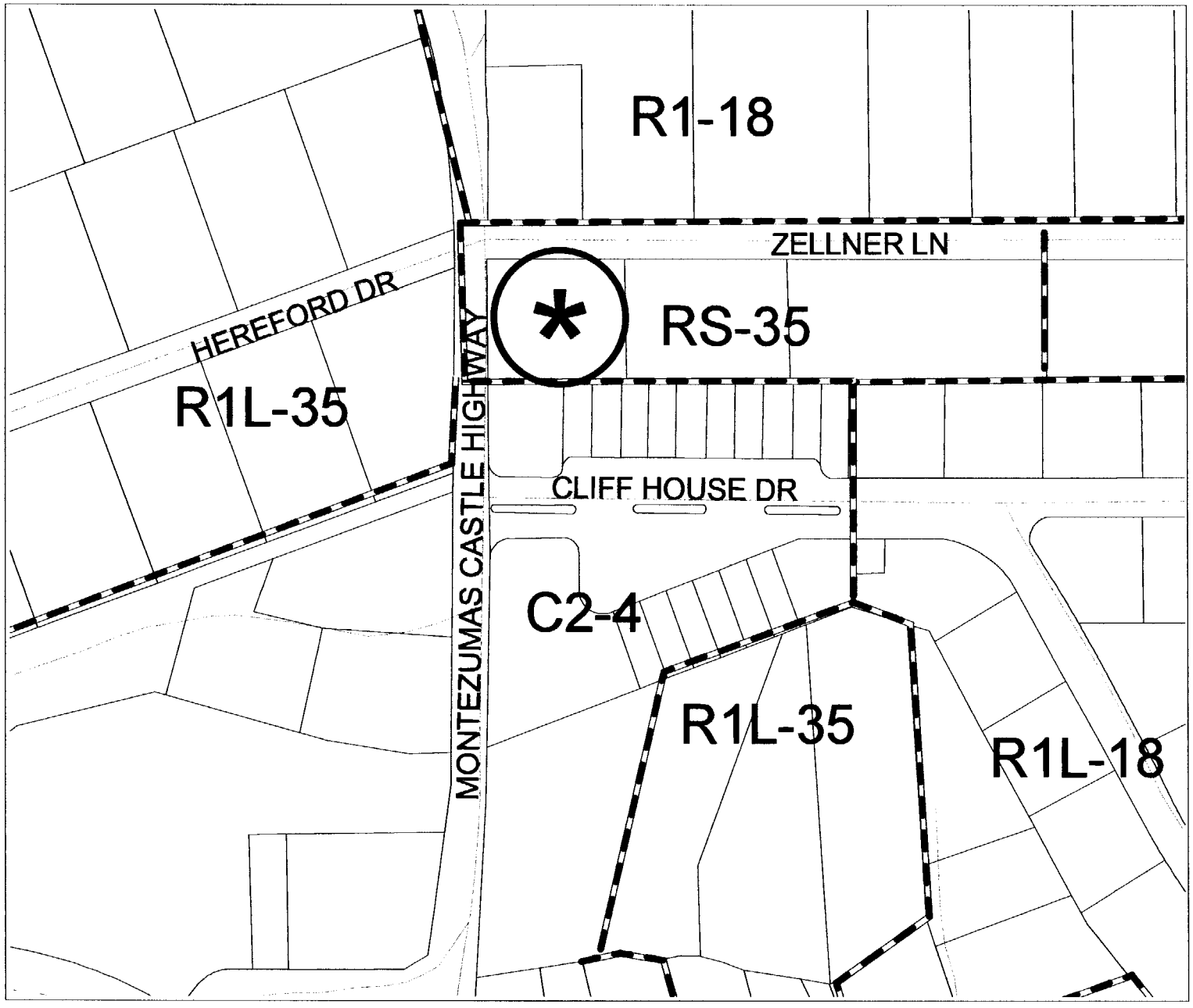
2003 Taxes Billed	2002 Taxes Billed	View detailed tax info -->
$608	$587	

Parcel Information

Acres	Subdivision (Maps/surveys)	Type	Incorporated Area
1	FORT RIVER CAVES	M	TOWN OF CAMP VERDE

School District	Fire District	Recorded Date

ZONING MAP FOR
KILBY APPLICATION



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Zoning Districts
1-05 parcels.shp
Regional roads clipped.shp

0.1 0 0.1 Miles

Staff Report

Council Meeting of: **April 27, 2005**

Title: **ORDINANCE 2005 A307:** Application has been filed by Steve Verfurth, agent for Verde Valley Professional Center Partners, LLC, owners of parcel 403-23-151, requesting a zoning map change from RCU-2A to C3 for +/-33.09 acres.

Description Of Item: This property is bisected by SR 260 and is located approximately ¼ mile south of Horseshoe Bend after the Park Verde turn off going southeast towards I - 17. Doug's Park Road, a private roadway goes through the eastern portion of this parcel.

This rezoning is being requested to allow for commercial development on this site. The surrounding zoning and uses are as follows:
West: Forest Service
East: Residential-Verde River
North: Vacant – Residential
South: Vacant -

The 1998 General Plan shows the land use in this area as Mixed Use. The newly adopted General Plan (2005) shows this area as Commercial and within the Growth Area.

Agency Review: Eight letters requesting responses were sent out to agencies and as of this writing, staff has received the following comments.

ADOT: A traffic study will need to be completed for any development that requires access onto SR 260.

Camp Verde Fire District: According to Resolution 2002-530, this property must annex into the Camp Verde Fire District when rezoned.

Yavapai County Flood Control: This site is impacted by two watercourses which are regulated by the Flood Control District. The Flood Control District will support the decision of the Town of Camp Verde as to the approval or denial of the Zoning Map Change. Be aware when future development takes place, the regulations of the Yavapai County Drainage Criteria Manual must be followed. The 100-year floodplain of the watercourses crossing the site must be delineated on the Final Plat as well as the base flood elevations and minimum finished floor elevations for any structure.

Yavapai County Environmental Services: No comments received.

Camp Verde Trails: No comments received.

Town of Camp Verde Community Development Director: This property is located along State Route 260 that has been designated as a growth area and for commercial purposes. So this request compliments what the town is trying to accomplish along this highway.

Replies to the 300' Letters: Twenty one letters have been sent to property owners within 300'. Staff has not received any letters commenting on this project at the time of writing this staff report.

Commission Recommendation: The Planning and Zoning Commission held a public hearing on this application on April 14, 2005. At this meeting a member of the public who lives near this proposed project spoke against the rezoning because of the uses that could occur on this property. She mentioned in particular a bowling alley. The Commission's discussion included comments of concern about a buffer between C3 and residential development. They even considered alternate zoning near residential development. When asked, the applicant's agent was not willing to negotiate any changes to the zoning request until a more complete study was done on the property concerning the constraints placed on development by the wash that bisects the parcel. The Commission voted 4-1 to recommend to Council approval of this application with the following stipulations:

1. Project must go through Design Review

The Commission also noted there was public concern over certain uses on the property such as a bowling alley. They also voted to request the applicant to consider a voluntary additional 50' buffer against the residential section of the property, in addition to the existing 60' Right of Way.

Attachments: Yes

Prepared by: Nancy Buckel, Senior Planner

ORDINANCE 2005 A307

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 403-23-151 CONSISTING OF APPROXIMATELY +/-33.09 ACRES FROM RCU-2A TO C3. THIS REZONING IS TO ALLOW FOR COMMERCIAL ACTIVITY ALONG SR 260 NEAR DOUGS PARK ROAD.

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

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

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

Section 1:

I The Town Council hereby finds as follows:

A. A request for **Zoning Map Change 2005-11** was filed by Steve Verfurth, agent for Verde Valley Professional Center Partners, LLC, owners for the purpose of rezoning parcel **403-23-151** from **RCU-2A TO C3.** The legal description is attached as **Exhibit A.**

B. The Zoning Map Change was reviewed by the Planning Commission on **April 14, 2005** in public hearing that was advertised and posted according to state law, then by the Town Council on **April 27, 2005**.

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

II. **Zoning Map Change 2005-11** is approved, based upon the following findings:

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

B. The Town's General Plan Land Use Map (2005) shows this parcel to be under the Commercial Land Use designation and in the Growth area; therefore the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.

C. All development must submit for design/site plan review.

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 ***27th day of April 2005****, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: _____ Date: _____
Mitch Dickinson, Mayor

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

_____
Town Attorney

EXHIBIT A
LEGAL DESCRIPTION

Legal Description

The Southeast quarter of the Northeast quarter of the South half of Section 23, Township 14 North, Range 4 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona.

Except all oil, gas and minerals as reserved in Patent to said land recorded in Book 2041 of Official Records, page 420, records of Yavapai County, Arizona.

CASE NO. 2005-14
PROJECT NO. ZMC 05-11

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

02-04-05P04:29 RCVD

CHANGE OF ZONING MAP OR DENSITY APPLICATION

APPLICATION DATE FEBRUARY 4, 2005 TAKEN BY R. Quinn
ASSESOR'S PARCEL NO. 403-23-151 FEES $2,600.00
PRESENT ZONING RCU-2A HEARING DATE 4-7-05 & 4-27-05
SUBDIVISION VERDE VALLEY PROFESSIONAL CENTER
ADDRESS OF PROPERTY STATE ROUTE 260 SOUTH OF HORSESHOE BEND DRIVE
CAMP VERDE, ARIZONA

REQUEST: TO CHANGE CURRENT ZONING TO C-3
TOTAL PROPERTY ACRES = 33.09

OWNER VERDE VALLEY PROFESSIONAL CENTER PARTNERS, L.L.C. PHONE 800/787-9090 FAX
ADDRESS 9393 N. 90TH STREET, PMB #252 CITY SCOTTSDALE STATE AZ ZIP 85258
CONTACT PERSON RICHARD REED - 714-724-6177

If the applicant is not the property owner, the owner shall complete and sign the following statement: I hereby authorize STEVEN M. VERFURTH (Name of Agent) to act as my agent in the application.

Signature of Owner Date 2-4-05

****

AGENT STEVEN M. VERFURTH PHONE 480/348-0331 FAX 480/348-0338
ADDRESS 8518 E. VIA DE SERENO CITY SCOTTSDALE STATE AZ ZIP 85258
CONTACT PERSON STEVE VERFURTH

****

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 2-4-05

STEVEN M. VERFURTH, P. E.
CONSULTING ENGINEERING SERVICES
8518 East Via De Sereno
Scottsdale, Arizona 85258
Ph: (480) 348-0331 Fax: (480) 348-0338

February 5, 2005

Town of Camp Verde
Community Development Department
473 South Main Street
Camp Verde, Arizona 86322

Reference: Verde Valley Professional Center
APP # 403-23-151
Camp Verde, Arizona

Subject: Letter of Intent for a Zone Change

Dear Community Development Members:

This letter of intent is to request a zoning change on this 33.09 acre parcel to C-3 zoning.

This parcel of land is located on both the east and west sides of State Highway 260 just south of Horseshoe Bend Drive and west of the Verde River. The west boundary is bordered by the Prescott National Forest. There are existing access easements for the easterly portion of this property and access to the westerly portion from State Highway should be reasonable.

The impacts of developing this future commercial site should be minimal to the surrounding property owners and neighbors.

Utilities are available for developing this site

This zoning change will allow mixed opportunities for the greatly needed commercial facilities within the growing Camp Verde economy.

We believe that Verde Valley Professional Center will prove to be an asset to the community and to the Town of Camp Verde.

Respectively Submitted,

Steven M. Verfurth, P.E.
Applicant

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

Special Power of Attorney
Authorization for Permit Application

Parcel Number: 403-23-151 Date: FEB. 4, 2005
Owner: VERDE VALLEY PROFESSIONAL CENTER PARTNERS, L.L.C.
Address: 9393 N. 90TH STREET, PMB #259; SCOTTSDALE, ARIZ. 85258
Phone: ( ) 800/787-9090

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 STEVEN M. VERFURTH, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to _____, 200__, or the application process is complete, whichever is later, ~~or as may be~~ earlier revoked in writing.

RICHARD REED, Owner(s)

State of AZ
County of Yavapai, *ss.*

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 4th *day of* Feb, 2005 *by* Richard Reed, *who is/are personally known by me or have produced identification.*

Colleen F Elliott *Notary Public*

My Commission Expires: 12/15/2007

OFFICIAL SEAL
COLLEEN F. ELLIOTT
NOTARY PUBLIC - ARIZONA
YAVAPAI COUNTY
My Comm. Expires Dec. 15, 2007

TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: ZMC 05-11 Parcel No. 403-23-151

Date: FEB. 4, 2005 Legal Description: ATTACHED

Name: VERDE VALLEY PROFESSIONAL CENTER

Address: HIGHWAY 260 ; CAMP VERDE, ARIZONA

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 — Date: FEB. 4, 2005

Agent for: VERDE VALLEY PROFESSIONAL CENTER PARTNERS, L.L.C.

State of Arizona
Town of Camp Verde

On this 4th day of February, ~~19~~ 2005 before me, the undersigned Notary Public, personally appeared Steven Warfen, who executed the foregoing instrument for the purpose therein contained.

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

OFFICIAL SEAL
PAUL BALLETTI
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires April 3, 2006

Notary Public

04-03-06
Date Commission Expires

Rev 12/98

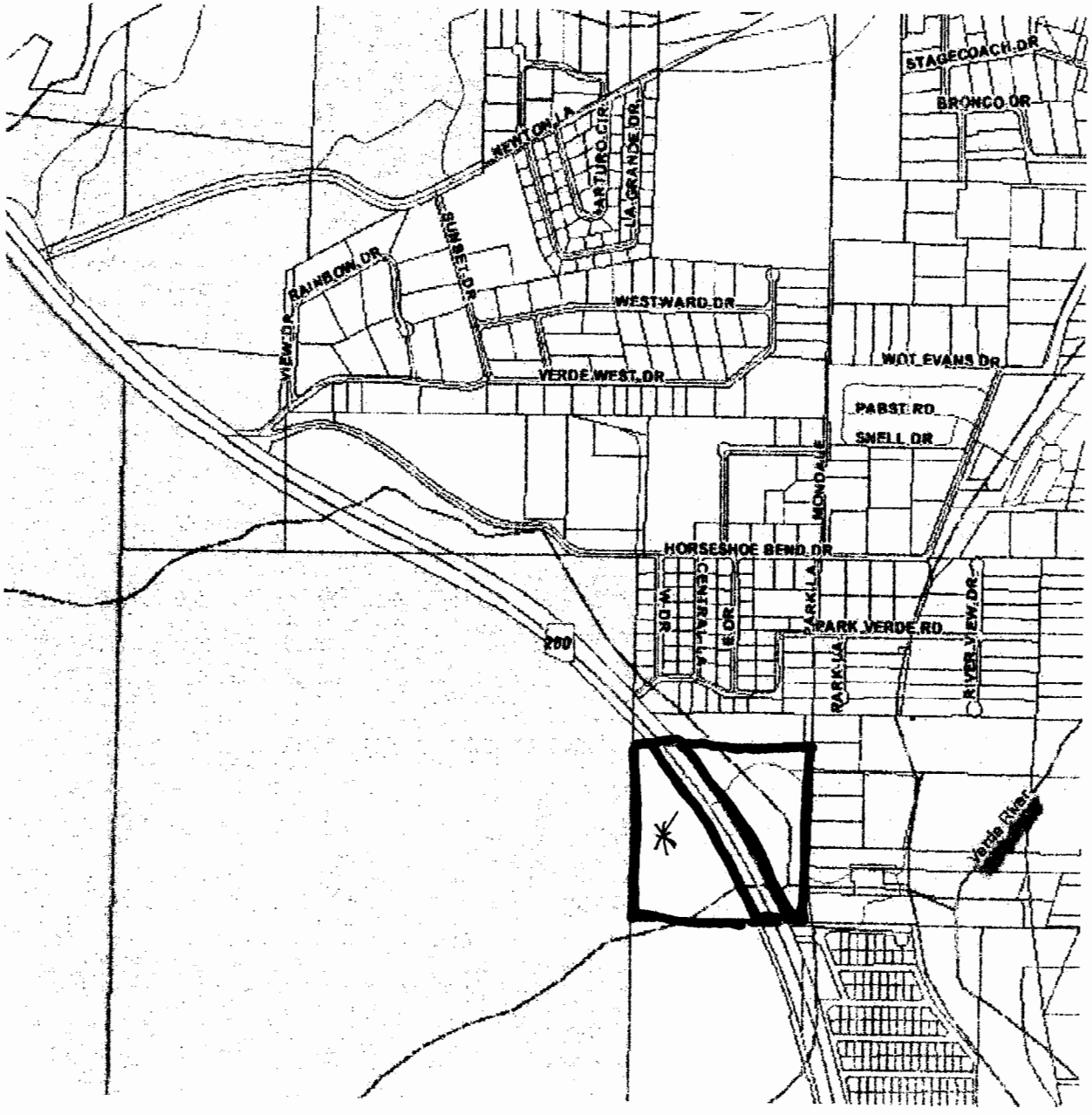
DIRECTIONS TO PROPERTY

ASSESSOR'S PARCEL NUMBER 403-23-151

APPLICANT'S NAME STEVE VERFURTH

PROPERTY ADDRESS HIGHWAY 260 ; CAMP VERDE, ARIZONA

DIRECTIONS TO PROPERTY PROPERTY IS LOCATED ON STATE HIGHWAY 260, SOUTH OF HORSESHOE BEND DRIVE AND WEST OF THE VERDE RIVER


STAGECOACH DR
BRONCO DR
NEWTON LA
ARTURO CIR
LA GRANDE DR
SUNSET DR
RAINBOW DR
VIEW DR
WESTWARD DR
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WOT EVANS DR
PABST RD
SNELL DR
MONDALE
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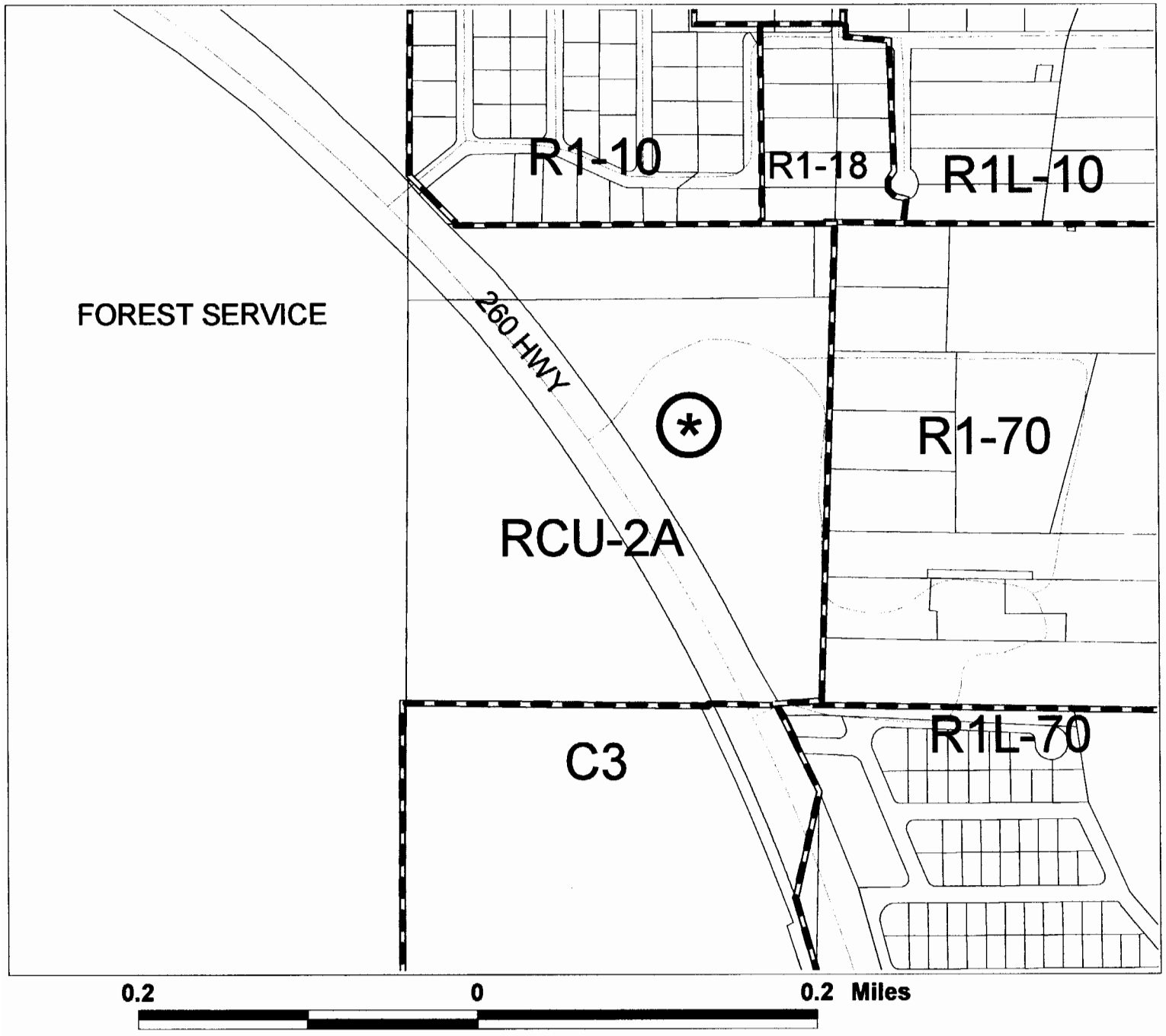
ZONING MAP FOR
VV PROFESSIONAL CENTER PARTNERS
APPLICATION