

## AGENDA



**COUNCIL HEARS PLANNING AND ZONING  
MAYOR and COMMON COUNCIL  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
473 S. Main Street, Room #106  
WEDNESDAY, MAY 25, 2005  
at 6:30 P.M.**

1. **Call to Order**

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

2. **Roll Call**

3. **Pledge of Allegiance**

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

a) **Approval of the Minutes:**

1) There are no minutes for approval.

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

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

2) Regular Session – June 15, 2005 at 6:30 p.m.

3) Council Hears Planning & Zoning – June 22, 2005 at 6:30 p.m.

c) **Approval of Resolution 2005-647 a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring and adopting the results of the General Election held on May 17, 2005.**

d) **Possible approval of Resolution 2005-646, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting the Final Plat 2005-03 for Hinch Springs Subdivision located on 19.44 acres consisting of parcel 404-13-451M. This project is located off of SR 260 accessed by Verde Lakes Drive by a new roadway.**

**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 re-affirmation of Resolution 2000-434, specific for the Town Site Redevelopment area. Resolution 2000-434 adopted a**

**unified enforcement policy of the Town's Zoning Ordinances for the entire Town.** This item was requested/recommended by the Town Site Redevelopment Committee.

7. **Discussion, consideration, and possible approval of Resolution 2005-634, a resolution of the Town of Camp Verde, Arizona approving the abandonment of a portion of Cliff House Drive in Fort River Caves subdivision as public roadways.**
  - **Call for STAFF PRESENTATION**
  - **Declare PUBLIC HEARING OPEN**
    - a. **Call for APPLICANT'S STATEMENT**
    - b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
    - c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
  - **Declare PUBLIC HEARING CLOSED**
  - **Call for COUNCIL DISCUSSION**
  
8. **Discussion, consideration, and possible approval of Resolution 2005-644, a resolution of the Town Council of the Town of Camp Verde, Arizona, approving General Plan Amendment 2005-03 that amends the Land Use Map of the General Plan for parcel 404-02-023P from Rural Residential to Mixed Use. This amendment is to accommodate the development of a commercial subdivision. The site is located off Howard's Road between Sullivan Lane and Parrish 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**
  
9. **Discussion, consideration, and possible approval of Ordinance 2005-A308, an ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the Zoning Map of the Planning & Zoning Ordinance for portion of parcel 404-02-023P, consisting of approximately 15 acres from R1-35 to C3. This rezoning is to allow for commercial development. Project location is off Howard's 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. **Discussion, consideration, and possible approval of Resolution 2005-645, resolution of the Town of Camp Verde, Arizona approving General Plan Amendment 2005-04 that amends the Land Use Map of the General Plan for parcels 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B and 404-18-158C from Rural Residential to Low Density Residential. This amendment is to accommodate the development of a residential subdivision. The site is located adjacent to Arena del Loma Estates off of Arena del Loma 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**

11. **Discussion, consideration, and possible approval of Ordinance 2005-A309, an ordinance of the Town of Camp Verde, Arizona adopting an amendment to the Zoning Map of the Planning and Zoning Ordinances for parcels 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B and 404-18-158C consisting of approximately 16.67 acres from RCU-2A and R1L-70 to R1L-35. This rezoning is to allow for residential development. Project location is the south side of Arena del Loma just east of the I-17 overpass.**
  - **Call for STAFF PRESENTATION**
  - **Declare PUBLIC HEARING OPEN**
    - a. **Call for APPLICANT'S STATEMENT**
    - b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
    - c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
  - **Declare PUBLIC HEARING CLOSED**
  - **Call for COUNCIL DISCUSSION**
  
12. **Call to the Public for Items not on the Agenda**

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

13. **Advanced Approvals of Town Expenditures**
  
14. **Manager/Staff Report**
  
15. **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.
  
16. **Adjournment**

Posted by: U. Jones

Date/Time: 5-20-05 10:15 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.



**RESOLUTION 2005-647**

**A RESOLUTION OF THE MAYOR  
AND COMMON COUNCIL OF THE  
TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA,  
DECLARING AND ADOPTING THE RESULTS OF THE  
GENERAL ELECTION HELD ON MAY 17, 2005**

WHEREAS, the Town of Camp Verde ("Town"), held a General Election on May 17, 2005 for three Council seats; and

WHEREAS, the election returns have been presented by the Yavapai County Elections Department have been canvassed by the Mayor and Council,

**NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Camp Verde, Yavapai County, Arizona, as follows:**

- 1. The total number of ballots cast at the General Election, as shown on the poll lists, were 2,216 and the total number of registered voters in the Town was 4,225, for a turnout of 52.45%**
- 2. There were 17 rejected mail ballots and 22 provisional ballots were accepted. No provisional ballots were rejected.**
- 3. The number of votes cast were as follows:**

**COUNCIL**

	<b>CV I</b>	<b>CV 2</b>	<b>Total</b>	
Hauser, Brenda	329	841	1,170	52.8%
Smith, Ron	328	812	1,140	51.4%
Kovacovich, Bob	310	832	1,142	51.5%
Zimmerli, Helen	149	390	539	24.3%
Reddell, John	324	777	1,101	49.7%
Johnson, Robert	253	678	931	42.0%
Write-Ins			13	.58%

- 4. That it is hereby found, determined, and declared of record, that the following candidate did receive more than one-half of the total number of valid votes cast and is hereby issued a Certificate of Election, effective May 17, 2005, the General Election Day:**

*Brenda Hauser, Council Member  
Bob Kovacovich, Council Member  
Ron Smith, Council Member*

**5. This resolution shall be in full force and effect immediately upon its adoption.**

**Passed and approved by the Mayor and Common Council of the Town of Camp Verde at the Council Hears Planning & Zoning meeting of May 25, 2005.**

\_\_\_\_\_  
Mitch Dickinson, Mayor

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

Approved as to form:

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

**Yavapai County Recorder  
Ana Wayman-Trujillo  
County Recorder  
1015 Fair Street-Room 228  
Prescott, Arizona 86305  
928-771-3244  
928-771-3258 (Fax)**

**Elections  
Lynn A. Constabile  
Elections Director  
928 771-3250  
928 771-3446 (Fax)**

**Voter Registration  
Judy A. Allen-Wise  
Registrar of Voters  
928-771-3248  
928-771-2067 (Fax)**



**CERTIFICATION OF ELECTION RESULTS**

**For the**

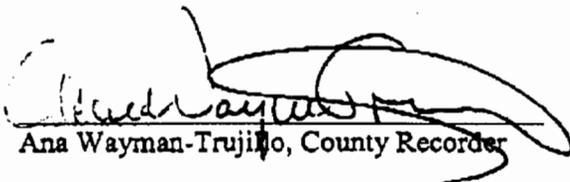
**TOWN OF CAMP VERDE GENERAL ELECTION**

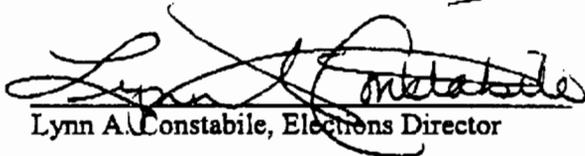
**MAY 17, 2005**

**YAVAPAI COUNTY, ARIZONA**

We, Ana Wayman-Trujillo, Yavapai County Recorder, and Lynn A. Constabile, Yavapai County Elections Director, hereby certify that the attached foregoing vote results contains a full, true, and correct copy of the vote tabulations for the May 17, 2005, Town of Camp Verde General Election.

Dated this 19th day of May, 2005

  
Ana Wayman-Trujillo, County Recorder

  
Lynn A. Constabile, Elections Director

**Elections**  
**Lynn A. Constable**  
Elections Director  
928 771-3250  
928 771-3446 (Fax)

**Yavapai County Recorder**  
**Ana Wayman-Trujillo**  
County Recorder  
1015 Fair Street-Room 228  
Prescott, Arizona 86305  
928 771-3244  
928 771-3258 (Fax)

**Voter Registration**  
**Judy A. Allen-Wise**  
Registrar of Voters  
928 771-3248  
928 771-3448 (Fax)



May 19, 2005

Debbie Barber, Town Clerk  
Town of Camp Verde  
P.O. Box 710  
Camp Verde, AZ 86322

Dear Debbie,

Enclosed please find two sets of election results for the Town of Camp Verde General Election held on May 17, 2005. One copy is entitled "Unofficial Final Results". Please use this copy for your canvass. The other copy is entitled "Official Final Results" which is to be used for your official records after canvass.

Sincerely,

A handwritten signature in cursive script that reads "Lynn A. Constable".

Lynn A. Constable  
Director of Elections

LAC:sf

Enclosure

<b>Election Summary Report</b> <b>May 17, 2005</b> <b>Summary For Town of Camp Verde, All Counters, Camp Verde Town</b> <b>UNOFFICIAL FINAL RESULTS</b>	Date:05/19/05 Time:08:22:58 Page:1 of 1
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Registered Voters 4225 - Cards Cast 2216 52.45%

Num. Report Precinct 2 - Num. Reporting 2 100.00%

Camp Verde Council	Total	
Number of Precincts	2	
Precincts Reporting	2	100.0 %
Vote For	3	
Times Counted	2216/4225	52.4 %
Total Votes	6036	
<hr/>		
HAUSER, BRENDA	1170	19.38%
SMITH, RON	1140	18.89%
KOVACOVICH, BOB	1142	18.92%
ZIMMERLI, HELEN	539	8.93%
REDDELL, JOHN	1101	18.24%
JOHNSON, ROBERT	931	15.42%
Write-in Votes	13	0.22%

**Statement of Votes Cast**  
**May 17, 2005**  
**SOVC For Town of Camp Verde, All Counters, Camp Verde Town**  
**UNOFFICIAL FINAL RESULTS**

Date:05/19/05  
 Time:08:31:45  
 Page:1 of 4

	TURN OUT		
	Reg. Voters	Cards Cast	% Turnout
<b>Jurisdiction Wide</b>			
Camp Verde 2 - 45-02/04,47-01/02,54-01/03/04,65-01/04,85-04/05			
Polling	3135	1592	50.78%
Early	3135	0	0.00%
Total	3135	1592	50.78%
<b>Camp Verde 1 - 45-03,54-05,65-03/05,85-01/03</b>			
Polling	1090	624	57.25%
Early	1090	0	0.00%
Total	1090	624	57.25%
<b>Total</b>			
Polling	4225	2216	52.45%
Early	4225	0	0.00%
Total	4225	2216	52.45%

**Statement of Votes Cast**  
**May 17, 2005**  
**SOVC For Town of Camp Verde, All Counters, Camp Verde Town**  
**UNOFFICIAL FINAL RESULTS**

Date:05/19/05  
 Time:08:31:45  
 Page:2 of 4

	Camp Verde Council							
	Reg. Voters	Vote For	Times Counted	Total Votes	HAUSER, BRENDA		SMITH, RON	
<b>Jurisdiction Wide</b>								
<b>Camp Verde 2 - 45-02/04,47-01/02,54-01/03/04,65-01/04,85-04/05</b>								
Polling	3135	3	1592	4339	841	19.38%	812	18.71%
Early	3135	3	0	0	0	-	0	-
<b>Total</b>	<b>3135</b>	<b>6</b>	<b>1592</b>	<b>4339</b>	<b>841</b>	<b>19.38%</b>	<b>812</b>	<b>18.71%</b>
<b>Camp Verde 1 - 45-03,54-05,65-03/05,85-01/03</b>								
Polling	1090	3	624	1697	329	19.39%	328	19.33%
Early	1090	3	0	0	0	-	0	-
<b>Total</b>	<b>1090</b>	<b>6</b>	<b>624</b>	<b>1697</b>	<b>329</b>	<b>19.39%</b>	<b>328</b>	<b>19.33%</b>
<b>Total</b>								
Polling	4225	6	2216	6036	1170	19.38%	1140	18.89%
Early	4225	6	0	0	0	-	0	-
<b>Total</b>	<b>4225</b>	<b>12</b>	<b>2216</b>	<b>6036</b>	<b>1170</b>	<b>19.38%</b>	<b>1140</b>	<b>18.89%</b>

<p><b>Statement of Votes Cast</b>  <b>May 17, 2005</b>  <b>SOVC For Town of Camp Verde, All Counters, Camp Verde Town</b>  <b>UNOFFICIAL FINAL RESULTS</b></p>	<p>Date: 05/19/05                  Time: 08:31:45                  Page: 3 of 4</p>
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	Camp Verde Council							
	KOVACOVICH, BOB		ZIMMERLI, HELEN		REBDELL, JOHN		JOHNSON, ROBERT	
<b>Jurisdiction Wide</b>								
<b>Camp Verde 2 - 45-02/04,47-01/02,54-01/03/04,65-01/04,85-04/05</b>								
Polling	832	19.17%	390	8.99%	777	17.91%	678	15.63%
Early	0	-	0	-	0	-	0	-
<b>Total</b>	<b>832</b>	<b>19.17%</b>	<b>390</b>	<b>8.99%</b>	<b>777</b>	<b>17.91%</b>	<b>678</b>	<b>15.63%</b>
<b>Camp Verde 1 - 45-03,54-05,65-03/05,85-01/03</b>								
Polling	310	18.27%	149	8.78%	324	19.09%	253	14.91%
Early	0	-	0	-	0	-	0	-
<b>Total</b>	<b>310</b>	<b>18.27%</b>	<b>149</b>	<b>8.78%</b>	<b>324</b>	<b>19.09%</b>	<b>253</b>	<b>14.91%</b>
<b>Total</b>								
Polling	1142	18.92%	539	8.93%	1101	18.24%	931	15.42%
Early	0	-	0	-	0	-	0	-
<b>Total</b>	<b>1142</b>	<b>18.92%</b>	<b>539</b>	<b>8.93%</b>	<b>1101</b>	<b>18.24%</b>	<b>931</b>	<b>15.42%</b>

<p><b>Statement of Votes Cast</b>  <b>May 17, 2005</b>  <b>SOVC For Town of Camp Verde, All Counters, Camp Verde Town</b>  <b>UNOFFICIAL FINAL RESULTS</b></p>	<p>Date: 05/19/05                  Time: 08:31:45                  Page: 4 of 4</p>
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	Camp Verde Council	
	Write-In Votes	
<b>Jurisdiction Wide</b>		
<b>Camp Verde 2 - 45-02/04, 47-01/02, 54-01/03/04, 65-01/04, 85-04/05</b>		
Polling	9	0.21%
Early	0	
<b>Total</b>	<b>9</b>	<b>0.21%</b>
<b>Camp Verde 1 - 45-03, 54-05, 65-03/05, 85-01/03</b>		
Polling	4	0.24%
Early	0	
<b>Total</b>	<b>4</b>	<b>0.24%</b>
<b>Total</b>		
Polling	13	0.22%
Early	0	
<b>Total</b>	<b>13</b>	<b>0.22%</b>

<b>Election Summary Report</b> <b>May 17, 2005</b> <b>Summary For Town of Camp Verde, All Counters, Camp Verde Town</b> <b>OFFICIAL FINAL RESULTS</b>	Date:05/19/05 Time:08:37:53 Page:1 of 1
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Registered Voters 4225 - Cards Cast 2216 52.45%

Num. Report Precinct 2 - Num. Reporting 2 100.00%

Camp Verde Council		Total	
Number of Precincts		2	
Precincts Reporting		2	100.0 %
Vote For		3	
Times Counted	2216/4225		52.4 %
Total Votes		6036	
<hr/>			
HAUSER, BRENDA		1170	19.38%
SMITH, RON		1140	18.89%
KOVACOVICH, BOB		1142	18.92%
ZIMMERLI, HELEN		539	8.93%
REDELL, JOHN		1101	18.24%
JOHNSON, ROBERT		931	15.42%
Write-in Votes		13	0.22%

**Statement of Votes Cast**  
**May 17, 2005**  
**SOVC For Town of Camp Verde, All Counters, Camp Verde Town**  
**OFFICIAL FINAL RESULTS**

Date:05/19/05  
 Time:08:41:05  
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	TURN OUT		
	Reg. Voters	Cards Cast	% Turnout
<b>Jurisdiction Wide</b>			
Camp Verde 2 - 45-02/04,47-01/02,54-01/03/04,65-01/04,85-04/05			
Polling	3135	1592	50.78%
Early	3135	0	0.00%
Total	3135	1592	50.78%
Camp Verde 1 - 45-03,54-05,65-03/05,85-01/03			
Polling	1090	624	57.25%
Early	1090	0	0.00%
Total	1090	624	57.25%
<b>Total</b>			
Polling	4225	2216	52.45%
Early	4225	0	0.00%
Total	4225	2216	52.45%

**Statement of Votes Cast**  
**May 17, 2005**  
**SOVC For Town of Camp Verde, All Counters, Camp Verde Town**  
**OFFICIAL FINAL RESULTS**

Date:05/19/05  
 Time:08:41:05  
 Page:2 of 4

	Camp Verde Council							
	Reg. Voters	Vote For	Times Counted	Total Votes	HAUSER, BRENDA		SMITH, RON	
<b>Jurisdiction Wide</b>								
<b>Camp Verde 2 - 45-02/04,47-01/02,54-01/03/04,65-01/04,85-04/05</b>								
Polling	3135	3	1592	4339	841	19.38%	812	18.71%
Early	3135	3	0	0	0	-	0	-
<b>Total</b>	<b>3135</b>	<b>6</b>	<b>1592</b>	<b>4339</b>	<b>✓841</b>	<b>19.38%</b>	<b>✓812</b>	<b>18.71%</b>
<b>Camp Verde 1 - 45-03,54-05,65-03/05,85-01/03</b>								
Polling	1090	3	624	1697	329	19.39%	328	19.33%
Early	1090	3	0	0	0	-	0	-
<b>Total</b>	<b>1090</b>	<b>6</b>	<b>624</b>	<b>1697</b>	<b>✓329</b>	<b>19.39%</b>	<b>✓328</b>	<b>19.33%</b>
<b>Total</b>								
Polling	4225	6	2216	6036	1170	19.38%	1140	18.89%
Early	4225	6	0	0	0	-	0	-
<b>Total</b>	<b>4225</b>	<b>12</b>	<b>2216</b>	<b>6036</b>	<b>✓1170</b>	<b>19.38%</b>	<b>✓1140</b>	<b>18.89%</b>

<p><b>Statement of Votes Cast</b>  <b>May 17, 2005</b>  <b>SOVC For Town of Camp Verde, All Counters, Camp Verde Town</b>  <b>OFFICIAL FINAL RESULTS</b></p>	<p>Date:05/19/05                  Time:08:41:05                  Page:3 of 4</p>
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	Camp Verde Council							
	KOVACOVICH, BOB		ZIMMERLI, HELEN		REDELLE, JOHN		JOHNSON, ROBERT	
<b>Jurisdiction Wide</b>								
<b>Camp Verde 2 - 45-02/04,47-01/02,54-01/03/04,65-01/04,85-04/05</b>								
Polling	832	19.17%	390	8.99%	777	17.91%	678	15.63%
Early	0	-	0	-	0	-	0	-
<b>Total</b>	<b>✓832</b>	<b>19.17%</b>	<b>✓390</b>	<b>8.99%</b>	<b>✓777</b>	<b>17.91%</b>	<b>✓678</b>	<b>15.63%</b>
<b>Camp Verde 1 - 45-03,54-05,65-03/05,85-01/03</b>								
Polling	310	18.27%	149	8.78%	324	19.09%	253	14.91%
Early	0	-	0	-	0	-	0	-
<b>Total</b>	<b>✓310</b>	<b>18.27%</b>	<b>✓149</b>	<b>8.78%</b>	<b>✓324</b>	<b>19.09%</b>	<b>✓253</b>	<b>14.91%</b>
<b>Total</b>								
Polling	1142	18.92%	539	8.93%	1101	18.24%	931	15.42%
Early	0	-	0	-	0	-	0	-
<b>Total</b>	<b>✓1142</b>	<b>18.92%</b>	<b>✓539</b>	<b>8.93%</b>	<b>✓1101</b>	<b>18.24%</b>	<b>✓931</b>	<b>15.42%</b>

<p><b>Statement of Votes Cast</b>  <b>May 17, 2005</b>  <b>SOVC For Town of Camp Verde, All Counters, Camp Verde Town</b>  <b>OFFICIAL FINAL RESULTS</b></p>	<p>Date:05/19/05                  Time:08:41:05                  Page:4 of 4</p>
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	Camp Verde Council
	Write-In Votes
<b>Jurisdiction Wide</b>	
Camp Verde 2 - 45-02/04,47-01/02,54-01/03/04,65-01/04,85-04/05	
Polling	9 0.21%
Early	0 -
<b>Total</b>	<b>9 0.21%</b>
Camp Verde 1 - 45-03,54-05,65-03/05,85-01/03	
Polling	4 0.24%
Early	0 -
<b>Total</b>	<b>4 0.24%</b>
<b>Total</b>	
Polling	13 0.22%
Early	0 -
<b>Total</b>	<b>13 0.22%</b>



**COUNTY OF YAVAPAI**

**Town of Camp Verde**

**GENERAL ELECTION DATE May 17, 2005**

**REJECTED BALLOT REPORT**

**MAIL BALLOTS REJECTED**

17

**PROVISIONAL BALLOTS ACCEPTED**

22

**PROVISIONAL BALLOTS REJECTED**

0



## Certificate of Election

I, Deborah Barber, Clerk of the Town of Camp Verde, County of Yavapai, State of Arizona, do hereby certify that a General Election was held in and for the Town of Camp Verde on the 17<sup>th</sup> day of May 2005, and that

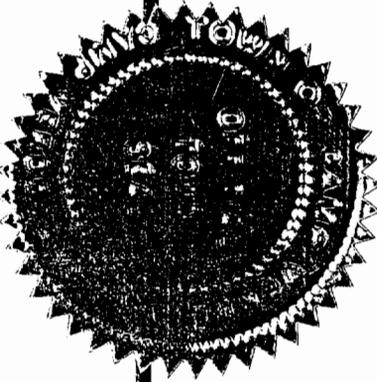
**Bob Kovacovich**

was duly elected to the position of Council Member of the Town of Camp Verde, County of Yavapai, State of Arizona, for a two-year term beginning in June 2005, all of which appears by the official returns canvassed by the Mayor and Common Council of the Town of Camp Verde on May 25, 2005, and filed in the Office of the Clerk of the Town of Camp Verde.

In witness whereof, I have herewith set my hand and affixed the seal of the Town of Camp Verde this 25<sup>th</sup> day of May 2005.

*Deborah Barber*

Deborah Barber, Town Clerk





## Certificate of Election

I, Deborah Barber, Clerk of the Town of Camp Verde, County of Yavapai, State of Arizona, do hereby certify that a General Election was held in and for the Town of Camp Verde on the 12<sup>th</sup> day of May 2005, and that

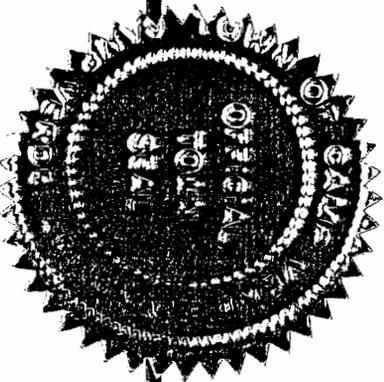
**Ron Smith**

was duly elected to the position of Council Member of the Town of Camp Verde, County of Yavapai, State of Arizona, for a two-year term beginning in June 2005, all of which appears by the official returns canvassed by the Mayor and Common Council of the Town of Camp Verde on May 25, 2005, and filed in the Office of the Clerk of the Town of Camp Verde.

In witness whereof, I have herewith set my hand and affixed the seal of the Town of Camp Verde this 25<sup>th</sup> day of May 2005.

*Deborah Barber*

Deborah Barber, Town Clerk





## Certificate of Election

I, Deborah Barber, Clerk of the Town of Camp Verde, County of Yavapai, State of Arizona, do hereby certify that a General Election was held in and for the Town of Camp Verde on the 17<sup>th</sup> day of May 2005, and that

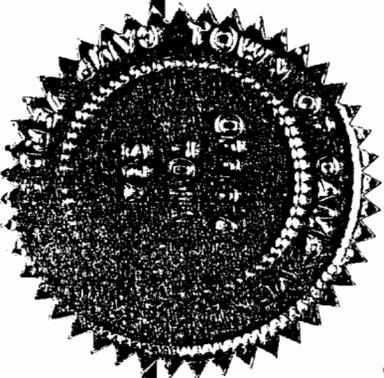
**Brenda Hauser**

was duly elected to the position of Council Member of the Town of Camp Verde, County of Yavapai, State of Arizona, for a two-year term beginning in June 2005, all of which appears by the official returns canvassed by the Mayor and Common Council of the Town of Camp Verde on May 25, 2005, and filed in the Office of the Clerk of the Town of Camp Verde.

In witness whereof, I have herewith set my hand and affixed the seal of the Town of Camp Verde this 25<sup>th</sup> day of May 2005.

*Deborah Barber*

Deborah Barber, Town Clerk



## Staff Report

### Council Meeting of:

May 25, 2005

### Title:

**RESOLUTION 2005 646:** A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, AOPTING FINAL PLAT 2005-03 FOR HINCH SPRINGS SUBDIVISION LOCATED ON 19.44 ACRES CONSISTING OF PARCEL 404-13-451M (AND WILL CONTAIN 34 LOTS). THIS PROJECT IS LOCATED OFF SR 260 ACCESSED BY VERDE LAKES DRIVE BY A NEW ROADWAY.

### Description Of Item:

Application filed by Jeremy Bach, agent for Zane Grey Investments, LLC, owners of parcel 404-13-451M, requesting an approval of the final plat for Hinch Springs subdivision containing 19.77 acres and 34 lots. This property is located off of Verde Lakes Drive and adjacent to SR 260. The property is currently zoned R1L-18 and will allow for the development of ½ acre lots for site built homes.

The development will be accessed by a new roadway off of Verde Lakes Drive. It will also connect with Tumbleweed to create a 2<sup>nd</sup> ingress/egress for the Verde Lakes subdivision as well as for this subdivision. The roadways will be built to town standards for a residential roadway.

Staff has received approval letter of construction plans from Arizona Engineering, Inc. Stipulations approved on the preliminary plat include:

- 1) Sidewalks will be constructed with only AB in the development rather than pavement on both sides as required in the Town's Uniform Standard Specification.
- 2) A roadway connection will be constructed to Verde Lakes Drive and Tumbleweed Drive by the developer and dedicated to the town after acceptance by the Council into the Town's road system.
- 3) A wooden fence will be constructed on lots 16, 17 and 18 to provide a buffer between this subdivision and the Verde Lakes Clubhouse parking area.

### Agency Review:

Nine (9) agencies were notified and staff received one comment.

**Yavapai County Flood Control:** They have reviewed the revised construction plans and these appear to have addressed their requirements.

**Town of Camp Verde Community Development Director:** This final plat shows 34 half acre lots with two access points provided into the subdivision. The existing neighborhoods surrounding the area for this development have smaller lots zoned R1-10 and allow manufactured housing. This request, on the other hand, is for larger lots and site built only houses, which factors would generally be considered an upgrade that would improve the property values of the existing neighborhoods.

### Attachments:

Yes

### Prepared by:

Nancy Buckel



## RESOLUTION 2005-646

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2005-03 FOR HINCH SPRINGS SUBDIVISION LOCATED ON 19.44 ACRES CONSISTING OF PARCEL 404-13-451M. THIS PROJECT IS LOCATED OFF OF SR 260 ACCESSED BY VERDE LAKES DRIVE BY A NEW ROADWAY .**

***WHEREAS***, a request for a final plat (2005-03) approval was filed by Jeremy Bach, agent, for AZ North Townhouses Number 2, LLC, owners of the 19.44 acres consisting of tax parcel 403-13-451M, for Hinch Springs Subdivision and

***WHEREAS***, a preliminary plat was heard by the Planning Commission on February 3, 2005 and by the Common Council on February 23, 2005 in public hearings that were advertised and posted according to state law, and

***WHEREAS***, the purpose of the Final Plat is to allow for the development of Phase I of a commercial subdivision and to subdivide 19.44 acres consisting of parcel 404-13-451M into 34 lots and

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

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

**NOW THEREFORE THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE RESOLVE, TO ADOPT FINAL PLAT 2005-03 FOR HINCH SPRINGS SUBDIVISION WITH THE FOLLOWING STIPULATIONS AS AGREED UPON BY THE DEVELOPER:**

1. Concrete Sidewalk requirement has been waived and the pathway will be constructed with AB.
2. The new roadway connecting the subdivision to Verde Lakes Drive to be constructed to Town Standards for residential roadway.
3. A wooden fence to be constructed on lots 16, 17, and 18 to provide a buffer between this subdivision and Verde Lakes Clubhouse parking area.

**PASSED AND APPROVED** by a majority vote of the Town Council of Camp Verde, Arizona, this 25th day of May 2005.

\_\_\_\_\_  
Mayor

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

Approved as to Form:

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

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



**DEVELOPMENT, INC.**

725 Howard Road Suite B  
Camp Verde, AZ 86322  
Office: (928) 567-8808 Fax: (928) 567-8809

February 28, 2005

Town of Camp Verde

Re: Parcel# 404-13-451M Hinch Springs Estates

AZNORTH Development, INC. desires to use this property for a site-built home sub-division consisting of not more than 34 lots.

The intent of AZNORTH Development, INC. is for this property to be a sub-division to be named "Hinch Springs Estates" for a site-built homes in Camp Verde, Arizona.

Respectfully submitted,

Jeremy Bach

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

CASE NO. 2005-15

PROJECT NO. FP 05-03

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

<b>REQUEST:</b>	PRELIMINARY PLAT _____	02-28-05A11:11 RCVD
	FINAL PLAT <u>X</u>	APPLICATION DATE _____
	CONCEPTUAL PLAN _____	ASSESOR'S PARCEL NO. <u>404-13-451 M</u>
	AMENDED PLAT _____	PRESENT ZONING <u>R1L-18</u>
	RESUBDIVISION _____	TAKEN BY <u>B. Quinn</u>
	REVERSION TO ACREAGE _____	FEES <u>580<sup>00</sup></u>
	SUBDIVISION NAME <u>HINCH SPRINGS ESTATES</u>	HEARING DATE _____
	TRACT _____	

**OWNER/DEVELOPER** AZ NORTH Townhouses #2 LLC PHONE 928-567-8808 FAX 928-567-8809  
**ADDRESS** 725 HOWARDS RD #B CITY Camp Verde STATE Az ZIP 86322  
**CONTACT PERSON** JEREMY BACH

\*\*\*\*\*  
**ENGINEER** HERITAGE + SEC, INC. PHONE \_\_\_\_\_ FAX \_\_\_\_\_  
SEE ATTACHED  
**ADDRESS** \_\_\_\_\_ **CITY** \_\_\_\_\_ **STATE** \_\_\_\_\_ **ZIP** \_\_\_\_\_  
**CONTACT PERSON** \_\_\_\_\_

PROPOSED LAND USE	NET ACREAGE (SQ FT.)	NO. LOTS OR TRACTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	OTHER
<u>SEE ATTACHED.</u>					
SINGLE FAMILY	<u>19.77 acres</u>	<u>34</u>	<u>18,025 sqft</u> <u>0.41</u>	<u>74.47'</u>	
MULTIPLE FAMILY					
MANUFACTURED HOME					
COMMERCIAL					
INDUSTRIAL					

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

### APPLICATION OF EXCEPTION

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

ASSESSOR'S PARCEL NO. 404-13-451M PRESENT ZONING R1L-18  
SUBDIVISION N/A EXISTING USE OF PROPERTY \_\_\_\_\_  
ADDRESS OF PROPERTY SE Corner of Hwy 260 & Verde Lakes Dr.

**REQUESTED WAIVER OR VARIANCE:**

I would like to request a variance that would allow the omission of the sidewalk requirement within the limits of the proposed Hinch Springs Subdivision, "Parcel 404-13-451M"

**JUSTIFICATION**

There are no sidewalks within the Verde Lakes Subdivision or the Cave View Estates Subdivision, Hinch Springs will provide pedestrian walk ways, but sidewalks in this area would in fact look out of place.

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

[Signature]  
Signature of Applicant

2.14.05  
Date

**TOWN OF CAMP VERDE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**PERMISSION TO ENTER PROPERTY**

HEARING APPLICATION: \_\_\_\_\_ PARCEL NO.: 404-13-451M

DATE: \_\_\_\_\_ LEGAL DESCRIPTION: SEE ATTACHED

NAME: JEREMY BACH

ADDRESS: 725 HOWARDS RD #B, CAMP VERDE, AZ 86322

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

[Signature] JEREMY BACH 2.24.05  
Applicant's Signature Date

Agent for: AZ NORTH TOWNHOUSES #2, LLC

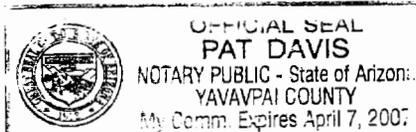
State of Arizona  
Town of Camp Verde

On this 24 day of FEB, 2005 before me, the undersigned Notary Public, personally appeared JEREMY BACH Who executed the foregoing instrument for the purpose therein contained.

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

[Signature]  
Notary Public

APRIL 7, 2007  
Date Commission Expires







**ARIZONA  
ENGINEERING  
COMPANY**

Civil Engineering  
Land Surveying

May 6, 2005

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

**Project Number:** 04TOCV01  
**Project Name:** Hinch Springs Estates

Dear Nancy,

We have completed our review of the Hinch Springs Final Construction Plans. We take no exception to the approval of these plans provided that the attached comments for the Final Plat are addressed prior to recordation.

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

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

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

If you have any questions, please call me at extension 15. We look forward to working with the Town of Camp Verde on future projects.

Very truly yours,

**ARIZONA ENGINEERING COMPANY**

A handwritten signature in black ink, appearing to read "Daniel Burke".

Daniel Burke, P.E.

Cc: File;  
Marvin Buckel, TOCV Streets

## STAFF REPORT

**Council meeting of:** May 25, 2005

**Title:** **Discussion, consideration, possible re-affirmation of Resolution 2000-434, specific for the Town Site Redevelopment area. Resolution 2000-434 adopted a unified enforcement policy of the Town's Zoning Ordinances for the entire Town.**

**Budgeted Item:** Not applicable

**Description of Item:**

The Camp Verde Townsite Redevelopment Committee is in the process of creating a vision and planning document for the townsite area. During recent meetings, the committee has expressed concern with the aesthetics of the area. Concerns are related to zoning violations and specifically weeds, in-operable vehicles, and unsafe dwellings.

Rather than the committee having to fill out the Town's complaint forms, members are asking that the Council direct staff to enforce the zoning codes on a pro-active basis within this special planning district.

During discussions on this topic, staff mentioned that there are too many properties for the Town to enforce the code pro-actively throughout the entire community.

**Committee Recommendation:**

The committee unanimously requests the Council to allow pro-active enforcement of the zoning codes within the designated Townsite Redevelopment Area.

**Attachments:** Yes

**Prepared by:** Wendy Escoffier

**MINUTES  
CAMP VERDE TOWN SITE REDEVELOPMENT AREA  
PLANNING ADVISORY COMMITTEE (PAC)  
MEETING**

**DRAFT**

**TOWN COUNCIL CHAMBERS  
473 S. MAIN STREET, SUITE 106**

**TUESDAY MAY 10, 2005  
3:30 P.M.**

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

**1. Call to Order**

Vice Chairman Mitch Wright called the meeting to order at 3:35 p.m.

**2. Roll Call**

**Present:** PAC members Mitch Wright, Carol Arnold, Ann Everett, Bill Geyer, Irene Rezzonico, John Newman, Tracy Vance, and Jerry Yeager.

**Absent:** Gwen Gunnell Tom Taylor, and Dorothy Wood.

**Also present:** Project Manager Wendy Escoffier

**3. Consent Agenda**

**a) Approval of the Minutes:**

1) April 7, 2005

On a motion by Irene Rezzonico and a second by Ann Everett, the committee unanimously approved the minutes.

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

There were no comments from the public.

**5. Discussion, consideration, possible recommendation to Council to re-affirm Resolution 2000-434, which allows pro-active enforcement of the Town's Zoning Ordinance for the entire Town and specifically for the Town Site Redevelopment area.**

On a motion by Ann Everett and a second by John Newman, the committee unanimously agreed to recommend the Council re-affirm Resolution 2000-434, which allows pro-active enforcement of the Town's Zoning Ordinances, for the Town site Redevelopment Area.

Escoffier explained that although the committee has made this recommendation in the past, the item needed to be duly posted in order for the committee to make an official recommendation to Council. She further stated that there is a specific resolution giving staff the authority to enforce the Town's zoning codes and ordinances in a pro-active manner, however because of the size of the Town, the Council has previously voiced its desire to enforce on a complaint basis only.

Committee members re-iterated the desire to "clean up" the townsite area as a means to instill pride of ownership and encourage redevelopment in the area.

**6. Discussion, consideration, possible recommendation to Council that members from the Townsite Committee be appointed to the Housing Commission as defined by Resolution 99-412, which established the Housing Commission to oversee implementation of the Camp Verde Housing Strategy.**

## **RESOLUTION 2000-434**

### **A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING ZONING ENFORCEMENT POLICIES**

*WHEREAS*, the Town of Camp Verde has adopted, under Section 102 of the Planning & Zoning Ordinance of Camp Verde (Ordinance 87-A23), general enforcement procedures, and

*WHEREAS*, the Town recently adopted Ordinance 99-A152 establishing alternate civil zoning and building code enforcement procedures, and

*WHEREAS*, it would be in the best interest of the Town staff and the public to adopt a unified enforcement policy that addresses handling of zoning complaints, priorities of violations, enforcement timelines, and choice of civil or criminal enforcement

### ***NOW THEREFORE THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE RESOLVE TO ADOPT THE FOLLOWING ZONING ENFORCEMENT POLICY:***

1. Initiation of Enforcement Actions. A zoning or building code enforcement action, which may be to enforce the Camp Verde Planning and Zoning Ordinance, removal of trash or debris pursuant to Ordinance 94-A87/ARS 9-499, enforce public nuisance statutes and ordinances, provisions of a conditional use permit or planned area development agreement, or provisions of the applicable uniform building and related codes, may be commenced by citizen complaints or observations of the staff building and zoning inspectors. Citizen complaints, whether verbal or written, will not be kept anonymous, though if a caller refuses to give identification, the staff will nevertheless inspect the property for a violation. Citizen complaints will be independently confirmed by staff prior to opening a file for enforcement action.
2. Neighborhood Evaluation. Whether a complaint is initiated by a citizen or from the inspection by the staff, the inspector shall also review the immediate neighborhood of the subject property, and take appropriate enforcement action for any observed zoning violations.

3. Enforcement File. When a complaint is confirmed, or a violation observed by a staff inspector, a file will be opened that contains the date and time of the violation, applicable sections of any codes or ordinances violated, notes of any contacts with the property owners or responsible parties by the staff, any witness statements, photographs of the property showing the violation that are dated and identified by the photographer, copies of any letters to the property owner, notes of phone calls, and copies of any civil or criminal filings. Letters to property owners concerning enforcement shall be in a form approved by the Community Development Director, and shall include a copy of this policy statement and appropriate statutes, rules, ordinances, or codes allegedly being violated. The violations will be summarized in a manner that will clearly alert the defendant of the nature of the complaint, as well as citation to the code or ordinance subsections. The contents of the file is a public record. Staff will have available logs showing the status of pending complaints, disposition of complaints, and other data relating to zoning enforcement.
  
4. Timelines. While Section 102 describes in general the steps to be taken in many enforcement actions, there will necessarily be some actions that must have the immediate attention of the zoning staff. These include enforcement of violations that are fire or hazardous substance violations, code enforcement necessary during building construction or property development, signs that are traffic hazards, violations of County Flood Control, ADOT, or other agencies, and those that come from the conduct of a person or property owner where prior enforcement attempts show there will be no cooperation short of court intervention. In these cases, the staff shall contact the property owner or responsible party within 24 hours, and, if the violation cannot be immediately resolved, file either a criminal complaint under Section 102 of the zoning ordinance, or a civil complaint under Ordinance 99-A152, together with the posting or delivery of a stop work order (SWO) where appropriate. In all other cases, the enforcement timeline would be:
  - Verbal warning, as described in Section 102, **within 5 days** of the receipt of the initial complaint
  - Written warning, as described in Section 102, if corrective action is not substantially completed **within 30 days** of the verbal warning. The warning shall

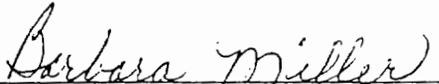
include a statement that a civil or criminal complaint will be filed if the violation is not corrected and the property re-inspected as in compliance with the code **within 15 days.**

- At the expiration of the above time periods, the staff shall file a complaint, alleging any or all of the remaining zoning or other violations, unless there is a documented hardship which prevents compliance by the defendant(s). Acceptable hardships might be illness, waiting for approval by another agency, or access denied to the defendant because of another court order or pending litigation. In no event, however, may a violation continue **more than 90 days** from the first complaint or violation observed by the staff without the filing of a complaint, civil or criminal.

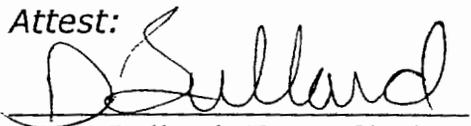
5. Deed Restrictions and Restrictive Covenants. The Town staff will not enforce or interpret private deed restrictions or restrictive covenants, which operate independently from any public ordinances or codes. It is the responsibility of property owners to notify and enforce such restrictions within their own applicable neighborhoods through private counsel.

6. Court Enforcement. If immediate enforcement is necessary, or if prior warnings have not been successful, it is the policy of the Town to first seek civil enforcement by filing a complaint following the procedures outlined in Ordinance 99-A152. The complaint will allege each subsection of any ordinance or code as a separate violation, including violation of any stop work order (SWO) issued. If a violation by the defendant continues after resolution of the civil action, or if the violation is serious and the property owner or responsible party shows no indication of cooperation or compliance with the codes or ordinance, then criminal complaints will be filed. When necessary, injunctive relief may be sought at any time by filing in Superior Court.

**PASSED AND APPROVED** by a majority vote of the Common Council at the regular meeting of ~~January XXXXXXXX~~ **2000:** FEBRUARY 2, 2000

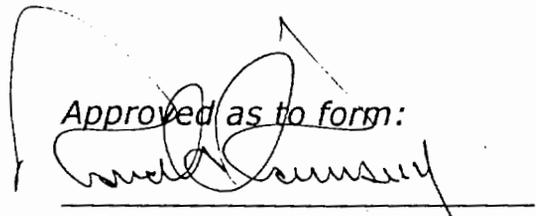
  
Barbara Miller, Mayor

Attest:



Dane Bullard, Town Clerk

Approved as to form:



Ronald C. Ramsey, Town Attorney

**MINUTES  
COUNCIL HEARS PLANNING AND ZONING  
MAYOR and COMMON COUNCIL  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
WEDNESDAY, MARCH 23, 2005  
at 6:30 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**

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

2. **Roll Call**

Mayor Dickinson, Vice Mayor Reddell, Councilors Gioia, Kovacovich, Parrish and Teague were present; Councilor Baker was absent due to illness.

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

3. **Pledge of Allegiance**

The Pledge was led by Councilor Kovacovich.

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

a) **Approval of the Minutes:**

1) There are no minutes for approval.

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

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

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

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

On a motion by Reddell, seconded by Kovacovich, the Council unanimously approved the Consent Agenda as presented.

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

There was no public input.

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

On a motion by Reddell, seconded by Teague, the Council, by a vote of 4-1, approved the Comprehensive Sign Plan to allow Universal Homes to place the signs where they have the right-of-way, excluding the big billboard on I-17; Dickinson abstained.

**STAFF PRESENTATION**

Community Director Wright advised the Council that the Town Attorney has concluded that any off-premise sign must be in conformance with the existing Town code that would prohibit any sign larger than 64 square feet; therefore, the proposed 300 square-foot billboard would not be allowed.

**APPLICANT'S STATEMENT**

**Jim Gumbly** spoke on behalf of the project, reiterating the importance of placing signs in order to successfully market the development, and requested approval of the Comprehensive Sign Plan as presented, acknowledging the exclusion of the large off-premise billboard on I-17.

Following a brief discussion regarding the sizes and proposed placement of the remaining signs, the Council moved to approve the application, with Mayor Dickinson abstaining from the vote.

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

On a motion by Reddell, seconded by Parrish, the Council by a 5-1 vote approved Resolution 2005-632, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting Final Plat 2005-02 for Las Estancias Unit 3 subdivision located on 8.24 acres consisting of parcel 403-20-159. This project is located north of Horseshoe Bend and west of Via Linda, adding the Engineer's report regarding the street and the next Phase 2 to be completed, also crack-sealed and fixing it up to the standards as recommended; and fixing Mondale Drive; with a 'no' vote by Gioia.

#### **STAFF PRESENTATION**

Sr. Planner Buckel reviewed the background of the Las Estancias subdivision commencing with the original rezoning that had been approved in 2000, the subsequent approvals of the preliminary plat, the final plat for Phase 1, a revision to the preliminary plat, and the final plat for Phase 2, all of which approvals were subject to numerous stipulations. The developer has submitted an Application of Exception requesting the elimination of sidewalks and replacement with an earthen shoulder and curbs to be rolled curb construction. Mr. Pender, agent for the developer, has also requested clarification regarding the extent of the requirement for Mondale Road to be chip sealed. Arizona Engineering has approved the engineering for Phases 2 and 3.

**Tom Pender**, agent for the applicant, explained that it was not his understanding that the entire Mondale Road extension would require the chip sealing, only the section that was discussed to be crack sealed. He also pointed out that a manhole cover referred to in the Phase 2 stipulations was only a water valve that needed to be raised. The intent now is to complete both Phase 2 and Phase 3.

The Council discussion focused mainly on the existing condition of Mondale road and the need for repairs. There was some objection to approval of the final plat prior to the work being completed, and discussion about the recommendations of the Town Engineer with comment that even though the Town did accept the original road construction it has been a continuing problem. It was also pointed out that the Town is facing a situation that it is trying to make the best of, and that the stipulations will have to be met before the final sign-off. Mr. Pender described how the repairs would be made, that there will be a 10 or 12-foot wide area that blends in with the pavement; the developer agreed to repair the road and will do so. Mr. Pender will be working with the Town staff, and there will be communication between the contractor and Town staff.

8. **Discussion, consideration, and possible approval of Ordinance 2005-A300, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcels 403-20-002 and 403-20-147 consisting of approximately 52.48 acres from RCU-2A to R1L-35. This rezoning is to allow for residential development. Project location is at the end of Newton Lane.**

On a motion by Reddell, seconded by Teague, the Council by a 5-1 vote approved Ordinance 2005-A300, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcels 403-20-002 and 403-20-147 consisting of approximately 52.48 acres from RCU-2A to R1L-35. This rezoning is to allow for residential development. Project location is at the end of Newton Lane; with a 'no' vote by Gioia.

#### **STAFF PRESENTATION**

Community Development Director Wright pointed out that this item involved a zoning map change, explained that the application was submitted before the new General Plan was adopted, and the request for the zoning change did not require a General Plan amendment. The P&Z

Commission met and a motion to approve the rezoning failed by a 3-3 vote. The primary reason given was concern for the public health, safety and welfare because of the limited access to the project. Two members of the public had spoken against the request and three members of the public expressed concerns about traffic and the impact on roadways in the area. Input from the various agencies was reviewed, any concerns of which will be addressed during later phases of the development. The request coincides with the surrounding existing uses of the area. Since the following Item 9 deals with the request for Preliminary Plat approval on this development, Wright advised the Council that they would probably be discussing both Items 8 and 9 for that reason.

## **PUBLIC HEARING OPEN**

### **Applicant's Statement**

**Tom Pender** acknowledged that the primary concern was access to the development. Referring to a plat map as he spoke, Mr. Pender explained that he had done some research through a title company on the chain of ownership of some lots. Although he is not sure that Bronco Drive was ever a city roadway, the research indicated that it was always a public access in the past, and appears to be State land. Mr. Pender reviewed some of the points made during the Commission meeting, and said that he has now incorporated an emergency access point into the plan. He said that the plan is designed to create neighborhood clusters, bringing in fire service, the Town water system eventually, paving roads, and also commented on flooding issues and the plans for individual property owners to terrace their lots that will be irrigated. Mr. Pender also pointed out that the proposed one-acre lots fit into the surrounding area.

### **COMMENT FROM OTHER PERSONS**

**Brenda Hauser** told how her family has farmed this land for 35 years. She believes that when a developer purchases agricultural land there is an obligation to the surrounding property owners. She commented on the roads getting flooded and the Town having to pay for repairs, and questioned the road structure ending in cul-de-sacs. She implored the Council to value, respect and care for the property in the future as much as her family has in the past.

**Ray Larkey** expressed his concern about running the road through Newton Lane, and complained that not one word has ever been said to the property owners about that plan, and therefore how can it take place. He complained that the whole thing seems to be on a fast track, setting the problems aside and pushing it through. He also questioned how the Town can put a road in a floodplain. He objected to the number of lots, and reiterated his complaint about the project getting on the fast track.

**Peggy Kellogg** said that she recently had moved to Camp Verde, and immediately started hiking in the area and is now a member of the Trails and Pathways Committee. Trails are important, and she said that this project is a window of opportunity for the community to offer some support to a developer who has gone out of his way to comply with this particular area of the General Plan which looks to her like a growth area. The Town needs housing, and she expressed her support, saying that she hopes that the Council will consider this a positive move in the right direction and put some thoughtful consideration into this subdivision.

**Robert Johnson** said he had gone out and looked at the property and suggested what he thought would be the best entrance. He believes that one acre for horse property is too small, that 1.5 acre would be better. He added that Newton needs to be straightened.

**Peggy Morris**, who has lived on Newton Lane for 25 years, said that no one has ever contacted her. She said she thought that was her land, that nobody could come in and take it. The water has quite an impact when it gets to roaring down there; she has never had a problem with fire protection. Ms. Morris commented on the abundance of wildlife in that area and the environmental impact of the project. She also believes that the one acre lot is too small for horse property and that it will create a fly problem. She talked about a potential traffic problem and also believes the project is a rush job and that the issue needs to be looked over and talked about more.

There was no further public input.

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

Mr. Pender basically reiterated his belief that with the emergency access that had been obtained, there are now two access points that should be quite acceptable. Furthermore, the homes to be built will greatly add to the quality of the area.

#### **PUBLIC HEARING CLOSED**

##### **Council Discussion**

The discussion began with the comment that even though the community may not like or necessarily want the development, people who own land have the right to request a particular use and the Council just hears that development request; there was also the reminder that this item deals with the rezoning issue. There was discussion on the ample water rights available to the project and a suggestion that a portion be turned over to the Town. The subject of the planned flag lots was also addressed, as well as concern for that the lots be restricted to two horses only. The issues of access points and a request for an interior loop road all the way within the property were discussed. It was also suggested that the developer set aside a half-acre parcel for a park, to be dedicated to the Homeowners Association. There was general support expressed for the rezoning.

9. **Discussion, consideration, and possible approval of Resolution 2005-630, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Revised Preliminary Plat 2005-01 for the purpose of developing Equestrian Estates Subdivision on parcels 403-20-002 and 403-20-147 consisting of approximately 52.48 acres and 44 lots. The location of the project is as the end of Newton Lane.**

On a motion by Dickinson, seconded by Reddell, the Council by a 5-1 vote approved Resolution 2005-630, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the Revised Preliminary Plat 2005-01 for the purpose of developing Equestrian Estates Subdivision on parcels 403-20-002 and 403-20-147 consisting of approximately 52.48 acres and 44 lots. The location of the project is at the end of Newton Lane, with the following stipulations: 1. the developer must sever and transfer 30-acre feet of water; 2. irrigation supplies to lots should be underground; 3. the interior roadway should loop and connect to the west side; 4. that rights-of-way would be provided at the south side of the development to Verde West Acres and to the east side at whatever location is most feasible for future connection to other roads; 5. provide a one-half acre park to the Homeowner's Association within the development; 6. rolled curbs and no sidewalks; and 7. approved the developer's proposed paving standards. Gioia voted 'no'.

#### **STAFF PRESENTATION**

There was further review of the request for the zoning map change and approval of the preliminary plat, both of which may come at the same time. The hearing before the Commission was also reviewed. The Council was reminded that there are some issues with circulation that need to be looked at, as well as a concern about excess water rights, and the hope that the developer might be willing to deliver the excess to the Town. The Town Engineer has expressed some concern about flag lots, and the issues of accesses to the development, roads, paving, drainage and parking were reviewed together with agency responses.

#### **PUBLIC HEARING OPEN**

##### **Applicant's Statement**

**Tom Pender** focused on the preliminary plat, much of which had already been discussed at length. He also addressed the suggestion for a loop road through the development. In that respect he said that the developer had tried to develop a project that would not have a lot of traffic; however, would not be opposed to a loop.

**COMMENT FROM OTHER PERSONS**

**Ray Larkey** said that when he attended the P&Z Commission meeting there were three Commissioners who were in favor of running a road through there and wanted to condemn property for that, which Mr. Larkey strongly objected to.

**Rob Witt**, a member of the P&Z Commission, said that the water bank is a big issue and he would like to have a stipulation included that any additional water from the project be delivered to the Town. Furthermore, he would like to see that done on every single project. Mr. Witt also talked about the concern of the Commission for the two accesses. He would personally like to see the road go all the way to the property line. Some time in the future, if everybody agrees, the road can be continued and there would be a beautiful circle. A third point that Mr. Witt felt was critical was that the Commission felt it was important to connect Horseshoe Bend to Bronco. He would like to see the proposed open space, and is in favor of the subdivision.

There was no further public input.

**APPLICANT'S REBUTTAL**

**Tom Pender** addressed the request regarding the water rights, saying that the only real concern was that it was not in the affirmative that the developer would grant any additional water rights to the Town, and that the owner is apprehensive in that regard. He does not particularly want to give up water rights since there may not be any excess.

**PUBLIC HEARING CLOSED**

**Council Discussion**

The discussion included suggestions that the developer agree to deliver 10% of the water rights to the Town and that a half-acre park, or play area, would be appropriate. There was also further discussion about constructing the road to the edge of the property, addressing the road standards, and wanting to see another access, after which a motion for approval of the project was made, subject to detailed stipulations in accordance with the issues discussed between the Council members and with the developer's agent.

**A recess was called at 8:43 p.m.; the meeting was reconvened at 8:50 p.m.**

10. **Discussion, consideration, and possible approval of Ordinance 2005-A298, an ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 403-15-001F consisting of approximately 28.54 acres from RCU-2A to C3 and M1. This rezoning is to allow for 13.62 acres of the parcel to be developed for a cement block plant and nursery with M1 zoning and 14.92 acres for the development of a cemetery and associated businesses with C3 zoning.**

On a motion by Gioia, seconded by Reddell, the Council unanimously approved Ordinance 2005-A298, an ordinance of the Town of Camp Verde, Yavapai County, Arizona adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcel 403-15-001F consisting of approximately 28.54 acres from RCU-2A to C3 and M1. This rezoning is to allow for 13.62 acres of the parcel to be developed for a cement block plant and nursery with M1 zoning and 14.92 acres for the development of a cemetery and associated businesses with C3 zoning.

**STAFF PRESENTATION**

Sr. Planner Buckel described the proposed development, the plan for water service, sewage provisions and the compatibility of the uses with the adjacent properties. The Commission has recommended approval with the stipulation that it be subject to site plan approval. It had also been suggested that the trails included in the project be posted for non-motorized vehicle use only.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

**Harve Stanley** and **Dave Vette** described the two parcels, one proposed for the cement plant and the other for the cemetery. He said that the property is basically down in a bowl, and the uses will not be visible to the public. The cemetery will be mostly above ground, with niches and crypts. There will be an amphitheater that could be used for funeral services or other events including weddings. A section of the cemetery will be set aside for the military.

**COMMENT FROM OTHER PERSONS**

There were no comments.

**APPLICANT'S REBUTTAL**

No rebuttal was necessary.

**PUBLIC HEARING CLOSED**

**Council Discussion**

There was a brief discussion with the applicant, including a question about setting aside space for the Masons, as has been done in other cemeteries; that will be up to the operator leasing the property and operating the cemetery. As far as applying to ADOT for access onto SR 260, Mr. Stanley said that it has adequate access off of 279 at this time.

11. **Discussion, consideration, and possible approval of Ordinance 2005-A302, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for a parcel 403-14-004B consisting of approximately 3.59 acres from RCU-2A to M1. This rezoning is to allow for the development of an industrial complex.**

On a motion by Reddell, seconded by Gioia, the Council unanimously approved Ordinance 2005-A302 (ZMC 05-07), an application filed by Harve Stanley, Dave Vette, and Jim Binick, agents for Cherry Creek Village Co. Inc., owners of parcel 403-14-004B containing 3.59 Acres requesting a rezoning from RCU-2A to M1.

**STAFF PRESENTATION**

Sr. Planner Buckel explained that this request involves rezoning an additional portion of property earlier rezoned to M1 for the development of an industrial complex, to allow additional development of industrial activity. The Commission has unanimously recommended approval of the application with the stipulation that all development be subject to site plan review. The proposed uses correspond with activities already in the area, and input from the various agencies was reviewed.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

Mr. Stanley explained that moving the development to a different portion of the property from what had been originally planned made sense because it has already been graded to where it needs to be. He provided an artist's rendering of the proposed office complex, described the plans for using and conserving water and conserving energy, stressing the intent of the developer to create a development that will be a shining example for the State of Arizona, and possibly the U.S. The whole development will be to the same standards as the office complex and will be done in a very professional manner.

**COMMENT FROM OTHER PERSONS**

There were no comments.

**APPLICANT'S REBUTTAL**

No rebuttal was necessary.

**PUBLIC HEARING CLOSED****Council Discussion**

There was a brief discussion and positive comments from the Council regarding the plans for water use and conservation, and a question about the floodplain which Mr. Stanley explained was basically a channel next to the property. Mr. Stanley also explained that if there were a problem with ADEQ, the developer instead of the planned waste water system could then elect to use the bio-filter approach.

12. **Discussion, consideration, and possible approval of Ordinance 2005-A303, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcels 403-15-002M, 403-15-002N, 403-13-002P, and 403-16-001F consisting of approximately 76 acres from RCU-2A to PAD with underlying zoning of C2 and the residential density at PAD 8. This rezoning is to allow for the development of Cherry Creek Village Commercial Complex.**

On a motion by Teague, seconded by Parrish, the Council unanimously approved Ordinance 2005-A303, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, adopting an amendment to the Zoning Map of the Planning and Zoning Ordinance for parcels 403-15-002M, 403-15-002N, 403-13-002P, and 403-16-001F consisting of approximately 76 acres from RCU-2A to PAD with underlying zoning of C2, excluding the residential density.

**STAFF PRESENTATION**

Sr. Planner Buckel pointed out that this is considered Block 4 on the rezoning map. There will be an equestrian center, family outdoor activities, retail shops, studios, and an RV park, and some planned condominiums. The property is located between Highway 260 and Old 279, with access off of 260 that will require application to ADOT. The Commission has recommended approval with the stipulation that it be submitted for design plan review. Trails were included in the development, and the Commission recommended that those be posted for non-vehicular pathways. Flood control issues and annexation to the Fire District were also reviewed.

**PUBLIC HEARING OPEN****Applicant's Statement**

**Harve Stanley** pointed on the map to the area involved, indicating that everything will be built to the same standards that were discussed before. It will have its own waste water treatment plant, and the planned water features will incorporate reused water.

**COMMENT FROM OTHER PERSONS**

There were no comments.

**APPLICANT'S REBUTTAL**

No rebuttal was necessary

**PUBLIC HEARING CLOSED****Council Discussion**

The Council addressed the planned parking facilities, and discussed in detail the plan for including condominiums on a portion of the property. Because of the resort type of development, with family activities, the applicant felt that the condominiums would fit in and be convenient to the activities. There was discussion about perhaps a better approach would be promoting time shares.. Mr. Vette said the developer had talked about time shares but felt there was some negative impact of that name, and had discussed referring to it as interval ownership. There was considerable discussion about the tax revenue potential from tourists and visitors coming into the area and staying for a month or two. Pending further research on the subject of building the condos it was decided to exclude the request for the residential density at PAD 8 at this time, to be considered at a later meeting.

13. **Discussion, consideration, and possible approval of Resolution 2005-634, a resolution of the Common Council of the Town of Camp Verde, Arizona approving the abandonment of a portion of Cliff House Drive in Fort River Caves subdivision as public roadways.**

On a motion by Teague, seconded by Dickinson, the Council by a 4-2 vote directed staff to coordinate and negotiate with the property owner and residents for a portion of the Town's land to provide a truck turn-around and arrive at a value of the remaining portion that would possibly be conveyed by the Town.

#### **STAFF PRESENTATION**

Director Wright said that the subject property is a unique triangle, and the abandonment request is similar to one made by Dr. Noone previously that was denied. Mr. Blue is the new owner who, unlike Dr. Noone, is willing to pay the costs to move any and all utilities as necessary. Director Wright reviewed the configuration of the parcel being requested to be abandoned by the Town, and the problems it creates for development of Mr. Blue's property. The planned improvements to the property would create a more appealing entrance to the Fort River Caves subdivision, and the Town could use the area for parking at special events. The advantages to the Town by the requested abandonment appear to outweigh the disadvantages of the Town eventually being required to maintain or improve the area, and the Street Department has expressed full support of the abandonment.

#### **PUBLIC HEARING OPEN**

##### **Applicant's Statement**

Mr. Blue said reviewed the problem with not being able to develop his property as it is, saying that even though it is zoned for an income-producing tax base there can be no commercial activity developed without the area that the abandoned property would provide. He addressed the concerns regarding the trucks no longer being able to turn around without going into the residential subdivision, and along with other ideas suggested that he would be willing to have a stipulation to have two driveways.

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

**Albert Ruiz**, representing Beto's Corner Restaurant, agreed with Mr. Blue that the trucks only are involved 10 percent of the time, but if they lose the turn-around area they will have to go into the housing complex. He also said that small cars that have to come down into the area already make a U-turn to go back uptown. Mr. Ruiz repeated that if Mr. Blue gets the area he wants there is no way the trucks can turn around and they will have to go into the housing complex.

**Hank Hoover** said he is a resident of Fort River Caves. He opposes the abandonment for several reasons. The first is the fact that, as Mr. Beto said, a traffic problem will be created at the entrance with the trucks. The area where the property is was designed for a mini-mall. The abandonment would give the applicant approximately \$36,000 worth of property. Mr. Hoover said he is representing 16 people who are all against giving the property away. Furthermore, if Mr. Blue gets this property, after denying the same request to prior applicants, Mr. Hoover promised that there will be lawsuits filed against the Town.

**Robert Johnson** said that as poor as the Town is he is against giving away the land worth \$36,000 to \$80,000, especially since moving the utilities would only cost \$15,000.

**Linda Peterson** said that she owns property right there, and would ask that if the Town chooses to abandon the property that they make the property line straight; it would give her about 15 feet.

**Ray Peterson** said he has stood on the property and seen the truck turn-around and the problem. Those are the main issues. He suggested that maybe half of the parking area be given up, the area be divided up with some of it to stay with the Town.

There was no further public input.

**APPLICANT'S REBUTTAL**

There was no further comment from the applicant.

**PUBLIC HEARING CLOSED**

**Council Discussion**

The Council commenced the discussion acknowledging that it was a very difficult decision, but that the main difference between this request and the prior ones is that the current owner is willing to relocate the utilities at his expense. The concerns about the trucks are valid ones. However, there is the real threat of mini-storage units if the area stays the same. The idea of abandonment of Town property goes against the grain, but there are the issues of liability and maintenance. Although the people who live in the area are against the abandonment, it would benefit the whole neighborhood. The discussion addressed the position that denial of the prior requests puts the Town in, and the merits of exploring the idea of selling part of the parcel to leave enough room for turn-arounds. It was also suggested that what the neighborhood had to say should be honored. A compromise was discussed, outlining that the value of the property be determined, and allowing for the expense to the owner for moving the utilities, arrive at a fair amount to be paid for conveying the property. There was also some discussion about coming up with a way to reserve a radius for a turn-around area and the remainder abandoned, as a compromise that would serve both needs. It was decided that perhaps staff could negotiate with Mr. Blue as to coming forth with such a proposal including the option of providing some kind of truck turn-around.

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

There was no public input.

15. **Advanced Approvals of Town Expenditures**

There were no advanced approvals.

16. **Manager/Staff Report**

There was no Manager/Staff report.

17. **Council Informational Reports**

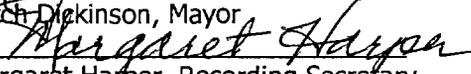
Councilor Gioia reported on water issues, including a mitigation impact analysis meeting in the Yavapai County Supervisor's office.

18. **Adjournment**

On a motion by Parrish, seconded by Kovacovich, the meeting was adjourned at 10:24 p.m.



Mitch Dickinson, Mayor

  
Margaret Harper, Recording Secretary

**CERTIFICATION:**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the regular meeting of the Town Council of Camp Verde, Arizona, held on the 23rd day of March, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 11 day of April, 2005

  
Deborah Barber, Town Clerk

## STAFF REPORT

**Council  
Meeting of:**

May 25, 2005

**Title:**

Street Abandonment of a triangular portion of Cliffhouse Drive.

**Description  
Of Item:**

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

**Agency Review:**

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

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

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

**Public Review:** There were 35 letters sent on this matter with several responses received. Additionally, staff has met with citizens in this area on a couple of occasions with Friday, the 20th being the last meeting on this matter.

**Council**

**Recommendation:** Staff would recommend Council consider all the advantages associated with taking action to abandon this portion of the street, which appear to outweigh the disadvantages noted the last time by the residents of neighborhood. It is estimated that moving the utilities and adding curb, gutter, sidewalks and landscaping to this area will cost between \$17,500, which conditions could be placed as stipulations in the abandonment process.

**Attachments:** Yes

**Prepared by:** Will Wright

## RESOLUTION 2005-634

### A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE ABANDONMENT OF A PORTION OF CLIFF HOUSE DRIVE IN FORT RIVER CAVES SUBDIVISION AS PUBLIC ROADWAYS.

**WHEREAS**, pursuant to ARS 28-7202 a Town may resolve that a roadway or portion thereof be vacated if it is no longer necessary for public use, and

**WHEREAS**, abutting property owner has applied to the Town for abandonment of the southerly portion of Cliff House Drive, within Fort River Caves subdivision, as recorded in the map filed in Book 16 of Maps, Page 7, Yavapai County, Arizona, and a public hearing has been held thereon,

**NOW THEREFORE, BE IT RESOLVED AND ORDERED** by the Mayor and Town Council of Camp Verde, Yavapai County, Arizona:

1. **Abandonment.** The following public roadway is no longer necessary for public use as a roadway and shall be vacated and abandoned to the abutting property owner of record:

#### **Southerly Portion of Cliffhouse Drive described as follows:**

Being a portion of Cliff House Drive as shown on Fort River Caves Subdivision Plat, record in Book 16, Page 7, official record of the Yavapai County Recorders Office, [Record Source #1 (R1)], said parcel being more particularly described as follows:

Beginning for reference at the Southwest corner of Lot 15, of the said Fort River Caves Subdivision, said corner being marked with a plastic cap atop a 1/2 " rebar stamped "Corner Stone"; Thence North 20° 59' 47" West, a distance of 111.38 feet, [North 20° 58' 11" West, a distance of 110.93 feet (R1)], along the West line of said lot 15 to a 1/2" rebar, marking the Northeast corner of said Lot 20;

Thence North 69° 01' 49" East, [Basis of Bearings (R1)] a distance of 280.01 feet, [North 69° 01' 49" East, a distance of 280.00 feet (R1) along the North line of Lots 15-20, to a 1/2" rebar marking the Northeast corner of said Lot 20;

Thence North 20° 58' 54" West, a distance of 15.22 feet, to a plastic cap atop 1/2" rebar stamped L.S. 26925;

Thence South 89° 58' 14" West, a distance of 257.18 feet, to a plastic cap atop a 1/2" rebar stamped L.S. 26925;

Thence South 20° 59' 47" East, a distance of 107.17 feet, to the TRUE POINT OF BEGINNING.

That parcel, being a portion of Cliff House Drive described herein contains 0.34 acres more or less.

- 2. **Abutting Owner:** Lots 15-20, Fort River Caves, according to the plat of record in Book 16 of Map, Page 7, Yavapai County, Arizona.

Vacating or abandoning of the land to the abutting property owner shall, by ARS 28-7205 cause the roadway to be subject to the same encumbrances, liens, limitations, restrictions and estates as exist on the abutting land to which the roads accrue.

- 3. **Prior Easements:** Pursuant to ARS 28-7210, all rights-of-way or easements of existing sewer, gas, water, or similar pipelines and appurtenances and for canals, laterals or ditches and appurtenances, for electric, telephone and similar lines and appurtenances, shall continue as they exist prior to the vacating or abandoning of the roadways.

- 4. **Recording:** This resolution and the vacating or abandoning of the above roadway shall take effect upon execution and recording with the Yavapai County Recorder under ARS 28-7213.

**PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON MAY 25, 2005.**

\_\_\_\_\_  
Mayor

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

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

APPROVED AS TO FORM:

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

Greg Blue  
P.O. Box 668  
Camp Verde, AZ 86322  
(928) 300-4747

May 16, 2005

Mr. Will Wright  
Community Development Director  
Town of Camp Verde  
P.O. Box 710  
Camp Verde, AZ 86322

RE: REVISED AGREEMENT FOR PARTIAL ABANDONMENT  
PARCELS #404-30-108 THROUGH 404-30-114A (LOTS 15 TO 22)

Dear Will:

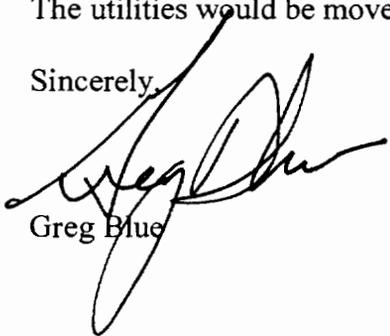
Regarding the parcels 404-30-108 through 400-30-113 (lots # 15 - 20) are legal nonconforming, and I don't want to jeopardize that status. If partial abandonment is granted, we need to include the option that the property lines could be extended into the abandoned portion without affecting the legal non-conforming status of lots #15 through #20.

The other option, if partial abandonment is granted and the use was developed for commercial, I would then provide two access points thereby eliminating the six that exist now.

If the partial abandonment is successful, the abandoned portion will be transferred with C2-4 zoning, which is conducive to the zoning of the surrounding area.

Improvements would include a 3 foot sidewalk with a rolled or sloped curbing, and landscaping. The utilities would be moved, and all improvements would be done, at the time of development.

Sincerely,

  
Greg Blue

02-02-05A08:20 RCVD

TOWN OF CAMP VERDE  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING AND ZONING DIVISION  
P. O. BOX 710  
CAMP VERDE, ARIZONA 86322  
BOARD OF ADJUSTMENT

CASE NUMBER  
2005-13  
Project No.  
STABNDMT050

MISCELLANEOUS APPLICATION

REQUEST: Abandonment of a portion of  
Cliffhouse Drive - Fort River Caves - a  
subdivision of a portion of section 32 of  
the triangular piece on the north side  
of lots #15 through 21.

PRESENT ZONING TOWN STREET

EXISTING USE OF PROPERTY unimproved

Assessor's Parcel No. 404-30-  
108, 109, 110, 111, 112, 113, and 114 A

Subdivision FORT RIVER CAVES

Tract Block Lot 15, 16, 17, 18  
19, 20, 21-22

M & B

Application Date 2-2-05

Taken By B. Quinn

Fees \$10000

Hearing Date 3-23-05

PROPERTY OWNER MAILING ADDRESS

NAME Greg Blue

ADDRESS P.O. Box 668

CITY Camp Verde STATE AZ ZIP 86322

PHONE: (928) 300-4747

APPLICANT MAILING ADDRESS

NAME Greg Blue

ADDRESS P.O. Box 668

CITY Camp Verde STATE AZ ZIP 86322

PHONE: (928) 300-4747

Fax: (928) 567-9725

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize \_\_\_\_\_ to act as my agent in this application.  
(name of applicant)

By: \_\_\_\_\_ (signature of applicant) \_\_\_\_\_ (date)

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

By: [Signature] 2/1/2005  
(signature of applicant) (date)

PLANNING AND ZONING COMMISSION

Hearing Date _____	_____	GRANTED
Continued To _____	_____	GRANTED WITH STIPULATIONS
Continued TO _____	_____	DENIED
Continued To _____	_____	

TOWN COUNCIL

Hearing Date _____	_____	GRANTED
Continued To _____	_____	GRANTED WITH STIPULATIONS
Continued TO _____	_____	DENIED
Continued To _____	_____	

Ordinance/Resolution Number \_\_\_\_\_  
Effective Date \_\_\_\_\_  
Expiration Date \_\_\_\_\_

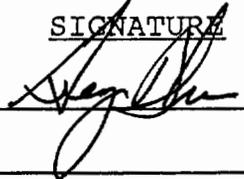
PETITION FOR ROADWAY ABANDONMENT

We, the undersigned adjacent property owners, hereby petition the Town Council of the Town of Camp Verde, Arizona, to abandon the public roadway right-of-way described as follows:

A portion of Cliffhouse Drive - Fort River Caves -  
a subdivision of a portion of Section 32 of the  
triangular piece on the north side of Lots # 15  
through # 21.

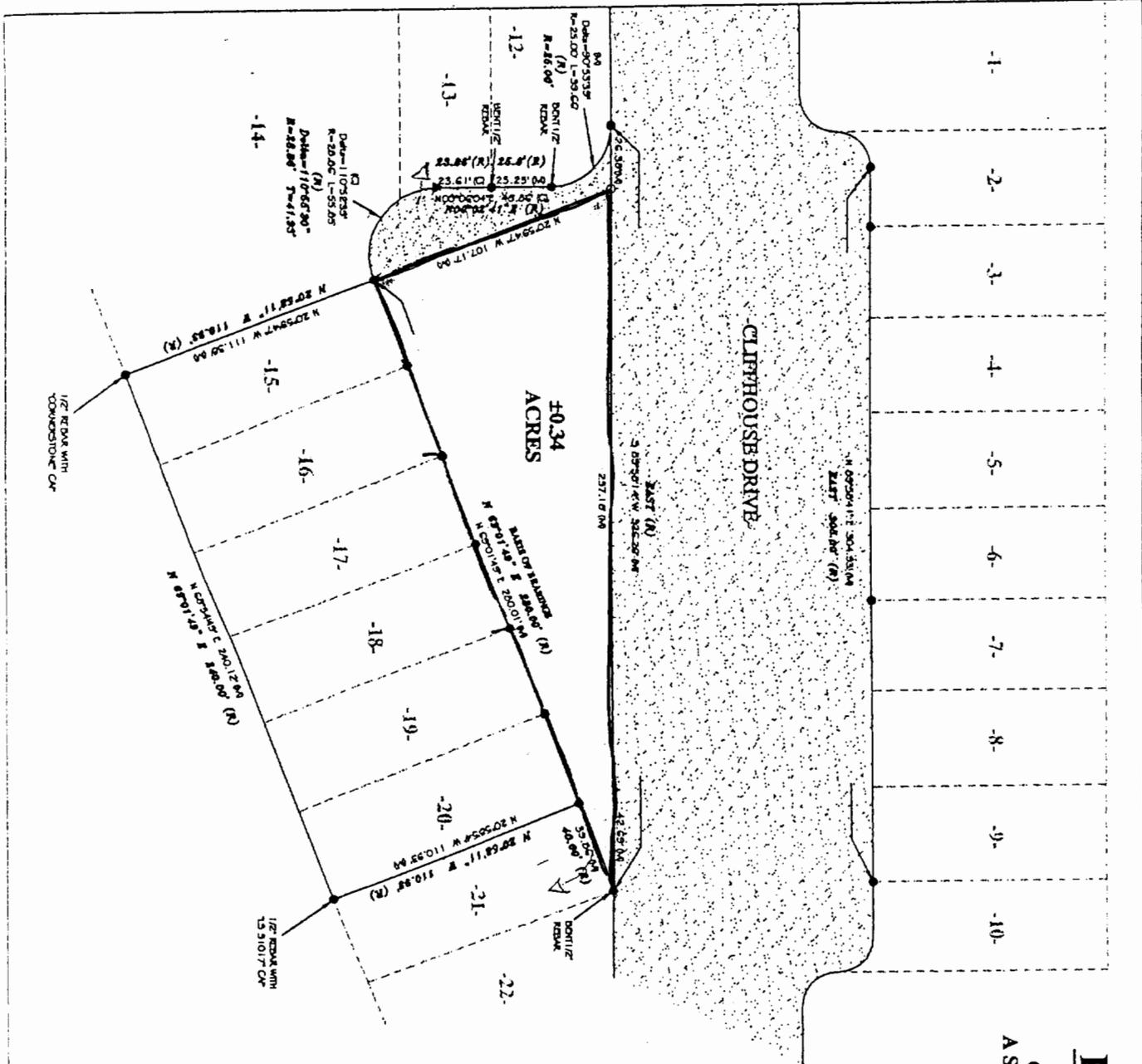
We request this abandonment for the following reasons:

When lots #15 through #21 are developed, this triangular piece will have  
to be improved (blacktop or chip-seal), creating an undue expense for the  
town, and a massive sea of black top or chip-seal as an entrance approach  
to these lots. Unfortunately, because of the configuration, such improvement wouldn't  
lend itself aesthetically as a gateway to the community. My proposal includes  
relocating the utilities, and create a pedestrian walkway along the 300' frontage at my  
expense

ASSESSOR'S NAME	PARCEL NUMBER	MAILING ADDRESS	SIGNATURE	DATE
Greg Blue	404-30-108, 109, 110, 112, 113, and 114A	P.O. Box 668 Camp Verde AZ 86322		2/1/02

# RESULTS OF SURVEY

ABANDONMENT OF A PORTION OF  
CLIFFHOUSE DRIVE-FORT RIVER CAVES  
A SUBDIVISION OF A PORTION OF SECTION 32,  
TOWNSHIP 14 NORTH, RANGE 5 EAST,  
G1A & SALT RIVER BASE & MERIDIAN,  
YAVAPAI COUNTY, ARIZONA



- ▲ INDICATES RECORD LOCATION, NOTHING SET OR FOUND
- INDICATED FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- INDICATED SET 1/2" REBAR WITH PLASTIC CAP STAMPED 13 262329
- (C) INDICATES CALCULATED DIMENSION
- (M) INDICATES MEASURED FIELD DIMENSION
- (R) INDICATES RECORD DIMENSION FOUND ON TITL PLAT OF "FORT RIVER CAVES" RECORDED IN BOOK 16, PAGE 7, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA

THIS MAP IS PURCHASED SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER TERMS OF THE PUBLIC RECORD, AND EXPLICITLY CONDUCTED UNDER MY SUPERVISION IN NOTARIAL SOLE.

DOUGLAS L. McDONALD R.L.S.

GRAPHIC SCALE



JOB #02-1017LS

HERITAGE

LAND SURVEYING & MAPPING INC.  
DOUGLAS L. McDONALD R.L.S.  
PO BOX 3270  
CAMP VERDE, AZ 86322  
928-667-9170



# HERITAGE

Land Survey & Mapping Inc.

## EXHIBIT "A"

The following is a description of a parcel of land located within the Northwest Quarter of Section 32, Township 14 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona; Being a portion of Cliff House Drive as shown on the Fort River Caves Subdivision Plat, recorded in Book 16, Page 7, Official record of the Yavapai County Recorders Office, [Record Source #1 (R1)], said parcel being more particularly described as follows:

Beginning for reference at the Southwest corner of Lot 15, of the said Fort River Caves Subdivision, said corner being marked with a plastic cap atop a 1/2" rebar stamped "Corner Stone"; Thence North 20° 59' 47" West, a distance of 111.38 feet, [North 20° 58' 11" West, a distance of 110.93 feet (R1)], along the West line of said Lot 15, to a 1/2" rebar, marking the Northwest corner of said Lot 15 and the TRUE POINT OF BEGINNING;

Thence North 69° 01' 49" East, [Basis of Bearings (R1)] a distance of 280.01 feet, [North 69° 01' 49" East, a distance of 280.00 feet (R1)] along the North line of Lots 15 through 21, to a 1/2" rebar marking the Northeast corner of said Lot 21 ;

Thence South 89° 58' 14" West, a distance of 299.87 feet, to a plastic cap atop a 1/2" rebar stamped L.S. 26925;

Thence South 20° 59' 47" East, a distance of 107.17 feet, to the TRUE POINT OF BEGINNING.

That parcel, being a portion of Cliff House Drive described herein contains 0.34 acres more or less.



**CAMP VERDE WATER SYSTEM**  
**P. O. BOX 340**  
**CAMP VERDE, AZ 86322**  
**928-567-5281 / FAX 928-567-5283**

January 26, 2005

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

Re: Street Abandonment Cliffhouse Dr

Dear Ms. Buckel:

Mr. Greg Blue has contacted us about abandoning the street on the south side of Cliffhouse Dr. Mr. Blue has assured us that if the Town of Camp Verde abandons the street on the south side of Cliffhouse Dr., he will pay for the moving of the water main according to the CVWS requirements into the new roadway right of way.

If the street is abandoned and turned back to the properties there will most likely be driveways to access the property. We have no problem with driveways crossing over our water mains. We do not want the water main under a continuous stretch of asphalt. This would be very costly for us to work on our mains and water facilities. No permanent structures or large plants would be allowed over our main.

If there was a problem and the mains and facilities were not moved, the Town would be responsible for relocating the facilities. This subdivision was completed before the Town was incorporated. Per our franchise agreement, it would be the Town's responsibility to realign/move the existing main line for continued access availability and safety of service to the customers on this line.

We have no objections to abandoning the street back to the properties on the south side of Cliffhouse Dr. subject to the requirement that the owner/developer of those properties pay for the relocation of the water main into the new right of way according to CVWS requirements and specifications. The facilities being moved would retain their priority as if they had not been moved. If you have any questions or need additional information please contact me.

Sincerely,



Stanley R. Bullard, Vice President  
Camp Verde Water System

*To: The Honorable Mayor & Town Council of the Town Of Camp Verde, Arizona.*

*March 21, 2005*

*Subject: Street Abandonment #STABNDNT 200501*

*This letter is to inform you of my opposition to any abandoning of any portion of Cliff Castle Roadway entering into Fort River Caves Subdivision or and town parking area adjacent to parcels 404-30-108, 109, 110, 111, 112, 113, & 114A. This parking area was designed to accommodate parallel parking for small business. There are three reasons why I oppose granting of this abandonment of town property.*

*Reason #1. Granting the abandonment of this town property will create a traffic problem at the entrance of our subdivision. The grocery supply trucks supplying Beto's Corner use that parking area as a Turn-A Round area & do not drive through the entire Subdivision to exit onto Pecan Lane.*

*Reason #2. Granting the abandonment would give the Builder approximately \$36,000. At today's market prices of Fort River Caves Subdivision property values.*

*Reason #3 Granting this abandonment would set the town up for a frivolous lawsuit as the town had denied the former owner abandonment of the same property.*

Sincerely,



Hank Hoover  
281 Silver Bugle Dr.  
Camp Verde, Az.  
86322  
928-567-9407

See attached signature letter

We the following home owners in the Fort River Caves Subdivision oppose the granting of abandonment of town property adjacent to parcels 404-30-108, 109, 110, 111, 112, 113, & 114.A for the reasons stated in Hank Hoover's letter to the Mayor & Town Council dated March 21, 2005.

NAME	ADDRESS
Donna L. Hazelton	251 Silver Bugle Dr.
Ronald M. Ogle	171 E Silver Bugle Dr.
Lewis Schute	242 - Silver Bugle Dr.
Quil Dickerson	182 E. Silver Bugle Dr.
Edard J. Brannan	212 S. SILVER BUGLE DR.
Henry Casey	221 Silver Bugle Dr.
Fernando Estrella	292 SILVER BUGLE DR.
Marilyn Stego	361 E. Silver Bugle Dr.
Edeline Lynn-Jeter	391 E Silver Bugle Dr
John D. [unclear]	271 RIVER CAVE Rd.
Thomas O. McPeters	231-River Cave Rd
Henry W. [unclear]	215 Cliff House Dr.
John E. [unclear]	172 Silver Bugle
Margie H. Glauer	336 Silver Bugle
Jim Lee	331 E. SILVER BUGLE DR.
Wanda Fry	10 E. Cliff House

To: The Honorable Mayor Mitchell Dickinson and Honorable members of the Town Council of the Town of Camp Verde, Arizona.

Copied Council and Staff

3-21-05 04

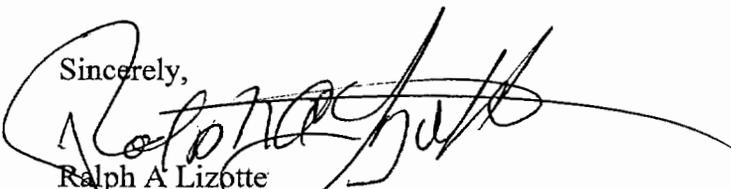
March 21, 2005

Subject: STABNDNT 2006-01

This letter is to inform you of my disapproval of abandoning any portion of Cliff Castle Roadway entering into the Fort River Caves Subdivision. The parcels that are in question were and are intended to be used for parking and access to the several small businesses the developer planned on being there. This is shown very plainly on the original plat. It also should be taken into consideration that it would require delivery trucks that are already serving the commercial establishments located there to travel into the subdivision in order to turn around to exit Cliff Castle Roadway creating a hazard. I also most strongly feel that the Town of Camp Verde should not be "donating" real property to a private person to enhance his or her financial gain.

This property was purchased with full knowledge of the size of the lots and the existing parking area. They would be gaining absolutely nothing and would be creating a hazard. This also would have a negative effect on the property values of over 80 homes in the subdivision whose only access to their homes is through this area.

Sincerely,



Ralph A. Lizotte  
153 South Soldier Dr.  
Camp Verde, AZ  
86322  
928-567-9238

DRAFT

**MINUTES  
REGULAR SESSION  
THE PLANNING AND ZONING COMMISSION  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
THURSDAY MAY 12, 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 6:32 p.m.
2. **Roll Call**  
Chairperson Foreman, Vice-Chairperson Smith, Commissioners Bullard and Witt were present; Commissioners Womack and Morris arrived at 6:33 p.m.  
  
**Also Present:** Senior Planner Nancy Buckel and Community Development Administrative Assistant Becky Oium.
3. **Plēdge of Allegiance**  
The Plēdge was led by Smith.
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
  - a. **Approval of Minutes:**  
May 5, 2005 – Regular Session
  - b. **Set Next Meeting, Date and Time:**  
June 2, 2005 – Regular Session was scheduled at the May 5, 2005 meeting.  
June 9, 2005 – Regular Session – 6:30 p.m.
  - c. **Approval of Quarterly Report:**  
January – March 2005On a motion by Witt, seconded by Smith, 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 GPA 2005-04: An application submitted by Douglas Hall, co-owner of parcels 403-21-001, 001A, 001B, 403-19-010B, and 404-18-158C requesting a General Plan Amendment of the Land Use Map from Rural Residential to Low Density Residential, allowing for the future development of a subdivision of one acre lots. This property consists of 16.67 acres and is located off of Arena Del Loma. It currently has the zoning of R1L-70 & RCU-2A.**  
On a motion by Witt, seconded by Womack, the Commission unanimously approved an application submitted by Douglas Hall, co-owner of parcels 403-21-001, -001A, 001B, 403-19-010B, and 404-18-158C requesting a General Plan Amendment of the Land Use Map from Rural Residential to Low Density Residential, allowing for the future development of a subdivision of one acre lots, with the following stipulation: **(1) that**

**staff create a density district designation of 40,000 square feet and that it be applied to this development.**

**STAFF'S PRESENTATION**

Sr. Planner Buckel explained that the applicant was requesting an amendment to allow the development of a subdivision for site built homes on one-acre lots. Ms. Buckel said that the density change would allow one dwelling per one acre minimum instead of the current one dwelling per two acres minimum, but that the general plan amendment would have to be approved before the Commission could move forward with the zoning request. Buckel explained that there is no water or sewer available for this property and that it would rely on well and septic systems. She also stated that the request was considered as a minor amendment, as it met all the criteria laid out in the general plan. Buckel explained that the applicant had submitted a previous application requesting a higher density, allowing 2 dwellings per acre, which the neighbors did not approve of due to the size of the lots, and felt that a lower density would be more appropriate for the area. Buckel said that 8 agencies were notified and that only one response from Director Wright was received, who felt that the request recognized the desires of the current property owners in keeping with a lower density designation. No responses have been received to neighboring property owners, however a letter in opposition was received from a member of the public from outside the 300' buffer, who desired the larger lots as well.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

Doug Hall, co-owner of the property, told the Commission that the previous application submitted was approved, but had been denied by Council, due to concern of the neighbors regarding lot size. Mr. Hall said that he and his partner have taken the suggestions given by Council to increase the lot size and that is why they have come back with the current request for one-acre lots. Mr. Hall stated that the development will serve a need in the area, in regard to MLS, Mr. Hall stated that there were little or no one acre lots available in Camp Verde and he feels that there is a need for homes on larger lots. He believes the compatibility is a challenge due to the varying surroundings and uses in the area, but believes the proposed development will fit in well and have a positive effect. Mr. Hall expressed his feeling as to the property owner's concerns regarding higher density development and understands that current property owner's are reluctant about having additional development near their homes. Mr. Hall referenced Chapter 3.2 (Land Use) of the General Plan quoting, "Most residents now accept higher density residential use in the Interstate 17 and Highway 260 area", and that although this area wasn't specifically identified in the General Plan, that people recognize that area's near the freeway would be more acceptable for higher density residential.

**COMMENTS FROM OTHER PERSONS**

**Robert Smith:**

Mr. Smith explained that he lives in a gated community with a private airpark and that he would like to see the density remain the same (RIL-70) for the proposed development. Mr. Smith mentioned a conditional use permit held by the airpark and that it's condition is in perpetuity, if there are no complaints, which he believes will come with more development.

**Wally Clark:**

Mr. Clark who lives on N. Private Dr. wanted to know if the property was usable due to the flooding that occurred in the past. Mr. Smith also asked how many homes would be built on the property and agreed with Mr. Robert Smith as to the size of the lots being

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reflective of the surrounding area. (Ms. Buckel clarified to Mr. Clark that the property he was referring to was not the same property identified in the applicant's request.)

**REBUTTAL**

Mr. Hall expressed his appreciation of the airpark and as a developer understands his obligation to potential and existing homeowner's and intends to fully disclose all information pertaining to the airpark to buyers, and believes that potential homeowner's are less likely to complain if they buy where the use is preexistent. Mr. Hall also clarified that the property across the street from the development was R1L-70 not RCU-2A, as was previously stated by a member of the public.

**PUBLIC HEARING CLOSED**

**Board Discussion**

Commissioner Morris referenced the General Plan Chapter 5, Goal D, and Implementation Strategy D.3 with regard to encouraging development near existing infrastructure. Commissioner Womack questioned Robert Smith, a neighbor in the area, as to his representation of the airpark and if he had authorization from the airpark to represent the entire neighborhood or if he was speaking for a small group of individual property owners, wherein Mr. Robert Smith expressed that he represented only those that were present at the meeting. Commissioner Smith had some concern as to disclosure of the airpark to potential buyers and asked the developer how many lots the development would consist of. Issues were discussed regarding the lot size and Commissioner Witt suggested a stipulation requiring the lots to be no less than 35,001 square foot in order to meet the minimum requirement of one acre as laid out in the general plan and mentioned that the lot size has increased three fold from the applicant's previous request. Commissioner Witt asked Sr. Planner Buckel if a density could be created to require a full one acre size (43,000). Airpark flight patterns and traffic were discussed as well as the use of the subject property as an alternative landing approach, in order to avoid flying over the schools nearby. There was also question regarding the size and cost of the homes in the development.

**STAFF COMMENTS**

Buckel pointed out that a letter was received from Charles Stark, President of the Montezuma Heights Airpark as disclosure of the airpark's existence, as required by Arizona State Law, stating that the airpark has done it's part in notifying potential buyers. Ms. Buckel informed the Commission that she has copied the applicant with the disclosure letter.

7. **Public hearing, discussion, and possible recommendation to Council on ZMC 2005-12: An application submitted by Douglas Hall, co-owner of parcels 403-21-001, -001A, 001B, 403-19-010B, and 404-18-158C requesting a Zoning Map Change from R1L-70 & RCU-2A to R1L-35, allowing for the future development of a subdivision of one acre lots with site built homes. This property consists of 16.67 acres and is located off of Arena Del Loma.**  
On a motion by Witt, seconded by Morris, the Commission unanimously approved an application submitted by Douglas Hall, co-owner of parcels 403-21-001, -001A, 001B, 403-19-010B, and 404-18-158C requesting a Zoning Map Change from R1L-70 & RCU-2A to R1L-35, allowing for the future development of a subdivision of one acre lots with site built homes, with the following stipulations: **(1) that the density be increased to 40; (2) that the Trails Committee approval be required for the trail to be created within the subdivision.**

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### **STAFF'S PRESENTATION**

Sr. Planner Buckel informed the Commission that the application was associated with the previous application, indicating the applicant's request for a zoning map change to allow the development of a subdivision for site built homes on one-acre lots. She also indicated that the general plan amendment would have to be approved by Council before the applicant could act on the zoning request in order to ensure compliance with state law. Ms. Buckel reiterated that there was no water or sewer available and that the development would rely on individual septic systems and wells. She stated that the majority of the property (15.64 ac.) is zoned R1L-70, while the remainder (1.03 ac.) is zoned RCU-2A. She again, informed the Commission that due to the lack of approval of the previous request, the applicant has returned with a revised request, keeping the current property owner's concerns in mind. Ms. Buckel informed the Commission that a site plan has not yet been rendered because the applicant does not want to incur the expense for engineering required, until the request has been approved. Buckel went over comments received from outside agencies and 300' letters received from neighboring property owners, with one objection from the Clark's that was discussed in Item 6. Buckel reminded the Commission that in the previous item the Commission indicated that they would like to see an increase in the lot size for this development.

### **PUBLIC HEARING OPEN**

#### **Applicant's Statement**

Mr. Hall stated that he believes everything regarding the application had been covered, but wanted to clarify that within the 5 parcels involved in the request, two are considered legal non-conforming because they do not meet the minimum size requirement of the zoning for RCU-2A and R1L-70.

### **COMMENTS FROM OTHER PERSONS**

#### **Marvin Manley:**

Had a question about previous discussion regarding the lot size increasing from 35,000 to 40,000, and if it would be a stipulation for approval.

### **PUBLIC HEARING CLOSED**

#### **Board Discussion**

Commissioner Morris asked that Vice-Chairperson Smith to clarify a request for a trail to be developed on the property to tie in with existing trails in the area, which Commission Bullard reiterated the importance of. Commissioner Womack requested the Commission omit previous remarks by Mr. Clark, as he was unknowingly discussing a property not involved in the current application.

### **STAFF COMMENTS**

Staff had no comments

**(Prior to hearing Item 8. Commissioner Witt recused himself because he represented the applicant.)**

- 8. Public hearing, discussion, and possible recommendation to Council on GPA 2005-03: An application submitted by Dugan McDonald agent for Northeast Industries, Inc., owner of parcel 404-02-023P requesting a General Plan Amendment of the Land Use Map from Rural Residential to Commercial for a 15 acre portion of the parcel. This portion of the parcel is currently zoned R1-35 and located off of Howard's Road.**

On a motion by Womack, seconded by Morris, the Commission unanimously approved an application submitted by Dugan McDonald agent for Northeast Industries, Inc., owner of

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parcel 404-02-023P requesting a General Plan Amendment of the Land Use Map from Rural Residential to Commercial for an 8 acre portion of the parcel, changing the land use designation to Mixed Use, with the following stipulation: **(1) that the development be subject to design review, with special consideration to the screening between commercial and residential properties.**

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

Sr. Planner Buckel informed the Commission that the request was for a general plan amendment changing the land use from low density to commercial, allowing light industrial uses, which staff believes will fit better under the mixed use designation. Buckel informed the Commission that the front approximate 15 acre portion of the property currently has a commercial designation since the adoption of the 2004 general plan and that the request is only for an approximate 8 acre portion of the rear of the property. Buckel informed the Commission that the zoning had recently been changed to C3 for a portion of the front of the property, while the rear of the property remains R1-35. She explained that the applicant does not have a specific plan for the property, but said that the split zoning makes the property difficult to utilize. The developer proposes a buffer between the commercial and residential uses, as well as limitations to the types of uses and building heights adjacent to residential properties. The developer will bring in an 8" water line, which will provide for fire protection and possible future connection of nearby property owners. Only two agency comments were received, with Director Wright expressing the importance of keeping the surrounding property owners mutual interest in mind when developing the property. Two letters from neighboring property owners were received in opposition of the development, citing concerns about traffic, noise, pollution, height, fencing and the overall impact to their property rights.

#### **PUBLIC HEARING OPEN**

##### **Applicant's Statement**

Dugan McDonald presented the application for a general plan amendment providing the Commission with a conceptual drawing of the proposed use of the property, noting that in the conceptual there were significant buffers between commercial/residential properties as well as a trail and park area. Mr. McDonald also added that the proposal would provide job opportunities for residents. He informed the Council that the developers have met with surrounding property owners and that the majority didn't seem to have any real issues, as long as the buffer was provided.

#### **COMMENTS FROM OTHER PERSONS**

None

#### **PUBLIC HEARING CLOSED**

##### **Board Discussion**

The Commission made several comments regarding the conceptual plan for the project citing the dedication of the road and that access to the rear of the property, which is currently residential, would have to be through the existing commercial portion of the property. There was discussion regarding the height of the proposed buildings being 45'-50' near the front of the property and 30' near the residential properties in the rear, and that all activity will take place indoors. Commissioner Morris had concern as to the screening being more significant near the Diamond Creek Subdivision in comparison to other residential properties. Chairperson Foreman had some previous reservations concerning the development and now feels that he could support this with consideration to buffers near the residential area. The type of fencing being proposed for the buffer was discussed and Commissioner Smith wasn't sure that the style of fencing was sufficient for aesthetic purposes.

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**STAFF COMMENTS**

Senior Planner Buckel asked the Commission that they keep Director Wright's suggestion in mind to change the land use to mixed use instead of commercial due to the different uses proposed. Ms. Buckel read the definitions from the General Plan pertaining to mixed use and commercial for the Commission to refer to in determining their decision.

**Additional Board Discussion**

Commissioner Morris pointed out that he would like to see the screening included as part of the motion.

9. **Public hearing, discussion, and possible recommendation to Council on ZMC 2005-13: An application submitted by Dugan McDonald agent for Northeast Industries, Inc., owner of 404-02-023P requesting a Zoning Map Change from R1-35 to C3 for a 15 acre portion of the parcel that is located off Howard's Road.**

On a motion by Womack, seconded by Bullard, the Commission unanimously approved an application submitted by Dugan McDonald agent for Northeast Industries, Inc., owner of 404-02-023P requesting a Zoning Map Change from R1-35 to C3 for a 15 acre portion of the parcel that is located off of Howard's Road, with the following stipulations: **(1) that the building height be restricted to 30' within the southern most 8 acres of the property; (2) that a screening plan be approved by design review where the residential properties meet the commercial development.**

**STAFF'S PRESENTATION**

Sr. Planner Buckel presented the application informing the Commission that this request is in conjunction with the previous request and refers to approximately 15 acres of the rear of the property to be rezoned from R1-35 to C3. Buckel informed the Commission that the property is bordered on three sides by residential zoning, that the applicant does not have a specific plan for the property, but said that the split zoning makes the property difficult to utilize. The developer proposes a buffer between the commercial and residential uses, as well as limitations to the types of uses and building heights adjacent to residential properties. The developer will bring in an 8" water line, which will provide fire protection and possible future connection of nearby property owners. Buckel informed the Commission that agency comments and neighborhood responses were reflective of the previous request.

**PUBLIC HEARING OPEN**

**Applicant's Statement**

Dugan McDonald of Heritage Land Surveying & Mapping reiterated that as long as neighboring property owner's needs are addressed, he believes that it makes sense to rezone the rear portion of the property allowing the owner to utilize the entire parcel. Mr. McDonald pointed out the lack of nearby property owner's presence at the meeting, due to the owner/developer making previous contact with them to discuss the proposed use.

**COMMENTS FROM OTHER PERSONS**

Staff had no comments

**PUBLIC HEARING CLOSED**

**Board Discussion**

There was discussion among Commission members regarding the 30' height limitation on buildings located at the rear portion of the property and if this would be considered a deed restriction. The Commission also discussed the ability to connect to the sewer in the

future and the desire to have the developer explore that possibility.

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**STAFF COMMENTS**

Staff had no comments

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

There was no public input.

**11. Commission Informational Reports:**

Commissioner Smith said that it might be his last meeting if he is elected to Council and that he will miss working with the other Commission members. He also said to vote soon and vote often. He also reminded everyone that there is an opening on the Commission due to the recent resignation of Perry Haddon.

Commissioner Witt said that he had gone over approximately 1700 ballots and encouraged all those who haven't voted, to do so.

Chairperson Foreman reminded everyone of the upcoming Crawdad Festival in June and encouraged them to attend.

**12. Staff Report**

Buckel informed the Commission members that she had received the first notice regarding the Boards and Commissions Conference coming up in December, and reminded the Commission to keep their calendars open and that she would keep them informed regarding the matter.

**13. Adjournment**

On a motion by Witt, seconded by Smith, the meeting was adjourned at 8:15 p.m.

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Commission Chairperson Robert Foreman

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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 12th day of May, 2005. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2005

---

Becky Oium, Community Development Administrative Assistant

## STAFF REPORT

**Council  
Meeting of:**

May 25, 2005

**Title:**

**Resolution 2005-644: Application for General Plan Amendment 2005-03** filed by Dugan McDonald, agent for Northeast Industries, Inc., owner of parcel number 404-02-023P requesting an amendment to the 2004 General Plan for the back portion of this parcel (approximately 7 acres) from a General Plan Rural Residential land use designation to commercial/light industrial use. This entire parcel is 19.17 acres with the front portion of this parcel being designated commercial in the 2004 General Plan. This front portion was rezoned last year to C-3 zoning and was selected to become the new home of Northeast Industries.

This parcel is located off of Howard's Road between Sullivan Lane and Parrish Road. Properties on both sides of this parcel along Howard's Road are designated for commercial use, while the back portion of this parcel has a rural residential land use designation. Residential uses are found on three sides of this parcel, including the newly developed Diamond Creek North subdivision on the south side of this parcel.

**Description  
Of Item:**

This application originally requested changing only the back portion of about 8 acres of parcel number 404-03-023P, from low density residential in the 2004 General Plan to Commercial for commercial/light industrial land use. The surrounding uses are as follows  
**North** - Commercial; **East** –rural residential; **South** –rural residential; and **West** –rural residential.

Staff is recommending that the land use for the whole parcel be changed to Mixed Use to conform better with the land use description in the 2004 General Plan.

The applicant does not currently have a proposed use, but indicated that the dual or split land use designation makes it difficult for the owner to utilize this parcel to its highest and best use, which would increase jobs and property tax revenue to the community.

The applicant recognizes the need for a buffer between the existing residential uses with perhaps a 16 foot equestrian/pedestrian pathway and a park area to serve the residences. Further, other options such as limiting the type of commercial/light industrial activities allowable at this site as well as limiting buildings heights to a maximum of 30 feet when they are adjacent to the residential uses.

The applicant noted that they would be bringing an eight inch water main to this site from Quarterhorse Lane and SR260 intersection, which would provide water and fire protection services to this development as well as make it possible for the adjacent property owners to hook up if they so desire.

**Agency Review:**

Letters were sent out to agencies regarding this request and only the Camp Verde Water Company responded.

**Camp Verde Water Company:** This letter indicates the area is within the Water Company's service area or area of Certificate of Convenience and Necessity (CC&N), although they currently do not have service in the area of this parcel. They indicated they would recommend approval of this request as long as the proposed development will be using water provided by the Water Company.

**Community Development Director:** This request for an amendment to the General Plan that would place this entire 19 +/- acre parcel in the same land use designation of commercial. The old General Plan's commercial designation was somewhat broader in scope than the activities defined in the newly approved General Plan, which is why staff would think the Mixed Use designation would appear to be a better fit based on the descriptions found in that land use designation. The applicant feels that putting the entire parcel in one land use designation would make it easier for them to utilize. Therefore, staff is recommending that the whole parcel be changed to Mixed Use land use designation.

The issues culminate where the use of those properties interface with the existing residential use to the proposed commercial/light industrial uses. It is at those places where property owners have different goals and interests for their property that conflict occurs. For example, the goals and quality of life issues for the new residents in the Diamond Creek North subdivision are different from the objectives of those with property to be utilized for commercial and/or light industrial uses, therefore measures to transition between these property uses in order to buffer these divergent uses should be explored to identify options or measures that would mitigate these potential areas of conflict, while attempting to meet the mutual interests of all the property owners.

**Replies to the 300' Letters:** Twenty letters were sent out to property owners within a radius of 300 feet of this parcel. Attached are two letters from neighboring property owners in opposition received regarding this proposed request indicating concerns about environmental matters such as "traffic, noise, air pollution and possible toxicity, to our environment." Further, concern was expressed about the height of any building(s) and the type of fencing around this facility as well as overall impact on "our property values"

**Commission  
Recommendation:**

Commission held a public hearing on this item on May 12, 2005 and voted unanimously to recommend approval of this application however changing the land use to Mixed Use as suggested by staff rather than the requested Commercial with the stipulation that the development be subject to design review and special consideration to the screening between commercial and residential properties.

The agent submitted a conceptual plan of a commercial subdivision for the Commission to preview with a significant buffer to the south of the

property containing a small park with trees and a trail along the west side of the property all providing an additional buffer from the residences near by. A copy of the draft minutes is included in the packet for review.

**Attachments:**

Yes

**Prepared by:**

Will Wright



**RESOLUTION 2005-644**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING GENERAL PLAN AMENDMENT 2005-03 THAT AMENDS THE LAND USE MAP OF THE GENERAL PLAN FOR PARCEL 404-02-023P FROM RURAL RESIDENTIAL TO MIXED USE. THIS AMENDMENT IS TO ACCOMMODATE THE DEVELOPMENT OF A COMMERCIAL SUBDIVISION.**

***SITE LOCATION: OFF HOWARD'S ROAD BETWEEN SULLIVAN LANE AND PARRISH ROAD.***

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 2005-03 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 2005-13 from R1-35 to C3 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 404-02-023P from Rural Residential to Mixed Use.

Passed and adopted the 25<sup>th</sup> day of May 2005.

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM

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

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
Debbie Barber, Town Clerk



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

Case No. 2005-16  
 Project No. GPA 05-02  
 Fees \$ 500.00  
 Rec'd By N. Buckel  
 Application Fee \$500.00  
 03-03-05A08:02 RCVD

**GENERAL PLAN AMENDMENT APPLICATION**

**APPLICANT INFORMATION**

Agent  Owner

Applicant Name North East Industries  
 Mailing Address 121 N Ave 60  
 City/Town Los Angeles State CA Zip 90042  
 Phone 928-301-7440 Fax 928-567-7177

**PROPERTY INFORMATION**

Physical Address HOWARDS ROAD  
 Parcel No. 404-02-023P Legal Description \_\_\_\_\_  
 Current Zoning L3 / R135 Proposed Property Use Commerce PARK

**OWNER INFORMATION**

Owner Name Northeast Industries  
 Mailing Address 121 N Ave 60 City LA  
 State CA Zip 90042 Phone 928-301-7440

**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

N. Buckel Attorney in fact for Northeast industries

Date

N. Buckel

From the Desk of **Rob Witt** 928-301-7440

March 1, 2005

04-05-05P12:09 RCVD

Will Wright  
Community Development Director  
Camp Verde AZ 86322

Re: Letter of Intent to develop 404-02-023P

Dear Will;

Northeast Industries requests an amendment to the general plan for the back portion of parcel number 404-02-023P. Currently approximately 15 acres in the front of this parcel is designated commercial land use on the 2004 general plan. The 7 acres in the back are designated as rural residential. By amending the general plan designation of the back portion of the property it will eliminate the inconsistency of the land.

The current split designation of a single parcel is a significant problem for development. The properties only access is through the commercial portion of the property. The viability of a 35,000 sq foot subdivision requiring access through a commercial park is questionable. In discussions with the neighbors commercial property was preferred over manufactured homes.

The plan discussed with neighbors included a 16-foot equestrian trail and a small park in the back of the property that would buffer the residential and the commercial. In addition there have been discussions about deed restrictions that limit the height of building to 30 feet on parcels next to residential lots.

As part of this project the company is planning to bring water in on an 8-inch water line from Quarter Horse and 260 into the park. Fire hydrants will be installed and the Camp Verde water system will be extended. By bringing the water into the area it will be available for others to connect.

Having a parcel with a portion designated residential and another portion of the same parcel designated commercial is a very difficult situation to deal with. By approving this zone change this will be remedied, the property will be developed in a manor that increases job, and property tax revenue to the area.

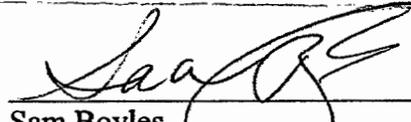
Thank you for your consideration

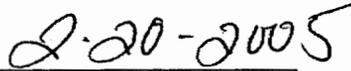
  
Rob Witt  
Northeast Industries.

# Power of Attorney

I Sam Boyles, the President of Northeast Industries whose address is 121 N avenues 60, Los Angeles, California 90042 do hereby grant the limited Power of Attorney to Robert M Witt whose address is 465 Hereford Dr. Camp Verde, Arizona. This Power of Attorney is limited to all business transactions taking place in or involving business inside of the state of Arizona.

Any time that this Power of Attorney is invoked Mr. Witt is instructed to discuss the actions with me by phone and email me a summary of the actions taken within 24 hours of the execution of any document.

  
\_\_\_\_\_  
Sam Boyles  
President Northeast Industries Inc.

  
\_\_\_\_\_  
Dated

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

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

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

Parcel Number: 404-02-023P Date: 3/2/05  
Owner: Northeast Industries  
Address: 161 N Ave 60 LA California 90042  
Phone: (909) 301-7440

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

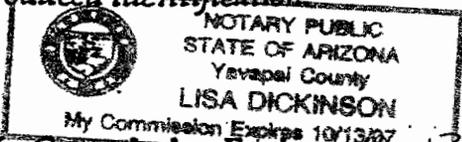
WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates Dugan  
Mr. Oswald, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to Dec 1, 2005, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

Rob Witt as Attorney in fact  
for Northeast Industries  
Owner(s)

State of Arizona  
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application was acknowledged before me this 2 day of March, 2005, by Rob Witt for Northeast Industries as Attny in fact who is/are personally known by me or have produced identification



Lisa Dickinson Notary Public

My Commission Expires: 10-13-07

PERMISSION TO ENTER PROPERTY

Hearing Application: GPA 05-03

Parcel No. 404-02-023P

Date: 3/02/05

Legal Description: \_\_\_\_\_

Name: Northeast Industries

Address: Hawards Rd

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.

Rob Witt for Northeast Industries  
Applicant's Signature as Attorney in fact

3/02/05  
Date

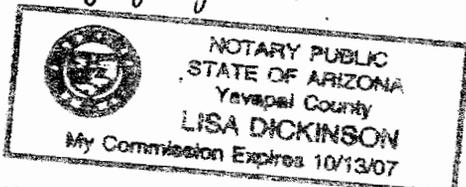
Agent for: \_\_\_\_\_

State of Arizona  
Town of Camp Verde

On this 2 day of March, 2005, before me, the undersigned Notary Public, personally appeared Rob Witt for Northeast Industries as who executed the foregoing instrument for the Attorney in fact purpose therein contained.

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

County of Yavapai



Lisa Dickinson  
Notary Public

10-13-07  
Date Commission Expires

**DIRECTIONS TO PROPERTY**

ASSESSOR'S PARCEL NUMBER 40402-023B

APPLICANT'S NAME Northeast industries

PROPERTY ADDRESS HOWARDS Road

DIRECTIONS TO PROPERTY 260 E Pass Quarter Horse  
Rt on HOWARDS Rd Pass Parrish Lane  
Entry to parcel is east of Canyon state concrete

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April 23, 2005

Page 1 of  
2

Community Development Dept  
 P. O. Box 710  
 Camp Verde, AZ 86322

Re: Application GPA 2005-03

Ladies/Gentlemen

I live on the land at 1655 Parrish Rd / or 1655 S. Parrish Lane, and am the registered owner Parcel # 404-02-105C. The property has a barbed wire fence for approximately 144 ft. That is what would separate my one family dwelling from the proposed plan to re-zone the land adjacent.

I am writing as a concerned tax paying voting citizen of Camp Verde. My concerns are:

1. Air quality - I understand the proposed building would be a printing press cleaning facility.
2. Property Values - Private property located next to heavy commercial.

I purchased this property approximately 1 1/2 years ago. I anticipated single family home use to me as the zoning allowed.

I do not agree with the proposed change of zoning.

Please advise me what, if anything

further I need to do.

Page 2  
of 2

If this land is re-zoned to Commercial  
I feel my land should also be  
zoned Commercial and then an  
investor could buy it also.

If you wish to contact me, please  
contact me at:

Sincerely,

Grace B. Cole  
Grace B. Cole  
1655 Parrish Rd.  
P.O. Box 274  
Camp Verde, AZ  
86322

928-567-2138 - Res  
602-510-6533 - Cel

an acknowledgment of this letter would  
be appreciated.

This Morning, Monday April 25, 2005 they  
are already clearing the land, so  
I am sure what any of us have  
to say will not be important!

April 27, 2005

Community Development Dept.  
P.O. Box 710  
Camp Verde, Arizona 86322

Re: GPA- 2005-03

Attn: Planning and Zoning Commission

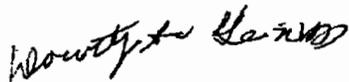
We live at 1651 Parrish Rd. parcel # 404-02-105D.

We are concerned about the property in back of us becoming commercial. This is heavy industry, and we have a private residence. We are concerned about traffic, noise, air pollution and possible toxicity, to our environment. We would like to know how high the building will be, and where trucks will be housed. What type of fencing will be around this facility? Also, how will this affect our property values?

The land we live on has been in our family for 3 generations.

We do not agree with this change in zoning.

Sincerely,

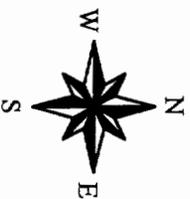


Dorothy and Gene Brown

**GENERAL PLAN AMENDMENT  
APPLICATION BY  
NORTHEAST INDUSTRIES**



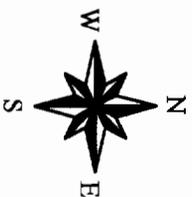
- 3-05 parcels.shp
- Approved & ratified land use map 2004.shp
- Agriculture > 6 Acres
- Commercial
- High Density - 11 Units AC Max
- High Density - 11 Units AC Max
- Industrial
- Low Density - 1 AC Min
- Medium Density - 1/4 AC Min
- Mixed Use
- Mixed Use - Conflind
- National Forest
- National Forest
- Natural Resource
- Open Space
- Public Facilities
- Rural Residential - 2 AC Min
- Yavapai-Apache Nation
- Special planning district.shp
- Regional roads
- Town Boundary



**GENERAL PLAN AMENDMENT  
APPLICATION BY  
NORTHEAST INDUSTRIES**



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



## STAFF REPORT

**Council  
Meeting of:**

May 25, 2005

**Title:**

**Ordinance 2005 A308: Application for Zoning Map Change 2005-13:** Application filed by Dugan McDonald, agent for Northeast Industries, Inc., owner of parcel number 404-02-023P requesting an amendment to the Town's Zoning Map for the back portion of this parcel (approximately 15 acres).

This entire parcel is 19 +/- acres with the front portion of this parcel being zoned as C-3 commercial/light industrial. The front portion was rezoned last year to C-3 and was recently selected to become the new home of Northeast Industries, Inc.

This parcel is located along Howard's Road with the properties on both sides along Howard's Road being zoned for commercial uses, however, the back portion of this lot or about 15 acres +/- is zoned R1-35. This back portion of the lot is bordered on all three sides (east, south and west) by residential zones (R1-35) and the newly developed Diamond Creek North subdivision on the southeast side of this lot is zoned R1L-70.

**Description  
Of Item:**

Access for this property is along a 50' roadway that fronts Howard's Road.

This application will have the effect of changing the back portion or about 15 acres of parcel number 404-03-023P from a residential use (R1-35) to a commercial use (C3). The applicant does not currently have a proposed use, but indicated that the dual or split zoning makes it difficult for the owner to utilize this parcel to its highest and best use, which would increase jobs and property tax revenue to the community.

The applicant recognizes the need for a buffer between the existing residential uses with perhaps a 16 foot equestrian/pedestrian pathway on this site and also proposes a park area to buffer the back portion of this parcel from the existing residential uses. The owner further proposed a height restriction to limit buildings to 30 feet when they are immediately adjacent to the residential uses.

The applicant noted that they would be bringing an eight inch water main to this site from Quarterhorse Lane and SR 260 intersection, which would provide water and fire protection services for the development as well as make it possible for others to connect.

**Agency Review:**

Letters were sent out to a number of agencies regarding this request with the Camp Verde Water Company and Yavapai County Environmental Services Department responding.

**Camp Verde Water Company:** This letter indicates the area is within the Water Company's service area or area of Certificate of Convenience and Necessity (CC&N), although they currently do not have service in the area of this parcel. They indicated they would recommend approval of this request as long as the proposed development will be using water provided by the Water Company.

**Yavapai County Development Services – Environmental Service Department:** “No septic permits on file for this parcel, however septic systems are common in this area”. All local and state codes for design and installation of a septic system must be followed.

**Community Development Director:** This request for a zoning map change would place this entire 19 +/- acre parcel in the C-3 (commercial/light industrial) zoning district, which is easier for the owner to utilize. However, the issues with this request culminate where those properties interface from the existing residential use to the proposed commercial/light industrial uses. It is at these junctures where property owners have different goals for their property that conflict occurs. For example, the goals, interests and quality of life issues for the new residents in the Diamond Creek North subdivision are vastly different from the objectives of those with property to be utilized for commercial and/or light industrial uses, therefore the transition to buffer these divergent uses should be explored for options or measures that would mitigate these potential areas of conflict, while attempting to meet the mutual interests of both property owners.

**Replies to the 300' Letters:** Twenty letters were sent out to property owners within a radius of 300 feet of this parcel. Attached are two letters of opposition received regarding this proposed request indicating concerns about environmental matters such as “traffic, noise, air pollution and possible toxicity, to our environment.” Further, concern was expressed about the height of any building(s) and the type of fencing around this facility as well as overall impact on “our property values”

**Commission**

**Recommendation:**

The Commission held a public hearing on this rezoning application on May 12, 2005 where they voted unanimously to recommend approval of ZMC 2005-13 for a 15 acre portion of parcel 404-02-023P from R1-35 to C3 for commercial development with the following stipulations:

1. Building heights to be limited to 30' for southern most 8 acres of the property attached to the lots by deed restrictions.
2. Screening plan to be approved by design review where the residential properties meet the commercial development.

During the Commission discussion the topic of sewer expansion came up and they suggested that the developer explore the possibility of expanding the sewer to service the development and the costs associated with the expansion

**Attachments:**

Yes

**Prepared by:**

Will Wright



## ORDINANCE 2005 A308

**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 PORTION OF PARCEL 404-02-023P CONSISTING OF APPROXIMATELY 15 ACRES FROM R1-35 TO C3. THIS REZONING IS TO ALLOW FOR COMMERCIAL DEVELOPMENT. PROJECT LOCATION IS OFF HOWARDS ROAD.**

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*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 2005-13** was filed by Dugan McDonald, agent for Northeast Industries, Inc. owner, for the purpose of rezoning a 15 acre portion of parcel **404-02-023P FROM R1-35 to C3**. The legal description is attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **May 12, 2005** in public hearing that was advertised and posted according to state law and by the Town Council on **May 25, 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 2005-13** is approved, based upon the following findings:
- A. The zoning map change will not injure the public health safety, or welfare of the general public.
  - B. The property has been reclassified on the Town's General Plan Land Use Map as Mixed Use by Resolution 2005-644; therefore, the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
  - C. Building heights will be limited to 30' within the southern most 8 acres of the property.
  - D. A screening plan to be approved by design review where the residential properties meet the commercial development.
- 

- 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 **25th day of May 2005**, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: \_\_\_\_\_  
Mayor

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

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

Approved as to form:

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

EXHIBIT A  
LEGAL DESCRIPTION

CASE NO. 2005-16  
PROJECT NO. ZMC 05-13

**TOWN OF CAMP VERDE**  
COMMUNITY DEVELOPMENT DEPARTMENT  
P.O. BOX 710 • 473 S. MAIN STREET, SUITE 108  
CAMP VERDE, ARIZONA 86322  
(428) 567-8513 • FAX (928) 567-7401

03-29-05A10:07 RCVD

**CHANGE OF ZONING MAP OR DENSITY APPLICATION**

APPLICATION DATE 3/28/05 TAKEN BY B. Quinn  
ASSESSOR'S PARCEL NO. 404-02-023C; P FEES 1286<sup>00</sup>  
PRESENT ZONING C-3; R 135 HEARING DATE 5-12-05 / 5-25-05  
SUBDIVISION N/A  
ADDRESS OF PROPERTY 1583 / 611 East Howard Rd.

**REQUEST:**

To Change The Zoned R-3.5 Portion of  
Parcel 404-02-023P To C-3,

OWNER SAM BOYLES PHONE 323-256-4791 FAX 323-256-7607  
ADDRESS 121 NORTH AVENUE 60 CITY LOS ANGELES STATE CA ZIP 90042  
CONTACT PERSON SAM BOYLES

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize  
DUGAN McDONALD to act as my agent in the application.  
Name of Agent  
Dugan as Attorney in fact 2/27/05  
Signature of Owner North East Industries Date

AGENT DUGAN McDONALD PHONE 567-9170 FAX 567-6351  
ADDRESS P.O. Box 3270 CITY Camp Verde STATE AZ. ZIP 86322  
CONTACT PERSON DUGAN McDONALD

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.

Dugan McDonald  
Signature of Applicant Date

*From the Desk of* **Rob Witt** 928-301-7440

March 1, 2005

04-05-05P12:09 RCVD

Will Wright  
Community Development Director  
Camp Verde AZ 86322

Re: Letter of Intent to develop 404-02-023P

Dear Will;

Northeast Industries requests the rezoning of the back portion of parcel number 404-02-023P. Currently the front portion of this parcel is zoned C3. The rezoning of this property will eliminate the difficulty of having multiple zonings on single parcels.

The current split zoning of a single parcel is a significant problem for development. The properties only access is through the C3 portion of the property. The viability of a 1-acre subdivision that requires access through a commercial park is questionable. If price were the only consideration lots could be sold for manufactured housing. In discussions with the neighbors commercial property was preferred over manufactured homes.

The plan discussed with neighbors included a 16-foot equestrian trail and a small park in the back of the property that would buffer the residential and the commercial. In addition there have been discussions about deed restrictions that limit the height of building to 30 feet on parcels next to residential lots.

As part of this project the company is planning to bring water in on an 8-inch water line from Quarter Horse and 260 into the park. Fire hydrants will be installed and the Camp Verde water system will be extended. By bringing the water into the area it will be available for others to connect.

Having a parcel with a portion zoned R1-35 and another portion of the same parcel zoned C3 is a very difficult situation to deal with. By approving this zone change this will be remedied, the property will be developed in a manor that increase job, and property tax revenue to the area.

Thank you for your consideration



Rob Witt  
Northeast Industries.

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: 404-02-023C, P Date: 3-28-05  
Owner: Sam Boyles  
Address: 121 North Ave 6D Los Angeles California 90042  
Phone: ( ) 323-256-4791

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 \_\_\_\_\_  
JUDAN Mc DONALD, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to Dec. 24, 2005, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

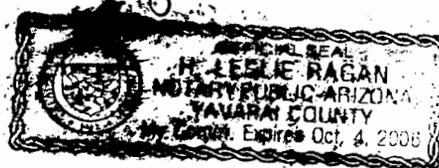
Rob Witt as Attorney in fact  
Northeast Industries, Owner(s)

State of Arizona  
County of Yavapai, ss.

The foregoing special power of attorney for construction and zoning permit application, was acknowledged before me this 29 day of March, 2005, by Rob Witt, who is/are personally known by me or have produced identification.

Leslie Ragan, Notary Public

My Commission Expires: 10-4-2006



TOWN OF CAMP VERDE  
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: ZMC 05-13

Parcel No. 404-02-023C, 2P

Date: 3.28.05

Legal Description: That Parcel

Name: Jugon Mc Donald

Described in BK 2273, Pg 452

Address: P.O. Box 3270 Camp Verde Az. 86322

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

Jugon Mc Donald  
Applicant's Signature

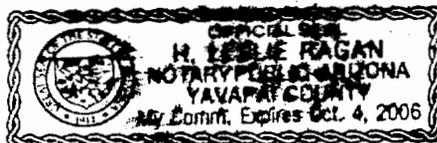
3.28.05  
Date

Agent for: Sam Boyles

State of Arizona  
Town of Camp Verde

On this 29 day of March, 2005 before me, the undersigned Notary Public, personally appeared Rob Will who executed the foregoing instrument for the purpose therein contained.

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



H. Leslie Ragan  
Notary Public

10-4-2006  
Date Commission Expires

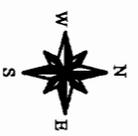
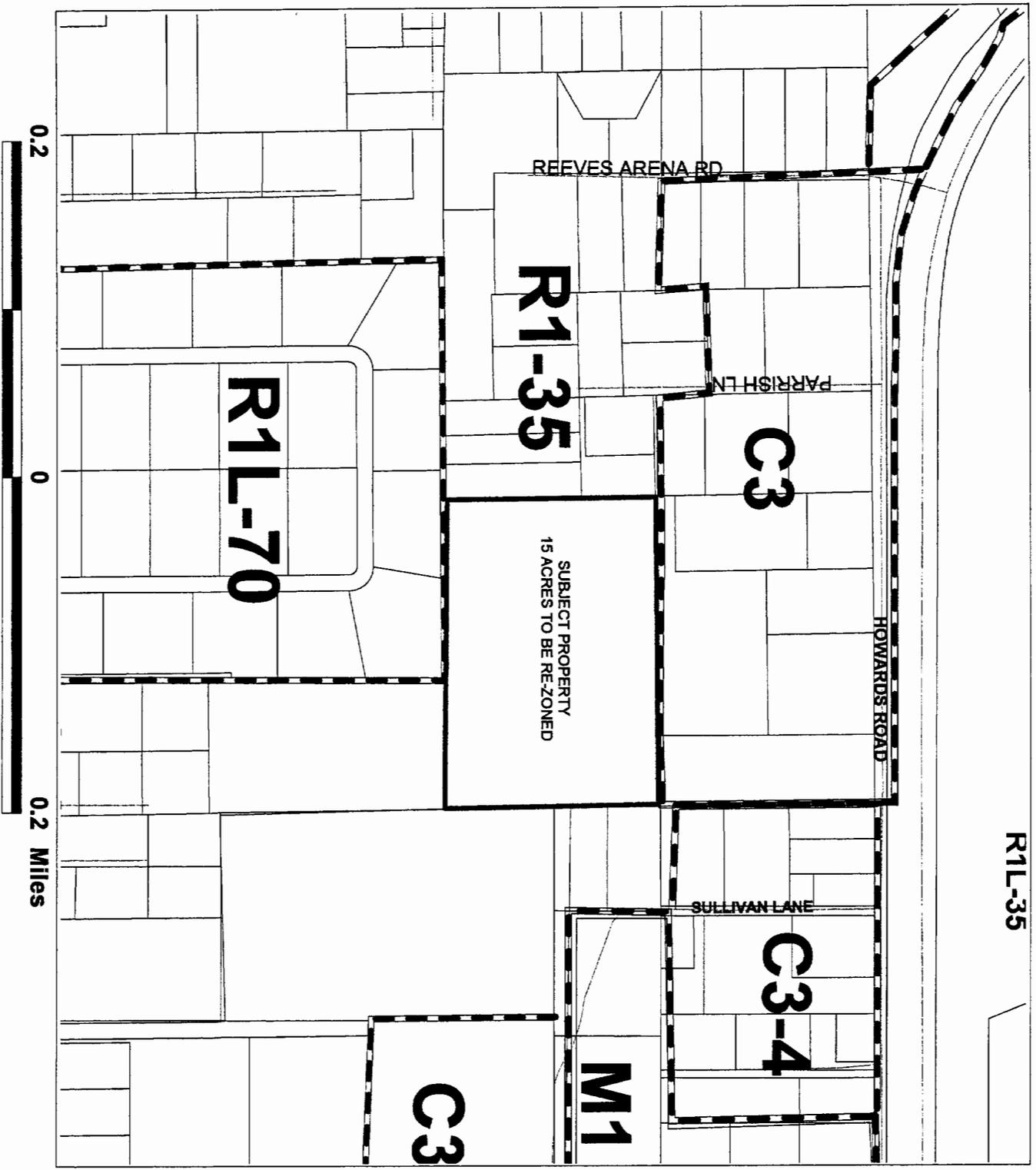
**DIRECTIONS TO PROPERTY**

ASSESSOR'S PARCEL NUMBER 404-02-023C, P

APPLICANT'S NAME Sam Boyles / N. E. Industries

PROPERTY ADDRESS 611 East Howard Rd.

DIRECTIONS TO PROPERTY Easterly From The Center  
of Camp Verde, Along Hwy 260 To East  
Howard Road. This Property is Located East  
and South From The Canyon State Concrete Bldg.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

## Staff Report

### Council Meeting of:

May 25, 2005

### Title:

**Resolution 2005 - 645:** Application filed by Douglas Hall, co-owner of parcels 403-21-001, -001A, -001B, 403-19-010B and 404-18-158C requesting an General Plan Amendment 2005-04 approval of an amendment to the land use map from Rural Residential to Low Density Residential. This property is located off of Arena Del Loma west of Esther Parkway on the south side of the roadway adjacent to Arena Del Loma Estates and consists of 16.67 acres.

### Description Of Item:

This amendment is being requested so that the zoning can be changed to accommodate a subdivision of site built homes on one acre lots. This land use amendment would change the density of the land from one dwelling per two acres minimum to one dwelling per one acre minimum.

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

This request is a minor amendment for the following reasons:

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

<b>North:</b>	RV Park – RCU2A
<b>South:</b>	Residential - R1L-70
<b>East:</b>	Residential – R1L-70
<b>West:</b>	I-17

The owner, in his application letter, points out that his earlier request for an amendment to high density land use was denied and at that hearing many opponents indicated that low density would be viewed more acceptable. This request is an attempt to address that viewpoint.

### Agency Review:

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

**Town of Camp Verde Community Development Director:** The request to amend the General Plan to allow low density (one acre minimum) rather than rural residential (2 acre minimum) land use recognizes the desire of the current property owners to keep this area in larger residential lots. Again, staff would note that both low density residences along Esther Parkway as well as high density with the Crazy K RV Park are immediately adjacent to this site. The acre minimum lots would provide for the subdivision to have both well and septic on them,

but these areas are regulated by Yavapai County Developmental Services Department.

**Replies to the 300' Letters:** 13 letters were sent out concerning the General Plan Amendment and staff has received no responses to the notification letter as of 5-5-05. However, a member of the public has sent a letter in opposition to this request and it is included in the packet. ( At the Commission meeting, it was determined that the citizen was in opposition to any development of property on Arena Del Loma near his home on Private Drive, not of this development on the other side of the freeway.)

At the Commission meeting there were individuals who live in the Montezuma Air Park that spoke in opposition to this project because it lays within their flight path for takes offs and landings. Their major concern was as the population increases in these areas, there is a greater chance for complaints to be filed and this could increase the possibility of them losing their permit for the private airfield.

The president of the Montezuma Heights Water & Airport Co. Inc. gave us a letter that has been given to the developer informing him of an airport in the neighborhood. This is to be given to all subsequent buyers as required by Arizona state law. This letter is included in the packet along with supporting documents.

**Commission**

**Recommendation:** The Commission voted unanimously to recommend approval of the General Plan Amendment to the Council with the stipulation that the lots be at least 40,000 square feet in size. In the Commission discussion it was noted that the new General Plan (5.3 D) called for lots of 35,000 square feet in size or smaller be required to have both water and sewer service. The Commission appreciated the applicant coming back with larger lots to fulfill the wishes of the neighbors; however, they did not want to disregard the language in the General Plan. Therefore, they made the recommendation that the developer create larger size lots (40,000 sq ft minimum) and staff look into creating a 40,000 sq ft or 1 Acre zoning district.

**Attachments:** Yes

**Prepared by:** Nancy Buckel



**RESOLUTION 2005-645**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING GENERAL PLAN AMENDMENT 2005-04 THAT AMENDS THE LAND USE MAP OF THE GENERAL PLAN FOR PARCELS 403-19-010B, 403-21-001, 403-21-001A 403-21-001B AND 404-18-158C FROM RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL. THIS AMENDMENT IS TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION.**

***SITE LOCATION: ADJACENT TO ARENA DEL LOMA ESTATES OFF OF ARENA DEL LOMA RD.***

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 2005-04 has been accomplished as required by law, including holding at least one public hearing by the legislative body prior to amending a general plan pursuant to ARS, and

WHEREAS, amending the existing General Plan is required in order that the rezoning proposed under ZMC 2005-12 from RCU 2A & R1L-70 to R1L-35 will conform to and be consistent with the General Plan as stated in ARS.

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

The General Plan of the Town of Camp Verde is hereby amended to change the Land Use of parcels 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B, AND 404-18-158C from Rural Residential to Low Density Residential.

Passed and adopted the 25<sup>th</sup> day of May 2005.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

APPROVED AS TO FORM

Attest:

\_\_\_\_\_  
Debbie Barber, Town Clerk

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



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

Date Rec'd 3-7-05  
 Case No. 2005-17  
 Project No. GPA 05-04  
 Fees 500<sup>00</sup>  
 Rec'd By B. Quinn  
 Application Fee \$500.00  
 03-04-05P01:33 RCVD

**GENERAL PLAN AMENDMENT APPLICATION**

**APPLICANT INFORMATION**

Agent  Owner

Applicant Name Douglas Hall  
 Mailing Address PO Box 1998  
 City/Town Camp Verde State AZ Zip 86322  
 Phone 623-451-4580 Fax 623-376-9193

**PROPERTY INFORMATION**

Physical Address 2000 Arena Del Loma  
~~403-21-001; 403-21-001A; 403-21-001B~~  
 Parcel No. ~~404-18-15AC/403-19-016B~~ Legal Description Book 3329, Page 386 V.C.R.  
 Current Zoning 4 parcels - RIL-70 Proposed Property Use low density residential  
1 parcel - RCU-2A (NON-CONFORMING)

**OWNER INFORMATION**

Owner Name Douglas Hall  
 Mailing Address PO Box 1998 City Camp Verde  
 State AZ Zip 86322 Phone 623-451-4580

**TYPE OF GENERAL PLAN AMENDMENT REQUESTED**

From rural residential to low density residential

Please attach following:

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

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

Douglas Hall  
 Applicant Signature

MARCH 4, 2005  
 Date

Town of Camp Verde  
Community Development Department  
PO Box 710  
473 S. Main Street, Suite 108  
Camp Verde, AZ 86322

March 3, 2005

RE: Application of a General Plan Amendment for parcels  
403-21-001, 403-21-001A, 403-21-001B, 404-18-158C, 403-19-010B.

Attention: Nancy Buckel, Senior Planner

This is a request for a General Plan Amendment from rural residential to low density residential allowing for the future development of one acre parcels, requiring only site built homes. Such future development would lessen any impact on the surrounding area and would maintain the integrity and open environment that is so appreciated within the Town of Camp Verde.

A previous request for an Amendment from residential/agriculture to higher density residential was not acceptable to a number of the neighbors and the Town Council. However, during debate of that request, a number of those opponents indicated that low density residential would be viewed favorably. This request attempts to address that viewpoint.

These parcels are located West of Arena Del Loma Road; East from Interstate Hwy 17 and North from Arena Del Loma Estates subdivision; Camp Verde, Arizona.

Please feel free to contact me should I need to provide any additional information.

Thank you,

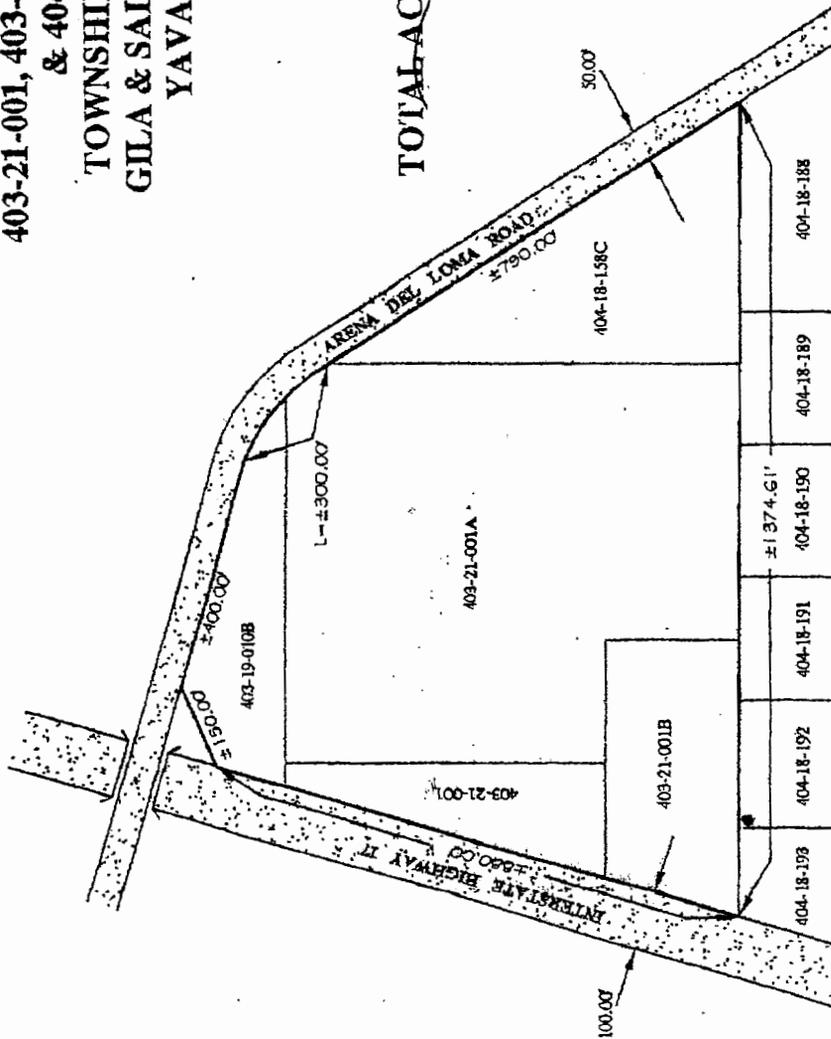


Douglas Hall  
PO Box 1998  
Camp Verde, AZ 86322

# SITE PLAN

403-21-001, 403-21-001A, 403-21-001B, 403-19-010B,  
 & 404-18-158C SECTION 24,  
 TOWNSHIP 14 NORTH, RANGE 4 EAST,  
 GILA & SALT RIVER BASE & MERIDIAN,  
 YAVAPAI COUNTY, ARIZONA

TOTAL ACRES ± 16.67



GRAPHIC SCALE



( IN FEET )  
 1 inch = 200 ft.

H. K. R. O. N.

COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: \_\_\_\_\_

Parcel No. 403.21.001 404.12.153C  
403.21.001A  
403.21.001B 403.19.010B

Date: March 4, 2005

Legal Description: Book 3329,

Name: Douglas Hall

Page 386 Y.C.R.

Address: 2000 N. Avenida del Loma Road, Camp Verde, AZ

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.

Douglas Hall  
Applicant's Signature

03/04/05  
Date

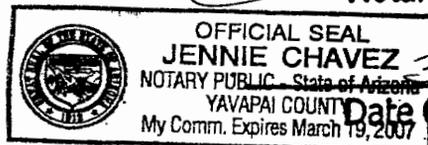
Agent for: \_\_\_\_\_

State of Arizona  
Town of Camp Verde

On this 4th day of March, 2005, before me, the undersigned Notary Public, personally appeared Douglas W. Hall who executed the foregoing instrument for the purpose therein contained.

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

Jennie Chavez  
Notary Public



3-19-07  
Date Commission Expires

**DIRECTIONS TO PROPERTY**

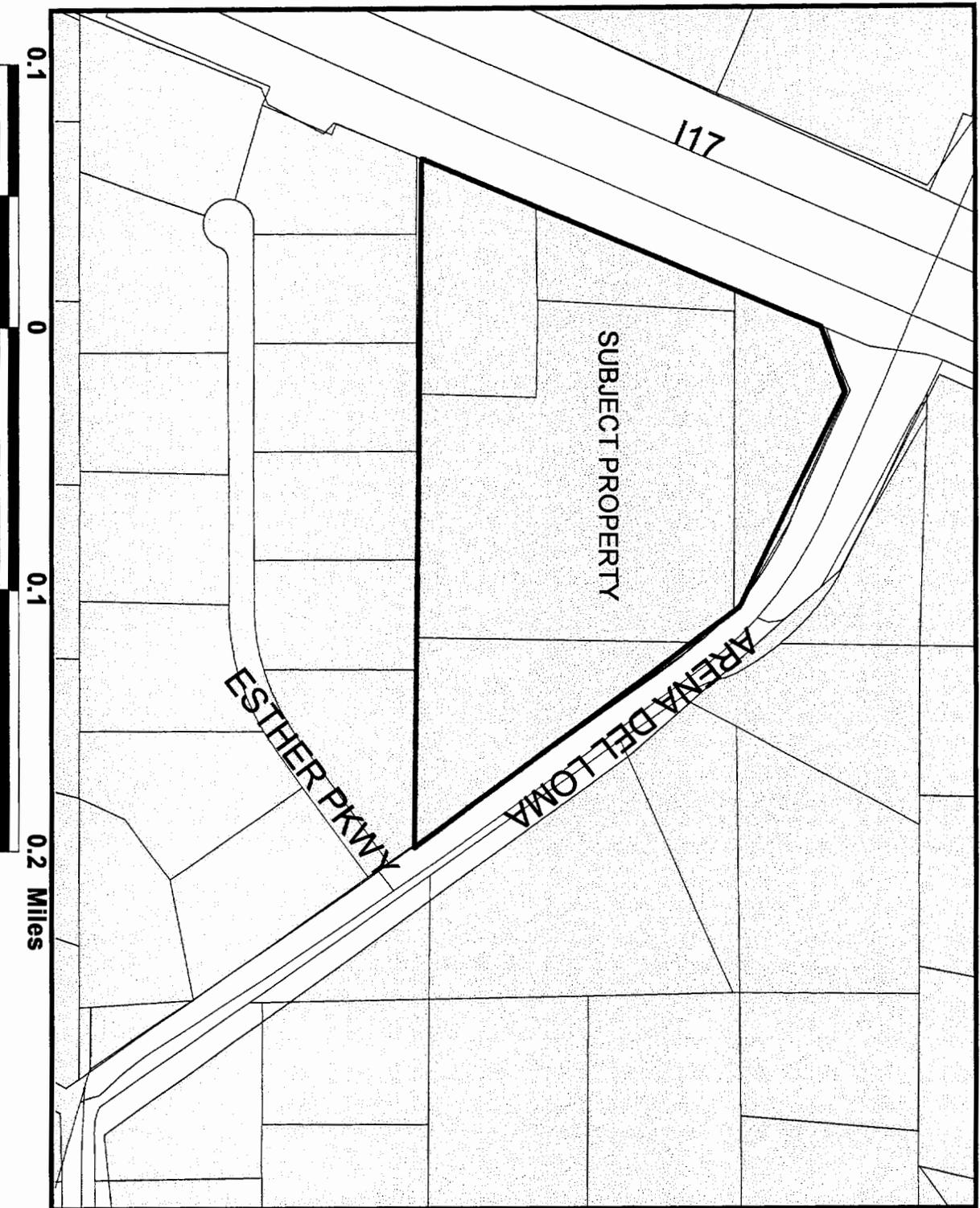
ASSESSOR'S PARCEL NUMBER 403.21.001 404.18.158C  
403.21.001A 403.19.010B  
403.21.001B

APPLICANT'S NAME Douglas Hall

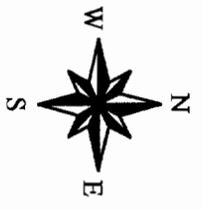
PROPERTY ADDRESS 2000 N. Arena Del Loma Rd.  
1902 N. Arena Del Loma Rd.

DIRECTIONS TO PROPERTY Property is located West From  
Arena Del Loma Road; North From Arena Del  
Loma Estates (Esther Parkway), and; EAST From I-17.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GENERAL PLAN AMENDMENT  
APPLICATION BY  
DOUGLAS HALL**



- B-04 parcels clipped.shp
- Approved & ratified land use map 2004.shp
- ▨ Agriculture > 5 Acres
- ▨ Commercial
- ▨ High Density - 11 Units AC Max
- ▨ High Density - 11 Units AC Max
- ▨ Industrial
- ▨ Low Density - 1 AC Min
- ▨ Medium Density - 1/4 AC Min
- ▨ Mixed Use
- ▨ Mixed Use - Confind
- ▨ National Forest
- ▨ Natural Resource
- ▨ Open Space
- ▨ Public Facilities
- ▨ Rural Residential - 2 AC Min
- ▨ Yavapai-Apache Nation
- ▨ Special planning district.shp
- ▨ Regional roads
- ▨ Town Boundary



**Wallace and Randa Clark**

PO Box 3702  
Camp Verde, AZ. 86322  
Home Phone 928-567-7178

May 2, 2005

Planning and Zoning Commission  
PO Box 710  
Camp Verde, AZ 86322

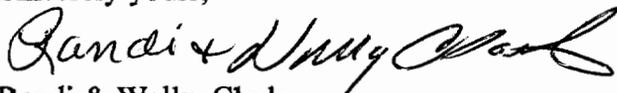
Re: GPA 2005-04 an application submitted by Douglas Hall, co-owner of parcels 403-21-001, 001A, 001B, 403-19-010B, and 404-18-158C

To Whom It May Concern:

Regarding the request to change the zoning from rural residential to low density residential on the above property. We as neighbors, living at 2410 North Private Dr. for 15 years, are not in favor of that change. We would like to keep it the way it is designated rural residential.

Thank you for your consideration.

Sincerely yours,

  
Randi & Wally Clark

# Montezuma Heights Water & Airport Co., Inc.

P.O. Box 1749  
Camp Verde, Arizona 86322

April 21, 2005

Mr. Will Wright  
Community Development Director  
P. O. Box 710  
Camp Verde, Arizona 86322  
ED@cvaz.org

Dear Will Wright:

Prospective real estate purchasers should be advised of all existing zoning and use permits which might affect enjoyment of their property. State law lists requirements regarding Airport Influence Areas (Arizona Revised Statutes 28-8485) and Territory in the Vicinity of an Airport (Arizona Revised Statutes 28-8486). This letter and attachments will facilitate notifying your clients regarding Montezuma Heights Airpark.

Montezuma Heights Airpark has been active since 1972 under a conditional use permit from the town of Camp Verde. Airport use is restricted to residents, their guests, public use aircraft (military, Department of Public Safety, medical evacuation, disaster relief), and emergencies. Physical limitations such as runway length, paving strength, and elevation further restrict use to relatively small airplanes and helicopters. Federal Aviation Administration Order 7400.2E defines aircraft traffic pattern size for such operations. A sketch of the resulting pattern for Montezuma Heights is Attachment 1 to this letter. A listing of township, range, and section numbers within the traffic pattern surface area is Attachment 2.

Providing a copy of this letter with attachments to each prospective purchaser of the properties and their future subdivisions satisfies all current notification requirements under Arizona law.

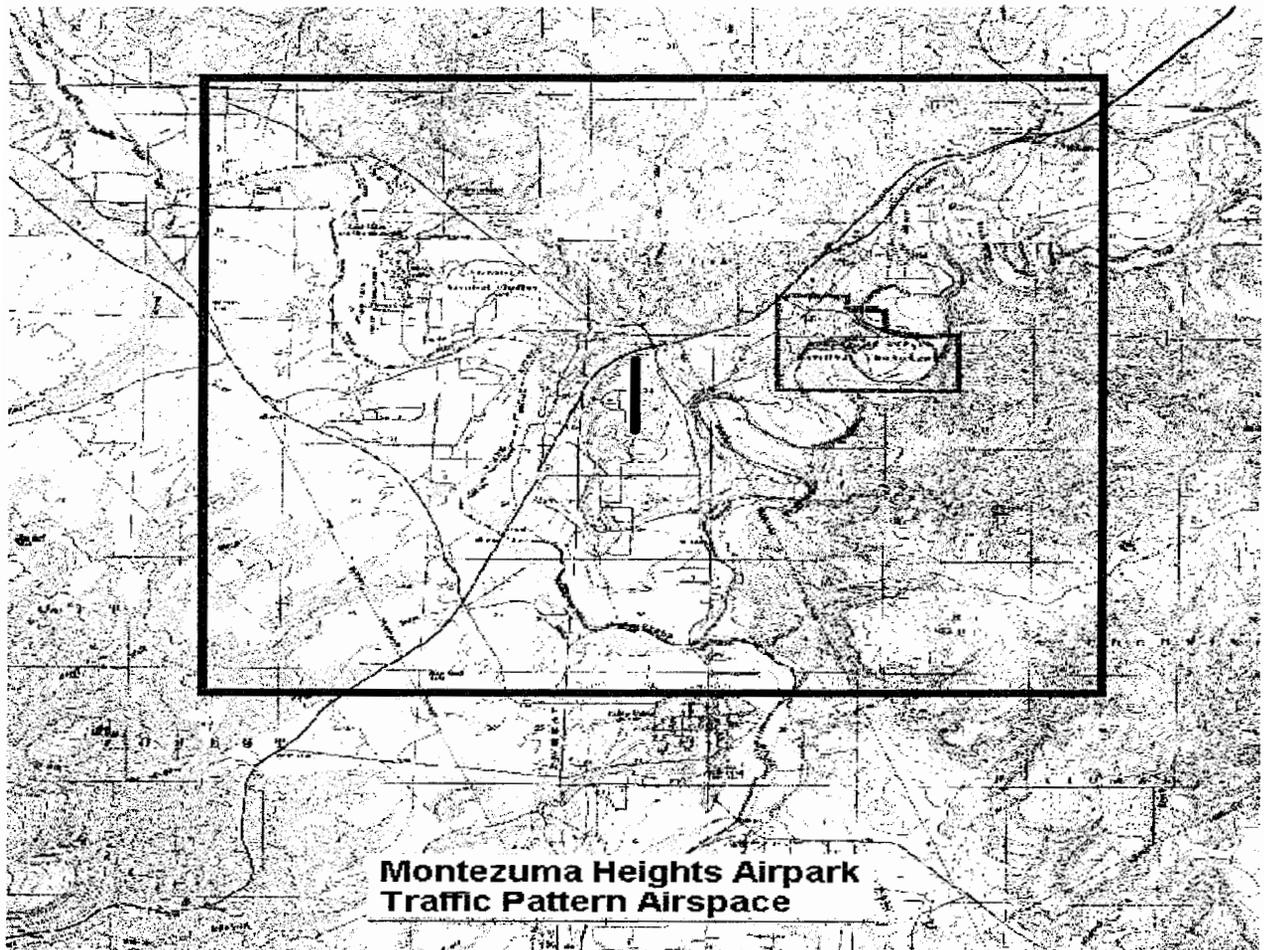
Thank you,



Charles Stark  
President

## Montezuma Heights Airpark Traffic Pattern

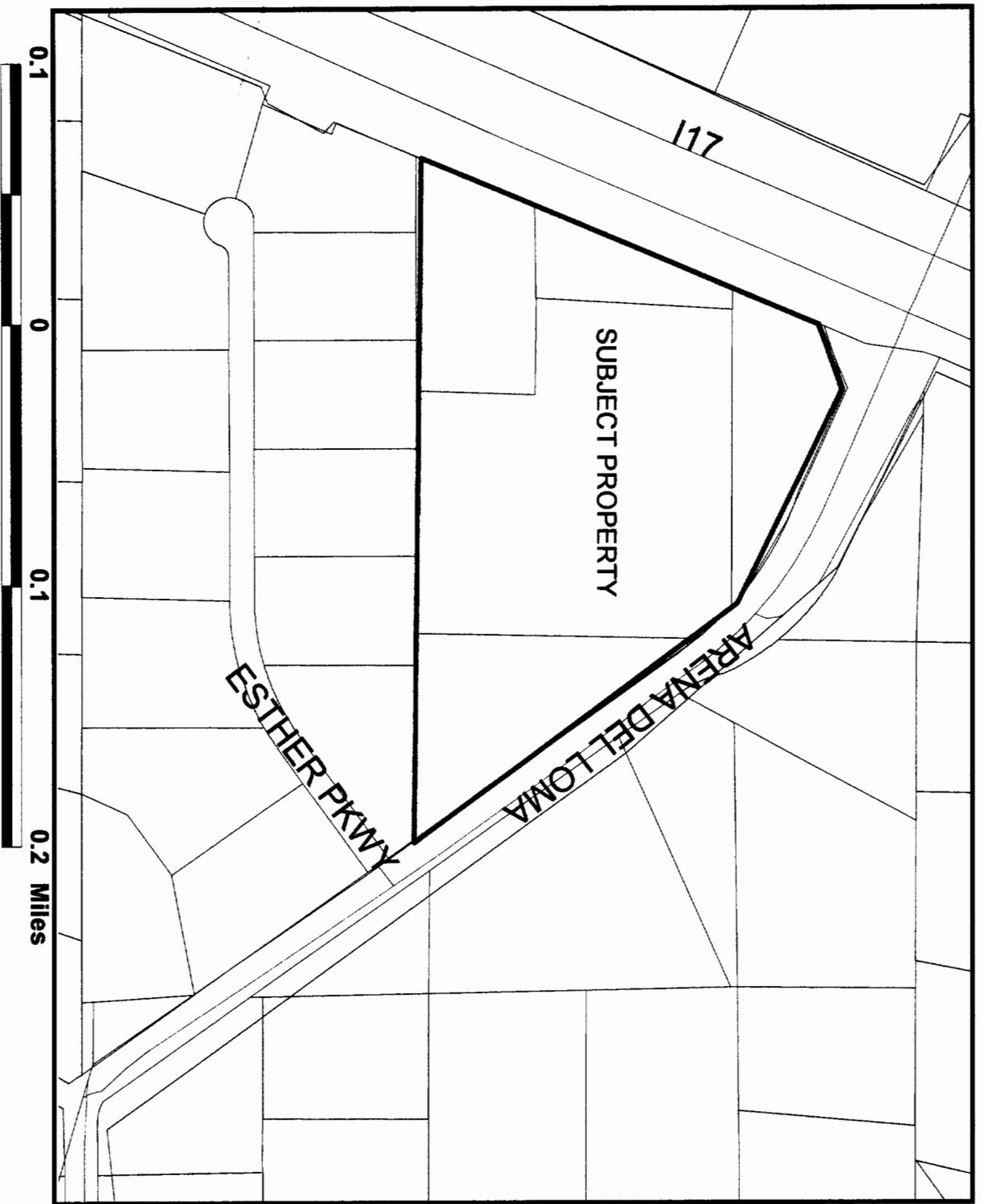
Airport use is restricted to residents and their guests, public use aircraft (military, Department of Public Safety, medical evacuation, disaster relief), and emergencies. Physical limitations of the runway further restrict use to relatively small aircraft in approach categories A and B. The size of this traffic pattern is defined in Federal Aviation Administration Order 7400.2E, Figure 6-3-11, Traffic Pattern Airspace.



Properties in these townships/ranges/sections are beneath the  
 Montezuma Heights (19AZ) Traffic Pattern Airspace:

Township	Range	Sections
11N	2E	1,2,3,4,9,10,11,12,13,14,15,16
11N	3E	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18
11N	4E	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18
11N	5E	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18
11N	6E	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18
11N	7E	3,4,5,6,7,8,9,10,15,16,17,18
12N	2E	1,2,3,4,9,10,11,12,13,14,15,16,21,22,23,24,25,26,27,28,34,35,36
12N	3E	ALL
12N	4E	ALL
12N	5E	ALL
12N	6E	ALL
12N	7E	3,4,5,6,7,8,9,10,15,16,17,18,19,20,21,22,27,28,29,30,31,32,33,34
13N	2E	1,2,3,4,9,10,11,12,13,14,15,16,21,22,23,24,25,26,27,28,34,35,36
13N	3E	ALL
13N	4E	ALL
13N	5E	ALL
13N	6E	ALL
13N	7E	3,4,5,6,7,8,9,10,15,16,17,18,19,20,21,22,27,28,29,30,31,32,33,34
14N	2E	1,2,3,4,9,10,11,12,13,14,15,16,21,22,23,24,25,26,27,28,34,35,36
14N	3E	ALL
14N	4E	ALL
14N	5E	ALL
14N	6E	ALL
14N	7E	3,4,5,6,7,8,9,10,15,16,17,18,19,20,21,22,27,28,29,30,31,32,33,34
15N	2E	1,2,3,4,9,10,11,12,13,14,15,16,21,22,23,24,25,26,27,28,34,35,36
15N	3E	ALL
15N	4E	ALL
15N	5E	ALL
15N	6E	ALL
15N	7E	3,4,5,6,7,8,9,10,15,16,17,18,19,20,21,22,27,28,29,30,31,32,33,34
16N	2E	1,2,3,4,9,10,11,12,13,14,15,16,21,22,23,24,25,26,27,28,34,35,36
16N	3E	ALL
16N	4E	ALL
16N	5E	ALL
16N	6E	ALL
16N	7E	3,4,5,6,7,8,9,10,15,16,17,18,19,20,21,22,27,28,29,30,31,32,33,34
17N	2E	21,22,23,24,25,26,27,28,34,35,36
17N	3E	19,20,21,22,23,24,25,26,27,28,29,30,31,32,34,35,36
17N	4E	19,20,21,22,23,24,25,26,27,28,29,30,31,32,34,35,36
17N	5E	19,20,21,22,23,24,25,26,27,28,29,30,31,32,34,35,36
17N	6E	19,20,21,22,23,24,25,26,27,28,29,30,31,32,34,35,36
17N	7E	18,19,20,21,22,27,28,29,30,31,32,33,34

**GENERAL PLAN AMENDMENT  
APPLICATION BY  
DOUGLAS HALL**



- 8-04 parcels clipped.shp
- Approved & ratified land use map 2004.shp
- Agriculture > 5 Acres
- Commercial
- High Density - 11 Units AC Max
- High Density - 11 Units AC Max
- Industrial
- Low Density - 1 AC Min
- Medium Density - 1/4 AC Min
- Mixed Use
- Mixed Use - Conflind
- National Forest
- Natural Resource
- Open Space
- Public Facilities
- Rural Residential - 2 AC Min
- Yavapai-Apache Nation
- Special planning district.shp
- Regional roads
- Town Boundary



**Staff Report**

**Council**

**Meeting of:** May 25, 2005

**Title:** **Ordinance 2005 A309: Zoning Map Change Approval 2005-12:** Application filed by Douglas Hall, co-owner of parcels 403-21-001, -001A, -001B, 403-19-010B and 404-18-158C requesting an approval of a zoning map change from R1L-70 & RCU2A to R1L-35. This property is located off of Arena Del Loma west of Esther Parkway on the south side of the roadway adjacent to Arena Del Loma Estates and consists of 16.67 acres.

**Description  
Of Item:**

This rezoning is being requested to accommodate a subdivision of site built homes on one acre lots. This application is being heard at the same time as the application for a general plan amendment for this same property. The general plan amendment must be approved by Council before they act on this request for the resulting zoning to be in compliance with state law.

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

The applicant points out that the majority of the 16.67 acres is zoned for 1.6 acre lots (15.64 acres). Only 1.03 acres is currently zoned RCU-2A. Because the applicant's previous attempt at rezoning was denied, this new request is an attempt to comply with the neighbor's request.

There is no site plan that has been developed at this point. Only after the zoning change is approved will the applicant move forward with engineering required for the platting process.

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

<b>North:</b>	RV Park – RCU-2A
<b>South:</b>	Residential - R1L-70
<b>East:</b>	Residential – R1L-70
<b>West:</b>	I-17

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

**Yavapai County Environmental Services:** Septic systems are common in this area. Applicable local and State code provisions regarding percolation testing, sizing, and installation must be met. There must be room to accommodate both the primary & reserve leach fields.

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

**Camp Verde Sanitary District:** This property is not located within the Sanitary District's boundaries.

**Town of Camp Verde Trails Committee:** The committee voted to recommend that a trail/pathway easement be incorporated in the future development of the proposed project located off of Arena Del Loma. No existing trails or pathways will be impacted.

**Town of Camp Verde Community Development Director:** This rezoning request would increase the density to allow for one acre minimum residential lots. Staff would note that the RCU-2A zoning in this area of Town contains high density uses such as a RV Park and a Mobile Home Park. The concerns about the ability of private wells and septic systems servicing this development would be addressed by the larger size of the lots, however Yavapai County Development Services Department regulates these areas and the applicant would have to provide soil tests, percolation rates, etc to satisfy their regulation.

**Replies to the 300' Letters:** 13 letters were sent out concerning the Zoning Map Change, one letter was returned as undeliverable and staff has received no responses to the notification letter as of 5-5-05. However, a member of the public has sent a letter in opposition to this request and that of the General Plan Amendment. (This individual attended the Commission meeting and during the Commission discussion, it was discovered that he was in opposition to possible development of a piece of property that is being cleaned up near his home on Private Drive on the West side of the I-17 off of Arena Del Loma. He had no objection to this project.

The President of the Montezuma Heights Water and Airport Co. submitted a letter of notice to the developer notifying him of the airport in the neighborhood as required by Arizona State Law but no letter of opposition.

**Commission**

**Recommendation:** The Commission heard this application at their May 12<sup>th</sup> meeting and voted unanimously to recommend approval of the rezoning with the following stipulations:

1. The density is to be changed to R1L-40.
2. A trail be created in the subdivision and approved by the Trails Committee.

As noted in the General Plan Amendment report, the Commission was concerned with abiding with the new General Plan requirements that state lots 35,000 or smaller would be required to connect to water and sewer therefore they are recommending that the lots be at least 40,000 square feet in size.

**Attachments:** Yes

**Prepared by:** Nancy Buckel



## ORDINANCE 2005 A309

**AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCELS 403-19-010B, 403-21-001, 403-21-001A, 403-21-001B AND 404-18-158C CONSISTING OF APPROXIMATELY 16.67 ACRES FROM RCU-2A AND R1L-70 TO R1L-35. THIS REZONING IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT. PROJECT LOCATION IS THE SOUTH SIDE OF ARENA DEL LOMA JUST EAST OF THE I-17 OVER-PASS.**

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*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 2005-12** was filed by Douglas Hall co-owner, for the purpose of rezoning parcels **403-19-010B, 403-21-001, 403-21-001A, 403-21-001B and 404-18-158C FROM RCU-2A and R1L-70 TO R1L-35**. The legal description is attached as **Exhibit A**.
- B. The Zoning Map Change was reviewed by the Planning Commission on **May 12, 2005** in public hearing that was advertised and posted according to state law and by the Town Council on **May 25, 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 2005-12** is approved, based upon the following findings:
- A. The zoning map change will not injure the public health safety, or welfare of the general public.
  - B. The property has been reclassified on the Town's General Plan Land Use Map as Low Density Residential by Resolution 2005-645; therefore, the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.

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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 25th day of May 2005, to be effective when publication and posting, pursuant to ARS 9-813, is completed.*

Approved: \_\_\_\_\_  
Mayor

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

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

Approved as to form:

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

EXHIBIT A  
LEGAL DESCRIPTION

A portion of the North one-half of the Northeast one-quarter of Section 24, Township 14 North, Range 4 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona and described as follows:

BEGINNING at the Northeast corner of said Section 24; Thence South  $1^{\circ}41'13''$  West 34.18 feet (South  $1^{\circ}49'$  West 24.19 feet, record) along the line common to Sections 24 and 19 to the centerline of the Middle Verde Road described in Book 17, pages 33 through 34 and Book 18, page 8 of Maps of said County; Thence Southerly 95.90 feet along a curve to the right whose radius is 747.89 feet through a delta angle of  $7^{\circ}20'48''$  and the centerline of said Middle Verde Road; Thence South  $35^{\circ}19'10''$  East 674.88 feet (South  $35^{\circ}12'$  East and South  $35^{\circ}15'$  East, record) along the centerline of said Middle Verde Road; Thence South  $89^{\circ}51'15''$  West 936.18 feet (North  $89^{\circ}52'$  West, record) to the TRUE POINT OF BEGINNING; Thence South  $89^{\circ}51'15''$  West 477.18 feet (North  $89^{\circ}52'$  West, record) to the Easterly right of way of Interstate Highway 17; (Cordes Jct.–Flagstaff Highway); Thence North  $23^{\circ}44'50''$  East 220.27 feet along the Easterly right of way of said Interstate Highway 17; Thence North  $89^{\circ}51'15''$  East 387.96 feet; Thence South  $0^{\circ}08'45''$  East 201.40 feet to the TRUE POINT OF BEGINNING.

EXCEPTING any portion lying within the following described property:

Those portions of the South half of the South half of the Southeast quarter of the Southeast quarter of Section 13 and the North half of the Northeast quarter of the Northeast quarter of Section 24, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, which lie within the following described tract of land:

BEGINNING at a point on the line common to said Section 13 and 24, which point bears North  $89^{\circ}59'20''$  West 671.96 feet from the East corner common to said Section 13 and 24; Thence South  $23^{\circ}44'50''$  West 896.32 feet; Thence South  $66^{\circ}15'10''$  East 25.00 feet; Thence South  $23^{\circ}44'50''$  West 150.00 feet; Thence North  $66^{\circ}15'10''$  West 40.00 feet; Thence South  $23^{\circ}44'50''$  West 350.00 feet; Thence North  $66^{\circ}15'10''$  West 24.85 feet to the existing Southeasterly right of way line of Interstate Highway 17 (Cordes Jct.-Flagstaff Highway); Thence North  $23^{\circ}44'50''$  East along said existing Southeasterly right of way line a distance of 1622.95 feet to the point of juncture with the existing Southerly right of way line of South Middle Verde Road; Thence South  $66^{\circ}15'10''$  East along said Southerly right of way line, a distance of 149.85 feet; Thence South  $69^{\circ}13'14''$  West 154.30 feet; Thence South  $23^{\circ}44'50''$  West 118.44 feet to the POINT OF BEGINNING.

PARCEL 1:

The North half of the Northeast quarter of the Northeast quarter of Section 24, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, lying East of State Highway 79, now known as Interstate Highway 17.

EXCEPTING THEREFROM the following described parcel:

A portion of the North one-half of the Northeast one-quarter of Section 24, Township 14 North, Range 4 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona and described as follows:

LEGAL DESCRIPTION (Continued)

BEGINNING at the Northeast corner of said Section 24; Thence South  $1^{\circ}41'13''$  West 34.18 feet (South  $1^{\circ}49'$  West 24.19 feet, record) along the line common to Sections 24 and 19 to the centerline of the Middle Verde Road described in Book 17, pages 33 through 34 and Book 18, page 8 of Maps of said County; Thence Southerly 95.90 feet along a curve to the right whose radius is 747.89 feet through a delta angle of  $7^{\circ}20'48''$  and the centerline of said Middle Verde Road; Thence South  $35^{\circ}19'10''$  East 674.88 feet (South  $35^{\circ}12'$  East and South  $35^{\circ}15'$  East, record) along the centerline of said Middle Verde Road; Thence South  $89^{\circ}51'15''$  West 936.18 feet (North  $89^{\circ}52'$  West, record) to the TRUE POINT OF BEGINNING; Thence South  $89^{\circ}51'15''$  West 477.18 feet (North  $89^{\circ}52'$  West, record) to the Easterly right of way of Interstate Highway 17, (Cordes Jct.-Flagstaff Highway); Thence North  $23^{\circ}44'50''$  East 220.27 feet along the Easterly right of way of said Interstate Highway 17; Thence North  $89^{\circ}51'15''$  East 387.96 feet; Thence South  $0^{\circ}08'45''$  East 201.40 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

That portion of the South half of the South half of the Southeast quarter of the Southeast quarter of Section 13, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, lying South of the Centerline of Middle Verde Road, dedicated by Book 17 of Maps, page 34, and East of State Highway No. 79, now known as Interstate Highway 17.

PARCEL 3:

The North half of Lot 1 of Section 19, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian.

EXCEPTING THEREFROM the following described parcel:

BEGINNING at the Northwest corner of said Section 19 being the TRUE POINT OF BEGINNING; Thence South  $1^{\circ}49'$  West, 24.19 feet to the center line of a road; Thence South  $35^{\circ}12'$  East, (South  $35^{\circ}15'$  East, record) 799.40 feet along said center of above mentioned road; Thence South  $89^{\circ}52'$  East 309.93 feet; Thence North  $0^{\circ}17'$  West, 660.04 feet; Thence North  $89^{\circ}52'$  West, 755.17 feet to the POINT OF BEGINNING.

ALSO EXCEPTING from Parcels 1 and 2 above, any portion lying within the following described property:

Those portions of the South half of the South half of the Southeast quarter of the Southeast quarter of Section 13 and the North half of the Northeast quarter of the Northeast quarter of Section 24, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, which lie within the following describe tract of land:

BEGINNING at a point on the line common to said Section 13 and 24 which point bears North  $89^{\circ}59'20''$  West 671.96 feet from the East corner common to said Section 13 and 24; Thence South  $23^{\circ}44'50''$  West 896.32 feet; Thence South  $66^{\circ}15'30''$  East 25.00 feet; Thence South  $23^{\circ}44'50''$  West 150.00 feet; Thence North  $66^{\circ}15'10''$  West 40.00 feet; Thence South  $23^{\circ}44'50''$  West 350.00 feet; Thence North  $66^{\circ}15'10''$  West 24.85 feet to the existing Southeasterly right of way line of Interstate Highway 17 (Cordes Jct.-Flagstaff Highway); Thence North  $23^{\circ}44'50''$  East along said existing Southeasterly right of way line a distance of 1622.95 feet to the point of juncture with the existing Southerly right of way line of South Middle Verde Road; Thence South  $66^{\circ}15'10''$  East along said Southerly right of way line, a distance of 149.85 feet; Thence South  $69^{\circ}13'14''$  West 154.30 feet; Thence South  $23^{\circ}44'50''$  West 118.44 feet to the POINT OF BEGINNING.

CASE NO. 2005-17  
PROJECT NO. ZMC05-12

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

03-04-05P01:33 RCVD

**CHANGE OF ZONING MAP OR DENSITY APPLICATION**

APPLICATION DATE MARCH 4, 2005 TAKEN BY B. Quinn  
ASSESSOR'S PARCEL NO. 403.21.001 403.21.001A 403.21.001B  
404.18.158C 403.19.010B FEES 350<sup>00</sup>  
PRESENT ZONING 4 parcels = RIL 70 1 parcel RCU 2A HEARING DATE \_\_\_\_\_  
SUBDIVISION N/A ± 16.67 Acres  
ADDRESS OF PROPERTY 2000 Avenida Del Homa Rd, Camp Verde, AZ

**REQUEST:**  
Property Zoning MAP Change from RIL-70 and RCU 2A to  
RIL-35 for the future development of one acre parcels

OWNER Douglas Hall PHONE 623.451.4580 FAX 623.376.9193  
ADDRESS PO Box 1998 CITY Camp Verde STATE AZ ZIP 86322  
CONTACT PERSON \_\_\_\_\_

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize \_\_\_\_\_ to act as my agent in the application.  
Name of Agent \_\_\_\_\_  
Signature of Owner Douglas Hall Date 03/04/05

\*\*\*\*\*  
AGENT \_\_\_\_\_ PHONE \_\_\_\_\_ FAX \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
CONTACT PERSON \_\_\_\_\_  
\*\*\*\*\*

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

Town of Camp Verde  
Community Development Department  
PO Box 710  
473 S. Main Street, Suite 108  
Camp Verde, AZ 86322

March 3, 2005

RE: Application for a Zoning Map Change for parcels  
403-21-001, 403-21-001A, 403-21-001B, 404-18-158C, 403-19-010B,

Attention: Nancy Buckel, Senior Planner

This is a request for a Zoning Map Change that would allow for the future development of one acre parcels, requiring only site built homes. Such future development would lessen any impact on the surrounding area and would maintain the integrity and open environment that is so appreciated within the Town of Camp Verde.

The vast majority of this area (four parcels totally approx. 15.64 acres) is presently zoned for 1.6 acre lots. One parcel is zoned for two acres but it is non-conforming since it consists of only 1.03 acres.

A previous request for higher density residential and RIL-12 zoning was not acceptable to a number of the neighbors and the Town Council. However, during debate of that request, a number of those opponents indicated that one acre parcels would be viewed favorably. This request attempts to address that viewpoint.

These parcels are located West of Arena Del Loma Road; East from Interstate Hwy 17 and North from Arena Del Loma Estates subdivision; Camp Verde, Arizona.

Please feel free to contact me should I need to provide any additional information.

Thank you,



Douglas Hall  
PO Box 1998  
Camp Verde, AZ 86322



TOWN OF CAMP VERDE  
COMMUNITY DEVELOPMENT DEPARTMENT

PERMISSION TO ENTER PROPERTY

Hearing Application: \_\_\_\_\_ Parcel No. 403.21.001 404.18.158C  
403.21.001A 403.19.010B  
Date: MARCH 4, 2005 Legal Description: Book 3329,  
Name: Douglas Hall Page 386 Y.C.R.  
Address: ~~\_\_\_\_\_~~  
2000 N. ARENA DEL HOMA ROAD, CAMP VERDE, AZ

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.

Douglas Hall 03/04/05  
Applicant's Signature Date

Agent for: \_\_\_\_\_

State of Arizona  
Town of Camp Verde

On this 4~~th~~ day of March, 2005, 18 before me, the undersigned Notary Public, personally appeared Douglas D. Hall who executed the foregoing instrument for the purpose therein contained.

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

Jennie Chavez  
Notary Public



3-19-07  
Date Commission Expires

**DIRECTIONS TO PROPERTY**

ASSESSOR'S PARCEL NUMBER 403.21.001 404.18.158C  
403.21.001A 403.19.010B  
403.21.001B

APPLICANT'S NAME Douglas Hall

PROPERTY ADDRESS 2000 N. Arena Del Loma Road

DIRECTIONS TO PROPERTY Property is located WEST from  
ARENA Del Loma Road; NORTH from Arena Del  
Loma Estates (Esther Parkway), and; EAST  
from I-17.



 Zoning Districts  
 1-08 parcels.shp  
 Regional roads clipped.shp

