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AGENDA
JOINT WORK SESSION
MAYOR AND COUNCIL
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
WEDNESDAY, AUGUST 13, 2014 at 5:30 P.m.

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Presentation, discussion and update on the General Plan Update.** Staff Resource: Mike Jenkins

Councilor George requested the following item:

5. **Discussion, consideration and possible direction to staff to relative to sponsorship and cleanup program to be held at least four (4) times a year with dates and places to be determined.**

Councilor German requested the following item:

6. **Discussion, consideration. recommendations and possible appointments of appointees to two Yavapai College Advisory Committees**

7. **Adjournment**

Posted by: U Jones Date/Time: 8-7-2014 2:00 p.m

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

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

Town of Camp Verde

Exhibit A - Agenda Item Submission Form – Section I

Meeting Date: August 13, 2014 Town Council Work Session

☐ *Consent Agenda* ☐ *Decision Agenda* ☐ *Executive Session Requested*

☐ *Presentation Only* ☒ *Discussion/Direction to Staff*

Requesting Department: Community Development

Staff Resource/Contact Person: Michael Jenkins – Community Development Director

Agenda Title (be exact): Presentation, Discussion and update on the General Plan Update.

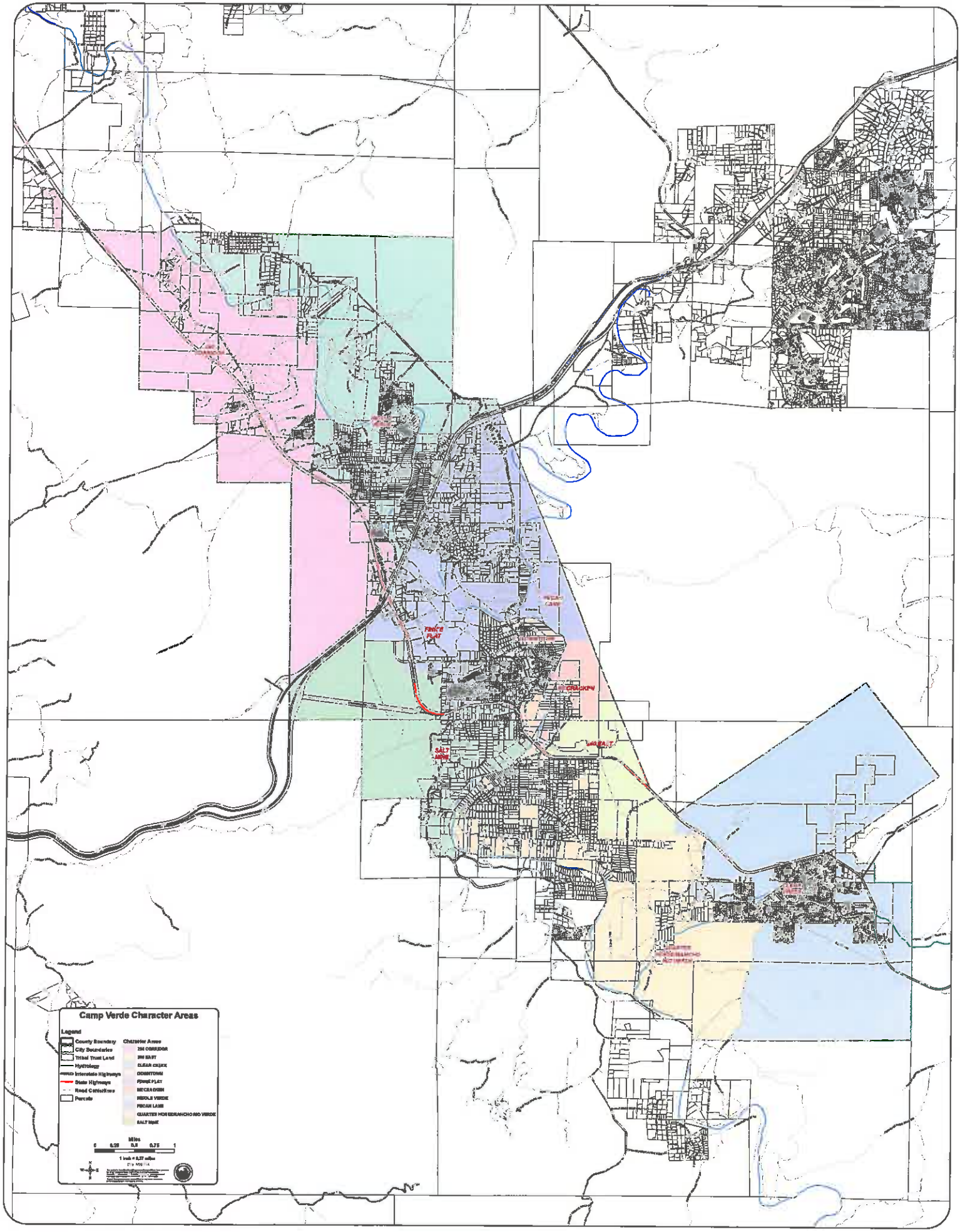
List Attached Documents: Character Area Draft maps and charts.

Estimated Presentation Time: 20 min.

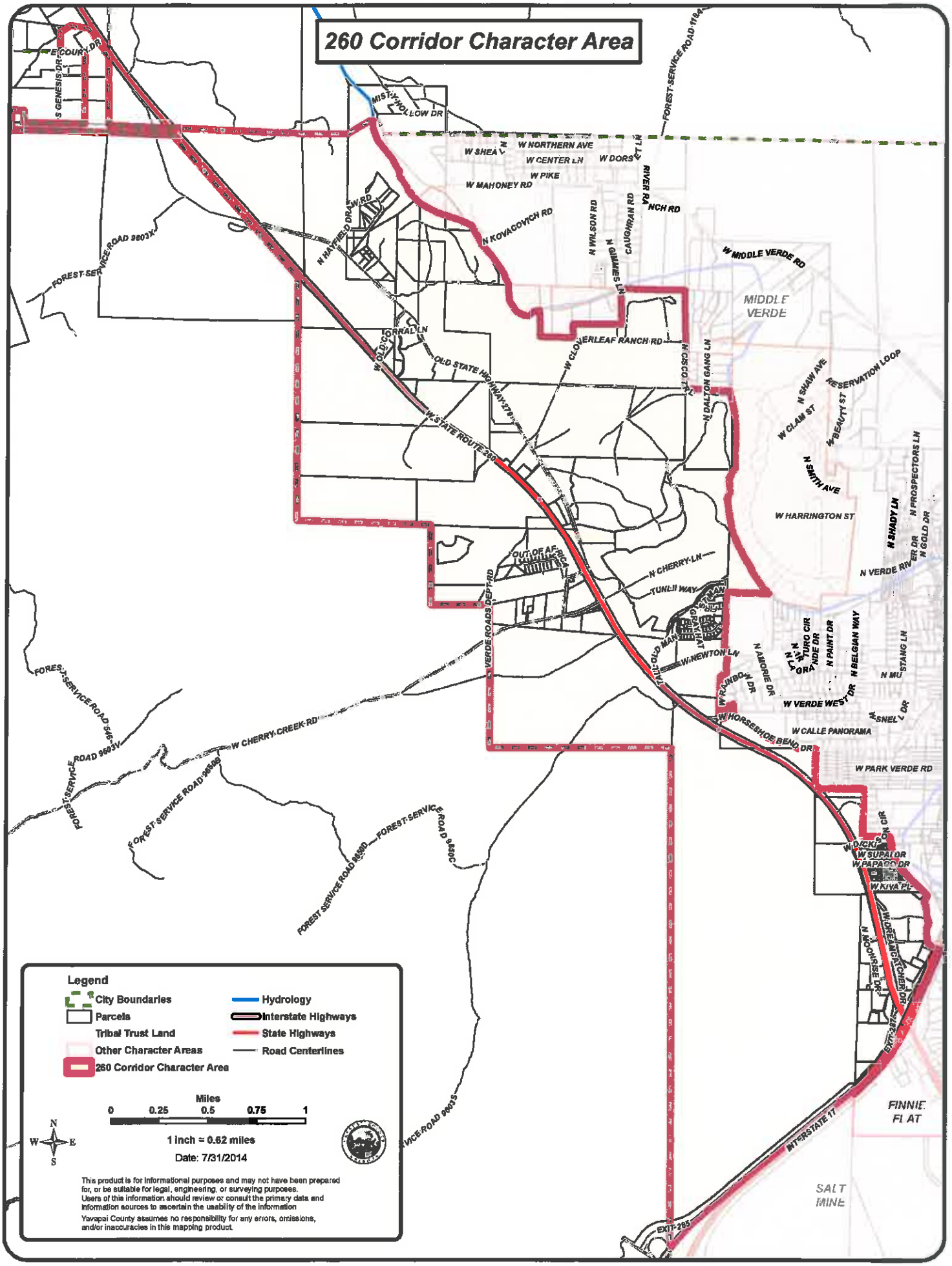
Estimated Discussion Time: 20 min.

Reviews Completed by:

☒ ***Department Head: Michael Jenkins***


Camp Verde Character Areas
Legend
County Boundary
City Boundaries
Tribal Trust Land
Hydrology
Interstate Highways
State Highways
Road Centerlines
Parcels
Character Areas
CLEAR CREEK
DOWNTOWN
FINKE FLAT
MCCRACKEN
NICOLS VERDE
PECAN LANE
QUARTER HORSE/RANCHO RIO VERDE
SALT MINE
Miles
0
0.25
0.5
0.75
1
1 inch = 0.37 miles

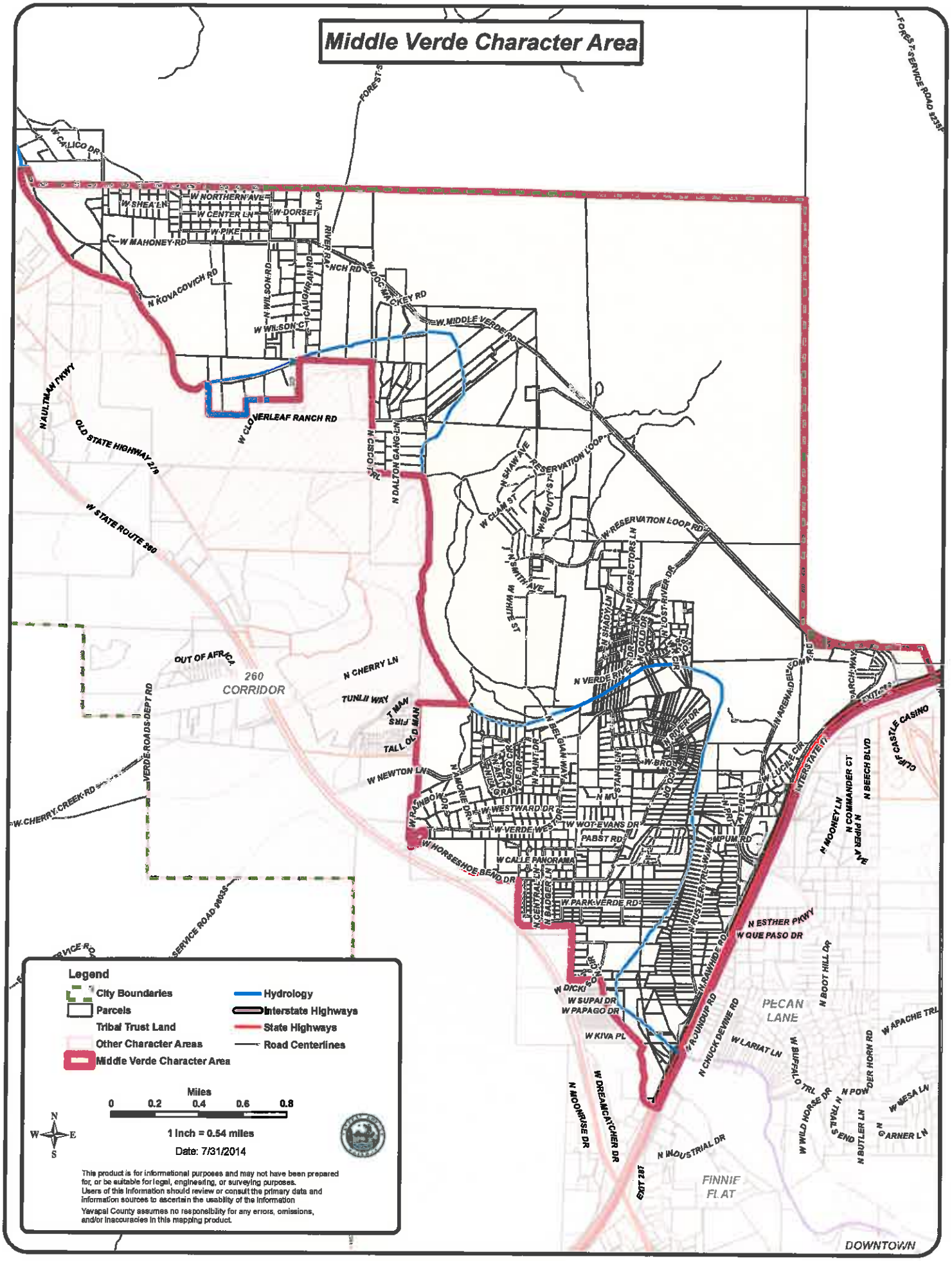
260 Corridor Character Area



(6/16/14) LAND USE; 260 CORRIDOR CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The 260 Corridor character area is approximately (insert size) square miles in size, and primarily consists of rolling hills with natural drainage Southwest of the Verde River. The North and West boundary lines of the 260 Corridor character area consist of the Town of Camp Verde's boundary lines. The Eastern boundary line is defined primarily by the Verde River, Yavapai Apache-Nation Trust Lands, U.S. Forest Service Lands, and a small portion of Horseshoe Bend Drive. While the Southern boundary line of the 260 Corridor character area is defined by Interstate 17, where it meets the Verde River and travels Southwest to Town boundaries. A significant portion (insert %) of this character area is comprised of U.S Forest Service Land. The Yavapai-Apache Nation Trust Land also accounts for (insert %) of the land in the 260 Corridor Character Area. The 260 Corridor Character Area is primarily undeveloped land that is suitable for future residential services, commercial, and industrial uses. In addition the 260 Corridor character area also contains areas of active aggregate mining off of Old State Highway 279.	**Neighborhoods:** • Rio Verde Vista • Verde Valley Business Park • Yavapai-Apache Nation Middle Verde Tribal Community ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agricultural • General Industrial • Home Occupations • Mining • Processing Plants • Public Facilities • Retail Sales • Restaurants • Service Stations • Shooting Range • Storage Facilities • Wildlife Park	**Major Roads:** • State Route 260 - Cherry Lane/Cherry Creek Road - Coury Drive - Horseshoe Bend Drive - Old State Highway 279 - Park Verde Road **Major Interchanges:** • Interstate 17 and State Route 260 **Major Intersections:** • *Proposed Roundabout on State Route 260 between Pueblo Ridge and Wilshire Road* • *Proposed Roundabout on State Route 260 and Park Verde Road* • State Route 260 and Horseshoe Bend Road • State Route 260 and Cherry Lane/Cherry Creek Road • *Proposed Roundabout on State Route 260 near Mile Post 215* • *Proposed Roundabout on State Route 260 near Mile Post 214* • State Route 260 and Old State Highway 279 • State Route 260 and Coury Drive **Major Trails:** • *Proposed Multi-Use Path Along State Route 260*	**Community Services:** • Yavapai County Justice Facility • Yavapai County Roads Department **General:** • Gaddis Wash • Grief Hill Wash • Peach Tree Wash **Historic Sites:** **Parks and Recreation:** • Hayfield Draw OHV Recreation Area **Water Resources:** • Cherry Creek • Verde River **Irrigation Ditches:** • Verde/Woods Ditch **Yavapai-Apache Nation:** Middle Verde Tribal Community • **Historic Sites:** - Cloverleaf Ranch	**Existing Density:** • Consists of varying densities ranging from 0 to 1 dwelling per acre. This area also includes a Planned Area Development (PAD) that consists of 0 to 11 dwelling units per acre. **Existing Non-Residential Zoning Districts:** • C1 on the East side of Dreamcatcher Drive. • C1 on the North and South side of Supai Drive abutting State Route 260. • C2 off of Dickison Circle. • C2 on the East side of Dreamcatcher Drive. • C2 on the East, South and West side of Moonrise Drive. • C2 on the East side of Verde Roads Department Road. • C2 on the North end of Commonwealth Drive abutting State Route 260. • C3 on both sides of Cherry Creek Road. • C3 on both sides of State Route 260. • C3 on both sides of Coury Drive abutting State Route 260. • M1 off of Genesis Drive. • M1 off of Hayfield Draw Road. • M1 off of Old State Highway 279. • PAD off of State Route 260. • Natural Resources • Public Facilities **Preferred Non-Residential Zoning Districts:** • Agricultural Use • RS/C1/C2/C3/PM/M1/M2, Mixed Use, Mixed Use Commercial/Industrial, and PUD along the southwest side of State Route 260 with commercial uses being preferred adjacent to/abutting State Route 260. • RS/C1/C2 and Mixed Use along the northeast side of State Route 260 from Interstate 17 to Newton Lane with commercial uses being preferred adjacent to/abutting State Route 260. • C1/C2/C3/PM/M1/M2, and Mixed Use Commercial/Industrial along Old State Highway 279. • Natural Resources • Open Space • Planned Unit Development (PUD) • Public Facilities

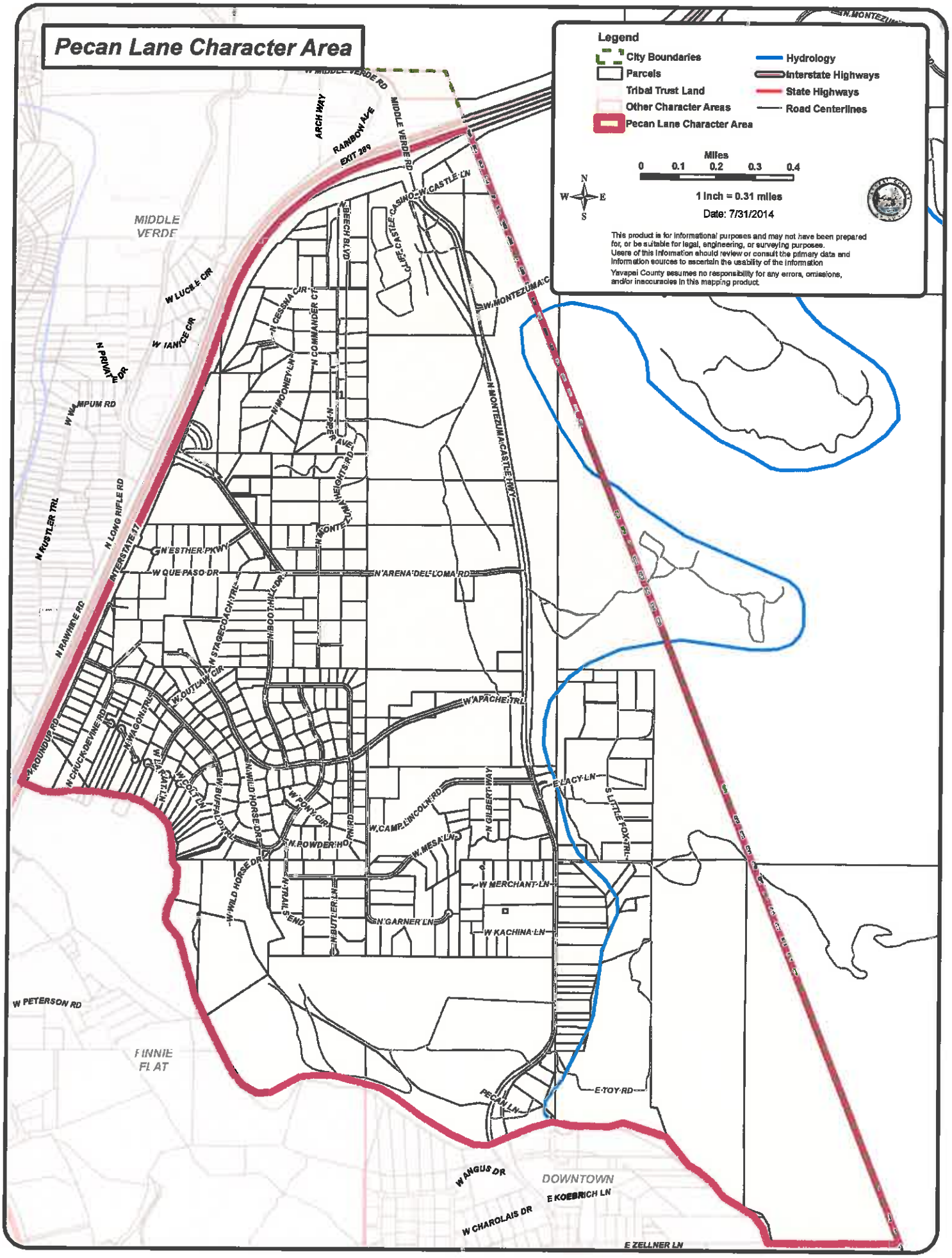
Middle Verde Character Area



(6/16/14) LAND USE; MIDDLE VERDE CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The Middle Verde character area is approximately (insert size) square miles in size, and primarily consists of rolling hills and cliffs with natural drainage southwest of the Verde River. The North and East borders of this character area are defined by the Town of Camp Verde's boundary lines. The Southeast border of this character area is defined by Interstate 17, where it meets the Verde River and travels Northeast until it reaches Town boundaries. The Southwest portion of this character area is defined primarily by the Verde River and Yavapai-Apache Nation Trust Land that is located northeast of State Route 260. The Southwest border of this character area also follows along portions of Rainbow Drive and Horseshoe Bend Drive. A significant portion (insert %) of this character area is comprised of State and U.S Forest Service land. The Yavapai-Apache Nation Trust Land also accounts for (insert %) of the land in the Middle Verde character area. The Verde River flows throughout the entire Middle Verde character area, approximately (insert mileage), and is an integral component to land uses within this character area. Much of the Middle Verde character area is classified as limited high density residential or rural residential with properties that are agricultural in nature and two acre minimum in size.	**Neighborhoods:** • Buena Vista Estates • Buffalo Run Mobile Home Park • El Rancho Acres • Equestrian Estates • Freeway Acres • Golden Heights • Horseshoe Bend Ranches • Las Estancias Unit 1-3 • Liberty Hill Park • Overlook Acres • Park Verde Estates • Park Verde Estates Plat 2-3 • Rainbow Acres • Rio Verde Vista • River Ranch Estates • The Willows at Camp Verde • Two Ponds Estates • Verde Glen Terrace • Verde River Estates 1-4 • Verde River Meadows #2 • Verde West Acres • Verde West Acres 2 • Verde West Estates • Verde West Estates 2 • Yavapai-Apache Nation Middle Verde Tribal Community ** Metes and Bounds Property not located in platted subdivisions* **Businesses:** • Agricultural • Event Venues • Farms • Group Care Facilities • Guest Ranches • Home Occupations • Public Facilities • RV Parks	**Major Roads:** • Arena Del Loma Road - Rustler Trail • Horseshoe Bend Drive • Interstate 17 • Middle Verde Road - Caughran Road - Reservation Loop Road - Verde River Drive • Park Verde Road • Verde West Drive **Major Interchanges:** • Interstate 17 and Middle Verde Road **Major Intersections:** • Middle Verde Road and Arena Del Loma Road • Middle Verde Road and Reservation Loop Road **Major Trails:**	**Community Services:** • Middle Verde Cemetery **General:** • Grandpa Wash • White Hills Drainage **Historic Sites:** • Frying Pan Ranch/ EA Jordan Homestead **Parks and Recreation:** • Arturo Neighborhood Park **Water Resources:** • Verde River **Irrigation Ditches:** - Eureka Ditch - OK Ditch - Verde/Woods Ditch **Yavapai-Apache Nation:** Middle Verde Tribal Community • **Community Services:** - Administration Buildings • **Historic Sites:** - BIA Building - Middle Verde Rock Church	**Existing Density:** • Consists of varying densities ranging from 0 to 4 dwellings per acre. This area also includes a Planned Area Development (PAD) and a Planned Unit Development (PUD) that consist of 0 to 11 dwelling units per acre. **Existing non-residential zoning districts:** • C2 located near Interstate 17 and Middle Verde Road, West to Arena Del Loma and South to the existing U.S Forest Service boundary. • C2 located near Verde West Drive and Horseshoe Bend Drive. • Open Space • Public Facilities **Preferred non-residential zoning districts:** • Agricultural Use • RS/C1/C2 located near Interstate 17 and Middle Verde Road, West across Arena Del Loma to the Verde River and South along both sides of Arena Del Loma to Lucile Circle and North Private Drive. • RS/C1/C2 located near Verde West Drive and Horseshoe Bend Drive. • RS/C1/C2 on both sides of Middle Verde Road from Arena Del Loma Northwest to Reservation Loop Road. • Open Space • Planned Unit Development (PUD) • Public Facilities

Pecan Lane Character Area



(3/4/14) LAND USE; PECAN LANE CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The Pecan Lane character area is approximately (insert size) square miles in size, and boasts a beautiful scenic view shed of U.S Forest Service lands and Montezuma Castle National Monument along the East side of Montezuma Castle Highway. The North and West borders of the Pecan Lane character area are defined by Interstate 17. While the East border is defined by Town boundaries. The Verde River borders the Pecan Lane character area along the South. A significant portion (insert %) of the East side of this character area is comprised of U.S Forest Service Land. The Verde River flows throughout the entire Pecan Lane character area, approximately (insert mileage), and is an integral component to land uses within this character area. In addition, Dry Beaver Creek also flows throughout this character area, approximately (insert mileage). In addition to the scenic view shed of Montezuma Castle National Monument, the Pecan Lane character area also includes the Pecan Lane Rural Historic Landscape that was added to the National Register of Historic Places in May of 2000. A majority of this character area consists of low density or rural residential properties that are agricultural in nature and two acre minimum in size.	**Neighborhoods:** • Arena Del Loma Estates • Butler Subdivision • Mesa Verde Estates Amended • Montezuma Heights Air Park Amended • Verde River Meadows • Verde River Meadows 2 ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agricultural • Event Venues • Farms • Home Occupations • RV Parks	**Major Roads:** • Montezuma Castle Highway/Pecan Lane - Apache Trail - Arena Del Loma - Camp Lincoln **Major Interchanges:** • Interstate 17 and Montezuma Castle Highway **Major Intersections:** • Montezuma Castle Highway and Apache Trail Major Trails	**Community Services:** • Camp Verde Unified School District - Camp Verde Elementary School - Camp Verde Middle School - Camp Verde High School **Historic Sites:** • Hauser Farm • Pecan Lane Rural Historic Landscape **Parks and Recreation:** • Butler Park • Heritage Pool • Heritage Skate Park • Jackson Flats • Montezuma Castle National Monument **Water Resources:** • Dry Beaver Creek • Verde River **Irrigation Ditches:** • Eureka Ditch **Yavapai Apache Nation:** Middle Verde Tribal Community **Event Venues:** • Cliff Castle Casino • Conference Center • Cultural Center	**Existing Density:** • Consists of varying densities ranging from 0 to 1 dwelling per acre. **Existing non-residential zoning districts:** • C2 located on the North end of Montezuma Castle Highway and Interstate 17. • Open Space • Public Facilities **Preferred non-residential zoning districts:** • Agricultural Use • RS/C1/C2 located on the North end of Montezuma Castle Highway and Interstate 17 and abutting the West side of Montezuma Castle Highway from Apache Trail to the Yavapai Apache Nation Trust Land. • Open Space • Planned Unit Development (PUD) • Public Facilities

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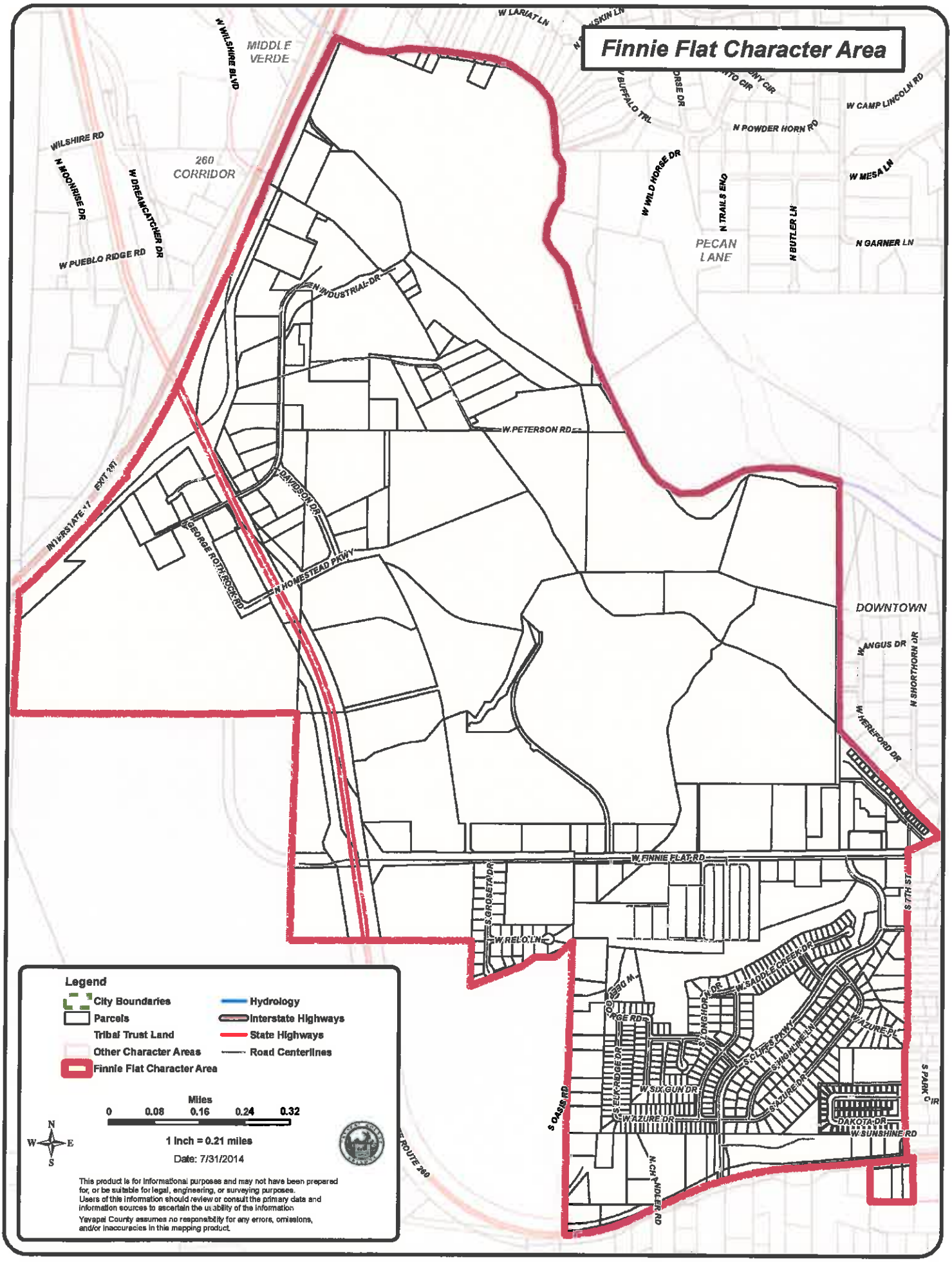
Finnie Flat Character Area
MIDDLE VERDE
260 CORRIDOR
PECAN LANE
DOWNTOWN
W LARIAT LN
W WILSHIRE BLVD
WILSHIRE RD
N MOONRISE DR
W DREAMCATCHER DR
W PUEBLO RIDGE RD
W BUFFALO TRL
W CAMP LINCOLN RD
N POWDER HORN RD
W WILD HORSE DR
N TRAILS END
N BUTLER LN
W MESA LN
N GARNER LN
N INDUSTRIAL DR
W PETERSON RD
DAVIDSON DR
GEORGE ROTH ROCK RD
N HOMESTEAD PKWY
INTERSTATE 17
EXIT 281
W ANGUS DR
N SHORTHORN DR
W HEREFORD DR
W FINNIE FLAT RD
S GROSETA DR
W RELO LN
S 7TH ST
W SADDLE CREEK DR
W DEER GORGE RD
S LONGHORN DR
S CLIFFS PKWY
S HIGHLINE LN
W AZURE PL
S ELK RIDGE DR
W SIX GUN DR
S AZURE DR
W AZURE DR
S OASIS RD
DAKOTA DR
W SUNSHINE RD
S PARK CIR
N CHANDLER RD
ROUTE 260
Legend
City Boundaries
Parcels
Tribal Trust Land
Other Character Areas
Finnie Flat Character Area
Hydrology
Interstate Highways
State Highways
Road Centerlines
Miles
0 0.08 0.16 0.24 0.32
1 inch = 0.21 miles
Date: 7/31/2014
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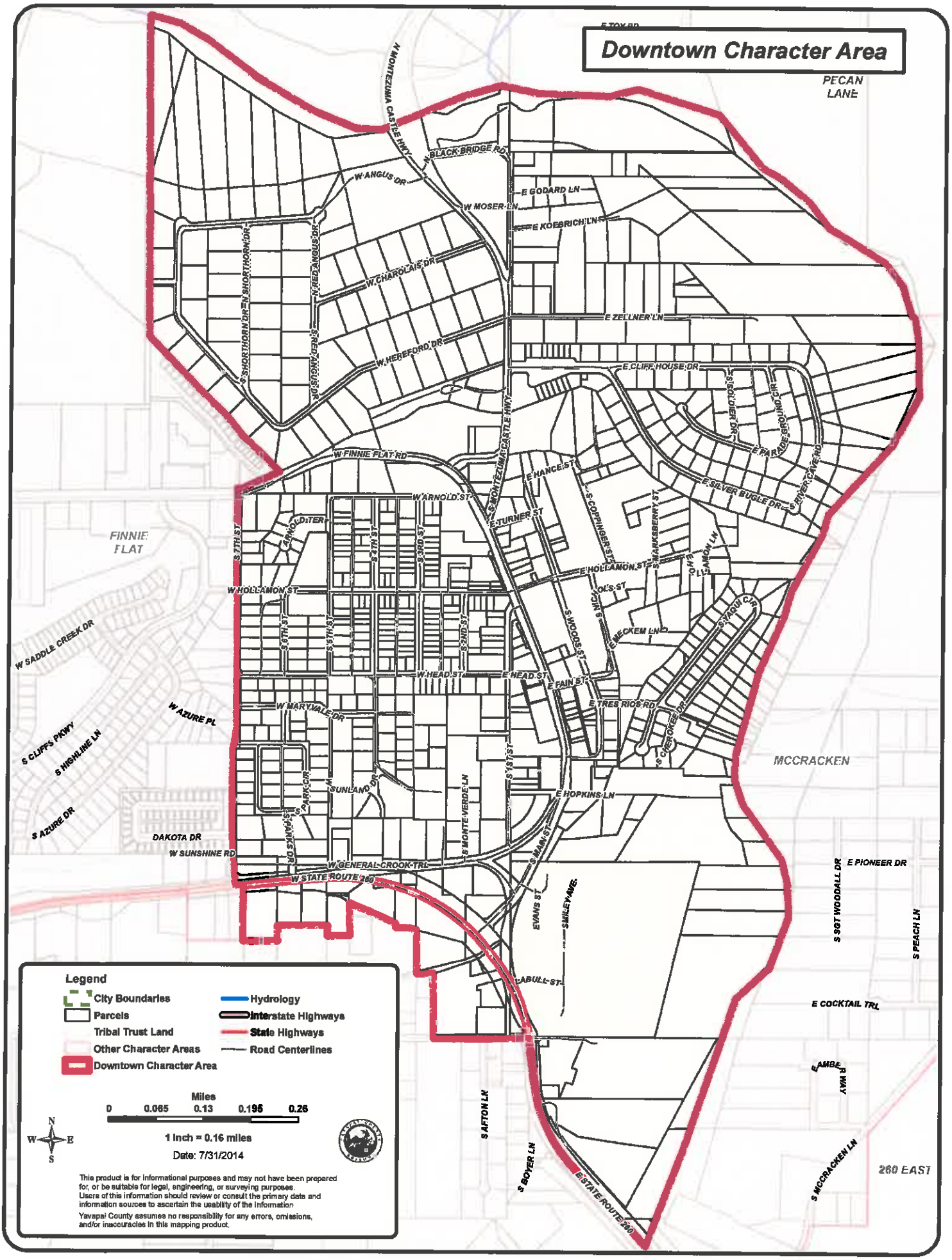
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.
Users of this information should review or consult the primary data and information sources to ascertain the usability of the information
Yavapai County assumes no responsibility for any errors, omissions, and/or inaccuracies in this mapping product.

(3/6/14) LAND USE; FINNIE FLAT CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The Finnie Flat character area is approximately (insert size) square miles in size. The Finnie Flat character area is bordered on the North by the Verde River. The East border of this character area is comprised of Arizona State Park land just South of the Verde River, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, a small portion of Finnie Flat Road and 7th Street. The South border of this character area runs south of State Route 260 from 7th Street to Oasis Road. The West border of the character area consists of Interstate 17 where it meets the Verde River and travels Southwest past the interchange of Interstate 17 and State Route 260, and runs along State Lands South of Interstate 17, East to State Route 260 just North of Finnie Flat Road where it continues East along Finnie Flat Road. Much of the area is comprised of commercial uses along State Route 260, Industrial Drive, and Finnie Flat Road. There also is a small area of general industrial along the North end of Industrial Drive and on the Southeast side of Davidson Drive towards Peterson Road. The residential areas in the Finnie Flat character area are high density residential and are comprised of site built, manufactured and modular homes. These high density residential areas are primarily located off of Cliffs Parkway and Finnie Flat Road.	**Neighborhoods:** • Groseta Gardens • Cliffs Unit 1 • Cliffs Unit 2 North • Cliffs Unit 2 South • The Village at Camp Verde • Verde Cliffs • Verde Outpost Townhouses • Verde Outpost Townhouses Amended Plat • Verde Ridge Unit 1-2 ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agriculture • Charter Schools • Churches • Home Occupations • Hotels • Industrial Park • Mall • Medical Services • Restaurants • Retail Sales • RV Parks • Service Stations • Storage Facilities	**Major Roads:** • Finnie Flat Road - Cliffs Parkway General Crook Trail • State Route 260 - 7th Street - Homestead Parkway - Industrial Drive - Oasis Road **Major Interchanges:** • Interstate 17 and State Route 260 **Major Intersections:** • State Route 260 and Industrial Drive • State Route 260 and Homestead Parkway • State Route 260 and Finnie Flat Road • State Route 260 and General Crook Trail • Finnie Flat Road and Cliffs Parkway • Finnie Flat Road and 7th Street **Major Trails:** • General Crook Trail	**Community Services:** **General:** • Faulkner Wash • Gaddis Wash • West Wash **Historic Sites:** **Parks and Recreation:** • Arizona State Park Land **Water Resources:** • Verde River **Irrigation Ditches:** • Verde/Woods Ditch	**Existing Density:** • Consists of varying densities ranging from 0 to 8 dwellings per acre. This area also includes Planned Area Developments (PADs) and Planned Unit Developments (PUDs) that consist of 0 to 11 dwelling units per acre. **Existing non-residential zoning districts:** • C2 on the West side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Homestead Parkway. • C2 located on the East side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Finnie Flat Road. • C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7th Street. • C2 on the corner of State Route 260 and Cliffs Parkway. • C3/M1 located on the North end of Industrial Drive. • M1 on Davidson Drive near Homestead Parkway. • Open Space • Public Facilities **Preferred non-residential zoning districts:** • RS/C1/C2 on the East and West side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Finnie Flat Road. • RS/C1/C2 on the North and South side of State Route 260 from Oasis Road to 7th Street. • RS/C1/C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7th Street. • RS/C1/C2/C3/PM/M1 located on the North end of Industrial Drive. • RS/C1/C2/C3/PM/M1 on Davidson Drive near Homestead Parkway. • Mixed Use • Open Space • Planned Unit Development (PUD) • Public Facilities

Downtown Character Area



(4/17/14) LAND USE; DOWNTOWN CHARACTER AREA

PHYSICAL DESCRIPTION

The Downtown character area is approximately (insert size) square miles in size. This character area also contains many of Camp Verde's historical points of interest including the former Camp Verde Elementary School and the Fort Verde State Historic Park, which is listed on both the National and State Register of Historic Places.

The Verde River plays a significant role in defining the Downtown character area's boundaries. The Verde River borders this character area on the North and East for approximately (insert mileage) miles. The Southern boundary line runs South of State Route 260 from 7th Street to Salt Mine Road, then along State Route 260 until it reaches the Verde River. The West border of this character area abuts Arizona State Park Land South of the Verde River, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, Finnie Flat Road, and 7th Street.

A portion of the Yavapai-Apache Nation Camp Verde Tribal Community is located within the Downtown character area and is approximately (insert size) square miles in size.

The Downtown character area is a mix of different land uses. Housing densities include single and multi-family residences and include site-built, modular and manufactured homes. Commercial land uses within the Downtown character area include small pockets of Residential Services, C1, and C3, with a majority of the commercial land use being C2, located on both sides of Main Street from Finnie Flat Road South to State Route 260.

BUILT ENVIRONMENT

Neighborhoods:

- Arnold Terrace
- Camp Verde Townsite
- Camp Verde Heights
- Copper Canyon Vista
- Fort River Caves
- Loma Linda
- Military Reserve Addition Unrecorded 34
- Ranch Acres
- Townsite Of Camp Verde Sub. Of Lot 7 Block 2
- Tres Rios
- Verde Hills
- Yavapai-Apache Nation Lower Verde Reservation

** Metes and Bounds Property not located in platted subdivisions.*

Businesses:

- Agriculture
- Charter Schools
- Churches
- Farmer's Market
- Group Care Facilities
- Home Occupations
- Medical Services
- Restaurants
- Retail Sales
- Service Stations

CIRCULATION

Major Roads:

- Finnie Flat Road/Main Street
  - 1st Street
  - 7th Street
  - Head Street
  - Hollamon Street
  - Montezuma Castle Highway/Pecan Lane
    - Black Bridge Road
    - Charolais Drive
    - Cliff House Drive
    - Hereford Street
    - Zellner Lane
- General Crook Trail
- State Route 260

Major Interchanges:

Major Intersections:

- Finnie Flat Road and 7th Street
- Finnie Flat Road, Main Street and Montezuma Castle Highway
- Main Street and Hollamon Street
- Main Street and Head Street
- Main Street and State Route 260
- 1st Street and General Crook Trail
- Montezuma Castle Highway and Cliff House Drive
- Montezuma Castle Highway and Hereford Drive
- Montezuma Castle Highway and Charolais Drive
- Montezuma Castle Highway and Zellner Lane
- Montezuma Castle Highway and Black Bridge Road
- State Route 260 and 7th Street

Major Trails:

POINTS OF INTEREST

Community Services:

- Camp Verde Community Library
- Camp Verde Fire District
- Camp Verde Historical Society
- Camp Verde Town Hall
- Camp Verde Marshal's Office

General:

Historic Sites:

- Assemblies of God Church Hall
- Boler's Motel
- Camp Verde Elementary School
- Camp Verde Jail
- Camp Verde Pumphouse
- Camp Verde Stage Stop & Boarding House
- Camp Verde Teacherage
- Casner & See's Verde Valley Club Ice House/Milk Depot
- Claude & Ralph Wingfield Store/ Boler's Bar
- Old Camp Verde Dance Hall/ Goswick Hall/Becheiti Theatre
- Old Rock Church
- Sutler's Store, Wingfield Mercantile & Camp Verde State Bank
- Verde Valley Garage/ Pete Power's Garage
- Verde Valley Mercantile Company
- Watt's Shoe Repair & Justice of Peace

** Various private residences along 1st St., 2nd St., Coppinger St., Head St., Hollamon St., Hance St., Meckem Ln, Nichols St. and Woods St.*

Parks and Recreation:

- Community Center Park
- Fort Verde State Historic Park
- Rezzonico Family Park

Water Resources:

- Verde River

Irrigation Ditches:

- Verde/Woods Ditch

DENSITY AND NON-RESIDENTIAL DISTRICTS

Existing Density:

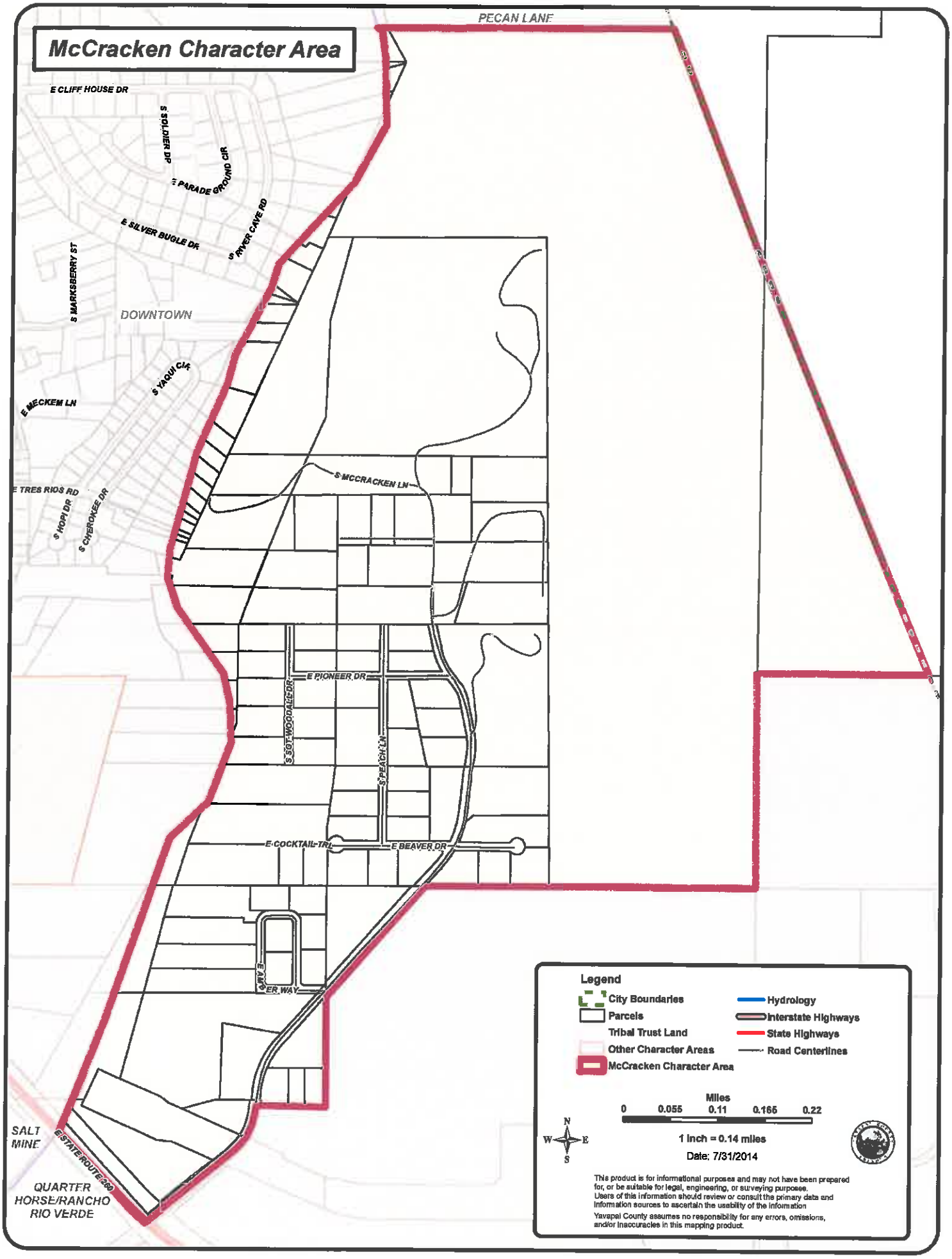
- Consists of varying densities ranging from 0 to 11 dwellings per acre.

Existing non-residential zoning districts:

- RS North of General Crook Trail between 7th Street and Park Drive
- C1 on the East side of the intersection of 7th Street and Finnie Flat Road
- C1 on the West side of the intersection of 2nd Street and Hollamon Street
- C1 on the South end of Woods Street near Main Street
- C2 on the East side of Montezuma Castle Highway between Cliff House Drive and Zellner Lane
- C2 on the North and South side of Cliff House Drive prior to the intersection of Silver Bugle Drive
- C2 on the East and West side of Montezuma Castle Highway from Cliff House Drive South to Main Street
- C2 on both sides of Main Street from Finnie Flat Road South to State Route 260
- C2 on the South side of State Route 260 between 7th Street and Main Street
- C3 on both sides of Monte Verde Lane and on the West end of General Crook Trail near the intersection of General Crook Trail and 1st Street.
- Open Space
- Public Facilities

Preferred non-residential zoning districts:

- Agricultural Use
- RS North of General Crook Trail between 7th Street and Park Drive.
- RS/C1 on the East side of the intersection of 7th Street and Finnie Flat Road.
- RS/C1 on the West side of the intersection of 2nd Street and Hollamon Street.
- RS/C1 on the South end of Woods Street near Main Street.
- RS/C1/C2 on the East side of Montezuma Castle Highway between Cliff House Drive and Zellner Lane.
- RS/C1/C2 on the North and South side of Cliff House Drive prior to the intersection of Silver Bugle Drive.
- RS/C1/C2 on the East and West side of Montezuma Castle Highway from Cliff House Drive South to Main Street.
- RS/C1/C2 on both sides of Main Street and adjacent side streets from Finnie Flat Road South to State Route 260
  - Preferred use encouraged in C1/C2 with limited definitions that encourage a small town "main street" atmosphere.
- RS/C1/C2/C3 on both sides of Monte Verde Lane and on the West end of General Crook Trail near the intersection of General Crook Trail and 1st Street.
- Open Space
- Public Facilities
- Planned Unit Development (PUD)


McCracken Character Area
PECAN LANE
E CLIFF HOUSE DR
S SOLDIER DR
E PARADE GROUND CIR
E SILVER BUGLE DR
S RIVER CAVE RD
S MARKSBERRY ST
DOWNTOWN
S YAQUI CIR
E MECKEM LN
E TRES RIOS RD
S HOPI DR
S CHEROKEE DR
S MCCRACKEN LN
E PIONEER DR
S SGT WOODALL DR
S PEACH LN
E COCKTAIL TRL
E BEAVER DR
E AMBER WAY
SALT MINE
E STATE ROUTE 260
QUARTER HORSE/RANCHO RIO VERDE
Legend
City Boundaries
Parcels
Tribal Trust Land
Other Character Areas
McCracken Character Area
Hydrology
Interstate Highways
State Highways
Road Centerlines
Miles
0 0.055 0.11 0.165 0.22
1 inch = 0.14 miles
Date: 7/31/2014
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Yavapai County assumes no responsibility for any errors, omissions, and/or inaccuracies in this mapping product.

(5/15/14) LAND USE; MCCRACKEN CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The McCracken character area is approximately (insert size) square miles in size. The Northern boundary line of this character are is Section Line S32-T14N-R05E. The Eastern boundary line is defined by Town boundaries. The Southern boundary line consists of McCracken Lane, Section Line S32-T14N-R05E, and US Forest Service Lands. The Western boundary line runs along a portion of the Verde River and State Route 260. A significant portion (insert %) of this character area is comprised of U.S Forest Service Land. In addition, this character area also contains (insert mileage) miles of the Verde River. The McCracken character area primarily consists of Low Density Residential housing that requires lots a minimum of one acre, and allows for one single-family residence with livestock allowed on lots of ½ acre or more in size.	**Neighborhoods:** • Pebble Rock Subdivision • Pioneer Acres Units 1-2 ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agricultural • Home Occupations	**Major Roads:** • McCracken Lane • State Route 260 **Major Interchanges:** **Major Intersections:** • State Route 260 and McCracken Lane **Major Trails:**	**Community Services:** **General:** • CV Hill **Historic Sites:** • Fort River Caves **Parks and Recreation:** **Water Resources:** • Verde River **Irrigation Ditches:** • Diamond S Ditch	**Existing Density:** • Consists of varying densities ranging from 0 to 1 dwelling per acre. **Existing non-residential zoning districts:** • Open Space **Preferred non-residential zoning districts:** • Agricultural Use • Open Space • Planned Unit Development (PUD)

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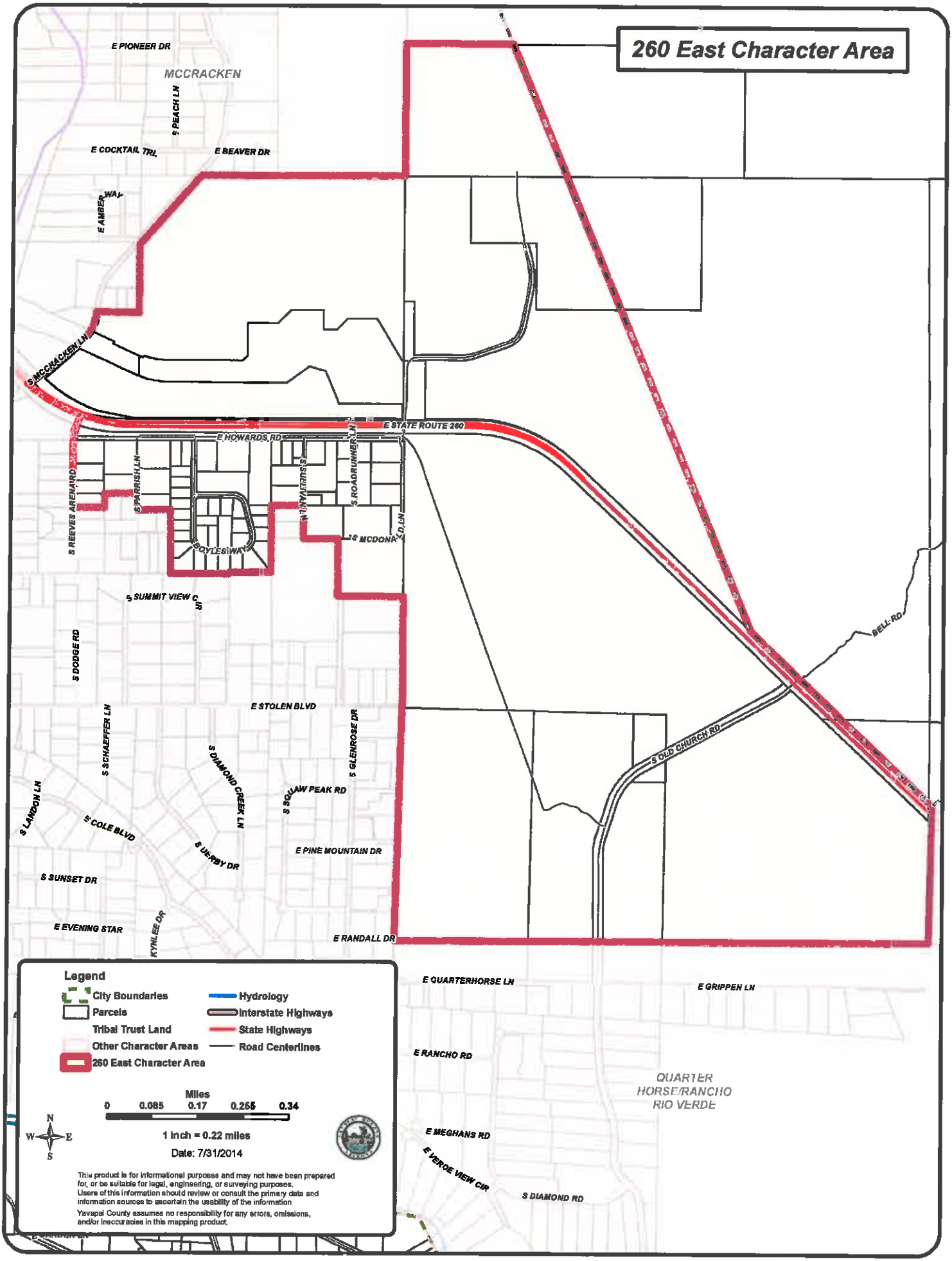
260 East Character Area



(5/15/14) LAND USE; 260 EAST CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The 260 East character area is approximately (insert size) square miles in size. The Northern boundary line of this character consists of portions of McCracken Lane and Section Line S05-T13N-R05E. The Eastern boundary line is the Town's boundary line and a small portion of section line S04-T13N-R05E. The Southern boundary line runs along the North side of Quarterhorse and Grippen Lane. The Western boundary line runs along the South side of C3 and M1 properties off of Howards Road, and along a small portion of Reeves Arena Road and State Route 260. A significant portion (insert %) of this character area is comprised of U.S Forest Service Land. The 260 East character area is partially commercial in nature. It includes areas of C3 – Heavy Commercial, PM – Performance Industrial, and M1 – Industrial General. A major portion of the 260 East character area is undeveloped land that includes approximately one hundred and eighteen acres that has been proposed for a future Town park.	**Neighborhoods:** • Northeast Industries Commerce Park ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agricultural • General Industrial • Home Occupations • Retail Sales	**Major Roads:** • State Route 260 - McCracken Lane - Old Church Road - Reeves Arena Road - Howards Road **Major Interchanges:** **Major Intersections:** • State Route 260 McCracken Lane • Howards Road and Reeves Arena Road • State Route 260 and Old Church Road **Major Trails:**	**Community Services:** • Camp Verde Sanitary District • US Forest Service Verde Ranger Station **General:** **Historic Sites:** • Camp Verde Airstrip ** Various private residences along Howards Road.* **Parks and Recreation:** • *Proposed Future Town Park* **Water Resources:** **Irrigation Ditches:**	**Existing Density:** • Consists of varying densities ranging from 0 to 1 dwelling per acre. **Existing non-residential zoning districts:** • C3 on the South side of Howards Road between Reeves Arena Road and McDonald Lane. • PM on the North side of Quarterhorse Lane. • M1 along McDonald Lane. • Open Space • Public Facilities **Preferred non-residential zoning districts:** • Agricultural Use • RS/C1/C2/C3 on the South side of Howards Road between Reeves Arena Road and McDonald Lane. • RS/C1/C2/C3/PM on the North side of Quarterhorse Lane between Glenrose Drive and Old Church Road. • RS/C1/C2/C3/PM/M1 along McDonald Lane. • Open Space • Planned Unit Development (PUD) • Public Facilities

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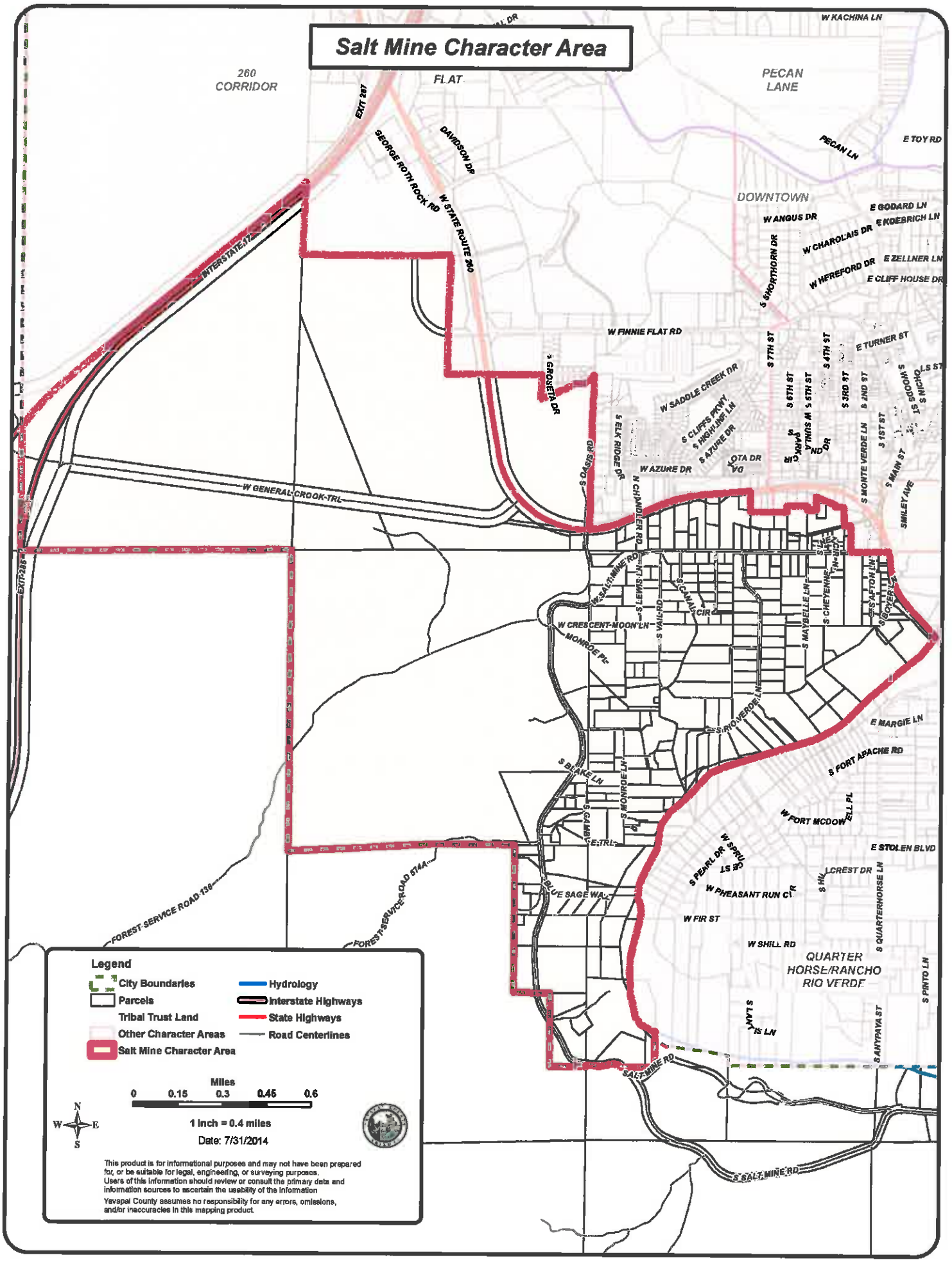
Salt Mine Character Area



(5/13/14) LAND USE; SALT MINE CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The Salt Mine character area is approximately (insert size) square miles in size. The Northern boundary line of this character area runs along U.S. Forest Service and State Lands South of Interstate 17 until it reaches State Route 260. From State Route 260 the boundary line then continues South to Finnie Flat Road, then East to State Lands, South to Oasis Road, then continues East along the Southern side of State Route 260 until it reaches Salt Mine Road. The Northern boundary then continues along Salt Mine Road until the intersection of State Route 260, where it then runs along State Route 260 until it meets the Verde River. The East boundary line of the Salt Mine character area is the Verde River. The South and West boundary lines primarily follow along Town boundary lines with a portion of the Western border that runs along Interstate 17. A significant portion (insert %) of this character area is comprised of U.S Forest Service Land. In addition, there is also a significant portion of State Land (insert %). The Salt Mine character area is primarily a residential character area that consists of Low Density Residential lots.	**Neighborhoods:** • Afton Estates • Maybelle Estates • Rio Verde Ranchos • Security Acres Amended • Sunny Terrace ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agriculture • Home Occupations	**Major Roads:** • Finnie Flat Road • General Crook Trail • Interstate 17 • State Route 260 - Oasis Road - Salt Mine Road - Rio Verde Lane **Major Interchanges:** • Interstate 17 and General Crook Trail **Major Intersections:** • State Route 260 and General Crook Trail • State Route 260 and Oasis Road • State Route 260 and Salt Mine Road **Major Trails:** • Copper Canyon Trail	**Community Services:** **General:** • Copper Canyon • Faulkner Wash • West Wash **Historic Sites:** • Salt Mine • Rock Church at Bull/Rodeo Camp/Rock Mercantile on Salt Mine Road ** Various private residences along Boyer St. and Salt Mine Rd.* **Parks and Recreation:** • Copper Canyon Trailhead **Water Resources:** • Verde River **Irrigation Ditches:** • Verde/Woods Ditch	**Existing Density:** • Consists of varying densities ranging from 0 to 1 dwelling per acre. **Existing non-residential zoning districts:** • Open Space **Preferred non-residential zoning districts:** • Agricultural Use • Open Space • Planned Unit Development (PUD)

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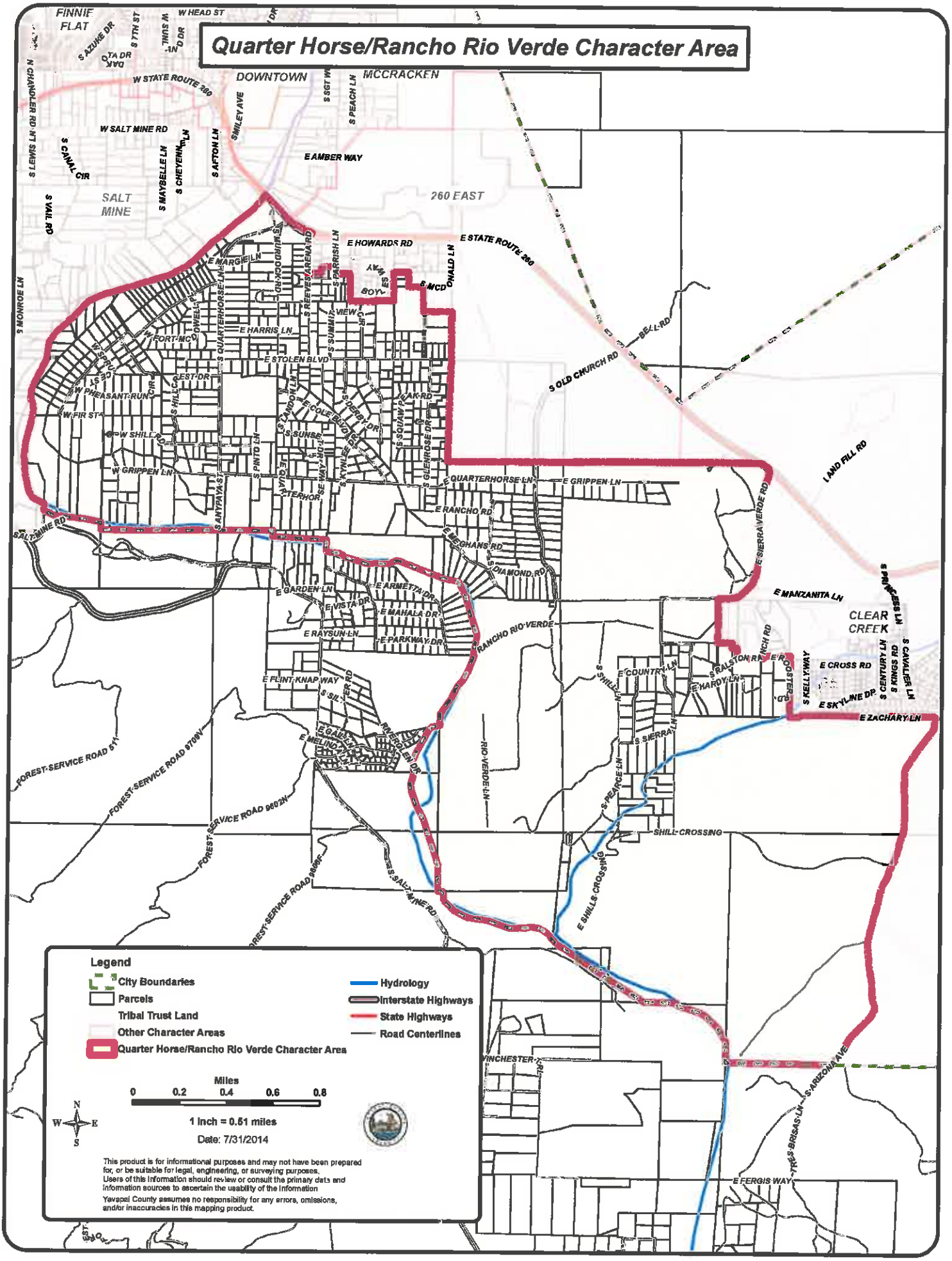
Quarter Horse/Rancho Rio Verde Character Area



(5/1/14) LAND USE; QUARTERHORSE/RANCHO RIO VERDE CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The Quarterhorse/Rancho Rio Verde character area is approximately (insert size) square miles in size and contains Shield Ranch, a 306 acre cattle ranch that has been owned by the Nature Conservancy since June of 2010. The North boundary line of this character area runs along a portion of State Route 260, Reeves Arena Road, and the South side of C3 and M1 properties off of Howards Road. The Northern boundary line follows along Section Line S08-T13N-R05E to just North of Quarterhorse and Grippen Lane where it proceeds East to Section Line S09-T13N-R05E. The East boundary line then follows along Section Line S09-T13N-R05E South to Sierra Lane and along the edge of Sierra Verde Estates until it reaches Clear Creek. The East boundary line then continues East along Section Line S21-T13N-R05E and follows along U.S Forest Service Lands South to the Verde River. The South and West boundary lines of the Quarterhorse/Rancho Rio Verde Character area is the Verde River. A small portion (insert %) of the character area is comprised of U.S Forest Service Land. In addition, there is also a small portion of State Land (insert %). The Quarterhorse character area is primarily residential in nature and consists of Low Density Residential properties.	**Neighborhoods:** • Country Estates Units 1, 3 & 4 • Country Estates Unit 2 Amended • Diamond Creek Ranch • Diamond Creek Ranch North • Fort Verde Estates • Jordan Meadows • Jordan Meadows Units 2-3 • Millwood Estates • Mountain View Estates • Paradise Acres • Verde Park ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agriculture • Home Occupations	**Major Roads:** • State Route 260 - Old Church Road - Grippen Lane - Quarterhorse Lane - Stolen Boulevard - Sierra Verde Road - Rancho Rio Verde **Major Interchanges:** **Major Intersections:** • State Route 260 and Quarterhorse Lane • State Route 260 and Old Church Road • State Route 260 and Sierra Verde Road **Major Trails:** • General Crook Trail	**Community Services:** **General:** • Bell Spring **Historic Sites:** • Bell House • Clear Creek Church • Clear Creek Cemetery ** Various private residences along Anupaya St., Quarterhorse Ln., Verde Park Dr./Old Church Rd., Rancho Rio Verde Ln., and Shill Crossing.* **Parks and Recreation:** • White Bridge Recreational Day Use Site **Water Resources:** • Clear Creek • Verde River **Irrigation Ditches:** • Diamond S Ditch • Pioneer Ditch	**Existing Density:** • Consists of varying densities ranging from 0 to 1 dwelling per acre. **Existing Non-Residential Zoning Districts:** • Open Space **Preferred Non-Residential Zoning Districts:** • Agricultural Use • Open Space • Planned Unit Development (PUD) • Public Facilities

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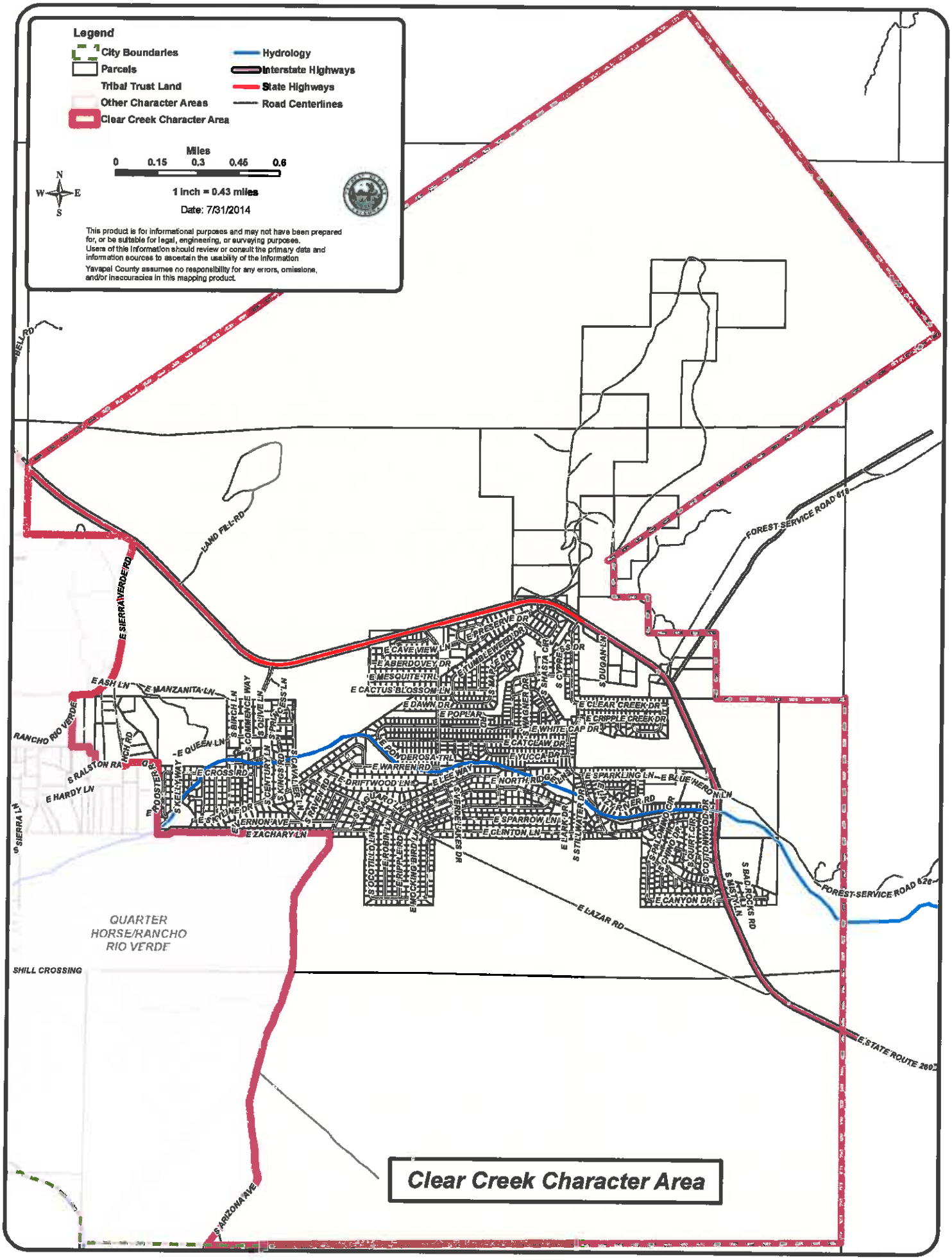
Legend
City Boundaries
Parcels
Tribal Trust Land
Other Character Areas
Clear Creek Character Area
Hydrology
Interstate Highways
State Highways
Road Centerlines
Miles
0 0.15 0.3 0.45 0.6
1 inch = 0.43 miles
Date: 7/31/2014
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Users of this information should review or consult the primary data and information sources to ascertain the usability of the information
Yavapai County assumes no responsibility for any errors, omissions, and/or inaccuracies in this mapping product.
N
W
E
S
LAND FILL RD
E SIERRA VERDE RD
FOREST SERVICE ROAD 618
E ASH LN
E MANZANITA LN
RANCHO RIO VERDE
S RALSTON RANCH RD
E HARDY LN
E QUEEN LN
E CROSS RD
E ROOSTER RD
S KELLY WAY
E SKYLINE DR
E VERNON AVE
E ZACHARY LN
S BIRCH LN
S COMMENCE WAY
S OLIVE LN
S PRINCESS LN
S CENTURY LN
S KINGS RD
S CAVALIER LN
S RAVEN RD
E DRIFTWOOD LN
E WARREN RD
E PONDEROSA TRL
E POPLAR
E DAWN DR
E CACTUS BLOSSOM LN
E MESQUITE TRL
E ABERDOVEY DR
E CAVE VIEW LN
E PRESERVE DR
E TUMBLEWEED DR
S MAPLE DR
S SHASTA CIR
S CYPRESS DR
S DUGAN LN
E CLEAR CREEK DR
E CRIPPLE CREEK DR
E WHITE CAP DR
E CATCLAW DR
E YUCCA DR
E LEE WAY
E NORTH RIDGE LN
E SPARKLING LN
E BLUE HERON LN
E SPARROW LN
E CLINTON LN
S STILLWATER DR
S VERDE LAKES DR
S OCOTILLO LN
E ROBIN LN
E RIPPLE RD
E MOCKING BIRD LN
S PALOMINO CIR
S CHINO DR
S QUIRT CIR
S COTTONWOOD DR
E CANYON DR
S MISTY LN
S BAD ROCKS RD
FOREST SERVICE ROAD 626
E LAZAR RD
E STATE ROUTE 260
QUARTER HORSE/RANCHO RIO VERDE
SHILL CROSSING
S ARIZONA AVE
Clear Creek Character Area

(5/15/14) LAND USE; CLEAR CREEK CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The Clear Creek character area is approximately (insert size) square miles in size. The North, East, and Southern boundary lines of the Clear Creek character area are the Town's boundary lines. The West boundary line of the Clear Creek character area consists of portions of Arizona Avenue, Zachary Lane, Sierra Verde Road, and Section Line S-10-T13N-R05E. The majority (insert %) of this character area is comprised of U.S Forest Service Land. In addition, this character area also contains (insert mileage) miles of West Clear Creek that flows through the center of this character area. The Clear Creek character area primarily consists of Medium Density Residential lots that require a minimum of ¼ acre. The Clear Creek character area also includes some Rural Residential properties that require a minimum of two acres and allows for one single-family residence and a mix of livestock and agriculture.	**Neighborhoods:** • Cave View Estates • Clear Creek West • Clear Creek West Unit 2 • Preserve At Clear Creek • Verde Lakes Estates • Verde Lakes Units 2-5 • Verde Paradise • White Hills Mobile Home Park ** Metes and Bounds Property not located in platted subdivisions.* **Businesses:** • Agricultural • Home Occupations • Mining • Retail Sales • RV Parks	**Major Roads:** • State Route 260 - Aspen Way - Big Valley Drive - Canyon Drive - Forest Service Road 618/Bull Pen Road - Forest Service Road 626 - Olive Lane - Sierra Verde Road - Verde Lakes Drive **Major Interchanges:** Major Intersections • State Route 260 and Aspen Way • State Route 260 and Big Valley Drive • State Route 260 and Forest Service Road 618/Bull Pen Road • State Route 260 and Canyon Drive • State Route 260 and Olive Lane • State Route 260 and Verde Lakes Drive • State Route 260 and Sierra Verde Road **Major Trails:** • General Crook Trail	**Community Services:** • Transfer Station **General:** • Wickiup Creek **Historic Sites:** • Clear Creek Ruins • Wingfield Mesa ** Various private residences along Verde Lakes Drive and State Route 260* **Parks and Recreation:** • Clear Creek Campground **Water Resources:** • West Clear Creek **Irrigation Ditches:** • Pioneer Ditch • Wingfield Ditch	**Existing Density:** • Consists of varying densities ranging from 0 to 4 dwellings per acre with a manufactured/mobile home park with 0 to 11 units per acre. **Existing Non-Residential Zoning Districts:** • RS on the north side of the intersection of State Route 260 and Big Valley Drive • C1 at Clear Creek RV Park on State Route 260. • C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road. • C2 on the south side of the intersection of State Route 260 and Big Valley Drive. • C3 on the east side of the intersection of State Route 260 and Verde Lakes Drive. • Natural Resources • Open Space • Public Facilities **Preferred Non-Residential Zoning Districts:** • Agricultural Use • RS on the North side of the intersection of State Route 260 and Big Valley Drive. • RS/C1 at Clear Creek RV Park on State Route 260. • RS/C1/C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road. • RS/C1/C2 on the South side of the intersection of State Route 260 and Big Valley Drive. • RS/C1/C2/C3 on the East side of the intersection of State Route 260 and Verde Lakes Drive. • Natural Resources • Open Space • Planned Unit Development (PUD) • Public Facilities