



SPECIAL SESSION
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
473 S. MAIN STREET, ROOM 106
CAMP VERDE, AZ 86322
THURSDAY, APRIL 2, 2020 6:30 PM

Commission members may attend Planning & Zoning Commission meetings either in person, or by telephone, video or internet conferencing.

All Commission meetings will end at 9 PM; therefore, any remaining agenda items will be heard at the next Commission meeting.

1. Call to Order

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 Commission so requests.

a. Approval of Minutes:

February 6, 2020 – Special Session
March 5, 2020 – Special Session

b. Set Next Meeting, Date and Time:

TBD

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

(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)

6. Action Items:

a. Public Hearing, Discussion, and Possible Recommendation to the Town Council regarding an application submitted by Bernard Cunningham, property owner, for the Abandonment of a Utility Easement on his property. The vacant property is .61 acres and is located at 3465 S. Chino Drive, Parcel No. 404-12-316A, in Camp Verde, Yavapai County, Arizona.

b. Discussion and Possible Recommendation of a Final Site Plan submitted by Brad Woodruff, Verde Ranch MH, LLC, for Verde Ranch Estates, Phase 2, zoned R1-PAD (Residential: Single Family, Planned Area Development). The proposed project is generally located north of Finnie Flat Road, east of State Route 260, off Monarch Lane. It consists of approximately 27.5 acres, APN 403-23-432F, in Camp Verde, Yavapai County, Arizona.

There Will Be No Public Input on the Following Items:

7. Current Events

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

8. **Staff Comments**

9. **Adjournment**

Please note: The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with the Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission 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.

Posted:

 Town Hall  Website

Date: 3/27/2020

-- DRAFT -- SPECIAL SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, FEBRUARY 6, 2020 6:30 PM

All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.

1. Call to Order

Chairman Norton called the meeting to order at 6:30 p.m.

2. Roll Call

Chairman Chip Norton, Commissioners: Mike Hough, Greg Blue, Jackie Baker, Cris McPhail and Steve Vanlandingham are present. One vacancy currently exists.

Also Present

Town Planner Melinda Lee, Interim Community Development Director Robert Foreman, Administrative Assistant/Assistant Planner in training Roxanne Jasman and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Commissioner Jackie Baker led the Pledge.

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:

November 14, 2019 – Special Session

B. Set Next Meeting, Date and Time:

TBD

Motion was made by Commissioner Blue to accept the consent agenda as presented. Second was made by Commissioner Baker. **Motion** carried unanimously with Chairman Norton, Commissioners Blue, Baker, McPhail, Vanlandingham and Hough approving.

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

Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.

No public comments.

6. Election of Chairman

Motion was made by Commissioner Blue to elect Cris McPhail as Chairperson. Second was made by Commissioner Hough. **Motion** carried unanimously with Chairman Norton, Commissioners Blue, Baker, McPhail, Vanlandingham and Hough approving.

Chairman McPhail assumed presiding over the remainder of the meeting.

7. Election of Vice Chairman

Motion was made by Commissioner Blue to elect Steve Vanlandingham as Vice Chairman. Second was made by Commissioner Baker. **Motion** carried unanimously with Chairperson McPhail, Commissioners Norton, Blue, Baker, and Hough approving; Commissioner Vanlandingham abstained.

8. Action Items

A. Discussion and Possible Recommendation of a Final Site Plan submitted by Brad Woodruff, Verde Ranch MH, LLC, for Verde Ranch Estates Phase 1B, zoned R1-PAD. The proposed project is generally located north of Finnie Flat Road, east of State Route 260, off Monarch Lane. It consists of approximately 36 acres, on APN 403-23-432J, in Camp Verde, Yavapai County, Arizona.

Town Planner Melinda Lee introduced Interim Community Development Director Robert Foreman and Administrative Assistant/Assistant Planner in training Roxanne Jasman to the Commission.

Town Planner Melinda Lee reviewed the staff report and showed maps of the project on the screen. Ms. Lee explained the current zoning of R1-PAD requires each phase of the development receive an approved Final Site Plan. This project is a manufactured home community with amenities. The development of Phase 1A has already started, with 89 Lots proposed. Infrastructure includes utility extensions, street construction, and the first clubhouse and amenities. They are in the process of establishing residential sites within the project in preparation of the installation of new homes. The second phase of the project, proposes to have 164 Lots. The street design will reflect the same as the first phase, with no on-street parking and multi-use paths for pedestrian access.

Ms. Lee stated there have been no public comments and have only received the standard comments from Copper Canyon Fire and Medical. The Public Works Department commented on traffic, traffic lights and connectivity. There will be a need for traffic control. Staff recommends the application for approval, and it meets the intent of the original project.

Applicant Krishan Ginige stated he is available for questions. Mr. Ginige stated he recalculated open spaces and it is now 28% so there will be more landscaping than originally stated.

Chairperson McPhail asked when can someone buy a house out there? Mr. Ginige stated there is a sales office behind Burger King and they are happy to share information.

Vice Chair Vanlandingham asked what the minimum average lot size would be; Mr. Ginige said they are 50x110.

Motion was made by Commissioner Baker to recommend approval of an application for a final site plan for Verde Ranch Estates, Phase 1B, zoned R1-PAD, as requested by SEC, Inc., agent the property owner, Verde Ranch MH, LLC. The property is located north of Finnie Flat Road, east of State Route 260, off Monarch Lane. It consists of approximately 36 acres, on parcel 403-23-432J, in Camp Verde, Yavapai County, Arizona. Second was made by Commissioner Blue. **Motion** carried unanimously with Chairperson Cris McPhail, Vice Chairman Vanlandingham and Commissioners Norton, Blue, Baker, and Hough approving

B. Discussion and Possible Recommendation of a Final Site Plan submitted by Jesse Macias, M3 Design, agent for AutoZone Corporation, for a commercial parcel zoned C2-PAD. The proposed project is located on the northwest corner of Finnie Flat Road and Monarch Lane, on approximately .96 acres, APN 403-23-103X, in Camp Verde, Yavapai County, Arizona.

Town Planner Melinda Lee reviewed the staff report and showed maps of the project on the screen. Ms. Lee explained this is a little unusual because this parcel was originally part of the planned project known as Verde Ranch Estates, but this commercial parcel was not purchased by Verde Ranch MH, LLC. Through new ownership, its status as a C2-PAD still needs to be satisfied. AutoZone has chosen to potentially purchase this property, contingent upon receiving the proper entitlements. As part of this application, the Development Standards Review process was completed, which is required for new commercial projects. The applicant is now pursuing the approval of their Final Site Plan. This project site plan meets all zoning, parking and landscaping requirements. There were no comments that stood out to be of concern. All of the requirements have been met. This parcel is good for residential and retail use. Staff supports the proposal and the site plan.

Commissioner Norton referred to the letter from AutoZone, asked if the purchase of the property was contingent on the approval of this site plan. Ms. Lee stated this is more of a study to see whether or not it is feasible. Commissioner Baker does not want another empty business on our main street.

Jesse Macias, M3Design, agent for AutoZone Corporation, stated that is a standard letter. He said that 1% never move forward, and that he does not foresee anything that would make them not to move forward with the purchase of the parcel. They are already working on the Civil Engineering Drawings. Building drawings will come after Council approval.

Chairperson McPhail stated the landscape plan is very nice.

Motion was made by Vice Chairman Vanlandingham to recommend approval of an application for a Final Site Plan Submitted by M3 Design, agent for AutoZone Corporation, for a Commercial parcel zoned C2-PAD. The proposed project is located on the Northwest corner of Finnie Flat Road and Monarch Lane on approximately .96 acres, APN

403-23-103X, in Camp Verde, Yavapai County, Arizona. Second by Commissioner Blue. **Motion** carried unanimously with Chairperson Cris McPhail, Vice Chairman Vanlandingham and Commissioners Norton, Blue, Baker, and Hough approving

C. Discussion and Possible Recommendation of a Final Site Plan submitted by Larson Associates Architects, Inc., agent for Red Moon Development, for a 16-acre portion of the Verde Commercial project, zoned C2-PAD, to develop an RV storage facility. The proposed project is generally located west of State Route 260, at the end of Goswick Way extension, APN 403-22-035H, in Camp Verde, Yavapai County, Arizona.

Town Planner Melinda Lee reviewed the staff report and showed maps of the project on the screen. Ms. Lee explained this is the first project in Verde Commercial, at the far end. This project is proposed to be an RV Storage facility. The majority of the spaces are covered and they proposing 525 spaces total for the project. Staff researched the need for RV storage in the area. Ms. Lee stated that Camp Verde already has a number of RV Parks and it did appear to be needed.

Ms. Lee stated the C2-PAD zoning requires the approval of a final site plan for each phase of development. As part of this application, the Development Standards Review process was completed, which is required for all new commercial projects, and the applicant is now pursuing approval of their Final Site Plan. There were no major comments but will need to work with infrastructure. There is the intent to build out to provide infrastructure for other clients that will come in. Staff supports the project, and recommends approval.

Commissioner Baker stated this is an attractive design being proposed.

Commissioner Hough has noticed several RV storage areas between Payson and Phoenix. It appears to be cheaper to store the RV there instead of in the Valley. He believes this will be a viable business.

Blake Carroll, Red Moon Development and Vanessa Sakai, Larson Architecture, were available for questions. Mr. Carroll stated this will be a nicer facility than most and will be fully paved with covered spaces. They anticipate submitting for building permits after the City Council Meeting on the 19th.

Commissioner Baker stated she is impressed with how they have been doing business with other projects in Camp Verde.

Krishan Ginige stated he recalculated the open spaces and it is now 21.3%.

Chairperson McPhail appreciates the landscape that is planned for the entrance.

Motion made by Commissioner Baker to recommend approval of an application for a final site plan submitted by Larson Associates Architects, agent for Red Moon Development, for a 16-acre portion of the Verde Commercial Development, zoned C2-PAD, to develop an RV Storage Facility. The property is west of State Route 260, at the end of Goswick Way Extension, APN 403-22-035H, in Camp Verde, Yavapai County, Arizona. Second was made by Commissioner Norton. **Motion** carried unanimously with Chairperson Cris McPhail, Vice Chairman Vanlandingham and Commissioners Norton, Blue, Baker, and Hough approving

9. **Current Events**

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

Commissioner Norton- Next Monday the Commission can meet the two finalists for the Community Development Director position from 12pm-1pm in conference room in Parks and Rec.

10. **Staff Comments**

None.

11. **Adjournment**

Motion was made by Commissioner Baker to adjourn the meeting. Second was made by Vice Chairman Vanlandingham. **Motion** carried unanimously with Chairperson Cris McPhail, Vice Chairman Vanlandingham and Commissioners Norton, Blue, Baker, and Hough approving. Meeting was adjourned at 7:14 PM

Cris McPhail
Chairperson

Melinda Lee
Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 6th day of February 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 6th day of February 2020.

Jennifer Reed
Jennifer Reed, Recording Secretary

DRAFT
SPECIAL SESSION
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY, MARCH 5, 2020
6:30 PM

All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.

1. Call to Order

Chairperson McPhail called the meeting to order at 6:30 p.m.

2. Roll Call

Chairperson Cris McPhail, Vice Chairman Steve Vanlandingham, Commissioners Mike Hough, Greg Blue, and Chip Norton were present. Commissioner Jackie Baker was absent and there is one vacancy.

Also Present

Community Development Director Melinda Lee, Assistant Planner/Admin Assistant Bobbi Webb, and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Vice Chairman Vanlandingham led the Pledge.

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: Removed.

February 6, 2019 – Special Session

B. Set Next Meeting, Date and Time:

April 2, 2020 – Special Session

Chairperson McPhail would like to table the minutes until the next meeting. **Motion** was made by Commissioner Norton to accept the consent agenda as presented without the minutes. Second was made by Vice Chairman Vanlandingham. **Motion** carried unanimously with Chairperson McPhail, Vice Chairman Vanlandingham, Commissioners Blue, Norton, and Hough approving.

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

Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.

No public comments.

6. Discussion and possible recommendation on a final Site Plan submitted by Michele Evans, Abide Maternity Home, for RV spaces on the maternity home property, zoned RS-PAD (Residential and Services, Planned Area Development). The proposed project is a one-acre parcel, located at 2480 N. Arena Del Loma, on APN 403-19-137, Camp Verde, Yavapai County, Arizona.

Community Development Director Melinda Lee stated staff is presenting a final site plan for Abide Maternity Home for four (4) recreational vehicle spaces on the site, for transitional housing for their residents. This program is known as "Abide Next Step" and was tested through a one-year temporary use permit for one (1) RV to gauge the potential effects of this use and success for their program participants. As a condition of the PAD zoning that was approved in September 2019, a Final Site Plan approval is required, which demonstrates how the project will be developed.

Ms. Lee showed pictures of the property. She also pointed out where they plan to place a wall. She stated they are doing a fund raiser to raise money to build a retaining wall to replace the proposed wall for aesthetics and to expand the building pad. Changing the plan from a regular wall to a retaining wall in the same location will not require any amendments to their PAD. The applicant has complied with all of the requirements. Staff supports this project and recommends approval of the final site plan.

Applicant:

Don Goffena from Abide Maternity Home was present, for questions.

Commissioner Vanlandingham asked about the area where they plan to place the wall/retaining wall. The ground slopes right there and he wants to make sure it will be stable; are there any plans made to make sure trailers are safe? Don stated they are working on a plan to check what the ground is like. Drainage control is also part of the plan. Everything will be done before the placement of the trailers. They received a donation of quarry stone, which they are considering using in the project.

Motion was made by Vice Chairman Vanlandingham to recommend approval of an application for a Final Site Plan as requested by Michele Evans, Abide Maternity Home, property owner, for a one-acre parcel zoned RS-PAD, to develop four (4) RV spaces. The property is located at 2480 N. Arena Del Loma, on APN 403-19-137, Camp Verde, Yavapai County, Arizona. Second was made by Commissioner Hough. **Motion** carried unanimously with Chairperson Cris McPhail, Vice Chairman Vanlandingham and Commissioners Norton, Blue, and Hough approving.

7. Current Events

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

Chair McPhail toured the model homes for the Verde Ranch Estates on Finnie Flat Road and they are in the \$110,000 price point; with the cost of the home and the site fee, the monthly payment would be approximately \$1,000. The development will also have month to month rentals that community members could rent at \$1,300 a month. These costs are less than typical rental fees for houses in the area.

8. Staff Comments

None.

9. Adjournment

Motion was made by Commissioner Blue to adjourn the meeting. Second was made by Commissioner Blue. **Motion** carried unanimously with Chairperson Cris McPhail, Vice Chairman Vanlandingham and Commissioners Norton, Blue, and Hough approving. Meeting was adjourned at 6:47PM

Cris McPhail, Chairperson
Planning & Zoning Commission

Melinda Lee, Director
Community Development

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Regular Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 5th day of March 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of March 2020.

Jennifer Reed

Jennifer Reed, Recording Secretary



Town of Camp Verde

Agenda Item Submission Form

Meeting Date: April 2, 2020 Planning & Zoning Commission

Applicant: Bernard Cunningham
Application: Abandonment of Easement
Application No.: 20200026

Presentation/Action: Recommendation to Town Council

Requesting Department: Community Development
Staff Resource/Contact Person: Melinda Lee, Director

Agenda Title (be exact):

Public Hearing, Discussion, and Possible Recommendation to the Town Council regarding an application submitted by Bernard Cunningham, property owner, for the Abandonment of a Utility Easement on his property. The vacant property is .61 acres and is located at 3465 S. Chino Drive, Parcel No. 404-12-316A, in Camp Verde, Yavapai County, Arizona.

List Attached Documents:

- Exhibit A: Staff Report; Vicinity Map
- Exhibit B: Abandonment Application Documents
- Exhibit C: Communications from Agencies/Public

Estimated Presentation Time: 5 minutes.

Estimated Discussion Time: 10 minutes

Reviews Completed by:

Community Development Department Head, Melinda Lee

Exhibit A – Staff Report: Bernard Cunningham Abandonment of Easement

Town of Camp Verde: April 2, 2020 Planning & Zoning Commission

BACKGROUND:

Bernard Cunningham has been preparing to develop his property in Clear Creek West, Unit 2, and determined the best location to build is in the center of the site, where the two parcels adjoined. This is also the location of an unused utility easement, based on the subdivision plat.

In January 2019, utility companies were contacted to verify if this abandonment was feasible; the responses received indicate that this utility easement is not in use and there are no known plans to do so. Mr. Cunningham chose to proceed with the abandonment process. The easement in question only affects the property boundary between his two lots; therefore, it was not necessary to obtain signatures from any other property owners.

Due to the building site straddling the adjoining property line, it was also necessary to combine the two parcels into one, which has been accomplished.

THE FOLLOWING HAS BEEN COMPLETED BY THE APPLICANT AND/OR STAFF:

- A Notice of Public Hearing was placed in the Verde Independent–Camp Verde Bugle newspaper on Sunday, March 15, 2020, by Community Development Staff.
- A Notice of Public Hearing was posted on the subject property at 3465 S. Chino Drive and at Town Hall on March 16, 2020, by Community Development Staff.
- The Planning & Zoning Commission agenda was posted in public places on March 27, 2020, by Community Development Staff.

COMMUNICATIONS FROM AGENCIES/PUBLIC:

Staff has received no comments from the public regarding this request.

Staff has received the following comments from reviewing agencies (Please see Exhibit C):

Arizona Public Service

Contact: Sandy Finley Comments Received: January 24, 2019

Town of Camp Verde Public Works Department

Contact: Ron Long Comments Received: January 24, 2019

Yavapai County Flood Control District

Contact: Stacey Yeager Comments Received: January 24, 2019

Town of Camp Verde Building Division

Contact: Robert Foreman Comments Received: February 13, 2020

Copper Canyon Fire & Medical Association

Contact: Ken Krebs Comments Received: February 17, 2020

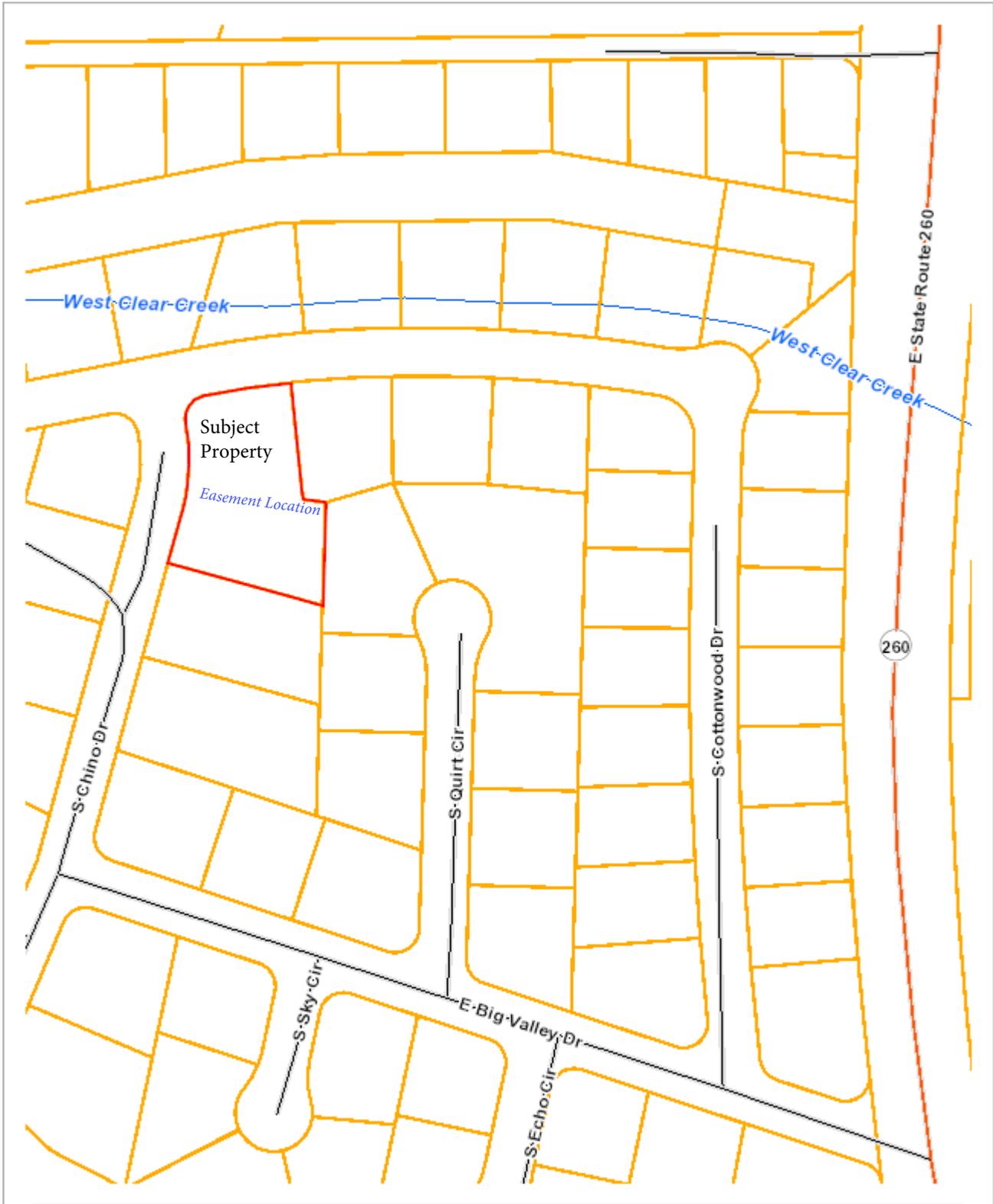
STAFF RECOMMENDATION:

Staff recommends approval of the request for an abandonment of an easement, which would allow the construction of a new home site.

RECOMMENDED MOTION:

A MOTION TO RECOMMEND APPROVAL OF AN APPLICATION SUBMITTED BY BERNARD CUNNINGHAM, PROPERTY OWNER, FOR THE ABANDONMENT OF A UTILITY EASEMENT ON HIS PROPERTY. THE PROPERTY IS .61 ACRES AND IS LOCATED AT 3465 S CHINO DRIVE, ON PARCEL 404-12-316A, IN CAMP VERDE, YAVAPAI COUNTY, AIRZONA.

Cunningham Abandonment: Vicinity Map



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 3.25.2020

Revised 06/05/18

Application #: 20200026



JAN 23 '20 AM 11:45

Land Use Application Form

1. Application is made for:

Zoning Map Change
Conceptual Plan Review
PAD Final Site Plan Review
Abandonment
Administrative Review
Development Standards Review (Commercial)

Use Permit
Preliminary Plat
Variance
Minor Land Division
Lot Line Adjustment

Temporary Use Permit
Final Plat
Appeal
Wireless Tower
Zoning Verification

Fee: \$1854

2. Project Name: _____

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Bernard Cunningham
Address: 46520 S Shell Lk RD
City: Osage State: MO Zip: 64570
Phone: 218-255-2319
E-mail: randb@arvig.net

Applicant Name: Bernard Cunningham
Address: 46520 S Shell Lk RD
City: Osage State: MO Zip: 64570
Phone: 218-255-2319
E-Mail: randb@arvig.net

4. Property Description: Parcel Number 404-12-316 A Acres: .61

Address or Location: 3456 S. Chino Dr Camp Verde AZ 86322

Existing Zoning: R1L-10 Existing Use: vacant lot

Proposed Zoning: R1L-10 Proposed Use: residence

5. Purpose: (describe intent of this application in 1-2 sentences)

We have combined lot 281 & 280 and this is the best elevation to build a home on.

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action. I have also attached a completed Permission to Enter form for consent to access the property regarding this action.

Owner: Bernad Cunningham Date: 12/22/2020

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: Bernad Cunningham Date: 12/22/2020

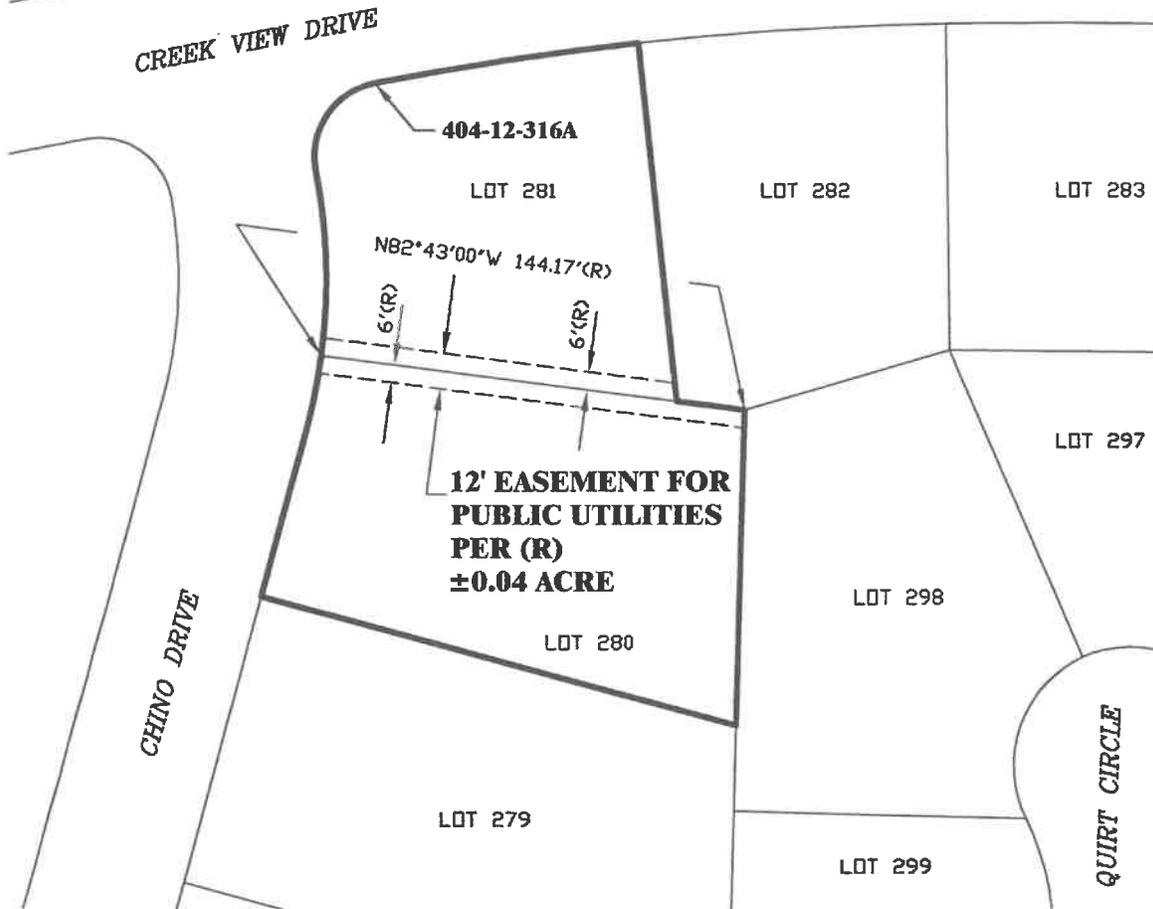
EXHIBIT "A"

EXISTING PUBLIC UTILITIES EASEMENT

LOTS 280 AND 281 AS RECORDED IN BOOK 15 OF MAPS AND PLATS, PAGE 73
A PORTION OF SECTION 13, T.13N., R.5E., G. & S.R.M., YAVAPAI COUNTY

TOWN OF CAMP VERDE
ASSESSOR PARCEL 404-12-316A

JAN 23 2011 11:45



LEGEND

(R) INDICATES DIMENSION PER BOOK
15 OF MAPS AND PLATS, PAGE 73
(CLEAR CREEK WEST UNIT TWO)



CUNNINGHAM

 825 COVE PARKWAY, SUITE A COTTONWOOD, ARIZONA 86326 (928) 634-5889 www.sec-landmgmt.com	EXHIBIT SECTION 13 T.13N., R.5E.	
	DATE 12/13/19	DRAWN B.L.S.
SCALE NONE	CHECKED M.J.F.	9-1203C Cunningham Lot280-281 ClearCreek WestUnit2 Exhibit.dwg

Yavapai County Print Parcel



Parcel ID	404-12-316A	Check Digit	9	
Owner	Cunningham Bernard M & Robin M JT			
Owner's Mailing Address	46520 S Shell Lake Rd Osage, MN 56570-9346			
Secondary Owner				
Recorded Date	N/A			
Last Transfer Doc Docket	N/A	Last Transfer Doc Page	N/A	
Physical Address	N/A		Incorporated Area	Town of Camp Verde

Assessor Acres	0.61	Subdivision	Clear Creek West Unit 2	Subdivision Type	M
School District	Camp Verde Unified SD #28	Fire District	Copper Canyon Fire And Medical	County Zoning Violation	No Zoning Violation

Improvements (0)	No Improvements found.	Local Zoning	Town Of Camp Verde R1L-10 ROW
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Assessment

Starting with the 2015 tax year, the Limited Property Value is the only value considered for taxation purposes, the Full Cash Value is no longer used for taxation.

Tax Year	2020	2019
Assessed Value(ALV)	\$1,260	\$
Limited Value(LPV)	\$8,400	\$0
Full Cash(FCV)	\$20,273	\$0
Legal Class	Vacant or Other	Mixed
Assessment Ratio	15%	0%
Usage Code	0011 ?	N/A ?

Taxes

Tax Area Code	2877	2019 Taxes Billed	\$
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Recorded Documents & Sales (0)
No Recorded Documents were found.

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. Users should independently research, investigate and verify all information.

By using this website, the user knowingly assumes all risk of inaccuracy and waives any and all claims for damages against Yavapai County and its officers and employees that may arise from the use of this data and agrees to indemnify and hold harmless Yavapai County and its officers and employees to the fullest extent permitted by law. By using this website, the user also agrees that data and use of this website may not be used for commercial purposes.



Town of Camp Verde

◆ 473 S. Main Street, Suite 108 ◆ Camp Verde, Arizona 86322 ◆
◆ Telephone: 928.554.0050 ◆ www.campverde.az.gov ◆

JAN 23 '20 AM 11:45

PETITION TO VACATE EASEMENT / STREET / ALLEY

Bernard & Robin Cunningham (hereinafter "Petitioner(s)"),

hereby petition the Town of Camp Verde Council for approval of vacating a(n) utilitic easment
(easement/street/alley)

that crosses/adjoins 281, 280 existing lots, as herein described.

1. Petitioner(s) are owners of Lots 280, 281 of 13, T. 13N R. 5E, G. & S.R.M
subdivision. Parcel numbers: 404-12-316 A.

2. Exhibit "A" attached hereto and incorporated herein depicts the property to be vacated and reverted to acreage to adjoining properties, as appropriate (attach legal description and drawing completed by engineer or surveyor).

Petitioners hereby represent the following facts:

- A. There are no existing utilities located in the easement/street/alley to be vacated, or,
- B. The abandoned property will be retained as a public utility easement for any existing utilities;
- C. All adjoining property owners, by their execution of this petition, consent to this petition;
- D. The vacating of the easement/street/alley does not result in remnant land that did not already exist;
- E. No violation of applicable zoning requirements would result from this petition;
- F. Neither the public nor any person will be materially injured by this petition and there is good cause for this request.

Reason for request:

This is a unused platted utilitic easment
we now have combined lot 281 & 280 and
this is the best elevation to build a home



SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

www.sec-landmgt.com
info@sec-landmgt.com

Cunningham
19-1203CS
Page 1 of 3

**LEGAL DESCRIPTION
EXISTING PUBLIC UTILITIES EASEMENT**

JAN 23 '20 AM 11:45

A portion of Lots 280 and 281, Clear Creek West Unit Two, as recorded in Book 15 of Maps and Plats, Page 73, Yavapai County, Arizona, in Section 13, Township 13 North, Range 5 East, of the Gila and Salt River Meridian, Yavapai County, Town of Camp Verde, Arizona, henceforth referred to as (R), being a strip of land 12 feet wide lying 6 feet on each side of the following described centerline:

Beginning at the northeast corner of said Lot 280 per (R);

Thence, North 82°43'00" West a distance of 144.17 feet per (R), to the northwest corner of said Lot 280 per (R), and the **Terminus** of said centerline, containing 0.04 acre more or less and being subject to any easements or encumbrances of record.

EXCEPT, any portion lying within Lot 282 of said Clear Creek West Unit Two.

The sidelines of said strip should be extended or shortened to terminate at the easterly line of Chino Drive and at the easterly lines of said Lots 280 and 281 per (R).



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

The description hereon was prepared by SEC Inc. on December 13, 2019, at the request of Bernard Cunningham for the purpose of describing an existing Easement for Public Utilities in Yavapai County, Arizona. The authorized user is Bernard Cunningham.

Unauthorized use is strictly prohibited.

SEC Inc. and the registrant cited below will not be responsible for errors committed by others if this description is not reproduced in its entirety exactly as written above including this disclaimer. No liability is accepted for misuse or assumptions made by unauthorized users.

The description above has been prepared from record documents only, no field verification has been performed.

The description above is graphically depicted in the Exhibit attached hereto and made a part hereof without which this document is to be considered incomplete.

The author of this description is Mark J. Farr RLS 40829.



CONSENT OF ADJOINING PROPERTY OWNERS:

The undersigned, being all of the owners of lots or property adjoining the lots described in Exhibit "A", hereby consent to the vacation and reversion to acreage of the ± 0.04 ACRE easement / street / alley (circle one).

JAN 23 '20 AM 11:46

<u>Parcel No.</u>	<u>Owner Name & Address</u>	<u>Signature</u>	<u>Date</u>
<u>404-12-316A</u>	<u>Bernard Cunningham 46520 S Shell Lk RD Osage MO</u>	<u>Bernard Cunningham</u>	<u>1/13/2020</u>
<u>404-12-316A</u>	<u>Robin Cunningham 46520 S Shell Lk RD Osage MO</u>	<u>Robin Cunningham</u>	<u>1-13-2020</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Respectfully Submitted,

Bernard Cunningham
Property Owner/Petitioner Name (Print)

_____ Property Owner/Petitioner Name (Print)

Robin Cunningham
Property Owner/Petitioner Name (Print)

_____ Property Owner/Petitioner Name (Print)

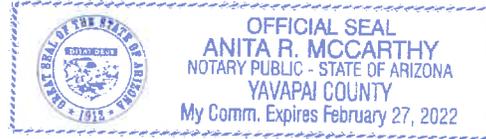
*See attached Notary sheets for Property Owner/Petitioners' signatures:

NOTARIZATION OF PROPERTY OWNERS/PETITIONER'S SIGNATURES:

State of Arizona)
SS
County of Yavapai)

On the 13th day of January, 2020, personally appeared before me
Bernard Cunningham, the signer of the above document, who duly acknowledged to me
that they executed the same.

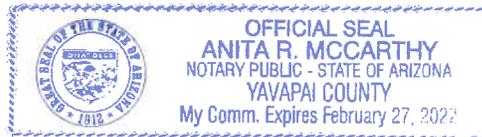
Anita R. McCarthy
Notary Public
02-27-2022
My Commission expires



State of Arizona)
SS
County of Yavapai)

On the 13th day of January, 2020, personally appeared before me
Robin Cunningham, the signer of the above document, who duly acknowledged to me
that they executed the same.

Anita R. McCarthy
Notary Public
02-27-2022
My Commission expires



(Copies of this page may be used for additional signatures, as needed)

On the _____ day of _____, 20____, the Town of Camp Verde Council approved the Petition to Vacate Easement/Street/Alley.

Dated this _____ day of _____, 20_____.

ATTEST:

Judy Morgan, Town Clerk

Yavapai Title Agency, Inc.

REPORT OF TITLE (Continued)

Exhibit A

PARCEL 1:

Lot 280, CLEAR CREEK WEST #2, according to the plat of record on file in the office of the Yavapai County Recorder, Arizona, in Book 15 of Maps, Page 73.

PARCEL 2:

Lot 281, CLEAR CREEK WEST, UNIT II, according to the plat of record in Book 15 of Maps, page 73, records of Yavapai County, Arizona.

JAN 28 '20 09:11:46

Yavapai Title Agency, Inc.

REPORT OF TITLE (Continued)

SCHEDULE B

At the date hereof exceptions to title are:

1. Taxes and assessments collectible by the County Treasurer, a lien not yet due and payable for the following year:
2020
2. OBLIGATIONS imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts.
3. SET BACK LINE over said premises as shown on recorded plat of said subdivision.
4. EASEMENTS, restrictions, reservations, conditions and set-back lines as set forth on the recorded plat of said subdivision.
5. RESTRICTIONS, CONDITIONS AND COVENANTS, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument:

Recorded in Book 694 of Official Records
Page 750
and as shown on the recorded plat of said subdivision.

TAX NOTE:

Year 2019
Parcel No. **404-12-316-0**
Total Tax \$76.00 – PAID IN FULL

Year 2019
Parcel No. 404-12-317-3
Total Tax \$70.62 – PAID IN FULL

End of Exceptions

Exhibit C: Cunningham Abandonment
Agency Comments

Melinda Lee

From: Sandra.Finley@aps.com
Sent: Thursday, January 24, 2019 4:15 PM
To: Melinda Lee
Cc: Ron Long; stacey.yeager@yavapai.us
Subject: RE: Utility Easement Abandonment

Melinda,
APS does not have any facilities in the easement and doesn't plan on putting any facilities in the easement. APS does not object to the easement abandonment and the combining of the lots. I also sent the information to our Land Department representative and he has no objections as well.

Please contact me if anything changes or you have any questions.

Thank you,



Sandy Finley
Customer Project Representative, Verde District
1250 E. State Route 89A, Cottonwood, AZ 86326 M.S. 4718
Tel (928)646-8463
sandra.finley@aps.com aps.com

From: Melinda Lee <Melinda.Lee@campverde.az.gov>
Sent: Wednesday, January 23, 2019 3:56 PM
To: Melinda Lee <Melinda.Lee@campverde.az.gov>
Cc: Ron Long <Ron.Long@campverde.az.gov>; Finley, Sandra K <Sandra.Finley@aps.com>; Yavapai County Flood Control <stacey.yeager@yavapai.us>
Subject: Utility Easement Abandonment

*****CAUTION*****

*****CAUTION*****

*****CAUTION*****

This e-mail is from an **EXTERNAL** address (Melinda.Lee@campverde.az.gov). **DO NOT** click on links or open attachments. Do not trust the sender and know the content is safe. If you suspect this message to be phishing, please report it to the APS Cyber Security team at ACDC@apsc.com.

Greetings~

Please review the attached request for input on a potential utility easement abandonment. The easement is located between Lots 280 & 281 on Chino Drive.

Feel free to call with any questions.

Have pleasant evening!

Melinda Lee

Melinda Lee

From: Ron Long
Sent: Thursday, January 24, 2019 5:12 PM
To: Melinda Lee
Subject: RE: Utility Easement Abandonment

Melinda,

I have reviewed the attached information and determined that Public Works has no issues with the abandonment because it is a utility easement. The utility will need to determine if they need the easement or not. The town doesn't have any utilities in Verde Lakes.

Thanks

From: Melinda Lee <Melinda.Lee@campverde.az.gov>
Sent: Wednesday, January 23, 2019 3:56 PM
To: Melinda Lee <Melinda.Lee@campverde.az.gov>
Cc: Ron Long <Ron.Long@campverde.az.gov>; Sandra.Finley@aps.com; Yavapai County Flood Control <stacey.yeager@yavapai.us>
Subject: Utility Easement Abandonment

Greetings~

Please review the attached request for input on a potential utility easement abandonment. The easement is located between Lots 280 & 281 on Chino Drive.

Feel free to call with any questions.

Have pleasant evening!

Melinda Lee

Planner / Addressing Official

Town of Camp Verde

Community Development

(928)554-0053

melinda.lee@campverde.az.gov

All messages created in this system belong to the Town of Camp Verde and should be considered a public record subject to disclosure under the Arizona Public Records Law (A.R.S. § 39-121 et seq.) Town employees, Town public officials, and those who generate email to them, should have no expectation of privacy related to the use of this technology. The content of this message may contain the private views and opinions of the sender and does not constitute a formal view and/or opinion of the Town unless specifically stated. The contents of this email and any attachments may contain confidential and/or proprietary information, and is intended only for the person/entity to whom it was originally addressed. Any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this email in error please notify the sender immediately by return e-mail and delete this message and any attachments from your system.

Furthermore, to ensure compliance with the Open Meeting Law, Council or Board / Commission / Committee members who are recipients of this message should not forward it to other members of the Council or Board / Commission / Committee of the Town of Camp Verde. Council Members or Board / Commission / Committee members may reply to a staff member regarding this message, but they should not send a copy of a reply to other Council or Board / Commission / Committee members.

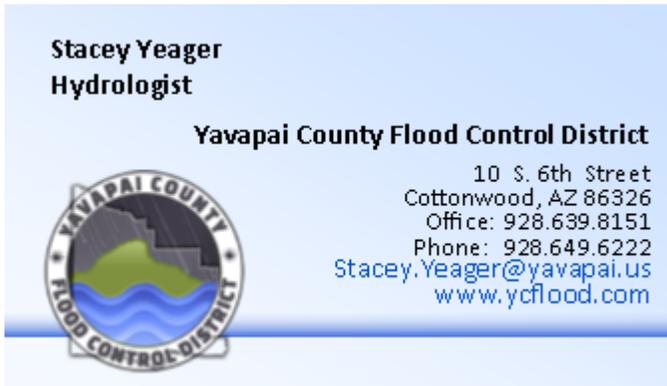
Please consider our environment before printing this email. 

All messages created in this system belong to the Town of Camp Verde and should be considered a public record subject to disclosure under the Arizona Public

Melinda Lee

From: Stacey Yeager <Stacey.Yeager@yavapai.us>
Sent: Thursday, January 24, 2019 6:04 AM
To: Melinda Lee
Subject: RE: Utility Easement Abandonment

Flood Control does not have an issue with the abandonment of the easement.



From: Melinda Lee <Melinda.Lee@campverde.az.gov>
Sent: Wednesday, January 23, 2019 3:56 PM
To: Melinda Lee <Melinda.Lee@campverde.az.gov>
Cc: Ron Long <Ron.Long@campverde.az.gov>; Sandra.Finley@aps.com; Stacey Yeager <Stacey.Yeager@yavapai.us>
Subject: Utility Easement Abandonment

Greetings~

Please review the attached request for input on a potential utility easement abandonment. The easement is located between Lots 280 & 281 on Chino Drive.

Feel free to call with any questions.

Have pleasant evening!

Melinda Lee
Planner / Addressing Official
Town of Camp Verde
Community Development
(928)554-0053
melinda.lee@campverde.az.gov

Hours of operations for all Town offices are Monday - Thursday 7 am to 5 pm and Friday 7 am to 11 am.

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Melinda Lee

From: Robert Foreman
Sent: Thursday, February 13, 2020 9:07 AM
To: Melinda Lee; Ken Krebbs; Karen Vick
Subject: RE: Agency Review for Easement Abandonment / Cunningham

I see no issues with this.

Thanks

Rob

Robert Foreman
Building Official
Town of Camp Verde
Robert.foreman@campverde.az.gov
928-554-0063
473 S. Main St.
Camp Verde, AZ 86322

From: Melinda Lee
Sent: Thursday, February 13, 2020 9:02 AM
To: Robert Foreman <Robert.Foreman@campverde.az.gov>; Ken Krebbs <kkrebbs@ccfmd.az.gov>; Karen Vick <karen.vick@yavapai.us>
Subject: Agency Review for Easement Abandonment / Cunningham

Please see the attached documentation for a request to abandon a utility easement between two lots.

The comment due date is February 28, 2020.

Please let me know if you have any questions!

Thank you for your input~

Melinda Lee
Planner / Addressing Official
Camp Verde Community Development
melinda.lee@campverde.az.gov
(928) 554-0053

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Melinda Lee

From: Kenny Krebbs <KKrebbs@CCFMD.Az.Gov>
Sent: Monday, February 17, 2020 8:49 AM
To: Melinda Lee
Subject: RE: Agency Review for Easement Abandonment / Cunningham

Melinda,

I do not see a problem with this as long as it does not impede emergency ingress/egress.

Thanks,

Ken Krebbs, MSL
Fire Marshal
Copper Canyon Fire & Medical District
928-593-0377 cell
928-567-9401 office

From: Melinda Lee [mailto:Melinda.Lee@campverde.az.gov]
Sent: Thursday, February 13, 2020 9:02 AM
To: Robert Foreman; Kenny Krebbs; Karen Vick
Subject: Agency Review for Easement Abandonment / Cunningham

Please see the attached documentation for a request to abandon a utility easement between two lots.

The comment due date is February 28, 2020.

Please let me know if you have any questions!

Thank you for your input~

Melinda Lee
Planner / Addressing Official
Camp Verde Community Development
melinda.lee@campverde.az.gov
(928) 554-0053

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Town of Camp Verde

Agenda Item Submission Form

Meeting Date: April 2, 2020 Planning & Zoning Commission

Applicant: SEC, Inc., Agent for Verde Ranch MH, LLC

Application: Final Site Plan Review for PAD

Application No.: 20200090

Presentation/Action: Recommendation to Town Council.

Requesting Department: Community Development

Staff Resource/Contact Person: Melinda Lee, Director

Agenda Title (be exact):

Discussion and Possible Recommendation of a Final Site Plan submitted by Brad Woodruff, Verde Ranch MH, LLC, for Verde Ranch Estates Phase 2, zoned R1-PAD (Residential: Single Family, Planned Area Development). The proposed project is generally located north of Finnie Flat Road, east of State Route 260, off Monarch Lane. It consists of approximately 27.5 acres, on APN 403-23-432F, in Camp Verde, Yavapai County, Arizona.

List Attached Documents:

Exhibit A: Staff Report; Vicinity, Land Use & Zoning Map

Exhibit B: Final Site Plan Application; Letter of Intent

Exhibit C: Agency Comments

Exhibit D: Final Site Plan & Landscape/Lighting Plan

Estimated Presentation Time: 5 minutes

Estimated Discussion Time: 5 minutes

Reviews Completed by:

Community Development Department Head, Melinda Lee

Town of Camp Verde: April 2, 2020 Planning & Zoning Commission

BACKGROUND:

The current zoning of R1-PAD, completed in January 2018, requires each phase of the development receive an approved Final Site Plan. The planned project known as Verde Ranch Estates, is a manufactured home community with amenities.

The development of Phases 1A and 1B have already commenced, with 253 lots proposed. Infrastructure includes utility extensions, street construction, and the first clubhouse and amenities. The developer has established a model home sales site in Verde Commercial, at 300 N. Goswick Way. They are in the process of establishing residential sites within the project in preparation of the installation of new homes.

This application reflects the third phase of the project, referred to as “Phase 2”. It will continue the project to the east of the first two phases and proposes to have 106 lots. The street design will reflect the same as the first phase, with no on-street parking and multi-use paths for pedestrian access. This phase reflects residential uses only, with 39% open space included. Street name changes will be done in coordination with SEC, Inc., and Staff, prior to development.

THE FOLLOWING HAS BEEN COMPLETED BY THE APPLICANT AND/OR STAFF:

- ❖ The subject property received approval of a Zoning Map Change to R1-PAD on January 3, 2018, which took effect February 3, 2018, per Ordinance 2018-A429.
- ❖ A Development Agreement for the entire Verde Ranch Estates project was adopted June 26, 2019, per Resolution 2019-1025, and amended December 4, 2019, per Resolution 2019-1029.
- ❖ The overall Development Plan for Verde Ranch Estates meets the criteria for a minimum open space of 25%, which will be disbursed throughout each phase and available for use by its residents.
- ❖ The first two phases of Verde Ranch Estates were approved and are in development.
- ❖ The Planning & Zoning Commission Agenda was posted in public places on March 27, 2020.

COMMUNICATIONS FROM AGENCIES/PUBLIC:

Staff has received no comments from the public regarding this request.

Staff has received these comments from reviewing agencies:

Copper Canyon Fire & Medical Association-

Contact: Ken Krebbs Comments Received: March 24, 2020

- Please see Exhibit C

Town of Camp Verde Public Works Department-

Contact: Ron Long Comments Received: March 23, 2020

- Please see Exhibit C

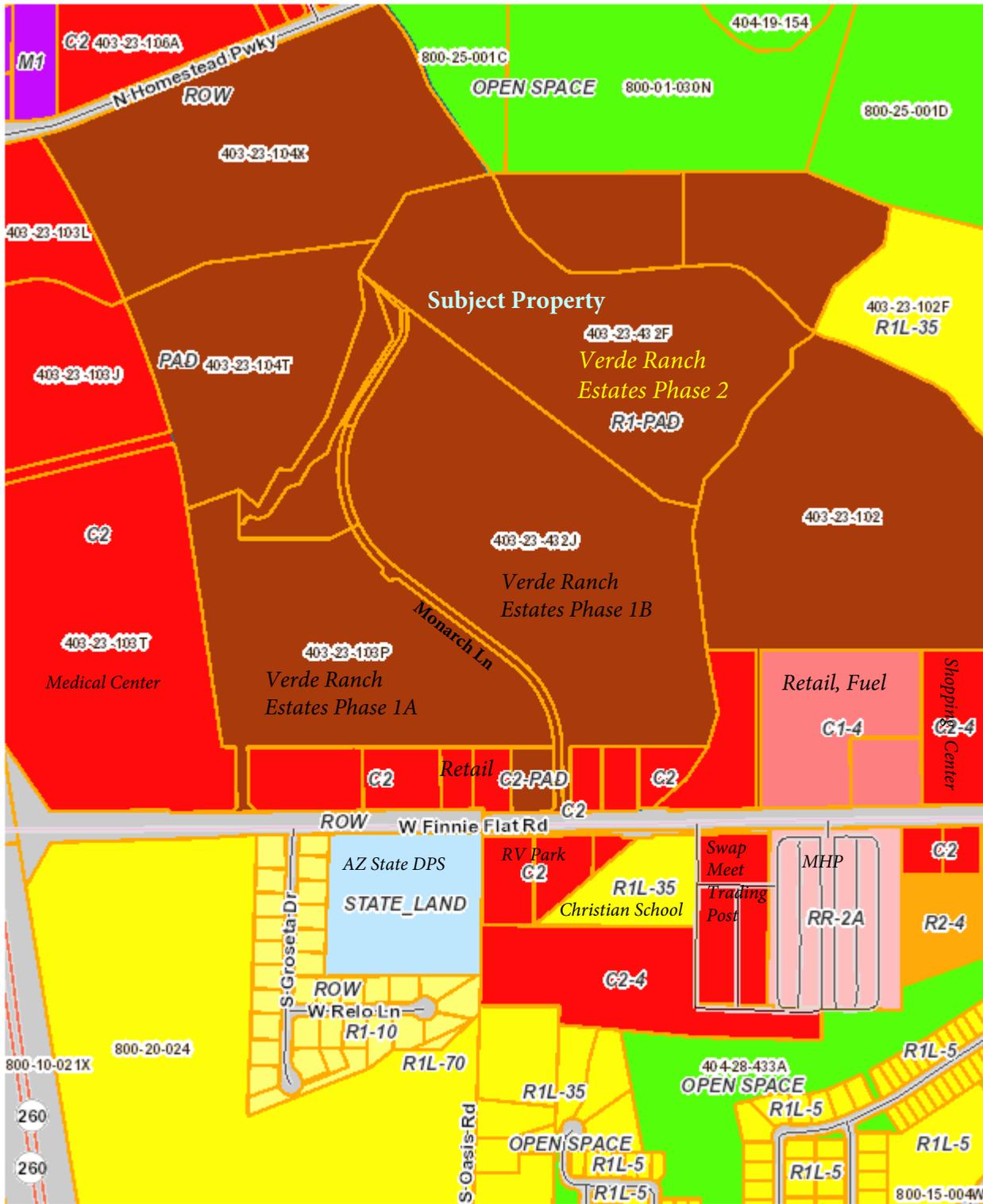
STAFF RECOMMENDATION:

Staff recommends approval of the request for a Final Site Plan, for a project in R1-PAD, to develop Phase 2 of Verde Ranch Estates, a planned manufactured home community.

RECOMMENDED MOTION:

A MOTION TO RECOMMEND APPROVAL OF AN APPLICATION FOR A FINAL SITE PLAN FOR VERDE RANCH ESTATES, PHASE 2, ZONED R1-PAD, AS REQUESTED BY SEC, INC., AGENT THE PROPERTY OWNER, VERDE RANCH MH, LLC. THE PROPERTY IS LOCATED NORTH OF FINNIE FLAT ROAD, EAST OF STATE ROUTE 260, OFF MONARCH LANE. IT CONSISTS OF APPROXIMATELY 27.5 ACRES, ON PARCEL 403-23-432F, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.

Verde Ranch Estates
Vicinity, Land Use & Zoning



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 1.30.2020

Revised 09/20/19 ml

Application #: _____

Fee: _____



Land Use Application Form

1. Application is made for:

- | | | |
|---|---------------------|----------------------|
| Zoning Map Change | Use Permit | Temporary Use Permit |
| Conceptual Plan Review | Preliminary Plat | Final Plat |
| PAD Final Site Plan Review | Variance | Appeal |
| Street Abandonment | Minor Land Division | Wireless Tower |
| Administrative Review | Lot Line Adjustment | Zoning Verification |
| Development Standards Review (Commercial) | Other: _____ | |

2. Project Name: Verde Ranch Estates-Phase 2

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Verde Ranch MH LLC.
 Address: 4320 S. Priceless View Drive
 City: Gold Canyon State: AZ Zip: 85118
 Phone: (480) 947-9253
 E-mail: _____

Applicant Name: Krishan Ginige
 Address: 825 Cove Parkway
 City: Cottonwood State: AZ Zip: 86326
 Phone: (928) 634-5889
 E-Mail: kginige@sec-landmgt.com

4. Property Description: Parcel Number 403-23-432F Acres: 27.45

Address or Location: Finnie Flat Road, Camp Verde, AZ
 Existing Zoning: R1-PAD Existing Use: None/Vacant
 Proposed Zoning: No Change Proposed Use: Residential

5. Purpose: (describe intent of this application in 1-2 sentences)

Site plan approval

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action. I have also attached a completed Permission to Enter form for consent to access the property regarding this action.

Owner: _____ Date: _____

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: [Signature] Date: 3/12/20



**SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.**

www.sec-landmgt.com

info@sec-landmgt.com

CORPORATE OFFICE:

20 STUTZ BEARCAT DRIVE #6

SEDONA, ARIZONA 86336

(928) 282-7787

BRANCH OFFICE:

825 COVE PARKWAY

COTTONWOOD, ARIZONA 86326

(928) 634-5889

March 12, 2020

Town of Camp Verde
Planning and Zoning Commission
473 South Main St. Suite 102
Camp Verde, AZ 86322

RE: Letter of Intent for Verde Ranch MH LLC

To Whom it May Concern,

We are pleased to provide this Letter of Intent and the supporting documentation for your review and approval.

Project Team

Verde Ranch MH LLC– Developer/Applicant

Krishan Ginige (SEC, Inc.) – Authorized Agent (Applicant)

SEC, Inc. – Planning, Engineering and Surveying

Overview

Verde Ranch MH LLC has purchased the properties consisting of parcels 403-23-102U, 102Z, 103P, 104L, 415B, 429, 430B, 432C, 432D, 432E, 432F & 432J (approximately 108 acres) within the Town of Camp Verde. The access to the site is from Finnie Flat Road (multiple locations). The property was formally known as Simonton Ranch and the project is currently zoned as R1-PAD.

The project will be developed in phases. This submittal is for Phase 2 which is located in Parcel 403-23-432F.

Site Development

The proposed development will consist of 106 manufactured home sites, (see Site Plan for details). The proposed development will gain access from Finnie Flat Road via Monarch Road.

The development will be a gated community with electronic key pad entry on Monarch Road. The gate will be motorized with remote and keypad access and there will not be a gate house for the development. The internal road system will consist of 24' wide paved roads with curbs and a 6' wide multi-use path on both sides of the road. This multi-use path will connect to the overall pedestrian circulation paths of the area. Monarch Road is the main circulation corridor, having a 36' wide paved road surface with curbs. There is a 12' corridor on both sides consisting of a multi-use path, as well as landscape/streetscape. Monarch Road is approved and is not a part of the Phase 2 submittal.

An emergency access road will be established between Blanquet Court and Clubhouse 2 Road per fire department specifications. Road names have not been finalized. The developer will work with Town staff to finalize the road names.

The main recreation area which is already under construction is to the west of the proposed development with a clubhouse and parking. Amenities will include, but are not limited to, a pool, splash pad, horseshoe pits, pickle ball courts and a dog park. The clubhouse is not a part of Phase 2 work, but a part of the development master plan.

Utilities

The project will utilize Camp Verde Water System for water and Camp Verde Sanitary District for sewer. There is an existing sewer line and the project intends to connect to this line, however, due to the existing sewer lines within the perimeter of the project, the development has many options. Water supply will be supplied by Camp Verde Water System with a proposed connection from Finnie Flat Road. The water and sewer systems are currently under design.

The electrical supply will be provided by APS. Internet/phone service will be provided Suddenlink Communications. All of the above referenced services are under design.

Drainage

The natural drainage of the existing site is on a north, Northeast direction. The drainage from this development will flow to an unnamed wash to the north and eventually contribute to the Verde River. The site has retention basins excavated from the previous development. The intent of the new design is to utilize these drainage structures and patterns with modifications. All drainage structures will have an emergency spillway that will be connected to the regional drainage path. All proposed development is away from designated floodplains.

Landscaping

Paths and terraces will be paved in a mixture of decomposed granite and precast concrete pavers. Native desert vegetation with species selected for their resilience to drought. Desert trees and shrubs will be used to break up spaces, creating privacy. Please see the Site Plan for areas the landscape architect will be submitting their design for in the future.

Following documents are made a part of this letter.

- Site Plan (2 Sheets)
- Lumen Calculations and cut sheets

If you have any questions or need additional clarification, please feel to contact me at kginige@sec-landmgt.com or by phone at 928-634-5889 Ext 4219.

Sincerely,



G. Krishan Ginige, P.E, MS, CFM
President



Copper Canyon Fire & Medical District

26B Salt Mine Road, Camp Verde, AZ 86322
www.cc-fma.org Phone (928) 567-9401

March 24, 2020

Ms. Melinda Lee
Community Development Director
473 S. Main St.
Camp Verde, AZ 86322

Dear Ms. Lee:

A preliminary plan review has been completed for the project listed below.

Description: Phase II
Address: Camp Verde, Arizona, 86322
Reference #:
APN:
Proposal: Phase II, Verde Ranch Estates

Based on the submitted information the following fire code requirements shall be applicable.

My main concerns are that access is adequate for fire district throughout process to all areas, roads are addressed properly along with lots throughout the build, adequate water supply and hydrants (which includes flushing, testing and certification of hydrants and installation of hydrants).

1. Section 503: Access. Fire department access roadways shall be provided. Roadways shall meet the listed requirements:
 - a. Roadways shall be at least 20 feet wide.
 - b. Grades shall not exceed 6% for gravel, 12% for asphalt blacktop and 15% for concrete surfaces.
 - c. Overhead obstructions shall not be lower than 13 feet 6 inches.
 - d. The angle of approach and angle of departure shall not be greater than 8 degrees. The angle is formed between the ground and the front or rear point of ground contact of the apparatus. This prevents the front bumper or the tailboard from scrapping the ground on sharp angles.
 - e. Turning radii shall be no less than 28 feet inside, 50 outside.
 - f. Dead-ends longer than 150 feet shall be equipped with turn-a-rounds.
 - g. Bridges or culverts shall be designed to carry the imposed loads, 75,000 lbs. gross vehicle weight, of fire apparatus.
 - h. Vehicles shall not park in a fashion to obstruct fire lanes. No parking signs shall be installed where parking presents such obstructions if required by the fire official.

NOTE: Roadways for emergency access shall be made available through the site during the construction process.

2. Section 505.1: Address Identification. New and existing buildings shall have approved address numbers, building numbers or building identification placed in a position that is plainly legible and visible from

the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of .5 inch. Larger numbers, and/or additional locations may be required by the fire code official to facilitate emergency response. Address numbers shall be maintained.

3. Section 507.1: Water Supply. An approved water supply capable of supplying the required fire-flow for fire protection shall be provided to premises upon which facilities, buildings, or portion of buildings are hereafter constructed or moved onto or within the Copper Canyon Fire and Medical District.
4. Section 507.1: Water mains and their appurtenances shall be installed in accordance with the National Fire Protection Association's pamphlet #24, "**Standard for the Installation of Private Fire Service Mains and Their Appurtenances**", and 2019 edition and all other applicable codes and standards. **Plans and specifications shall be submitted for review and approval prior to any installation.**

These comments shall not be meant to exclude any applicable fire code requirements adopted by the Copper Canyon Fire and Medical District or other regulatory agencies. The adopted fire code is based on the 2018 edition of the *International Fire Code* with amendments as adopted by Copper Canyon Fire and Medical District and approved by the Arizona State Fire Marshal.

A final inspection is required. Inspections are available with 48 hours' notice from 7:00 am - 4:00 pm, Monday through Friday, excluding holidays.

If you have any questions concerning these comments please feel free to contact me at (928) 567-9401 or kkrebbs@ccfmd.az.gov.

Sincerely,

Ken Krebbs

Ken Krebbs
Fire Marshal

Melinda Lee

From: Ron Long
Sent: Monday, March 23, 2020 3:35 PM
To: Melinda Lee
Subject: RE: Agency Review for Verde Ranch Estates, Phase 2 Final Site Plan

Public Works Has No Comments on the Final Site Plan for Verde Ranch Estates Phase 2.

From: Melinda Lee <Melinda.Lee@campverde.az.gov>
Sent: Thursday, March 12, 2020 4:56 PM
To: Robert Foreman <Robert.Foreman@campverde.az.gov>; Ken Krebbs <kkrebbs@ccfmd.az.gov>; Ron Long <Ron.Long@campverde.az.gov>; Troy Odell <Troy.Odell@campverde.az.gov>; Camp Verde Water (cvwsinc@yahoo.com) <cvwsinc@yahoo.com>; Jerry Tinagero <Jerry.Tinagero@campverde.az.gov>
Cc: Bobbi Webb <Bobbi.Webb@campverde.az.gov>
Subject: Agency Review for Verde Ranch Estates, Phase 2 Final Site Plan

Greetings~

Please review the attached documents for Verde Ranch Estates, Phase 2, Final Site Plan. We have already had a conceptual meeting and comments about the project, which is the reason for the shorter comment period.

This is tentatively scheduled for the April 2nd P&Z Commission meeting and the April 15th Council meeting.

Let me know if you need more time or have any other questions or concerns.

Thank you!

Melinda Lee
Community Development Director
Town of Camp Verde
melinda.lee@campverde.az.gov
(928)554-0053

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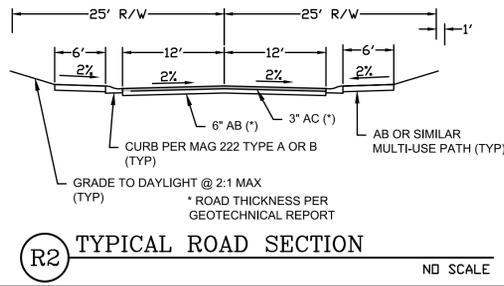
Furthermore, to ensure compliance with the Open Meeting Law, Council or Board / Commission / Committee members who are recipients of this message should not forward it to other members of the Council or Board / Commission / Committee of the Town of Camp Verde. Council Members or Board / Commission / Committee members may reply to a staff member regarding this message, but they should not send a copy of a reply to other Council or Board / Commission / Committee members.

Please consider our environment before printing this email. 

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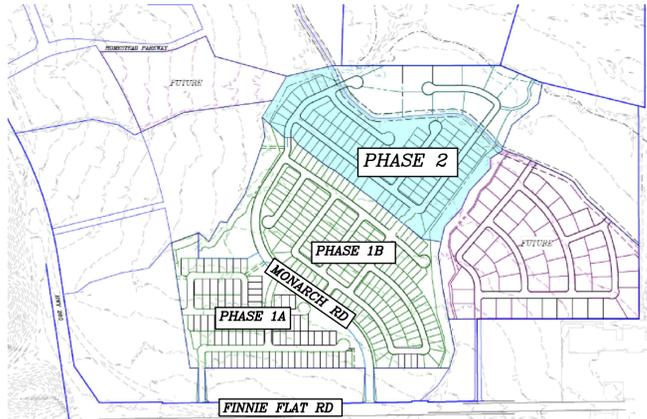
Exhibit D: Verde Ranch Estates, Phase 2
Final Site Plan & Landscape/Lighting Plan

VERDE RANCH ESTATES
PAD-FINAL SITE PLAN
PHASE 2 MAIN SITE PLAN



R2 TYPICAL ROAD SECTION
NO SCALE

- PRIVATE ROADS
- GATED ENTRANCES
- ADDRESSED LOTS BASED ON LOCATION & STREET THEY ARE ADDRESSED FROM



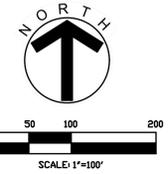
PROJECT LOCATION



VICINITY MAP
NOT TO SCALE



NOTE: STREET NAMES TO BE FINALIZED PER REVIEW AND COORDINATION BETWEEN DEVELOPER, YAVAPAI COUNTY AND THE TOWN OF CAMP VERDE.



TABULATION		
ITEM	QUANTITY	DESCRIPTION
LOTS	106	50'x110'(AVERAGE)
ROAD	0.77 MILES	
PAVEMENT	11,000 SQ YDS	3"AC/6"AB
CURB	8,200 LF	Conc Roll Curb
MULTIUSE PATH	5,500 SQ YDS	AB
OPEN SPACE	10.7 ACRES	
TOTAL ACRES	27.45 ACRES	
OPEN SPACE %	39.04 PERCENT	

PHASE 2

106 LOTS

WATER-CAMP VERDE WATER COMPANY
SEWER-CAMP VERDE SANITARY DISTRICT
POWER-APS
GAS-UNISOURCE

OWNER/DEVELOPER
VERDE RANCH MH, LLC
4320 S PRICELESS VIEW DRIVE
GOLD CANYON, AZ 85118

PRELIMINARY. NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY

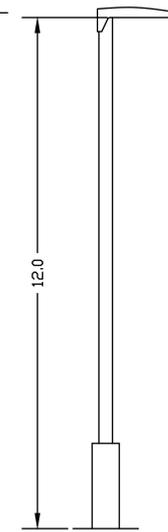
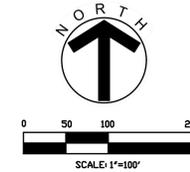
VERDE RANCH ESTATES PAD FINAL SITE PLAN - PHASE 2		
PHASE 2 SITE PLAN		
DATE 3/13/20	DRAWN FKH	SHEET 1 OF 2
SCALE AS SHOWN	CHECKED KG	PROJECT NO. 18-0602CE



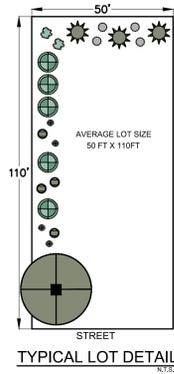
NOTE

SEE SHEET 2 FOR
LIGHTING & LANDSCAPING PLAN

VERDE RANCH ESTATES PAD-FINAL SITE PLAN PHASE 2 MAIN SITE PLAN



LANDSCAPE LEGEND	
SYMBOL	NAME
TREES	Prosopis glandulosa TEXAS HONEY MESQUITE
	Quercus emoryi EMORY RED OAK TREE / SHRUB
SHRUBS	Eremophila hygrophana 'Blue Bells' BLUE BELL EMU BUSH
	Juniperus x pfitzeriana 'Sea Green' SEA GREEN JUNIPER
ACCENTS	Agave sisalana SISAL AGAVE
	Bouteloua gracilis 'Blonde Ambition' SIDEOTS GRAMA
	Euphorbia antisyphilitica CANDELILLA
GROUNDCOVER	Dalea greggii TRAILING DALEA



LANDSCAPE TO BE DROUGHT TOLERANT
PLANTS PER SECTION 402.B.1.d

IRRIGATION REMOTE CONTROL STATIONS
PREVIOUSLY CONSTRUCTED IN PHASE 1A
3-1" REMOTE CONTROL VALVES WITH
PRESSURE REGULATING FILTERS AND
3-1" BALL VALVES

STREET LIGHTS
15,085 LUMENS PER LIGHT
7 STREET LIGHTS
TOTAL LUMENS = 105,595
TOTAL ACRES = 27.45
TOTAL LUMENS PER ACRE = 3,847



PHASE 2

106 LOTS

WATER-CAMP VERDE WATER COMPANY
SEWER-CAMP VERDE SANITARY DISTRICT
POWER-APS
GAS-UNISOURCE

OWNER/DEVELOPER
VERDE RANCH MH, LLC
4320 S PRICELESS VIEW DRIVE
GOLD CANYON, AZ 85118

PRELIMINARY. NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY

VERDE RANCH ESTATES PAD FINAL SITE PLAN - PHASE 2		
PHASE 2 LIGHTING/LANDSCAPE PLAN		
DATE 3/13/20	DRAWN FKH	SHEET 2 OF 2
SCALE AS SHOWN	CHECKED KG	PROJECT NO. 18-0602CE



825 COVE PARKWAY
COTTONWOOD ARIZONA 86326
(928) 634-5889