



**ORDINANCE 2014 A394**

**AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE PLANNING AND ZONING ORDINANCE FOR PARCEL 403-23-104F CONSISTING OF APPROXIMATELY 21.87 ACRES TO GO FROM PAD, APPROXIMATELY 17.26 ACRES AND M1, APPROXIMATELY 4.61 ACRES, TO A ZONING OF C2 (COMMERCIAL: GENERAL SALES & SERVICES). THIS PROPERTY IS LOCATED ON PARCEL 403-23-104F AT THE EAST END OF N. HOMESTEAD PKWY.**

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**WHEREAS**, The Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 2011-A374, approved June 25, 2011 and,

**WHEREAS**, Part 3, Section 601 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulations of the Planning and Zoning Ordinance by the Town Council and,

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

Section 1:

I The Town Council hereby finds as follows:

- A. A request for Zoning Map Change 20140245 was filed by Mr. Scott Simonton, aka Simonton Ranch 1 LLC for the purpose of rezoning parcel 403-23-104F FROM PAD, approximately 17.26 acres & M1, approximately 4.61 acres, to C2 (Commercial: General Sales & Services). The legal description which is Exhibit A and the Map as Exhibit B and are available in the Town Clerk's office located at 473 S. Main St. suite 102 Camp Verde, AZ 86322.
- B. The Zoning Map Change was reviewed and approved by the Planning Commission on November 08, 2014 in a public hearing that was advertised and posted according to state Law.
- C. A neighborhood Meeting was held by the applicant on October 21, 2014 as required by ARS 9-462.03B.
- D. The Waiver of Diminution of Value Claim has been signed by the owner which is Exhibit C and is available in the Town Clerk's office located at 473 S. Main St. suite 102 Camp Verde, AZ 86322
- F. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

Zoning Map Change 20140245 is approved, based upon the following findings:

- A. The property is classified on the Town's General Plan Land Use Map as Commercial and is consistent with State Planning Law and the requirements of the Camp Verde General Plan as amended.
- B. The Zoning Change will promote the public health, safety, and welfare of the general public.

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

Section 3. This ordinance is effective upon the expiration of a thirty (30) day period following the adoption hereof and completion of publication and any posting as required by law.

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

*PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 19<sup>th</sup> day of November 2014.*

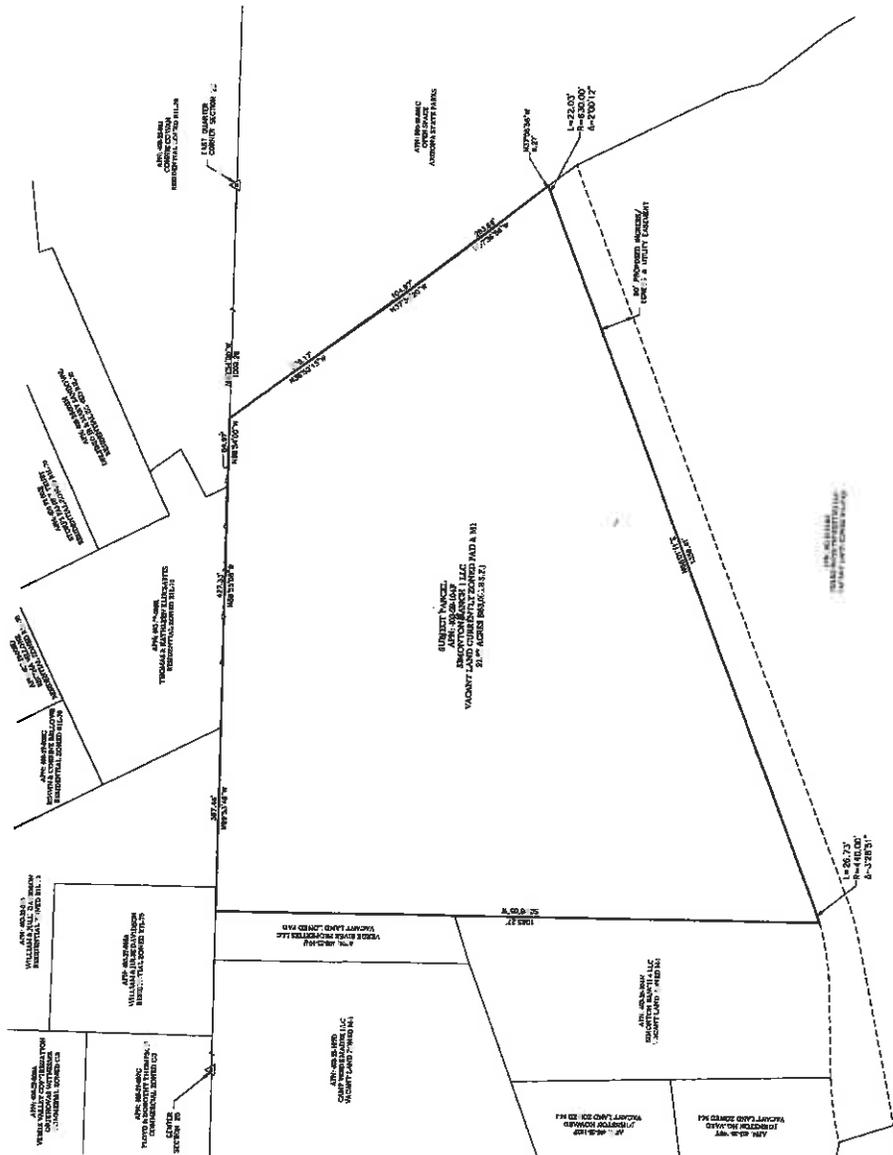
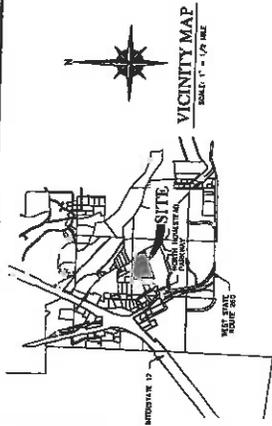
Approved: Charles German  
Charles German - Mayor

Date: 11-24-2014

Approved as to form:  
Wally Jones  
Town Attorney

Attest: Virginia Jones  
Virginia Jones  
Deputy Town Clerk

**SIMONTON RANCH I**  
**MINOR GENERAL PLAN AMENDMENT**  
**PARCEL 403-23-104F LYING IN THE SOUTHEAST QUARTER OF**  
**SECTION 25 T14N, R4E, GILA & SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA.**



**GRANITE BASIN**  
 ENGINEERING, P.C.  
 1000 N. GILBERT AVENUE, SUITE 100  
 PHOENIX, ARIZONA 85028  
 PHONE: (602) 955-1100  
 FAX: (602) 955-1101  
 WWW: WWW.GRANITEBASIN.COM

NOTE: LINDSEY AS BOUNDARY SURVEYOR  
 FROM YAVAPAI COUNTY GEOTECH

SIMONTON RANCH I, LLC  
 310 NORTH PORTLAND AVENUE  
 GILBERT, ARIZONA 85234

GENERAL PLAN AMENDMENT  
 SHEET PLAN

DATE	10/28/2014
SCALE	1/4" = 1'
DRAWN	TL
CHECKED	TL
DESIGNED	TL
PROJECT NO.	14-001
DATE	10/28/2014

DATE	10/28/2014
SCALE	1/4" = 1'
DRAWN	TL
CHECKED	TL
DESIGNED	TL
PROJECT NO.	14-001
DATE	10/28/2014

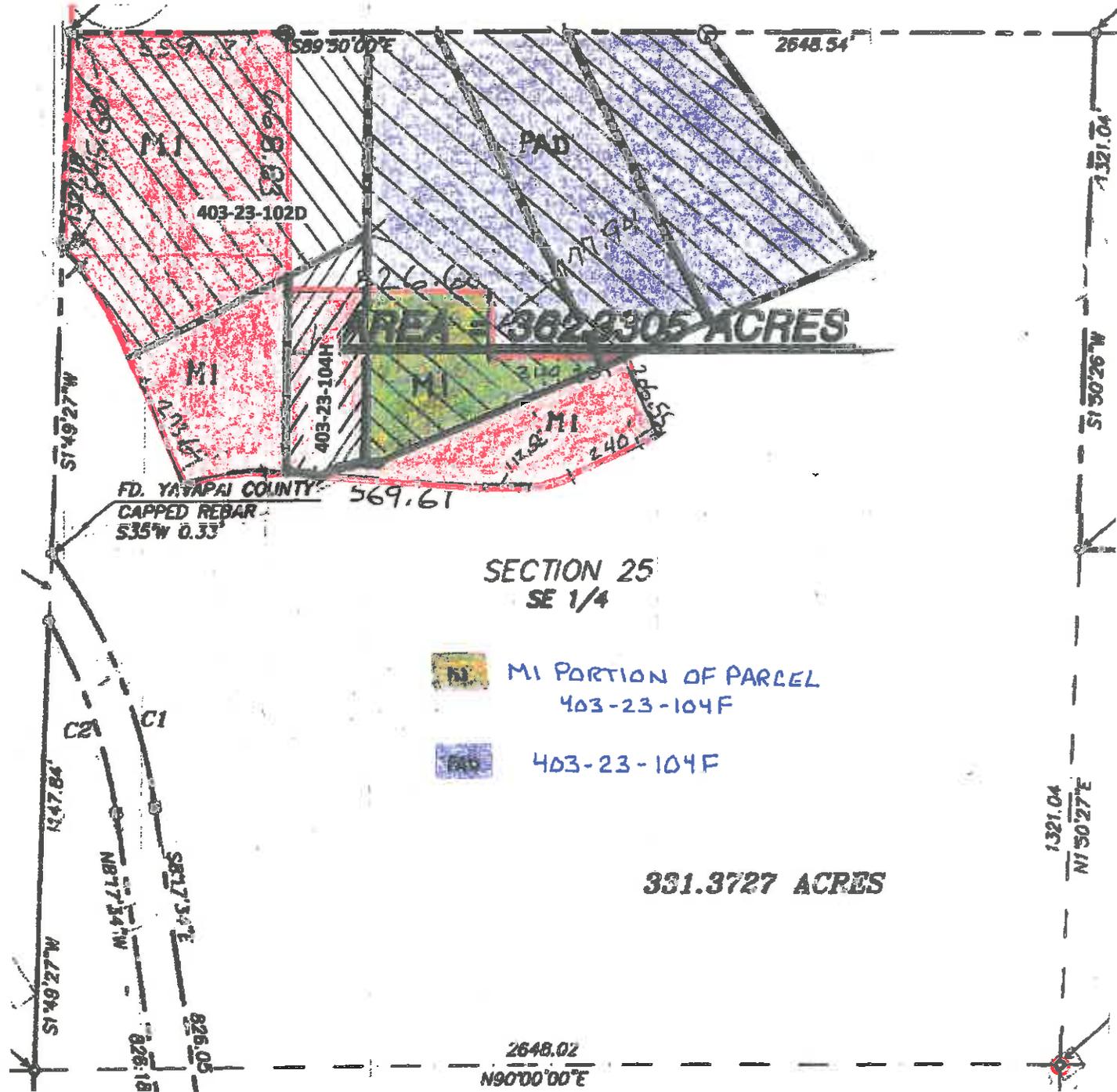
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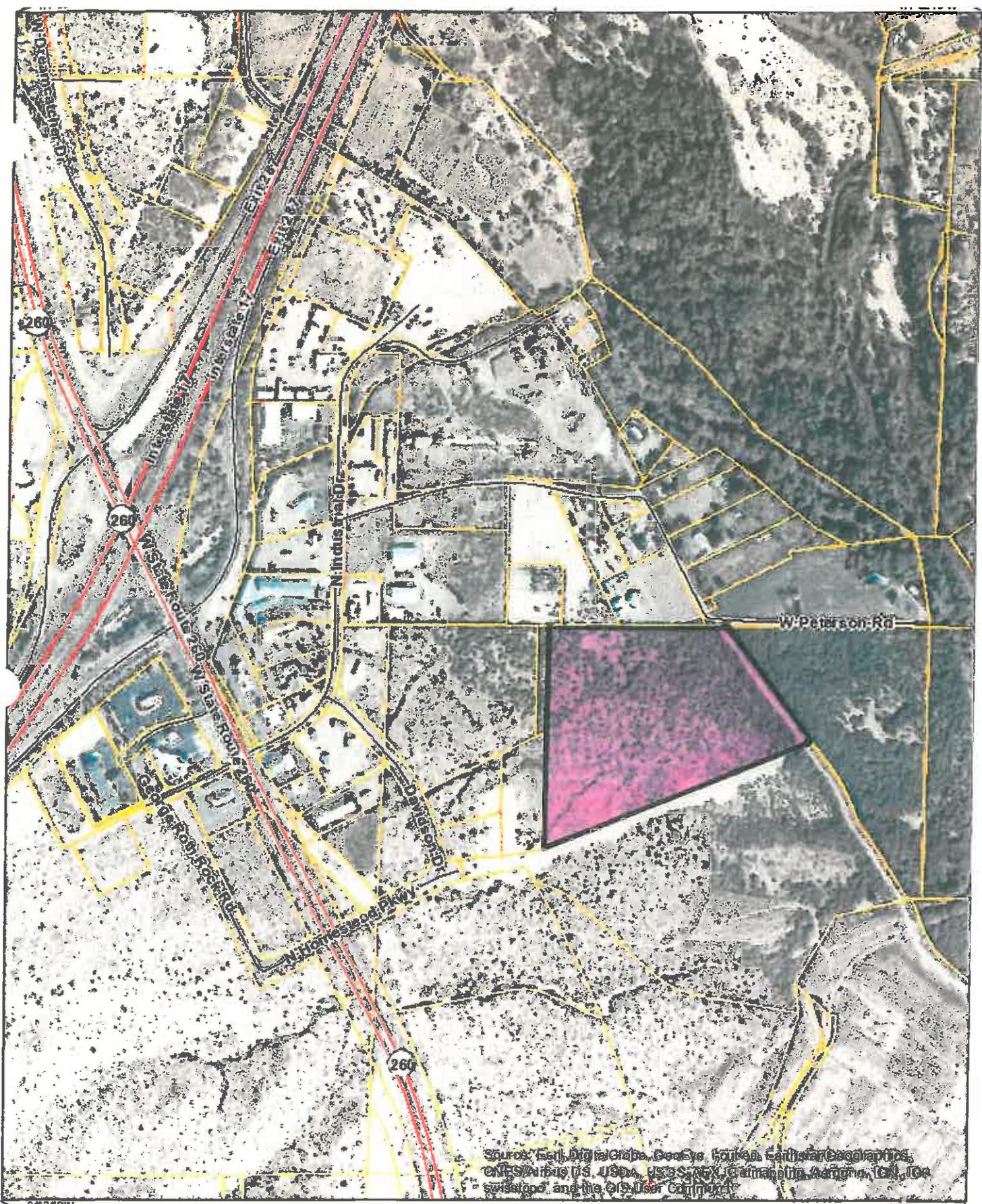


# Zoning Map Change

## Simonton Ranch 1, LLC

### Parcel 403-23-104F





Source: Earth Digital Globe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGA, Swisstopo, and the GIS User Community

34°34'8"N  
111°53'10"W

34°34'8"N  
111°52'13"W

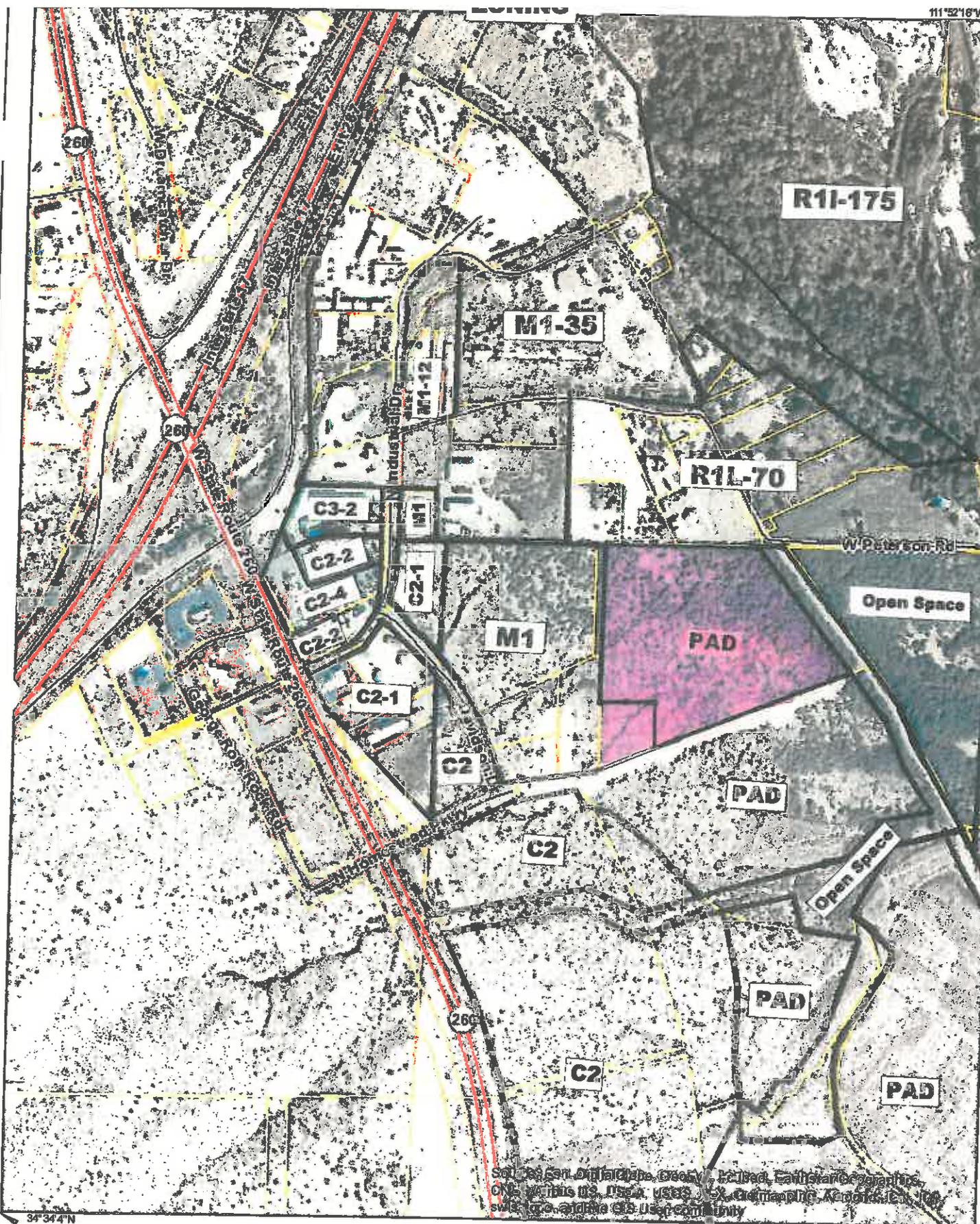


**Disclaimer:**  
Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims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



1:9,000





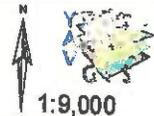
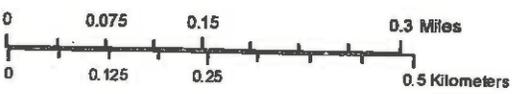
Sold as per Official Code, County of Yavapai, Arizona. This map is for informational purposes only and does not constitute a warranty or a contract. It is subject to change without notice and is not to be used for any other purpose.

34°34'4"N  
111°53'12"W

34°34'4"N  
111°52'16"W



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1:9,000

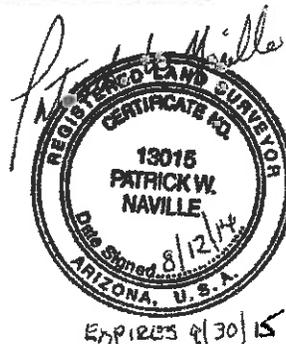
Yavapai County assumes no responsibility for errors, omissions, and/or inaccuracies in this mapping product.

Map Created 8/28/2014

# EXHIBIT A

GRANITE  
BASIN  
ENGINEERING, INC.

LEGAL DESCRIPTION  
PARCEL "A"  
SIMONTON - GBE PROJECT NO. 14086



A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 14 NORTH, RANGE 4 EAST, G.&S.R.M., TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT FOUND ½" REBAR WITH ALUMINUM CAP STAMPED "DALE STONE LS 12218", ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 25 FROM WHICH, A FOUND MAG NAIL WITH AN ALUMINUM CAP STAMPED "DAVID P. FOURNEY RLS 27238", ACCEPTED AS THE CENTER OF SECTION 25 LIES NORTH 89°54'16" WEST (BASIS OF BEARINGS) 2648.13 FEET (NORTH 89°50'00" WEST 2,648.54 FEET PER BOOK 4715 OF OFFICIAL RECORDS, PAGE 803, YAVAPAI COUNTY RECORDS - HEREAFTER REFERRED TO AS "R");

THENCE NORTH 89°54'00" WEST ALONG THE NORTH LINE OF THE PARCEL REFERENCED AS "R" (NORTH 89°50'00" WEST PER "R") A DISTANCE OF 1094.23 FEET TO A FOUND ½" REBAR WITH A BRASS TAG STAMPED "RLS 12218";

THENCE NORTH 89°55'08" WEST (NORTH 89°50'00" WEST PER "R") ALONG THE NORTH LINE OF THE PARCEL REFERENCED AS "R" A DISTANCE OF 427.33 FEET A FOUND ½" REBAR WITH AN ALUMINUM CAP STAMPED "DALE STONE RLS 12218" FROM WHICH, A FOUND ½" REBAR WITH PLASTIC CAP STAMPED "LS 27238 LIES AT THE NORTHWEST CORNER OF "R" LIES NORTH 89°53'46" WEST (NORTH 89°50'00" WEST PER "R") A DISTANCE OF 367.46";

THENCE NORTH 89°53'46" WEST (NORTH 89°50'00" WEST PER "R") ALONG THE NORTH LINE OF THE PARCEL REFERENCED AS "R" A DISTANCE OF 191.95 FEET TO A SET ½" REBAR WITH BRASS TAG STAMPED "RLS 13015" AT THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 27°13'33" EAST 944.45 FEET TO A SET ½" REBAR WITH BRASS TAG STAMPED "RLS 13015" ON THE SOUTHERLY LINE OF THE PARCEL REFERENCED AS "R";

THENCE SOUTH 68°01'11" WEST (SOUTH 68°05'06" WEST PER "R") ALONG THE SOUTHERLY LINE OF "R" A DISTANCE OF 630.25 FEET TO A SET ½" REBAR WITH BRASS TAG STAMPED "RLS 13015" AT A POINT OF CURVATURE;

THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°48'07" (03°28'49" PER "R"); RADIUS EQUALS 440.00 FEET, AN ARC LENGTH OF 26.73 FEET TO A SET ½" REBAR WITH BRASS TAG STAMPED "RLS 13015" AT THE SOUTHWEST CORNER OF THE PARCEL REFERENCED AS "R";

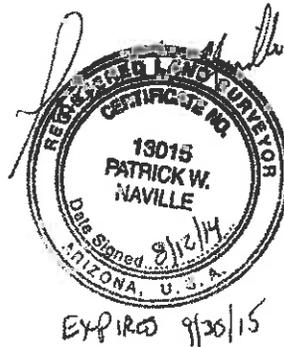
THENCE NORTH 00°06'05" EAST (NORTH 00°10'00" EAST PER "R") ALONG THE WEST LINE OF THE PARCEL REFERENCED AS "R" A DISTANCE OF 558.90 FEET TO A FOUND ½" REBAR WITH PLASTIC CAP STAMPED "LS 27238";

SIMONTON  
PARCEL "A"  
GBE NO. 14086  
Page 2 of 2

THENCE CONTINUING NORTH 00°06'05" EAST (NORTH 00°10'00" EAST PER "R") A DISTANCE OF 526.37 FEET TO A FOUND ½" REBAR WITH PLASTIC CAP STAMPED "LS 27238" AT THE NORTHWEST CORNER OF THE PARCEL REFERENCED AS "R";

THENCE SOUTH 89°53'46" EAST (SOUTH 89°50'00" EAST PER "R") 175.51 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 404,400 SQUARE FEET, OR 9.28 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY THAT MAY AFFECT THE ABOVE DESCRIBED PARCEL.



**LEGAL DESCRIPTION  
PARCEL "B"  
SIMONTON - GBE PROJECT NO. 14086**

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 14 NORTH, RANGE 4 EAST, G.&S.R.M., TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT FOUND ½" REBAR WITH ALUMINUM CAP STAMPED "DALE STONE LS 12218", ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 25 FROM WHICH, A FOUND MAG NAIL WITH AN ALUMINUM CAP STAMPED "DAVID P. FOURNEY RLS 27238", ACCEPTED AS THE CENTER OF SECTION 25 LIES NORTH 89°54'16" WEST (BASIS OF BEARINGS) 2648.13 FEET (NORTH 89°50'00" WEST 2,648.54 FEET PER BOOK 4715 OF OFFICIAL RECORDS, PAGE 803, YAVAPAI COUNTY RECORDS (HEREAFTER REFERRED TO AS "R");

THENCE NORTH 89°54'00" WEST 1094.23 FEET TO A FOUND ½" REBAR WITH A BRASS TAG STAMPED "RLS 12218" FROM WHICH, A FOUND ½" REBAR WITH AN ALUMINUM CAP STAMPED "DALE STONE RLS 12218" LIES NORTH 89°55'08" WEST 427.33 FEET;

THENCE NORTH 89°55'08" WEST (NORTH 89°50'00" WEST PER "R") 285.54 FEET TO A SET ½" REBAR WITH BRASS TAG STAMPED "RLS 13015" AT THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 27°13'33" EAST 818.49 FEET TO A SET ½" REBAR WITH BRASS TAG STAMPED "RLS 13015" ON THE SOUTHERLY LINE OF THE PARCEL REFERENCED AS "R";

THENCE SOUTH 68°01'11" WEST (SOUTH 68°05'06" WEST PER "R") ALONG SAID SOUTHERLY LINE A DISTANCE OF 297.76 FEET TO A SET ½" REBAR WITH BRASS TAG STAMPED "RLS 13015";

THENCE NORTH 27°13'33" WEST 944.45 FEET TO A SET ½" REBAR WITH BRASS TAG STAMPED "RLS 13015" ON THE NORTH LINE OF THE PARCEL REFERENCED AS "R" FROM WHICH POINT, A FOUND ½" REBAR WITH PLASTIC CAP STAMPED "LS 27238" LIES NORTH 89°53'46" WEST (NORTH 89°50'00" WEST PER "R") 175.51 FEET;

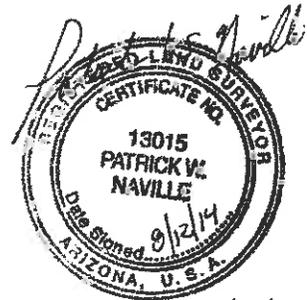
THENCE SOUTH 89°53'46" EAST (SOUTH 89°50'00" EAST PER "R") 191.95 FEET TO A FOUND ½" REBAR WITH BRASS TAG STAMPED "RLS 12218";

THENCE SOUTH 89°55'08" EAST (SOUTH 89°50'00" EAST PER "R") 141.79 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 261,363 SQUARE FEET OR 6.00 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY THAT MAY AFFECT THE ABOVE DESCRIBED PARCEL.



LEGAL DESCRIPTION  
PARCEL "C"  
SIMONTON - GBE PROJECT NO. 14086



EXPIRES 9/20/15

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 14 NORTH, RANGE 4 EAST, G.&S.R.M., TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT FOUND ½" REBAR WITH ALUMINUM CAP STAMPED "DALE STONE LS 12218", ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 25 FROM WHICH, A FOUND MAG NAIL WITH AN ALUMINUM CAP STAMPED "DAVID P. FOURNEY RLS 27238", ACCEPTED AS THE CENTER OF SECTION 25 LIES NORTH 89°54'16" WEST (BASIS OF BEARINGS) 2648.13 FEET (NORTH 89°50'00" WEST 2,648.54 FEET PER BOOK 4715 OF OFFICIAL RECORDS, PAGE 803, YAVAPAI COUNTY RECORDS - HEREAFTER REFERRED TO AS "R");

THENCE NORTH 89°54'00" WEST 1009.26 FEET (NORTH 89°50'00" WEST 1009.26 FEET PER "R") TO A COMPUTED POINT IN AN IRRIGATION CANAL, SAID POINT BEING THE **TRUE POINT OF BEGINNING**, FROM WHICH, A FOUND ½" REBAR WITH A BRASS TAG STAMPED "RLS 12218" LIES NORTH 89°54'00" WEST 84.97 FEET;

THENCE SOUTH 36°52'15" EAST ALONG THE EASTERLY LINE OF "R" A DISTANCE OF 326.17 FEET (SOUTH 36°46'24" EAST 325.83 FEET PER "R") TO A COMPUTED POINT IN AN IRRIGATION CANAL;

THENCE SOUTH 37°39'20" EAST ALONG THE EASTERLY LINE OF "R" A DISTANCE OF 104.97 FEET (SOUTH 37°33'01" EAST 104.97 FEET PER "R") TO A COMPUTED POINT IN AN IRRIGATION CANAL;

THENCE SOUTH 37°36'56" EAST ALONG THE EASTERLY LINE OF "R" A DISTANCE OF 263.69 FEET (SOUTH 37°33'01" EAST 263.69 FEET PER "R") TO A COMPUTED POINT IN AN IRRIGATION CANAL;

THENCE SOUTH 37°08'58" EAST ALONG THE EASTERLY LINE OF "R" A DISTANCE OF 6.27 FEET (SOUTH 37°05'03" EAST 6.27 FEET PER "R") TO A COMPUTED POINT IN AN IRRIGATION CANAL AT THE SOUTHEASTERLY CORNER OF "R", SAID POINT BEING A NON-TANGENT POINT OF CURVATURE, THE CENTRAL POINT OF WHICH LIES SOUTH 20°01'00" EAST 660.00 FEET;

THENCE THROUGH A CENTRAL ANGLE OF 02°00'33" ON A CURVE TO THE LEFT IN A SOUTHWESTERLY DIRECTION AN ARC LENGTH OF 22.03 FEET (22.09 FEET PER "R") TO A SET ½" REBAR WITH BRASS TAG STAMPED "RLS 13015";

THENCE SOUTH 68°01'11" WEST (SOUTH 68°05'06" WEST PER "R"), A DISTANCE OF 431.40 FEET TO A SET ½" REBAR WITH BRASS TAG STAMPED "RLS 13015";

THENCE NORTH 27°13'33" WEST 818.49 FEET TO A SET ½" REBAR WITH BRASS TAG STAMPED "RLS 13015" ON THE NORTH LINE OF "R" FROM WHICH, A FOUND ½" REBAR WITH PLASTIC CAP STAMPED "LS 27278" LIES NORTH 89°55'08" WEST 141.79 FEET;

**SIMONTON  
PARCEL C  
GBE NO. 14086  
Page 2 of 2**

THENCE SOUTH 89°55'08" EAST (SOUTH 89°50'00" EAST PER "R") A DISTANCE OF 285.54 FEET TO THE AFOREMENTIONED FOUND ½" REBAR WITH A BRASS TAG STAMPED "RLS 12218";

THENCE SOUTH 89°54'00" EAST (SOUTH 89°50'00" EAST PER "R") A DISTANCE OF 84.97 FEET TO THE POINT OF BEGINNING CONTAINING 287,150 SQUARE FEET OR 6.59 ACRES, MORE OR LESS.

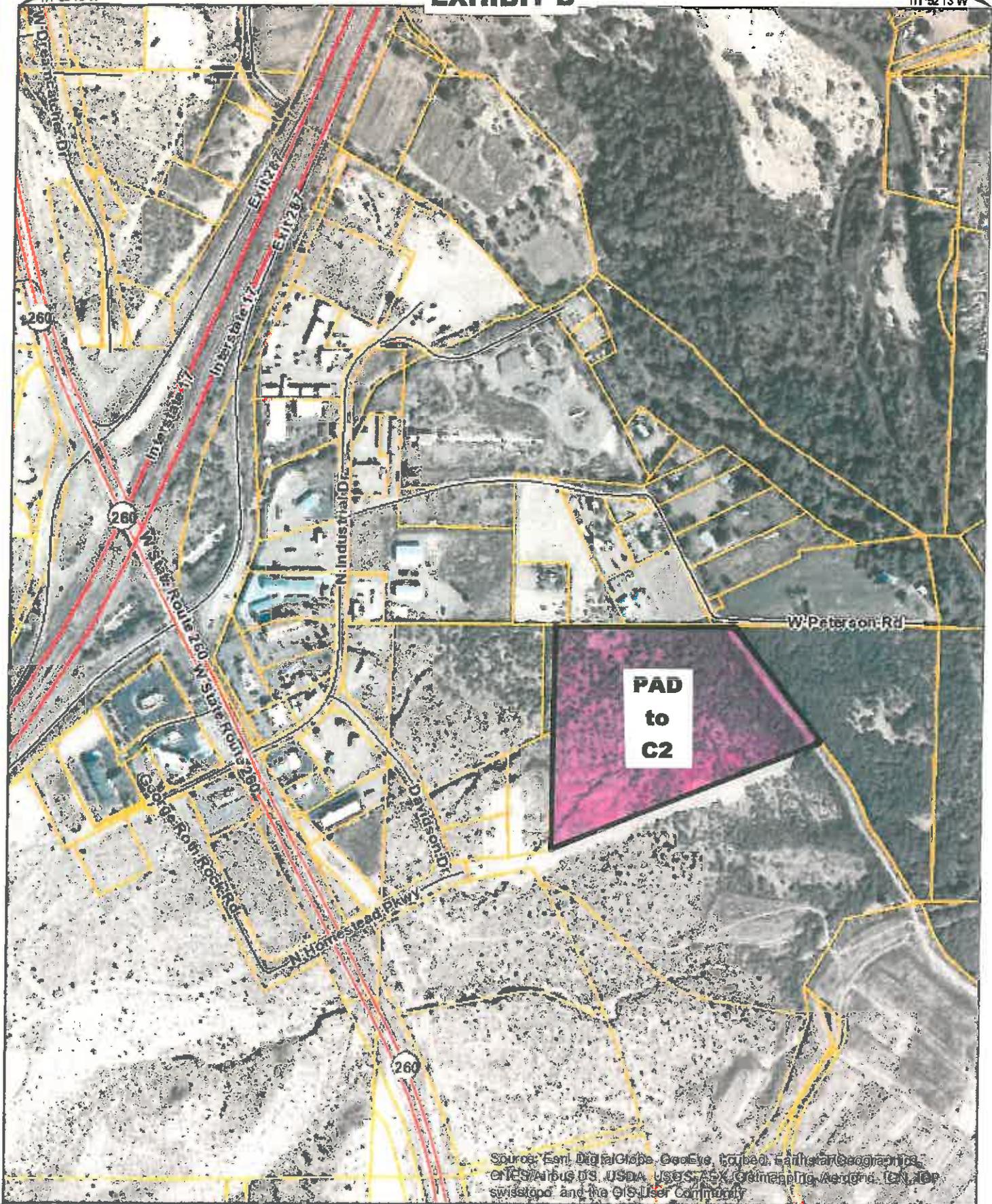
SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY THAT MAY AFFECT THE ABOVE DESCRIBED PARCEL.



EXP 12/15 9/30/15

EXHIBIT B

111°52'13"W



PAD  
to  
C2

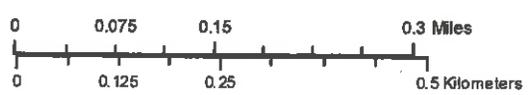
Source: Esri, DigitalGlobe, GeoEye, IGN, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, GEBCO, Swisstopo, and the GIS User Community

34°34'8"N  
111°53'10"W

34°34'8"N  
111°52'13"W



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Map Created 02/26/2014

EXHIBIT C

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of the parcel of land described in EXHIBIT A hereto that is the subject of the Zoning Map Change 20140245 for parcel 403-23-104F I have reviewed the conditions of rezoning and by signing this document, the undersigned agrees and consents to all the conditions imposed by the Town of Camp Verde in conjunction with the approval of the Rezoning Application and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the rezoning and conditions.

Dated this 23<sup>rd</sup> day of SEPTEMBER, 2014

OWNER:

OWNER:

SIMONTON RANCH I, LLC

Print Name

G. SCOTT SIMONTON, AUTHORIZED AGENT

Print Name

[Signature]

Signature

[Signature]

Signature

STATE OF ARIZONA )

) ss.

County of MARICOPA )

On this 23<sup>rd</sup> day of SEPTEMBER, 2014, before me, the undersigned Notary Public, personally appeared G. SCOTT SIMONTON, who acknowledged that this document was executed for the purposes therein contained.

[Signature]  
Notary Public

My Commission Expires: July 28, 2015

