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AGENDA
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, OCTOBER 26, 2023 at 6:00 P.M.

ZOOM MEETING LINK:

<https://us06web.zoom.us/j/84620757891?pwd=ZXhseWVXUWYxc3pXRnZEWjA3dDZHZz09>

One Tap Mobile: 1-669-900-9128 or 1-253-215-8782
Meeting ID: 846 2075 7891
Passcode: 766870

1. **Call to Order**
2. **Roll Call.** Mark Lomeland, Greg Blue, Robert Foreman, Ingrid Osses, William Tippet, Chairman Andrew Faiella, Vice Chairman Todd Scantlebury.
3. **Pledge of Allegiance**
4. **Consent Agenda** - All 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 the Commission so requests.
 - a. **Approval of Minutes:**

October 12, 2023, Regular Session
 - b. **Set Next Meeting, Date and Time:**

November 09, 2023 @ 6:00 pm, Regular Session – **Canceled**
November 23, 2023 @ 6:00 pm, Regular Session – **Canceled**
December 14, 2023 @ 6:00 pm. Regular Session
December 28, 2023 @ 6:00 pm, Regular Session – **Canceled**
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. **Public Hearing** - Discussion, Consideration, and Possible Recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for Preliminary Plat 20230497, submitted by Rob Witt, for the purpose of developing a 12-lot Subdivision, known as "Feldmeier Estates" on approximately 15 acres. The proposed project is zoned R1L-35 (Residential: Single-Family Limited, 35,000 Square Foot Minimum Lot Size) and is located at 1902 and 2000 North Arena Del Loma Road on APN 403-21-009, in Camp Verde, Yavapai County, Arizona.

- **Staff Comments**
- **Open Public Hearing**
- **Close Public Hearing**
- **Commission Discussion**

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**

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.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde and Bashas on October 19, 2023 (date) at 10:00 AM (time) in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk
(signed) Cory L Mulcaire, Cory Mulcaire, Planner (print name and title)



Support your local merchants

**DRAFT MINUTES
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, OCTOBER 12, 2023 at 6:00 P.M.**

ZOOM MEETING LINK:

<https://us06web.zoom.us/j/84620757891?pwd=ZXhseWVXUWYxc3pXRnZEWjA3dDZHZz09>

**One Tap Mobile: 1-669-900-9128 or 1-253-215-8782
Meeting ID: 846 2075 7891
Passcode: 766870**

1. **Call to Order** Chairman Andrew Faiella called the meeting to order at 6:00 PM.
2. **Roll Call.** Greg Blue, Robert Foreman, Ingrid Osses, William Tippet, Mark Lomeland, Chairman Andrew Faiella, Vice Chairman Todd Scantlebury (Absent).
3. **Pledge of Allegiance** Commissioner Tippet led the Pledge of Allegiance.
4. **Consent Agenda** - All 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 the Commission so requests.
 - a. **Approval of Minutes:**

September 28, 2023, Regular Session
 - b. **Set Next Meeting, Date and Time:**

October 26, 2023 @ 6:00 pm, Regular Session
November 09, 2023 @ 6:00 pm, Regular Session – **Cancel (tentatively)**
November 23, 2023 @ 6:00 pm, Regular Session – **Canceled**
December 14, 2023 @ 6:00 pm, Regular Session

On a **motion** by Commissioner Blue, seconded by Commissioner Foreman, the Commission **moved** to approve the minutes as presented.

Roll Call Vote:

Commissioner Tippet: Aye

Commissioner Osses: Aye

Commissioner Blue: Aye

Chairman Faiella: Aye

Vice Chairman Scantlebury: Absent

Commissioner Lomeland: Aye

Commissioner Foreman: Aye

Motion Carries 6-0.

On a **motion** by Commissioner Foreman, seconded by Commissioner Tippett, the Commission **moved** to approve the upcoming meetings.

Roll Call Vote:

Commissioner Tippett: Aye

Commissioner Osses: Aye

Commissioner Blue: Aye

Chairman Faiella: Aye

Vice Chairman Scantlebury: Absent

Commissioner Lomeland: Aye

Commissioner Foreman: Aye

Motion Carries 6-0.

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 Blue Cards.

6. **Public Hearing:** Discussion, consideration and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for approval of Zoning Map Change for 284 Homestead Parkway (APN 403-23-104H) from M1 (Industrial: General) to C3 (Commercial: Heavy Commercial).

- **Staff Comments**

Town Planner Cory Mulcaire presented to the Commission, using a PowerPoint presentation, on Alkemista. Right now, they are zoned as an M1 Industrial Zoning. However, are requesting to downzone to C3 Commercial to put a tap tasting room and coffee house in the front building. They are currently surrounded by C2 and M1, and across the street is R2. They have a facility in the Village of Oak Creek. Their Camp Verde facility was originally just going to be their malt house for their breweries. However, they are now going to put that part in the back, to create the tasting room and coffee bar in the front for the public. C3 will be a more appropriate zone for them.

C2 would not be appropriate, as the back of their facility will still be storage, which is not allowed in C2. C3 will allow for what they currently have, but also open them up for what they are planning to do at their facility.

Commissioner Foreman said he's never been opposed to downzoning and feels this is a good idea.

- **Open Public Hearing** Chairman Faiella opened the public hearing at 6:12 PM. *No Blue Cards.*
- **Close Public Hearing** Chairman Faiella closed the public hearing at 6:12 PM.
- **Commission Discussion**
No Discussion.

On a **motion** by Commissioner Foreman, seconded by Commissioner Osses, the Commission **moved** to recommend approval to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for Zoning Map Change for 284 Homestead Parkway (APN 403-23-104H) from M1 (Industrial: General) to C3 (Commercial: Heavy Commercial)

Roll Call Vote:

Commissioner Tippet: Aye

Commissioner Osses: Aye

Commissioner Blue: Aye

Chairman Faiella: Aye

Vice Chairman Scantlebury: Absent

Commissioner Lomeland: Aye

Commissioner Foreman: Aye

Motion Carries 6-0.

Community Development Director John Knight told the Commission that the hearing is tentatively set to go before Council on November 15th. If they approve it, it will be adopted a month later.

7. **Presentation:** Staff presentation of Section 505 Preliminary Subdivision Plat of The Planning and Zoning Ordinance.

Ms. Mulcaire, assisted by Mr. Knight, shared with the Commission that a subdivision will be coming before them at the meeting on October 26th. Because of this, she felt it was necessary to do an exercise and training with the Commission on Section 505 Preliminary Subdivision Plat. She shared that since most of their staff has been there, they have not had a subdivision come before them. The subdivision will be 15 acres and 12 lots.

Ms. Mulcaire used a PowerPoint presentation to present to the Commission. They will review, hear, or consider all evidence relating to said preliminary subdivision flat. Additionally, shared that the Commission would make a recommendation to Council on whether they think the subdivision fits the zoning or meets the minimum criteria of the preliminary plats.

She continued to share with the Commission the avenues that are needed by both staff and the commission to move the requested subdivision to Council.

The Commission asked her questions to better understand their role and expectations for a Subdivision coming before them.

Staff will provide the Commission with more plans for the Subdivision as it gets closer to the meeting.

8. **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.

The Commission reminded the public about Fort Verde Days this weekend.

9. Staff Comments

Ms. Mulcaire told the Commission that the Council approved the Vet Clinic Use Permit application that they had previously approved. It passed 6-1.

Mr. Knight shared that the Fire District Rezone application has been withdrawn. He thinks they are considering coming back again for a PAD.

Ms. Ratlief said that she has been working with a Community Work Group to create a new ordinance regarding the animal count. She and Mr. Knight are very pleased with this work group.

Lastly, Ms. Ratlief shared that Commission positions are coming due, and they will need to reapply for those if they so choose. They have no applicants to date. Additionally, they have two positions for the BOA.

10. Adjournment Chairman Faiella adjourned the meeting at 6:49 PM.

Chairman Andrew Faiella

Community Development Director John Knight

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, Arizona during the Regular Session held on the 12th day of October 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of October 2023.

Mary Frewin
Mary Frewin, Recording Secretary



Agenda Report Form – Section I

Meeting Date: Planning and Zoning Commission; Thursday, October 26, 2023

- Consent Agenda
- Decision Agenda
- Executive Session Requested
- Presentation Only
- Action/Presentation
- Work Session

Requesting Department: Community Development

Staff Resource/Contact Person: Cory Mulcaire, Planner

Agenda Title - Public Hearing: Discussion, Consideration, and Possible Recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for Preliminary Plat 20230497, submitted by Rob Witt, for the purpose of developing a 12-lot Subdivision, known as “Feldmeier Estates” on approximately 15 acres. The proposed project is zoned R1L-35 (Residential: Single-Family Limited, 35,000 Square Foot Minimum Lot Size) and is located at 1902 and 2000 North Arena Del Loma Road on APN 403-21-009C, in Camp Verde, Yavapai County, Arizona.

Staff Resource: Cory Mulcaire

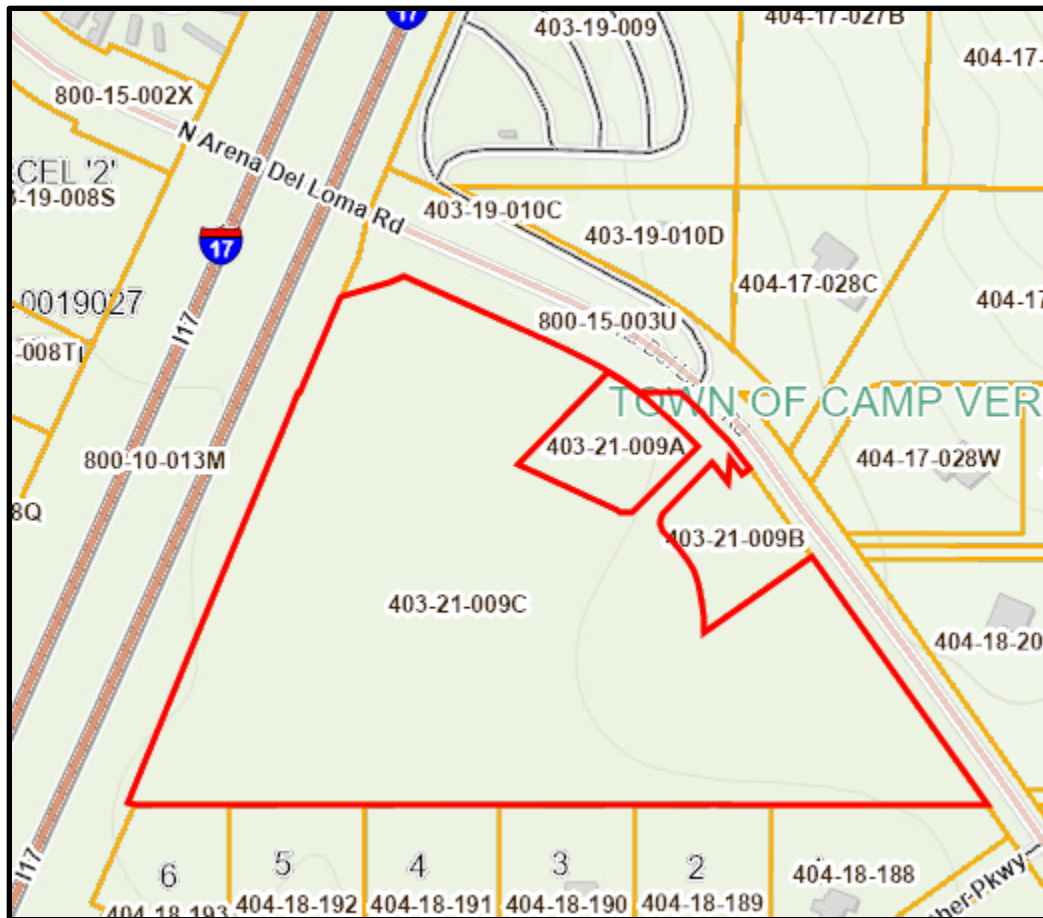
List Attached Documents:

- A. Preliminary Plat
- B. Letter of Intent
- C. Section 505 of The Planning and Zoning Ordinance
- D. Middle Verde Character Area from 2016 General Plan

Estimated Presentation Time: 10 minutes

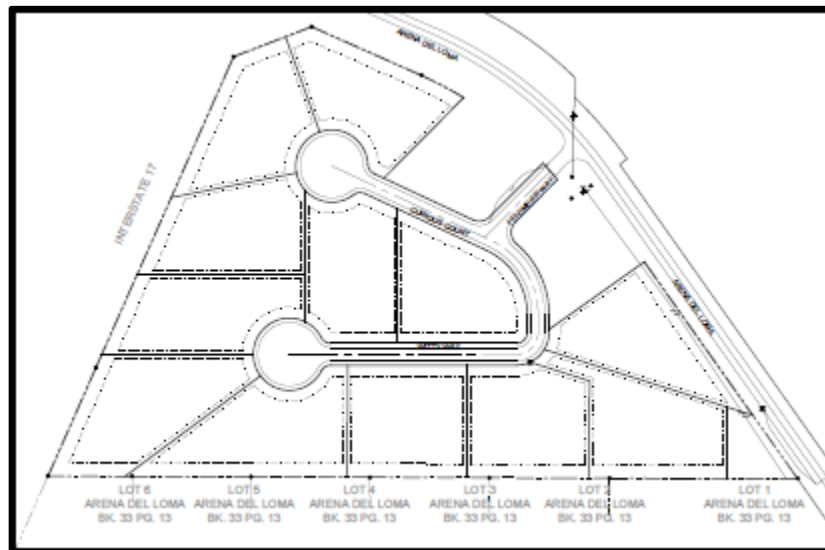
Estimated Discussion Time: 10 minutes

Executive Summary: In August of 2023, Rob Witt, on behalf of Opportunity Zone Development Company, LLC, submitted an application for Preliminary Plat Approval for a 12-lot subdivision. The subdivision is located off Arena Del Loma Road on a parcel zoned R1L-35. Staff review of this Preliminary Plat finds it meets zoning criteria. Additionally, all reviewing departments and agencies had no substantive comments and also generally found this Preliminary Plat meets development standards.



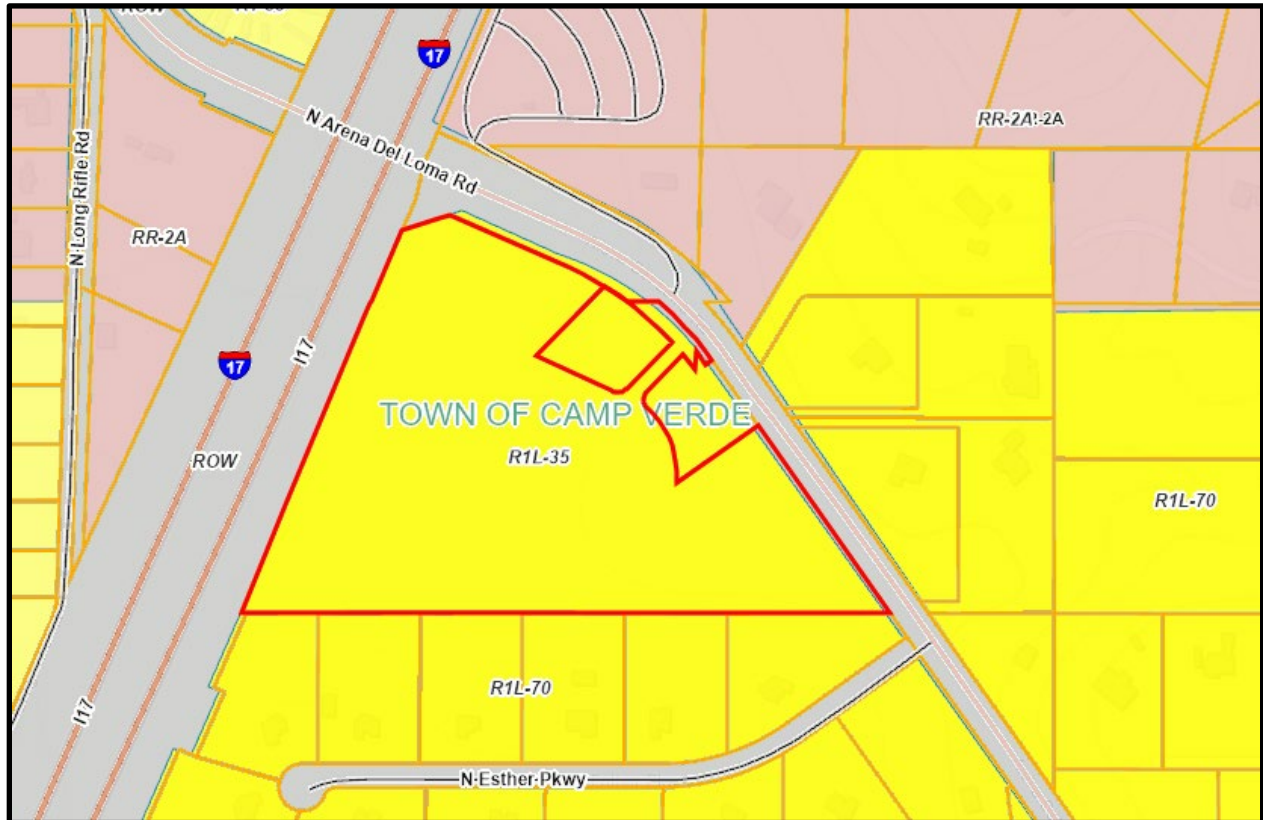
Background Information: In August of 2023, an application for a Preliminary Plat was submitted by Rob Witt, on behalf of property owner, Opportunity Zone Development Company, LLC. This application proposes a 12-lot subdivision known as “Feldmeier Estates” on parcel 403-21-009C. The parcel is zoned R1L-35 (Residential: Single Family Limited, 35,000 square-foot minimum lot size).

The application proposes to subdivide a 15-acre parcel into 12-lots, ranging in size from 1.01 to 1.21 acres which includes a 40-foot-wide road with cul-de-sacs. The entrance is directly accessible from Arena Del Loma Road.



Each lot within the subdivision is large enough for both a well site and septic system. Access will be at a single entrance directly off of Arena Del Loma. Public Works has reviewed and approved this access.

Zoning: This parcel is zoned R1L-35 (Residential Limited Site Built or Modular only with lots 35,000 SF or greater) which the proposed Preliminary Plat meets. This parcel borders and overlooks Interstate 17 to the west and is otherwise surrounded by R1L or RR-2A zones.



General Plan: The proposed “Feldmeier Estates” is located within the Middle Verde Character Area of the Town’s General Plan. The existing zoning and proposed development of single-family residences is consistent with the Town’s stated character and properties of this area. See attachment D for excerpt of Middle Verde Character Area.

Interdepartmental and agency review: On September 12, 2023, the plat, application, and letter of intent was transmitted to all required agencies for review, specifically:

- Town of Camp Verde Public Works
- Town of Camp Verde Building Official
- Town of Camp Verde Utilities Department; Water and Sewer departments
- Yavapai County Environmental Services
- Copper Canyon Fire District Fire Marshal

No substantive comments which would impede approval of this Preliminary Plat have been received. Comments/redlines received may be incorporated into the Final Plat or the Commission may require an updated/revised Preliminary Plat before recommending approval to the Mayor and Common Council.

Section 505 Preliminary Subdivision:

Staff Responses in brown below.

A. Purpose and Initial Review

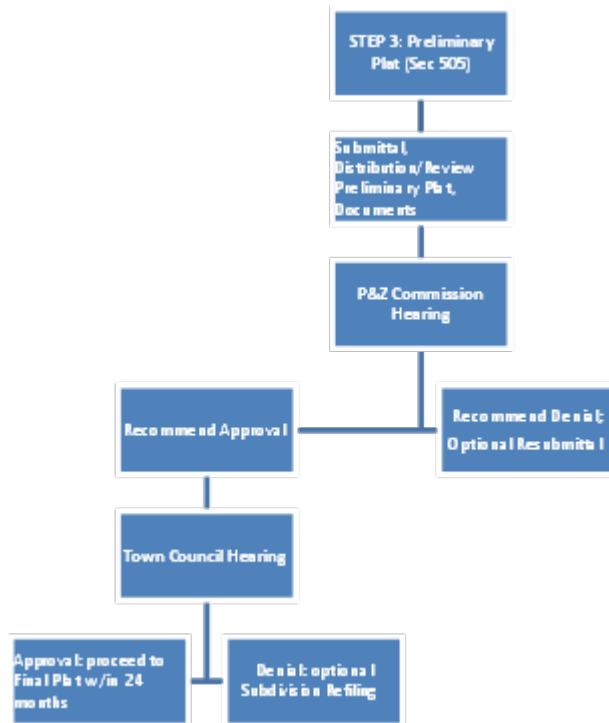
The purpose of the Preliminary Subdivision Plat is to provide more detail for determining specific capacities and preliminary design for the proposed subdivision. The Preliminary Plat process is a major step, as its Public Hearing by the Planning Commission and the Town Council may give authorization to proceed in preparation with the Final Subdivision Plat, to be accompanied by engineering construction plans and specifications for public improvements. Approval of the Preliminary Plat does not guarantee approval and acceptance of the Final Plat.

1. After the pre-application meeting the Conceptual Plan and Master Development Plan, if required, the subdivider shall submit an appropriate number of copies as determined by the Community Development Department, including one digital form of the Preliminary Subdivision Plat, an application with fees as specified in the Planning and Zoning Fee Schedule and the Engineering Fee Schedule, and other exhibits hereinafter specified; and shall submit a minimum of two copies each of the required supplementary material as outlined in Section 505.C and as determined by the Community Development Director.

Staff Response: A pre-application meeting was held, and fees have been paid.

2. Within five working days from submittal of the Preliminary Plat Application, it shall be reviewed for completeness by the Community Development Director or designee. If the application is found to be incomplete it shall be returned to the subdivider. If the application appears to be complete, the Plat shall be distributed to reviewing departments and agencies. Processing will not commence until all required documents are received.

PRELIMINARY SUBDIVISION PLATTING PROCESS AT-a-GLANCE



Staff Response: Preliminary Plat was dispersed for agency review on September 12, 2023.

3. The Preliminary Plat will be promptly circulated to review to determine if the Preliminary Plat conforms to these regulations, and to the Conceptual Plan phase of the subdivision application.
 - a. Copies of the Preliminary Subdivision Plat and accompanying material will be transmitted to the following agencies: Town Engineer, County Health Department and Environmental Services; Arizona Department of Transportation (If it contains or abuts a state or federal highway); utility companies; Town Road Superintendent; Soil Conservation District; State or Federal land management agency (if adjacent to public lands); State Fire Marshal or Camp Verde Fire District; State Department of Water Resources, and other interested or affected agencies as deemed appropriate by the Director.

Staff Response: Agencies for review were sent documents and comments have been received. This is an administrative function of the application.

- b. In accordance with A.R.S. Sections 9-474, as may be amended, if the plat is within three miles of the corporate limits of another municipality having subdivision regulations, the Community Development Director will submit a copy of the Preliminary Plat to said municipality for its review.

Staff response: This does not apply to this subdivision application.

- c. Interested agencies will have approximately 30 working days, from the date of complete application received by the Community Development Department, to review and send comment to the Community Development Director. The Community Development Director will schedule meeting with agencies during 30 working days.

Staff response: Comments were received within 30 working days, but staff did not feel that meetings were necessary.

- d. No reply by an agency within the time limit specified shall be construed by the Community Development Director as having no objections from that department or agency to approval of the Preliminary Plat.
4. The Community Development staff shall prepare a correlated report, including replies or comments from all departments and other agencies for a coordinated meeting between the subdivider and/or his agent and various responding agencies for the purpose of clarifying outstanding issues arising from subdivision plat review and to promote compliance with the content of these regulation.

Staff response: This meeting was held and there are no concerns that need to be addressed prior to the Final Plat submittal.

B. Preliminary Subdivision Plat Requirements

1. Information Required: The Preliminary Subdivision Plat shall be prepared to contain the information required in Section 504.B. Conceptual Plan Submittal Requirements and the additional Preliminary Plat and supplementary requirements that follow in this Section. Engineering plans submitted in support of the Preliminary Plat shall be prepared under the direction of a Professional Engineer.

Staff response: This has been completed.

2. Title: The title shall include "Preliminary Plat" and the proposed name is the subdivision.

Staff response: This information was included on the submitted plans.

3. Topography: A depiction of contours relating to USGS survey datum, or other datum approved in writing by the Town Engineer, shall be shown on the same map as the proposed subdivision layout.

Staff response: This was met.

4. Existing Drainage and Natural Features: Flood hazard and 100-year Floodplain areas, if any, shall be delineated on the Preliminary Plat, and building pads shall be identified within flood hazard areas;

Staff response: No portion of this subdivision is within the floodplain.

5. Existing Streets, Easements, and Improvements: Locations, widths, ownership status and names of all existing streets and improvements therein.

Staff response: This portion of the Preliminary Plat has been satisfied.

6. Proposed Streets and Easements: Location, width and names of proposed streets, alleys, drainage ways, cross-walks, utility and access easements including all connections to adjoining platted or unplatted tracts. A typical cross-section shall be depicted on the plat where applicable describing the aforementioned improvements.

Staff response: The preliminary plat satisfies requirement.

7. Adjacent Lands: Name, book, and page numbers of any recorded subdivisions within or having common boundary with the tract, or notation "unsubdivided" where appropriate.

Staff response: Applicant has satisfied this requirement.

8. Lot Layout: Including minimum building setback lines related to all streets; typical lot dimensions (scaled); dimensions of all corner lots and lots on curvilinear sections of street; each lot numbered individual and total number of lots shown.

Staff response: This requirement is satisfied.

9. Public Land Use: Designation of all land to be dedicated or reserved for public or semi-public use, with use indicated.

Staff response: Per the Letter of Intent (Attachment B), the applicant proposes to dedicate the streets to the Town. If the street is designed and built to Town standards, the Town may accept the streets.

10. Zoning: The plat shall designate existing zoning classifications and land uses, present district boundary lines and status of any pending zoning change.

Staff response: This requirement has been satisfied.

11. Utility Resources: Reference by note all sources of proposed electricity, gas, telephone service, solid waste disposal, police, and emergency services.

Staff response: This requirement has been satisfied.

12. Sewage disposal: A statement as to the type of facilities proposed shall appear on the Preliminary Plat.

Staff response: This requirement has been met and each lot will have a septic system.

13. Water supply: A statement as to the type of facilities proposed shall appear on the Preliminary Plat.

Staff response: This requirement has been satisfied, each lot will have a well, or there will be shared wells.

Recommended Action: Motion to recommend to the Mayor and Common Council of Camp Verde, Yavapai County, Arizona, for Preliminary Plat 20230497, submitted by Rob Witt, for the purpose of developing a 12-lot Subdivision, known as “Feldmeier Estates” on approximately 15 acres. The proposed project is zoned R1L-35 (Residential: Single-Family Limited, 35,000 Square Foot Minimum Lot Size) and is located at 1902 and 2000 North Arena Del Loma Road on APN 403-21-009, in Camp Verde, Yavapai County, Arizona.

LOT AREAS		
LOT	GROSS(SQFT)	NET(SQFT)
1	4460	31601
2	45939	34196
3	45020	34008
4	44888	32798
5	51377	34900
6	52780	39197
7	44482	33519
8	43833	33645
9	43888	30967
10	44541	35458
11	44371	30851
12	44104	29872

* NET AREA REFERS TO THE GROSS LOT AREA LESS THE ACCESS UTILITY & DRAINAGE EASEMENT AREA

- CONSTRUCTION NOTES:**
1. SURVEY AND TOPOGRAPHY DATA PROVIDED BY HAMMES SURVEYING LLC, AND WAS PERFORMED IN AUGUST OF 2023.
 2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY CONNECTION POINTS PRIOR TO INSTALLATION OF NEW SERVICE LINES.
 3. TEMPORARY TRAFFIC SURFACING SHALL BE APPLIED PRIOR TO CONSTRUCTION AND SHALL CONSIST OF NO LESS THAN 4" THICKNESS OF 3/4" AGGREGATE. THE SURFACE SHALL EXTEND FROM THE EXISTING ROADWAY TO THE BUILDING FOOTPRINT.
 4. ALL NEW SIDEWALKS, DRIVEWAYS, EXPOSED SURFACES OF CONCRETE DRAINAGE STRUCTURES, AND OTHER EXPOSED CONCRETE SURFACES SHALL BE INTEGRALLY COLORED "SEDONA RED". THE AMOUNT OF CONCRETE COLOR ADDITIVE REQUIRED IS 3.05 LBS OF DAVIS 160 LIQUID PER SACK OF CONCRETE. THIS IS THE SEDONA RED AS MANUFACTURED BY HANSON CONCRETE IN COTTONWOOD ARIZONA. VARIATIONS IN THE ADDITIVE TO ACCOMPLISH THE "SEDONA RED" SHALL BE SUBJECT TO CITY ENGINEER APPROVAL.
 5. WATER AND SEWER SERVICES SHALL BE INSTALLED PER INTERNATIONAL PLUMBING CODE REQUIREMENTS.
 6. THE PROPERTY HAS AN EXISTING CLEANOUT PROVIDED ON THE SEWER LATERAL CONNECTION. PROPER COMPACTION AROUND THE CLEANOUT, RING, AND COVER MUST BE PROVIDED AFTER CONNECTION. IN ADDITION, VISIBILITY AND ACCESSIBILITY MUST BE MAINTAINED.
 7. DURING CONSTRUCTION PHASE: IMPLEMENT STRAW WATTLES, SILT FENCING OR OTHER APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMPs) TO MITIGATE STORM WATER POLLUTION AND PREVENT EROSION ONSITE AND SEDIMENT LEAVING THE PROPERTY AND ENTERING THE CITY OF SEDONA MS4. THESE BMPs ARE TO BE PROPERLY INSTALLED AND MAINTAINED. CONTRACTOR IS TO PROVIDE INFORMATION, LOCATION AND OTHER DETAILS REGARDING STORM WATER POLLUTION PREVENTION MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION.
 8. POST CONSTRUCTION PHASE: BMPs SHALL BE IMPLEMENTED TO PREVENT STORM WATER POLLUTION AND SITE EROSION ONCE ACTIVE CONSTRUCTION IS COMPLETED. THESE BMPs INCLUDE REVEGETATION, GENTLE SLOPING, TERRACING AND LANDSCAPING (WITH ROCK OR OTHER SUITABLE MATERIAL AND FILTER FABRIC). THIS SHOULD BE IN CONJUNCTION WITH THE REQUIRED STORM WATER MEASURES ADDRESSING VOLUME, SUCH AS RETENTION/DETENTION BASINS, SWALES AND RIPRAP PADS. ALSO PROVIDE INFORMATION, LOCATION AND OTHER DETAILS REGARDING STORM WATER POLLUTION PREVENTION MEASURES TO BE IMPLEMENTED AFTER CONSTRUCTION.

- SYMBOL LEGENDS**
- EXISTING POWER POLE
 - LOT CORNER TO BE SET
 - CALCULATED POINT ON EASEMENT
 - CORNER FOUND AS INDICATEED
 - ACCESS, DRAINAGE & UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - (R) RECORDED IN BOOK 4549, PG 53
 - (M) MEASURED

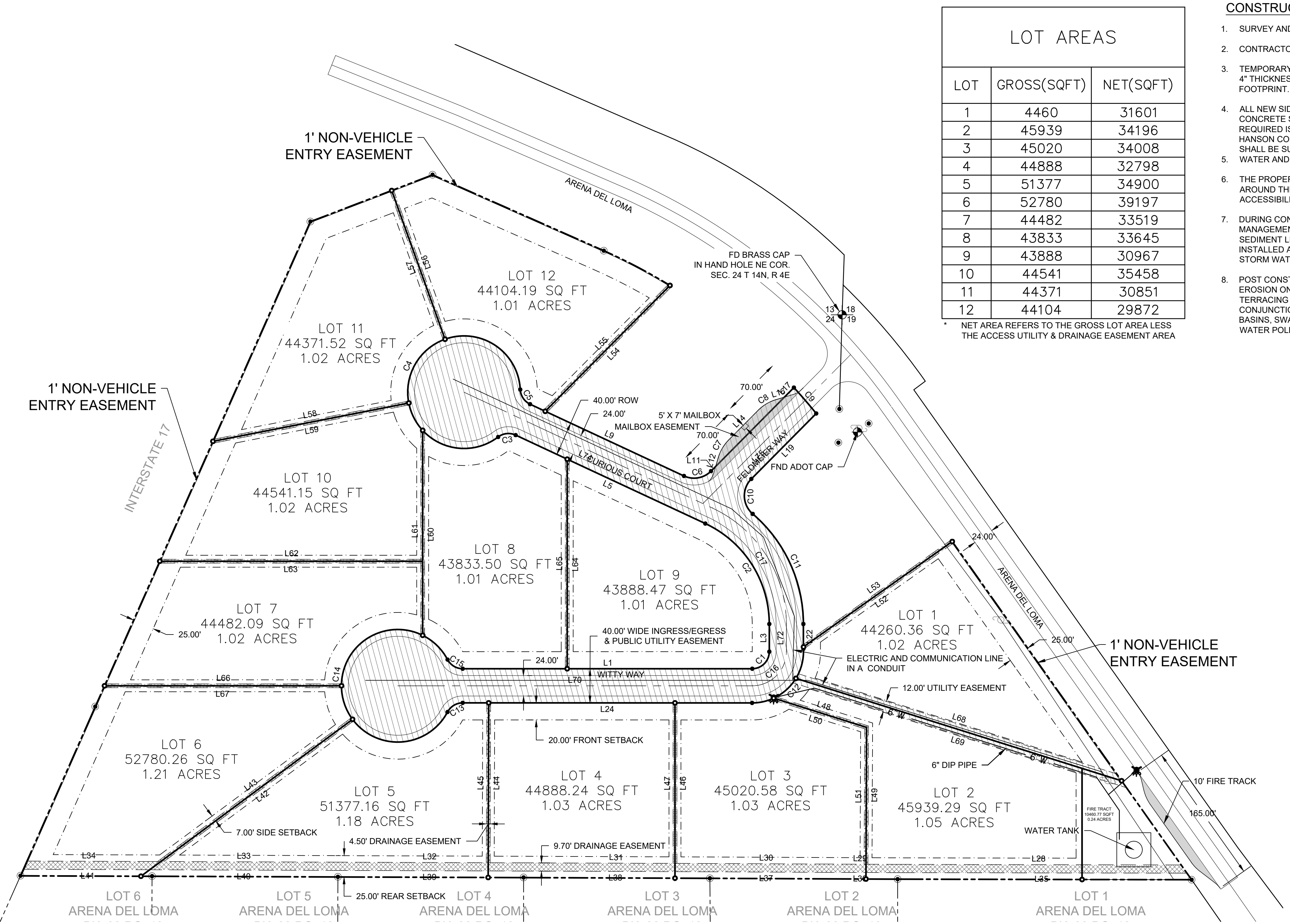
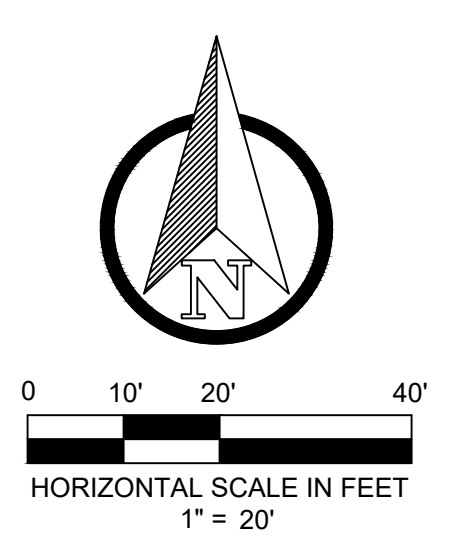
ALIGNMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LEN
C16	62.83	40.00	90.00	N45° 00' 00"E	56.57
C17	170.17	150.00	65.00	N32° 30' 00"W	161.19

ALIGNMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L70	415.75	N90° 00' 00"E
L72	32.43	N0° 00' 00"E
L74	321.53	N65° 00' 00"W
L75	170.53	S44° 46' 12"W

- LINETYPE LEGEND**
- | | |
|--|---|
| EXISTING STORM SEWER LINE
 | PROPOSED UNDERGROUND ELECTRIC LINE
 |
| EXISTING WATER SERVICE
 | PROPOSED COMMUNICATION LINE
 |
| EXISTING SANITARY SERVICE
 | PROPOSED GAS LINE
 |
| EXISTING UNDERGROUND ELECTRIC LINE
 | PROPOSED ROAD CENTERLINE
 |
| EXISTING GAS LINE
 | PARCEL BOUNDARY & RIGHT-OF-WAY LINE
 |
| EXISTING CONTOURS
 | PROPOSED LOT LINE
 |
| PROPOSED CONTOURS
 | BUILDING SETBACK LINE
 |
| PROPOSED STORM SEWER LINE
 | EXISTING EASEMENT LINE
 |
| PROPOSED 6" WATER MAIN
 | PROPOSED EASEMENT LINE
 |
| PROPOSED 8" SANITARY MAIN
 | PROPOSED SIGHT DISTANCE TRIANGLE
 |
| PROPOSED 6" SANITARY MAIN
 | PROPOSED FLOW LINE
 |
| PROPOSED 4" SANITARY SERVICE
 | PROPOSED FENCE
 |
| | PROPOSED CHAIN-LINK FENCE
 |



ACCESS, UTILITY & DRAINAGE EASEMENTS LINE TABLE

LINE #	LENGTH	DIRECTION
L1	339.61	N90° 00' 00"E
L3	32.43	N0° 00' 00"E
L5	245.40	N65° 00' 00"W
L9	199.14	S65° 00' 00"E
L11	7.82	N44° 46' 12"E
L12	10.40	N16° 18' 30"E
L14	48.64	N44° 46' 13"E
L16	10.40	N73° 13' 55"E
L17	15.79	N44° 46' 12"E
L19	108.13	S44° 46' 12"W
L22	29.12	S0° 00' 00"E
L24	339.42	N89° 59' 16"W
L28	333.97	N89° 53' 25"W
L29	84.92	N89° 43' 55"W
L30	135.23	N89° 43' 55"W
L31	218.24	N89° 46' 55"W
L32	217.80	N89° 48' 01"W
L33	217.94	N89° 47' 28"W

ACCESS, UTILITY & DRAINAGE EASEMENTS LINE TABLE

LINE #	LENGTH	DIRECTION
L34	145.43	N89° 48' 33"W
L35	340.87	N89° 53' 25"W
L36	84.93	N89° 45' 14"W
L37	135.24	N89° 43' 55"W
L38	218.23	N89° 46' 55"W
L39	217.80	N89° 48' 01"W
L40	217.94	N89° 47' 28"W
L41	149.68	N89° 48' 33"W
L42	276.96	N53° 26' 39"E
L43	283.01	N53° 26' 39"E
L44	187.44	S0° 10' 49"W
L45	187.42	S0° 10' 49"W
L46	188.21	S0° 00' 00"E
L47	188.20	S0° 00' 00"E
L48	113.59	S72° 32' 07"E
L49	162.09	S0° 14' 46"W
L50	115.97	S72° 32' 07"E
L51	158.78	S0° 14' 46"W

ACCESS, UTILITY & DRAINAGE EASEMENTS LINE TABLE

LINE #	LENGTH	DIRECTION
L52	214.43	N54° 42' 29"E
L53	212.27	N54° 42' 29"E
L54	207.49	N44° 46' 12"E
L55	208.04	N44° 46' 12"E
L56	185.35	S19° 44' 08"E
L57	185.26	S19° 44' 08"E
L58	232.51	N78° 56' 14"E
L59	235.66	N78° 56' 14"E
L60	239.18	S0° 00' 00"E
L61	241.85	S0° 00' 00"E
L62	307.34	N90° 00' 00"E
L63	309.33	N90° 00' 00"E
L64	244.73	S0° 00' 00"E
L65	246.82	S0° 00' 00"E
L66	276.93	N89° 59' 58"E
L67	278.93	N89° 59' 58"E
L68	391.35	S72° 32' 07"E
L69	410.15	S72° 32' 07"E

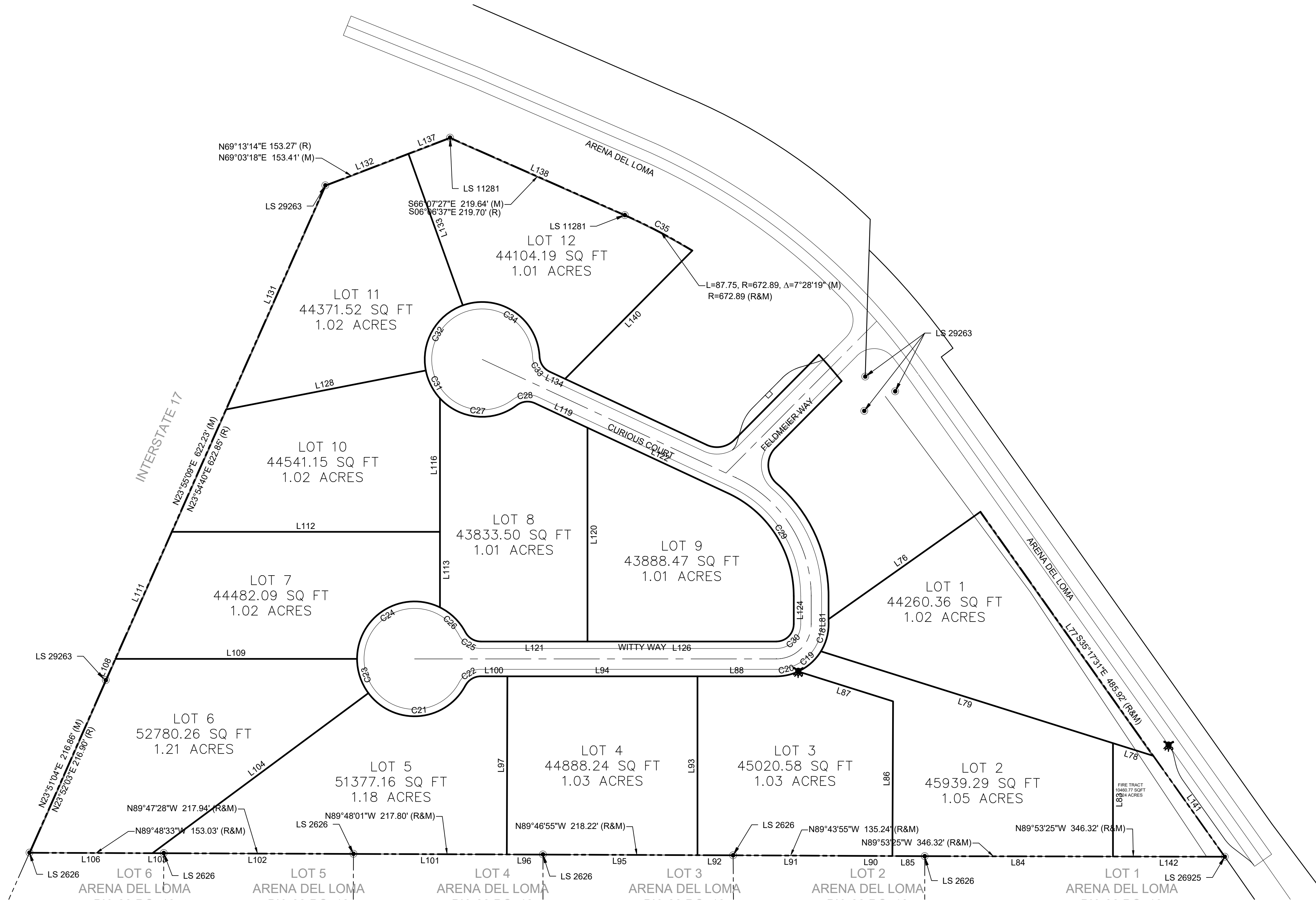
ACCESS, UTILITY & DRAINAGE EASEMENTS CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LEN
C1	31.42	20.00	90.00	N45° 00' 00"E	28.28
C2	147.48	130.00	65.00	N32° 30' 00"W	139.70
C3	21.74	20.00	62.28	S83° 51' 32"W	20.69
C4	350.83	66.00	304.56	N25° 00' 00"E	61.40
C5	21.74	20.00	62.28	S33° 51' 32"E	20.69
C6	34.32	28.00	70.23	N79° 53' 06"E	32.21
C7	24.84	50.00	28.46	N30° 32' 21"E	24.58
C8	24.68	50.00	28.28	N59° 05' 27"E	24.43
C9	40.13	672.89	3.42	S40° 45' 52"E	40.12
C10	46.03	28.00	94.20	S2° 19' 47"E	41.02
C11	146.66	170.00	49.43	S24° 42' 53"E	142.15
C12	97.80	60.28	92.97	S43° 31' 01"W	87.42
C13	21.74	20.00	62.29	S58° 52' 05"W	20.69
C14	350.83	66.00	304.56	N0° 00' 11"E	61.40
C15	21.74	20.00	62.28	S58° 51' 32"E	20.69

PRELIMINARY



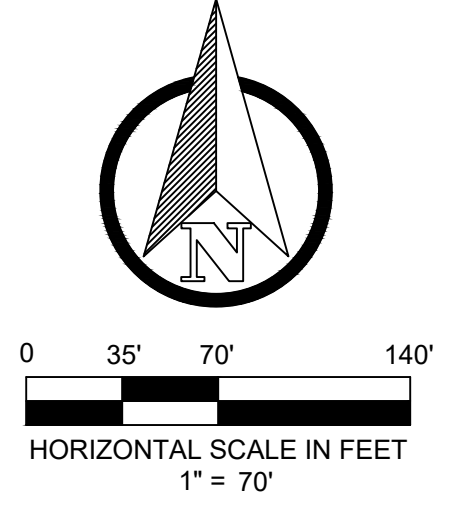
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LEN
C18	36.22	60.28	34.43	N14° 14' 53"E	35.68
C19	35.45	60.28	33.70	N48° 18' 42"E	34.94
C20	26.13	60.28	24.84	N77° 34' 50"E	25.93
C21	133.30	66.00	115.72	N85° 35' 02"E	111.77
C22	21.74	20.00	62.29	N58° 52' 05"E	20.69
C23	42.11	66.00	36.56	S18° 16' 35"E	41.40
C24	133.94	66.00	116.28	S58° 08' 34"W	112.11
C25	21.74	20.00	62.28	N58° 51' 32"W	20.69
C26	41.47	66.00	36.00	N45° 43' 04"W	40.79
C27	97.44	66.00	84.59	S84° 59' 13"E	88.83
C28	21.74	20.00	62.28	N83° 51' 32"E	20.69
C29	147.48	130.00	65.00	S32° 30' 00"E	139.70
C30	31.42	20.00	90.00	S45° 00' 00"W	28.28
C31	36.43	66.00	31.63	S26° 52' 37"E	35.97
C32	93.68	66.00	81.33	S29° 36' 03"W	86.01
C33	21.74	20.00	62.28	N33° 51' 32"W	20.69
C34	123.28	66.00	107.02	N56° 13' 36"W	106.12
C35	87.75	672.89	7.47	S62° 17' 42"E	87.68



Parcel Line Table		
Line #	Length	Direction
L76	213.86	N54° 42' 25.19"E
L77	343.80	S35° 17' 31.23"E
L78	48.60	N72° 32' 07.45"W
L79	351.82	N72° 32' 07.45"W
L81	2.31	N0° 00' 00.00"E
L83	130.33	S0° 00' 00.00"E
L84	217.86	N89° 53' 25.00"W
L85	35.60	N89° 45' 13.84"W
L86	177.81	N0° 14' 46.16"E
L87	114.28	N72° 32' 07.45"W
L88	90.41	S89° 59' 15.65"E
L90	49.36	N89° 45' 13.84"W
L91	135.24	N89° 43' 55.25"W
L92	39.38	N89° 46' 54.75"W
L93	205.55	N0° 00' 00.00"E
L94	218.47	S89° 59' 15.65"E
L95	178.84	N89° 46' 54.75"W

Parcel Line Table		
Line #	Length	Direction
L96	40.28	N89° 48' 00.64"W
L97	204.78	N0° 10' 48.59"E
L100	30.53	S89° 59' 15.65"E
L101	177.52	N89° 48' 00.64"W
L102	217.94	N89° 47' 27.78"W
L103	11.78	N89° 48' 32.52"W
L104	308.98	N53° 26' 39.43"E
L106	141.25	N89° 48' 32.52"W
L107	216.86	N23° 51' 03.59"E
L108	26.83	N23° 55' 09.41"E
L109	277.89	N89° 59' 57.50"E
L111	159.79	N23° 55' 09.41"E
L112	308.33	N90° 00' 00.00"E
L113	86.89	S0° 00' 00.00"E
L116	153.45	N0° 00' 00.00"E
L119	66.70	S65° 00' 00.00"E
L120	245.77	S0° 00' 00.00"E

Parcel Line Table		
Line #	Length	Direction
L121	122.60	N90° 00' 00.00"W
L122	178.70	S65° 00' 00.00"E
L124	32.43	S0° 00' 00.00"E
L126	217.01	N90° 00' 00.00"W
L127	153.84	N23° 55' 09.41"E
L128	234.05	N78° 56' 14.30"E
L131	281.78	N23° 55' 09.41"E
L132	102.12	N69° 03' 18.33"E
L133	185.27	S19° 44' 08.17"E
L134	19.59	N65° 00' 00.00"W
L137	51.29	N69° 03' 18.33"E
L138	219.64	S66° 07' 27.22"E
L140	207.77	S44° 46' 12.43"W
L141	142.10	S35° 17' 31.23"E
L142	128.46	N89° 53' 25.00"W



PRELIMINARY PLAT HORIZONTAL CONTROL SHEET

FELDMEIER ESTATES

1902 N ARENA DEL LOMA RD, CAMP VERDE, ARIZONA

SHEET TITLE:

PROJECT TITLE:

DRAWN BY: TBJ

SCALE: AS SHOWN

DATE: 08-28-2023

PROJECT NO: 190302J

SHEET NO.

C-3

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Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

PRELIMINARY PLAT LETTER OF INTENT

Project Name: Feldmeier Estates

Request for a Subdivision Preliminary Plat Located on a portion of SE ¼ of Section 13 & a portion of NE ¼, of Section 24 & a portion of the NW ¼ of the Section 19, Township 14 North, Range 5 East of the Gila, and Salt River Base and Meridian in Yavapai County Arizona.

Applicant: Sefton Engineering Consultants: 928-202-3999 ext. 104

Owner: Robert Witt. Verde Income Partners LLC

District 2 (James Gregory)

August 29, 2023

John Knight,
Director of Community Development
473 South Main Street, Suite 108
Camp Verde, AZ 86322

Purpose: The purpose of this letter of intent is to describe the proposed Feldmeier Estates subdivision preliminary plat. This 12-lot preliminary plat will consist of one-acre residential lots that are in compliance with the Town of Camp Verde’s General Plan designation, the existing R1L-35 zoning designation, and the *Town of Camp Verde Planning & Zoning and Subdivision Regulations*.

Location: The subject property is located in the Town of Camp Verde, at 1902 N Arena Del Loma Rd, and adjacent to Interstate 17 interchange and is also identified as Assessor’s Parcel Number 403-21-009.

Size: 15.07-acres

Applicant: Sefton Engineering Consultants. Contact: David Nicolella, 928-202-3999 ext. 104

Luke A. Sefton (Sefton Engineering Consultants)
Authorized Agent for the Project: Mr. Sefton moved to Sedona in 1987, and for the past 25 years has been the Principal Engineer and President of Sefton Engineering Consultants, Inc., where he continues to be responsible for the day-to-day management of the team of engineers, surveyors, planners, and designers in a multitude of projects in the Verde Valley. Each one of these team members has many years of experience in Northern Arizona and have a vested interest in the future of Verde Valley, as residents, friends, and neighbors.



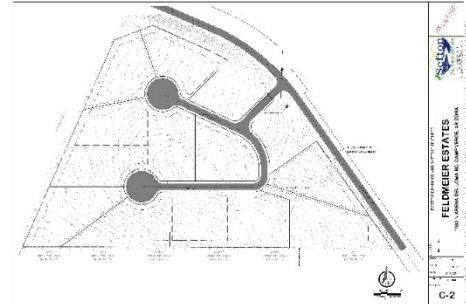
Summary: This 15.07-acres site is designated by the Town of Camp Verde’s General Plan as the Pecan Lane Character Area, and the existing zoning is low-density residential R1L-35, Residential Zone. It is the intent of the developer to use the existing zoning to develop a twelve (12) 1-acre lot subdivision. Each lot in this development will have individual private wells and each lot will have its own septic system. Access will be achieved directly from Arena Del Loma.

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

The proposed lot sizes of 1-acre lots will naturally fit into the area in an orderly and balanced pattern promoting public health, safety and welfare. In addition, the development will be compliant in terms of lot size, standards, setbacks, heights, and impervious coverage. It is the developer's intent, among other elements, to protect the natural topography, watercourses, drainage ways, trees and to control erosion.



Character Area: It is the goal of the property owner to minimize the potential impacts by creating a subdivision that is harmonious with the rural character and the planning polices of the area. Careful consideration has been given to the layout of this development so that it will not affect neighborhoods negatively and will preserve the scenic, environmental, and other resource-related impacts.

Ingress/Egress: There will be one point of access from Arena Del Loma Drive, and it is the developers intent to dedicate the interior roads to the Town of Camp Verde.

Water: The domestic water will provide by individual private wells. In addition, an additional well will be designated to provide water to a water tank, located on the southeast corner of the subdivision. This water tank will provide water to a fire hydrants, located within the subdivision boundary's, and will provide a water connection for the Copper Canyon Fire & Medical District, to fill their fire trucks. The Fire District will be able to access this water connection from the Arena Del Loma right of way.

Septic: Each individual lot will have its own septic tank and leach field system.

Dark Skies: It is the objective of the developer to meet or exceed the Town of Camp Verde's lighting ordinance with the goal to limit light trespass, reduce glare, and allow enough light for safety. In addition, the only proposed lighting will be at the front door. The front door light will be under a patio roof, shielded, and will shine on the house number address.

Fire Protection: After several meetings with the Copper Canyon Fire & Medical District, it was determined that one (1) fire hydrant is adequate and shall be located approximately in the center of the development. In addition, a water storage tank will be provided at the south east end of the subdivision. The water storage tank will provide water for fire protection to the subdivision as well as the surrounding area.

Thank you for your consideration!

Sincerely,
David Nicolella

Sefton Engineering's Land Planner
Sefton Project No.: 190302J

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado

ATTACHMENT C

SECTION 505 - PRELIMINARY SUBDIVISION PLAT

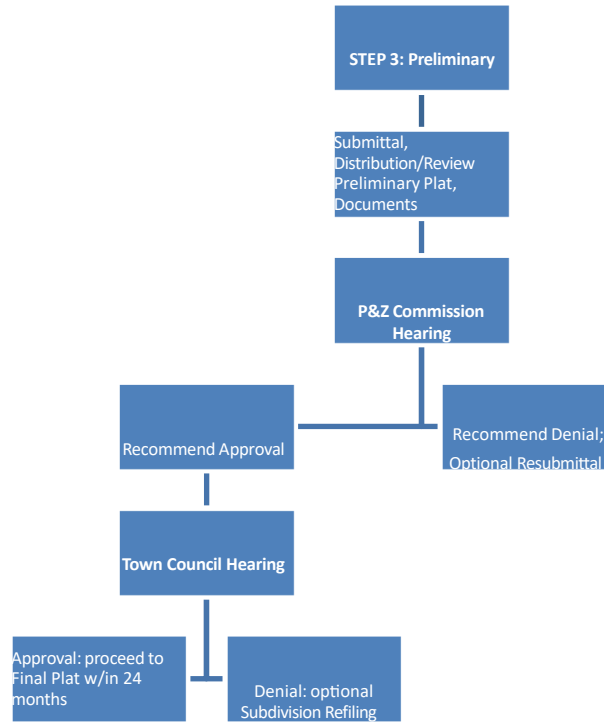
A. Purpose and Initial Review

The purpose of the Preliminary Subdivision Plat is to provide more detail for determining specific capacities and preliminary design for the proposed subdivision. The Preliminary Plat process is a major step, as its Public Hearing by the Planning Commission and the Town Council may give authorization to proceed in preparation with the Final Subdivision Plat, to be accompanied by engineering construction plans and specifications for public improvements. Approval of the Preliminary Plat does not guarantee approval or acceptance of the Final Plat.

1. After the Pre-Application meeting the Conceptual Plan and Master Development Plan, if required, the subdivider shall submit an appropriate number of copies as determined by the Community Development Department, including one in digital form of the Preliminary Subdivision Plat, an application with fees as specified in the Planning and Zoning Fee Schedule and the Engineering Fee Schedule, and other exhibits as hereinafter specified; and shall submit a minimum of two copies each of the required supplementary materials as outlined in Section 505.C and as determined by the Community Development Director.
2. Within five working days from submittal of the Preliminary Plat Application, it shall be reviewed for completeness by the Community Development Director or designee. If the application is found to be

incomplete, it shall be returned to the subdivider. If the application appears to be complete, the Plat shall be distributed to reviewing departments and agencies. Processing will not commence until all required documents are received.

PRELIMINARY SUBDIVISION PLATTING PROCESS AT-a-GLANCE



3. The Preliminary Plat will be promptly circulated for review to determine if the Preliminary Plat conforms to these regulations, and to the Conceptual Plan phase of the subdivision application.
 - a. Copies of the Preliminary Subdivision Plat and accompanying material will be transmitted to the following agencies: Town Engineer; County Health Department or Environmental Services; Arizona Department of Transportation (if it contains or abuts a state or federal highway); utility companies; Town Road Superintendent; Soil Conservation District; State or Federal land management agency (if adjacent to public lands); State Fire Marshal or Camp Verde Fire District; State Department of Water Resources, and other interested or affected agencies as deemed appropriate by the Director.
 - b. In accordance with A.R.S. Sections 9-474, as may be amended, if the plat is within three miles of the corporate limits of another municipality having subdivision regulations, the Community Development Director will submit a copy of the Preliminary Plat to said municipality for its review.
 - c. Interested agencies will have approximately 30 working days, from the date of complete application received by the Community Development Department, to review and send comment to the Community Development Director. The Community Development Director will schedule a meeting with agencies during the 30 working days.
 - d. No reply by an agency within the time limit specified shall be construed by the Community Development Director as having no objections from that department or agency to approval of the Preliminary Plat.
4. The Community Development staff shall prepare a correlated report, including replies or comments from all departments and other agencies for a coordinated meeting between the subdivider and/or his agent

and the various responding agencies for the purpose of clarifying outstanding issues arising from subdivision plat review and to promote compliance with the content of these regulations;

- a. If recommended changes, additions, or minor revisions are necessary, three sets of revised prints shall be submitted and distributed for review as with the original submittal. All revised preliminary plans and/or revised accompanying material shall be received at least 15 working days prior to the Commission meeting date at which the developer desires to be heard;
- b. If the proposed Preliminary Plat is in conformance, the Director shall put it on the agenda for the next scheduled Planning Commission meeting and send notice with a copy of the staff report to the subdivider by mail at least ten working days prior to the Commission's public meeting of the time and place at which the matter is set for review.

All time frames listed herein are estimates.

B. Preliminary Subdivision Plat Submittal Requirements

1. **Information Required:** The Preliminary Subdivision Plat shall be prepared to contain the information required in Section 504 B. Conceptual Plan Submittal Requirements and the additional Preliminary Plat and supplementary requirements that follow in this Section. Engineering plans submitted in support of the Preliminary Plat shall be prepared under the direction of a Professional Engineer.
2. **Title:** The title shall include "Preliminary Plat" and the proposed name of subdivision.
3. **Topography:** A depiction of contours relating to USGS survey datum, or other datum approved in writing by the Town Engineer, shall be shown on the same map as the proposed subdivision layout. Location and elevation of the benchmark used should also be shown on the plat. Acceptable contour interval; grades up to 5%, two feet; 5% to 15% grades, five feet; grades over 15%, ten feet. Source and date of topography shall be noted on the Preliminary Plat. Datum basis shall be noted. Whenever practical, elevations should be based on N.G.S. datum. At least one permanent benchmark shall be included as part of the Preliminary Plat. Regular U.S.G.S. topographic maps, enlargements or similarities of same will not be acceptable as the source of topography.
4. **Existing Drainage and Natural Features:** Flood hazard and 100-year Floodplain areas, if any, shall be delineated on the Preliminary Plat, and building pads shall be identified within flood hazard areas; significant natural features such as washes, wetlands, major rock outcroppings and stands of trees, shall be identified.
5. **Existing Streets, Easements and Improvements:** Location, widths, ownership status and names of all existing streets and improvements therein; railroads; recorded utility or other easements or rights-of-way, including any existing facilities therein; public areas; all existing structures, with an indication of whether or not they are to remain; and Town corporation lines within or adjacent to the tract. Access road to the proposed subdivision shall be described to its intersection with a public road right-of-way.
6. **Proposed Streets and Easements:** Location, width and names of proposed streets, alleys, drainage ways, cross-walks, utility and access easements including all connections to adjoining platted or unplatted tracts. A typical cross-section shall be depicted on the plat where applicable describing the aforementioned improvements.
7. **Adjacent Lands:** Name, book and page numbers of any recorded subdivisions within or having a common boundary with the tract, or notation "unsubdivided" where appropriate.
8. **Lot Layout:** Including minimum building setback lines related to all streets; typical lot dimensions (scaled); dimensions of all corner lots and lots on curvilinear sections of street; each lot numbered individually and total number of lots shown.
9. **Public Land Use:** Designation of all land to be dedicated or reserved for public or semi-public use, with use indicated.

10. **Zoning:** The plat shall designate existing zoning classifications and land uses, present district boundary lines and status of any pending zoning change. If the plat includes land for which any multi-family, commercial or industrial use is proposed, such areas shall be clearly designated.
11. **Utility Resources:** Reference by note to all sources of proposed electricity, gas, telephone service, solid waste disposal, police and emergency service agencies.
12. **Sewage Disposal:** A statement as to the type of facilities proposed shall appear on the Preliminary Plat.
 - a. It shall be the responsibility of the subdivider to furnish the Yavapai County Environmental Services Department such evidence as that Department may require for its satisfaction as to the design and operation of sanitary sewage facilities proposed.
 - b. Where the proposed sewage disposal system will be by individual lot septic tanks, the result of the percolation tests and test boring logs as required by the County Environmental Services Department shall be submitted with the preliminary plat.
 - c. Where alternate systems are contemplated necessary supporting information to the County Environmental Services Departments' specifications shall be provided for review and approval in concert with Preliminary Plat evaluation.
13. **Water Supply:** A statement as to the type of facilities proposed shall appear on the Preliminary Plat. It shall be the responsibility of the subdivider to furnish the Yavapai County Environmental Services Department such evidence as that Department may require for its satisfaction as to the facilities for supplying domestic water.

C. Additional Preliminary Plat Submittal Requirements

1. The following material shall accompany the submission of all preliminary plats. If this data is not included on the preliminary plat, then a minimum of two (2) copies each are required.
 - a. Supplemental submittals at this stage, such as grading, drainage or road plans, should be preliminary plans, not construction plans. They are the type of plans needed to evaluate the viability of the preliminary plat and allow the reviewing agencies to make reasonable decisions. The plans may generally be prepared using scaled distances and elevations taken from the topographic map used for the Preliminary Plat. When possible, they should be at the same scale as the preliminary plat.
 - b. All supplemental submittals must be consistent with each other and the Preliminary Plat.
2. **Preliminary Title Report:** A policy of title insurance issued by a title insurance company within the preceding thirty (30) days to the owner of the land, covering the land within the proposed subdivision and showing all record owners, liens, and encumbrances shall be submitted. The preliminary title report shall contain Schedule "B" indicating the status of legal access to the proposed subdivision.
3. **Preliminary Draft Deed Restrictions or Protective Covenants:** Restrictions or covenants shall be incorporated in the final plat submittal, including provisions for use and maintenance of commonly-owned facilities, if any.
4. **Utility Service Letters:** A statement regarding availability of utilities and the direction and distance thereto and preliminary letters of serviceability shall be submitted in conjunction with the application.
5. **Street Names:** A list of the proposed street names.
6. **Preliminary Grading Plan:** A preliminary grading plan shall be required when cuts or fills will exceed 5' in height or will extend outside of the normal street right-of-way. The preliminary grading plan shall be in sufficient detail to convey the extent of grading activities such that their impact can be evaluated by the reviewing agencies.

- a. The Preliminary Grading Plan shall include existing and finish grade contours and limits of cut and fill areas.
 - b. Driveway and building locations shall be shown when topographic or other constraints will require specific locations or site grading.
 - c. A geotechnical report shall accompany the grading plan to support the slope stability assumptions of the grading plan.
 - d. The Preliminary Grading Plan may be shown on the Preliminary Road Plans if all of the grading will be related directly to the roads and in compliance with the following requirements for Preliminary Road Plans.
7. **Preliminary Road Plans:** Grades shall be given to the nearest whole percent grade. A profile sheet coinciding with the roads as shown on the Preliminary Plat or separate plan and profile sheets shall be prepared at a scale sufficient to allow evaluation of the proposed roads. Proposed drainage structures within the right-of-way shall be shown on the preliminary road plans. The reviewing agency's interests in these parts are:
- a. height, stability and slope of cut fills,
 - b. affected drainage patterns,
 - c. potential roadway geometric problems,
 - d. impacts of the roads on adjacent lots, property and access,
 - e. relationship of drainage to roadways; and,
 - f. other items that may be specific to the roads in the specific subdivision.
8. **Preliminary Utility Plans:** A Preliminary Utility Plan shall be prepared to illustrate the proposed location of utilities and verify that the necessary easements and right-of-way are proposed on the Preliminary Plat. It is recognized that final utility locations are decided by the individual utilities, but the objective of the Preliminary Utility Plan shall be to encourage cooperation in planning by the various utilities.
9. **Preliminary Drainage Plans:** The Preliminary Drainage Plan shall be part of a Drainage Report in accordance with the requirements of the Yavapai County Flood Control District and Yavapai County Drainage Criteria Manual (refer to Camp Verde Engineering Design & Construction Standards).
10. **Traffic Impact Analysis:** A traffic impact study shall be performed in accordance with the latest edition of the Town Engineering Design & Construction Standards or as required by the Town Engineer. In cases where the proposed subdivision streets intersect a State or County highway, the traffic impact analysis shall be performed in accordance with that agency's requirements.
- a. Generally the following criteria are considered when determining if a traffic impact study is warranted:
 - 1) Significant changes in land uses are proposed or higher density zoning is sought.
 - 2) Town arterial highway access is requested or the existing location of access to the property is changed.
 - 3) The proposed increased activity or intensity of development will significantly impact vehicular or pedestrian traffic on County roads.
 - 4) A total of 100 or more vehicular trips during an A.M. or P.M. peak hour will be generated by the proposed development.
 - b. The traffic study shall be funded by the subdivider or property owner and upon submittal to the Planning and Zoning Department will be transmitted to and reviewed by the Town Engineer's

office. Copies will be made available to other governmental agencies which may be affected by increased traffic.

- c. The subdivider shall be required to provide financial assurances or complete the installation of any improvements determined necessary to maintain or improve traffic operations and traffic safety functions in direct proportion to the impact caused by the proposed development.
11. **Development Schedule:** The subdivider may submit a proposed development schedule for progressive phases of the subdivision's development to be approved with the Preliminary Plat
12. **Application of Exception or Waiver:** Any requested exception, waiver or variation from these regulations or approved construction standards such as roads, flood control, etc. shall be in the form of an Application of Exception specifying each requested waiver or variation and associated justification.
 - a. The Application shall be a request for an exception to a circumstance actually delineated on the preliminary plat, subsequent final plat or other plans as submitted. Requests shall not be in the abstract but shall include the specific reason for each and every exception requested.
 - b. The Community Development Department Staff shall accept the application for each and any exception, as herein described, and initiate or continue the processing of a subdivision plan as long as the plan complies with all other requirements.

D. Preliminary Subdivision Plat Review and Actions by Planning Commission

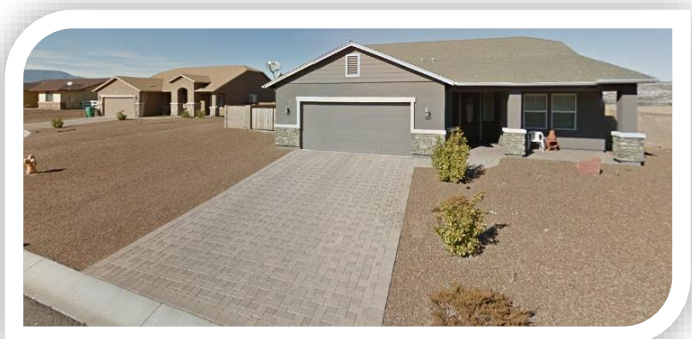
1. The Commission shall review, hear or consider all evidence relating to said Preliminary Subdivision Plat.
2. The Commission may review an Application for Exception simultaneously with the Preliminary Plat consideration, or, the Commission may hear the Application for Exception separately at the subdivider's request or as recommended by the Community Development Director. The Commission may recommend that the Town Council authorize exceptions to any of the requirements in these regulations, if the Commission finds the following facts with respect thereto:
 - a. There are special circumstances or conditions affecting said property; and
 - b. That the granting of the exception will not be detrimental to the public safety, health and welfare or injurious to other property in the area in which said property is situated; and
 - c. That it will not have the effect of nullifying the intent and purpose of the Town's General Plan or these regulations.
3. If satisfied that all objectives of these regulations have been met, the Commission may recommend approval or conditional approval of a Preliminary Plat, with or without exceptions, to the Town Council.
4. The Commission may move to continue the plat pending its revision or resubmittal process if the Commission finds that the proposed plat lots are determined to be not suitable due to such features or conditions as flooding or poor drainage, steep slopes, rock problems, sanitary deficiencies, improper access to public roadway, or other conditions likely to affect public health, safety, convenience and general welfare.
 - a. Such continuance shall be set to a specific date coordinated by the subdivider and Commission for a future Commission hearing of the revised plat.
 - b. If the plat revision remains unsatisfactory to the Commission for a recommendation of approval, the Commission may recommend denial and forward their recommendation to Council.
 - c. A Preliminary Plat may not be continued for more than sixty (60) days after the Commission's first hearing on the Plat.
5. The Commission may recommend denial if it finds that the plat does not comply with these regulations, the intent and purpose of the General Plan, zoning or other applicable codes.

6. Recommendations for approval or denial by the Commission shall be forwarded to the Town Council for action at the next available regular meeting. A copy of the project report and draft or approved minutes setting out action of the Commission shall be filed with the Town Clerk and be transmitted to the Council, to the subdivider and/or owner and to departments or agencies as necessary.

E. Preliminary Subdivision Plat Review and Actions by the Town Council

1. Upon receipt of the report and recommendation by the Commission, the Council at its next succeeding Council Hears Planning & Zoning Matters meeting or special meeting shall approve, conditionally approve, with or without exceptions, or reject the Preliminary Subdivision Plat application.
2. If the Council determines that said Preliminary Plat is not in conformity with these regulations or associated design criteria or if other requirements are not approved by the Council, it shall disapprove said plat specifying its reason or reasons therefore; and the Community Development Director shall advise the subdivider in writing of such disapproval and of the reasons for such disapproval. If an application is rejected by the Town Council, the new filing of a subdivision application for the same parcel(s) or any part thereof shall follow the aforementioned procedures and shall be subject to the required fees.
3. Preliminary Plat approval is based upon the following terms:
 - a. The basic conditions under which the Preliminary Plat is granted will not be changed prior to expiration date of the approval.
 - b. Approval is valid for a period of twenty-four (24) months from date of Council action, unless an extended period is requested and approved by Council.
 - c. Prior to the expiration of the approval period the subdivider may request, by written application, Commission and Council approval of a one year time extension; such approvals may be granted, if after hearing a recommendation by the Commission the opinion of the Council is there is not a change in conditions within, or adjoining, the Preliminary Plat that would warrant a revision to its original design.
4. The Council approval of the Preliminary Plat shall specify that minimum Town standards for required improvements shall be designed prior to approval of the Final Plat; and if any other improvements are required at this time by the Council, they shall be so specified at the time of approval of the Preliminary Plat.

Middle Verde Character Area



From Top To Bottom: A Residential Manufactured Home Park Off Horseshoe Bend Drive; Residential Subdivision Off Verde West Drive; Yavapai-Apache Nation Housing Development Off Cherry Lane; Residential Neighborhood On Caughran Road; Residential Property On Reservation Loop Road; Residential Home On Middle Verde Road

Photos Courtesy Of Town Of Camp Verde Community Development Department & Google Street Map Imagery

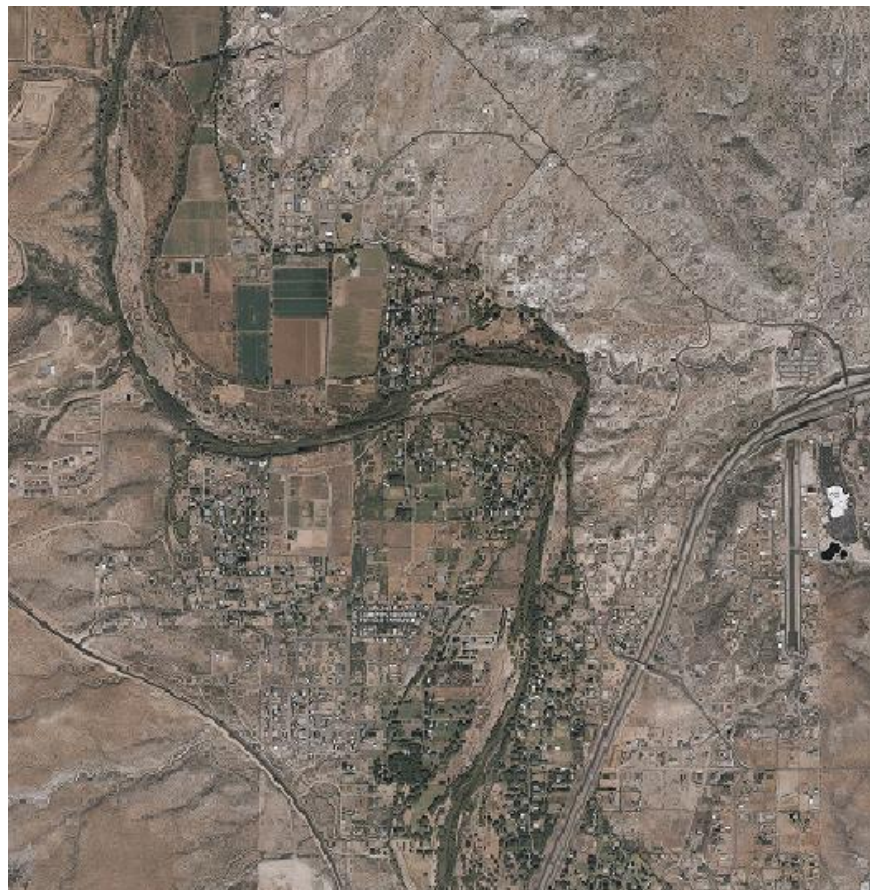


Introduction for Middle Verde Character Area:

Middle Verde's two dozen residential communities are a mix of high density and low density, irrigated and non-irrigated properties with a rural look and feel. The historic OK Ditch, Verde Ditch, and Eureka Ditch water a significant portion of the residential properties providing for a lush greenbelt along the Verde River. Reminders of old farms and ranches can be seen even though the properties have been divided; agriculture continues with corn, alfalfa, hay, other crops, and livestock. Small farms provide food for local restaurants and stores, and the valley-wide community supported agriculture program.

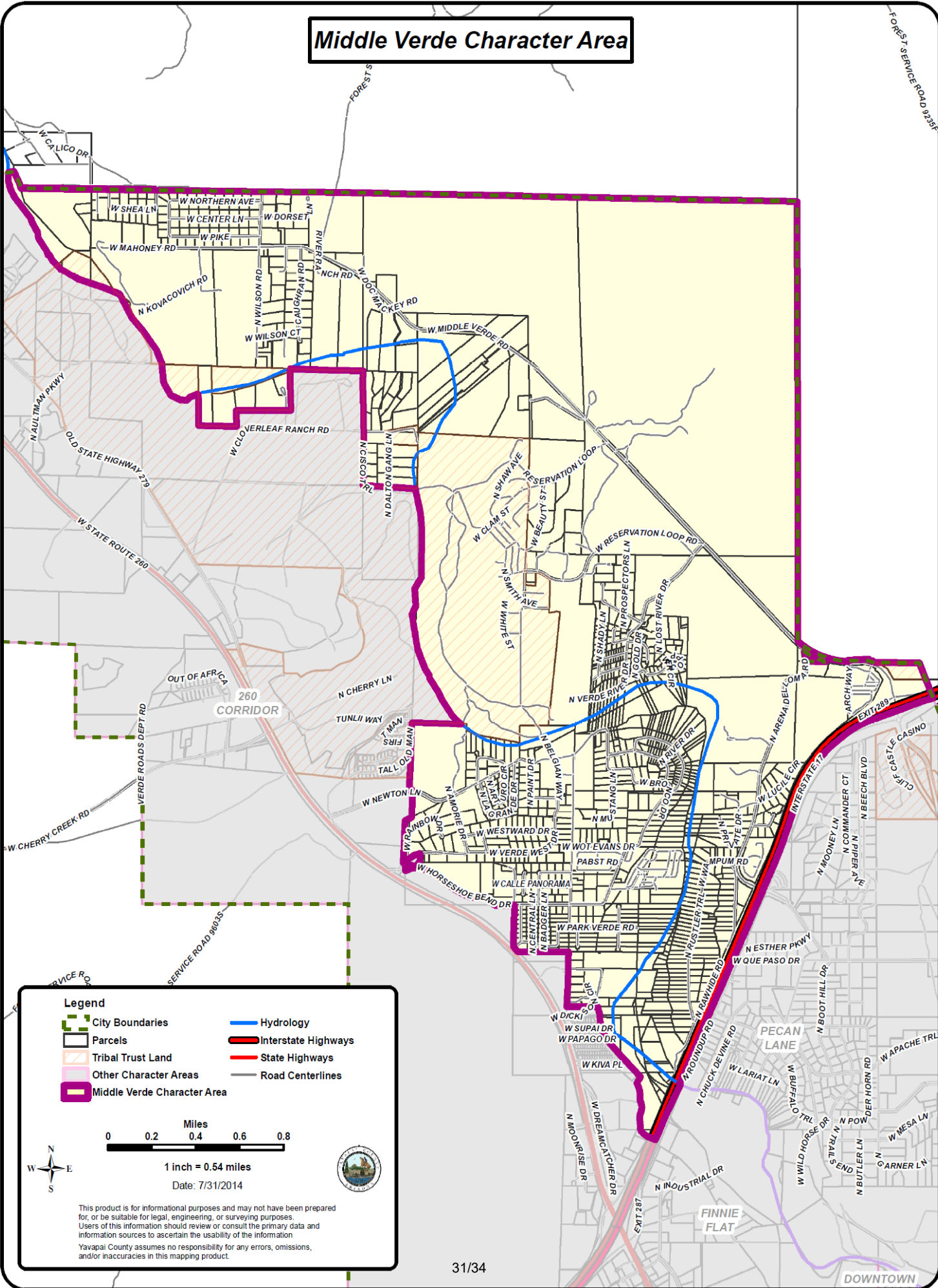
The Middle Verde character area contains a variety of lands and uses -- the Yavapai-Apache Nation Reservation, with an agricultural history prior to the 1860s, concentrated commercial enterprises near Interstate 17, and U.S. Forest Service/National Forest lands to explore. The Yavapai-Apache Nation, Middle Verde Reservation is the central administrative site and housing location that provides services to its members, including medical, social, judicial, law enforcement, youth, education, and fitness. It has also developed economic bases with diverse business interests, including those at the intersection of Middle Verde Road and Interstate 17.

The Middle Verde character area straddles the Verde River, which flows through the entire area on the southwest side. The uplands are defined by the stark White Hills that provide the northern boundary; these are U.S. Forest Service/National Forest Lands that offer recreation and access to the hills beyond.



*Aerial Imagery Of A Portion Of The Middle Verde Character Area
Photo Courtesy Of Yavapai County GIS*

Middle Verde Character Area



- Legend**
- City Boundaries
 - Parcels
 - Tribal Trust Land
 - Other Character Areas
 - Middle Verde Character Area
 - Hydrology
 - Interstate Highways
 - State Highways
 - Road Centerlines

Miles
0 0.2 0.4 0.6 0.8

1 inch = 0.54 miles
Date: 7/31/2014



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.

DOWNTOWN

TABLE 3.9 - Land Use; Middle Verde Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Middle Verde character area is approximately 7.51 square miles in size, and primarily consists of rolling hills and cliffs with natural drainage southwest of the Verde River.</p> <p>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.</p> <p>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.</p> <p>A significant portion 29.96 % of this character area is comprised of U.S Forest Service land. There 8.26 % State land. The Yavapai-Apache Nation Trust Land also accounts for 10.52 % of the land in the Middle Verde character area along with 0.53 % Yavapai-Apache Tribal Community.</p> <p>The Verde River flows throughout the entire Middle Verde character area, approximately 7.71 miles and is an integral component to land uses within this character area.</p> <p>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.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • 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 <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • Event Venues • Farms • Group Care Facilities • Guest Ranches • Home Occupations • Public Facilities • RV Parks 	<p>Major Roads:</p> <ul style="list-style-type: none"> • 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 <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and Middle Verde Road <p>Major Intersections:</p> <ul style="list-style-type: none"> • Middle Verde Road and Arena Del Loma Road • Middle Verde Road and Reservation Loop Road <p>Major Trails:</p> <ul style="list-style-type: none"> • White Hills Trailhead • Beaver Head Trail Trailhead 	<p>Community Services:</p> <ul style="list-style-type: none"> • Middle Verde Cemetery <p>General:</p> <ul style="list-style-type: none"> • Grandpa Wash • White Hills Drainage <p>Historic Sites:</p> <ul style="list-style-type: none"> • Frying Pan Ranch/ EA Jordan Homestead <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Arturo Neighborhood Park <p>Water Resources:</p> <ul style="list-style-type: none"> • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> - Eureka Ditch - OK Ditch - Verde/Woods Ditch <p>Yavapai-Apache Nation: Middle Verde Tribal Community</p> <ul style="list-style-type: none"> • Community Services: <ul style="list-style-type: none"> - Administration Buildings - Cemetery - Medical Center - Police Department • Parks and Recreation: <ul style="list-style-type: none"> - Heritage Park • Historic Sites: <ul style="list-style-type: none"> - BIA Building - Middle Verde Rock Church 	<p>Existing Density:</p> <ul style="list-style-type: none"> • 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. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • 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 <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use & AG • 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

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Middle Verde character area:

- A. Goal: Encourage the preservation of existing neighborhood densities and enhance existing neighborhoods by appropriate and compatible services including public facilities.**

Implementation Strategy:

- A. 1. Support neighborhood level retail centers that provides everyday goods and services.
- A. 2. Promote areas for community service needs, including but not limited to sites for schools, utilities and parks, trails, open spaces and flood control within all new developments.

- B. Goal: Maintain the rural, residential and agricultural character of the area.**

Implementation Strategy:

- B. 1. Encourage farmer's markets, community gardens, agricultural area and roadside stands for the sale of locally grown produce and agricultural products.
- B. 2. Maintain low density rural development where it exists.
- B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
- B. 4. For new construction encourage site built housing.
- B. 5. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
- B. 6. Encourage the preservation of agricultural soils, primarily through active farming.
- B. 7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

- C. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.⁴**

Implementation Strategy:

- C. 1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
- C. 2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
- C. 3. Encourage recreation which is compatible with the natural and cultural environment.

⁴ The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.

D. Goal: Promote communication with the Yavapai-Apache Nation.

Implementation Strategy:

- D. 1 Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits to meet the above goals.
- D. 2 Encourage multi-modal connectivity with the Yavapai-Apache Nation.