



ORDINANCE 2020 A453

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, FOR THE EXTENSION AND INCREASE OF APPROXIMATELY 1,385 ACRES, AS DESCRIBED AND SHOWN ON EXHIBIT A, INTO THE CORPORATE LIMITS OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, AS REQUESTED BY CCJB HOLDINGS, LLC. THE ANNEXATION AREA IS GENERALLY LOCATED NORTH OF THE NORTHERN CORPORATE LIMITS OF THE TOWN OF CAMP VERDE AT MIDDLE VERDE ROAD, THEN WEST TO INCLUDE THE ENTIRETY OF THE ALCANTARA VINEYARDS & WINERY PROPERTY, WHICH IS LOCATED EAST OF STATE ROUTE 260 OFF OF THOUSAND TRAILS ROAD. CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN OF CAMP VERDE LIMITS OF THE TOWN OF CAMP VERDE, AS DESCRIBED, SHALL BE ANNEXED THERETO.

WHEREAS, an annexation request has been submitted by CCJB Holdings, LLC, concerning to annex approximately 1,385 acres into the Town of Camp Verde corporate limits “Annexation Property”. CCJB Holdings is currently the lessee of Alcantara Vineyards & Winery, “Alcantara”, being a portion of the Annexation Property, pursuant to a lease purchase agreement and has been authorized by the owner of their leasehold to submit an annexation request for the Annexation Property. The proposed Annexation Property encompasses all of APNs 407-21-015H, 407-21-015G, 407-21-015A, 407-21-015C, 407-21-015E, and 800-02-007G; and portions of 800-02-007B, 800-02-007J, and 800-02-007Q and is described on Exhibit A; and

WHEREAS, The existing Zoning Districts within Yavapai County’s jurisdiction provide compatible designations with Town Zoning Districts, as follows: PAD (Planned Area Development) District is the same for both jurisdictions; R1L-175 (Residential: Single Family Limited, 175,000 Square Foot Minimum Lot Size) District is the same for both jurisdictions; and the Yavapai County RCU-2A designation will be replaced with the Town’s RR-2A (Rural Residential, 2-Acre Minimum Lot Size) District; and

WHEREAS, the applicant intends to continue the existing use of vineyards, winery, and special event facility, with future expansion of the use to include a potential on-site wastewater treatment facility, understanding that appropriate permits and approvals will be required in order to do so; and

WHEREAS, the continued development of the Alcantara Vineyards & Winery is consistent with the Town’s General Plan for the 260 West Character Area and the Town’s visions relating to Economic Development, Open Space & Recreation, and Environmental Planning; and

WHEREAS, the only right-of-way to be accepted for maintenance by the Town of Camp Verde will include approximately 1,317 feet of the westerly extension of Middle Verde Road. The existing access

roads extending from Thousand Trails Road and into the Alcantara property are all privately held and shall be maintained by the private property owner(s) of such roads; and

WHEREAS, a petition in writing, accompanied by a map and legal description of said real property, having been filed and presented to the Mayor and Council of the Town of Camp Verde, Arizona, signed by the owners of more than one-half in value of the real and personal property and more than one-half of the persons owning real and personal property as would be subject to taxation by the Town of Camp Verde in the event of annexation within the Annexation Property as shown by the last assessment of said property, which said territory is contiguous to the Town of Camp Verde, and to extend and increase the corporate limits of the Town of Camp Verde so as to embrace the same; and

WHEREAS, the Mayor and Common Council of the Town of Camp Verde, Arizona, are desirous of complying with said petition and extending and increasing the corporate limits of the Town of Camp Verde to include said territory; and

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the Town of Camp Verde, and had attached thereto at all times and accurate map of the territory desired to be annexed; and

WHEREAS, no alterations increasing or reducing the territory sought to be annexed has been made after the said petition had been signed by any owner of real and personal property in such territory; and

WHEREAS, the provisions of A.R.S. §9-471, and amendments thereto, have been fully observed, and

WHEREAS, property and sufficient certification and proof of the foregoing facts are now on file in the office of the Town of Camp Verde Clerk of the Town of Camp Verde, Arizona, together with a true and correct copy of the original petition referred to herein, which is on file in the office of the Yavapai County Recorder.

NO THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, AS FOLLOWS:

SECTION 1. That the following described territory be, and the same hereby is, annexed to the Town of Camp Verde and that the present corporate limits be, and the same hereby are extended and increased to include the following described territory contiguous to the present Town of Camp Verde limits, to wit:

(See attached Exhibit A, Legal Description & Survey)

SECTION 2. That a copy of this ordinance, together with an accurate map of the territory hereby annexed to the Town of Camp Verde, certified by the Mayor of the Town of Camp Verde, be forthwith filed and recorded in the office of the County Recorder of Yavapai County, Arizona.

SECTION 3. The existing Zoning will carry forth to the same or a compatible Town Zoning District as follows: PAD (Planned Area Development) District, which is the same in both jurisdictions; R1L-175 (Residential: Single Family Limited, 175,000 Square Foot Minimum Lot Size) District, which is the same in both jurisdictions; and the Yavapai County RCU-2A designation will be replaced with the Town's RR-2A (Rural Residential, 2-Acre Minimum Lot Size) District; as described in Resolution 2020-2048.

SECTION 4. The Development Agreement adopted with Resolution 2020-1048, which will become effective coinciding with the effective date of this annexation, by and between the Town of Camp Verde and CCJB Holdings, LLC, constitutes the approved plan and procedure for providing necessary

infrastructure and services to the annexed territory. The Town agrees to accept the maintenance of the following existing and proposed infrastructure as a result of this annexation:

- a. The right-of-way for approximately 1,317 feet of the westerly extension of Middle Verde Road.
 - i. The existing accesses to the Alcantara property off of Thousand Trails Road will remain privately held and maintained.
- b. Upon analysis and agreement between both parties, a proposed on-site wastewater treatment facility, to be developed on the Alcantara property by CCJB Holdings, LLC, and receiving all necessary federal, state, county and town approvals for its construction and operation before acceptance by the Town.

SECTION 5. This ordinance is effective upon the expiration of a 30-day period following the adoption hereof and completion of publication and any posting as required by law.

PASSED AND ADOPTED this 15th day of July, 2020.




 Charles C. German, Mayor

7-29-20


 Date

Attest:

Approved as to form:



 Town Attorney



 Cindy Pemberton, Town Clerk

EXHIBITS ON FILE IN CLERKS OFFICE

PUBLISH 08-05-2020 AND 08-12-2020