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Rare Opportunity to Own the Arizona Botanical Gardens! Located on **4.54 acres** at the gateway to Jerome on scenic Highway 89A, this one-of-a-kind offering includes the **Arizona Botanical Gardens business, buildings, and extensive botanical collections**. A beloved destination in the Verde Valley, the gardens attract visitors from around the world and are known for their exceptional collection of mature cacti, succulents, desert plants, and beautifully landscaped walking paths.

The property offers outstanding visibility, ample parking, and endless possibilities for its next owner. Continue operating the established botanical garden and nursery, expand the retail and event offerings, create an educational destination or explore other commercial opportunities (subject to zoning and local approvals).

The picturesque setting features specimen cacti, vibrant desert landscaping, water features, a gathering area, and a Peaceful atmosphere that has earned outstanding visitor reviews. Positioned between Clarkdale and Jerome, this high traffic location benefits from year-round tourism in one of Arizona's most popular destinations.

Included in the sale are the **business, building, and a 4.54-acre property**. Whether you're an entrepreneur, investor, horticulturist, or someone looking to own a truly unique Southwest Arizona landmark, this is an exceptional opportunity to carry forward a well-established legacy.

Offered at \$1,900,000. Shown by appointment only.

Agent Report (1)

1011 WILD HORSE LN, Clarkdale, AZ 86324

\$1,900,000

	7052729		Comm/Industry Sale	Active
	Type of Property: Cactus Nursery Ttl Apx SqFt Bldg: 9,481 Ttl Apx SqFt Land: 197,776 Lot Size Dimensions: 253 x 765 # of Buildings: 6 Stories: 1 Total Parking Spcs: 20 Covered Parking Spcs: 0 Uncvrd Parking Spcs: 20 Year Built: 1992 Zoning: Commercial		Subdivision: Tax Municipality: Clarkdale Marketing Name: Arizona Botanical Gardens Planned Cmty Name: Volts/Amps: Type of Property: Cactus Nursery Hun Block: Map Code/Grid: Census Tract: 1,900	

Cross Streets: **Directions:** Take Highway 89A toward Jerome from Clarkdale. Go left on Wildhorse Lane.

Public Remarks: Rare opportunity to own the Arizona Botanical Gardens! Situated on 4.54 acres at the gateway to Jerome along scenic Highway 89A, this unique offering includes the established business, buildings, land, and extensive botanical collections. A beloved Verde Valley destination, the gardens feature mature cacti, succulents, desert plants, landscaped walking paths, water features, gathering areas, and ample parking. Continue the successful botanical garden, nursery, and retail business, or expand with events, education, or other commercial uses (subject to zoning). High-visibility, high-traffic location between Clarkdale and Jerome with year-round tourism. Agents are related to Seller.

Features	Financial Info	Construction & Utilities	County, Tax and Financing
Building Type: Commercial; Other (See Remarks) Interior Features: Private Restrooms Exterior: Landscaping; Building Sign; Monument Sign Building Features: Showroom Parking Features: Off Street Loading Facilities: None Ceiling Height: 8.1 Feet to 10 Feet Freeway/Highway: Frontage Railroad: Other (See Remarks) Business Type: Other; See Remarks	Gross Annual Sch Inc: \$0 Adjusted Gross Inc: \$0 Other Income: \$0 Net Operating Income: \$0 Annual Ownr Asoc Fee: \$0 % Vacancy Allowance: 0 Owner Association: No Source of Fincl Data: Owner	Construction: Wood Frame; Other Roofing: Composition Floors: Concrete Fencing: Other Heating: See Remarks Cooling: Other Gas: Other (See Remarks) Electric: APS Water Source: Domestic Well Sewer: Septic Tank Road Surface Type: Dirt Road Access Type: Easement; Private Road Road Responsibility: Private Maintained Road Environmental: None	County Code: Yavapai Legal Description (Abbrev): A RECT PCL ADJ TO 89A IN THE E2NW4 THE NW COR LYING APPROX 1970'N & 415'W FROM THE CENTER OF SEC 30- AN: 406-27-004-K Lot Number: 004K Town-Range-Section: 16N-3E-30 Cty Bk&Pg: Taxes/Yr: \$6,090/2025 Ownership: Fee Simple Total Owed: 0 Equity: \$2,175,000 1st Encumbrance: \$0 New Financing: Cash Only Reports/Disclosures: Water Well Report; Well Disclosure Auction: No

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 20 / 21 List Date: 07/09/2026 Expire Date: 12/26/2026 Status Change Date: 07/10/2026	Original List Price: \$2,175,000 List Price: \$1,900,000	Type: Exclusive Right To Sell

Private Remarks: The property and structures are for sale separately from the business.

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: Yes Primary Showing Contact: Listing Agent Showing Service: Aligned Showings Showing Notification Methods: Showing Service: Aligned Showings; Text; Email; Phone Call	Owner: Yes Occupant - DND2: Owner	Lockbox Type: None

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Susan Weitzman sw13060 BR006602000	Linton Real Estate, LLC lrel546 LC558926000	928-699-3499	928-779-4411	susanweitzman@mac.com	928-699-3499 928-699-3499	928-779-5935
CLA	Michelle Linton ml48189 BR553422000		928-600-3974	928-779-4411	m.marielinton@gmail.com	928-600-3974	

Photos for MLS # 7052729

1011 WILD HORSE LN, Clarkdale, AZ 86324

\$1,900,000

Arizona Botanical***



Shop Porch



Pathway 1



Greenhouse I



Aerial C



Retail Area A



MLS # 7052729

1011 WILD HORSE LN, Clarkdale, AZ 86324

\$1,900,000

Retail Area C



Retail Area B



Retail E



Retail Area D.jpg



Aerial G**



Aerial F



MLS # 7052729

1011 WILD HORSE LN, Clarkdale, AZ 86324

\$1,900,000

Workshed A



View from shop



Shop Back C



Shop Back B



Retail Shop



Retail Shop B



MLS # 7052729

1011 WILD HORSE LN, Clarkdale, AZ 86324

\$1,900,000

Pathway F



Pathway D



Pathway C



Pathway B



Pathway A



Pathway 2



MLS # 7052729

1011 WILD HORSE LN, Clarkdale, AZ 86324

\$1,900,000

Office A



Grounds G



Grounds F



Grounds E



Grounds D



Grounds A



MLS # 7052729

1011 WILD HORSE LN, Clarkdale, AZ 86324

\$1,900,000

Ground C



Ground B.jg



Greenhouses A



Greenhouse L



Greenhouse K



Greenhouse J



MLS # 7052729

1011 WILD HORSE LN, Clarkdale, AZ 86324

\$1,900,000

Greenhouse H



Greenhouse G



Greenhouse F



Greenhouse E



Greenhouse D



Greenhouse C



MLS # 7052729

1011 WILD HORSE LN, Clarkdale, AZ 86324

\$1,900,000

Greenhouse 2



Greenhouse 1



DJI_0188



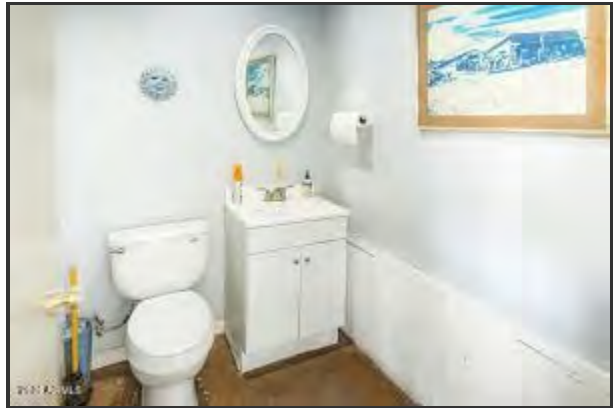
Cactus Shop B



Cactus Shop A



Bathroom



MLS # 7052729

1011 WILD HORSE LN, Clarkdale, AZ 86324

\$1,900,000

Aerial I



Aerial H



Aerial E



Aerial D



Aerial B



Aerial A



Full Legal Description

A RECT PCL ADJ TO 89A IN THE E2NW4 THE NW COR LYING APPROX 1970'N & 415'W FROM THE CENTER OF SEC 30-16-3E CONT 4.50 AC

 Land Areas

Lot

Size: 4.54 acres / 197,776 sqft

 Structure:

GREENHOUSE

Class: PRE-ENGINEERED STEEL BLDGS

Structure Information

Living Area: 2,784 sqft
Year Built: 1992
Stories: S

Construction

Construction: PRE-ENGINEERED STEEL BLDGS
Added Attached: None

Additional Features

Added Detached: None

Components

100 sqft

GREENHOUSE

Class: PRE-ENGINEERED STEEL BLDGS

Structure Information

Living Area: 2,784 sqft
Year Built: 1992
Stories: S

Construction

Construction: PRE-ENGINEERED STEEL BLDGS
Added Attached: None

Additional Features

Added Detached: None

Components

100 sqft

HAY SHED/LIVESTOCK SHELTER

Class: PRE-ENGINEERED STEEL BLDGS

Structure Information

Living Area: 1,456 sqft
Year Built: 2006
Stories: S

Construction

Construction: PRE-ENGINEERED STEEL BLDGS
Added Attached: None

Additional Features

Added Detached: None

Components

100 sqft

HAY SHED/LIVESTOCK SHELTER

Class: PRE-ENGINEERED STEEL BLDGS

Structure Information

Living Area: 1,456 sqft
Year Built: 2006
Stories: S

Construction

Construction: PRE-ENGINEERED STEEL BLDGS
Added Attached: None

Additional Features

Added Detached: None

Components

100 sqft

COMM MISC YARD IMPROVEMENTS

Class: WOOD OR STEEL STUD FRAME

Structure Information

Living Area: 1,000 sqft
Year Built: 1992
Stories: S

Construction

Construction: WOOD OR STEEL STUD FRAME
Added Attached: None

Additional Features

Added Detached: None

Components

Rubble Masonry Wall: 100 sqft
Package Heating & Cooling: 1,000 sqft

COMML MISC YARD IMPS

Class: WOOD OR STEEL STUD FRAME

Structure Information

Living Area: 1 sqft
Year Built: 1993
Stories: S

Construction

Construction: WOOD OR STEEL STUD FRAME
Added Attached: None

Additional Features

Added Detached: None

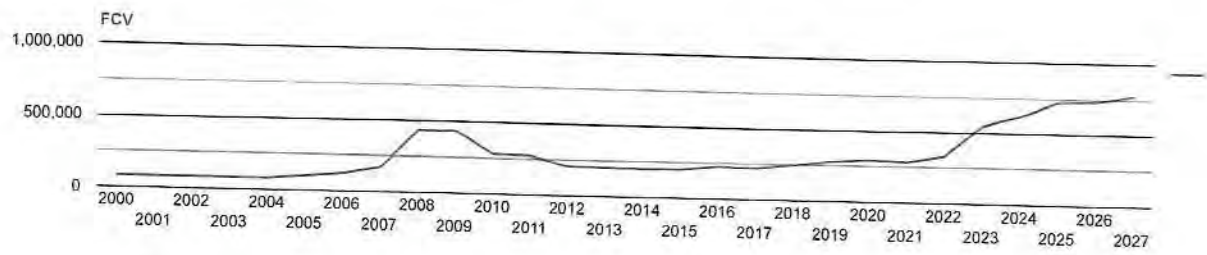
 No Deed History

No Loan History: \$

 Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)
County Treasurer

	2023 Final	2024 Final	2025 Final	2026 Prelim	2027 Prelim
FCV Improvement	\$125,159	\$199,610	\$200,625	\$162,935	\$181
FCV Land	\$420,803	\$420,803	\$526,004	\$568,453	\$597
FCV Total	\$545,962	\$620,413	\$726,629	\$731,388	\$778
FCV YoY Change	64%	14%	17%	1%	
Assessed FCV	\$88,118	\$98,832	\$113,281	\$111,756	\$116
LPV Total	\$286,927	\$301,273	\$316,337	\$332,153	\$348
State Aid	\$0	\$0	\$0	\$0	
Tax Amount	\$5,937	\$5,984	\$6,090	\$6,090	



Flood Information

Map Number: 04025C1389G
Map Date: 2010-09-03
Panel: 1389G
FEMA Zone: AE

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, Base Flood Elevations derived from detailed analyses are shown at selected intervals within these zones. Mandatory flood insurance requirements apply.



TOWN OF CLARKDALE
Panel 04025013896
eff. 10/1/2011

406-27-005D

406-27-004E

800-10-010H

State Route 89A

89A

406-27-035L

406-27-096

406-27-097

New Day Dr--

Wild Horse Ln

406-27-090B

406-27-090C

406-27-090

Zone Shaded X

406-27-007

Zone AE

406-27-094

406-27-099

TR B

406-27-098

JINA

800-19-005A

406-27-004F

Zone Shaded X

Zone AE

406-27-049L

Zone AE

Zone AE

Zone AE

Floodway

Zone Shaded G

406-27-008G

406-27-008F

N Desert Sky Dr

N Desert Sky Dr

20Y

20R

2002S

View Dr

20D

1 X

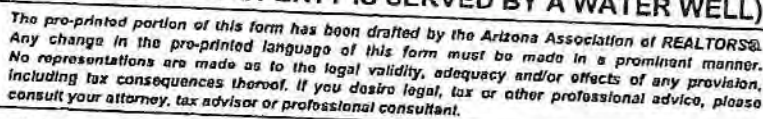
Zone AE

Zone AE

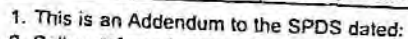
203C

2

DOMESTIC WATER WELL/WATER USE ADDENDUM
SELLER'S PROPERTY DISCLOSURE STATEMENT ("SPDS")
 (TO BE COMPLETED BY SELLER IF PROPERTY IS SERVED BY A WA



Document updated:
November 2013



2. Seller: Miracle Land Group an Arizona Partnership

3. Premises Address: 1011 Wildhorse Lane, Clarkdale

AZ

86324

AZ

86324

YES NO

4. ☒ Is the well currently registered in Seller's name? If no, explain: _____
5. Well Registration number: 55- 579038
6. The well is: ☐ Solely owned or ☐ Seller owns a _____ % interest in the well and the well is shared by _____ households
7. ☐ If a shared well, is a well agreement in effect?
8. ☐ If yes, is the well agreement recorded? If no, does a written agreement exist? ☐ Yes ☐ No
9. Explain: _____
10. Well is located: ☐ On the Property or ☐ Off If off site, describe location: _____
11. ☐ Does the well equipment include one or more water storage tanks?
12. If yes, Number of tanks 1; Gallons of capacity 2000 Tanks are: ☒ above ground ☐ underground
13. ☐ Is the Property within an Active Management Area (AMA)? If yes, AMA name is: _____
14. ☒ Are you aware of any tests, past or present, that indicate the well water may contain excessive levels of coliform,
15. e-coli, nitrates, arsenic or other elements considered a health hazard?
16. Explain: _____
17. ☐ Are you aware of the results of last documented well flow test for yield/recovery?
18. If yes, Date: _____ Gallons per minute: _____ Who performed last test? _____
19. ☒ Are you aware of any occasion when the well failed to produce adequate water for domestic use?
20. Explain: _____
21. ☒ Are you aware of any existing problems with water pressure, well pump, pressure tank or other well equipment?
22. Explain: _____
23. ☒ Are there water uses on the Property other than from a domestic well, such as irrigation, stockponds, springs, streams,
24. lakes, ponds, reservoirs, canyons, and ravines? Explain: Irrigation + Water to Greenhouse
25. ☐ To your knowledge has a Statement of Claimant been filed?
26. If yes, Statement of Claimant number is: 39- _____ . (Attach a copy of Statement of Claimant if available)
27.

28. **NOTICE TO BUYER:** You are advised to investigate current water use laws that may affect the Property if you intend to use water
29. from a well, springs, streams, lakes, ponds, reservoirs, canyons or ravines. You are encouraged to consult independent legal counsel
30. regarding any water use/water rights issues.

31. **GENERAL STREAM ADJUDICATIONS:** General Stream Adjudications are court proceedings to determine the extent and priority of
32. water rights in an entire river system. Arizona is undertaking a general stream adjudication of both the Gila River and the Little
33. Colorado River systems. A river system means all water appropriable by law and all water subject to claims based upon federal law.
34. **ALL AFFECTED PROPERTY TRANSFERS SHOULD INCLUDE ASSIGNMENT OF STATEMENT OF CLAIMANT FORMS**
35. **FROM SELLERS TO BUYERS.** For details regarding water uses and the watersheds affected by these adjudications or
36. to obtain necessary forms, contact the Arizona Department of Water Resources at 1-800-352-8488, 1-866-246-1414 or log
37. on to the website www.azwater.gov (fees may apply).

38. Seller certifies that the information contained herein is true and complete to the best of Seller's knowledge as of the date signed.

39. SELLER'S SIGNATURE MO/DAY/YR
Miracle Land Group and Arizona Partnership

40. By signing below, Buyer is only acknowledging receipt of a copy of this Addendum.

41. _____
 ^ BUYER'S SIGNATURE MO/DA/YR. ^ BUYER'S SIGNATURE MO/DA/YR

Domestic Water Well/Water Use Addendum ("SPDS") - November 2013 - Copyright © 2013 Arizona Association of REALTORS®. All rights reserved.



Susan Weitzman | Linton Real Estate | 928-699-3499 |

Instanet

Arizona Department of Water Resources

Protecting & Enhancing Arizona's Water Supplies For Current And Future Generations



[Search](#) [Map](#) [Data Export](#) [Well Registry Help](#) [Email](#)

Registration Number 55- 579038

Well Registry Information

General	Construction	Status	Owner	Driller	Pump Data
Well Construction Information					
Well Depth (ft)	1000	Water Level (ft bls)	643		
Casing Depth (ft)	1000	Casing Diameter (in)	5	Casing Type	B - PLASTIC OR PVC
Well Data					
No. of Holes	1	Irrigated Acres		Acre Ft Annum	Intended Capacity (GPM) 20
Pump Completion Report					
Tested Capacity(GPM)		Pump Capacity(GPM)		Draw Down (ft)	
Pump Type		Power Type		Method of Discharge	
Place of Use					
Township	N/S	1/2 T	Range	E/W	1/2 R
16	N		3	E	30
					Section
					160 Acre
					40 Acre
					10 Acre
					Cadastral
					A16003030BAC

Well Registry is ADWR's well database containing reported information on well status, location and construction.

Arizona Department of Water Resources

Protecting & Enhancing Arizona's Water Supplies For Current And Future Generations



[Search](#) [Map](#) [Data Export](#) [Well Registry Help](#) [Email](#)

Registration Number **55- 579038**

Well Registry Information

[General](#) [Construction](#) [Status](#) [Owner](#) [Driller](#) [Pump Data](#)

Driller Information

Lic No	Company	Address 1	Address 2	City	State	Zip	Phone
377	NAPCO DRILLING DBA NORTHERN ARIZONA PUMP, INC.	PO BOX 252		CORNVILLE	AZ	86325-0252	(928) 634-4978
377	NAPCO DRILLING DBA NORTHERN ARIZONA PUMP, INC.	PO BOX 252		CORNVILLE	AZ	86325-0252	(928) 634-4978

Select above driller to view details below

Driller License Information

Active License	A - Active	Issue Date	11/15/2018	Expiration Date	11/14/2019
Qualifying Party	NATHAN S. WHITE	ROC License	R-53 & A-4		

Driller License Comments

License Comments	NATHAN STEWART WHITE 1984-2025 ACTIVE dba NORTHERN ARIZONA PUMP, INC.
Driller Comments	

Well Registry is ADWR's well database containing reported information on well status, location and construction.

Arizona Association of REALTORS

COMMERCIAL SELLER ADVISORY



WHEN IN DOUBT - DISCLOSE!

Document updated:
February 2008



Sellers are obligated by law to disclose all known material (Important) facts about the property to the buyer. Arizona law requires that you disclose material facts about the property whether or not you are asked by the buyer or a real estate agent, or when asked to complete a disclosure form. You may also be required to complete and record an affidavit of disclosure if selling property in an unincorporated area of a county.

"...you have a duty to disclose the information, regardless of whether or not you consider the information material."

If the buyer asks you about an aspect of the property, you have a duty to disclose the information, regardless of whether or not you consider the information material. You also have a legal duty to disclose facts when disclosure is necessary to prevent a previous statement from being misleading or a misrepresentation; for example, if something changes. However, a seller does not generally have a legal obligation to correct defects in the property, as long as the defects are disclosed. Any correction of the defects is a matter of contract negotiation between you and the buyer.

If you do not make the legally required disclosures, you may be subject to civil liability. Under certain circumstances, nondisclosure of a fact is the same as saying that the fact does not exist. Therefore, nondisclosure may be given the same legal effect as fraud.

The Arizona Association of REALTORS® Commercial Seller's Property Disclosure Statement ("SPDS") is designed to assist you in making these legally required disclosures and to avoid inadvertent nondisclosures of material facts.

You should complete the SPDS by answering all questions as truthfully and as fully as possible. Attach copies of any available supporting documentation to insure that you are disclosing accurate information. Also, use the blank lines to explain your answers. If you do not have the personal knowledge to answer a question, it is important not to guess — use the blank lines to explain the situation.

The SPDS is divided into nine general sections:

- (A) **Ownership and Property:**
This section asks for general information about the property such as location and ownership. Any seller should be able to answer most, if not all, of the questions in this section.
- (B) **Property Type:**
This section indicates whether this is office, industrial, retail, etc.
- (C) **Utilities:**
You are asked whether the property currently receives the listed utilities.
- (D) **Access/Use:**
This section asks for any easement or restriction information governing the property.
- (E) **Compliance with Law/Legal Matters:**
Zoning issues and any previous property violations are addressed here.
- (F) **Contractual Obligations:**
This section asks what, if any, contractual obligations are attached to the property.
- (G) **Environmental Factors:**
This section deals with the property and the area around it. What, if any, environmental factors such as noise, hazardous materials, etc. are addressed here.
- (H) **Reports/Studies:**
If there have been any studies or reports made on this property, you will be asked to address them here.
- (I) **Material Physical Defects and Other Factors:**
Any miscellaneous items not addressed elsewhere are addressed in this section.

Please note: By law, sellers are not obligated to disclose that the property is or has been: (1) the site of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV, or diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the vicinity of a sex offender. However, the law does not protect a seller who makes an intentional misrepresentation. For example, if you are asked whether there has been a death on the property and you know that there was such a death, you should not answer "no" or "I don't know"; instead you should either answer truthfully or respond that you are not legally required to answer the question.



Arizona Association of REALTORS®

C COMMERCIAL SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) (To be completed by Seller)

Page 1 of 4



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.

Document updated:
February 2008



MESSAGE TO THE SELLER:

Sellers are obligated by law to disclose all known material (important) facts about the Property to the Buyer. The SPDS is designed to assist you in making these disclosures. If you know something important about the Property that is not addressed on the SPDS, add that information to the form. Prospective Buyers may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the explanation lines to explain. By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

MESSAGE TO THE BUYER:

Although Sellers are obligated to disclose all known material (important) facts about the Property, there are likely facts about the Property that the Sellers do not know. Therefore, it is important that you take an active role in obtaining information about the Property.

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents, such as environmental studies, CC&R's, association bylaws, surveys, title report or commitment, etc. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area. (8) Obtain such other professional advice as you deem necessary.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

A. OWNERSHIP AND PROPERTY IDENTIFICATION

1. THIS DISCLOSURE CONCERNS THE FOLLOWING REAL PROPERTY:

2. Address 1011 Wildhorse Lane, Clarkdale , County Yavapai , AZ, Zip 86324
3. City 86324 , County Yavapai , AZ, Zip 86324
4. Assessors No.(s) _____ Approximate Year Built _____
5. Legal Owner(s) _____ Date Purchased _____
6. Owner ☐ Is ☐ Is not occupying property. Owner ☐ Has ☐ Has not occupied the Property in the past.

B. PROPERTY TYPE

7. ☐ Office ☐ Industrial ☐ Retail ☐ Hotel/Motel/Resort ☐ Multi-family ☐ Other _____

C. UTILITIES

8. THE PROPERTY IS SERVED BY THE FOLLOWING UTILITIES:

- | YES | NO | PROVIDER |
|--|-------------------------------------|---|
| ☒ | ☐ | Septic System |
| ☐ | ☒ | Sewer |
| ☒ | ☐ | Electric |
| ☒ | ☐ | Domestic Water ☐ Public ☒ Private |
| ☒ | ☐ | Well Registered ☒ Yes ☐ No If yes, Registration number: <u>55-579038</u> |
| ☐ | ☒ | If yes, complete and attach the Domestic Water Well/Water Use Addendum. |
| ☒ | ☐ | Fuel Supply ☐ Natural Gas ☐ Propane ☐ Other: |
| ☒ | ☐ | Garbage/Waste Collection ☒ Public ☐ Private |
| ☒ | ☐ | Fire Protection ☒ Public ☐ Private |
| ☒ | ☐ | Telephone |
| ☒ | ☐ | Irrigation |
| ☐ | ☒ | Cable TV |
| ☐ | ☒ | Satellite Dish |
| ☐ | ☒ | High Speed Internet Connection (Cable, T1, Fiber Optics, Etc.) |
| ☐ | ☐ | Other |
| 24. Please describe any other items concerning utilities | | |
| 25. | | |

SELLER	SELLER
--------	--------

Commercial Seller's Property Disclosure Statement (SPDS)
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Page 1 of 4

BUYER	BUYER
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InstantNet

D. ACCESS/USE

26. ARE YOU AWARE OF ANY OF THE FOLLOWING AFFECTING ACCESS OR USE OF THE PROPERTY?

- | | YES | NO | |
|-----|--------------------------|-------------------------------------|---|
| 27. | ☐ | ☒ | Encroachments |
| 28. | ☐ | ☒ | Access Easements |
| 29. | ☐ | ☒ | Utility Easements |
| 30. | ☐ | ☒ | Unrecorded Easements |
| 31. | ☐ | ☒ | Reciprocal Easement Agreement |
| 32. | ☐ | ☒ | Restrictions on Legal or Physical Access |
| 33. | ☐ | ☒ | Shared Use Agreements |
| 34. | ☐ | ☒ | Use Permits |
| 35. | ☐ | ☒ | Deed Restrictions |
| 36. | ☐ | ☒ | Shared Fences/Walls |
| 37. | ☐ | ☒ | Shared Driveways |
| 38. | ☐ | ☒ | Shared Signage |
| 39. | ☐ | ☒ | Leased Parking |
| 40. | ☐ | ☒ | Grandfathered Uses |
| 41. | ☐ | ☒ | Association Agreements |
| 42. | ☐ | ☒ | Covenants, Conditions and Restrictions (CC&R's) |
| 43. | ☐ | ☒ | Other (describe) _____ |

44. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).

45. _____

46. _____

E. COMPLIANCE WITH LAW/LEGAL MATTERS

47. ARE YOU AWARE OF:

- | | YES | NO | |
|-----|--|-------------------------------------|---|
| 48. | ☐ | ☒ | Any legal actions such as condemnation, pending or anticipated, that affect the Property? |
| 49. | ☐ | ☒ | Any tenant bankruptcy proceedings? |
| 50. | Any violation of laws or regulations of the following: | | |
| 51. | ☐ | ☒ | Zoning |
| 52. | ☐ | ☒ | Building Code |
| 53. | ☐ | ☒ | Occupational Safety and Health Administration (OSHA) |
| 54. | ☐ | ☒ | Utility Service |
| 55. | ☐ | ☒ | Sanitary Health Regulations |
| 56. | ☐ | ☒ | Swimming Pools |
| 57. | ☐ | ☒ | Covenants, Conditions and Restrictions (CC&R's) |
| 58. | ☐ | ☒ | Americans With Disabilities Act (ADA) |

59. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such matters. (Attach additional sheets if necessary).

60. _____

61. _____

62. _____

F. CONTRACTUAL OBLIGATIONS

63. ARE YOU AWARE OF ANY OF THE FOLLOWING CONTRACTUAL OBLIGATIONS AFFECTING THE PROPERTY?

- | | YES | NO | |
|-----|--------------------------|-------------------------------------|----------------------------------|
| 64. | ☐ | ☒ | Tenant Leases or Subleases |
| 65. | ☐ | ☒ | Alarm/Security System Agreements |
| 66. | ☐ | ☒ | Property Management Agreements |
| 67. | ☐ | ☒ | Leased Equipment |

Commercial Seller's Property Disclosure Statement (SPDS)

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SELLER SELLER

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BUYER BUYER



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Commercial Seller's Property Disclosure Statement (SPDS) >>

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- YES NO
68. ☐ ☒ Service Agreements such as Landscaping, Garbage/Waste Disposal
69. ☐ ☒ Water Treatment Agreements
70. ☐ ☒ Communications Systems or Cable System Agreements
71. ☐ ☒ Other Equipment or Service Contracts or Agreements (describe) _____
72. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary). _____
73. _____

G. ENVIRONMENTAL FACTORS

74. ARE YOU AWARE OF ANY OF THE FOLLOWING ENVIRONMENTAL FACTORS AFFECTING THE PROPERTY?
- YES NO
75. ☐ ☒ Hazards or hazardous materials on the Property, such as asbestos; chemicals used in the manufacture of methamphetamine, LSD or Ecstasy; PCB transformers; dumps; pesticides; radon; oil or chemicals, now or in the past?
76. ☐ ☒ Fuel or insecticide storage tanks (above or underground) on the Property, now or in the past?
77. ☐ ☒ Hazards or hazardous materials in close proximity to the Property, such as asbestos, dumps, pesticides, radon, oil, chemicals or underground fuel storage tanks, now or in the past?
78. ☐ ☒ Location within an area currently of environmental concern, e.g., Superfund, Water Quality Assurance Revolving Fund (WQARF) or Comprehensive Environmental Response Compensation and Liability Act (CERCLA) sites, etc.? _____
79. ☐ ☒ Current or proposed noises, such as airports, freeways, or rail lines?
80. ☐ ☒ Location within the vicinity of an airport (military, public or private)?
81. ☐ ☒ Area odors, nuisances or pollutants?
82. ☒ ☐ High voltage distribution towers or lines?
83. ☐ ☒ Soil settlement, expansion, fissures or erosion now or in the past?
84. **NOTICE TO BUYER: THE ARIZONA DEPARTMENT OF REAL ESTATE PROVIDES EARTH FISSURE MAPS TO ANY MEMBER OF THE PUBLIC IN PRINTED OR ELECTRONIC FORMAT UPON REQUEST AND ON ITS WEB SITE AT www.azre.gov.**
85. ☐ ☒ Situated on or near a sanitary landfill?
86. ☐ ☒ Location in a flood plain/way?
87. ☐ ☒ Water-caused damage?
88. ☐ ☒ Mold growth or conditions conducive to mold?
89. ☐ ☒ Drywell (drainage)? If yes, Registration # _____
90. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such matters. (Attach additional sheets if necessary). _____
91. _____
92. Describe any other known environmental factors that might affect the use or value of the Property _____
93. _____
100. Buyers are advised to obtain an independent environmental assessment of the Property.

H. REPORTS/STUDIES

101. DO YOU HAVE ANY OF THE FOLLOWING ITEMS CONCERNING THE PROPERTY?
- YES NO
102. ☐ ☒ Soils Test Report
103. ☐ ☒ Land Survey
104. ☐ ☒ Flood Plain Report
105. ☒ ☐ Septic/Waste Disposal Reports/Certifications
106. ☒ ☐ Registrations of Wells
107. ☐ ☒ Any Environmental Site Assessments or Studies
108. ☐ ☒ Title Reports
109. ☐ ☐ Other _____
110. If the answer to any of the preceding is yes, please explain and provide copies of any reports/studies you have pertaining to such matters. (Attach additional sheets if necessary). _____
111. _____
112. _____

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SELLER SELLER <Initials> Initials> BUYER BUYER

Page 3 of 4



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Commercial Seller's Property Disclosure Statement (SPDS) >>

Page 4 of 4 **C**

I. MATERIAL PHYSICAL DEFECTS AND OTHER FACTORS

113. ARE YOU AWARE OF:

YES NO

114. ☐ ☒ Any structural, electrical, plumbing or other modifications made without necessary permits?
115. ☐ ☒ Any past or present roof leaks or other roof problems?
116. ☐ ☒ Any past or present insect infestation problems?
117. ☐ ☒ Security lighting in parking and/or common areas?
118. ☐ ☒ Any recorded and/or unrecorded liens against the Property?
119. ☐ ☒ An archeological site on the Property?
120. ☐ ☒ The Property being located in a designated historical district?
121. ☒ ☐ Any insurance claim submitted on the Property?
122. ☐ ☒ Any proposed land use changes relating to the adjacent or nearby Property, such as: new developments, zoning changes, or land trades?
123. ☐ ☒ Any other material items on the Property or improvements and structures thereon that might affect the decision of a buyer to purchase/use the Property?
124. ☐ ☒ Any defects/problems with the heating, ventilating, air conditioning, plumbing, electrical, fire safety, security, or lighting systems?

125. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such matters. (Attach additional sheets if necessary).

126. Snow damage to greenhouses two times in 25 years

127. What other material (important) information are you aware of concerning the Property that might affect the Buyer's decision-making process, the value of the Property, or its use? Please explain:

128. SELLER CERTIFICATION: Seller certifies that the information contained herein is true and complete to Seller's knowledge as of the date signed. Seller agrees that any material changes in the information contained herein will be disclosed by Seller to Buyer prior to Close of Escrow.

129. SELLER'S SIGNATURE MO/DA/YR

Chad T. ... 6/20/26
SELLER'S SIGNATURE MO/DA/YR

130. Miracle Land Group and Arizona Partnership
SELLER'S NAME PRINTED

SELLER'S NAME PRINTED

131. By: _____

132. Its: _____

133. Reviewed and updated: Initials: /
SELLER SELLER MO/DA/YR

134. **BUYER'S ACKNOWLEDGEMENT OF RECEIPT:** Buyer acknowledges that the information contained herein is based only on the Seller's knowledge and is not a warranty of any kind. Buyer acknowledges that it is Buyer's obligation to investigate all material facts regarding the property to Buyer's satisfaction. Buyer is encouraged to obtain property inspections by an independent third party and to obtain other independent professional counsel as Buyer deems necessary. By signing below, Buyer hereby acknowledges receipt of a copy of this Seller's Property Disclosure Statement.

135. If Buyer disapproves or is concerned about any item in this disclosure, it is the Buyer's responsibility and not the responsibility of the broker(s) or agent(s) to investigate such items and to satisfy Buyer as to the condition of the Property within the Buyer's Due Diligence Period.

136. BUYER'S SIGNATURE MO/DA/YR

BUYER'S SIGNATURE MO/DA/YR

137. BUYER'S NAME PRINTED

BUYER'S NAME PRINTED

138. By: _____

139. Its: _____

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SELLER SELLER

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BUYER BUYER

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X Tracking No. _____

YAVAPAI COUNTY ENVIRONMENTAL SERVICES
DIVISION OF ENVIRONMENTAL HEALTH

500 S. MARINA STREET
PRESCOTT, ARIZONA 86301
(602) 771-3151

322 S. 6th STREET
COTTONWOOD, ARIZONA 86326
(602) 639-8144

SEPTIC SYSTEM PERMIT APPLICATION

This permit will expire one year from the date of issue.
Fees are not transferable and non-refundable.

PERMIT FEE \$ 110.00

The undersigned hereby applies for permit to (install) (alter) sewage disposal facilities at:

Street Address 1601 HIGHWAY 89A CLARKDALE, ARIZONA 86324
Subdivision Name MILEPOST 348.4, US 89A, CLARKDALE, AZ. Lot No. PARCEL # 406-27-004K
(OR LOCATION)
Name of Establishment ARIZONA BOTANICAL GARDENS APN: 406-27-004K
(COMMERCIAL ONLY)
Name of Property Owner LEE JONES AND NANCY WYLES

☒ For COMMERCIAL INSTALLATION

Type of Business PLANT NURSERY AND GIFT SHOP
Maximum number of users (patrons, employees, members, etc.) AVERAGE 5 PER DAY (TOILET ONLY)
Industrial Wastes (if any) to N/A Treated? _____

☐ DOMESTIC INSTALLATION

Total Number of Bedrooms ☐ Junction Box ☐ Diversion Valve ☐
Size of Septic Tank to be installed (liquid capacity below overflow line) 970 gallons.

Type of material tank is constructed of FIBERGLASS

Proposed Method of Effluent Disposal: SEPTIC TANK

Trench: Area Required _____, Total Length 35', Width 2'
Total Depth 10-12', Effect. Depth 10'

The undersigned agrees to install/alter the sewage disposal system in accordance with Yavapai County requirements and Arizona Department of Environmental Quality regulations. A final inspection of the system must be requested and approval granted by the Environmental Services before the system can be covered and used.

I understand that this system should be installed by a contractor licensed in Arizona to perform such installations.

☐ Owner ☐ Agent

This permit will expire one year from date of issue.
Fees are not transferable and non-refundable.

Date: 2-3-92

* Lee Jones
Applicant's Signature

P.O. DRAWER 160 CLARKDALE, AZ. 86324 (602) 634-2166
Mailing Address Telephone Number

Date Issued 2-4-92 By Leland Wheeler, R.S. Permit No. 37030C

57030C

RECORD OF PERCOLATION TEST

Percolation Test		Stabilized Rate
Date		

COMMENTS:

RECORD OF INSPECTION

(1) SEPTIC TANK (Partioned?) _____ a. Dimensions (effective) L. _____ W. _____ D. _____ b. Liquid Capacity <u>1000</u> c. Distance from Foundation <u>39'</u> d. Pipe Material <u>ABS</u> e. Approved: yes <u>✓</u> no _____ f. Junction Box _____ g. Diversion Valve _____	Inspection No. _____ Remarks: _____ Inspection No. _____ Remarks: _____
(2) LEACHING AREA Sq. Ft. _____ No. Lines <u>1</u>, Filter Depth: Top <u>4"</u> Bottom <u>8-10'</u> a. Dimensions (effective) L. <u>35'</u> W. <u>2'</u> D. <u>8-10'</u> b. Pitch <u>level</u> in/ft. c. Pipe Material <u>pvc</u> d. Type of Fill <u>rock</u> e. Distance from Foundation <u>56'</u> ft. f. Distance from Lot Lines <u>10'</u> ft. g. Distance from Water Supply <u>10'</u> ft. h. Approved yes <u>✓</u> no _____	Inspection No. _____ Remarks: _____ INSPECTOR: <u>Leland Wiewers, R.S.</u> DATE APPROVED: <u>2-12-92</u> DISAPPROVED: _____ Other Comments: _____

(3) **EFFLUENT DISPOSAL – OTHER METHOD**



Yavapai County Health Department

AFFIDAVIT:

I certify that this Plot Plan indicates all structures (including fences, walls and pads), correct property and building dimensions; setback distances; legal access on easements; and any water course on or within 100 feet of the property.

Lee Cues 2-3-92
SIGNATURE DATE

U.S. HIGHWAY 89A

PRELIMINARY PLAN APPROVED

253'

370306

Expires ONE year from
this date 2-4-92

PRISTINE

RURAL AREA - NO CITY SEWER AVAILABLE WITHIN 200'

NO ADJACENT SEPTIC TANKS WITHIN 200'

NO WELLS WITHIN 200'

NO SURFACE WATER WITHIN 200'

See Detail
on Back

GREENHOUSE

GREENHOUSE

20'

50'

COMMERCIAL
BUILDING

SEPTIC
TANK

22'

35' x 2' x 10'

LEACH LINE

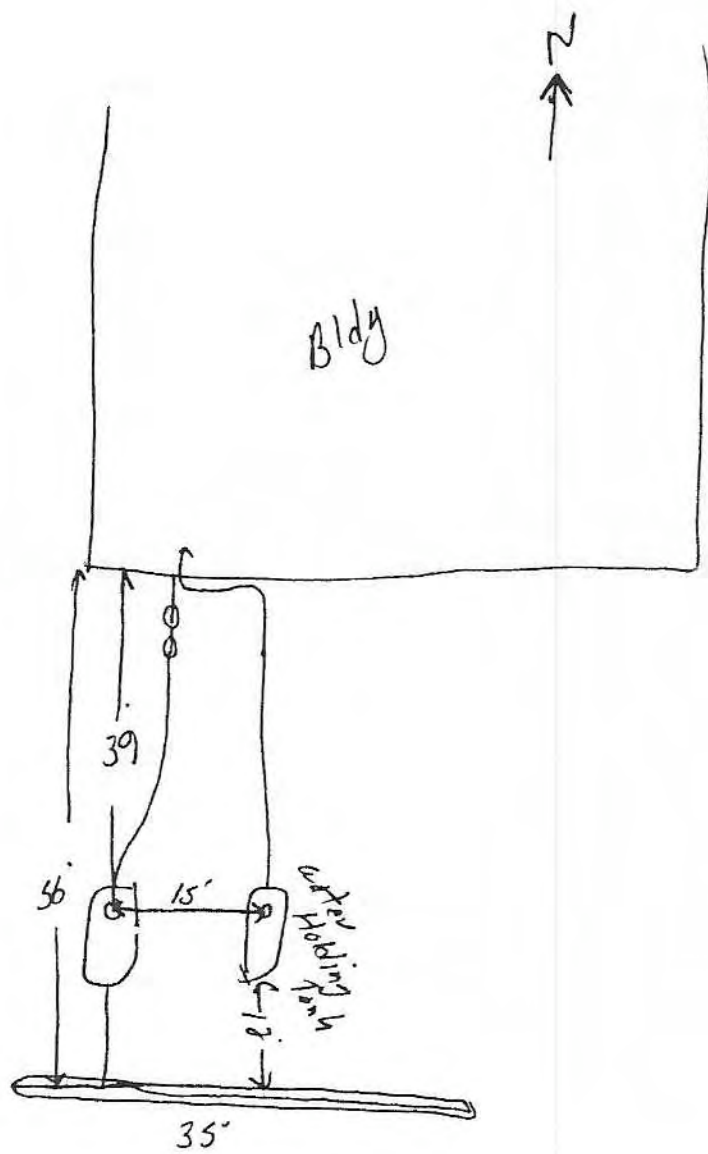
VACANT LOT

VACANT LOT

784'

PRIVATE ROAD

VACANT LOT



Road

Bldg



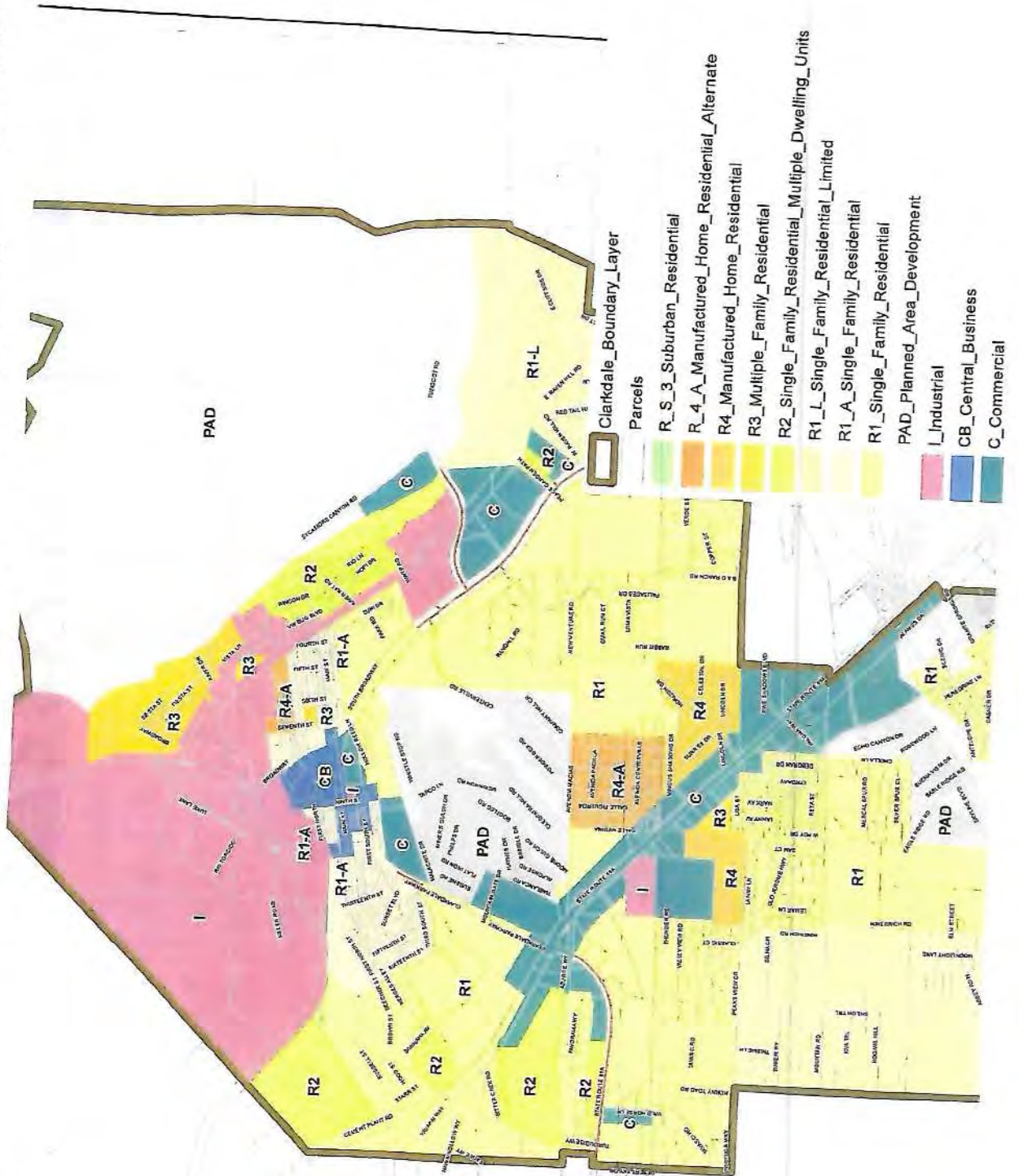
exterior
Holding
pan



The Town of Clarkdale
Community Development Department
P.O. Box 308/890 Main Street,
Clarkdale AZ 86324
(928) 639-2550

Zoning Map

GIS/Espolt
Updated on
May 28, 2025



Section 3-100 Commercial (C)

(Revised by Ord #368; Res 1507; Adopted 10/13/15; Eff 11/13/15)

A. Principal Uses permitted: (Not requiring a use permit)

(Revised by Ord #368; Res 1507; Adopted 10/13/15; Eff 11/13/15)

1. Amusement place in a completely enclosed building
2. Artist Studios – art production on site is subject to the performance standards of the Commercial District
3. Assisted living facilities including convalescent homes, hospice care and retirement centers
4. Automobile, trailer, boat, or farm implement display, sales or rentals.
5. Bed and Breakfast Country Inn
6. Commercial, trade or vocational schools
7. Community Supported Agriculture (CSA) disbursement locations
8. Farmers Markets
9. Funeral Parlors without a crematorium
10. Hotels and motels
11. Manufacturing, production and assembly of boutique consumable products using sustainable practices that minimize negative environmental impacts while conserving energy and natural resources. Re-use or re-purposing of by-products is encouraged. All such activity shall be conducted within completely enclosed building. A portion of the products manufactured on site shall be sold at retail on the premises. (Created by Ordinance #358 on 3/11/14; Effective 4/11/14)
12. Medical Facilities, Licensed Inpatient and Outpatient
13. Medical Marijuana Dispensary in a storefront location (Created Ordinance #331 – Effective 04/08/11)
14. Museums
15. Park and ride facilities
16. Parking lots
17. Personal service uses, including barber shops and beauty parlors, day spas dressmakers, tailors, tattoo parlors, and other personal service uses of a similar nature

18. Professional and business offices, including clinics, banks and financial institutions and medical/dental offices
 19. Public garages including storage and repair
 20. Publicly owned or operated park, playground or building including public garages and storage yards in conformance with Subsection I.3
 21. Religions institutions
 22. Repair shops for household small appliances, bicycles, and personal items (previously included with Dressmaking, et. al.)
 23. Residential uses including single family and multi-family
 24. Restaurants, taverns, bars and sidewalk cafes in conformance with Section 4-160. (Created 2/14/12 Resolution 13388-Ordinance 342; Effective 3/14/12)
 25. Retail sales including florist shops and greenhouses in connection with such shops
 26. Self-service laundry and cleaning establishments
 27. Storage facilities in accordance with Subsection 1: Performance Standards #3:Storage facilities
 28. Wholesale establishments and warehouses, including the packaging of consumable products for retail sales distribution (Created by Ordinance #358 on 3/11/14; Effective 4/11/14)
- B. Accessory Uses Permitted: (Not requiring a use permit)
1. Caretaker's facilities clearly incidental to and secondary to the use of the premises for business purposes
- C. Conditional Uses Permitted: (Use permit required)
- (Revised by Ord #368; Res 1507; Adopted 10/13/15; Eff 11/13/15)
- (Revised by Ord #384; Res 1543; Adopted 5/9/17; Eff 6/9/17)
1. Agriculture Tourism
 2. Agritourism Enterprise
 3. Automatic or self-service car wash
 4. Campsites and recreational vehicle parks
 5. Convenience stores/filling stations provided bulk storage of inflammable liquids is underground. No repair shop or vehicle storage shall be permitted except in conformance with the Zoning Code
 6. Infusion of marijuana into food products with a valid food establishment license in a storefront location

7. Croplands
 8. Day Care Center (child or adult)
 9. Outside display of goods and merchandise, outside storage
 10. Public Utilities
 11. Wireless Communication Tower that meets or exceeds Federal Communications Commission standards, not to exceed 65 (sixty-five) feet in height. Height shall be measured as the distance from the base of the Wireless Communication Tower to the top of the Wireless Communication Tower. If the Wireless Communication Tower is attached to a building, height is the distance from the base of the building to the top of the Wireless Communication Tower. (Created 7/9/16 by Ordinance #352; Effective 8/9/13)
 12. Any use not listed but determined by the Community Development Director to be similar in commercial character and use
- D. Development Standards for Commercial:
1. Maximum Building Height: 50 feet
 2. Minimum Lot Size: 24,000 square feet
 3. Minimum Lot Frontage: 200 feet
 4. Minimum Lot Width: 100 feet
 5. Minimum Yard Setbacks:
 - a. Front - 20 feet or minimum standards required by state or federal highway departments if abutting said highways, whichever is greater
 - b. Side - None
 - c. Rear - 20 feet
 6. For parcels that front on SR 89A, direct or indirect access to State Route 89A must be provided through either an access permit from ADOT or interconnection of on-site circulation with adjacent parcels.
- E. Performance Standards For C Developments:
1. Traffic and curbs- No Commercial development will be permitted which permits or encourages vehicular traffic to back into the highway right-of-way, or to otherwise unduly restrict or interrupt the normal flow of through traffic. Curbs shall be installed in front of each developed parcel.
 2. Landscaping and paving- All open areas of an improved lot shall be maintained in a dust free condition by landscaping with trees, shrubs, or suitable ground cover. Undisturbed natural growth is encouraged. Covering with material that will provide an all weather surface is an alternative.

3. **Storage facilities-** Outdoor storage shall be permitted only in rear yards or side yards when accessory to a permitted use. All areas used for storage shall be enclosed on all sides by a masonry wall or solid fence. No materials or products shall be stacked or stored to exceed the height of the wall or fence; or as otherwise designated by the Board of Adjustment.
4. **Illumination-** Illumination of buildings, parking areas and loading facilities shall be so arranged as to eliminate glare toward streets and adjoining properties.
5. **Noise-** At no point on the boundary of residential or business zones shall the sound pressure level of an individual operation or plant exceed the decibel levels in the designated octave banks shown below (excluding operation of motor vehicles or other transportation facilities):

Maximum Sound Pressure

Octave Cycles	Bank Per Second	Level in Decibels .0002 Dynes per CM ²
0 to	75	72
75 to	150	67
150 to	300	59
300 to	600	52
600 to	1200	46
1200 to	2400	40
2400 to	4800	34
Above	4800	32

Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association. Measurements shall be made using the flat network of the sound level meter. Impulsive type noises shall be capable of being accurately measured with equipment. Noises capable of being so measured, for the purposes of this section, shall be those noises which cause rapid fluctuations of the needle of the sound level meter with a variation of no more than plus or minus two decibels. Noises incapable of being so measured, such as those of an irregular or intermittent nature, shall be controlled so as not to become a nuisance to adjacent uses.

6. **Smoke-** No emission of smoke from any source shall be permitted to exceed a greater density than that density described as No. 1 on the Ringleman Chart. However, smoke may be emitted, which is equal to but not darker than No. 2 on the Ringleman Chart, for not more than four (4) minutes in any thirty (30) minute

- period. For the purpose of grading the density of smoke, the Ringleman Chart as published by the U.S. Bureau of Mines shall be the standard.
7. Glare or Heat- Any activity producing intense glare or heat shall be performed within a completely enclosed building in such a manner as not to create a nuisance or hazard along lot lines.
8. Odors- No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be offensive or such a manner as to create a nuisance or hazard along lot lines.
9. Vibration- No vibration shall be permitted which is discernible beyond the lot line to the human sense of feeling for three minutes or more duration in any one hour of the day between the hours of 7:00 a.m. to 7:00 p.m., or of thirty seconds or more duration in any one hour during the hours of 7:00 p.m. and 7:00 a.m.
10. Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution- No emission shall be permitted which can cause damage to health, to animals, to vegetation, to other forms of property, or which can cause any excessive spoiling.
11. Liquids and Solid Waste- No wastes shall be discharged in the streets, drainage ways or any property which is dangerous to the public health and safety, and no waste shall be discharged in the public sewage system which endangers the normal operation of the public sewage system.
12. In any Commercial area, access from any state or federal highway shall be four hundred (400) feet minimum between driveways and shall be approved by the Building Official of the Town of Clarkdale.
13. Screening- An owner of Commercial property whose property is immediately adjacent to any property having the zoning classification other than Industrial shall at his/her own expense, at the time of use of the property, construct a screen on his/her property to act as a barrier between his/her property and adjacent property having a more restrictive zoning classification. The screen may consist of plants and/or a fence of solid construction as prescribed by the Town of Clarkdale upon application of the owner at the time the property is put to use.
- F. *Signs.* Sign requirements for this zone are outlined in Chapter 7, Signs. (Revised by Ordinance #430 on 8/13/24; effective 9/14/24; Revised by Ordinance #409 on 11/10/20; effective 12/10/20; prior code § 3-10)

The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.

Disclaimer: The Town Clerk has the official version of the Clarkdale Zoning Code. Users should contact the Town Clerk for ordinances passed subsequent to the ordinance cited above.

Town Website: www.clarkdale.az.gov

Town Telephone: (928) 639-2400

Hosted by General Code.

EXHIBIT "A"

A portion of the East half of the Northwest quarter of Section 30, Township 16 North, Range 3 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at the center of said Section 30;

thence North 00 degrees, 22 minutes, 29 seconds East, along the North-South mid-section line of said Section 30, a distance of 1314.53 feet;

thence North 00 degrees, 22 minutes, 08 seconds East, along said mid-section line, a distance of 656.88 feet to the Southerly right of way line of Highway 89-A;

thence North 85 degrees, 17 minutes, 26 seconds West, along said right of way line, a distance of 415.00 feet to the TRUE POINT OF BEGINNING;

thence South 00 degrees, 22 minutes, 08 seconds West, a distance of 765.00 feet;

thence North 89 degrees, 34 minutes, 15 seconds West, a distance of 252.89 feet;

thence North 00 degrees, 22 minutes, 08 seconds East, a distance of 784.60 feet to the South right of way line of Highway 89-A;

thence South 85 degrees, 17 minutes, 26 seconds East, a distance of 253.62 feet to the POINT OF BEGINNING.