



RESOLUTION 2009-782

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 2009-01, A USE PERMIT FOR THE KRAZY "K" R.V. PARK ON PARCELS 403-19-009 & 404-17-027B, TO AMEND THE CURRENT USE PERMIT FOR PERMANENT APPROVAL FROM THE DATE OF THIS APPROVAL, FOR THE ADDITION OF A COMBINED RESIDENCE AND CLUB HOUSE / OFFICE AND AN R.V. STORAGE AREA (12 IN NUMBER, NOT TO EXCEED 15 RV'S) TO BE PLACED IN ROW 4. THE PROPERTY (CONSISTING OF TWO PARCELS) IS LOCATED AT 2075 ARENA DEL LOMA AND HAS A LAND AREA OF APPROXIMATELY 17.63 ACRES.

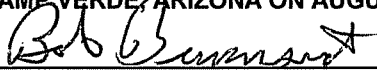
The Common Council and the Town of Camp Verde hereby resolves as follows:

1. The Common Council hereby finds as follows:
 - A. A request for approval of Use Permit 2009-01 was filed by Steve & Marlys Parks, owners of tax parcels 403-19-009 & 404-17-027B for the purpose of amending the current Use Permit for permanent approval from the date of this approval for a RV Park with 36 spaces and to add 12 storage spaces, not to exceed 15 RV's to be placed in Row 4 and a Clubhouse/ office with retail sales.
 - B. The request was reviewed by the Planning and Zoning Commission at a special session on July 16, 2009 and by the Common Council on August 23, 2009 in public hearings that were advertised and posted according to state law.
 - C. The purpose of the Use Permit is to allow for the operation of a RV Park.
 - D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves UP 2009-01 for the purpose of operating the Krazy K RV Park for permanent approval and to add 12 Storage Spaces, not to exceed 15 RV's located in Row 4, Clubhouse with retail sales with the following findings:

1. The project, as proposed, meets the requirements of the Residential Conditional Use – 2 acre minimum lot size: (RCU-2A zoning on the property with the conditions contained in Exhibit A to this resolution).
2. The project, with the conditions contained in Exhibit A to this resolution, will be required to meet all requirements of the reviewing agencies responsible for approving this project or portions thereof.
3. The project, with the map as Exhibit B indicates 12 RV Storage spaces, not to exceed 15 RV's located in Row 4 for RV Storage only, no electrical, propane, or sewer hook-ups allowed.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF
CAMP VERDE, ARIZONA ON AUGUST 26, 2009

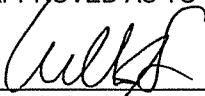


Bob Burnside – Mayor

9-9-09

Date

APPROVED AS TO FORM:



Bill Sims – Town Attorney

Attest: 

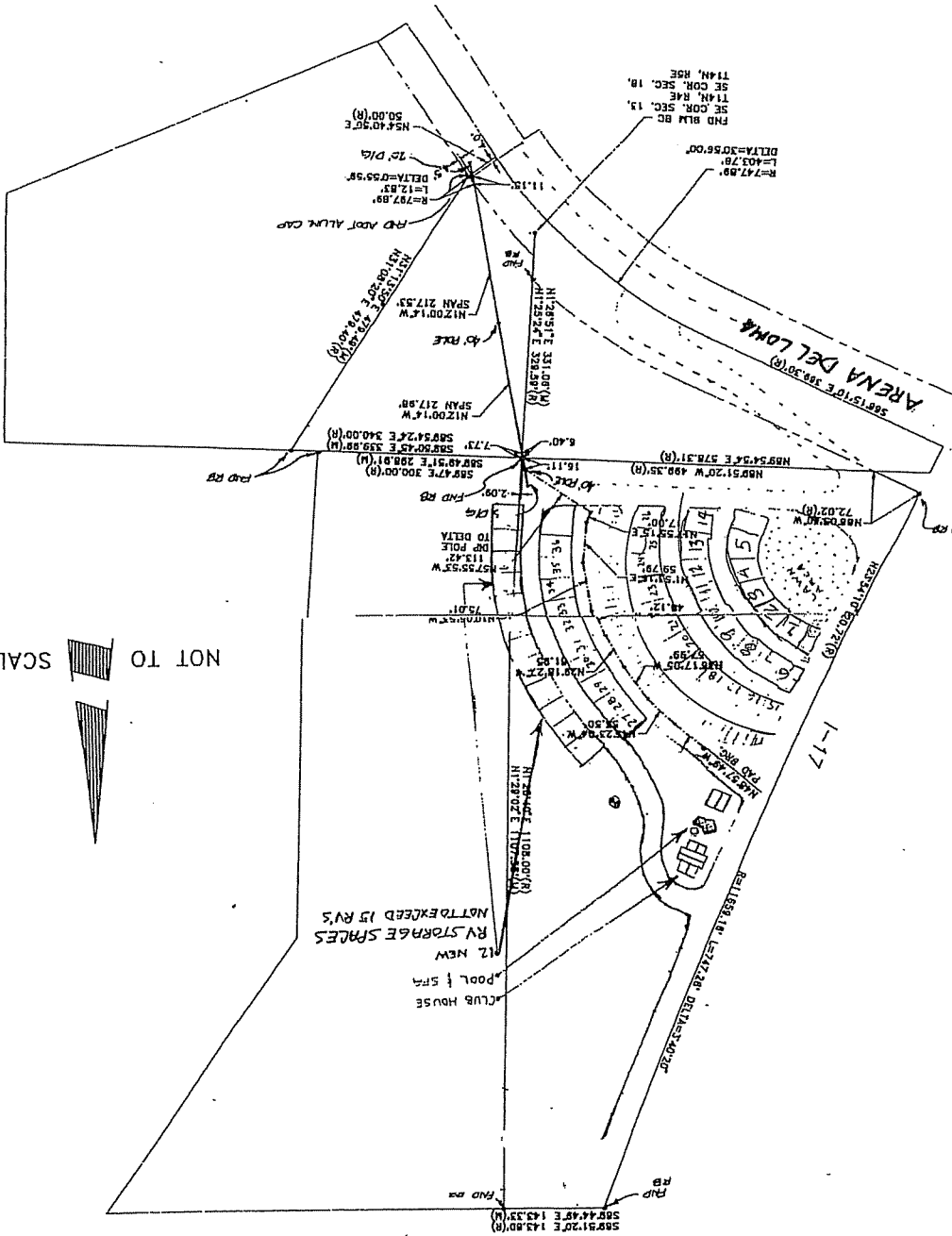
Deborah Barber, Town Clerk

**EXHIBIT A
USE PERMIT 2009-01
CONDITIONS OF APPROVAL**

1. This Use Permit shall not be applied to any additions to the property or to a new operator / owner and becomes null and void if the property is sold or assigned unless transferred through a staff review with the Camp Verde Community Development Department confirming compliance with the conditions of this approval.
2. The use of this property shall be operated and maintained in a manner consistent with the general provisions of the Camp Verde Planning and Zoning Ordinance Section 108, inclusive, and any other applicable sections of the Planning and Zoning Ordinance and the Town Code unless otherwise specified.
3. Any violation of the conditions contained in this Use Permit is basis for revocation of the permit by the Camp Verde Community Development Director. A revocation of the Use Permit by the Community Development Director may be appealed to the Town Council as per Section 108.1.3.i of the Town of Camp Verde Planning & Zoning Ordinances.
4. This permit is issued for permanent approval. This permit is subject to standard procedures through the Planning Commission and the Town Council.
5. **Signs:** All requirements for new signs will be subject to the requirements of the Section 118 of the P & Z Ordinance or any Section that addresses Commercial signs including Section 124, Design Review.
6. **Parking:** Shall comply with requirements in Section 108.M or any Section of the P & Z Ordinance that addresses parking.
7. **Lighting:** All lighting will be maintained in accordance with Section 120 or any Section of the P & Z Ordinance that regulates outdoor lighting to protect our dark skies.
8. The applicant will be required to comply with all State and County requirements for the operation of an RV Park.
9. As per the Camp Verde Fire Department, the change of the Clubhouse / Office to retail sales may require additional life safety Code upgrades.

EXHIBIT B
USE PERMIT 2009-01
SITE PLAN

NOT TO
SCALE



KRAZY K RV PARK
2075 ARENA DEL LOMA
CAMP VERDE, AZ.