



RESOLUTION 2010-816

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, APPROVING USE PERMIT 2010-01 AMENDING USE PERMIT 2007-733 FOR PARCELS 403-17-001M, 403-17-001L, & 403-17-001K TO ALLOW FOR THE CONTINUED OPERATION OF A RANCH STYLE COMMUNITY FOR 170 ADULTS WITH DEVELOPMENTAL DISABILITIES WITH THE FOLLOWING ADDITIONAL USES: THE 1986 HYDE PARK MANUFACTURED HOME TO REMAIN ON THE PROPERTY AS A "HEALTH CLINIC," TO ALLOW AN EQUESTRIAN CENTER TO BE PLACED ON PARCEL 403-17-001K, TO ALLOW FOR A CHARTER SCHOOL TO BE LOCATED IN EXISTING BUILDINGS. ALL OF THE CURRENT AND PROPOSED USES TO CONTINUE WITH NO TIME LIMIT. ANY CHANGES TO THESE USES MUST COME BEFORE THE PLANNING & ZONING COMMISSION AND TOWN COUNCIL FOR APPROVAL.

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

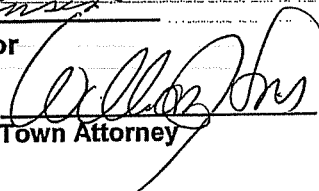
1. The Common Council hereby finds as follows:

- A. A request for approval of Use Permit 2010-01 was filed by Steve Ricci, agent for Rainbow Acres Inc. owners of parcels 403-17-001M, 403-17-001L, & 403-17-001K located at 2120 W. Reservation loop Rd. All such parcels are zoned RCU 2A, and the proposed uses are permitted under such zoning.
- B. The request was reviewed by the Planning and Zoning Commission on September 2, 2010 and by the Common Council on September 22, 2010 in public hearings that were advertised and posted according to state law.
- C. A neighborhood meeting was held on July 15, 2010 by the applicant as required by Arizona Revised Statute and the Town of Camp Verde Ordinance Section 113.
- D. The purpose of the Use Permit is for the continued operation of a ranch style community with 170 adults with developmental disabilities to include the 1986 Hyde Park manufactured home to remain on the property as a "Health Clinic", adding an Equestrian Center on parcel 403-17-001K, adding a Charter School to be located in existing buildings. All of the current and proposed uses to continue with no time limit.
- E. 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 2010-01 For the purpose of continuing the operation of a ranch style community with 170 adults with developmental disabilities to include the 1986 Hyde Park manufactured home to remain on the property as a "Health Clinic", adding an Equestrian Center on parcel 403-17-001K, adding a Charter School to be located in existing buildings. Also no time limit on this Use Permit. Changes to the allowed uses will have to come before the Planning & Zoning Commission and the Town Council.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON SEPTEMBER 22, 2010.


Bob Burnside, Mayor

Approved as to form: 
Town Attorney

Date: 9-29-2010

Attest: 
Deborah Barber, Town Clerk