



RESOLUTION 2014- 916

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, YAVAPAI COUNTY, ON USE PERMIT 20140078, AN APPLICATION SUBMITTED BY GARY & JACQUE TULIN, OWNERS OF ZANE GREY RV PARK LOCATED ON PARCELS 404-13-006A 8.35 ACRES AND 404-13-006B 16.22 ACRES FOR A TOTAL OF 24.57 ACRES. THE FOLLOWING PROPOSED USES ARE FOR BOTH PARCELS: 93 RV SPACES, 50 RV STORAGE SPACES, OFFICE, RESTROOMS/SHOWER/LAUNDRY IN ONE BUILDING, LAUNDRY/UTILITY IN ANOTHER BUILDING, RECREATION AREA WITH RAMADA, 12 PARK MODEL UNITS, SPA AND 5 STORAGE SHEDS. USE PERMIT WITH NO TIME LIMIT. THIS PROPERTY IS LOCATED AT 4500 E. STATE ROUTE 260.

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 20140078 was filed by Gary & Jacque Tulin owners of parcels 404-13-006A and 404-13-006B, located at 4500 E. State Route 260. These parcels are zoned RR (Rural Residential) and the proposed uses are permitted under such zoning with a Use Permit.
 - B. The request was reviewed by the Planning and Zoning Commission on May 01, 2014 and by the Common Council on May 28, 2014 in public hearings that were advertised and posted according to state law.
 - C. A neighborhood meeting was held on February 08, 2014 by the applicant to provide for citizen review pursuant to ARS § 9-462.03 and as required by the Town of Camp Verde Planning & Zoning Ordinance, Part 6, Section 601 (Zoning Decisions) A.3.a-e.
 - D. The purpose of the use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved and the Council hereby finds that the uses covered by the Use Permit and the manner of its conduct will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare generally and the uses shall be in conformity to the conditions, requirements and standards of the Town Planning and Zoning Code.

The Common Council of the Town of Camp Verde hereby approves UP 200140078 for the purpose of operating the Zane Grey RV Park with no time limit with the following findings:

1. The use of this property shall be operated and maintained in a manner consistent with the general provisions of the current Town of Camp Verde Planning & Zoning Ordinance.
2. Per Part 6, Section 601, C.e The Use Permit is valid and operable only for the specific use as granted. No use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit.
3. The Park Registration Card and Park Policies shall require guests to acknowledge that Clear Creek, which runs through the property, is subject to flooding.

All of the requested uses to continue with no time limit, but are subject to the requirements of Part 6, Section 601 (Zoning Decisions), C. 1 & 2 of the Town of Camp Verde Planning & Zoning Ordinance.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON May 28, 2014.



Charles German, Mayor

Date: 6-11-2014

Approved as to form:


Town Attorney

Attest: Virginia Jones - Deputy Town Clerk
Deborah Barber, Town Clerk