



RESOLUTION 2014- 933

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, YAVAPAI COUNTY, ON USE PERMIT 20140272, AN APPLICATION SUBMITTED BY STEVE & MARLYS PARKS OWNERS OF PARCELS 403-19-009, 9.26 ACRES & 404-17-027B, 8.37 ACRES FOR A TOTAL OF 17.63 ACRES. THE FOLLOWING EXISTING USES ARE: 36 RV SPACES, 12 RV STORAGE SPACES NOT TO EXCEED 15 RV'S LOCATED IN ROW 4 ONLY, WITH NO ELECTRICAL, PROPANE, OR SEWER HOOK-UPS ALLOWED. CLUBHOUSE WITH RETAIL SALES FOR RV SUPPLIES, POOL AND LAUNDRY. PROPOSED NEW USES ARE: CONVERTING EXISTING CLUBHOUSE INTO A RESIDENCE. CHANGE EXISTING STORAGE BUILDING INTO AN OFFICE/CHECK-IN AND A FUTURE CLUBHOUSE. USE PERMIT REQUESTED WITH NO TIME LIMIT. THIS PROPERTY IS LOCATED AT 2075 N. ARENA DEL LOMA.

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 20140272 was filed by Steve & Marlys Parks owners of parcels 403-19-009 and 404-17-027B, located at 2075 N. Area Del Loma. 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 January 08, 2015 and by the Common Council on January 28, 2015 in public hearings that were advertised and posted according to state law.
- C. A neighborhood meeting was held on September 22, 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 200140272 for the purpose of operating the Krazy K 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 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. Conversion of the existing Clubhouse with retail sales for RV supplies to a residence and the conversion of an existing storage building to an office/check-in and a future Clubhouse will require building permits and inspection by the Town of Camp Verde Building Department.

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 JANUARY 28, 2015.



Charles German, Mayor

Date: 1-28-2015

Approved as to form:


Town Attorney

Attest:


Deborah Barber, Town Clerk