



RESOLUTION 2015- 941

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, YAVAPAI COUNTY, ON USE PERMIT 20150131, AN APPLICATION SUBMITTED BY MS. BRENDA AYERS OWNER OF PARCEL 404-18-167, WHICH IS 2.5 ACRES. THE PROPERTY OWNER IS REQUESTING A USE PERMIT TO OPERATE A BED & BREAKFAST IN A RESIDENTIAL NEIGHBORHOOD ZONED R1-70 (RESIDENTIAL SINGLE-FAMILY). A BED & BREAKFAST IS AN ALLOWED USE UNDER THE PLANNING & ZONING ORDINANCE WITH A USE PERMIT, LIMITED TO FOUR BEDROOMS. THE PROPERTY IS LOCATED AT 1512 N. MONTEZUMA HEIGHTS RD.

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 20150131 was filed by Brenda Ayers owner of parcel 404-18-167, located at 1512N. Montezuma Heights Rd. This parcel is zoned R1-70 (Residential: single-family) 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 June 04, 2015 and by the Common Council on June 24, 2015 in public hearings that were advertised and posted according to state law.
 - C. A neighborhood meeting was held on May 13, 2015 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.
 - E. The Waiver of Diminution of Value Claim has been signed by the owner and is attached as Exhibit A.

The Common Council of the Town of Camp Verde hereby approves Use Permit 20150131 for the purpose of operating a Bed & Breakfast for a period of five years 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. Per Part 2, Section 203 – Use Districts, B. R1 District (Residential: single-family):
 - 3.c. Bed & Breakfast
 1. Limited to 4 bedrooms
 2. Parking facilities required under Part 4 Section 403 of the 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.

The following stipulation would be in place:

1. The duration of stay for Bed & Breakfast customers would be for no more than 30 days.

The requested use as a Bed & Breakfast to continue for five (5) years and is 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 JUNE 24, 2015.



Charles German, Mayor

Date: June 25, 2015

Approved as to form: 

Town Attorney

Attest: 

Virginia Jones, Town Clerk

EXHIBIT A

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of the parcel of land described in EXHIBIT A hereto that is the subject of the Use Permit 20150131 for parcel 404-18-167. I have reviewed the conditions of rezoning and by signing this document, the undersigned agrees and consents to all the conditions imposed by the Town of Camp Verde in conjunction with the approval of the Rezoning Application and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the rezoning and conditions.

Dated this 8 day of 6, 2015

OWNER:

OWNER:

Brenda S. Ayers
Print Name

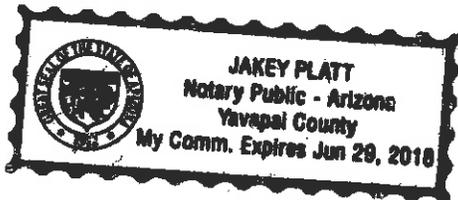
Brenda S. Ayers
Print Name

Brenda S. Ayers
Signature

Brenda S. Ayers
Signature

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this 8 day of 6, 2015, before me, the undersigned Notary Public, personally appeared Brenda Ayers, who acknowledged that this document was executed for the purposes therein contained.



Jakey Platt
Notary Public

My Commission Expires: Jun 29, 2018