



**RESOLUTION NO. 2015-946**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ON USE PERMIT 20150245, AN APPLICATION SUBMITTED BY MRS. SUE MESA, AGENT FOR MR. IGNACIO M MESA, OWNER OF PARCEL 404-13-013D, WHICH IS 10.09 ACRES. THE PROPERTY OWNER IS REQUESTING A USE PERMIT TO ALLOW FOR AGRI-TOURISM IN A RESIDENTIAL NEIGHBORHOOD ZONED R-R (RESIDENTIAL-RURAL) FOR THE PURPOSE OF SELLING AND OPERATING A WINE TASTING ROOM AS AUTHORIZED BY ARIZONA DOMESTIC FARM WINERY LICENSE #13133013. AGRI-TOURISM IS AN ALLOWED USE UNDER THE R-R (RESIDENTIAL-RURAL) DISTRICT IN THE CURRENT PLANNING AND ZONING ORDINANCE WITH A USE PERMIT. THE PROPERTY IS LOCATED AT 4053 E STATE ROUTE 260, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.**

The Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby resolve as follows:

1. The Common Council hereby finds as follows:
  - A. A request for approval of Use Permit 20150245 was filed by Mrs. Sue Mesa, agent for Mr. Ignacio M Mesa, owner of Parcel 404-13-013D, located at 4053 E State Route 260, Camp Verde, Arizona. The parcel is zoned R-R (Residential-Rural) and the proposed uses (Agri-Tourism) are permitted under such zoning with a Use Permit.
  - B. The request was reviewed by the Planning and Zoning Commission on October 1, 2015 and by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona on October 28, 2015 in public hearings that were advertised and posted according to State Law.
  - C. A neighborhood meeting was held on July 30, 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 and Zoning Ordinance, Part Six, Section 601 (Zoning Decisions) A. – Zoning Ordinance Amendment Applications and Hearings, 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 of Camp Verde Planning and Zoning Ordinance.
  - E. The Waiver of Diminution of Value Claim has been signed by the owner and is attached as Exhibit A.

The Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby approve Use Permit 20150245 in perpetuity, subject to the limitations of Part Six, Section 601 – Zoning Decisions, C – Use Permit Approvals, Subsection 2, for the purpose of selling and operating a wine tasting room as authorized by Arizona Domestic Farm Winery License #13133013 and all other uses allowed under Agri-Tourism 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 and Zoning Ordinance per Part Two, Section 203 – Use Districts, D. - R-R District (Residential-Rural), 3.f. Agri-Tourism.

2. Per Part Six, Section 601 – Zoning Decisions, C – Use Permit Approvals, 1.e The Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No such 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 stipulations would be in place:

1. Per the Arizona Department of Transportation (ADOT), should the use increase additional improvements at the entrance may be required.
2. Per the Camp Verde Fire District, should the entry gate be locked after closing then a Knox Box will be required.
3. Per the Camp Verde Fire District, provide suction water pipe at an accessible location and supply an adequate water supply for fire protection.
4. Per the Building Official, as a condition of the Use Permit approval for Clear Creek Vineyard and Winery LLC a Commercial Tenant Improvement Building Permit Application along with As-Built Plans will be required by the Building Division in order to change the use and occupancy of the existing Residential Barn (Group U Occupancy) into a Commercial Wine Tasting Room (Group A-2 Occupancy) and Wine Processing Facility (Group F-2 Occupancy). The applicant should note that the Certificate of Occupancy from the Building Division will not be issued until this item has been completed.

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. – Use Permit Approvals, 1. and 2. of the Town of Camp Verde Planning and Zoning Ordinance.

**PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA ON OCTOBER 28, 2015.**

  
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Charles C. German, Mayor

Date:

Attest:

  
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Virginia Jones, Town Clerk

Date:

Approved As To Form:

  
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Town Attorney