



RESOLUTION 2015-952

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ON USE PERMIT 20150310, AN APPLICATION SUBMITTED BY MR. PHILIP MOREAU, MANAGING MEMBER OF THE VERDE RIVER RV RESORT - SEDONA LLC, OWNER OF PARCELS 403-19-205 WHICH IS 11.46 ACRES, 403-19-013H WHICH IS 3.7 ACRES, 403-19-013J WHICH IS 9.29 ACRES, 403-19-207 WHICH IS 1.81 ACRES, 403-19-013Q WHICH IS 2.46 ACRES, FOR A TOTAL OF 28.72 ACRES LOCATED AT 1472 W HORSESHOE BEND DRIVE IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA. THE PROPERTY OWNER IS REQUESTING AN AMENDED USE PERMIT, IN PERPETUITY, FOR ALL PARCELS, FOR THE VERDE RIVER RV RESORT, FORMERLY KNOWN AS THE CAMP VERDE RV RESORT, WHICH WILL CONSIST OF ONE HUNDRED FIFTY (150) RV SITES, THREE (3) BATH HOUSES, ONE (1) OPERATIONS/RECEPTION CENTER, ONE (1) RECREATION BUILDING, ONE (1) MAINTENANCE BUILDING, ONE (1) PROPANE FILL STATION, ONE (1) PUMP STATION, ONE (1) WASTEWATER TREATMENT PLANT OR OTHER APPROVED SANITARY SYSTEM AS APPROVED BY THE YAVAPAI COUNTY ENVIRONMENTAL SERVICES UNIT, ONE (1) ELEVATED SPA, ONE (1) MINIATURE GOLF AREA, TWO (2) DOG PARKS, TWO (2) PICKLE BALL COURTS, ONE (1) PLAYGROUND WITH BASKETBALL COURT, ONE (1) HORSESHOE PITS, AND ONE (1) ADDITIONAL WELL. A RECREATIONAL VEHICLE PARK IS AN ALLOWED USE UNDER THE R-R (RESIDENTIAL-RURAL) DISTRICT IN THE CURRENT PLANNING & ZONING ORDINANCE WITH A USE PERMIT.

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 20150310 was filed by Mr. Phillip Moreau, managing member of the Verde River RV Resort – Sedona LLC, owner of Parcels 403-19-205, 403-19-013H, 403-19-013J, 403-19-207, 403-19-013Q, located at 1472 W Horseshoe Bend Drive, Camp Verde, Arizona. The parcels are zoned R-R (Residential-Rural) and the proposed use of a Recreational Vehicle Park is permitted under such zoning with a Use Permit.
 - B. The request was reviewed by the Planning & Zoning Commission on December 3, 2015 and by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona on December 16, 2015 in public hearings that were advertised and posted according to state law.
 - C. A neighborhood meeting was held on November 9, 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 Six, Section 601 – Zoning Decisions, Subsection A. – Zoning Ordinance Amendment Applications and Hearings, Item 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 & Zoning Ordinance.

- E. The Waiver of Diminution of Value Claim has been signed by the owner and is attached as Exhibit A.
- F. The Site Plan is attached as Exhibit B and documents the approved uses of the Use Permit.

The Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby approve Use Permit 20150310 in perpetuity, subject to the limitations of Part Six, Section 601 – Zoning Decisions, Subsection C – Use Permit Approvals, Item 2, for the purpose of operating the Verde River RV Resort, a Recreational Vehicle Park, with no time limit with the following findings:

1. The use of this property shall be operated and maintained in a manner compliant with the provisions of the Town of Camp Verde Planning & Zoning Ordinance per Part Two, Section 203 – Use Districts, Subsection D. R-R District (Residential-Rural), Item 3 – Uses and Structures Subject To Use Permit, Line C. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
2. Per Part Three, Section 306 – Mobile/Manufactured Home Parks (MHP & RV Parks), Subsection B – Mobile/Manufactured Home and Recreational Vehicle Park Standards, Item 3 – Community Use Area, the Community Use Area shall be at least ten percent of the total area. Such land may include all land devoted to recreation and service facilities, landscaping not included in individual mobile/manufactured home spaces, and accessory parking areas. Such land shall not include recreational vehicle storage areas, private streets, boundary landscaping areas and refuse areas.
 - a) Mobile/manufactured home parks shall provide at least ten percent of their total area for recreation or other open space purposes.
 - b) Recreational vehicle storage areas:
 1. If provided, shall be at the minimum ration of 50 square feet of land for each mobile/manufactured home space and shall be a dust-free surface with crushed rock or similar material.
 2. If no recreational vehicle storage is provided, recreational vehicles shall not be stored at mobile/manufactured home spaces.
3. Per Part Three, Section 306 – Mobile/Manufactured Home Parks (MHP & RV Parks), Subsection C – Additional Recreational Vehicle Parks Standards, in addition to the requirements of Section 306 B. The following regulations shall apply to all Recreational Vehicle Parks:
 1. Recreational vehicle parks shall provide for individual recreational vehicle spaces, access driveways and parking.
 2. Each recreational vehicle space shall be at least 1500 square feet in area, and at least thirty feet in width and have a compacted gravel surface at least ten feet in width and twenty feet in depth.
 3. A strip of land at least twenty feet in width shall be maintained as a landscaped area abutting all recreational vehicle park property lines.
 4. No certificate of compliance or business license for the park shall be issued unless and until all required improvements have been completely prepared, constructed and equipped for use in all respects.
4. Per Part Six, Section 601 – Zoning Decisions, Subsection C – Use Permit Approvals, Item 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.

All of the requested uses to continue with no time limit, but are subject to the requirements of Part Six, Section 601 – Zoning Decisions, Subsection C – Use Permit Approvals, Item 1 and 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, YAVAPAI COUNTY, ARIZONA, ON DECEMBER 16, 2015.



Charles C. German, Mayor

12-17-2015

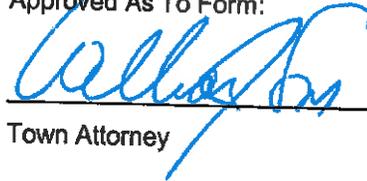
Date

Attest:



Virginia Jones, Town Clerk

Approved As To Form:



Town Attorney

(403 19205, 403 19 0134, 403 19 013 J, 403 19 013 Q
403 19207)

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 _____ for parcel _____. 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 1 day of Oct., 2015

OWNER: RU CONSULTANT SERVICES, LLC OWNER:

Philip Moreau
Print Name

Print Name

[Signature]
Signature

Signature

STATE OF ARIZONA)
County of Yavapai) ss.

On this 1st day of October, 2015, before me, the undersigned Notary Public, personally appeared Philip Moreau, who acknowledged that this document was executed for the purposes therein contained.



[Signature]
Notary Public

My Commission Expires: 03-21-2019

