

AGENDA
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY JANUARY 08, 2015
6:30 PM

Because All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
 - a. **Approval of Minutes:**
December 11, 2014 – General Plan Work Session
 - b. **Set Next Meeting, Date and Time:**
February 05, 2015 Special Session
5. **Call to the Public for Items not on the Agenda**
(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)
6. **Election of officers.**
7. **Public Hearing, Discussion and possible Recommendation of approval (or denial) to Council 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 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. (This building was an office in 2008) and a future Clubhouse. Use permit requested with no time limit. This property is located at 2075 N. Arena Del Loma.**
 1. **Staff Presentation**
 2. **Declare PUBLIC HEARING OPEN**
Call for APPLICANT'S STATEMENT
Call for COMMENT FROM OTHER PERSONS (either in favor or against)
Call for APPLICANT'S REBUTTAL (if appropriate)
 3. **Declare PUBLIC HEARING CLOSED**
Call for Commission DISCUSSION (may ask questions of applicant)
Call for STAFFCOMMENTS
Call for MOTION
Call for DISCUSSION OF MOTION
Call for QUESTION
ANNOUNCE ACTION TAKEN with Findings of Fact

There will be no Public input on the following items:

8. **Commission Informational Reports:** Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities.
The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.
9. **Staff Comments**
10. **Adjournment**

Please note: The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with The Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Posted by:  Date/Time: 01-05-15 1:00PM

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

**MINUTES DRAFT
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY DECEMBER 11, 2014
6:00 PM**

1. **Call to Order**
Chairman Davis called the meeting to order at 6:00 p.m.
2. **Roll Call**
Chairman Davis, Commissioners Blue, Burnside, Freeman, Norton and Parrish were present. Commissioner Hisrich absent.

Also Present: Community Development Director Mike Jenkins, Asst. Planner Jenna Owens and Recording Secretary Marie Moore.
3. **Pledge of Allegiance**
Commissioner Norton led the pledge.
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
 - a. **Approval of Minutes:**
November 06, 2014 - General Plan Work Session
November 13, 2014 - General Plan Work Session
 - b. **Set Next Meeting, Date and Time:**
January 08, 2014 – Regular Session
January 15, 2014 – General Plan Work Session

On a motion by Norton, seconded by Burnside, the Commission passed the Consent Agenda unanimously.

5. **Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the Pecan Lane Character Area.**

Jenkins read each goal and implementation strategy for Commission.

GOAL A: ENCOURAGE THE PRESERVATION OF THE SCENIC VIEWSHED AND OPEN SPACE WITH THE U.S. FOREST SERVICE, ALONG THE EAST SIDE OF THE MONTEZUMA CASTLE HIGHWAY INCLUDING JACKSON FLATS.

Chairman Davis indicated he disapproved of the wording for Goal A. After further discussion it was determined the goal would be reworded to read:

Encourage the preservation of the scenic view-shed and open space in coordination with the U.S. Forest Service, along the east side of Montezuma Castle Highway Including Jackson Flats.

Implementation Strategy:

1. Consistently communicate with the Forest Service about the community's desire to maintain scenic view-sheds and open space.
No objection from Commission members.
2. In the event of development maximize setback and height guidelines to preserve and maintain scenic view-sheds.
Commission members discussed current zoning for the area. It was decision of the Commission to amend the strategy to read: In the event of development, maximize

setbacks and minimize height guidelines to preserve and maintain scenic view-sheds.

3. Maintain historic rural densities and intensities.
Commission agreed to remove the word "historic", therefore the implementation strategy would read: Maintain rural densities and intensities.

GOAL B: ENCOURAGE AGRICULTURAL LAND USES AND AGRITOURISM.

No objections from Commission members.

Implementation Strategy:

1. Encourage partnering with other entities to promote regional agri-tourism.
No objection from Commission members.
2. Encourage the protection of agricultural lands and scenic landscapes to maintain the character of the Verde Valley.
Commissioner Norton requested the term Verde Valley be changed to Camp Verde. No other objections from commission members. The strategy shall read: Encourage the protection of agricultural lands and scenic landscapes to maintain the character of the Camp Verde.
3. Encourage farmers markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
No objection from Commission members.

GOAL C: ENCOURAGE THE PRESERVATION OF EXISTING DENSITIES AND ENHANCE EXISTING BY ENCOURAGING APPROPRIATE AND COMPATIBLE SERVICES AND PUBLIC FACILITIES.

Commission agreed to add the word Neighborhoods to complete the Goal statement.

Implementation Strategy:

1. Support neighborhood level retail centers that provide limited goods and services.
Chairman Davis indicated he did not like the wording "retail centers" and requested a change. Commissioner Blue requested to strike the word limited. The implementation strategy shall read: Support Neighborhood level businesses that provide goods and services.
2. Enhance multi-modal connectivity through new bike lanes and trails.
The commission agreed to strike the word "new" from the strategy.
3. Promote areas for community service needs, including but not limited to sites for schools, utilities and parks, trails, open spaces and flood control facilities within all new development.
No objections from Commission on the goal. Request to fix grammar by removing the word "and" between utilities and parks and a spelling correction from "trials" to trails.

GOAL D: ENCOURAGE THE IMPLEMENTATION OF A VERDE RIVER RECREATION MANAGEMENT PLAN AS DEFINED BY CITIZENS.

No objection from Commission on the goal or Implementation Strategies.

GOAL E: PROMOTE COLLABORATION WITH THE YAVAPAI-APACHE NATION.

No objection from Commission on the goal.

Implementation Strategy:

1. Consistently communicate with the Yavapai-Apache Nation about areas of common interest and benefits to meet the above goals.
Chairman Davis requested adding the wording "to meet the above goals".
2. Encourage multi-modal connectivity with the Yavapai-Apache Nation.

No objection from Commission.

Chairman Davis requested adding Goal E and Implementation Strategies to the Middle Verde Character Area. Commission unanimously agreed on the request.

6. Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the McCracken Character Area.

Councilman Bruce George inquired about the aggregates and mining in the Character Area and if it should be included as well. After discussion from the public and Commission members, staff was directed to research how other businesses were addressed in other Character Area's to handle the matter with consistency.

Jenkins read each goal and implementation strategy for Commission.

GOAL A: RETAIN THE RURAL AND AGRICULTURAL CHARACTER OF THE AREA.

Commission agreed to replace the word "Retain" with "Maintain".

Implementation Strategy:

1. Maintain low density rural development.
Commissioner Burnside questioned if the implementation strategy posed a conflict with the descriptions of the PUD for the area. Staff was directed to research this matter and return back to Commission for further discussion.
2. Promote agricultural uses allowing community gardens and ancillary limited commercial activities such as farm stands and farmer markets.
Commissioner Freeman requested that the statement from the Pecan Lane Character Area be used for consistency.
3. Encourage a land use that limits manufactured housing.
Commission discussed possible limitations in the area limiting manufactured housing.
4. Enhance multi-modal connectivity through new bike lanes and trails.

After discussion regarding all the implementation strategies, Commission agreed to the following:

1. Maintain low density rural development.
2. Encourage the protection of agricultural lands and scenic landscapes to maintain the character of Camp Verde.
3. Encourage farmers markets, community gardens and roadside stands for the sale of locally grown produce and agricultural products.
4. For new construction, encourage site-built housing.
5. Enhance multi-modal connectivity through bike lanes and trails.

GOAL B: PRESERVE THE VALUABLE NATURAL RESOURCES OF THE HILLSIDES, AND PROTECT THEIR AESTHETIC AND HABITAT AMENITIES TO ENHANCE THE RURAL CHARACTER OF THE AREA.

Implementation Strategy:

1. Protect and preserve dedicated open space areas in their natural state.
2. Preserve scenic view corridors.
3. Develop and adopt setback and height guidelines to preserve and maintain scenic view sheds.
4. Discourage development that encroaches non-private property.

Commission discussed the goal and determined that Goal A from the 260 East Character

area should replace Goal B for the McCracken Character Area with additional changes and shall read:

ENCOURAGE THE PRESERVATION OF NATURAL, OPEN HILLSIDES, VEGETATION AND HABITATS ON CURRENT FOREST SERVICE LAND, TO RETAIN THE RURAL CHARACTER OF THE AREA.

Implementation Strategy:

1. Consistently communicate with the Forest Service about the community's desire to maintain scenic view-sheds and open space. Encouraging the preservation of dedicated open space areas in their natural state.
2. Preserve scenic view corridors.
3. Encourage any necessary grading and re-contouring to preserve the natural character of the hills and minimize the removal of significant vegetation.

Staff was directed to review the 260 East Character Area Goal A, Implementation Strategy 3 for consistency purposes.

GOAL C: ENCOURAGE THE IMPLEMENTATION OF A VERDE RIVER RECREATION MANAGEMENT PLAN AS DEFINED BY THE CITIZENS.

Implementation Strategy:

1. Identify and define access points as major, intermediate and neighborhood access points so they are compatible with the adjacent land use.
2. Encourage plan features, such as parks and a trail system that allow people to recreate at the river and connect with other points of interest.
3. Encourage recreation that is compatible with the natural and cultural environment.

There was no objection to the goal or strategies listed for Goal C.

7. Adjournment

On a motion by Blue, seconded by Parrish, the meeting adjourned at 7:20 pm.

Chairman B.J. Davis

Michael F. Jenkins - Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 11th day of December, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2015.

Marie Moore, Recording Secretary

Use Permit Check List

Pre-Application Conference with staff and the Community Development Director was held prior to application submittal.

***Staff Report**

Will include summary of agency & citizen's comments, Traffic Impact Analysis or ADOT approval of site access (if applicable), Town requirements, and Applicant's narrative as it addresses requirements for application and recommended stipulations if approved.

*** Current Resolution for reference (if applicable)**

***Resolution (for Council Hears Planning & Zoning)**

Reviewed and approved by the Town Attorney (For Council Hears P & Z)

*** Application including:**

1. ***Directions to Property**
2. ***Letter of Intent (Narrative)**
3. ***Public Participation, Neighborhood meeting, completed. Date: 9-9-14**
 - ***Affidavit of summary of meeting**
 - ***Statement of how the applicant addressed neighborhood concerns.**
 - Copy of letter sent to neighbor's within 300'
 - Posting of Property by applicant (photo)
 - Affidavit attesting to notification of neighbors
 - Sign in sheet
4. ***Site Plan**
5. ***Vicinity Map**
6. ***Land Use Map**
7. ***Zoning Map**
8. ***(Council) Minutes from P&Z Commission**

Legal Description

Advertising & Posting has been completed & meet State Law Requirements.

Off Premise Signs - ADOT outdoor advertising permit (if applicable) for commercial signage

Traffic Impact Analysis or ADOT approval of site access (if applicable)

NOTE: *Indicates included in packet. All other items, not in bold lettering, are in the applicants folder and available for viewing upon request.



Exhibit A - Agenda Item Submission Form - Section I

Meeting Date: January 08, 2015 Planning & Zoning Commission

- Consent Agenda
- Decision Agenda
- Executive Session Requested
- Presentation Only
- Recommendation to Council

Requesting Department: Community Development

Staff Resource/Contact Person: Jenna Owens – Asst. Planner

Agenda Title (be exact):

Public Hearing, Discussion and possible Recommendation of approval (or denial) to Council 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, 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.

List Attached Documents: Application, Directions to Property, Letter of Intent, Neighborhood meeting affidavit, Site Plan, Vicinity Map, Land Use Map, Zoning Map of Adjacent properties and Resolution 2009-782.

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 15 minutes

Reviews Completed by:

Department Head: Michael Jenkins

Town Attorney Comments:

Instructions to the Clerk: Power Point

Exhibit B – Agenda Item Submission Form – Section II (Staff Report)

Planning & Zoning Commission - January 08, 2015

Agenda Item Submission Form – Section II (Staff Report)

Department: Community Development

Staff Resource/Contact Person: Jenna Owens – Asst. Planner

Contact Information: (928) 554-0053

Background: Steve & Marlys Parks owners of the Crazy K RV Park renewed their current Use Permit in August of 2009. Council approved Resolution 2009-782 to allow for a total of 36 RV spaces and 12 RV storage spaces not to exceed 15 RV's located in Row 4 only, with no electrical, propane, or sewer hook-ups allowed. A Clubhouse with retail sales for RV supplies, pool and Laundry room.

The proposed additional uses will include:

- Convert the current Clubhouse to a residence
- Change a storage building into an office/check-in. (This building was the office in 2008)
- Future Clubhouse

The owners are requesting to have the new Use Permit in perpetuity as is their current Use Permit.

Per a portion of the Planning & Zoning Ordinance Part 6, Section 601 C (Use Permit Approvals) 1.e “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.” Therefore the proposed changes require a new Use Permit.

The following has been completed by the applicant and staff:

- The applicant mailed out letters to the neighboring property owners within 300' of the subject property and invited them to a meeting to express concerns and comments.
- The meeting was held on September 22, 2014 at the Crazy K RV Park at 6:30 pm until 7:00 pm. There were no neighbors in attendance.
- Staff mailed 10 letters to properties with 300' of the subject parcel on December 18, 2014. This letter advised the neighbors of the Planning & Zoning Commission and Town Council meeting times and dates.

Agencies were notified and the responses are as follows:

Town of Camp Verde Building Official-

- Change of use and occupancy of the existing Clubhouse into a residence will require the building to be compliant with the 2012 Residential Code.

Town of Camp Verde Community Development Director-

- Per Part Two, Section 203, item D. 3. C. of the Planning & Zoning Ordinance, Mobile/Manufactured Home & Recreational Vehicle Parks are allowed with an approved Use Permit. Staff is recommending approval of the submitted Use Permit in perpetuity.

Yavapai County Flood –

Yavapai County Flood has no issues or concerns with the proposed Use Permit. These parcels are not located within any FEMA designated flood plain.

Yavapai County Environmental Services –

- After reviewing the existing septic records and the application for the changes to the Use Permit for the Krazy K RV Park, if the proposed new uses or conversions of uses would include the addition of any additional flows into any of the septic systems on these properties, the following would apply. A hydrogeological report must be conducted by an Arizona Registered Professional Engineer to address nitrogen loading issues before any increase in design flows will be allowed on the property. If no new flows are being added to the total calculated flows at this time or at any time in the future, these requirements would not apply.

Recommended Motion:

A Motion to recommend for approval (or denial) to Council on Use Permit 20140272, an application submitted by Steve & Mariys 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, 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.



RESOLUTION 2009-782

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 2009-01, A USE PERMIT FOR THE KRAZY "K" R.V. PARK ON PARCELS 403-19-009 & 404-17-027B, TO AMEND THE CURRENT USE PERMIT FOR PERMANENT APPROVAL FROM THE DATE OF THIS APPROVAL, FOR THE ADDITION OF A COMBINED RESIDENCE AND CLUB HOUSE / OFFICE AND AN R.V. STORAGE AREA (12 IN NUMBER, NOT TO EXCEED 15 RV'S) TO BE PLACED IN ROW 4. THE PROPERTY (CONSISTING OF TWO PARCELS) IS LOCATED AT 2075 ARENA DEL LOMA AND HAS A LAND AREA OF APPROXIMATELY 17.63 ACRES.

The Common Council and 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 2009-01 was filed by Steve & Marlys Parks, owners of tax parcels 403-19-009 & 404-17-027B for the purpose of amending the current Use Permit for permanent approval from the date of this approval for a RV Park with 36 spaces and to add 12 storage spaces, not to exceed 15 RV's to be placed in Row 4 and a Clubhouse/ office with retail sales.
 - B. The request was reviewed by the Planning and Zoning Commission at a special session on July 16, 2009 and by the Common Council on August 23, 2009 in public hearings that were advertised and posted according to state law.
 - C. The purpose of the Use Permit is to allow for the operation of a RV Park.
 - D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

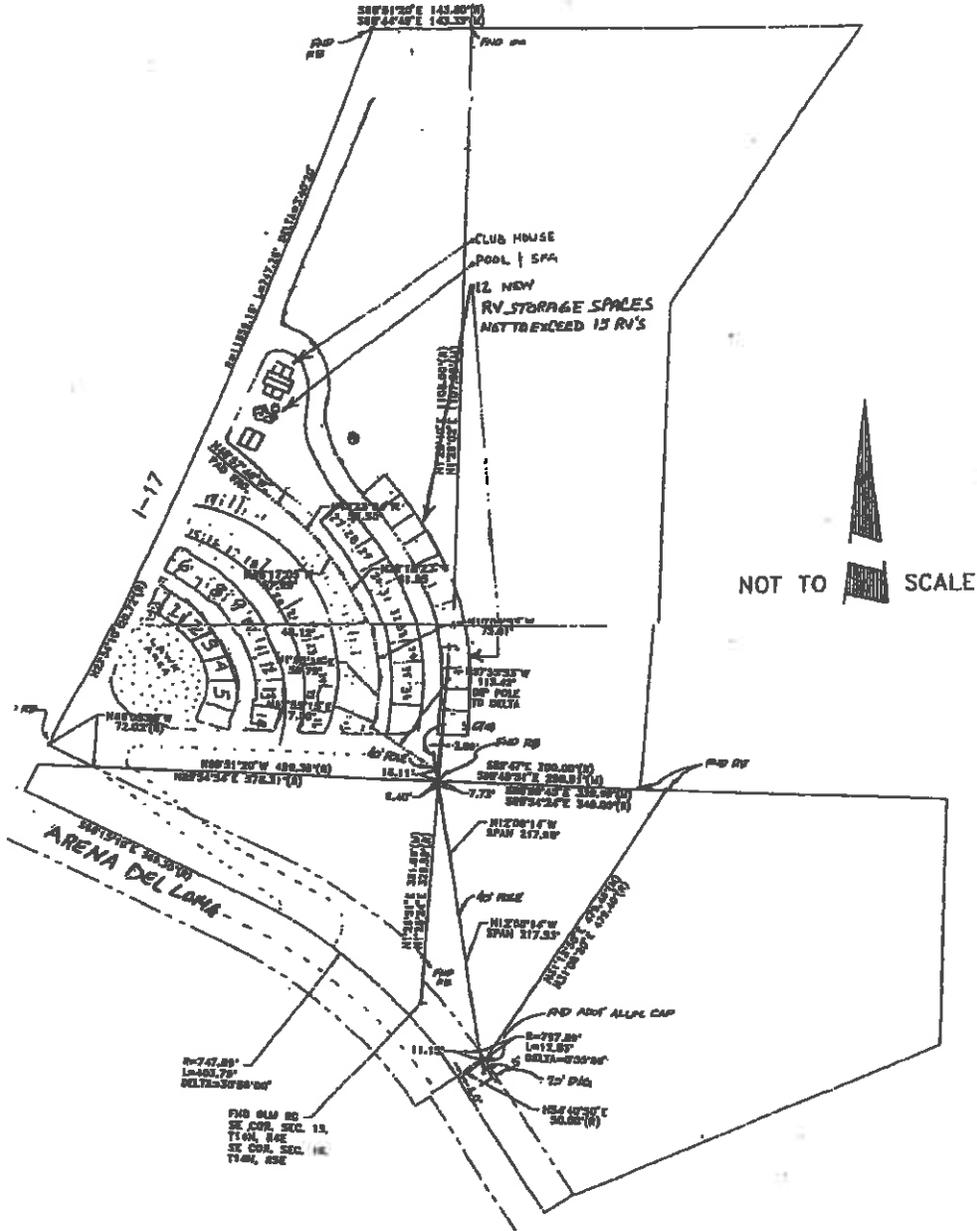
The Common Council of the Town of Camp Verde hereby approves UP 2009-01 for the purpose of operating the Krazy K RV Park for permanent approval and to add 12 Storage Spaces, not to exceed 15 RV's located in Row 4, Clubhouse with retail sales with the following findings:

1. The project, as proposed, meets the requirements of the Residential Conditional Use – 2 acre minimum lot size: (RCU-2A zoning on the property with the conditions contained in Exhibit A to this resolution).
2. The project, with the conditions contained in Exhibit A to this resolution, will be required to meet all requirements of the reviewing agencies responsible for approving this project or portions thereof.
3. The project, with the map as Exhibit B indicates 12 RV Storage spaces, not to exceed 15 RV's located in Row 4 for RV Storage only, no electrical, propane, or sewer hook-ups allowed.

**EXHIBIT A
USE PERMIT 2009-01
CONDITIONS OF APPROVAL**

1. This Use Permit shall not be applied to any additions to the property or to a new operator / owner and becomes null and void if the property is sold or assigned unless transferred through a staff review with the Camp Verde Community Development Department confirming compliance with the conditions of this approval.
2. The use of this property shall be operated and maintained in a manner consistent with the general provisions of the Camp Verde Planning and Zoning Ordinance Section 108, inclusive, and any other applicable sections of the Planning and Zoning Ordinance and the Town Code unless otherwise specified.
3. Any violation of the conditions contained in this Use Permit is basis for revocation of the permit by the Camp Verde Community Development Director. A revocation of the Use Permit by the Community Development Director may be appealed to the Town Council as per Section 108.1.3.i of the Town of Camp Verde Planning & Zoning Ordinances.
4. This permit is issued for permanent approval. This permit is subject to standard procedures through the Planning Commission and the Town Council.
5. **Signs:** All requirements for new signs will be subject to the requirements of the Section 118 of the P & Z Ordinance or any Section that addresses Commercial signs including Section 124, Design Review.
6. **Parking:** Shall comply with requirements in Section 108.M or any Section of the P & Z Ordinance that addresses parking.
7. **Lighting:** All lighting will be maintained in accordance with Section 120 or any Section of the P & Z Ordinance that regulates outdoor lighting to protect our dark skies.
8. The applicant will be required to comply with all State and County requirements for the operation of an RV Park.
9. As per the Camp Verde Fire Department, the change of the Clubhouse / Office to retail sales may require additional life safety Code upgrades.

EXHIBIT B
USE PERMIT 2009-01
SITE PLAN



KRAZY K R.V. PARK
2075 ARENA DEL LOMA
CAMP VERDE, AZ.



Land Use Application Form

Project #: 20140272

CASE# 14-25

1. Application is made for:

- | | | |
|---|---|------------------------|
| Zoning Map Change | <input checked="" type="checkbox"/> Use Permit | General Plan Amendment |
| Conceptual Plan Review | <input type="checkbox"/> Preliminary Plat | Final Plat |
| PUD Zoning | <input type="checkbox"/> Variance | Sign |
| Street Abandonment | <input type="checkbox"/> Minor Land Division | Wireless Tower |
| Appeal | <input type="checkbox"/> Verification of Non-Conforming Use | |
| Site Plan Compatibility Review (Commercial) | | |
| Other: _____ | | |

2. Project Name: KRAZY K RD Park

Please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Steve & Maelys Parks Applicant Name: Steve & Maelys Parks
 Address: 2075 Arizona Del Luna Address: 2075 Arizona Del Luna
 City: Camp Verde State: Az Zip: 86322 City: Camp Verde State: Az Zip: 86322
 Phone: 928 567 0565 Phone: 928 567 0965
 E-mail: Steve.Parks.864@yahoo.com E-Mail: _____

4. Property Description: Parcel Number 40319-009 ^{404-17-027B 8.37} Acres: 9.26 / TOTAL 17.63

Address or Location: 2075 Arizona Del Luna

Existing Zoning: RR Existing Use: RR

Proposed Zoning: _____ Proposed Use: _____

5. Purpose: (describe intent of this application in 1-2 sentences)

add clubhouse

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: [Signature] Date: 9/8/14 AND

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: _____ Date: _____

November 19, 2014

Letter of Intent

We would like to turn the existing clubhouse into our private residence.

We will need to return our office to the small building we used prior to 2008.

Everything else we have is staying the same. We still have 36 sites, possibility for 12- 15 storage spaces on row 4 (no utilities included).

We are asking to keep our conditional use valid perpetually for the life of the park.

Thank for your time on this matter.

Sincerely,



Steve and Marlys Parks

Owners

NOV 19 14 2:12:22

Affidavit

I MARLYS PARKS owner of parcel 403-19-009 have notified my neighbors within 300' of my residence, by sending letters on 9-9-14 to notify them of the neighborhood meeting that I conducted on the 22ND day of SEPT. 2014.

I posted my property with meeting date and time on the 9th day of SEPT 2014.

I MARLYS PARKS owner of parcel 403-19-009 have provided a summary of Neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde within 15 days attesting to the issues and concerns discussed at the Neighborhood Meeting held on the 22nd day of SEPTEMBER 20 14

Summary

Statement: MEETING WAS HELD ON SEPTEMBER 22ND AT 6:30 PM AND NO NEIGHBORS WERE IN ATTENDANCE. MEETING WAS ENDED AT 7:00 PM.

If Summary statement is too long, attach a copy.

State of Arizona}

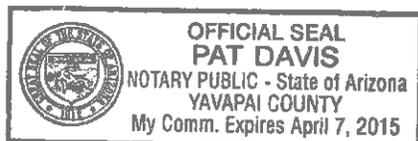
County of Yavapai}

Marlys Parks
Signature of Document Signer No. 1

Steve Parks
Signature of Document Signer No. 2

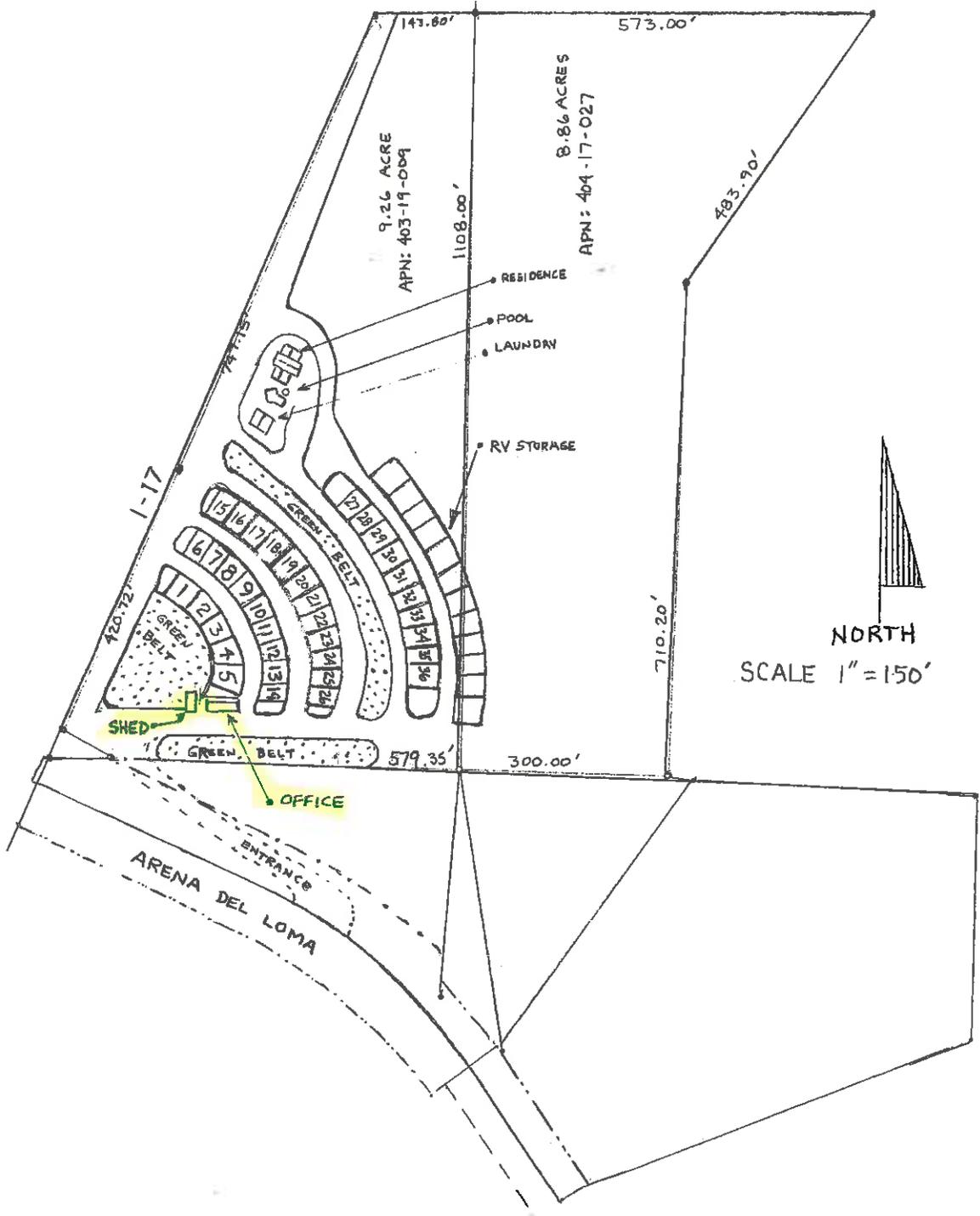
Subscribed and sworn to (or affirmed) before me this 23 day of SEPT 2014

Pat Davis
Signature of Notary



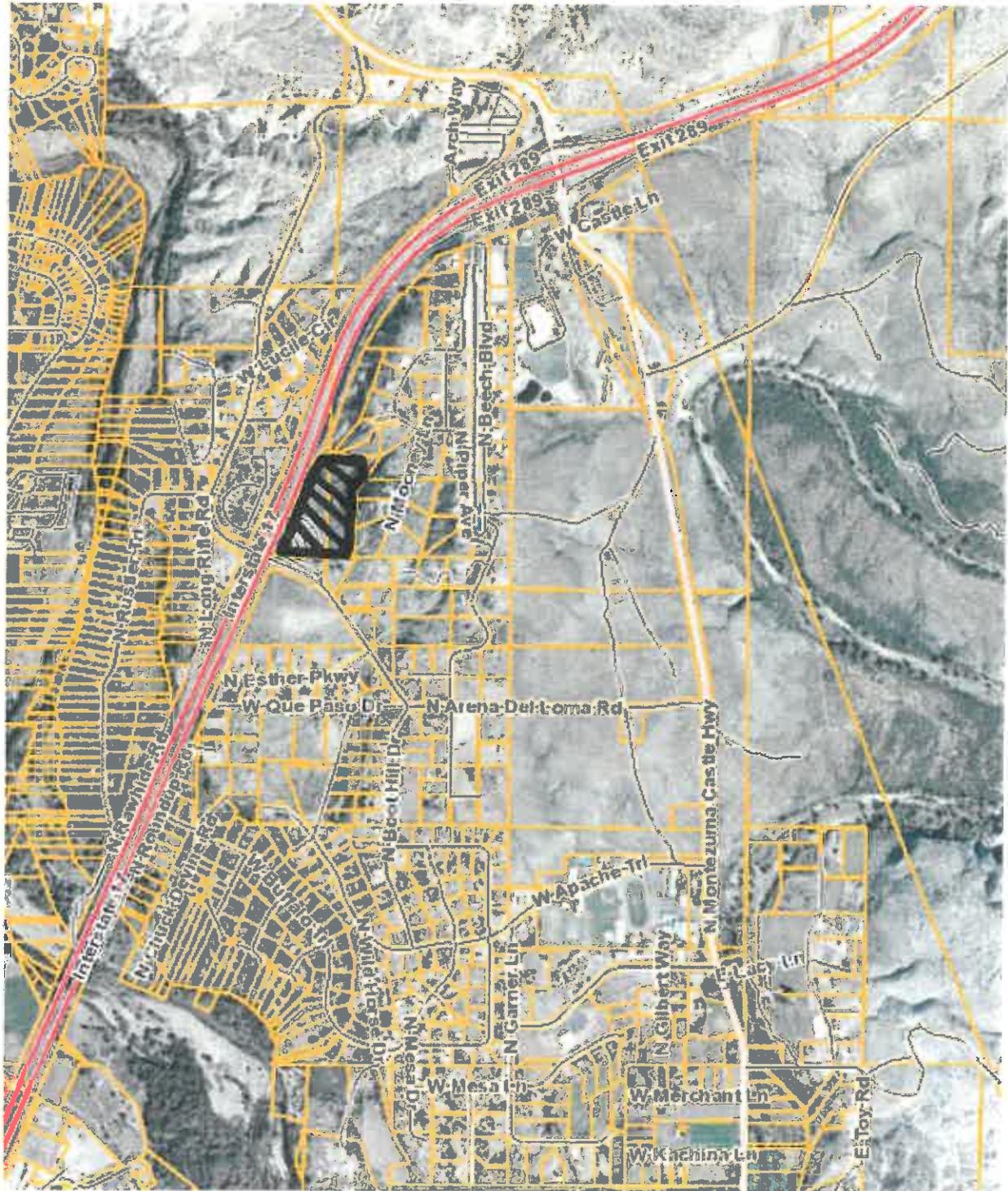
SITE PLAN

SEPTEMBER 09, 2014



KRAZY K RV PARK
2075 N. ARENA DEL LOMA
CAMP VERDE, AZ. 86326
403-19-009 RCU-2A

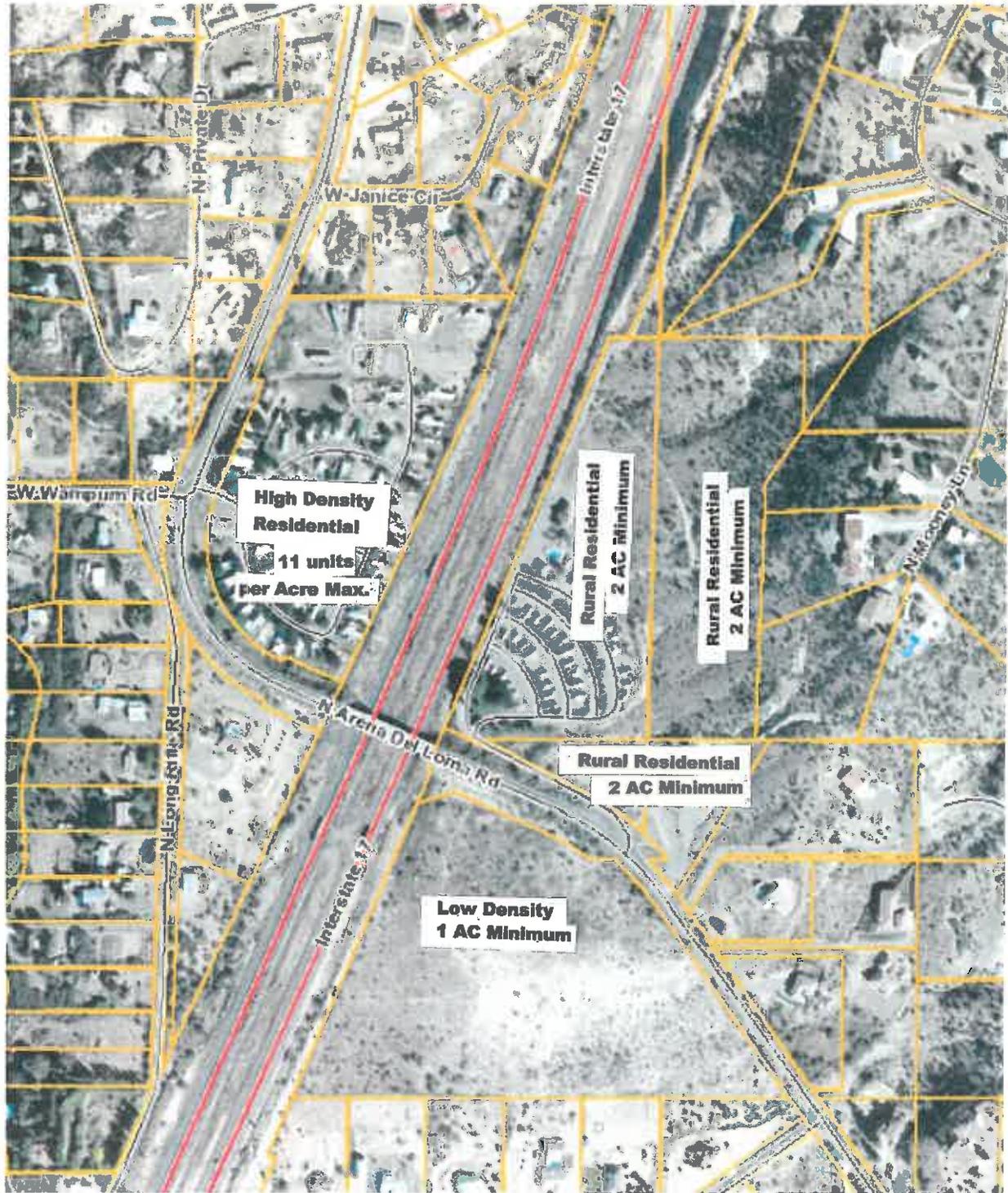
Vicinity Map



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 8/25/2014

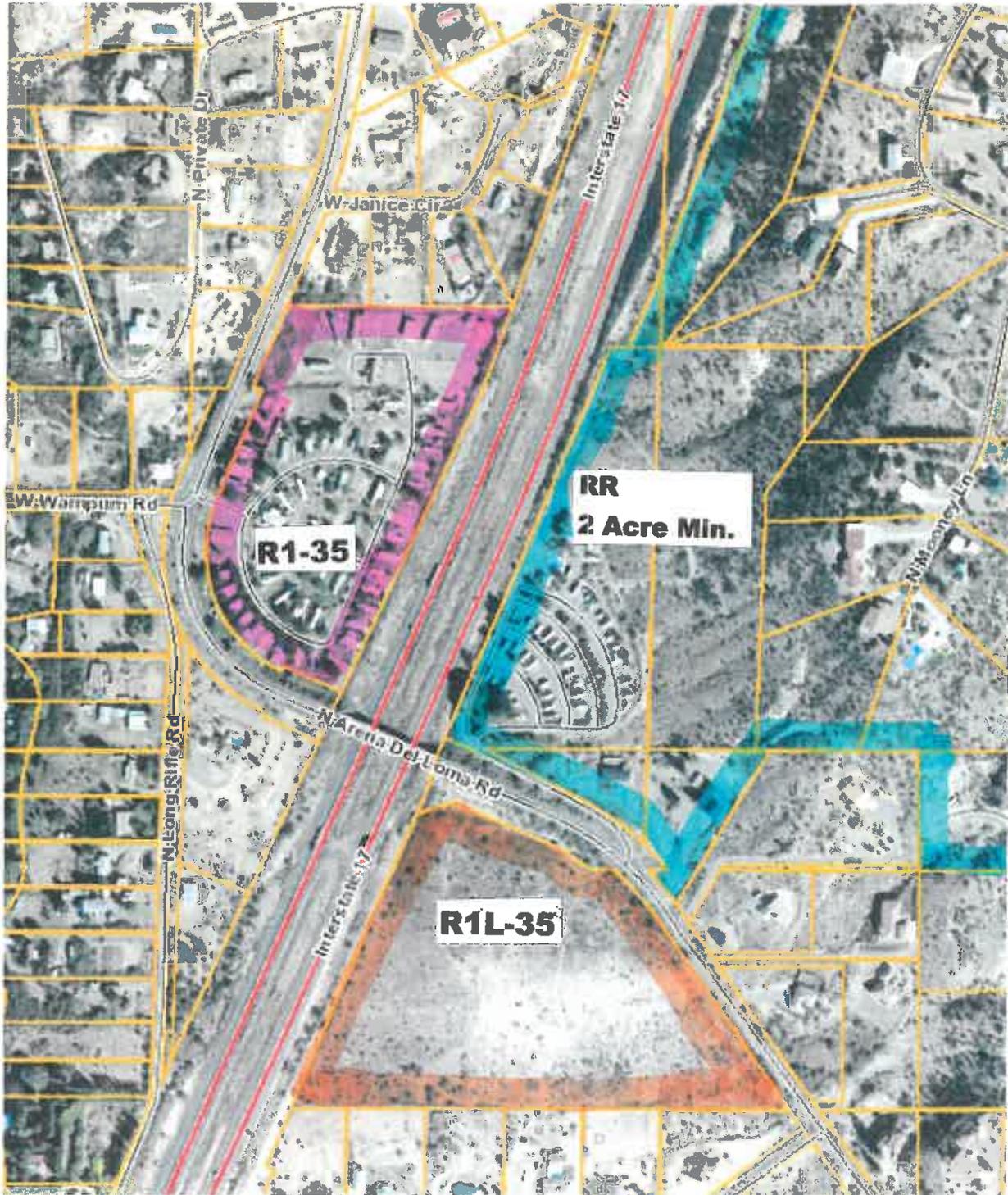
Land Use



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Map printed on 09/25/2014

Zoning



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Map printed on: 03/25/2014