

AGENDA
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS SUITE 106
THURSDAY APRIL 04, 2013
6:30 PM

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

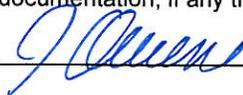
1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
 - a. **Approval of Minutes:**
02-07-2013 Special Session
 - b. **Set Next Meeting, Date and Time:**
05-02-2013 Regular 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. **Public Hearing, Discussion and Possible Recommendation to Council on Use Permit 20130046, an application submitted by Mr. Scott Canty – Attorney General and Ms. Rachel Hood – Manager, agents for the Yavapai-Apache Nation, owners of Distant Drums RV Resort. This Use Permit will replace the expired Use Permit 2002 537. Distant Drums is requesting additional uses to be approved. There is a request for Use Permit 20130046 to be in perpetuity. The property is located on parcel 404-17-030A at 583 W. Middle Verde Road.**

Call to the Public for Items not on the Agenda

There will be no Public input on the following items:

7. **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.
8. **Staff**
9. **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: 3-29-13 3:00PM

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
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
CAMP VERDE, AZ.
COUNCIL CHAMBERS SUITE #106
THURSDAY FEBRUARY 07, 2013
6:30 PM

Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion

1. **Call to Order**
The meeting was called to order at 6:30 p.m.
2. **Roll Call**
Chairperson Norton, Vice Chairperson Blue, Commissioners Gordon, Freeman and Hough were present; Commissioners Hisrich and Parrish were absent.
3. **Pledge of Allegiance**
The Pledge was led by Hough.
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:**
01-03-2013 Regular Session
 - b. **Set Next Meeting, Date and Time:**
As NeededOn a motion by Gordon, seconded by Freeman, the Consent Agenda was unanimously approved as presented.
5. **Call to the Public for Items not on the Agenda**
There was no public input.
6. **Public Hearing, Discussion and possible recommendation to Council on a Use Permit application submitted by Mr. Adam Brixius of Clear Blue Services, agent for GL & SF Green Revocable Trust, owners of Rancho Verde RV Park. This Use Permit application, if approved by the Town Council, will replace the current Use Permit to allow for the addition of a Wireless Tower at the Rancho Verde RV Park. The property is located on parcel 403-19-013V at 1488 W. Horseshoe Bend.**
A motion by Freeman to recommend to Council approval of a Use Permit application submitted by Mr. Adam Brixius of Clear Creek Services, agent for GL & SF Green Revocable Trust, owners of Rancho Verde RV Park; this is a Use Permit application, if approved by the Town Council, will replace the current Use Permit to allow for the addition of a Wireless Tower at the Rancho Verde RV Park, following the recommendation of the Town of Camp Verde for a 10-year Permit, reviewable at the end of 5 years, **failed** for lack of a second.

On a motion by Hough, seconded by Blue, the Commission voted unanimously to recommend to Council approval of Item 6 on the Agenda, with a time limit of perpetual.

Staff Presentation

Asst. Planner Owens reviewed the background of the current Use Permit for the subject Park that was approved on September 24, 1997, with no time limit established. Pursuant to Town Code no changes or modifications may be made without approval of a new Use Permit. The change and modification to the current Use Permit is the requested addition of a Wireless Cell Tower on the property as shown on the newly submitted Site Plan, a

copy of which was included in the agenda packet. Staff has reviewed the Site Plan for compliance with the Planning & Zoning Ordinance RV Park standards and found that all requirements have been met per Section 306.C. The required neighborhood meeting was held on December 19, 2012; there were no concerns or objections from the various Town and County agencies.

Applicant's Statement

Adam Brixius, agent for the owners of Rancho Verde RV Park, said that there are no changes being requested, and he would be making his presentation in connection with the following Item 7.

Commission Discussion

A discussion followed the original motion made by Freeman, with Community Development Director Freeman noting that the request was for approval of the Use Permit in perpetuity and suggesting that the motion be revised. The Commissioners discussed the motion and the added revision. Owens pointed out that the Use Permit for the RV Park was separate from actually placing the tower on the site. The request is simply to allow the Park their privilege to have the wireless tower within the Park boundaries. Jenkins added that the new Use Permit is necessary because of the requested change to include the wireless tower. Freeman said he preferred to stand by his motion requiring a time limit of 10 years. Hough commented that the owners currently have perpetual use of the property as an RV Park, have done everything correctly, and he questioned imposing a time limit at this point. After further discussion, it was noted that although Blue had seconded the original motion, Freeman had added the revision, with no second. Chairperson Norton announced that the motion failed for lack of a second.

Hough then made his motion for approval of the Use Permit request. Freeman said he would go along with the motion for perpetuity, although in the past things have been done differently.

7. Public Hearing, Discussion and possible recommendation to Council on an application submitted by Mr. Adam Brixius and/or Mr. Andy Livingston, of Clear Blue Services, agents for AT&T Mobility, for a Use Permit to place a 90' Wireless Tower on property owned by GL & SF Green Revocable Trust, owners of Rancho Verde RV Park. The property is located on parcel 403-19-013V at 1488 W. Horseshoe Bend.

On a motion by Gordon, seconded by Hough, the Commission unanimously voted to recommend to Council approval on an application submitted by Mr. Adam Brixius and/or Mr. Andy Livingston, of Clear Blue Services, agents for AT&T Mobility, for a Use Permit to place a 90-foot Wireless Tower on property owned by GL & SF Green Revocable Trust, owners of Rancho Verde RV Park; per Part 8, Section 806.1.d.this Use Permit is good for ten (10) years with Town Council review in five (5) years; the property is located on Parcel 403-19-013V at 1488 W. Horseshoe Bend. The following conditions of approval are as follows:

1. That the Tower will be a mono-pine or other stealth treatment;
2. Per Part 8, Section 802 (General Provisions), Item 2.d of the Planning & Zoning Ordinance, it states: "Proposed antenna facilities, including concealed antennas shall be designed to accommodate not only equipment for the applicant's use, but also for the collocation for at least one additional wireless communications provider for every 30' of height proposed. The Town Council may reduce the required shared capacity, if a facility necessary to provide for such collocation, adversely alters the area's visual character."
3. Per Part 8, Section 802, Item 12 of the Planning & Zoning Ordinance it states: "Camp Verde Fire Department and Camp Verde Marshal's Office shall have access to the exterior and interior via keys or other method in case of emergency."
4. Per Part 8, Section 810 (Reclamation Plan) the applicant will be required to make all Reclamation Plan Submittals to the Community Development Department with the building permit plans after the Use Permit has been approved. The Community

Development Department will review the Reclamation Plan Submittal and once approved the Department will set up a one-time Financial Assurance amount to be prorated over 20 years. Staff is requesting that the Town Council allow for a one-time Financial Assurance to be determined by the staff and established prior to the Building Permit being issued for the Tower structure.

Staff Presentation

Community Development Director Jenkins reviewed in detail the purpose and intent of the Town Ordinance under Part Eight that sets forth the Wireless Communication Facility requirements. Those requirements address protecting the public health, safety, welfare and citizens' properties, the authority of the Telecommunications Act of 1996, height restrictions, location of the facility, and concealed sites. Staff has reviewed the applicant's submittal package, the intent of which is to provide residential service to the subject area, as well as providing coverage along a portion of I-17, a one-half mile to the East. Displaying maps and drawings, Jenkins noted that the site promulgation maps provided by the applicant illustrated the effects of coverage with and without the proposed wireless tower.

Jenkins outlined staff's thorough evaluation of other possible locations, including the Town Street Yard. The resulting analysis of staff is that it would appear that, based on engineering provided by AT&T and practical purposes, the proposed tower placement is in the best location for the most effective coverage. That would therefore require fewer towers, which is the intent of the Ordinance. Jenkins also displayed an example of a mono-pine, or stealth-type tower.

Applicant's Statement

Adam Brixius, agent for AT&T Mobility, gave a Power Point presentation on the proposed placement of the wireless tower, explaining that they have been working on the site for five months, why it was chosen, and keeping the Community Development Department up to date on the research, including visits by AT&T. He displayed examples of the types of stealth towers, noting that effort is made to try to match the trees that are in the area. Mr. Brixius said that their facility can also be used by other providers, and commented on the need for wireless capability, including 911 calls. He displayed maps and charts showing that the proposed site and height of the tower would provide the most effective coverage. As for the request for the Use Permit in perpetuity, Mr. Brixius said it was understood that if at any time the facility would be out of compliance, the Use Permit could be immediately voided.

Commission Discussion

In response to a question, Jenkins explained that permission for other carriers to also use the facility would be granted through administrative review pursuant to Town Code. There was some concern expressed regarding assurance that some kind of camouflage for the tower will be required as a condition of approval. Hough pointed out a possible discrepancy on the land use application; the word "owner" should be replaced by "agent." Gordon addressed the letter from Sharon Lara regarding the issue of cancer, and cited an American Cancer Society article that basically states that most scientists agree that cell phone towers are unlikely to cause cancer.

Norton said he wanted to note that at the neighborhood meeting two people showed up; one was a reporter and the other was the son of the landowner who was in support of the project.

Prior to the Commission taking action, Jenkins said that staff has requested that any motion include a provision to allow staff to calculate a one-time financial assurance amount for the reclamation of the site, prorated over a 20-year period. There was no further discussion.

8. Call to the Public for Items not on the Agenda
There was no public input.

9. Commission Informational Reports:
There were no Commission informational reports.

10. Staff
There was no staff report.

11. **Adjournment**

On a motion by Hough, seconded by Gordon, the meeting was adjourned 7:24 p.m.

Chip Norton, Chairman

Planning & Zoning

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 7th day of February 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2013.

Margaret Harper, Recording Secretary



Agenda Item Submission Form – Section I

Meeting Date: April 4, 2013 Planning & Zoning Commission

- Consent Agenda
 Recommendation
 Executive Session Requested
 Presentation Only
 Action/Presentation

Requesting Department: Community Development

Staff Resource/Contact Person: Michael Jenkins

Agenda Title (be exact): Public Hearing, Discussion and possible recommendation to Council on a Use Permit 20130046, an application submitted by Mr. Scott Canty – Attorney General and Ms. Rachel Hood – Manager, agents for the Yavapai-Apache Nation, owners of Distant Drums RV Resort. This Use Permit application, if approved by the Town Council, will replace the expired Use Permit and allow for additional uses. There is a request for the Use Permit to be in perpetuity. The property is located on parcel 404-17-030A at 583 W. Middle Verde Road.

List Attached Documents:

Applicant’s application submittal (For Use Permit 20130046 for Distant Drums RV Resort)

- Use Permit Application
- Letter of Intent
- Directions to Property
- Yavapai County Assessor's Office Parcel Information
- Site Plan
- Zoning Map
- Land Use Map

Staff’s Power Point attachments

- Attachment no. 1: Resolution 2001-492
- Attachment no. 2: Resolution 2002-537
- Attachment no. 3: Photo of 1 acre in the northwest corner of the property
- Attachment no. 4: RV Spaces photo 1
- Attachment no. 5: RV Spaces photo 2
- Attachment no. 6 Land Use Map
- Attachment no. 7 Zoning Map

Estimated Presentation Time: 20 minutes (Staff & Applicant)

The park was purchased by the Yavapai-Apache Nation in 2005 and the current Use Permit expired in 2012. The Yavapai-Apache Nation is submitting an application for a new Use Permit with the following requests

These items are requested for this application

- Five (5) covered Ramada's to be located throughout the Resort. Each will be equipped with one or two propane grills and a number of picnic tables. (The exact locations to be determined.)
- Restroom/Shower on one of the vacant pads located between RV sites 143-146 or 123-125. This will provide guests with the convenience of a restroom/shower located outside of the main Administration Building.
- A remaining vacant pad will be made into a Shuffle Board area or some other kind of outdoor recreation area.
- The resort also intends to add a dog bath area for use by their guests who own dogs.
- On the south side of the Administration Building, convert outdoor shower to enclosed and add a keyed access.
- There is a one (1) acre portion of land located at the northwest corner of the property. This location was intended to be built out for the remaining 23 RV sites under the originally permitted 181 sites. As an alternative plan the Nation has the following possibilities:
 1. Construction of a storage facility wherein individual storage units can be rented to the public and/or as a site for RV seasonal storage.
 2. Construction of an array of solar panels to augment the electrical supply needs of the RV Resort.
 3. Development of a new multi-purpose building to accommodate group activities and meetings that are in addition to or are overflow of activities occurring in the central Administrative Building.
 4. Installation of a number of park model units to serve as individual overnight rental accommodations or as overflow accommodations for RV guests requiring additional space for their guests.

Note: The Nation would like to include these alternative development plans for the one-acre site as permitted uses under the new Use Permit, along with the continuing option of building out the remaining 23 RV sites. Whichever options are selected by the Nation, staff will preview & permit per the requirements of the Planning & Zoning Ordinance and Building Codes. An updated Site Plan will be required showing the development of the selected option or options.

Staff has reviewed the submitted application and Site Plan for compliance with the Planning and Zoning Ordinance RV Park standards and has found that all requirements have been met per Section 306.C Recreational Vehicle Park Standards.

RESOLUTION 2002 537

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING AN AMENDMENT TO USE PERMIT 2001-492 THAT ALLOWS FOR THE OPERATION OF A 181 SPACE RV PARK WHICH WILL INCLUDE NO MORE THAN 50 PARK MODELS ON TAX PARCEL 404-17-030A LOCATED AT 583 WEST MIDDLE VERDE ROAD FOR A PERIOD OF 10 YEARS.

The Common Council of the Town of Camp Verde hereby resolves as follows:

- I. The Common Council hereby finds as follows:
 - A. A request for a Use Permit amendment (2002-02) was filed by Dave Blauert, agent for Dakota Branch Enterprises, L.L.C. owners of parcel 404-17-030A.
 - B. The request was reviewed by the Planning Commission on October 3, 2002 and by the Common Council on October 23, 2002 in public hearings that were advertised and posted according to state law.
 - C. The purpose of the Use Permit amendment is to allow for the placement of up to 50 park models in the RV Park.
 - D. The proposed use is an allowed use in the PAD Use District but requires a use permit. This use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
 - E. The Common Council of the Town of Camp Verde hereby approves Use Permit amendment 2002-02 for the purpose of the placement of up to 50 park models in the RV Park on tax parcel 404-17-030A with the following stipulations:
 1. All conditions and stipulations in the original use permit 2001-492 still apply except the 90-day limitation on stay for the park models.
 2. Park Models shall be limited to one-year leases;
 3. All Park Models must be hooked up to the resort's sewer system;
 4. Prohibit the installation or placement of decking, fencing, hot tub, freezer, refrigerator, washer & dryer, clothesline, household furniture, large free standing propane tank, or other such items outside of the park model homes;
 5. Prohibit the use of generators;
 6. Prohibit hanging clothes from trees or park model homes;
 7. Prohibit parking on the interior streets of the park model section;
 8. The Town is to receive approval of construction of the water

RESOLUTION 2001-492

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 2001-04, FOR THE OPERATION OF A 181 SPACE RV PARK ON TAX PARCEL 404-17-030A LOCATED ON MIDDLE VERDE ROAD FOR A PERIOD OF 10 YEARS.

The Common Council of the Town of Camp Verde hereby resolves as follows:

- I. The Common Council hereby finds as follows:
 - A. A request for a Use Permit (2001-04) was filed by Dakota Branch Enterprises, owners of tax parcel 404-17-030A for the purpose of operating an RV Park.
 - B. The request was reviewed by the Planning Commission on October 4, 2001 and by the Common Council on November 7th, 2001 in public hearings that were advertised and posted according to state law.
 - B. The purpose of the Use Permit is to allow for the operation of a 181 Space RV Park with the following accessory uses:
 1. An administration building
 2. Swimming pool and spa
 3. Wastewater treatment plant.
 4. Laundry, showers, and restrooms
 - C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
 - D. The Common Council of the Town of Camp Verde hereby approves Use Permit 2001-04 for the purpose of the operation of an RV park on tax parcel 404-17-030A.
- II. PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON NOVEMBER 7, 2001 WITH THE FOLLOWING STIPULATIONS:
 - A. Limit the RV parking to 90-day stay.
 - B. All lighting will meet the Town's Lighting standards.
 - C. The Town must be notified of any changes, additions or deletions of uses or buildings on site.

RECEIVED
FEB 0 2013



BY: [Signature]

Land Use

Project #: 20130046

Application Form

Receipt # 4948

Case 2013-02

1. Application is made for:

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

2. Project Name: Distant Drums RV Resort - Use Permit (In Perpetuity)

Please print or type legibly

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

Owner Name: <u>Yavapai-Apache Nation (YAN)</u>	Applicant Name: <u>David Kwail - Chairman</u>
Address: <u>2400 W. Datsi Street</u>	Address: <u>2400 W. Datsi Street</u>
City: <u>Camp Verde</u> State: <u>AZ</u> Zip: <u>86322</u>	City: <u>Camp Verde</u> State: <u>AZ</u> Zip: <u>86322</u>
Phone: <u>928-567-1021</u>	Phone: <u>928-567-1021</u>
E-mail: <u>dkwail@yan-tribe.org</u>	E-Mail: <u>dkwail@yan-tribe.org</u>

554-8000
RACHAEL HOOD

4. Property Description: Parcel Number 404-17-030A Acres: 16.78

Address or Location: 583 W. Middle Verde Road, Camp Verde AZ 86322

Existing Zoning: PAD Existing Use: Recreational Vehicle Park

Proposed Zoning: PAD Proposed Use: Recreational Vehicle Park

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

Applicant wishes to obtain a Use Permit for the continued use of the above referenced property as a Recreational Vehicle Park. The prior permit has expired.

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: (for YAN) [Signature] Date: Jan. 28, 2013 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: (for YAN) [Signature] Date: Jan. 28, 2013

**TOWN OF CAMP VERDE
LAND USE APPLICATION – USE PERMIT DISTANT DRUMS RV RESORT
JANUARY 28, 2013**

Additional Contact Information:

The above referenced Land Use Application is submitted on behalf of the Yavapai-Apache Nation. The Yavapai-Apache Nation is the owner of the 16.78 acre parcel identified in the Application as Parcel Number 404-17-030A. David Kwail is the Chairman of the Yavapai-Apache Nation and is signing on behalf of the Nation as “Owner” and “Applicant.” Additional contacts with the Yavapai-Apache Nation in connection with the Land Use Application include:

Rachael Hood
Manager – Distant Drums RV Resort
583 W. Middle Verde Rd.
Camp Verde, AZ 86322
Phone: 928-554-8000
E-mail: manager@distantdrumsvresort.com

Scott Canty
Attorney General
Yavapai-Apache Nation
2400 West Datsi Street
Camp Verde, AZ 86322
Phone: 928-567-1040
E-mail: acanty@yan-tribe.org

Distant Drums RV Resort – Use Permit Application

Letter of Intent



YAVAPAI-APACHE NATION

Executive Office

Chairman Kwail ~ Vice-Chairman Jackson

Phone (928)567-1021

Fax (928)567-1048

2400 W. Datsi Street, Camp Verde, AZ 86322

January 28, 2013

Town of Camp Verde
Planning Commission
473 S. Main Street
Camp Verde, Arizona 86322

Re: Letter of Intent – Distant Drums RV Resort Application for Use Permit in Perpetuity

Dear Commissioners:

Introduction

This Letter of Intent is submitted in support of the Yavapai-Apache Nation's (the "Nation") Application to the Town of Camp Verde (the "Town") for a Use Permit for the Distant Drums RV Resort (the "Resort"), a wholly owned Subordinate Economic Organization of the Nation. The Resort is located at 583 W. Middle Verde Road, within the Town boundaries of Camp Verde, Arizona. The Nation requests that the Town approve the Application and issue the Use Permit for a term in perpetuity. The Nation's Application and this Letter of Intent are submitted under authority of Section 601 of the Planning and Zoning Ordinance of the Town of Camp Verde.

Description of Location and Current Permitted Use

The Resort is located on a parcel of land including 16.78 acres and is entirely surrounded by lands owned by either the Yavapai-Apache Nation in fee status, lands held in trust status by the United States for the benefit of the Yavapai-Apache Nation, or lands owned by the United States and set aside as part of the Coconino National Forest. A review of the 300-foot buffer required by Section 601 A 3(c) of the Town's Planning and Zoning Ordinance shows that the only non-United States owned lands falling within the 300-foot buffer are the 4.09 acres of fee land owned by the Yavapai-Apache Nation within Parcel 404-17-032H, and the 7.72 acres of trust land held by the United States for the benefit of the Yavapai-Apache Nation within Parcel 404-17-030E, both as designated on the Tax Parcel Map of Yavapai County. The location of these lands is shown on the tax parcel maps and the buffer map included in the Nation's Application for Use permit. All of the surrounding parcels are undeveloped and remain rural in character. The proposed continuing use of the subject parcel as an RV Resort is entirely compatible with the nature of the surrounding land.

The Resort was built in 2002 and currently operates under a ten-year Use Permit issued by the Town on October 24, 2002 under Resolution 2002-537. The current Use Permit authorizes the Resort to operate a 181 space RV Park within Yavapai County Tax Parcel 404-17-030A. The Resort is accessed from Middle Verde Road via a turn-out approved by the Arizona Department of Transportation in connection with the 2002 construction of the Resort. The current use permitted for the Resort is an allowed use under the local PAD Use District but a Use Permit is required. The layout of the Resort is shown on the Site Plan included as part of the Nation's Application for Use Permit.

The Resort has built out 158 of the 181 permitted RV spaces with electric, water, sewer, cable T.V. and Wi-Fi hookups as follows:

- a) 112 Standard Back-in Sites
- b) 28 Motorhome Sites
- c) 11 Pull-through Sites, and
- d) 7 Water/electric only sites

The remaining 23 Sites are available for build-out but are awaiting a build-out plan and budget. The Nation requests that the new Use Permit continue to include an allocation for all 181 RV sites.

The Resort includes a central administrative and community recreation/services building (Community Building). In addition to the Resort's lobby and office, the Community Building has meeting rooms, a full kitchen, a covered patio equipped with two propane grills, laundry facilities, exercise room, and private showers. There are also restroom facilities with access both inside and outside of the community building, a pool, a hot tub, and two maintenance buildings. All of these amenities are for the use of the Resort's guests.

The resort operates under defined policies and restrictions intended to establish and maintain certain functional and aesthetic standards for the Resort and its guests. These policies/restrictions include:

- 1) All site rentals are made on a daily, weekly or monthly basis.
- 2) Guests are prohibited from installing, either temporarily or permanently, any of the following within the resort: decking, fencing, hot tubs, freezers, refrigerators, washers & dryers, clotheslines, household furniture, large free-standing propane tanks, or any other similar items.
- 3) Guest are prohibited from using on the sites any outside appliances, storage units, non-folding tables and chairs, or any other appliances, fixtures or furnishings that cannot be easily packed in an RV for travel. Only outdoor recreational style furnishings may be used within the Resort.
- 4) The use of generators is restricted or prohibited depending on capacity and noise issues.
- 5) Guests are prohibited from hanging clothes from trees, clotheslines, other devices, or otherwise outside of their RV.
- 6) Parking is prohibited on the interior streets of the Resort.

maintained and intended to present the Resort as an integrated and aesthetically pleasing location within the picturesque Verde Valley.

Planned Future Uses and Improvements

Approximately one-acre of the developable land associated with the Resort within Parcel 404-17-030A remains undeveloped. This land is situated across the wash directly northwest of the Resort. A water line has been extended to this part of the property as a precursor to building out the remaining 23 RV sites under the originally permitted 181 sites. The Nation has not yet decided when to build out these remaining sites. As an alternative development plan, the Nation and the Resort are considering a number of options for developing the one-acre site, including the following possibilities: (1) construction of a storage facility wherein individual storage units can be rented to the public and/or as a site for RV seasonal storage; (2) construction of an array of solar panels to augment the electrical supply needs of the RV Resort; (3) Development of a new multi-purpose building to accommodate group activities and meetings that are in addition to or are overflow of activities occurring in the central administrative building; and (4) installation of a number of park model units to serve as individual overnight rental accommodations or as overflow accommodations for our RV guest requiring additional space for their guest. The Nation would like to include these alternative development plans for the one-acre as permitted uses under the new Use Permit, along with the continuing option of building out the remaining 23 RV sites.

Aside from future development of the one acre site just mentioned, there are several other improvements that should be included in the permitted uses. First, the Resort intends to build up to five (5) covered Ramadas to be located throughout the Resort (exact locations to be determined), each of which will be equipped with one or two propane grills and a number of picnic tables. The Ramada areas will provide a gathering place for our guests to hold cookouts or other functions and will provide shade from the sun and cover from the rain. The Resort intends to build a restroom/shower on one of the vacant pads located between RV sites 143-146 or 123-125. This will provide our guest with the convenience of a restroom/shower located outside of the main administrative building. The remaining vacant pad will be made into a shuffle board area or some other kind of outdoor recreation area. The resort also intends to add a dog bath area for use by our guest who own dogs. Finally, the existing pool and hot tub area on the south side of the administrative building has an existing open shower (not enclosed and open to the elements). Depending on budgets and feasibility, the Resort may convert this shower to an enclosed facility with keyed access for our guest on a 24-hour basis.

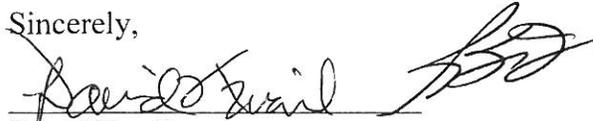
Conclusion

The Yavapai-Apache Nation wishes to continue its operation of the Distant Drums RV Resort as a wholly owned Subordinate Economic Organization of the Nation. In furtherance of this objective, the Nation has submitted an application to the Town of Camp Verde for the approval and issuance of a Use Permit for the Resort in perpetuity. The Resort currently operates under a Use Permit issued by the Town in 2002 and the proposed uses for the Resort under the application for a new Use Permit do not vary substantially from the uses permitted under the 2002 Permit.

Camp Verde for the approval and issuance of a Use Permit for the Resort in perpetuity. The Resort currently operates under a Use Permit issued by the Town in 2002 and the proposed uses for the Resort under the application for a new Use Permit do not vary substantially from the uses permitted under the 2002 Permit.

The review of the Nation's application by the Town of Camp Verde and its favorable action in approving the proposed permit are greatly appreciated. As always, the Yavapai-Apache Nation values its relationship with the Town of Camp Verde.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Kwail", written over a horizontal line. To the right of the signature is a large, stylized flourish or scribble.

David Kwail

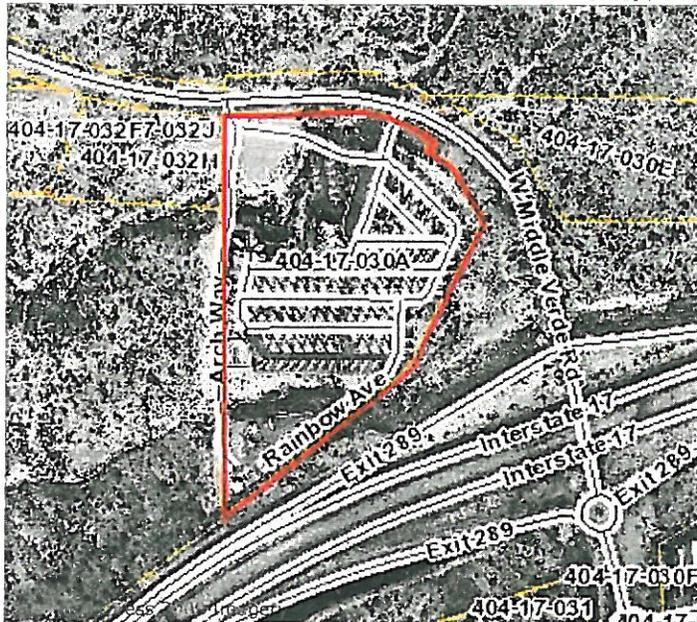
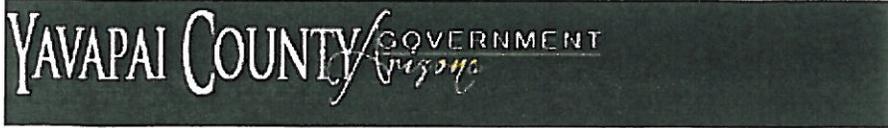
Chairman, Yavapai-Apache Nation

Distant Drums RV Resort – Use Permit Application

Directions to the Distant Drums Property

**Directions from Camp Verde Town Hall to Distant Drums RV
Resort at 583 W. Middle Verde Road, Camp Verde, AZ -
Approximately 3.5 miles total distance**

- 1) Head north on South Main Street toward Montezuma
Castle Highway**
- 2) Make a slight Right turn at Pecan Lane and down the hill
onto S. Montezuma Castle Highway**
- 3) Continue northwest on S. Montezuma Castle Highway
about 2.5 miles**
- 4) Continue on straight as Montezuma Castle Highway
turns into W. Middle Verde Road at the stop sign**
- 5) At the two traffic circles, continue through both circles
straight on W. Middle Verde Road**
- 6) After crossing the I-17 bridge turn at the first left and
enter Distant Drums RV Resort**



Parcel ID 404-17-030A
Check Digit 3
Owner YAVAPAI APACHE NATION
Owner's Mailing Address 2400 W DATSI ST
 CAMP VERDE, AZ 86322
Secondary Owner N/A
Recorded Date 2002-08-28
Last Transfer Doc Docket 3953
Last Transfer Doc Page 507
Physical Address 583 W Middle Verde Rd
Incorporated Area Town of Camp Verde

Assessor Acres

16.78

School District

Camp Verde Unified SD #28

Improvements (4)

Type: Storage Warehouse
Floor area: 576
Effective/constructed: 2003

Type: Clubhouse
Floor area: 8409
Effective/constructed: 2002

Type: Recreational Vehicle Parks
Floor area: 158
Effective/constructed: 2002

Type: Commercial Yard Improvements
Floor area: 1
Effective/constructed: 2002

Assessment

2014 Full Cash Value

\$1,170,359

2014 Limited Value

\$1,170,359

2014 Assessment Ratio

18.4

2014 Legal Class

Mixed

2014 Net Assessed Full Cash Value

\$215,830

2014 Net Assessed Limited Value

\$215,830

2013 Full Cash Value

\$2,153,242

2013 Limited Value

\$2,153,242

2013 Assessment Ratio

19

2013 Legal Class

Mixed

2013 Net Assessed Full Cash Value

\$408,444

2013 Net Assessed Limited Value

\$408,444

Subdivision

(Recorded Docs)
 Rainbows American Dream Park

Subdivision Type

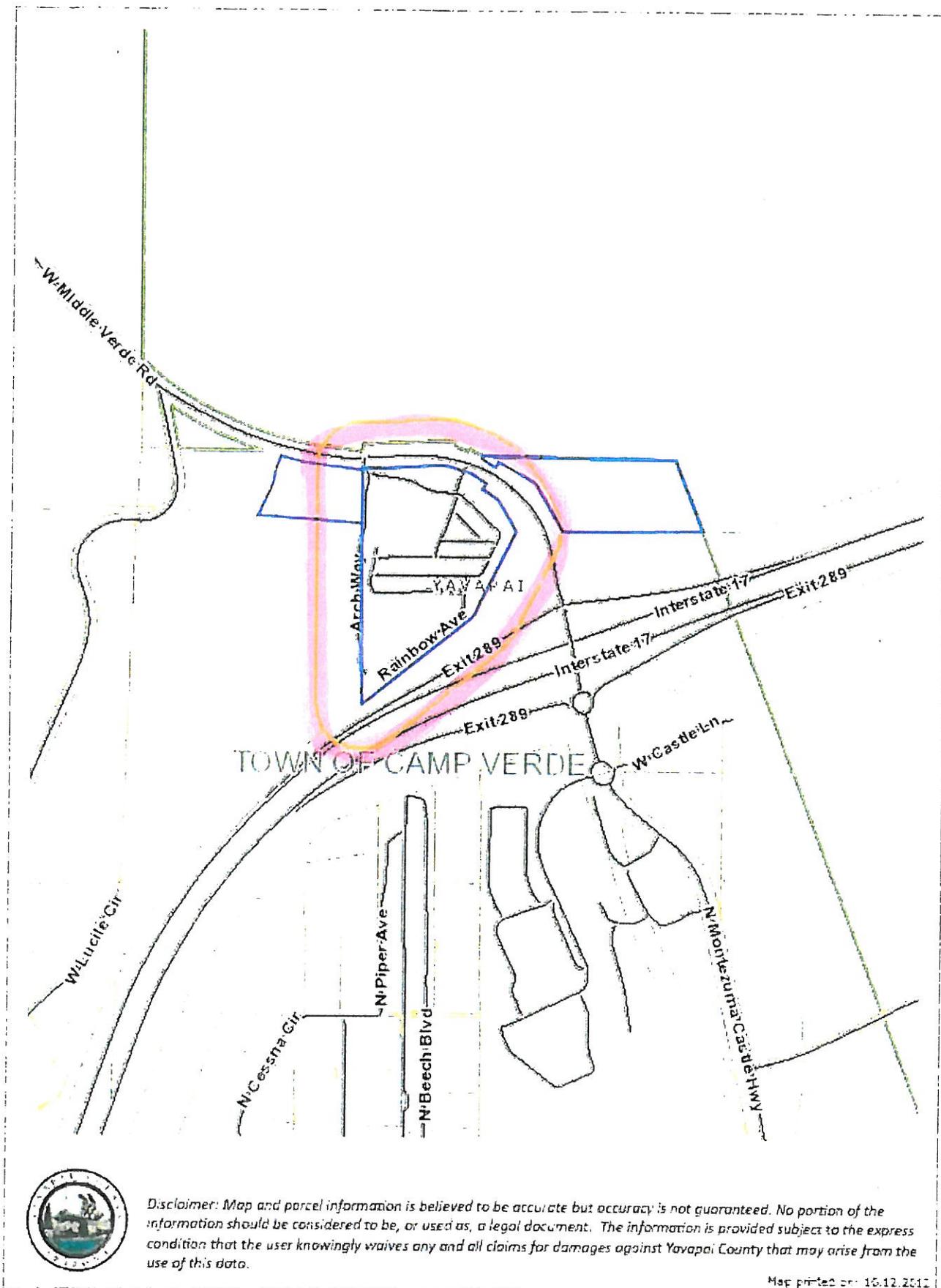
M

Fire District

Camp Verde FD

County Zoning Violation

No Zoning Violation



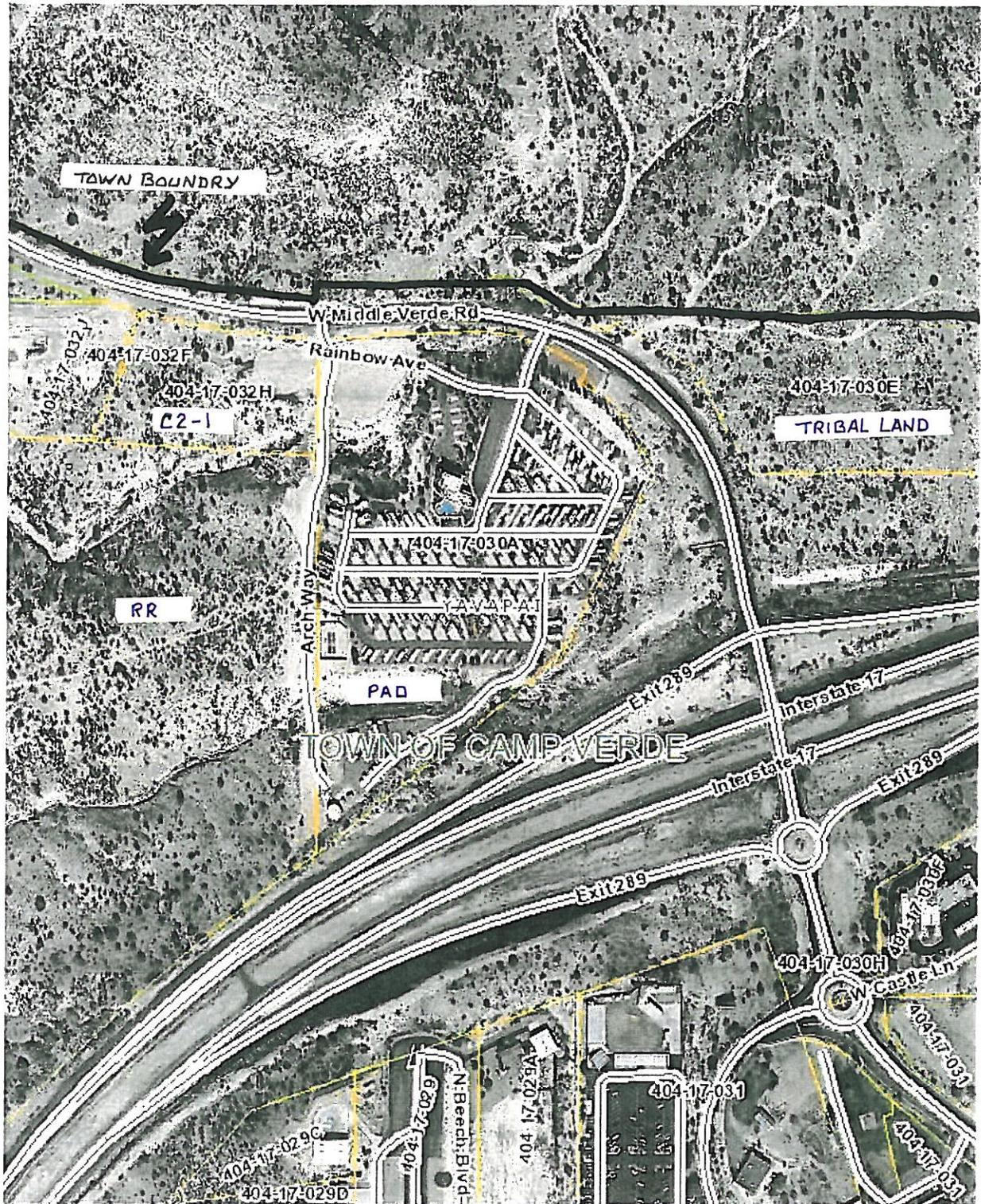
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Map printed on: 10-12-2012





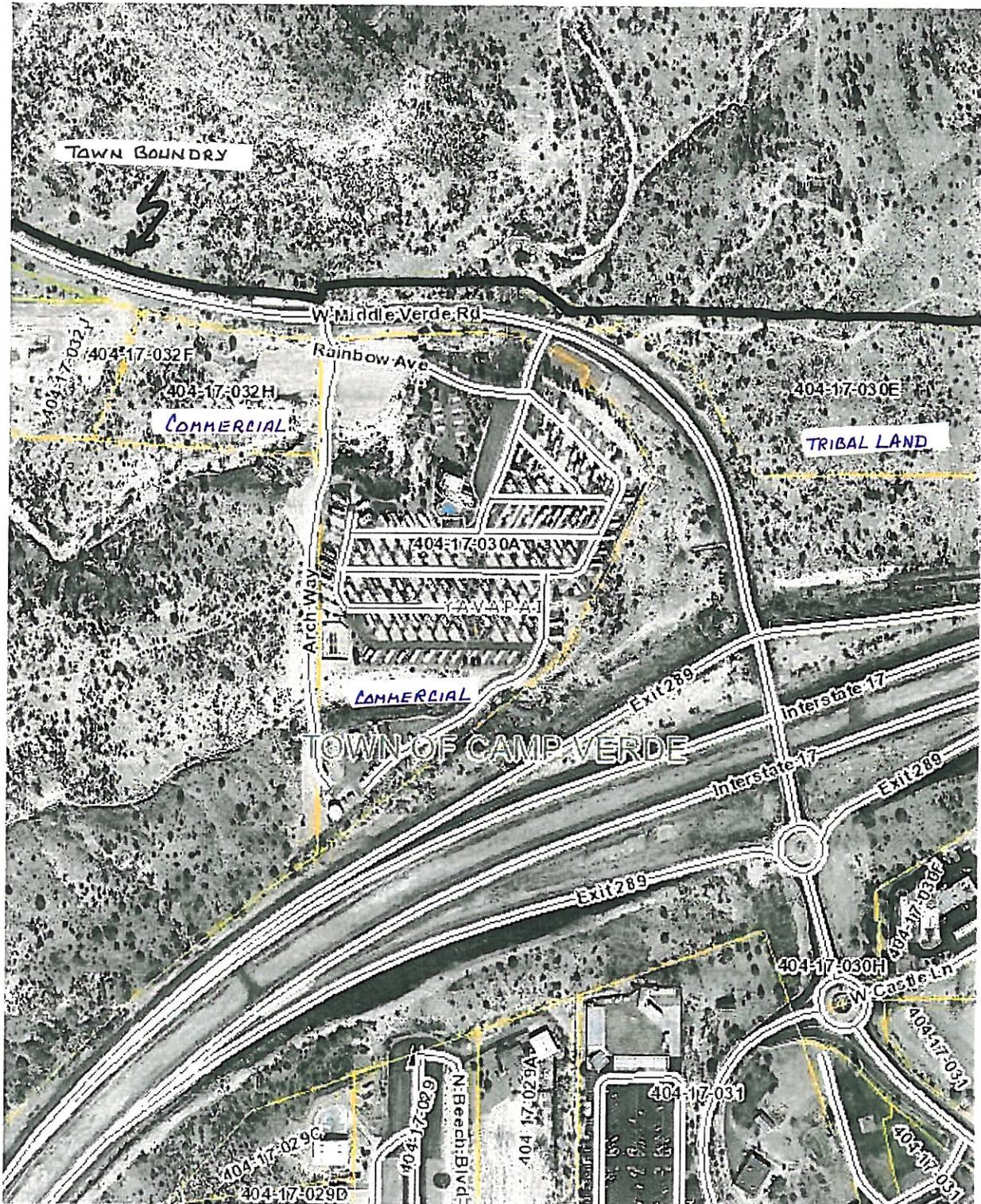
Zoning Map



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Map printed on: 2/22/2013

Land Use Map



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