

**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 APRIL 03, 2014**  
**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:**  
**No Minutes for approval**
  - b. Set Next Meeting, Date and Time:**  
May 01, 2014 – Regular Session  
June 05, 2014 – 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. Public Hearing, Discussion and Possible Recommendation to Council for an application submitted by Mr. Michael Hough, owner of parcel 404-28-056, for the Camp Verde Automotive, requesting a Zoning Map Change to go from C2-4 (Commercial: General Sales and services) to C3 (Commercial: Heavy Commercial) for approximately 1.0 acres located at 27 W. General Crook Trail.**
  - 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

7. **Public Hearing & Discussion & Possible recommendation to Council on Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch located on parcels 403-17-006K 64.75 acres and 403-18-001H 2.43 acres and 403-18-107C 4.94 acres for a total of 72.12 acres.**

The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel, Corporate, Spiritual and Governmental retreats; Group activities which would include Weddings, Family Gatherings, Group Picnics, Equestrian Events, Charitable & Civic Events, Ice Skating Rink, Mobile Western Town, Helicopter Landing and Take-Off point located at 2025 W. Reservation Loop Rd. Meeting Facility with Kitchen & Outdoor Assembly Area located at 1879 W. Cimarron Dr.

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 STAFF COMMENTS

Call for MOTION

Call for DISCUSSION OF MOTION

Call for QUESTION

ANNOUNCE ACTION TAKEN with Findings of Fact

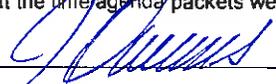
**There will be no Public input on the following items:**

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: 3-27-14 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.

# Zoning Map Change Check List

Pre-Application Conference with staff and the Acting Community Development Director

## **\*Staff Report**

Will include summary of agency & citizen's comments, Town requirements, and applicant's narrative as it addresses requirements for application and recommended stipulations if approved (if any).

## **\*Ordinance (for Council Hears Planning & Zoning)**

Agency Comments

- Notification List
- Responses

Letter of request to be annexed into the Camp Verde Fire District or letter from the Camp Verde Fire District stating that applicant is already in the Camp Verde Fire District.

## **\* Application including:**

1. **\*Directions to Property**
2. **\*Letter of Intent (Narrative)**
3. **\*Consent or Approval letter from property owner (if applicable)**
4. **\*Public Participation, Neighborhood meeting, completed. Date: 2.26.14**
  - **\*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

## **\*Site Plan**

**\*Land Use Map**

**\*Vicinity Map**

**\*Adjacent land use**

## **Ordinance (for Council)**

Reviewed and approved by Town Attorney.

Legal Description

Advertising & Posting has been completed & meet State Law Requirements

**NOTE: \*Indicates included in packet**

CONFLICT OF INTEREST DISCLOSURE MEMORANDUM

TO: *PLANNING & ZONING COMMISSION*  
FROM: *MICHAEL HOUGH*  
RE: CONFLICT OF INTEREST DISCLOSURE PURSUANT TO  
A.R.S. §§ 38-501 to -511

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1. Identify the decision, case investigation, or other matter in which you or your relative may have a "substantial interest" under A.R.S. §§ 38-501 to -511.

*Proposed zoning change for parcel 404-28-056*

2. Describe the "substantial interest" referred to above.

*OWNER of Property*

Statement of Disqualification

To avoid any possible conflict of interest under A.R.S. §§ 38-501 to -511, I will refrain from participating in any manner in the matter identified above.

2-11-14

Date

*Michael Hough*  
Signature



**Exhibit A - Agenda Item Submission Form – Section I**

**Meeting Date:** April 03, 2014 Planning & Zoning Commission

- Consent Agenda       Decision Agenda
- Presentation Only       Recommendation to Council

**Requesting Department:**              Community Development

**Staff Resource/Contact Person:** Jenna Owens – Assistant Planner

**Mr. Hough has completed a "Conflict of interest Disclosure Memorandum" which is included in the packet.**

**Agenda Title (be exact):** Public Hearing, Discussion and Possible Recommendation to Council for Zoning Map Change 20140052, an application submitted by Mr. Michael Hough, owner of parcel 404-28-056, for the Camp Verde Automotive, requesting a Zoning Map Change to go from C2-4 (Commercial: General Sales and services) to C3 (Commercial: Heavy Commercial) for approximately 0.9 acres located at 27 W. General Crook Trail.

**List Attached Documents:** Application, Directions to Property, Letter of Intent, Neighborhood meeting affidavit, Agency Comments, Site Plan, Vicinity Map, Land Use Map, Zoning Map of Adjacent properties and Conflict of Interest Disclosure Memorandum.

**Estimated Presentation Time:** 15 min.

**Estimated Discussion Time:** 30 min.

**Reviews Completed by:**

Department Head: Michael Jenkins                       Town Attorney Comments:

Finance Department

**Fiscal Impact:**

**Budget Code:** \_\_\_\_\_ **Amount Remaining:** \_\_\_\_\_

**Comments:**

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

**Town of Camp Verde Planning & Zoning Commission**

**Agenda Item Submission Form – Section II (Staff Report)**

**Department: Community Development**

**Staff Resource/Contact Person: Michael Jenkins – Community Development Director**

**Contact Information: Mike Jenkins 554-0051**

**Background:**

**History:** Mr. Michael Hough has owned the property for 40 years. The first building was built in March of 1988 and the second part of the building was completed in May of 1988. Another 72 feet was added to the shop and connected the two buildings in 1997 which is its current configuration. The nearest residential housing is approx. 250' to the east on the Yavapai-Apache Trust Land. Further, there are properties across General Crook Trl. which are zoned C3 currently.

**The following has been completed by the applicant and staff:**

Agencies were notified. The responses are as follows:

**Town of Camp Verde Building Official – No Comments**

**Town of Camp Verde Community Development Director – This Zoning District Amendment does not require a General Plan Amendment and meets the intent of the current General Plan.**

**Town of Camp Verde Town Engineer – No Comments**

**Camp Verde Water – No Objections**

**Yavapai County Flood – No Comment**

**Camp Verde Sanitary District – No Comment**

**Camp Verde Fire District – No comment**

**The following has been completed by the applicant and staff:**

- 10 letters were mailed to properties within 300' of the subject parcel on March 13, 2014. This letter advised the neighbors of the Planning & Zoning Commission and the Town Council meeting times and dates.  
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. In addition the property was posted with the meeting information.

The meeting was held February 26, 2014 at the Camp Verde Automotive location at 27 General Crook Trail from 1:00 pm to 1:45 pm., a staff member was present. There was one (1) neighbor who attended the meeting.

- (1) The question was and inquiry into why Mr. Hough requested the Zoning Map Change.
- (2) Answer: Mr. Hough explained that he wished to come into compliance with the current Planning & Zoning Ordinance with the type of work being performed on the property.

**Statement of the Problem or Opportunity:** The C2 Zoning District allows for Automobile repair (light). The definition of Automobile repair (light) from Part One, Section 103 (definition of Terms), of the Planning & Zoning Ordinance are as follows:

**AUTOMOBILE REPAIR (LIGHT):** General repair of automobiles, light trucks, recreational vehicles, cycles, and small stationary or portable machinery entirely within enclosed buildings or attached enclosures of solid material at least six feet in height, but excluding the following:

- Any fabrication by means of welding, cutting, heating, bending, molding, forging, grinding, milling or machining. (Such operations are permissible as an adjunct to repair only);
- Vehicle frame repair or major body or fender work;
- Any work on vehicles outside permitted structures or enclosures, unless on the service apron of a gasoline service station;
- Any unscreened outside storage of parts, materials, or disabled vehicles;
- Any draining or dumping of oil, fuel, grease, cleaning fluids or hazardous materials on the pavement, gravel, ground, drainage system or in any other unauthorized place or method;
- Any hours of operation between ten p.m. and six am. Within 300 feet of any parcel zoned or used for residential purposes;
- Any use or structure failing to comply with applicable local and state fire safety standards.

The applicant believes that his existing Automotive Repair Service Shop exceeds the allowances provided in the definition for an Automotive Repair (light) use in the Planning & Zoning Ordinance. If the request for the zoning amendment for the subject parcel is adopted to change the current zoning from C2 to C3, the C3 Zoning District allows for more intrusive Commercial Uses such as Body and Fender Shops and Assembly, Construction and Processing Plants.

**Conclusion:** Portions of the work being performed at Camp Verde Automotive requires a C3 Zoning to be in compliance with the current Planning & Zoning Ordinance. It is the desire of the owner to be in compliance.

**Recommended Motion:** A Motion to recommend approval (or Denial) on Zoning Map Change 20140052 an application submitted by Mr. Michael Hough, owner of parcel 404-28-056 for Camp Verde Automotive, to go from C2 (Commercial: General sales and services) to C3 (Heavy Commercial) to bring the property into compliance with the current Planning & Zoning Ordinances. Parcel is approximately 1.0 acres located at 27 W. General Crook Trail.



# Land Use Application Form

Project #: 20140052

CASE#: 14-06

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: \_\_\_\_\_  
Please print or type legibly

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

Owner Name: MICHAEL E HOULH Applicant Name: \_\_\_\_\_

Address: P.O. BOX 1267 Address: 27 WEST GENERAL CROOK TRAIL

City: CAMP VERDE State: AZ Zip: 86322 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: 928-562-8431 Phone: 928-301-3515 CELL

E-mail: CUA@SWIFTAZMAE E-Mail: \_\_\_\_\_

4. Property Description: Parcel Number 404-28-056 Acres: .9

Address or Location: 27 WEST GENERAL CROOK TRAIL

Existing Zoning: C2-4 Existing Use: AUTO REPAIR

Proposed Zoning: C3-4 Proposed Use: \_\_\_\_\_

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

OFFICE for U-HAUL and SELF-STORAGE  
TO MAKE THE CURRENT USAGES CONFORMING

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: Michael E. Houh Date: 2-7-14 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: Michael E. Houh Date: 2-7-14



To: Community Development

From: Michael Hough

### Letter of intent

- Rational for the proposed rezoning: I would like to bring the property in compliance with the current Planning & Zoning Ordinance which will allow for the current usages that take place in our normal operations. In addition I would like to make it conforming for my U-Haul & Self Storage business.
- Present and future impacts on the existing adjacent zone districts, used and physical character of surrounding area: The property directly north is zoned C3 and the property to the west is zoned C2.
- Impact of the proposed zone on area accesses and traffic patterns: My property is currently on General Crook Trail which is the access to my business. No new access is required.
- Availability of utilities for any potential development: At this time I do not anticipate any additional utilities will be required.
- Present and future impacts on public facilities and services including, but not limited to fire, Police, Water, sanitation, roadways, parks and schools: None
- Relationship between proposal and the Town General Plan: This property is currently in a commercial zone. It fits within the criteria of the Town General Plan.
- Public benefits arising from the proposal: It is my desire to come into compliance with the current Planning & Zoning Ordinance with the type of work I will be performing.

# Affidavit

I MICHAEL HOUCH owner of parcel 404-28-056 have notified my neighbors within 300' of my residence, by sending letters on 2-5-14 to notify them of the neighborhood meeting that I conducted on the 26 day of FEB 2014.

I posted my property with meeting date and time on the 5 day of Feb 2014.

I MICHAEL HOUCH owner of parcel 404-28-056 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 26 day of Feb 2014.

Summary

Statement: ONE PERSON ATTENDED MEETING  
to ASK WHY WE WERE REZONING -  
TO COME INTO COMPLIANCE WITH CURRENT  
ZONING REGULATIONS

If Summary statement is too long, attach a copy.

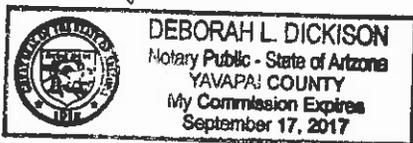
State of Arizona }

County of Yavapai }

[Signature]  
Signature of Document Signer No. 1

\_\_\_\_\_  
Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 28<sup>th</sup> day of February 2014.



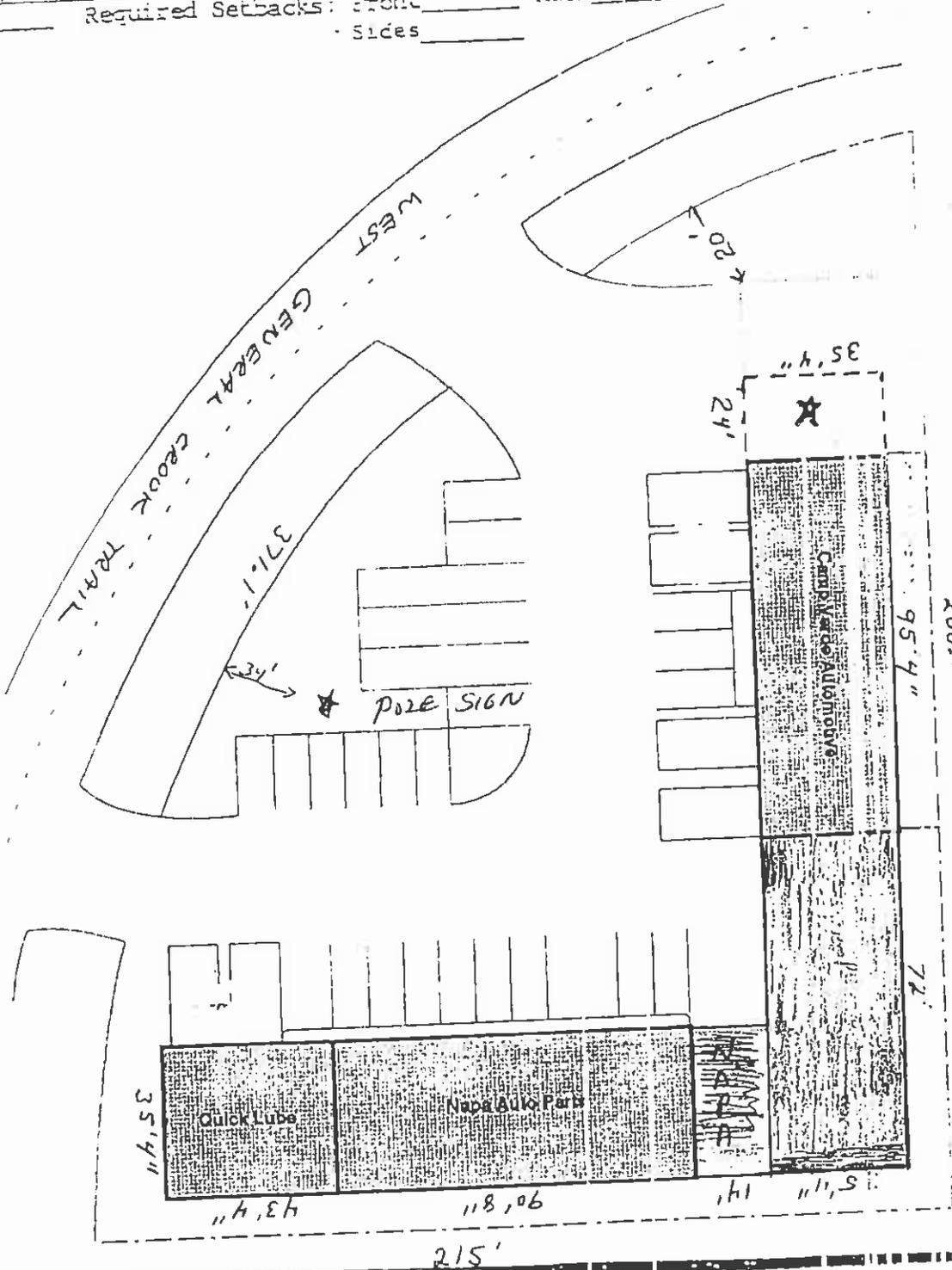
[Signature]  
Signature of Notary

# TOWN OF CAMP VERDE

Plot Plan Sketch, Signs and Structures

Septic Permit # \_\_\_\_\_  
 Sewer Permit # \_\_\_\_\_

Parcel: 404-28-056 Street Address: 27 W. GENERAL CROOK TRAIL  
 Zoning \_\_\_\_\_ Required Setbacks: Front \_\_\_\_\_ Rear \_\_\_\_\_ Between Buildings \_\_\_\_\_  
 Sides \_\_\_\_\_

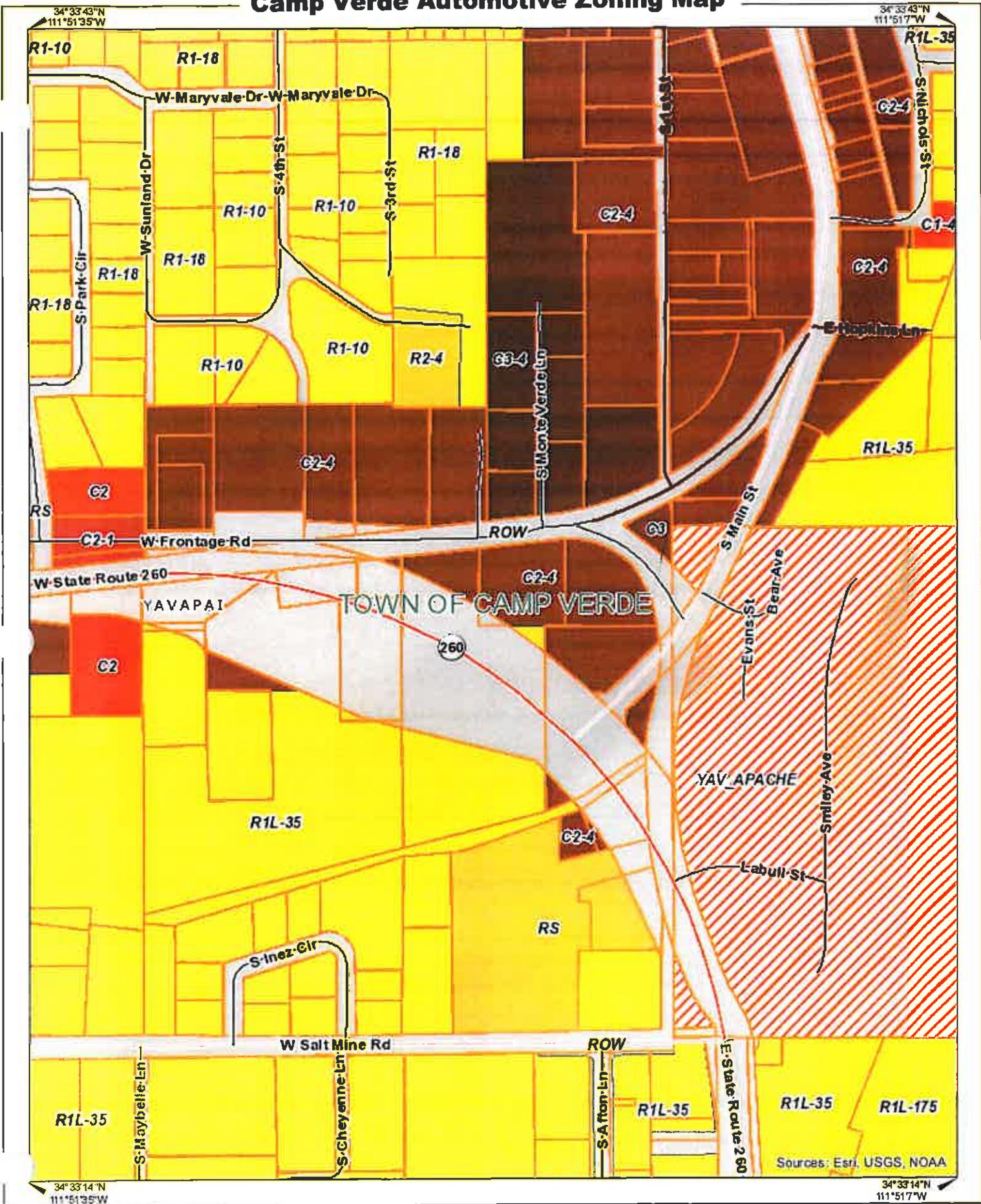


Zoning Permit: I certify that this Plot Plan indicated as structures (buildings, fences, wall and pads) correct property and building dimensions; setback distances; legal access and easements; and any water course on or adjacent to the property within 20 feet of any proposed or existing structures. Sign Permit: I certify that this Plot Plan indicates the sign copy and dimensions of said sign covered under this permit.

*Michael S. Hill*  
 Signature

Date

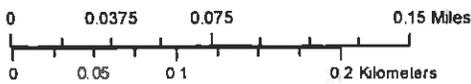
# Camp Verde Automotive Zoning Map



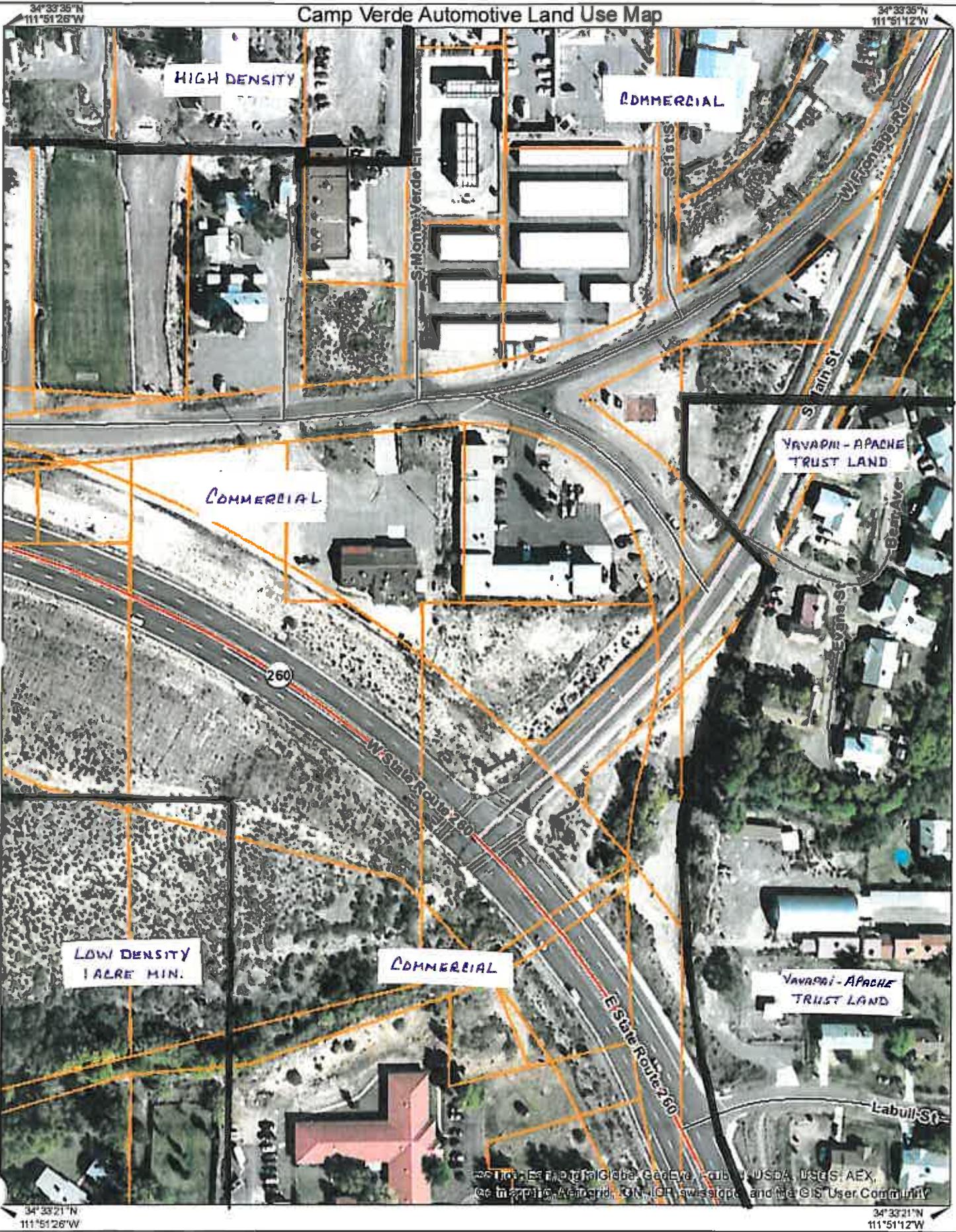
Sources: Esri, USGS, NOAA



**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.



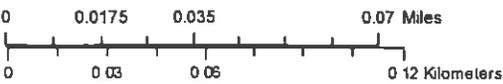
# Camp Verde Automotive Land Use Map



Map data provided by Esri, DeLorme, GeoEye, Google, IGN, USDA, USGS, AEX, Geo Mapping, AeroGRID, IGN, ICA, Swisstopo, and the GIS User Community



**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.





Town of Camp Verde

**Exhibit A - Agenda Item Submission Form – Section I**

**Meeting Date: 04-03-2014 Planning & Zoning Commission**

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

**Requesting Department: Community Development**

**Staff Resource/Contact Person: Michael F. Jenkins – Community Development Director**

**Agenda Title (be exact): Public Hearing & Discussion & Possible recommendation to Council on Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch located on parcels 403-17-006K 64.75 acres and 403-18-001H 2.43 acres and 403-18-107C 4.94 acres for a total of 72.12 acres.**

**The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel, Corporate, Spiritual and Governmental retreats; Group activities which would include Weddings, Family Gatherings, Group Picnics, Equestrian Events, Charitable & Civic Events, Ice Skating Rink, Mobile Western Town, Helicopter Landing and Take-Off point located at 2025 W. Reservation Loop Rd. Meeting Facility with Kitchen & Outdoor Assembly Area located at 1879 W. Cimarron Dr.**

**List Attached Documents: Application, : Application, Directions to Property, Letter of Intent, Neighborhood meeting affidavit, Agency Comments, Site Plan, Vicinity Map, Land Use Map, Zoning Map of Adjacent properties and Resolution 2009-771.**

**Estimated Presentation Time: 20 min.**

**Estimated Discussion Time: 1 hour**

**Reviews Completed by:**

**Department Head:** \_\_\_\_\_  **Town Attorney Comments:**

**Finance Department**

**Fiscal Impact:**

**Budget Code:** \_\_\_\_\_ **Amount Remaining:** \_\_\_\_\_

**Comments:**

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

**Town of Camp Verde Planning & Zoning Commission**

**Agenda Item Submission Form – Section II (Staff Report)**

**Department: Community Development**

**Staff Resource/Contact Person: Michael F. Jenkins – Community Development Director**

**Contact Information: Michael F. Jenkins (928) 554-0051**

**Background: Parcel 403-17-006K is 64.75 acres and located at 2025 Reservation Loop Rd. and currently has existing buildings and facilities: arena, bunkhouse, guesthouse, ranch house, activity restroom facility, petting zoo, barn, gazebo, parking areas, baseball field, and covered equestrian arena.**

**Activities on the parcel per the current Use Permit are:**

- **Weddings**
- **Family Reunions**
- **Youth Retreats**
- **Horsemanship Clinics**
- **Equestrian Events Charitable & Civic Events**
- **Horse Motel with overnight stay availability.**
- **Corporate, Youth, Spiritual & Government Retreats.**

**Proposed additional uses will include:**

- **Ice Skating, seasonal and possibly open to the public.**

**Mobile Western Town comprised of:**

- **Horseback Trails**
- **Pellet gun shooting gallery**
- **Cantina**
- **Pony Express Depot**
- **Cottonwood Gulch Jail**
- **Livery Stable**
- **Blacksmith Shop Pavilion**
- **Tree House (existing)**
- **Catering Trailer**
- **Mineshaft with Gold Panning**

**Proposed Helicopter Landing and Take-off Point:**

**This would be for periodic and limited use and located in the front grassy area. The location would be a minimum of 500' from any neighboring properties. The flight path would be to the north of the property away from any densely situated neighbors.**

**Charitable & Civic Events over 300 people would include 6 events a year with maximum visitors per day of 500 person's two (2) events**

**750 person's one (1) event**

**1000 person's one (1) event**

**2500 person's two (2) events**

**The maximum number of visitors on the grounds at any one time would range from 500 to 1500 persons.**

**Restroom/Sanitary Facilities in addition to the existing facilities would be portable toilets provided at the rate of one per 50 expected guests for all events with expected attendance of more than 150 guests.**

**The following proposed stipulations would be in place:**

- **All events are to end by 10:00 pm.**
- **Up to six (6) large events per year (defined as 300 people or more) with an unlimited amount of events allowed for 150 people or less. The maximum number of visitors on the grounds at any one time would range from 500 to 1500 persons. The 6 large events would have an allowed attendance as follows:**
  - **500 persons (2 events)**
  - **750 persons (1 event)**
  - **1000 persons (1 event)**
  - **2500 persons (2 events)**
- **Notification will be made to the neighbors, Community Development Department and the Marshal's Office with the dates and times for any activity or event that will have more than 300 participants.**
- **The sound from amplified music must be minimized utilizing all of the following methods:**
  - a. **Decibel Monitoring**
  - b. **Deflection of sound through the use of barriers**
  - c. **Aligning speakers in a location which would direct the sound away from the closest neighbors.**
- **All building modification must be permitted, completed and a Certificate of Compliance issued by the Town before any of the approved activities may be conducted in new or modified facilities.**

**Parcel 403-18-107C is to the east and adjacent to 403-17-006K and is vacant land with no assigned physical address and is comprised of 4.94 acres.**

**Parcel 403-18-001H is 2.43 acres and located at 1879 W. Cimarron Dr. which is east and adjacent to parcel 403-18-107C and will have the following activities: meeting facility, kitchen and outdoor assembly area. (Octagon building & Kitchen)**

**Parking:**

Daily Visitors to Ranch	Maximum Estimated # of Vehicles	On-site Parking (including 10 handicap)	Off-Site Parking	On-Site Temporary Parking	Shuttle Service
0-250	150	212	N/A	N/A	N/A
250-500	300	212	N/A	N/A	N/A
500-750	450	212	260 +/-	815	N/A
750-1000	600	212	260 +/-	815	Possible
1000-1250	750	212	260 +/-	815	Possible
1250-1500	900	212	260 +/-	815	Possible

**Jackpot Ranch is utilizing open vacant farm field as additional on-site parking with an addition 815 parking spaces**

**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. In addition the property was posted with the meeting information.  
The meeting was held March 18, 2014 at Jackpot Ranch located at 2050 Reservation Loop Rd. from 5:00 pm to 6:00 pm., a staff were staff members was present. There were 10 neighbors who attended the meeting.  
The following is a summary of questions and answers: See Summary Statement included in the packet pages, 1-6.
- 45 letters were mailed to properties within 300' of the subject parcel on March 13, 2014. This letter advised the neighbors of the Planning & Zoning Commission and the Town Council meeting times and dates.

**Agencies were notified. The responses are as follows:**

**Mr. Moore has address the Agency Concerns in the attached Summary Statement pages, 7 – 8.**

**Town of Camp Verde Building Official –**

- As a condition of the Use Permit approval the Octagon building which has been converted from a single family residence to a meeting and reception area be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed, along with a list of all contractor, including Registrar of Contractors license numbers who performed the conversion work.
- As a condition of the Use Permit approval the garage which has been converted from a utility building into a commercial kitchen be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed, along with a list of all contractors, including Registrar of Contractors license numbers who performed the conversion work.
- As a condition of the Use Permit approval the existing tree house be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed.
- Building Department would recommend that a specific time limit be placed on the above three items. The buildings will not be issued a Certificate of Occupancy from the Building Department until the above three items are complete.
- A Soils report will be required for the Octagon building and the Commercial Kitchen building.
- As a condition of the Use Permit approval the proposed building for the Western Town be properly permitted prior to their construction and placement.
- Special inspections may be required and will be determined during the plan reviews.

### Town of Camp Verde Community Development Director –

- Per Part Six, Section 601, Items C. a-c, of the Planning and Zoning Ordinance, the following criteria re provided guidelines in determining full approval, partial approval or denial of a proposed Use Permit:

#### C. Use Permit Approvals

Use Permits are provided to ensure the orderly use of land in conformance with the General Plan and applicable Town standards where uses are proposed that may require special limitations or conditions to provide compatibility with other uses. The application for Use Permit approval is applicable to those uses that are specifically listed as "Uses and Structures Subject to Use Permit" in each Zoning Use District in Part Two Section 203.

##### 1. Review and Approval

- a. Use Permits will be granted only upon a finding by the Council that the use covered by the permit, the manner of its conduct, and any structure which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in conformity with any conditions, requirements, or standards prescribed by the Town Code or Council.
- b. Use Permits may contain specific limitations on the scope, nature and duration of the use, as deemed proper in accordance with the following criteria:
  - 1) Any significant increase in vehicular or pedestrian traffic;
  - 2) Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
  - 3) Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with goals, objectives or policies of the General Plan;
  - 4) Compatibility with existing surrounding structures and uses; and
  - 5) Adequate control of disruptive behavior both inside or outside the premises, which may create a nuisance to the surrounding area or general public.
- c. The burden of proof for satisfying the above requirements shall rest with the applicant. A refusal of a Use Permit shall not be interpreted as the denial of right, conditional or otherwise.

### Town of Camp Verde Town Engineer –

- Recommends approval of application.

### Town of Camp Verde Marshal-

- Pellet Gun Shooting Gallery: No violation of Town Cod prohibiting this type of activity, based on the description of the layout, supervision and location on the property. Town of Camp Verde Town Code 11-1-9 Discharge of Air or Spring weapons which States: "It is unlawful for any person to recklessly discharge any spring or air gun within the Town". The key here is "recklessly" so this code would not come into play reference the shooting gallery.
- Charitable and Civic Events: I found no Town Code prohibiting this type of activity, however, I did notice that there could be up to 2500 visitors at any given time. I did not read anything regarding alcohol being served. In the event alcohol is served, the "Special Event Permitting Process and Handbook" States:  
It is your responsibility to provide adequate security for your event. The Type and location of the event, presence of alcoholic beverages, crowd size, and other factors determine the amount and type of security that you are required to have.  
In conclusion, my only recommendation would be to consider off duty officers if alcohol is served at events. If alcohol is not served at the event, a substantial amount of visitors was anticipated, I would recommend either off duty officers or private security officers be hired to assist with traffic control and crowd control.

### Camp Verde Fire District –

- The octagon building will be required to be issued a Certificate of Occupancy prior to commercial use.
- It is highly recommended that Jackpot Ranch acquire emergency medical service standby for events of 1,000 persons or more. Camp Verde Fire District reserves the right to require emergency medical service standby for certain events to be held on the property.

### Yavapai County Flood –

- This project is impacted by the FEMA-designated floodplain and floodway of the Verde River. The proposed Western Town, Cottonwood Gulch, appears to be located fully within the floodway. The proposed structures in the floodway do not appear to meet the criteria for RV, or moveable structure (which would only be typically granted a temporary permit in any regard) and would therefore need to be permitted as permanent structures. All structures proposed within the floodway must meet Yavapai County floodway design and standards, which

can be quite stringent. Elevation Certificated and/or development permits are required for all work within a regulated flood hazard area. The Flood Control District recommends that the applicant consider alternatives to the proposed work/construction within the floodway.

### Yavapai County Environmental Services –

- Has no comment or concern.

#### Yavapai-Apache Nation-

- Horseback trail rides: The Nation wants to make clear that its Tribal Council has previously determined that the proposed horseback trail rides along the Verde River on Yavapai-Apache Reservation property will not be permitted. While Jackpot Ranch, in conjunction with Western Destinations, did submit a proposal to the Nation for trail rides, the Nation has rejected the proposal. The Nation respectfully requests that any reference to trail rides on the Nation's lands be removed from the permit application.
- Helicopter landing and Take-off Point: Jackpot Ranch proposed establishing a "Helicopter Landing and take-off point for approved. The nation believes that establishing a helipad at Jackpot Ranch would produce excessive noise and result in a nuisance for surrounding residential property owners. The Nation has 151 residential home near Jackpot Ranch within the Middle Verde community. Any helicopter landings and take-offs at the Ranch, even beyond the 500 foot radius cited in the Permit Application, would produce high levels of noise throughout the day and would be disturbing to the community residents. A helipad in the middle of a residential community is simply not a compatible use and should not be permitted. The Nation requests that the proposed helipad be rejected by the Town of Camp Verde as an incompatible use.

#### Rainbow Acres-

- Helicopter Pad: Rainbow Acres does not object to a helipad being constructed so long as (a) the flight path does not come over Rainbow Acres property; (b) flights are limited to a reasonable number per month (at the neighborhood meeting on March 18, Jackpot's representatives indicated that they would be agreeable to two or three per month – Rainbow Acres would like to see a "hard" number in place); (c) flights to be restricted as to time of day (i.e., no sooner than 8 am and no later than 4 pm). The Jackpot Ranch representatives sufficiently answered our questions in this regard at the March 18<sup>th</sup> neighborhood meeting. We believe they would agree to the above.
- Alcohol service: We were satisfied with Shorty's response at the March 18<sup>th</sup> neighborhood meeting as to the requirements for certified bar tenders, security personnel, secured storage, etc. with regard to serving alcohol at Jackpot Ranch events.
- 10:00 pm curfew: We were also satisfied that Jackpot would strictly adhere to a 10:00 pm curfew for all its events.
- With the comments above being given consideration, Rainbow Acres believes that Jackpot Ranch's application is a fair one and has no objection the Permit being issued.

#### APS-

- No Response

#### CenturyLink-

- No Response

***The Shuster Foundation requests conditional approval of the above uses for the entire 72.12 acres, and is requesting the Use Permit be in perpetuity.***

***Required findings by the Commission & Council per Part 6, Section 601, item C of the Planning & Zoning Ordinance:***

### C. Use Permit Approvals

Use Permits are provided to ensure the orderly use of land in conformance with the General Plan and applicable Town standards where uses are proposed that may require special limitations or conditions to provide compatibility with other uses. The application for Use Permit approval is applicable to those uses that are specifically listed as "Uses and Structures Subject to Use Permit" in each Zoning Use District in Part Two Section 203.

#### 2. Review and Approval

- a. Use Permits will be granted only upon a finding by the Council that the use covered by the permit, the manner of its conduct, and any structure which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in conformity with any conditions, requirements, or standards prescribed by the Town Code or Council.
- d. Use Permits may contain specific limitations on the scope, nature and duration of the use, as deemed proper in accordance with the following criteria:
  - 1) Any significant increase in vehicular or pedestrian traffic;
  - 2) Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
  - 3) Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with goals, objectives or policies of the General Plan;
  - 4) Compatibility with existing surrounding structures and uses; and
  - 5) Adequate control of disruptive behavior both inside or outside the premises, which may create a nuisance to the surrounding area or general public.
- e. The burden of proof for satisfying the above requirements shall rest with the applicant. A refusal of a Use Permit shall not be interpreted as the denial of right, conditional or otherwise.
- f. Where an application involves a definite development scheme, the applicant must submit a layout and landscape plan, building elevations and other pertinent data as may be requested, and the Council may condition the Use Permit to fully carry out the provisions and intent of the Zoning Ordinance.

#### **Recommended Motion:**

A Motion to recommend approval (or denial) to Council on Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch on the following parcels: 403-17-006K 64.75 acres and 403-18-001H 2.43 acres and 403-18-107C 4.94 acres for a total of 72.12 acres.

The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel, Corporate, Spiritual and Governmental retreats; Group activities which would include Weddings, Family Gatherings, Group Picnics, Equestrian Events, Charitable & Civic Events, Ice Skating Rink, Mobile Western Town, Helicopter Landing and Take-Off point located at 2025 W. Reservation Loop Rd. Meeting Facility with Kitchen & Outdoor Assembly Area located at 1879 W. Cimarron Dr. This Use Permit is in perpetuity. Any changes to these uses must come before the Planning & Zoning Commission and Town Council for approval.



## RESOLUTION 2009-771

**A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 2009-02, FOR PARCEL 403-17-006K TO ALLOW THE FOR THE FOLLOWING PRIVATE GROUP ACTIVITIES TO BE CONDUCTED ON THE 64.75 ACRES OF JACKPOT RANCH CURRENTLY ZONED RCU-2A:**

- 1. CORPORATE, SPIRITIAL AND GOVERNMENTAL RETREATS;**
- 2. HORSE MOTEL WITH BED & BREAKFAST AVAILABILITY FOR OWNERS;**
- 3. OTHER MISCELLANEOUS GROUP ACTIVITIES THAT WOULD INCLUDE WEDDINGS, FAMILY REUNIONS, GROUP PICNICS, YOUTH RETREATS, CHARITABLE & CIVIC EVENTS AND HORSEMANSHIP CLINICS.**

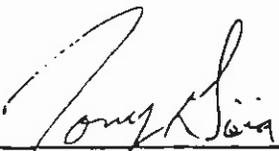
**THE LOCATION OF THE RANCH IS AT 2025 W. RESERVATION LOOP ROAD.**

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 approval of Use Permit 2009-02 was filed by Mr. Bill Moore, agent, for Shuster Foundation, owners of Jackpot Ranch.
  - B. The request was reviewed by the Planning and Zoning Commission on May 7, 2009 and by the Common Council on May 27, 2009 in public hearings that were advertised and posted according to state law.
  - C. A neighborhood meeting was held April 21, 2009 by the applicant to provide for citizen review pursuant to ARS § 9-462.03 and as required by Town of Camp Verde Ordinance Section 113.
  - D. The purpose of the Use Permit is to allow the Jackpot Ranch to conduct various private group events as stated above on parcel 403-17-006K located on Reservation Loop Road.
  - E. The proposed 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 use 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 use will be in conformity to the conditions, requirements and standards of the Town Code.

- II. The Common Council of the Town of Camp Verde hereby approves UP 2009-02 for a period of five (5) years for the purpose of allowing Jackpot Ranch to conduct various private group activities on parcel 403-17-006K with the following stipulations:
1. All events are to end by 10:00 PM.
  2. Four (4) large events of 300 people (maximum) are allowed per year with an unlimited amount of events allowed for 150 people or less.
  3. Notification will be made to the neighbors, Community Development Department and the Marshal's Office with the dates and times for any activity or event that will have amplified sound or more than 200 participants.
  4. The sound from amplified music must be minimized utilizing all of the following methods: A. Decibel Monitoring; B. Deflection of sound through the use of barriers; C. Aligning speakers in a location that would direct the sound away from the closest neighbors.
  5. The building for the proposed Horse Motel and 2<sup>nd</sup> story Bed & Breakfast accommodations for the owners must be modified to meet Commercial Group R1 (hotel) Building Code Standards and any other applicable regulations before the proposed use may be initiated.
  6. A minimum of (4) handicap spaces must be provided for in the total parking areas with one of those spaces to be van accessible and each handicap parking space is to be marked with a handicap sign.
  7. All nonconforming outdoor lighting is to be extinguished between 12AM and sunrise by an automatic shut off device per Section 120 L.2. of the Planning and Zoning Ordinance.
  8. All building modifications must be permitted, completed and a Certificate of Compliance and Business License issued by the Town before any of the approved activities may be conducted in the modified facilities.
  9. This permit will be for a period of five years and can be considered for renewal.

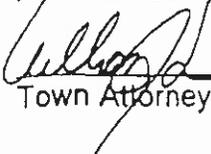
**PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL  
OF THE TOWN OF CAMP VERDE, ARIZONA ON May 27, 2009.**

  
\_\_\_\_\_  
Tony Gioia, Mayor

Date: 5/29/09

Attest:   
\_\_\_\_\_  
Deborah Barber, Town Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Town Attorney



# Land Use

Project #: 20140060

## Application Form

CASE: 14-08

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: JACKPOT RANCH

Please print or type legibly

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

Owner Name: SHUSTER FOUNDATION, LTD. Applicant Name: Bill Moore  
 Address: 2200 N. CENTRAL, #205 Address: 2200 N. CENTRAL AVE, #205  
 City: PHOENIX State: AZ Zip: 85004 City: PHX State: AZ Zip: 85004  
 Phone: 602 253-1812 Phone: 602 677-5572 cell  
 E-mail: bmoorephx@aol.com E-Mail: bmoorephx@aol.com

4. Property Description:

Parcel Number 403-18-004+107C Acres: 724/- AC (3 parcels)

Address or Location: 2025 Reservation Loop Rd, 1879C on corner PRNE

Existing Zoning: RLU-2A Existing Use: house motel, retreats + group activities

Proposed Zoning: RLU-2A Proposed Use: "see attached"

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

To add additional uses to existing uses.  
To add 1879 Cimarron to use permit

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: Sen Shuster Date: \_\_\_\_\_ 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: Sen Moore Date: 2/18/14



## Directions to Property

Assessor's Parcel Number 403-17-006 K / 403-18-001 H / 403-18-105

Applicants Name Garry J Shuster

Property Address 2025 Reservation Loop Rd, 1879 Cimmavon

Directions To Property:

**Physical Address:** 2025 Reservation Loop Road, Camp Verde, AZ 86322



**Directions:** From Phoenix, exit Northbound I-17 at Exit 289 in Camp Verde, head left (Northerly) on Middle Verde Rd for 1.1 miles, turn left on Verde River Ln, then 1st right onto Reservation Loop Rd. Follow this road for 1/4 mile to ranch.



Date: February 21, 2014

To: Town of Camp Verde  
Community Development Department  
473 S. Main Street, Ste 108  
Camp Verde, AZ 86322

From: Jackpot Ranch  
Corporate Office  
2200 N. Central Ave, Ste 205  
Phoenix, AZ 85004  
(602) 253-1812  
*(this document prepared by Bill Moore)*

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### LETTER OF INTENT

Use Permit #2009-771 Renewal  
2025 Reservation Loop Road, Camp Verde

Shuster Foundation, Ltd. desires to apply for a new Use Permit, to add two parcels immediately adjacent to Jackpot Ranch, effectively increasing the size and configuration of the Jackpot Ranch as follows:

64.5 acres +/-	403-17-006K	Existing Ranch Property
2.43 acres +/-	403-18-001H	Octagon Bldg & Kitchen
<u>4.94 acres +/-</u>	403-18-107C	Vacant Land
71.87 acres +/-	TOTAL	

The existing Use Permit 2009-771 approves the use of the 64.5 acre Jackpot Ranch for the following private group activities (1 thru 3) with certain stipulations as shown on the existing Use Permit 2009-771.

1. CORPORATE, SPIRITUAL AND GOVERNMENTAL OVERNIGHT RETREATS;
2. HORSE MOTEL WITH OVERNIGHT STAY AVAILABILITY FOR OWNERS;
3. MISCELLANEOUS GROUP ACTIVITIES THAT WOULD INCLUDE WEDDINGS, FAMILY REUNIONS, GROUP PICNICS, YOUTH RETREATS, HORSEMANSHIP CLINICS, AND CHARITABLE & CIVIC EVENTS

In addition to obtaining a renewal of the formerly approved private group activities shown above, it is our desire to obtain approval to host/operate the following (ADDITIONAL) private group activities:

4. A MOBILE WESTERN TOWN (including the facilities and activities detailed later in this document);
5. OCTAGON BUILDING TO BE USED AS A MEETING FACILITY, KITCHEN AND OUTDOOR ASSEMBLY AREA.
6. HELICOPTER LANDING AND TAKE-OFF POINT

As stated previously, Shuster Foundation hereby requests conditional approval of the following facilities and uses for the entire 71.87 acre, three (3) parcel property known as Jackpot Ranch:

1. CORPORATE, YOUTH, SPIRITUAL & GOVT RETREATS: Overnight retreats (mostly weekends) scheduled on a limited basis based upon seasonal weather and scheduling from other activities. Overnight groups are limited in size to approximately 30 participants due to the sleeping capacity of the existing facilities. Our detailed Use Application to be filled out by all group applicants enables us to screen and eliminate questionable activities and/or groups. Most activities of this type of event are quite passive – such as prayer walks, meditation, team building activities and meetings.
2. HORSE MOTEL WITH OVERNIGHT STAY AVAILABILITY FOR OWNERS: Primarily involves renting out our 2 bedroom Homestead House to travelers and making our pastures and/or existing horse stalls available for their horses. On rare occasion, a group of horse travelers may visit requiring usage of the 14 room bunkhouse for sleeping arrangements. Generally, this service involves no more than a few guests on the ranch at a time.
3. MISCELLANEOUS INDIVIDUAL AND GROUP ACTIVITIES THAT WOULD INCLUDE WEDDINGS, FAMILY GATHERINGS, GROUP PICNICS, EQUESTRIAN EVENTS, CHARITABLE & CIVIC EVENTS AND ICE SKATING RINK:
  - A. WEDDINGS – The average wedding size hosted at the ranch is between 75 and 125 guests. Our weddings and receptions are held exclusively outdoors primarily on Saturday afternoons and evenings. Most of our outdoor facilities are located near the center of the property away from the neighbors. We have hosted approximately 15 weddings in the past few years with no problems reported. We would like to be able offer the Cimarron Octagon building as an alternative in the event of last minute inclement weather. Often, the wedding party and/or family and guests will rent the Bunkhouse for overnight stays during the wedding weekend.
  - B. FAMILY GATHERINGS – Various family groups and friends rent the overnight facilities at the ranch for a weekend or more and often use the ranch as a central location to visit the regional attractions. These groups are limited to approximately 40 participants due to availability of sleeping quarters.
  - C. GROUP PICNICS – Various groups and/or individuals may rent the ranch's outdoor facilities on a daily basis for varied sized picnics, birthday celebrations and other miscellaneous outdoor gatherings

- D. **EQUESTRIAN EVENTS** – Horsemanship Clinics and other equestrian related events may be scheduled on a periodic basis at the ranch and at the ranch's covered arena. Potential events include:
1. *Riding exhibitions* scheduled on a weekly (or bi-weekly basis during high season) basis which will include rotating entertainment; such as, Indian dancers, gun spinners, and bullwhip artists, etc. The riding exhibition will also include activities; such as, bull riding, barrel racing and mutton busting performed by professional riders.
  2. *Cowboy Classes* scheduled on a periodic basis which will include novice hands-on training from start to finish of the basics of horsemanship along with an opportunity to ride a horse in designated areas of the ranch
  3. *Horsemanship Clinics* which are potentially geared to more accomplished riders and could be multi-day training sessions.
- E. **CHARITABLE & CIVIC EVENTS** – These type of events have the potential to be larger events that are more likely to be held on a daily basis but also may occur over a series of days, such as a three day weekend. They would be characterized as events that are generally fund-raisers or events that are for the benefit of the community. Following is the proposed maximum amount of guests and events that would be considered per year.

**CHARITABLE & CIVIC EVENT\* TABLE**

MAXIMUM # OF VISITORS ON GROUNDS AT ANY ONE TIME	MAXIMUM VISITORS PER DAY	MAXIMUM FREQUENCY OF EVENTS PER YEAR
500	500	2
750	750	1
1000	1000	1
1500	2500	2

\*AN EVENT THAT IS EXPECTED TO DRAW MORE THAN 300 PEOPLE

The following table lists the available parking available to the ranch for various event sizes.

**PARKING TABLE**

DAILY VISITORS TO RANCH	MAXIMUM ESTIMATED # OF VEHICLES	ON-SITE PARKING (INCL 10 HANDICAP)	OFF-SITE PARKING	ON-SITE TEMPORARY PARKING	SHUTTLE SERVICE
0 – 250	150	212	N/A	N/A	N/A
250 – 500	300	212	N/A	N/A	N/A
500 – 750	450	212	260 +/-	815	N/A
750 – 1000	600	212	260 +/-	815	POSSIBLE
1000 – 1250	750	212	260 +/-	815	POSSIBLE
1250 – 1500	900	212	260 +/-	815	POSSIBLE

Service will be provided to shuttle handicapped individuals from off-site and temporary pasture parking to event locations.

4. A MOBILE WESTERN TOWN: A mobile western town ("Cottonwood Gulch") will be setup at the southern end of the property near the Verde River. The western town will consist of structures that will be similar to movie set style buildings with false fronts. The structures will either be mounted on trailers or capable of being removed within a matter of hours. The following structures and/or activities are planned for the western town:
  - A. *Horseback trail rides* on tribal land along the Verde River (subject to approval from the Yavapai Apache Nation)
  - B. *A pellet gun shooting gallery* that will be approximately 45' in length by 16' wide and will be used to offer guests an opportunity to experience a taste of the West. The pellet guns to be used are extremely quiet and neighbor friendly. The gallery will be properly supervised by staff and will be offered only to our private guests. The outside walls will likely be constructed of 8" x 8" railroad ties. Two layers of straw bales also line the backstop and sides of the catch area. Open roof is designed with deflection plates to force any rounds not hitting targets back to the ground. Catch area is also surrounded by a natural berm and range is below grade on catch end, creating a very safe and quiet environment.
  - C. *Cantina* will be designed as an open meeting place. The Cantina will resemble an early 1900's Spanish style hacienda that the roof has come off over time. The cantina will have a 40' x 20' courtyard out front. The walls of the Cantina are constructed of concrete footers with 10' foam walls. The concrete footer will be relieved to allow water to pass through without restriction.
  - D. *Pony Express Depot* will be an approximate 16' long x 10' high false front façade that hides some cowboy games and creates a safe backstop for activities such as a tomahawk toss and horseshoe hang. The wall will be created in sections and mounted to posts and will have the ability to be taken down and moved quickly.
  - E. *Cottonwood Gulch Jail* will be a three sided façade offering guests a photo opportunity by allowing them to go around to the open backside and stick their heads through a bungee bar window or do a full length picture in front of the jailhouse. It will also have the ability to be taken down and moved quickly.
  - F. *Livery Stable* is an approximately 20' x 12' single-sided façade and is a visual backdrop to compliment entertainers; such as, trick roper, bullwhip artist, and gun spinner. It serves as a photo opportunity and will be constructed of recycle barn wood. The wall will be created in sections and mounted to posts and will have the ability to be taken down and moved quickly.
  - G. *Blacksmith Shop* is an approximate 8' x 8' structure immediately next to the Livery but not attached. Construction will be pressure treated lumber posts for roof supports and corrugated metal for two walls surrounding the forge and chimney with spark arrestor. Other two walls are open. On occasion this will be hosted by a working blacksmith to entertain guests. Fire is enclosed in a forge pit constructed of natural rock and a metal fire box.

- H. *Pavilion* will be an open sided single pitch roof structure approximately 20' x 30' that will utilize large pipe roof supports and uprights and a wooden plank floor. It will offer protection from the elements for varied uses; such as a small gathering place or as a picnic or dining area.
  - I. *Existing Tree House* is a multi-level platform that will be made available to guests for recreation and sight-seeing.
  - J. *Tack Shed* will be a small pre-constructed portable building used to store horse tack and supplies such as shoes, etc. It will be made of wood and purchased locally. It will be easy to empty and move if needed.
  - K. *Catering Trailer* will serve as our Cowboy Kitchen serving meals to guests.
  - L. *Restrooms* – the existing bathroom will be available along with a potential mobile bathroom trailer fully self enclosed.
  - M. *Mineshaft with gold panning* will offer guests an opportunity to venture into an old shaft as it starts at ground level and gradually takes you below grade. Interior walls are exposed beams and form resembling rocky mine walls. Guests can only enter about 8 feet before experiencing the Great Cave-In of 1912.
5. OCTAGON BUILDING TO BE USED AS A MEETING FACILITY, KITCHEN AND OUTDOOR ASSEMBLY AREA: The former two-story residence will be transformed to a meeting and reception area with a kitchen in the former garage. The name "Conference Center" is somewhat of a misnomer, since a conference center implies very large groups. It is our intent to make the building available for meetings of not more than 120 people and the outdoor reception area available for gatherings of not more than 200 people. There will be NO offsite parking in the neighborhood. All parking will be limited to existing parking facilities at the ranch. All sound, noise & hours of use restrictions of our current use permit will be strictly followed. The property may also be used as an accessory or complementary structure in conjunction with other approved uses.
6. HELICOPTER LANDING AND TAKE-OFF POINT: The ranch would like to provide a location for a helicopter landing and takeoff point for periodic and limited use. The helicopter would land in a designated location somewhere in the front grassy area which will greatly reduce any potential dust dispersal from the helicopter blades. The location would be a minimum of 500' from any neighboring properties. The flight path would be to the north of the property away from any densely situated neighbors.

Restroom/Sanitary Facilities - In addition to existing/permanent restroom facilities, additional portable toilets will be provided at the rate of one per 50 expected guests for all events with expected attendance of more than 150 guests.

Applicant submits this Letter of Intent with the suggestion of being subject to the following stipulations which were on the original Use Permit with the exception of changes to number 2 & 3 below:

- (1) All events are to end by 10:00pm.
- (2) Up to Six (6) large events (defined as 300 people or more) are allowed per year with an unlimited amount of events allowed for 150 people or less.

- (3) Notification will be made to the neighbors, Community Development Department and the Marshal's Office with the dates and times for any activity or event that will have more than 300 participants.
- (4) The sound from amplified music must be minimized utilizing all of the following methods: A. Decibel Monitoring; B. Deflection of sound through the use of barriers; C. Aligning speakers in a location that would direct the sound away from the closest neighbors.
- (5) All building modifications must be permitted, completed and a Certificate of Compliance issued by the Town before any of the approved activities may be conducted in new or modified facilities.



**TOWN OF CAMP VERDE**  
 Community Development Department  
 473 S. Main Street, Suite 108  
 Camp Verde, AZ 86322  
 (928) 554-0050 • Fax (928) 567-7401  
 Website: www.campverde.az.gov

*Designation of Agent  
 Property Development*

Parcel Number: 403-17-0066 Date: 2/18/14  
403-18-0014-107C  
 Owner: Shuster Foundation  
 Address: 2200 N. Central Ave, Ste 205, Phx AZ 85004  
 Phone: ( ) 602 253-1812 E-mail: gmooreplx@aol.com

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and

WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections,

NOW THEREFORE, the undersigned owner hereby designates Bill Moore  
 \_\_\_\_\_, whose address is: 2200 N. Central Ave #205, Phx AZ 85004  
 as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue to 11/15, 200\_\_, or the application process is complete, whichever is later, or as may be earlier revoked in writing.

SHUSTER FOUNDATION, LTD.  
AN ARIZONA CORPORATION  
 \_\_\_\_\_  
Garry Shuster, Owners (s)  
GARRY SHUSTER, President

# Affidavit

BILL MOORE, <sup>403-18-001H</sup>  
I authorized rep <sup>403-18-107C</sup> owner of parcel 403-18-006K have notified my neighbors within 300' of my residence, by sending letters on 2/7/14 to notify them of the neighborhood meeting that I conducted on the 18 day of MARCH 2014.

I posted my property with meeting date and time on the 27 day of FEBRUARY 2014.

I BILL MOORE rep owner of parcel (see above) 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 18 day of MARCH 2014.

Summary Statement:

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If Summary statement is too long, attach a copy. ✓

State of Arizona}

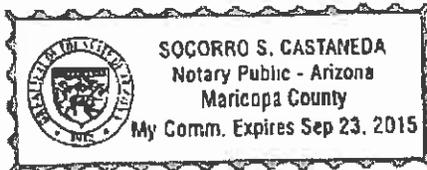
County of Yavapai}

[Signature]  
Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 21<sup>ST</sup> day of MARCH 2014

[Signature]  
Signature of Notary





## SUMMARY STATEMENT

### USE PERMIT – NEIGHBORHOOD MEETING

#### Notification to Affected Parties

A meeting was scheduled for 5:00 pm at the Jackpot Ranch located at 2025 Reservation Loop Road, Camp Verde, AZ 86322 on Tuesday, March 18, 2014.

A "Notice of Public Meeting", attached hereto as Exhibit "A" was prepared and distributed in the following manner. 24" x 36" notices were posted on 2/27/14 at the main entrance to the ranch and in front of the property located on Cimarron Drive. Pictures of the Notice have been submitted previously to the Town of Camp Verde. The notice was also mailed on February 25, 2014 and subsequently remailed a couple days later (due to an error found in notice) to all property owners within 300' of the subject property in accordance with the latest available tax records (said mailing list provided by Town of Camp Verde staff – thank you).

#### Neighborhood Meeting

Representatives of Applicant present at meeting:

Bill Moore, as authorized representative of Shuster Foundation; Shortie Graham, Ranch Manager; Debra Allenbaugh; and Mike Brown and Tim McDowell of Western Destinations

Jenna Owens and Mike Jenkins of the Town of Camp Verde were also in attendance.

All guests (a total of 10 were asked to sign the Guest List, attached hereto as Exhibit "B").

Jenna Owens started the meeting off with an explanation of the purpose of the meeting. Bill Moore verbally provided a brief summary of the ranch and its current Use Permit Status. Poster boards were placed around the meeting area with various pictures and a summary of the ranch's existing and new (applied for) activities. Mr. Moore presented a brief summary of the applied for activities. At several points during the entire presentation, Mr. Moore indicated to the attendees that the meeting was not being recorded and that no notes were being taken. It was made absolutely clear that if anyone had input/questions/concerns that they wanted on the record and to be forward on to the Town of Camp Verde there was a stack of Comment/Question sheets that they were required to submit. At the intended end of the presentation, the original expectation was to allow the attendees to mill around the poster boards and ask questions of the ranch representatives in attendance. However, it was clear that the attendees preferred

to have an open session of question & answer for all in attendance, so that they could all hear their neighbors concerns and questions and at the same time hear the responses from the Ranch representatives. Approximately 20 minutes was spent answering various questions about ranch operations and addressing concerns brought up by neighbors. This was followed by a time when many of the guests milled around looked at the posters and talked to many of the Jackpot Ranch representatives.

### **Public Feedback**

Only two Comment/Question forms were submitted at the meeting, which are enclosed herewith.

Linda Prince indicated that she had general concerns about noise, traffic, smell & (decreased) property value. She indicated that her questions and had been answered giving her a clearer view of the proposed changes. She further indicates that she is still concerned about large events and helicopter access.

Mike Kowalski of Rainbow Acres indicated that he had concerns about 1) the frequency (days, times, number per day, etc) that any helicopter will be landing and taking off, 2) is alcohol served?, and 3) is the 10pm curfew strictly enforced. He indicated that he was pleased with the responses to each question. Mike Brown explained that the ranch is able to instruct the pilots to follow a flight path which affects the least neighbors, that the pilots can change the angle of the props to substantially reduce the noise, and that the vast majority of any landings/takeoffs would be mid to late afternoon. Shortie Graham and Bill Moore explained that alcohol is consumed at certain events subject to liquor license requirements, along with the many restrictions of how the alcohol is distributed and supervised. Shortie Graham confirmed that the 10pm sound curfew is strictly enforced.

It is possible, that affected parties that were unable to attend the meeting may contact Bill Moore by phone subsequent to the preparation of this report and prior to the P&Z Commission meeting. Any concerns that are presented to Mr. Moore will be forwarded to the Town of Camp Verde staf prior to the P&Z meeting and/or presented to the commission at the P&Z meeting.

Dated this 20<sup>th</sup> day of March, 2014

---

Bill Moore, Authorized Representative

**Comment/Question:** PLEASE - <sup>CONCERN ABOUT</sup> ~~TRAFFIC~~  
noise, traffic, noise & property values.

**Response from JR Representative:** \_\_\_\_\_  
ALL of questions were addressed giving me a clear  
view of the proposed changes

**Additional Comments:** STILL CONCERNED ABOUT  
LARGE EVENTS & HELICOPTER ACCESS.

**Submitted by:**  
  
**Signature**  
LINDA PRINCE  
**Printed Name**  
300-9030  
**Contact Info**  
3-18-11  
**Date**

**Comment/Question:** Frequency (Days, times,  
Number per day, etc.) that any helicopters will  
be landing and taking off  
 - Alcohol served?  
 - 10pm curfew strictly enforced?

**Response from JR Representative:** \_\_\_\_\_

I am pleased w/ their responses to each issue.  
 - Flight path / frequency / afternoon times  
 - Alcohol under control  
 - Curfew starts @ 9:45pm.

**Additional Comments:** \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Submitted by:**



**Signature**  
Mike Kowalski

**Printed Name**  
929-567-5231

**Contact Info**  
3/18/14

**Date**

## EXHIBIT "A"

REVISED NOTICE -- PLEASE NOTE CORRECT ADDRESS IN RED BELOW

# NOTICE OF PUBLIC MEETING

- Date:** Tuesday, March 18, 2014 at 5:00 pm
- Location:** Jackpot Ranch (at Bunkhouse -- first large green building as you enter)  
2025 Reservation Loop Road  
Camp Verde, AZ 86322 (Use the furthest west gated entrance)
- Purpose:** Provide a venue for neighbors and area residents to discuss and exchange information regarding plans of the Jackpot Ranch to renew and expand its Use Permit with the Town of Camp Verde.
- Summary:** Shuster Foundation, Ltd., on behalf of the Jackpot Ranch has submitted an application to the Town of Camp Verde for a USE PERMIT. The Use Permit request includes the following:
- 1) **ADD TWO PARCELS TO JACKPOT RANCH** - Add 1879 W. Cimarron Drive (403-18-001H 2.43ac and 403-18-107C 4.94ac) to existing ranch.
  - 2) **CORPORATE, YOUTH, SPIRITUAL & GOVT RETREATS**
  - 3) **HORSE HOTEL W/ OVERNIGHT STAY AVAILABILITY FOR HORSE OWNERS**
  - 4) **MISC INDIVIDUAL AND GROUP ACTIVITIES THAT WOULD INCLUDE WEDDINGS, FAMILY GATHERINGS, GROUP PICNICS, EQUESTRIAN EVENTS, AND CHARITABLE CIVIC EVENTS**
  - 5) **MOBILE WESTERN TOWN** - A western town constructed at southern end of property with movie set style buildings with false fronts and request for activities; such as trail rides, pellet gun shooting gallery, cantina, cowboy games, jail for photo ops, blacksmith, livery stable used for entertainers, pavilion, treehouse, tack shed, catering trailer, restroom trailer, mineshaft with gold panning.
  - 6) **OCTAGON BUILDING TO BE USED AS A MEETING FACILITY, KITCHEN AND OUTDOOR ASSEMBLY AREA**
  - 7) **HELICOPTER LANDING AND TAKE-OFF POINT** - In the large front grassy area near the pond for occasional use by helicopter tour company.

All interested individuals are welcome to attend. Representatives of the Jackpot Ranch will be available to more thoroughly present the proposed uses and will also be available to address any questions or concerns. The results and comments from this meeting will be relayed to the Town of Camp Verde.

If you are unable to attend the meeting and have questions or comments that you would like on the record, you may contact Bill Moore of Jackpot Ranch at (602) 253-1812 or at bmoorephx@aol.com.

Refreshments will be served.

EXHIBIT "B"

Neighborhood Meeting  
at Jackpot Ranch  
on 3/18/11

NAME	ADDRESS OR CONTACT INFO
SKA Gals	12700 CINDY BELL BLVD
...	...
...	...
...	...
Mike Kowalski	... (Rainbow Acres)
...	...
...	...
...	...

at jackpot/ranch 49600.com

**EXHIBIT "C"****Applicant's Response to Critical Issues raised by comments sent to the Town of Camp Verde and some issues raised at the meeting:**

- 1) Helicopter Landings/Takeoffs – We understand that there is fear from the neighbors regarding the disruption from frequent helicopter landings at the ranch. Since the time of our application, we are now aware of helicopter tour flights at the Cliff Castle Casino. It is our current intention to use that as our primary helicopter tour source. In spite of this, we would still like to seek permission for extremely limited helicopter landings and takeoffs at the ranch. We would like the possibility on rare occasions to land perhaps a police, fire or military helicopter as part of an event, or in an instance to accommodate and/or impress a VIP or VIP small group. We would like to propose a cap of 12 landings per year.
- 2) Horseback trail rides on tribal land – The Yavapai Apache Nation has rejected our proposal to allow horseback trail rides on reservation property along the Verde River, which we understand and will honor. However, we still seek approval to host and/or organize regional trail rides in the region on lands designated and approved for such use. We would also not want to close the door entirely on the possibility of future horseback rides along the Verde River, in the event that such permission could be obtained in the future, either through a partnership or through paying for horse services to the tribe or it's authorized agents in the future. Times, situations, leaders, needs, desires change over the years and if a door re-opens in the future we would like the opportunity to pursue trail rides along the river or on tribal land.
- 3) Security at events – In the event of alcohol service at an event, we are aware of the requirement to obtain approval of a Security Plan from the Marshall and we agree to abide by said requirements.
- 4) Comments and Conditions from Robert Foreman in Memo dated 3/3/14 – We understand and agree to the conditions as proposed by Mr. Foreman. However, we would request that if any time limits are placed that they be reasonable and provide enough time to complete the projects. Delays and problems inevitably occur and we do not have unlimited individuals and resources tackle too many projects on too many fronts.

- 5) Floodway concerns – The Yavapai County Hydrologist has indicated that the mobile western town appears to be located within the Verde River floodway. We understand that significant hurdles and approvals must be obtained. We agree to go through the process to seek approvals, which may involve changes to the shape and nature of the proposed structures and activities. It also may involve moving some or all of the structures outside of the floodway. It may involve us scrapping all plans for any structures as requested due to cost or governmental restrictions. In spite of this, we would still like to obtain approval for the structures and activities as submitted in our application. However, if we have to essentially scrap our current plans, we would seek (at a minimum) approval for the following basic activities to occur area down by the river (with or without any new structures): a) campfire (subject to county/town burn restrictions, b) cowboy activities and games, c) an area to picnic or eat meals likely on picnic tables, and d) non-amplified entertainment (i.e. acoustic guitar).
- 6) Noise from events – We do expect that on limited occasions there will be sound that carries into the surrounding neighborhood. However, we will attempt mitigate the disturbances to neighbors by aiming speakers away from neighboring residences, perform decibel monitoring and following all required sound curfews.

# TOWN OF CAMP VERDE



## Memorandum

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**To: Mike Jenkins, Community Development Director**

**Cc: Kendall Welch, Permit Technician**

**Kristi Gagnon, Camp Verde Fire Marshal**

**Jenna Owens, Assistant Planner**

**From: Robert Foreman, Building Official**

**Date: March 3, 2014**

**Re: Development Review (Use Permit) Jackpot Ranch, Project #20140060**

---

Building Department has the following comments on the use permit application. These comments are preliminary in nature only, and are subject to change.

- As a condition of the use permit approval the Octagon building which has been converted from a single family residence to a meeting and reception area be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed., along with a list of all contractors, including Register of Contractors license numbers who performed the conversion work.
- As a condition of the use permit approval the garage which has been converted from a utility building into a commercial kitchen be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed, along with a list of all contractors, including Register of Contractors license numbers who performed the conversion work.
- As a condition of the use permit approval the existing tree house be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed.
- Building Department would recommend that a specific time limit be placed on the above three items. The buildings will not be issued a Certificate of Occupancy from the Building Department until the above three items are completed.
- A soils report will be required for the Octagon building and the commercial kitchen building.
- As a condition of the use permit approval the proposed buildings for the Western Town be properly permitted prior to their construction and placement.

- Special inspections may be required and will be determined during the plan reviews.



Robert L. Foreman  
Building Official  
Town of Camp Verde  
473 S. Main St. Ste 108  
928-567-8514 ext 112  
[Robert.foreman@campverde.az.gov](mailto:Robert.foreman@campverde.az.gov)

## Jenna Owens

---

**From:** Ron Long  
**Sent:** Saturday, March 08, 2014 10:08 AM  
**To:** Jenna Owens  
**Cc:** Mike Jenkins  
**Subject:** PW Engineering Comments for Jackpot Ranch Use Permit Application.

I have reviewed the application for Use Permit 20140060 for the Jackpot Ranch; submitted by Bill Moore for the Shuster Foundation on Parcels 403-17-006K, 403-18-001H, & 403-18-107C, and have the following minor comment.

### Comments

1. The applicants total acreage calculation of 71.87 acres is incorrect; according to Yavapai County GIS; Parcel 403-17-006K is 64.75 acres not 64.5 as shown in the applicant's Letter of Intent that accompanied the application form.

The applicants math error is minor and has been correctly noted by staff in the Project Description, therefore I recommend approval of this application.

Ron Long, P.E.  
Public Works Director  
Town of Camp Verde  
395 S. Main Street  
Camp Verde, AZ 86322  
Office: (928) 554-0821  
Ron.Long@campverde.az.gov

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Furthermore, to ensure compliance with the Open Meeting Law, Council or Board / Commission / Committee members who are recipients of this message should not forward it to other members of the Council or Board / Commission / Committee of the Town of Camp Verde. Council Members or Board / Commission / Committee members may reply to a staff member regarding this message, but they should not send a copy of a reply to other Council or Board / Commission / Committee members.

Please consider our environment before printing this email. 



## Town of Camp Verde Memorandum

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**To:** Jenna Owens, Assistant Planner  
**From:** Nancy Gardner, Town Marshal  
**Date:** March 17, 2014  
**Re:** Application Review Project 20140060

---

I have reviewed the application for the proposed additional use of the 72.12 acre parcel for Jack Pot Ranch. The only areas I felt it necessary to address pertain to:

**Pellet Gun Shooting Gallery:** I found no violation of town code prohibiting this type of activity, based on the description of the layout, supervision and location on the property.

*Town of Camp Verde Town Code 11-1-9 Discharge of Air or Spring weapons which states: "It is unlawful for any person to recklessly discharge any spring or air gun within the Town". Maybe the key here is "recklessly" so this code would not come into play reference the shooting gallery.*

**Charitable and Civic Events:** I found no town code prohibiting this type of activity, however, I did notice that there could be up to 2500 visitors at a given time. I did not read anything regarding alcohol being served. In the event alcohol is served, The "Special Event Permitting Process and Handbook" states:

*It is your responsibility to provide adequate security for your event. The type and location of the event, presence of alcoholic beverages, crowd size, and other factors determine the amount and type of security that you are required to have. If your event is held on Town property and it includes the sale and consumption of alcohol, CVMO officers must be present during the hours that alcohol is served. CVMO will review your application and determine the number of officers that are required. The Town will provide CVMO Officers at no cost to the promoter for the following events only: Fort Verde Days, Corn Crowdad Festival, and the Pecan, Wine and Antique Festival. All other events that are held within the Town limits and that sell and/or consume alcohol require off-duty officers or a Security Plan that has been approved by the Marshal. The promoter must pay the fees for the off-duty officers at least 30 days in advance of the event. Off-duty officer fees are \$50.00 per hour, with a minimum of two officers per event.*

In conclusion, my only recommendation would be to consider off duty officers if alcohol is served at events. If alcohol is not served at the event yet, a substantial amount of visitors was anticipated I would recommend either off duty officers or a private security officers be hired to assist with traffic control and crowd control.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Gardner". The signature is fluid and cursive, with the first name "Nancy" being more prominent than the last name "Gardner".

Nancy Gardner  
Town Marshal  
(928) 554-8301

## Camp Verde Fire District

26 B Salt Mine Road Phone: 928.567.9401  
P.O. Box 386 Fax: 928.567.2444  
Camp Verde, Arizona 86322 www.campverdefire.org



March 19, 2014

### USE PERMIT APPLICATION COMMENTS

*This review is based on: 2003 International Fire Code and 2006 International Building Code.*

#### PROJECT

**JACKPOT RANCH USE PERMIT  
2025 RESERVATION LOOP RD.  
CAMP VERDE, AZ 86322**

#### CONTACT

**BILL MOORE  
602-677-5572**

1. The octagon building will be required to be issued a Certificate of Occupancy prior to commercial use.
2. It is highly recommended that Jackpot Ranch acquire emergency medical service standby for events of 1,000 persons or more. Camp Verde Fire District reserves the right to require emergency medical service standby for certain events to be held on the property.

**PLANS ARE APPROVED.** Failure to identify a code violation during this process of the plan review **DOES NOT** give the permit applicant the right nor authority to violate the code. **The final installation and construction must be in accordance with the code.**

Please feel free to contact me at (928) 567-940 ext 105, should you have any questions.

Sincerely,

Kristi Gagnon  
Fire Marshal

## Jenna Owens

---

**From:** Vickie Lewis <Vickie.Lewis@yavapai.us>  
**Sent:** Monday, March 03, 2014 3:59 PM  
**To:** Jenna Owens  
**Subject:** RE: Project 20140060 Use Permit

Jenna,  
Yavapai County Flood Control comments are:

This project is impacted by the FEMA-designated floodplain and floodway of the Verde River. The proposed Western town, Cottonwood Gulch, appears to be located fully within the floodway. The proposed structures in the floodway do not appear to meet the criteria for an RV, or moveable structure (which would only be typically granted a temporary permit in any regard) and would therefore need to be permitted as permanent structures. All structures proposed within the floodway must meet Yavapai County floodway design and standards, which can be quite stringent. Elevation Certificates and/or development permits are required for all work within a regulated flood hazard area. The Flood Control District recommends that the applicant consider alternatives to the proposed work/construction within the floodway.

*Vickie Lewis*  
*Hydrologist*  
*Yavapai County Flood Control*  
*(928) 649-6222*

**From:** Jenna Owens [mailto:Jenna.Owens@campverde.az.gov]  
**Sent:** Monday, March 03, 2014 1:05 PM  
**To:** Vickie Lewis  
**Subject:** RE: Project 20140060 Use Permit

Hi Vickie,  
I enjoyed talking to you and please feel free to call me anytime should you have any questions on my projects. Have a great rest of the day! Jenna

**From:** Vickie Lewis [mailto:Vickie.Lewis@yavapai.us]  
**Sent:** Monday, March 03, 2014 11:58 AM  
**To:** Jenna Owens  
**Subject:** Project 20140060 Use Permit

Good morning, Jenna

This project will involve comments and probably my attendance at any meetings. Are you planning any Pre-Code meeting prior to the Planning & Zoning Commission Meeting on April 3? Approximately 1/2 of this parcel is within the floodway of the Verde River, with the most southern ¼ of it being within the floodway. They are proposing several structures that will additional requirements. I will email you with comments once I meet with my supervisor to discuss.

Let me know if you have questions. Thank you.

Vickie Lewis  
Hydrologist  
Yavapai County Flood Control  
(928) 649-6222

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Please consider our environment before printing this email. ♻️

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***Hours of operations for all Town offices are Monday - Thursday 7 am to 5 pm and Friday 7 am to 11 am.***

**TOWN OF CAMP VERDE  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
APPLICATION REVIEW FORM**

**DATE: February 27, 2014**

**TO:**

- |   |   |
|---|---|
| <input type="checkbox"/> Town Engineer                                    | <input type="checkbox"/> ADOT   |
| <input type="checkbox"/> Park and Recreation Department                   | <input type="checkbox"/> Camp Verde Water District                          |
| <input type="checkbox"/> Community Development Dir.                       | <input type="checkbox"/> Camp Verde Sanitary District                       |
| <input type="checkbox"/> Building Official                                | <input type="checkbox"/> Verde Lakes Water District                         |
| <input type="checkbox"/> Fire Department                                  | <input type="checkbox"/> Marshal's Department                               |
| <input type="checkbox"/> Verde Valley Fire Department                     | <input type="checkbox"/> School District                                    |
| <input type="checkbox"/> Yavapai County Planning                          | <input type="checkbox"/> U.S Forest Service                                 |
| <input type="checkbox"/> Yavapai County Flood Control                     | <input type="checkbox"/> City of Cottonwood Planning                        |
| <input checked="" type="checkbox"/> Yavapai County Development Services - | <input type="checkbox"/> Other _____  |
|   | <input type="checkbox"/> Project Review:<br>Contact Agent, Owner & Engineer |

**FROM:**

Name: Jenna Owens Position: Asst. Planner  
Town of Camp Verde  
473 S. Main Street Suite 109 • Camp Verde, AZ 86322  
Tel. (928) 567-8513 • Fax (928) 567-7401  
E-mail: [jenna.owens@campverde.az.gov](mailto:jenna.owens@campverde.az.gov)

**Application Type: Use Permit**  
**Project Number: 20140060**

**Description of Project:**

Public Hearing & Discussion & Possible recommendation to Council on Use Permit 20140060, an application submitted by Mr. Bill Moore, agent for the Shuster Foundation, owner of Jackpot Ranch on parcel 403-17-006K 64.75 acres and 403-18-001H 2.43 acres and 403-18-107C 4.94 acres for a total of 72.12 acres owned by the Shuster Foundation.

The following proposed uses are for the entire 72.12 acres incorporating all three parcels: Horse Motel, Corporate, Spiritual and Governmental retreats; Group activities which would include Weddings, Family Gatherings, Group Picnics, Equestrian Events, Charitable & Civic Events, Ice Skating Rink, Mobile Western Town, Helicopter Landing and Take-Off point and Meeting Facility with Kitchen & Outdoor Assembly Area. Location is 2025 W. Reservation Loop Rd.

A copy of the proposed project is attached and has been forwarded to you for your review and comment. **PLEASE RESPOND NO LATER THAN March 14, 2014** The Planning & Zoning Commission meeting is tentatively scheduled for 04-03-2014 and Town Council meeting is tentatively scheduled for 04-23-2014.

Please e-mail, fax or mail us your comments. If you have no comment, please notify us that you have "no comment".

Should you have any questions or concerns, please contact us at (928) 554-0053

*EU has no comment or concern  
Thank You!*



# YAVAPAI-APACHE NATION ADMINISTRATION

---

Phone: (928) 567-3649

Fax: (928) 567- 3994

March 14, 2014

Town of Camp Verde  
Community Development Department  
Attn: Jenna Owens – Planning Division  
473 S. Main Street, Suite 109  
Camp Verde, AZ 86322

Re: Jackpot Ranch – Use Permit Application 21040060

Dear Ms. Owens:

The Yavapai-Apache Nation (“Nation”) appreciates the opportunity to review and comment on the above referenced application submitted by Jackpot Ranch for a Land Use Permit. The Nation has two comments, both of which relate to the new “additional” activities that the Ranch proposes.

## COMMENT 1

Section: **4. A MOBILE WESTERN TOWN: A. “Horseback trail rides on tribal land along the Verde River (subject to approval from the Yavapai-Apache Nation)”**

The Nation wants to make clear that its Tribal Council has previously determined that the proposed horseback trail rides along the Verde River on Yavapai-Apache Reservation property will not be permitted. While Jackpot Ranch, in conjunction with Western Destinations, did submit a proposal to the Nation for trail rides, the Nation has rejected the proposal. The Nation respectfully request that any reference to trail rides on the Nation’s lands be removed from the permit application.

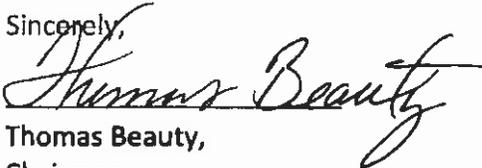
## COMMENT 2

Section: **6. HELICOPTER LANDING AND TAKE-OFF POINT:** Jackpot Ranch proposes establishing a “helicopter landing and takeoff point for periodic and limited use.” The Yavapai-Apache Nation objects to this additional new use and request that it not be approved. The Nation

believes that establishing a helipad at Jackpot Ranch would produce excessive noise and result in a nuisance for surrounding residential property owners. The Nation has 151 residential homes near Jackpot Ranch within the Middle Verde community. Any helicopter landings and takeoffs at the Ranch, even beyond the 500 foot radius cited in the Permit Application, would produce high levels of noise throughout the day and would be disturbing to community residents. A helipad in the middle of a residential community is simply not a compatible use and should not be permitted. The Nation requests that the proposed helipad be rejected by the Town of Camp Verde as an incompatible use.

Should you have any questions about the comments of the Nation concerning the Jackpot Ranch Land Use Permit Application, please feel free to contact my office.

Sincerely,

A handwritten signature in cursive script that reads "Thomas Beauty". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Thomas Beauty,  
Chairman

CC:

Tribal Council  
Attorney General

## Jenna Owens

---

**From:** Mike Kowalski <mike@rainbowacres.com>  
**Sent:** Wednesday, March 19, 2014 4:32 PM  
**To:** Jenna Owens  
**Cc:** Kevin Jones; Chris Roush; David Perkins; Gary Wagner; Paul Higgins  
**Subject:** Jackpot Ranch Application for Use Permit, Project No 20140060

Hi Jenna,

It was a pleasure seeing you at the March 18 meeting at Jackpot Ranch.

First and foremost, please provide the time for the April 3 P&Z meeting and the April 23 Council meeting.

Rainbow Acres has the following comments regarding Jackpot Ranch's application for its Use Permit:

1. Helicopter Pad—Rainbow Acres does not object to a helipad being constructed so long as (a) the flight path does not come over Rainbow Acres property; (b) flights are limited to a reasonable number per month (at the meeting on March 18, Jackpot's representatives indicated that they would be agreeable to two or three per month—Rainbow Acres would like to see a "hard" number in place); (c) flights be restricted as to time of day (i.e., no sooner than 8am and no later than 4pm). The Jackpot Ranch representatives sufficiently answered our questions in this regard at the March 18 meeting. We believe they would agree to the above.
2. Alcohol service—We were satisfied with Shorty's response at the March 18 meeting as to the requirements for certified bar tenders, security personnel, secured storage, etc. with regard to serving alcohol at Jackpot Ranch events.
3. 10:00pm curfew—We were also satisfied that Jackpot would strictly adhere to a 10:00pm curfew for all its events.

With the comments above being given consideration, Rainbow Acres believes that Jackpot Ranch's application is a fair one and has no objection to the Permit being issued.

**Mike Kowalski**

**Director of Ranch Operations and Staff Development**

www.rainbowacres.com

928-567-5231



**"Never discourage anyone who is continually making progress, no matter how slow." Plato**

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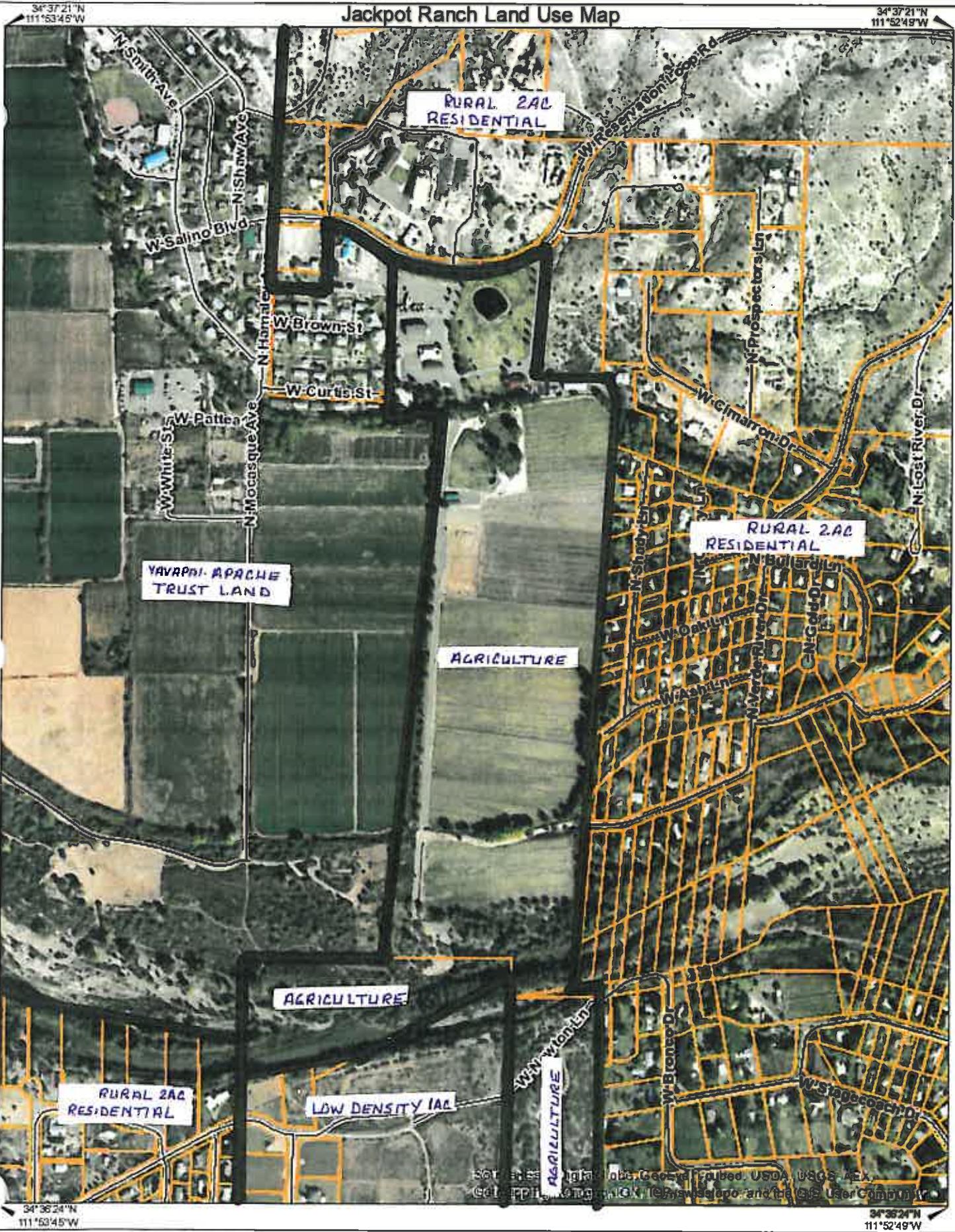
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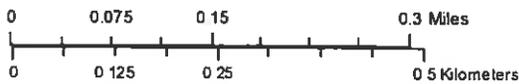
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# Jackpot Ranch Land Use Map



**Disclaimer:**  
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