

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 NOVEMBER 06, 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:**
October 09, 2014 General Plan Work Session
October 23, 2014 General Plan Work Session
 - b. **Set Next Meeting, Date and Time:**
As Needed
5. **Call to the Public for Items not on the Agenda**
(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)
6. **Public Hearing, Discussion and possible Recommendation to Council on GPA 2014-0244 an application submitted by Mr. Scott Simonton, aka Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a minor General Plan Amendment to go from PAD to Commercial for approximately 21.87 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.**
 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 and possible Recommendation (or denial) to Council on ZMC 2011-0245 an application submitted by Mr. Scott Simonton, aka Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a Zoning Map Change to go from PAD to C2 District (Commercial: General sales and services) for approximately 21.9 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.**

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

8. **Public Hearing, Discussion and possible Recommendation of approval (or denial) to Council on Use Permit 20140272, an application submitted by Steve and Mariys parks, owners of Crazy K RV park, located on parcels 403-19-009, 9.26 acres and 404-17-027b, 8.37 acres. The following proposed uses are for 36 RV spaces, 12 RV spaces not to exceed a maximum 15 RV's located in row 4 for RV storage only with no electrical, propane, or sewer hook-ups allowed. Conversion of an existing clubhouse, with retail sales for RV supplies, to a residence; a pool and laundry room, conversion of an existing storage building into an office/check-in, convert current office to storage and construction of a new Clubhouse with retail store for RV supplies. Use Permit requested with no time limit. This property is located at 2075 N. Arena del Loma.**

1. Staff Presentation

2. **Declare PUBLIC HEARING OPEN**
Call for APPLICANT'S STATEMENT
Call for COMMENT FROM OTHER PERSONS (either in favor or against)
Call for APPLICANT'S REBUTTAL (if appropriate)
3. **Declare PUBLIC HEARING CLOSED**
Call for Commission DISCUSSION (may ask questions of applicant)
Call for STAFFCOMMENTS
Call for MOTION
Call for DISCUSSION OF MOTION
Call for QUESTION
ANNOUNCE ACTION TAKEN with Findings of Fact

There will be no Public input on the following items:

9. **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.
10. **Staff Comments**
11. **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: J. Quinn Date/Time: 10-30-14 2:00PM

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

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

MINUTES – DRAFT
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY OCTOBER 09, 2014
6:00 PM

1. Call to Order

Chairman Davis called the meeting to order at 6:00 pm.

2. Roll Call

Chairman Davis, Vice Chairman Norton, Commissioners Blue, Burnside, Freeman, Hisrich and Parrish.

Also present: Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, and Recording Secretary Marie Moore.

3. Pledge of Allegiance

Commissioner Norton led the pledge.

4. Consent Agenda - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

a. Approval of Minutes:

September 11, 2014 General Plan Work Session

September 25, 2014 General Plan Work Session

b. Set Next Meeting, Date and Time:

October 23, 2014 General Plan Work Session

November 06, 2014 General Plan Work Session

On a motion by Hisrich, seconded by Freeman, commission unanimously approved the consent agenda.

5. Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for the 260 East Character Area.

The public is encouraged to give input. Staff: Michael Jenkins

Commissioner Burnside pointed out a boundary issue on Quarterhorse Lane. After further discussion from the commission, it was determined that a new map would be created to correctly reflect the written description of the area. It was decided to move the southern boundary to the north right-of-way like above Quarterhorse Lane and Grippen Ln. Consensus from the commission to add the terms "M1 and PM" to the second bullet point of the Density and Non-Residential Districts column under the Preferred non-residential zoning districts and to strike the third and fourth bullet points.

Visions/Goals:
(for discussion)

- A. Goal: Retain the existing natural, open hillsides, vegetation and habitats to preserve the rural character of the area.

Implementation Strategy:

1. Preserve dedicated open space areas in their natural state.
2. Enforce current setback, height and buffer guidelines to maintain scenic view corridors.
3. Minimize grading and re-contouring to preserve the natural character of the hills and minimize the removal of significant vegetation.

Commissioner Burnside indicated that the Town does not have control over retaining and preserving the rural character area due to the fact that the Forest Service owns the property and, therefore; the Town does not have the capability to follow through with Goal A. Commissioner Norton agreed that the Town doesn't have control to dictate or determine the outcome of the Forest Service land, but as done previously with the Pecan Lane Character Area, it is just a Vision/Goal for the Forest Service to take into consideration and doesn't feel there is anything incorrect in the verbiage.

Commissioner Hisrich also indicated that the verbiage used has been repeated in several Character Area's under the same circumstances.

Burnside requested the word "preserve" be replaced.

Jenkins addressed the commission and discussed a possible Arizona Revised Statute that pertains to zoning with the sale/swap of Forest Service property to private property, therefore, making this statement pertinent to include.

Norton indicated that the community plan does have an impact on surrounding public lands. Kathy Davis offered public input and addressed the importance of the Town officials remaining in contact with the Forest Service and the community's desires for the land. Norton indicated he liked Goal A, but was not opposed to Burnside's request in replacing the word "preserve" with "Preservation".

Kathy Davis requested including an implementation strategy to read:

Collaborate with the U.S. Forest Service to maintain natural open space area.

After further discussion, it is the consensus of the commission to modify Goal A and implementation strategies to read:

Encourage the preservation of natural, open hillsides, vegetation and habitats to retain the rural character of the area.

1. Encourage the preservation of open space areas.
2. Maintain current setback, height and buffer guidelines for scenic view corridors.
3. Discourage grading and re-contouring that does not preserve the natural character of the hills and minimize the removal of significant vegetation.

- B. Goal: Retain rural character while encouraging existing and new non-residential development.
(for discussion)

Implementation Strategy:

1. Locate more intense commercial and industrial uses adjacent to SR 260 in the current commercially zoned area.
2. Limit other light commercial non-residential uses to small neighborhood retail and service uses.
3. Where residential development occurs, encourage low density rural developments.
4. Ensure new structures are compatible and scaled to compliment the character of the existing community.

Commissioner Norton requested removing the term "more intense" from the first implementation strategy. Commissioner Burnside discouraged the term "Limit other" in the second implementation strategy.

Commissioner Hisrich indicated his disapproval of the entire second strategy.

After further discussion from the commission regarding merging and removing strategies, it is the consensus of the commission to modify Goal B and implementation strategies to read:

Encourage retaining rural character while encouraging existing and new non-residential development.

1. Encourage locating more intense commercial and industrial uses adjacent to SR 260 in the current commercially zoned area.
2. Remove entirely.
3. Remove entirely.
4. Encourage new commercial structures to be compatible with the character of the existing community.

Commission briefly discussed the Proposed "Gateway" Language for consideration. Kathy Davis and Tom Pitts both addressed the commission. Davis indicated that the "gateway" is more than an entrance into town and Tom indicated that people traveling through the area do not know where the actual town is located and requests the consideration of more signage to encourage people to visit.

Commissioner Burnside mentioned this item was not on the agenda and should not be discussed.

Chairman Davis informed the Commission that this goal would be discussed at the next meeting as an agenda item and would be modified to meet the needs of all Character areas.

6. Adjournment

On a motion by Burnside, seconded by Parrish, the meeting adjourned at 7:47 pm.

Chairman B.J. Davis

Michael Jenkins Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 9th day of October, 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2014.

Marie Moore, Recording Secretary

MINUTES - DRAFT
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS STE. 106 – 473 S. Main Street
THURSDAY OCTOBER 23, 2014
6:00 PM

1. Call to Order

Chairman Davis called the meeting to order at 6:00pm.

2. Roll Call

Chairman Davis, Vice Chairman Norton, Commissioners Blue, Freeman and Parrish. Commissioner Burnside and Commissioner Hisrich are absent.

Also present is Community Development Director Michael Jenkins, Assistant Planner Jenna Owens, and Recording Secretary Kendall Welch.

3. Pledge of Allegiance

The pledge was led by Chairman Davis.

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:

November 06, 2014 Regular Session

There were no actions taken on this item.

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

Chairman Davis asked Community Development Director Michael Jenkins to read the draft Goals and Implementation Strategies for the Downtown Character Area as proposed by the General Plan Update Land Use Sub-Committee.

Goal A:

Chairman Davis recommended the third implementation strategy under Goal A be revised to read: 3. Encourage small town village uses to provide local services and products such as small markets, dry cleaners, bakeries, florists, coffee shops, or sit down restaurants.

Commissioner Freeman asked for clarification on implementation strategies numbers two and five, questioning the similarities and asking if both items were needed. Community Development Director Michael Jenkins clarified that implementation strategy number two was geared toward encouraging multi-modal connections between individual subdivisions, while implementation strategy five was more of a bigger picture, general recommendation. Land Use Sub-Committee member Kathy Davis agreed with Jenkins. Chairman Davis clarified that the term walkability takes things such as existing trails into account as a transportation option. Vice Chairman Norton also agreed with Jenkins and Davis stating that one is for development and the other covers everything else in broad general terms.

Council Member Brad Gordon asked how implementation strategy number six would be handled, for example retroactively. Community Development Director Michael Jenkins clarified that this implementation strategy would be applied by discouraging the use of outdoor storage when an applicant applied for items such as a zone change, etc.

Commissioner Blue reminded the Commission that the current Planning and Zoning Ordinance already contains screening requirements for outdoor storage and cautioned against adding additional language that could potentially cause a conflict. Land Use Sub-Committee member Tony Gioia stated he felt the proposed wording in the implementation strategy aligns with the ordinance, and did not feel it undermined the current Planning and Zoning Ordinance in any way. Chairman Davis recommended implementation strategy number six be revised to read: 6. Discourage the use of unscreened outdoor storage.

Hearing no objections to the recommendations suggested for Goal A the Commission had a consensus and moved on Goal B:

Goal B:

Vice Chairman Norton asked for clarification on the word "apps" as used in implementation strategy one, and questioned if that fell under the Town's jurisdiction. Council Member Bruce George added that Town Council has been looking into QR Codes for the Town as a means to identify important/historical features within the Town. George also added there had been some concern expressed that the addition of QR Codes might interfere with existing IT infrastructure and that the idea is still in a very rough draft stage.

Land Use Sub-Committee Member Kathy Davis recommended implementation one read: 1. Develop information sources such as visitor centers, signs, kiosks and apps to promote recreational activities, agri-tourism and historic sites in the Downtown Character Area and Town wide. Davis also suggested this implementation strategy could be used in all Character Areas. Chairman Davis asked staff to also look into and perhaps suggest better terminology to replace the word "apps".

Chairman Davis recommended implementation strategy number two read: 2. Encourage the design of pedestrian and biking trail system connecting all historic sites including those in the Downtown Character Area.

Commissioner Freeman recommended implementation strategy number three read: 3. Encourage and support open space along with developing trails and recreational access points between Downtown and Verde River. Land Use Sub-Committee Member Tony Gioia disagreed with the recommendation and suggested encourage and support be replaced with encourage and maintain. Commissioner Blue recommended encourage and support be changed to just read encourage. Vice Chairman Norton agreed with Commissioner Blue. Implementation strategy number three should be revised to read: 3. Encourage open space along with developing trails and recreational access points between Downtown and the Verde River.

Commissioner Freeman recommended implementation strategy number four read: 4. Promote outdoor public areas to support community and cultural activities such as open air plazas for public events such as: farmer's markets, craft fairs, and outdoor performances. Land Use Sub-Committee Member Tony Gioia disagreed. Commissioner Blue agreed with Commissioner Freeman's original recommendation. Land Use Sub-Committee Member Kathy Davis suggested to use the words, maintain and promote. Chairman Davis questioned if the Commission really needed to use the word maintain, or if the Commission considered maintaining to mean continuing on. Commissioner Freeman voiced concerns over nitpicking terminology on a wish list item.

Hearing no objections to the recommendations suggested for Goal B the Commission moved on to Goal C.

Goal C:

Chairman Davis clarified the main goal had been based on discussion of differences between Character Areas.

Land Use Sub-Committee Member Kathy Davis recommended implementation strategy number two read: 2. Encourage all new development to provide pedestrian and multi-modal pathways within the development with connectivity to Downtown and open space. Davis also added that encouraging this will help match existing trail systems with future systems in order to connect different Character Areas across Town, for future use, expansion and continuity.

Hearing no objections to the recommendations for Goal C the Commission had a consensus.

6. Discussion, Public Input and Commission Consensus on proposed Goals and Implementation Strategies for Gateway entrances into Town.

The public is encouraged to give input. Staff: Michael Jenkins

Chairman Davis requested this item be continued at the next meeting where he hopes all Commission members will be present for the discussion. Commissioners are all in favor of this request.

7. Adjournment

Assistant Planner Jenna Owens reminded the Commission that there will be a regular P&Z Commission meeting on November 6th, 2014.

A motion to adjourn the meeting was made by Commissioner Blue and seconded by Chairman Davis. The meeting was adjourned at 6:33pm.

Chairman BJ Davis

Community Development Director Michael Jenkins

CERTIFICATION

I hereby certify that the foregoing minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the General Plan Update Work Session of the Planning and Zoning Commission of the Town of Camp Verde, Arizona, held on October 23rd, 2014. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2014.

Kendall Welch, Recording Secretary



Town of Camp Verde

Exhibit A - Agenda Item Submission Form - Section I

Meeting Date: November 06, 2014 Planning & Zoning Commission

- Consent Agenda* *Decision Agenda*
 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 and possible recommendation to Council on GPA 20140244 an application submitted by Mr. Scott Simonton, owner of SImonton Ranch 1, LLC owner of parcel 403-23-104F requesting a Minor General Plan Amendment to go from Residential High Density 11 units per acre maximum, to Commercial for approximately 21.9 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.

(This property will not have an address assigned until a building permit application has been submitted)

List Attached Documents:

Application, Directions to Property, Letter of Intent, Neighborhood meeting summary, Site Plan, Vicinity Map, Land Use Map and Zoning Map of Adjacent properties.

Estimated Presentation Time: 20 min.

Estimated Discussion Time: 30 min.

Reviews Completed by:

Department Head: Michael Jenkins

Town Attorney Comments:

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

Town of Camp Verde: 11-06-2014 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:

The subject property currently is undeveloped. This parcel is located on the future extension of Homestead Parkway to the east and consists of approximately 21.87 acres, parcel 403-23-104F. The “mother” parcel is proposed to be split into three parcels, known as parcel A parcel B and parcel C (map is included in the packet) Proposed is the donation of 9.28 acres (parcel A) for a permanent location of the Verde Valley Archeological Center. Immediately to the east (parcel B) the Archeological Center could through donation or grant, purchase the additional 6 acres. Parcel C, which is 6.59 acres is proposed to be a Technology Center with parcels to accommodate several companies.

Per Mr. Simonton’s letter of Intent, the Archeological Center or the Town would be responsible for the extension of Homestead Parkway.

The Archeological Center exhibitions, public theater and a technology center require Commercial Zoning which necessitates a minor General Plan Amendment to go from high density Residential (under an existing PAD) and a portion of the proposed parcel A, which is approximately 4.61 acres with a land use of industrial, to go to a Commercial land use designation.

This amendment will be a minor amendment as the proposed portion to be amended does not fall within the criteria of a Major General Plan amendment which is:

- ***Significant change to the Circulation Element such as but not limited to:***
 1. ***A Change in the functional classification of existing or planned public roadways.***
 2. ***The relocation or displacement of existing or planned public roadways.***
- ***Proposed development uses more than 15 acre feet* of potable** water per year***.***
- ***Any land use amendment contiguous to property previously amended through the minor amendment process.***
- ***Contiguous to a growth area and 100 acres or greater in size***
- ***Not contiguous to a growth area and 25 acres or greater in size.***
- ***Text change in conflict with approved General Plan.***

Impact of Minor General Plan Amendment: (from a portion of Mr. Simonton's letter of intent)

This amendment would meet the goals and needs of the community and furthers both the immediate and long range goals of the Town of Camp Verde in helping to meet its needs.

The Amendment would allow for:

- a. The Archeological Center to establish and build its permanent facility in Camp Verde.**
- b. The Archeological Center to become a significant tourist attraction adding to the Town's appeal as the site of Fort Verde, Montezuma's Castle and other attractions.**
- c. Bring educational opportunities to the town through joint programs with Yavapai College and Northern Arizona University.**
- d. Provide public education opportunities through displays, theater presentations and viewing of ongoing archeological exploration.**
- e. Provide a technology center aimed at attracting businesses and employment opportunities to the Town.**

Simonton Ranch Parcel 403-23-104F is unique as the location of the Archeological Center. In addition to its proximity to the freeway and Highway 260, it is the site of the pit houses and archeological features that are to be preserved. No other archeological museum in the State of Arizona is located on an archeological site itself. This opportunity is unique to this site.

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 Town Engineer – No Comments

Yavapai County Flood – We have no real comments for or issues on the proposed zoning map change for parcel 403-23-104F. The property is not located within a FEMA flood plain. There is a substantial wash that runs from the southwest corner of this parcel that could have drainage implications.

Yavapai County Development Services – No Comment.

Camp Verde Sanitary District – This property is located within the sewer collection system. The property will be required to connect to the sewerage system when structures are built.

Camp Verde Water – We currently do not serve this parcel. We have a twelve inch main located at Homestead Parkway and Davidson Drive. We could serve this parcel with an Advance in Aid Agreement. We have no objection for the approval of these requested changes. We are looking forward to service to this development.

Yavapai County Board of Supervisors – No Comment

Yavapai Co. Planning & Zoning – No Comment

Arizona Department of Water Resources – No Comment

Northern Arizona Council of Governments – No Comment

Yavapai-Apache Tribe – No Comment

Cottonwood City Council – No Comment

- 14 letters were mailed to properties within 300' of the subject parcel on October 16, 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 October 21, 2014 at 473 S. Main St. Suite 109 from 6:00 pm to 7:45 pm., staff members were present. There were 8 neighbors who attended the meeting.

Their concerns were:

- When the proposed project would be built? Ken Zoll responded that ground breaking would be early 2017.
- What type of buffer would be provided between the Commercial and Residential property? Mr. Simonton responded that zoning requires a 25' buffer.
- What kind of buffer would be used? There was discussion regarding the vegetation which exists. Mr. Simonton inquired of the residents if a 50' buffer of natural vegetation would be acceptable.
- Mr. Simonton stated that one of the Pit Houses may be within 50' of the property line. The neighbor stated he does not object to the Archeological Center's development of the site.
- Will the Tech Park only have tech type businesses and not have such businesses such as a Laundromat. Steve Ayers responded that no promises or guarantees can be made. Mr. Simonton reminded the neighbor of his ongoing ownership in surrounding residential properties within Simonton Ranch and that it would not be in the best interest to sell one acre lot to an undesirable business and decrease the value in 200 acres of residential property within Simonton Ranch.

Recommended Motion:

A Motion to recommend approval (or denial) to Council for a minor General Plan Amendment 20140244 an application submitted by Mr. Scott Simonton owner of Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a minor General Plan Amendment to go from Residential High Density 11 units per acre maximum, to Commercial for approximately 21.87 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.



Land Use Application Form

Project #: 2014 0244

CASE: 14-20

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: SIMONTON RANCH PARCEL 1 1300 HOMESTEAD PKWY.
Please print or type legibly

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

Owner Name: SIMONTON RANCH 1, LLC Applicant Name: SIMONTON RANCH 1, LLC
 Address: 310 N. PORTLAND AVENUE Address: SAME
 City: GILBERT State: AZ Zip: 85234 City: _____ State: _____ Zip: _____
 Phone: 480-218-7575 Phone: _____
 E-mail: gssimonton@aol.com E-Mail: _____

4. Property Description: Parcel Number 403-23-104F Acres: 21.87 ACRES
 Address or Location: NORTHEAST OF HOMESTEAD PARKWAY AND DAVIDSON DRIVE
 Existing Zoning: R1-L PAD Existing Use: VACANT LAND
 Proposed Zoning: C-2 Proposed Use: SEE BELOW

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

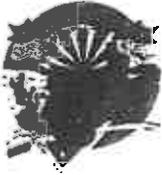
APPROXIMATELY 15.28 ACRES ANTICIPATED TO BE ARCHEOLOGICAL CENTER.
APPROXIMATELY 6.59 ACRES ANTICIPATED TO BE TECHNOLOGY PARK OR
HEAVY OR GENERAL COMMERCIAL USE. PULL OUT OF PAD AND HARD ZONE
6. Certification: FOR THESE USES.

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: _____ Date: 8-18-2014 AND

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

Applicant: _____ Date: 8-18-2014



Directions to Property

Assessor's Parcel Number 403-23-104F

Applicants Name SIMONTON RANCH I, LLC

Property Address VACANT LAND

Directions To Property:

From Town Hall turn left on Main Street and continue to Finnie Flat Rd. West on Finnie Flat Rd. to State Route 260. Turn right, north on State Route 260 to Homestead Pkwy. Turn right on Homestead Pkwy. to the future extension of Homestead Pkwy. to parcel 403-23-104F.

GENERAL PLAN AMENDMENT NARRATIVE

August 18, 2014

PROPERTY

Simonton Ranch Parcel 1 is located on the future extension of Homestead Parkway, Camp Verde, Arizona and consists of approximately 21.87 acres of vacant land identified as Yavapai Tax Parcel 403-23-104F ("Parcel 1"). See attached legal description.

SIMONTON RANCH BACKGROUND

Simonton Ranch is a master planned development originally known as The Homestead at Camp Verde, a Planned Area Development ("PAD"). The PAD consisted of approximately 393 acres approved for a maximum of 800 residential units and 300 multi-family units together with other property uses.

A Development Agreement ("Development Agreement") was recorded in Book 3663 Page 213 of Yavapai County on May 14, 1999. The Development Agreement provided that the Developer's commencement of any part of the PAD Plan would vest the entire PAD Plan. The Parties agreed that amendments to the PAD might be appropriate from time to time and that minor adjustments would be made by administrative amendments to be approved by the Town Planning and Zoning Director without notice or hearing and major amendments would be reviewed by the Planning and Zoning Commission and approved by the Town Council.

Consistent with the Development Agreement, the Developer amended the PAD several times, most recently as of April 26, 2006. At that time responding to requests from the Town, commercial uses along Finnie Flat Road were added to the PAD and approximately 17.35 acres at Homestead Parkway and Davidson Drive were removed from the PAD and hard zoned M-1 Industrial in an effort to create employment opportunities for the Town.

VERDE VALLEY ARCHEOLOGICAL CENTER REQUEST

I was approached by Mr. Ken Zoll, Director of the Verde Valley Archeological Center ("Archeological Center") to allow further exploration of archeological sites on Simonton Ranch, specifically on Parcel 1. In spite of the fact that I along with Harvard Investments had expended approximately \$400,000.00 performing archeological exploration and preservation of artifacts and had cleared the entire PAD for development; Ken and the Archeological Center Board felt archeological education and history could be benefitted by additional exploration of previously found ancient pit sites.

I became aware the Archeological Center was considering several locations on which to permanently locate, some within the Town of Camp Verde and some outside of the Town and understood the Town was anxious to keep the Archeological Center in the Town for many reasons, including tourism. Ken was very convincing and his enthusiasm contagious.

I committed to donate up to 6 acres to the Archeological Center as a permanent home in Camp Verde and afford them the ability to have ongoing educational archeological studies and public demonstrations of pit houses and ongoing archeological work. The Archeological Center then drew a conceptual plan that occupied approximately 15 acres and included the majority of archeological sites on Simonton Ranch. While that far exceeded my offer to them, we were able to develop a mutually agreeable scenario in which I would donate 9.28 acres of land to the Archeological Center and they could through donation or

grant purchase the additional 6 acres. However, the Archeological Center or the Town would be responsible for the extension of Homestead Parkway to the desired site either through grants, donations, or direct investment.

Yavapai College expressed their interest to pursue studies involving the proposed Archeological Center in the attached Letter of Intent. The Archeological Center is also pursuing conversations with NAU and their Anthropology Department.

The Archeological Center exhibitions, public theater, and uses require a minimum of C-2 Commercial – General Sales and Services, which necessitates a minor general plan amendment and is the basis for this request.

TOWN OF CAMP VERDE REQUEST

I met with Mike Jenkins, Steve Ayers, and Jenna Owens of the Town of Camp Verde staff (“Staff”) to discuss the Archeological Center Site rezoning and residential use of the remainder of Parcel 1. Steve explained an opportunity for the Town to attract companies that would benefit from high speed internet services available from Suddenlink broadband cable.

Suddenlink is to provide internet speeds matching any found in the greater Phoenix area to Verde Valley Medical Center. Steve felt that internet capability together with a freeway location and location central to the Verde Valley would be attractive to many companies, including technology companies, and attract much needed employment businesses. He suggested that I make the remainder of Simonton Ranch Parcel 1 available as a technology center rather than a residential use.

The potential uses of a technology center or users of that type of property require a minimum of C-2 Commercial – General Sales and Services, which further necessitates this minor general plan amendment request.

IMPACT OF MINOR GENERAL PLAN AMENDMENT

MEETS GOALS AND NEEDS OF THE COMMUNITY. Referring to the above, this Minor General Plan Amendment (“Amendment”) furthers both the immediate and long range goals of the Town of Camp Verde and helping to meet its needs. The Amendment and zoning change would allow:

- a. The Archeological Center to establish and build its permanent facility in Camp Verde.
- b. The Archeological Center to become a significant tourist attraction adding to the Town’s appeal as the site of Fort Verde, Montezuma’s Castle, and other attractions.
- c. Bring educational opportunities to the town through joint programs with Yavapai College and NAU.
- d. Provide public education opportunities through displays, theater presentations, and viewing of ongoing archeological exploration.
- e. Provide a technology center aimed at attracting businesses and employment opportunities to the Town.

NO ALTERNATIVE AREA. Simonton Ranch is unique as the location of the Archeological Center. In addition to its proximity to the freeway and Highway 260, it is the site of the pit houses and archeological features that are to be preserved. No other archeological museum in the State of Arizona is located on the archeological site itself. This opportunity is unique to this site.

Simonton Ranch Parcel 1 is also in close proximity to the proposed Verde Valley Medical Center that is to locate on Simonton Ranch Parcel 8 and utilize Suddenlink internet services. Extension of those lines must necessarily be in close proximity.

EFFECT ON SURROUNDING PROPERTY. Parcel 1 is bounded on the north by Wood's Ditch and north of Wood's Ditch is vacant land owned by Arizona State Parks designated as open space. It is bounded on the east by the future extension of Homestead Parkway and then by vacant land owned by Summerset at Camp Verde, LLC, an affiliate of Simonton, and is zoned R1L-PAD. It is bounded on the south by vacant land zoned M-1 owned by Simonton Ranch 4, LLC, a Simonton company. It is bounded on the west by 3 properties (4 tax parcels) each with one residential home. The properties range in size from 3.06 acres to 8.02 acres and are accessed by way of Industrial Drive and abut industrial property to the south. There is no connection with or entrance through the Simonton Ranch property. All access to Parcel 1 uses will be by way of Homestead Parkway and is felt to have little impact on the surrounding properties.

SUMMARY AND FORMAL REQUEST

Simonton Ranch 1, LLC, hereby respectfully requests the Town approve a Minor General Plan Amendment for Simonton Ranch Parcel 1 (403-23-104F) to C-2 General Sales and Services.

Sincerely,



G. Scott Simonton, Authorized agent
Simonton Ranch 1, LLC

**GENERAL PLAN AMENDMENT PROJECT 20140244
ZONING MAP CHANGE 20140245**

NEIGHBORHOOD MEETING HELD OCTOBER 21, 2014

Attending: Owner: Scott Simonton

 Town Staff: Steve Ayers
 Mike Jenkins
 Jenna Owens

 Archeological Center: Ken Zoll

 Neighboring Property Owners: Howard Johnston
 Pat Johnston
 Jeff Johnston
 Tom Klucsarits
 Kathleen Klucsarits
 Richard Rodriguez
 Regina Villone
 William Davidson

Scott Simonton, representing Simonton Ranch 1, LLC as owner, presented an overview of Simonton Ranch and identified the property subject of the General Plan Amendment Request and Zoning Map Change Request. He also presented the background and purpose of the requests.

Ken Zoll, Director of the Verde Valley Archeological Center, presented an in depth discussion of the proposed Verde Valley Archeological Center, its mission, and benefits to archeology, education, the community, and to the general public.

Steve Ayers, Camp Verde Economic Development Director, presented the evolution of the portion of the property to be developed as a business technical park. He explained the benefits as far as grants for the extension of Homestead Parkway that would assist the Archeology Center and provide access to the Arizona State Parks and Forest Service land being negotiated to be managed by the Town for a community park that would provide public access to the Verde River. He also addressed the creation of jobs and the opportunity to benefit from Suddenlink extending fiber optic access to the tech park and assist in attracting businesses to the Town.

The meeting was then opened to questions from the neighbors.

Howard Johnston asked about the impact of the proposed projects on his property values.

Without waiting for an answer, he responded that he felt it would increase his property value and he was happy about the project.

Howard Johnston then asked in what year the project would be developed.

Ken Zoll responded that he expected the project to break ground in early 2017 and be completed in early 2018.

Tom Klucsarits stated that he was the most impacted property owner and had concerns about what kind of buffer would be provided between the project and his property as visibility was a concern.

Scott Simonton responded that when commercial property abuts residential property zoning requires a minimum of a 25-foot buffer.

Tom Klucsarits felt that may not be adequate.

William Davidson added that the buffer be a natural buffer.

Scott Simonton asked what type of natural vegetation exists at the present.

Tom Klucsarits stated that it was thick with mesquite trees and he would like them to remain.

Scott Simonton asked if he would be pleased with a 50-foot buffer of natural vegetation as it exists now.

Tom Klucsarits stated that was a generous proposal and that he would not object to the project if there were a requirement of a 50-foot buffer of natural vegetation as it exists now. He would prefer the mesquite trees be left and the brush cleared.

Scott Simonton clarified that one of the pit houses may be within 50 feet of his property line and if so it has to be developed as part of the Archeological Center.

Tom Klucsarits stated that he was confident one of the pit houses is within 50 feet of the property line and that he does not object to the Archeological Center's development of that site.

Scott Simonton addressed Mike Jenkins that the 50-foot setback stipulation would either have to be on the tech park site only or allow for any exception that the Archeological Center may need in the development of its project.

Tom Klucsarits asked if it could be guaranteed that the tech park will have only tech type businesses and not have such businesses as a Laundromat.

Steve Ayers responded that no promises or guarantees can be made.

Scott Simonton reminded him of his ongoing ownership in surrounding residential properties within Simonton Ranch and that it would not be in his best interest to sell one acre lot to an undesirable business and decrease the value in 200 acres of residential property within Simonton Ranch.

William Davidson requested that the 50-foot buffer be extended along the adjacent M-1 property that abuts his property.

Scott Simonton responded that he does not own that property.

With no more questions, the meeting was adjourned.

Submitted,



G. Scott Simonton

DATE: 11/15/2011
 TIME: 10:00 AM
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN

NO.	REVISIONS	DATE	BY
1	ISSUE FOR PERMIT	11/15/2011	J. B. BROWN
2	REVISED PER PERMIT COMMENTS	11/15/2011	J. B. BROWN

GRANITE BASIN
 ENGINEERING, INC.
 1000 N. CENTRAL AVENUE, SUITE 100
 MESA, ARIZONA 85201
 PHONE: 480-988-8888
 FAX: 480-988-8889
 WWW.GRANITEBASIN.COM

SIMONTON RANCH 1 LLC
 210 NORTH FORSTLAND AVENUE
 GILBERT, ARIZONA 85234
GENERAL PLAN AMENDMENT
SIMONTON RANCH 1
SITE PLAN

JOB NO.	DATE	SCALE	STATUS
11000	11/15/2011	AS SHOWN	ISSUED FOR PERMIT

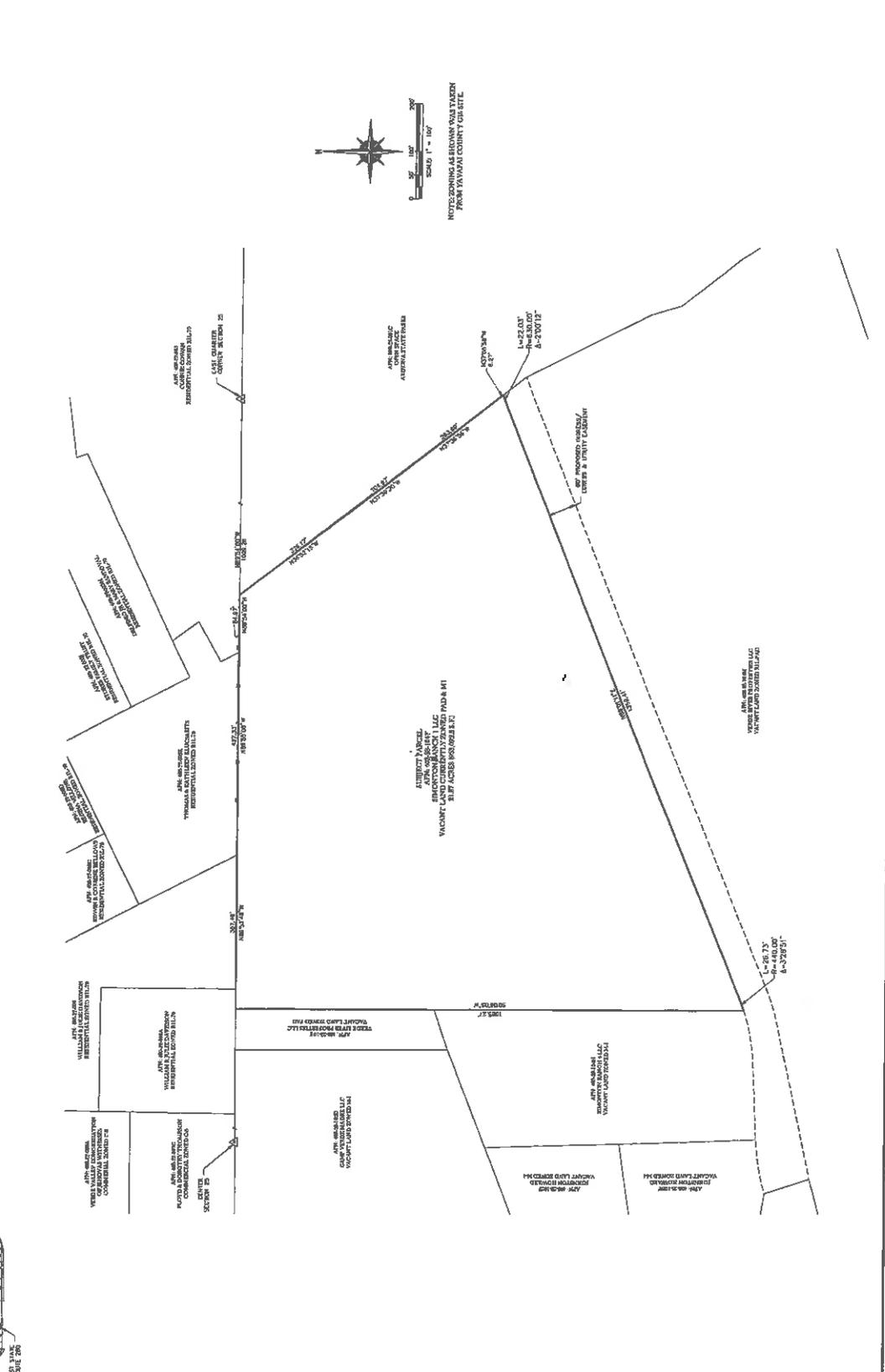
SIMONTON RANCH 1

MINOR GENERAL PLAN AMENDMENT

PARCEL 409-93-104F LYING IN THE SOUTHEAST QUARTER OF SECTION 25 T14N, R4E, GILA & SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA.



VICINITY MAP
 SCALE: 1" = 1/2 MILE



DATE: 11/15/2011
 TIME: 10:00 AM
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN

NO.	REVISIONS	DATE	BY
1	ISSUE FOR PERMIT	11/15/2011	J. B. BROWN
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GENERAL PLAN AMENDMENT
SIMONTON RANCH 1
SITE PLAN

JOB NO.	DATE	SCALE	STATUS
11000	11/15/2011	AS SHOWN	ISSUED FOR PERMIT



VERDE VALLEY ARCHAEOLOGICAL CENTER and MUSEUM
YAVAPAI COLLEGE

Camp Verde, Arizona

Schematic Concept - 21 May 2014



Verde Valley Archaeological Center

- A - Museum and Visitor Center
- B - Offices and Staff Area
- C - Collections Storage Area

Yavapai College

- D - 200 Seat Auditorium
- E - Library and Offices
- F - 4 Classrooms



Town of Camp Verde

Exhibit A - Agenda Item Submission Form - Section I

Meeting Date: November 06, 2014 Planning & Zoning Commission

- Consent Agenda Decision Agenda
- 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 and Possible Recommendation to Council on ZMC 20110245, an application submitted by Mr. Scott Simonton, owner of Simonton Ranch 1, LLC owner of parcel 403-23-104F requesting a Zoning Map Change to go from PAD, approximately 17.26 acres & M1, approximately 4.61 acres, to zoning of C2 (Commercial: General sales and services) for approximately 21.87 acres located on parcel 403-23-104F at the east end of N. Homestead Pkwy.

(This property will not have an address assigned until a building permits application has been submitted)

List Attached Documents:

Application, Directions to Property, Letter of Intent, Diminution of Value, Neighborhood meeting summary, Site Plan, Vicinity Map, Land Use Map and Zoning Map of Adjacent properties.

Estimated Presentation Time: 10 min.

Estimated Discussion Time: 15 min.

Reviews Completed by:

Department Head: Michael Jenkins

Town Attorney 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:

The subject property currently is undeveloped. This parcel is located on the future extension of Homestead Parkway to the east and consists of approximately 21.87 acres, parcel 403-23-104F. The “mother” parcel is proposed to be split into three parcels, known as parcel A, parcel B and parcel C. (see map included in packet) Proposed is the donation of 9.28 acres (parcel A) for a permanent location of the Verde Valley Archeological Center. Immediately to the east (parcel B) the Archeological Center could, through donation or grant, purchase the additional 6 acres. Parcel C, which is 6.59 acres is proposed to be a Technology Center with parcels to accommodate several companies.

Per Mr. Simonton’s letter of intent, the Archeological Center or the Town would be responsible for the extension of Homestead Parkway.

The Archeological Center exhibitions, public theater and a technology center require Commercial zoning which necessitates a Zoning Map Change to go from PAD and a portion of the proposed parcel A, which is M1, to go to C2, Commercial (General sales & services) for the entire current parcel.

Benefits of a Zoning Map Change (excerpt from Mr. Simonton’s letter of intent):

The rezoning of Parcel 403-23-104F will help achieve both immediate and long range goals of the Town of Camp Verde and help meet its needs for additional employment.

The zoning change would allow for:

- a. The Archeological Center to establish and build its permanent facility in Camp Verde.
- b. The Archeological Center to become a significant tourist attraction adding to the Town’s appeal as the site of Fort Verde, Montezuma’s Castle and other attractions.
- c. Bring educational opportunities to the town through joint programs with Yavapai College and Northern Arizona University.
- d. Provide public education opportunities through displays, theater presentations and viewing of ongoing archeological exploration.
- e. Provide a technology center aimed at attracting businesses and employment opportunities to the Town.

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 Town Engineer – No Comments

Yavapai County Flood – We have no real comments for or issues on the proposed zoning map change for parcel 403-23-104F. The property is not located within a FEMA flood plain. There is a substantial wash that runs from the southwest corner of this parcel that could have drainage implications.

Yavapai County Development Services – The Yavapai County Development Services-Environmental Unit has no concerns about the Zoning Map Change. Prior to beginning construction the applicant will need to submit to YCSS-EU the following:

- Notice of Intent to Discharge for sewage collection line.
- Capacity Assurance statement for sewage collection line.
- Capacity Assurance statement for wastewater treatment facility.
- Application for approval to construct water line.
- 3 sets of construction plans.
- Application fee.

Camp Verde Sanitary District – This property is located within the sewer collection system. The property will be required to connect to the sewerage system when structures are built.

Camp Verde Water – We currently do not serve this parcel. We have a twelve inch main located at Homestead Parkway and Davidson Drive. We could serve this parcel with an Advance in Aid Agreement. We have no objection for the approval of these requested changes. We are looking forward to service to this development.

- 14 letters were mailed to properties within 300' of the subject parcel on October 16, 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 October 21, 2014 at 473 S. Main Street Camp Verde, AZ from 6:00 pm to 7:45 pm, a staff member was present. . There were 8 neighbors who attended the meeting.

Their concerns were:

- When the proposed project would be built? Ken Zoll responded that ground breaking would be early 2017.
- What type of buffer would be provided between the Commercial and Residential property? Mr. Simonton responded that zoning requires a 25' buffer.
- What kind of buffer would be used? There was discussion regarding the vegetation which exists. Mr. Simonton inquired of the residents if a 50' buffer of natural vegetation would be acceptable.

- Mr. Simonton stated that one of the Pit Houses may be within 50' of the property line. The neighbor stated he does not object to the Archeological Center's development of the site.
- Will the Tech Park only have tech type businesses and not have any businesses such as a Laundromat. Steve Ayers responded that no promises or guarantees can be made. Mr. Simonton reminded the neighbor of his ongoing ownership in surrounding residential properties within Simonton Ranch and that it would not be in the best interest to sell one acre lot to an undesirable business and decrease the value in 200 acres of residential property within Simonton Ranch.

Recommended Motion:

A Motion to recommend approval (or denial) to Council on ZMC 20140245, an application submitted by Mr. Scott Simonton owner of Simonton Ranch 1, LLC owner parcel 403-23-104F requesting a Zoning Map Change to go from PAD and a portion of the parcel which is zoned M1, to C2 (Commercial: General sales and services) for approximately 21.87 acres located on parcel 403-23-104F at the at the east end of N. Homestead Pkwy.



Land Use

Project #: 2014 0245

Application Form CASE: 14-21

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: SIMONTON RANCH PARCEL 1
Please print or type legibly

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

Owner Name: SIMONTON RANCH I, LLC Applicant Name: SIMONTON RANCH I, LLC
 Address: 310 N. PORTLAND AVENUE Address: SAME
 City: GILBERT State: AZ Zip: 85234 City: _____ State: _____ Zip: _____
 Phone: 480-218-7575 Phone: _____
 E-mail: gssimonton@ndc.com E-Mail: _____

4. Property Description: Parcel Number 403-23-104F Acres: 21.87 ACRES
 Address or Location: NORTHEAST OF HOMESTEAD PARKWAY AND DAVIDSON DRIVE
 Existing Zoning: RHL PAD Existing Use: _____
 Proposed Zoning: C-2 Proposed Use: _____

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

REZONE TO ALLOW VERDE VALLEY ARCHAEOLOGICAL CENTER TO LOCATE ON 15.28 ACRES AND DEVELOPMENT OF 6.59 ACRE TECHNOLOGY PARK.

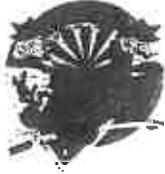
6. Certification:

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

Owner: [Signature] Date: 8-18-2014 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: [Signature] Date: 8-18-2014



Directions to Property

Assessor's Parcel Number 403-23-104F

Applicants Name SIMONTON RANCH I, LLC

Property Address VACANT LAND

Directions To Property:

From Town Hall turn left on Main Street and continue to Finnie Flat Rd. West on Finnie Flat Rd. to State Route 260. Turn right, north on State Route 260 to Homestead Pkwy. Turn right on Homestead Pkwy. to the future extension of Homestead Pkwy. to parcel 403-23-104F.

ZONING MAP CHANGE NARRATIVE

August 18, 2014

PROPERTY

Simonton Ranch Parcel 1 is located on the future extension of Homestead Parkway, Camp Verde, Arizona and consists of approximately 21.87 acres of vacant land identified as Yavapai Tax Parcel 403-23-104F ("Parcel 1"). See attached legal description.

SIMONTON RANCH BACKGROUND

Simonton Ranch is a master planned development originally known as The Homestead at Camp Verde, a Planned Area Development ("PAD"). The PAD consisted of approximately 393 acres approved for a maximum of 800 residential units and 300 multi-family units together with other property uses.

A Development Agreement ("Development Agreement") was recorded in Book 3663 Page 213 of Yavapai County on May 14, 1999. The Development Agreement provided that the Developer's commencement of any part of the PAD Plan would vest the entire PAD Plan. The Parties agreed that amendments to the PAD might be appropriate from time to time and that minor adjustments would be made by administrative amendments to be approved by the Town Planning and Zoning Director without notice or hearing and major amendments would be reviewed by the Planning and Zoning Commission and approved by the Town Council.

Consistent with the Development Agreement, the Developer amended the PAD several times, most recently as of April 26, 2006. At that time responding to requests from the Town, commercial uses along Finnie Flat Road were added to the PAD and approximately 17.35 acres at Homestead Parkway and Davidson Drive were removed from the PAD and hard zoned M-1 Industrial in an effort to create employment opportunities for the Town.

VERDE VALLEY ARCHEOLOGICAL CENTER REQUEST

I was approached by Mr. Ken Zoll, Director of the Verde Valley Archeological Center ("Archeological Center") to allow further exploration of archeological sites on Simonton Ranch, specifically on Parcel 1. In spite of the fact that I along with Harvard Investments had expended approximately \$400,000.00 performing archeological exploration and preservation of artifacts and had cleared the entire PAD for development; Ken and the Archeological Center Board felt archeological education and history could be benefitted by additional exploration of previously found ancient pit sites.

I became aware the Archeological Center was considering several locations on which to permanently locate, some within the Town of Camp Verde and some outside of the Town and understood the Town was anxious to keep the Archeological Center in the Town for many reasons, including tourism. Ken was very convincing and his enthusiasm contagious.

I committed to donate up to 6 acres to the Archeological Center as a permanent home in Camp Verde and afford them the ability to have ongoing educational archeological studies and public demonstrations of pit houses and ongoing archeological work. The Archeological Center then drew a conceptual plan that occupied approximately 15 acres and included the majority of archeological sites on Simonton Ranch. While that far exceeded my offer to them, we were able to develop a mutually agreeable scenario in which I would donate 9.28 acres of land to the Archeological Center and they could through donation or grant

purchase the additional 6 acres. However, the Archeological Center or the Town would be responsible for the extension of Homestead Parkway to the desired site either through grants, donations, or direct investment.

Yavapai College expressed their interest to pursue studies involving the proposed Archeological Center in the attached Letter of Intent. The Archeological Center is also pursuing conversations with NAU and their Anthropology Department.

The Archeological Center exhibitions, public theater, and uses require a minimum of C-2 Commercial – General Sales and Services, which necessitates the rezoning of this property.

TOWN OF CAMP VERDE REQUEST

I met with Mike Jenkins, Steve Ayers, and Jenna Owens of the Town of Camp Verde staff (“Staff”) to discuss the Archeological Center Site rezoning and residential use of the remainder of Parcel 1. Steve explained an opportunity for the Town to attract companies that would benefit from high speed internet services available from Suddenlink broadband cable.

Suddenlink is to provide internet speeds matching any found in the greater Phoenix area to Verde Valley Medical Center. Steve felt that internet capability together with a freeway location and location central to the Verde Valley would be attractive to many companies, including technology companies, and attract much needed employment businesses. He suggested that I make the remainder of Simonton Ranch Parcel 1 available as a technology center rather than a residential use.

The potential uses of a technology center or users of that type of property require a minimum of C-2 Commercial – General Sales and Services, which necessitates the rezoning of this property.

ACCESS AND TRAFFIC PATTERNS

Access will be by extension of Homestead Parkway, which has for a long time been recognized as a major entrance to Simonton Ranch. ADOT installed a traffic signal at the intersection of Highway 260 and Homestead Parkway. An access easement exists along the future extension of Homestead Parkway providing access to Simonton Ranch Parcel 2, the Arizona State Parks property. Homestead Parkway now ends at Davidson Drive, but will be improved and dedicated to the Town as a public street.

UTILITIES AND SERVICES

SEWER. Camp Verde Sanitary District has an 8 inch sewer line within the future right-of-way of Homestead Parkway from Davidson Drive to Wood’s Ditch. At Wood’s Ditch it connects with the Sanitary District’s major 36 inch trunk line.

WATER. Camp Verde Water System has a water line at Homestead Parkway and Davidson Drive. It will need to be extended to provide service to Parcel 1.

ELECTRIC. Electric to this area is provided by APS and will need to be extended from Homestead Parkway and Davidson Drive along Homestead Parkway.

TELEPHONE. Telephone service is provided by providers, including Qwest Communications, which exists at Highway 260 and Homestead Parkway and Suddenlink, which is extending service to Verde Valley Medical Center. Additional providers are AT&T and Sprint.

CABLE AND INTERNET. Suddenlink is extending service to Verde Valley Medical Center and will need to be extended from there. Cable Vision of Sedona also provides service.

POLICE AND FIRE. Police and fire protection is to be provided by the Town of Camp Verde.

WASTE DISPOSAL. Waste disposal is available from several service providers, including Waste Management, Patriot disposal, and Taylor Waste.

PROPANE AND NATURAL GAS. Propane and natural gas is provided by Amerigas, Unisource, Ferrellgas, Flame Propane, and All Star Gas.

MEDICAL SERVICES. Medical services are provided by Verde Valley Medical Center and various private medical facilities in Camp Verde.

IMPACT ON SURROUNDING PROPERTY

Parcel 1 is bounded on the north by Wood's Ditch and north of Wood's Ditch is vacant land owned by Arizona State Parks designated as open space. It is bounded on the east by the future extension of Homestead Parkway and then by vacant land owned by Summerset at Camp Verde, LLC, an affiliate of Simonton, and is zoned RIL-PAD. It is bounded on the south by vacant land zoned M-1 owned by Simonton Ranch 4, LLC, a Simonton company. It is bounded on the west by 3 properties (4 tax parcels) each with one residential home. The properties range in size from 3.06 acres to 8.02 acres and are accessed by way of Industrial Drive and abut industrial property to the south. There is no connection with or entrance through the Simonton Ranch property. All access to Parcel 1 uses will be by way of Homestead Parkway and is felt to have little impact on the surrounding properties.

BENEFITS OF ZONING

The rezoning of Parcel 1 will help achieve both immediate and long range goals of the Town of Camp Verde and help meet its needs for additional employment. The zoning change would allow:

- a. The Archeological Center to establish and build its permanent facility in Camp Verde.
- b. The Archeological Center to become a significant tourist attraction adding to the Town's appeal as the site of Fort Verde, Montezuma's Castle, and other attractions.
- c. Bring educational opportunities to the town through joint programs with Yavapai College and NAU.
- d. Provide public education opportunities through displays, theater presentations, and viewing of ongoing archeological exploration.
- e. Provide a technology center aimed at attracting businesses and employment opportunities to the Town.

SUMMARY AND FORMAL REQUEST

Simonton Ranch 1, LLC, hereby respectfully requests the Town approve the rezoning of Simonton Ranch Parcel 1 (403-23-104F) to C-2 General Sales and Services.

Sincerely,



G. Scott Simonton, Authorized agent
Simonton Ranch 1, LLC

EXHIBIT C

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of the parcel of land described in EXHIBIT A hereto that is the subject of the Zoning Map Change 20140245 for parcel 403-23-104F I have reviewed the conditions of rezoning and by signing this document, the undersigned agrees and consents to all the conditions imposed by the Town of Camp Verde in conjunction with the approval of the Rezoning Application and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the rezoning and conditions.

Dated this 23rd day of SEPTEMBER, 2014

OWNER:

OWNER:

SIMONTON RANCH I, LLC

Print Name G. SCOTT SIMONTON, AUTHORIZED AGENT

[Signature]

Signature

Signature

STATE OF ARIZONA)
) ss.
County of MARICOPA)

On this 23rd day of SEPTEMBER, 2014, before me, the undersigned Notary Public, personally appeared G. SCOTT SIMONTON, who acknowledged that this document was executed for the purposes therein contained.

[Signature]
Notary Public

My Commission Expires: July 28, 2015



Tom Klucsarits stated that he was the most impacted property owner and had concerns about what kind of buffer would be provided between the project and his property as visibility was a concern.

Scott Simonton responded that when commercial property abuts residential property zoning requires a minimum of a 25-foot buffer.

Tom Klucsarits felt that may not be adequate.

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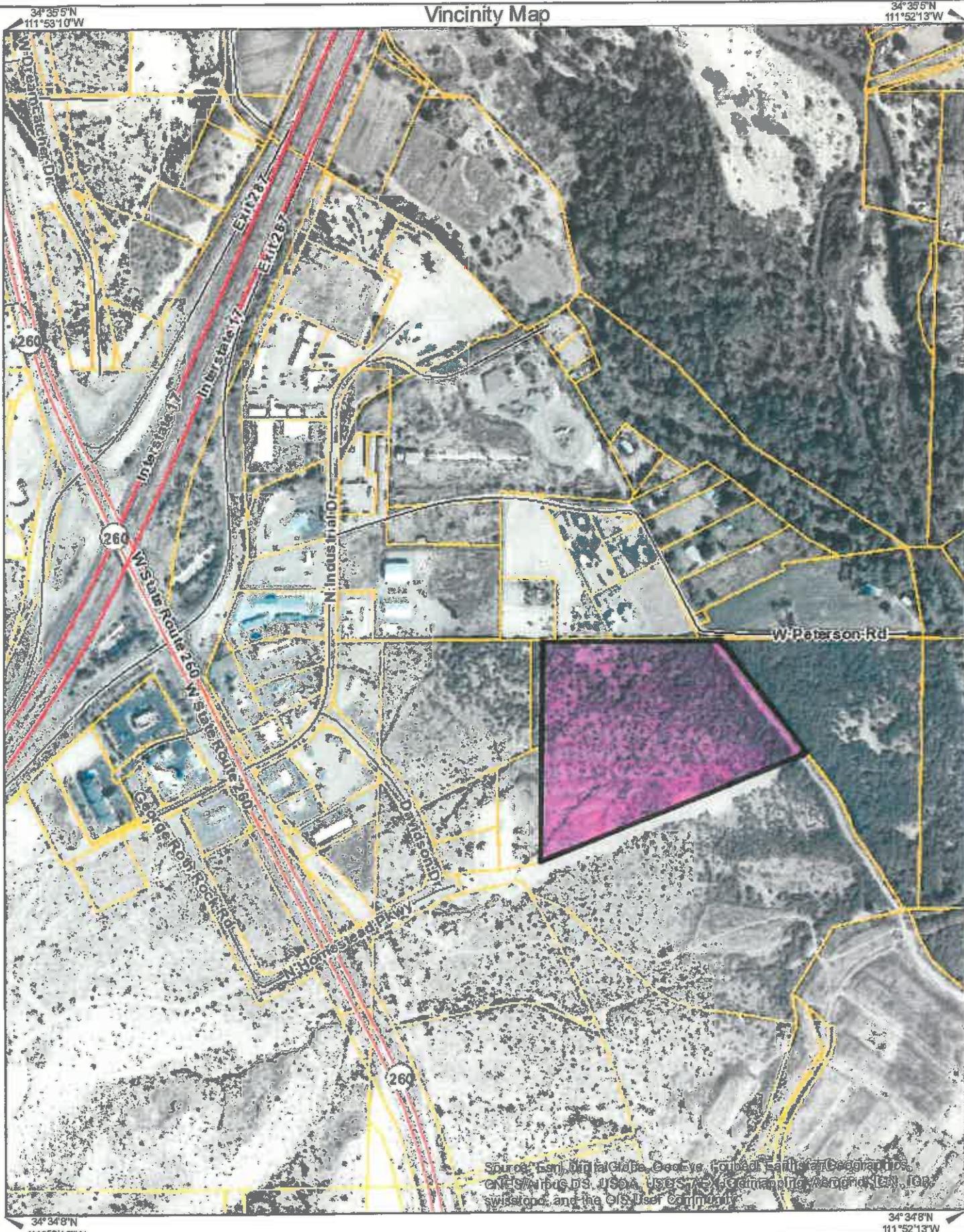
With no more questions, the meeting was adjourned.

Submitted,



G. Scott Simonton

Vicinity Map

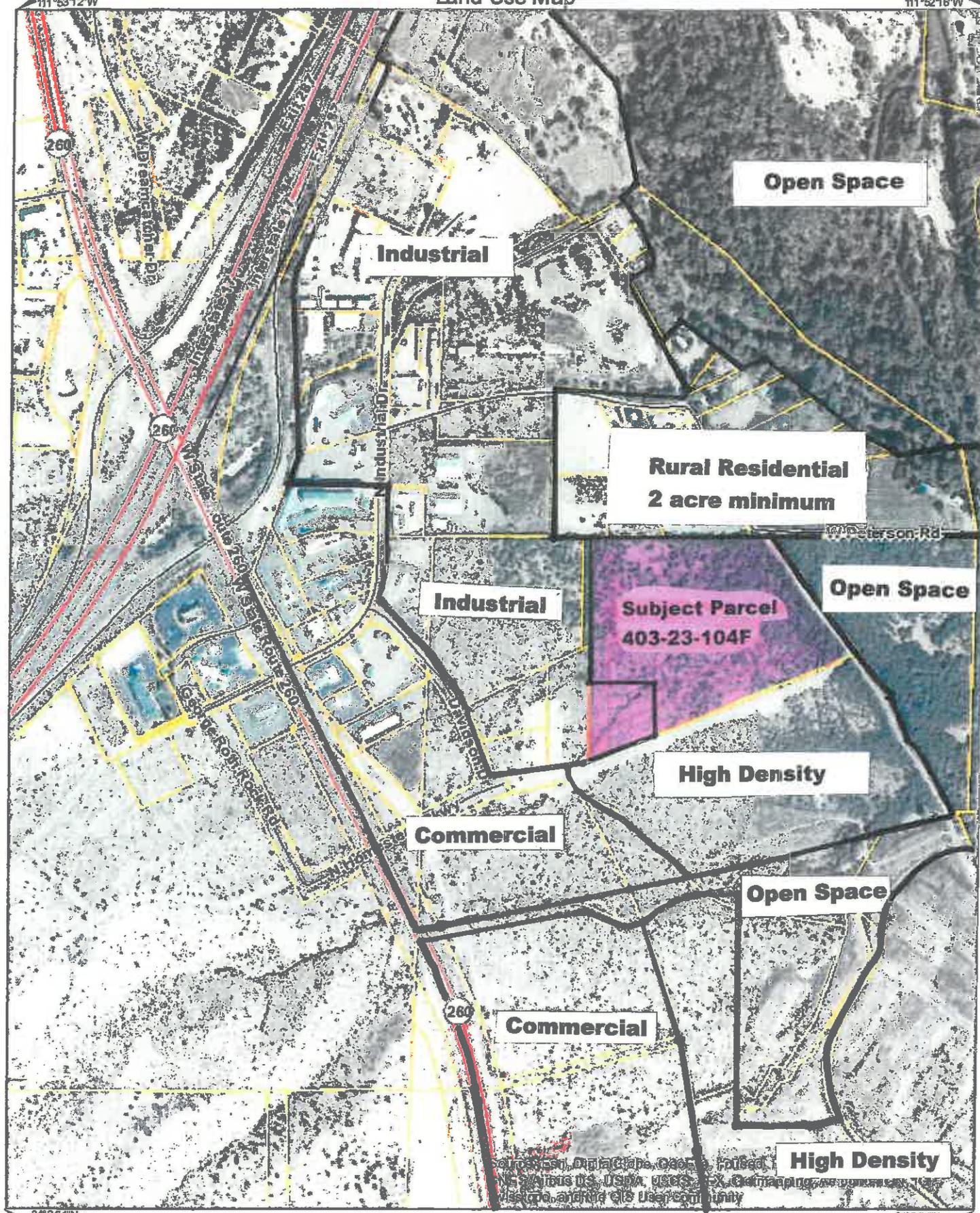


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGA, swisstopo, and the GIS User Community



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.





34°34'4"N
111°53'12"W

34°34'4"N
111°52'16"W



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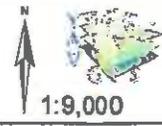
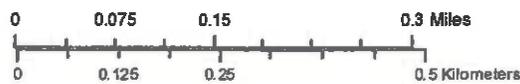




Exhibit A - Agenda Item Submission Form - Section I

Meeting Date: November 06, 2014 **Planning & Zoning Commission**

Consent Agenda *Decision Agenda* *Executive Session Requested*

Presentation Only *Recommendation to Council*

Requesting Department: Community Development

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

Agenda Title (be exact):

Public Hearing, Discussion and possible Recommendation for approval (or denial) to Council on Use Permit 20140272, an application submitted by Steve and Marlys parks, owners of Krazy K RV Park, located on parcels 403-19-009, 9.26 acres and 404-17-027b, 8.37 acres. The following proposed uses are for 36 RV spaces, 12 RV spaces not to exceed a maximum 15 RV's located in row 4 for RV storage only with no electrical, propane, or sewer hook-ups allowed. Conversion of an existing clubhouse, with retail sales for RV supplies, to a residence; a pool and laundry room, conversion of an existing storage building into an office/check-in, convert current office to storage and construction of a new Clubhouse with retail store for RV supplies. Use Permit requested with no time limit. This property is located at 2075 N. Arena del Loma.

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

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 15 minutes

Reviews Completed by:

Department Head: Michael Jenkins

Town Attorney Comments:

Instructions to the Clerk: Power Point

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

Town of Camp Verde Planning & Zoning Commission

Agenda Item Submission Form – Section II (Staff Report)

Department: Community Development

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

Contact Information: (928) 554-0053

Background: Steve & Marlys Parks owners of the Crazy K RV Park renewed their current Use Permit in August of 2009. Council approved Resolution 2009-782 for the owners to allow for a total of 36 RV spaces, 12 RV storage spaces, Clubhouse with retail sales for RV supplies, pool and Laundry room.

The proposed additional uses will include:

- Convert the current Clubhouse to a residence
- Add a new Clubhouse for the tenants with a retail store available inside for RV supplies
- Change the current office into storage
- Change a storage building into an office/check-in.

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

Per a portion of the Planning & Zoning Ordinance Part 6, Section 601 C (Use Permit Approvals) 1.e “No use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit.” Therefore the proposed changes require a new Use Permit.

The following has been completed by the applicant and staff:

- The applicant mailed out letters to the neighboring property owners within 300’ of the subject property and invited them to a meeting to express concerns and comments.
- The meeting was held on September 22, 2014 at the Crazy K RV Park at 6:30 pm until 7:00 pm. There were no neighbors in attendance.
- Staff mailed 10 letters to properties with 300’ of the subject parcel on October 16, 2014. This letter advised the neighbors of the Planning & Zoning Commission and Town Council meeting times and dates.

Agencies were notified and the responses are as follows:

Town of Camp Verde Building Official-

- Change of use and occupancy of the existing Clubhouse into a residence will require the building to be compliant with the 2012 Residential Code.
- No dimensions were given for the new Clubhouse, depending on the size and occupant load plans may have to be prepared by an Arizona registered design professional. The Clubhouse will have to be constructed by a licensed contractor.
- The change of the current office into storage is going from a higher use to a lower use. Change of a storage building to an office is going from a lower use to a higher use, change of use and occupancy. Will need to be compliant with the 2012 Building Code. Work will have to be done by a licensed contractor.
- **Addendum 10-14-2014** - On October 8th the Building Division was provided photo's showing the shed being used as an office building. An office building is a commercial building with a use and occupancy of B (business). Sheds are not allowed for this use unless they are remodeled for public use and meet the minimum 2012 IBC building codes.
- The Building Division cannot recommend approval of this use permit until the shed is brought up to current building codes for public use or until the shed is used for the use and occupancy it is designed to be used as. Specifically U (utility) uses and occupancy.

Town of Camp Verde Community Development Director-

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

Yavapai County Flood –

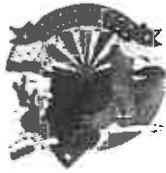
Yavapai County Flood has no issues or concerns with the proposed Use Permit. These parcels are not located within any FEMA designated flood plain.

Yavapai County Environmental Services –

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

Recommended Motion:

A Motion to recommend for approval (or denial) to Council on Use Permit 20140272, an application submitted by Steve and Marlys parks, owners of Crazy K RV Park, located on parcels 403-19-009, 9.26 acres and 404-17-027b, 8.37 acres. The following uses are for 36 RV spaces, 12 RV spaces not to exceed a maximum 15 RV's located in row 4 for RV storage only, with no electrical, propane, or sewer hook-ups allowed. Conversion of an existing clubhouse, with retail sales for RV supplies, to a residence; a pool and laundry room, conversion of an existing storage building into an office/check-in and construction of a new Clubhouse with retail store for RV supplies. Use Permit requested with no time limit. This property is located at 2075 n. Arena del Loma.



Land Use Application Form

Project #: 20140272

CASE# 14-25

1. Application is made for:

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

Other: _____

2. Project Name: KRAZY K RD PARK
Please print or type legibly

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

Owner Name: Steve & Marilyn Parks Applicant Name: Steve & Marilyn Parks
 Address: 2075 Avenida Del Loma Address: 2075 Avenida Del Loma
 City: Camp Verde State: Az Zip: 86322 City: Camp Verde State: Az Zip: 86322
 Phone: 928 567-0565 Phone: 928 567 0365
 E-mail: Steve.Parks.864@yahoo.com E-Mail: _____

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

Address or Location: 2075 Avenida Del Loma

Existing Zoning: RR Existing Use: RR

Proposed Zoning: _____ Proposed Use: _____

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

add clubhouse

6. Certification:

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

Owner: Marilyn Parks Date: 9/8/14 AND

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

Applicant: _____ Date: _____



Directions to Property

404-17-027B

Assessor's Parcel Numbers 403-19-009

Applicants Name Steve & MARLYS PARKS

Property Address 2075 N ARENA DEL LOMA

Directions To Property:

TAKE Middle Verde Rd South TO MONTEZUMA CASTLE HWY.
to ARENA DEL LOMA , go WEST ONE mile
to PARK on the right. #2075

September 23,2014

Letter of Intent

We would like to add a new clubhouse for our tenants, with a retail store available inside for r.v. supplies. Turn the existing clubhouse into our residence.

Changing our office to storage and the storage to an office.

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

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

Thank for your time on this matter.

Sincerely,

Steve Parks & Marlys Parks
Steve and Marlys Parks

Owners

Affidavit

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

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

I MARLYS PARKS owner of parcel 403-19-009 have provided a summary of Neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde within 15 days attesting to the issues and concerns discussed at the Neighborhood Meeting held on the 22ND day of SEPTEMBER 2014

Summary

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

If Summary statement is too long, attach a copy.

State of Arizona}

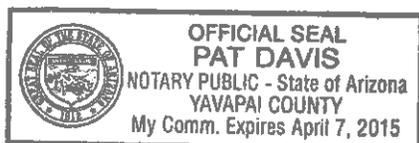
County of Yavapai}

Marlys Parks
Signature of Document Signer No. 1

Steve Parks
Signature of Document Signer No. 2

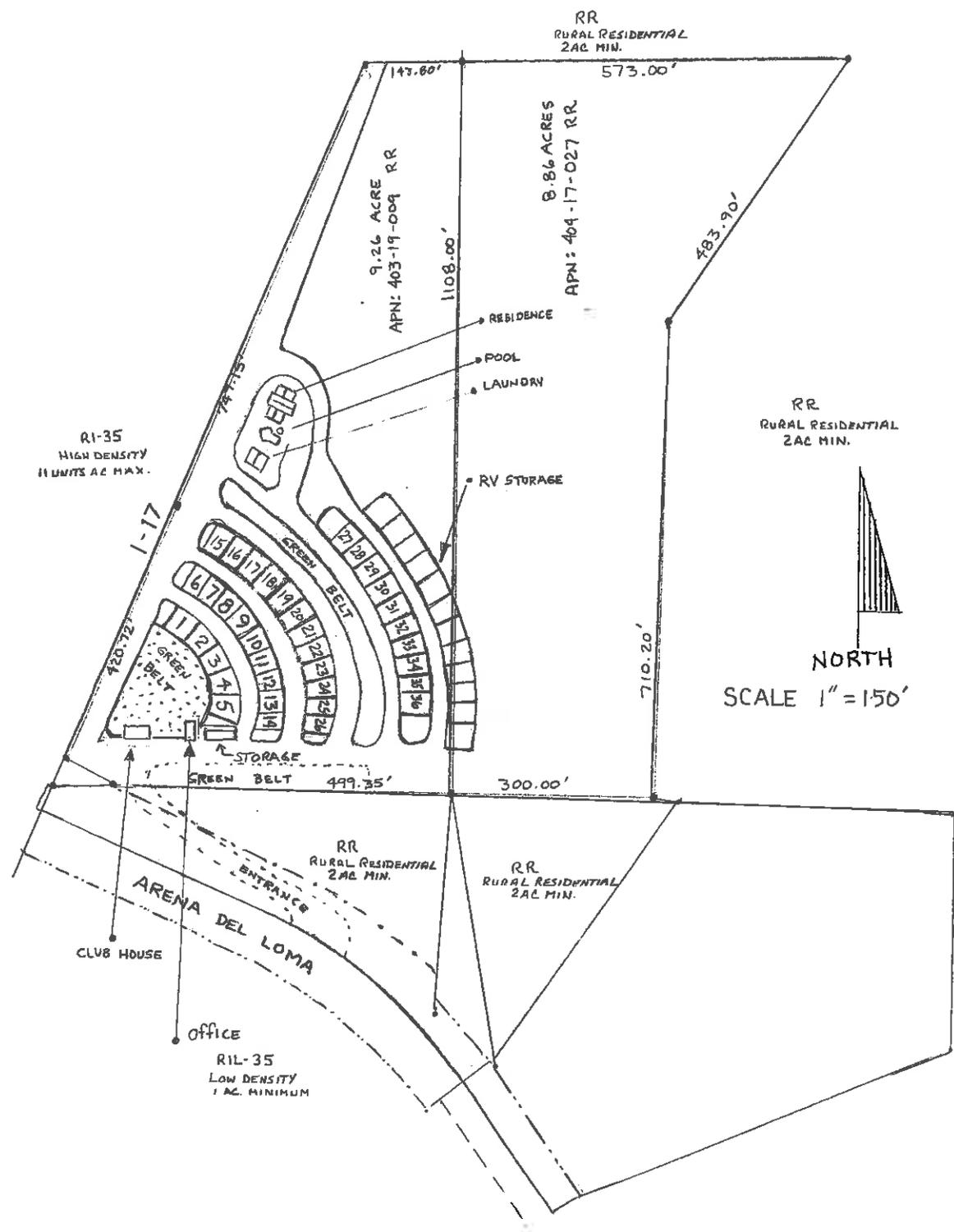
Subscribed and sworn to (or affirmed) before me this 23 day
of SEPT 2014

Pat Davis
Signature of Notary



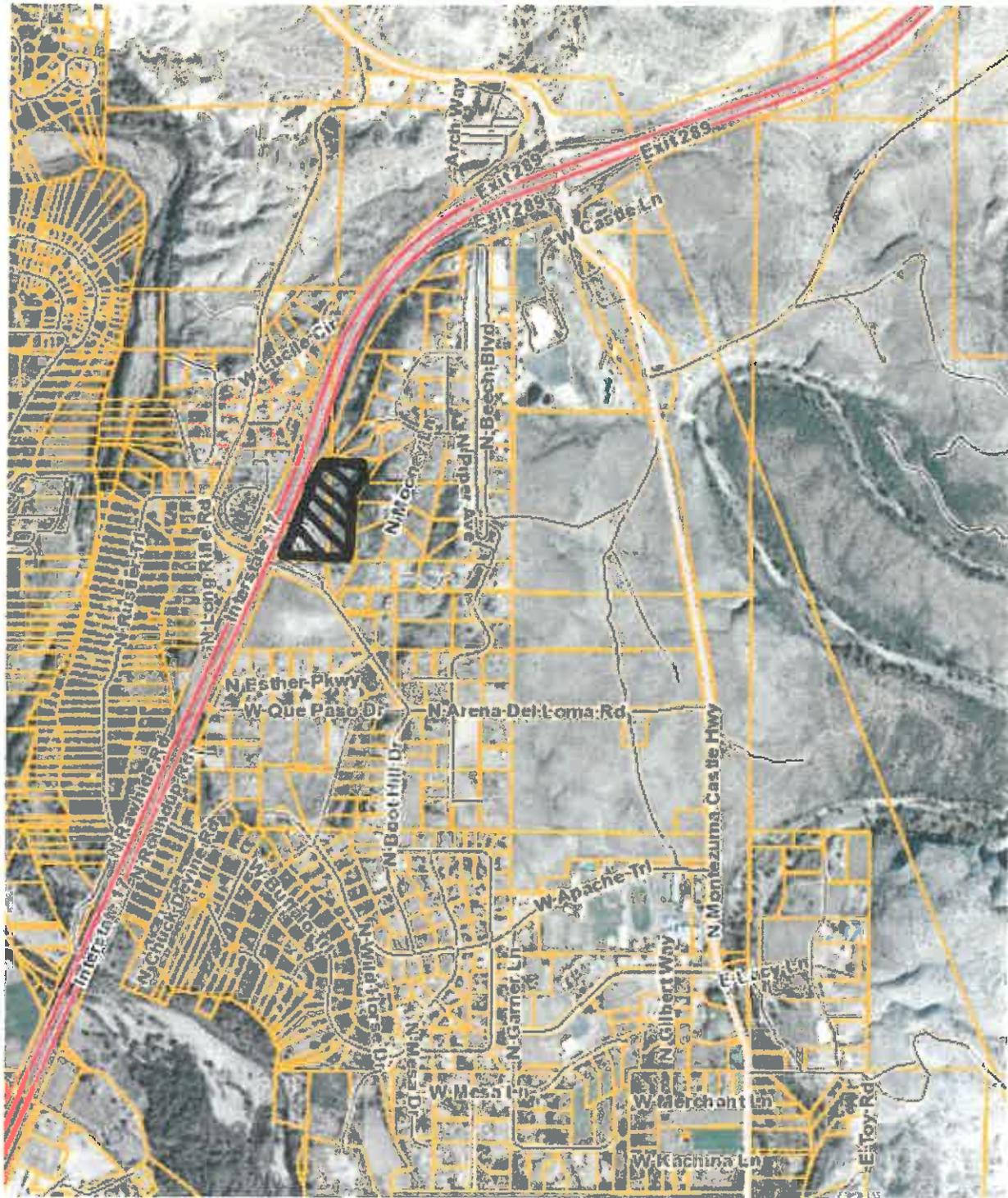
SITE PLAN

SEPTEMBER 09, 2014



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

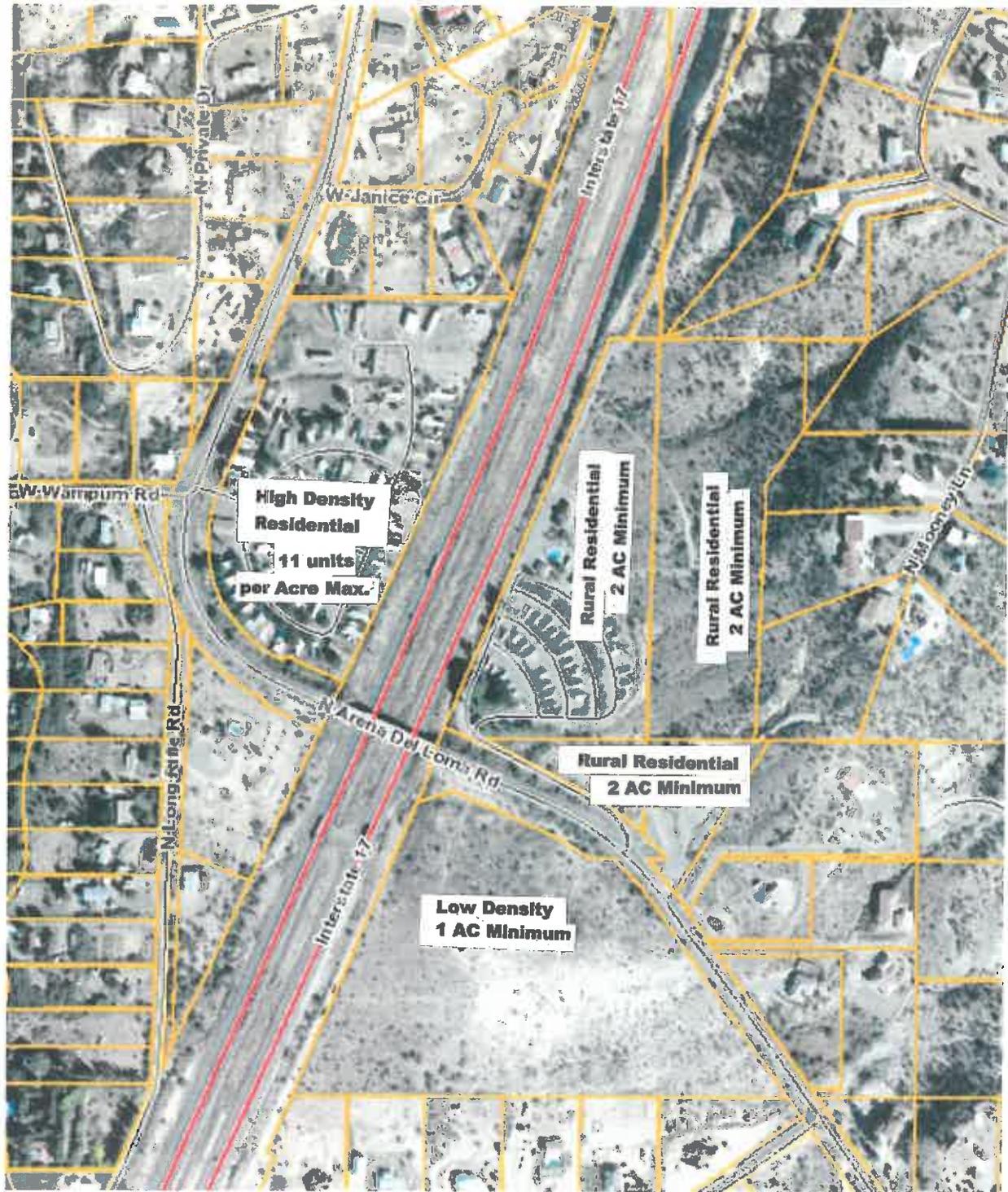
Vicinity Map



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Map printed on: 8/25/2014

Land Use



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Map printed on 09/25/2014



RESOLUTION 2009-782

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

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

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

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

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

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF
CAMP VERDE, ARIZONA ON AUGUST 26, 2009



Bob Burnside - Mayor

9-9-09

Date

APPROVED AS TO FORM:



Bill Sims - Town Attorney

Attest:



Deborah Barber, Town Clerk

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

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

