



**AGENDA
TOWN OF CAMP VERDE
BOARD OF ADJUSTMENTS & APPEALS
473 MAIN STREET, SUITE 106, CAMP VERDE, AZ 86322
THURSDAY, MAY 10, 2022, 3PM
Special Session**

Zoom Meeting Link:

<https://zoom.us/j/99601711595?pwd=WnByOFFGQTFmYitnMVhYcnJLQlkyQT09>

Meeting ID: 996 0171 1595 Passcode: 243547

1. **Call to Order**
2. **Roll Call** – Ken Krebs, Chair; Buck Buchanan, Vice Chair; BJ Davis; Tanner McDonald; Jeremy Brady
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 the Board so requests.
 - a. **Approval of Minutes** – January 20, 2022
 - b. **Set Next Meeting, Date and Time** – Tentative, June 14th at 3:00 pm (no items currently scheduled)
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 Board from taking any action on items not on the agenda, except to set them for consideration for a future date.
6. **Public Hearing followed by Discussion and Determination regarding whether feather banners are windblown signs and are prohibited under Ordinance Section 404.B.4.n. The Board may reverse or affirm, in whole or in part, or modify the decision of the Community Development Director.** Staff Resource: John Knight

Applicant/Owner: Robert Witt (Opportunity Zone Development Company2, LLC)
Parcels: 403-22-019E
Zoning: C3
Address: 1896 Moonrise Dr

- Staff Comments
- Public Hearing Open
- Public Hearing Closed
- Board Discussion

7. **Board Informational Reports:** Individual Board members may provide brief summaries of current events and activities. Summaries are strictly for the purpose of informing the public. The Board will have no discussion, consideration nor take action on any such item, except an individual Board member may request an item be placed on a future agenda.
8. **Staff Comments**
9. **Adjournment**

Please note: 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 Staff prior to a meeting for copies of supporting documentation that may have been unavailable at the time agenda packets were prepared.

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 Community Development Office.

CERTIFICATION OF POSTING OF NOTICE

*The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde
and Bashas on*

*_____ (date) at _____ (time) in accordance with the statement filed by the Camp Verde Town Council with
the Town Clerk*

(signed) _____ (print name and title) _____

DRAFT
BOARD OF ADJUSTMENTS AND APPEALS
REGULAR SESSION
TOWN OF CAMP VERDE
473 S MAIN STREET, SUITE 106
THURSDAY, JANUARY 20, 2022 at 3:00 P.M.
COUNCIL CHAMBERS

1. **Call to Order**

Chairman Ken Krebbs called the meeting to order at 3:00 p.m.

2. **Roll Call**

Chairman Ken Krebbs, Vice Chairman Buck Buchanan, Board Member B.J. Davis, Board Member Tanner McDonald and Board Member Jeremy Brady are present.

Also Present

Community Development Director John Knight, Zoning Inspector BJ Ratlief and Recording Secretary Jennifer Reed.

3. **Pledge of Allegiance**

Board Member BJ Davis led the Pledge.

Chairman Krebbs would like to move Item 4 to after Item 7. Motion made by Board Member Davis. Second was made by Vice Chairman Buchannan.

5. **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 Board requests.

a) Approval of the Minutes:

Regular Session December 14, 2021

b) Set Next Meeting, Date and Time:

Regular Session February 10th at 3:00 pm (tentative)

Motion was made by Board Member Davis to approve the consent agenda. Second was made by Board Member Brady. **Motion** carried unanimously 5-0.

6. **Call to the Public for Items not on the agenda.**

None

7. **Public Hearing followed by discussion, consideration and possible approval of a variance to encroach into the side yard setback for Moscato's Restaurant.** Staff Resource John Knight.

Staff Report:

Assistant Planner/Administrative Assistant BJ Ratlief read the applicant's Information:

Applicant/Owner: Salvatore Moscato

Parcels: 404-22-006C, 404-22-007C, 404-22-007D

Zoning: C2

Address: 368 Main Street

Community Development Director John Knight gave an overview of the request. Salvatore Moscato, has requested a Variance to encroach upon the existing side setback of 10 feet.

He is proposing to build a new wine cellar to be in line with the existing restaurant building. This would encroach into the required setback approximately five feet with a roof overhang encroachment of approximately 10' (zero setback).

Chairman Krebbs asked about a comment received by one of the neighbors. Mr. Knight explained that the neighbor was just confused about the process. Once the process was explained she understands and is fine with process. It was just a procedural clarification.

Board Member Davis asked if the applicant is bringing the building wall forward or the canopy also? Mr. Knight said Mr. Moscato should be able to clarify his plans during the applicant comments.

Public Hearing Open: 3:08pm

Jamie Ferguson with Ferguson Homes Construction, Contractor for explained Mr. Moscato intends to do move both the canopy and wall forward.

Public Comment:

None

Staff Rebuttal:

None needed

Close Public Hearing: 3:09pm

Board Member Comments:

Board Member Davis would like to make sure in motion that it is clear, encroach only up to the existing property line but no further. Mr. Knight said the canopy is tapered and not quite at zero.

Motion was made by Board Member Davis to approve a variance request by owner Salvatore Moscato, to allow encroachment into the required ten (10) foot exterior yard setback for a building wall and roof overhang to match the existing encroachment, located on parcels 404-22-007D, 404-22-007C and 404-22-006C. This property is located at 368 South Main Street in Camp Verde, Arizona. Second was made by Board Member Brady.

Motion carried unanimously 5-0.

8. **Election of Officers – Election of new Chair and Vice Chair**

Mr. Knight says same chair and vice chair can serve, not required to change.

Motion made by Board Member Davis to appoint Ken Krebbs as Chairman. Second was made by Vice Chairman Buchannan. **Motion** carried unanimously 5-0.

Motion made by Board Member Davis to appoint Buck Buchanan as Vice Chairman. Second was made by Chairman Krebbs. **Motion** carried unanimously 5-0.

9. **Board Informational Reports**— Individual members of the Board 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 Board will have no discussion, consideration or take any action on any such item, except that an individual Board member may request an item be placed on a future agenda.

Nothing to report.

9. **Staff Comments:**

Community Development Director John Knight said he is working with Town Clerk Pemberton to set up a training session. He would like to possibly set that up for the next scheduled meeting on February 10th since no items have been scheduled yet.

Mr. Knight went on to say there is a lot of different projects being planned. He encouraged members to attend some Planning and Zoning Meetings to see what is coming up.

Board Members discussed the probability of another grocery store coming to Camp Verde.

10. **Adjournment**

Motion to adjourn the meeting was made by Board Member Davis. Second was made by Board Member Brady. **Motion** carried unanimously 5-0.

Chairman Ken Krebs adjourned the meeting at 3:21 p.m.

Ken Krebs
Chairman, Board of Adjustment and Appeals

Date:

John Knight
Community Development Director

Date:

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Board of Adjustments and Appeals of the Town of Camp Verde during the Regular Session of the Board of Adjustments and Appeals of the Town of Camp Verde, Arizona, held on the 20th day of January 2022. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 20 day of January 2022

Jennifer R Reed

Jennifer Reed, Recording Secretary



Agenda Report Form – Section I

Meeting: Board of Adjustment, Thursday, May 10, 2022

☐ Consent Agenda ☐ Decision Agenda ☐ Executive Session Requested

☐ Presentation Only ☒ Action/Presentation ☐ Work Session

Requesting Department: Community Development

Staff Resource/Contact Person: John Knight, Director

Agenda Title: Public Hearing followed by Discussion and Determination regarding whether feather banners are windblown signs and are prohibited under Ordinance Section 404.B.4.n. The Board may reverse or affirm, in whole or in part, or modify the decision of the Community Development Director.

Applicant/Owner: Robert Witt (Opportunity Zone Development Company2, LLC)
Parcels: 403-22-019E
Zoning: C3
Address: 1896 Moonrise Dr

Attached Documents:

- A. Zoning Map from GIS
- B. Appeal Application and Letter of Intent
- C. Section 404 – Signs from Zoning Ordinance
- D. Section 602 – Zoning Adjustments from Zoning Ordinance
- E. ARS 9-462.06
- F. Violation Notices (includes pictures of signs)
- G. Public Notification Information

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 15 minutes

Reviews and comments Completed by:

☐ Town Manager: N/A

☒ **Department Head:** John Knight, Director

☐ Town Attorney Comments: N/A

☐ Risk Management: N/A

☐ Finance Department: N/A

Background: In February of 2022, the applicant/property owner, Rob Witt, installed eight (8) windblown “feather banners” on commercial property he owns adjacent to Highway 260 near the I-17 interchange. The feather banners are used to advertise his business, the Verde Ranch Car and RV Wash.

Shortly after the feather banners were installed, staff contacted the applicant by e-mail and phone to let him know that feather banners are windblown signs and are prohibited under the zoning ordinance. This early contact was made in an effort to obtain voluntary compliance. The applicant refused to remove the signs and the case was turned over to the Code Enforcement Officer for further action. Violation notices were then sent to the applicant on 2/15/2022, 3/7/2022, and 3/21/2022. The final violation notice informed the applicant that if the feather banners were not removed by 3/30/2022, the town would proceed with formal prosecution. The applicant was also notified that they have the right to submit an appeal of an administrative decision.

The following have been completed by the applicant or staff:

- Appeal application and LOI received by Community Development on March 29, 2022 (Attachment B).
- Notices posted in Newspaper, mailed to property owners within 300’, Site Posted, and Agenda Posted (Attachment G.)
- The agenda and staff report for the BOA hearing was posted on the Town website on May 5, 2022 by Community Development Staff.

Applicable Ordinances and Statutes: Appeals of Administrative Decisions of the Community Development Director are subject to the requirements of both the local Zoning Ordinance (Attachment C. and D.) and state statutes (Attachment E.). These are discussed below.

Section 602 – Zoning Adjustments: Section 602 of the Town Zoning Ordinance includes provisions for both Variances and Appeals from Administrative Decisions. A key provision is discussed below.

Section 602.B.: *The Board, on deciding appeals from decisions of the Community Development Director (Zoning Administrator), is responsible for interpreting the meaning and equitable application of the Zoning Ordinance.*

1. *Appeals to the Board may be filed by persons aggrieved or by any officer, department, board or bureau of the Town affected by a decision of the Community Development Director, within a period of 45 days by filing, in writing, with the Community Development Director and with the Board, a notice of appeal specifying the grounds thereof.*

Staff Response: The Board of Adjustment is responsible for interpreting administrative decisions of the Community Development Director (CDD). In Camp Verde, the CDD also serves as the Zoning Administrator (sometimes the term is used interchangeably). The applicant’s appeal, and supporting information, was received within 45 days of the CDD’s decision.

The specific language of the ordinance states the Board, “...*is responsible for interpreting the meaning and equitable application of the Zoning Ordinance.*” This language is intended to ensure that the Board’s decision is applied evenly and fairly to other properties that might be similarly situated. Note that the Board’s determination on an administrative decision is very different than the Board’s

determination on a variance. A decision on an administrative decision has the potential to affect a significant number of properties that are similarly situated. In this case, all commercial and industrial properties would be affected by this decision. This is in contrast to a variance where the decision is unique and likely applies only to that specific property, or a small number of properties.

ARS 9-462.06: The Arizona Revised Statutes (ARS) also includes provisions for the Board deciding appeals on Administrative decision. For the most part, the statute closely mirrors the Zoning Ordinance. Two key provisions of the statute are discussed below.

9-426.06.G. *A board of adjustment shall 1. Hear and decide appeals in which it is alleged there is an error in an order, requirement or decision made by the zoning administrator in the enforcement of a zoning ordinance adopted pursuant to this article.*

Staff Response: It is up to the Board to determine whether, “... *there is an error in an order, requirement or decision of the zoning administrator...*”. Should the Board decide that an error has been made by staff, the Board is required to address this error as noted in the next section.

9-426.06. *A board of adjustment shall 3. Reverse or affirm, in whole or in part, or modify the order, requirement or decision of the zoning administrator appealed from, and make the order, requirement, decision or determination as necessary.*

Staff Response: The Board has the ability to either reverse or affirm the decision as well as modify the decision. Should the Board wish to modify the decision, this modification should be clearly identified in the Board’s final motion.

Section 404.B.4. – Prohibited Signs: The Zoning Ordinance section that addresses signs includes a list of prohibited signs. Specifically, Section 404.B.4.n. states the following.

404.B.4.n. *Windblown signs such as posters, banners, pennants, streamers, balloons or other inflated objects, except as provided for in this section. The tacking, painting, pasting or otherwise affixing of signs or posters not otherwise permitted by this section, visible from a public right-of-way, on the walls or buildings, sheds, trees, fences, utility poles or other structures, or upon vehicles where such vehicles are used primarily as support for such signs, is prohibited.*

Staff Response: Staff has previously determined that feather banners, and similar signs are windblown signs, fall into this category of prohibited windblown signs. Feather banners have a single point where they are attached to the ground and they attract attention by fluttering and rotating in the wind.

Other Considerations: In addition to considering the code provision and ARS sections noted above, the Board should also consider the following.

Other Temporary Signs: The sign ordinance allows a variety of temporary signs in the commercial district. These are included under the table in Section 404.G. Should the Board affirm the staff decision, the applicant still has the ability to install an A-Frame sign and/or an on-site banner up to 32 square feet. Note that the ordinance indicates that banners are intended for temporary events and not a permanent placement. The sign ordinance also allows New Commercial

buildings to install one (1) or two (2) temporary signs up to 64 square feet. Staff has previously interpreted “New Commercial” to be businesses less than one (1) year old. And finally, the ordinance also allows inflatable objects to be placed during events with a Temporary Use Permit.

On-Site Banner: Should the Board determine that the applicant’s appeal should be upheld, and that feather banners are **NOT** windblown signs, the Board should be aware that the applicant will still be subject to square footage limits and number of temporary banners. The applicant would be allowed only one (1) temporary banner, not the eight (8) that are currently installed. And the maximum size would be 32 square feet. If the applicant prefers to install the banners under the “New Commercial” allowance, then a maximum of two (2) banners would be allowed with a maximum size of 64 square feet. These would have to be removed after the business has been in operation for a year.

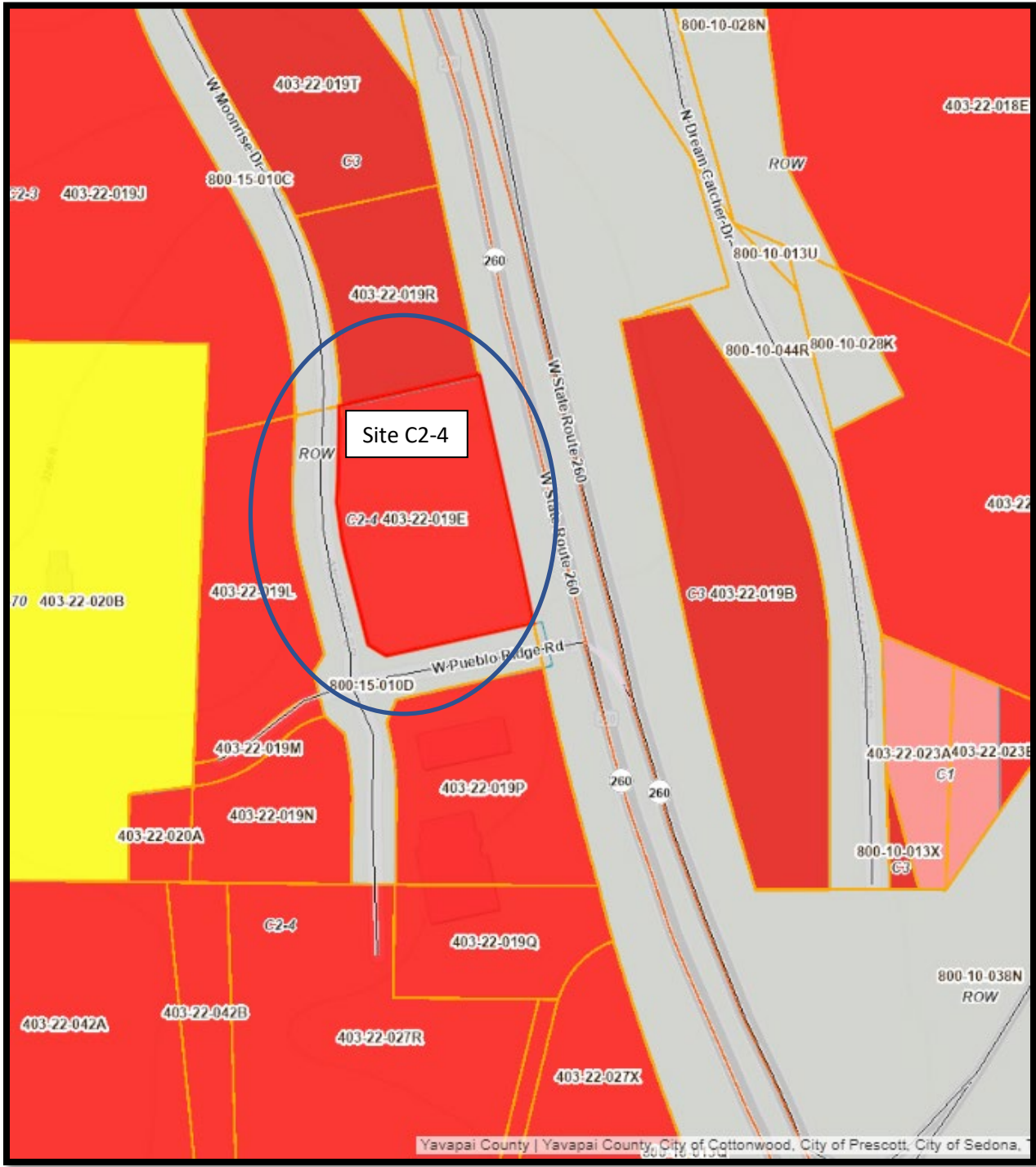
Recommended Motion: Staff recommends the Board affirm the decision of the Community Development Director.

Other Comments Received: No comments have been received by the adjacent property owners or other interested parties.

Recommended Motion: Motion to affirm the staff decision that feather banners are windblown signs and are prohibited under Ordinance Section 404.B.4.n. The motion includes direction to the applicant/property owner that the feather banners be removed after the Board has rendered its decision unless the decision is appealed to Yavapai County Superior Court within 30 days.

Attachment A

Zoning Map from Yavapai County GIS





Land Use Application Form

Project #: 20220249

RECEIVED

MAR 29 2022

1. Application is made for:

Zoning Map Change
Conceptual Plan Review
PUD Zoning
Street Abandonment
Appeal

Use Permit
Preliminary Plat
Variance
Minor Land Division
Verification of Non-Conforming Use

General Plan Amendment
Final Plat
Sign
Wireless Tower

Site Plan Compatibility Review (Commercial)

Other: _____

2. Project Name: Opportunity Zone Development Company 2 LLC

Please print or type legibly

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

Owner Name: SameApplicant Name: Rob WittAddress: 1896 Moon rise DrAddress: 465 W Hereford DrCity: Camp Verde State: AZ Zip: 86322City: Camp Verde State: AZ Zip: 86322Phone: 928-202-1000

Phone: _____

E-mail: robertm.witts@gmail.com

E-Mail: _____

4. Property Description: Parcel Number 403-22-019EAcres: 1.75Address or Location: SAME AS ABOVEExisting Zoning: C-3 Existing Use: C-3

Proposed Zoning: _____ Proposed Use: _____

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

Appeal Complaint # 20220073 to Board of Adjustments
Section 602.B Filing

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: Rob Witt Date: 3/29/22 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: Rob Witt Date: 3/29/22



Appeal

Application Instructions

Staff Use Only	
Application Number:	20200249
Received By:	Chuleaino
Date:	3/29/22
Fees Paid:	515.00
Complete:	☒ Y ☐ N

Page 1 of 1

Even with the most careful drafting of a Planning & Zoning Ordinance, unforeseen complications can arise. Planning & Zoning Ordinances are often long and complex and even with the most experienced and well trained Enforcement Officer or Community Development Director, disagreement regarding interpretations of the Zoning provisions may result.

Required for an Appeal

Complete sets of these documents are required at the time of application.
The required quantities are shown next to each item. (See Part 6 Section 602 B)

Staff Use
only

- | | |
|--|--|
| 1. Application submittal made within 45 days after decision has been rendered. | ☒ Y ☐ N |
| 2. Letter of request for Appeal specifying the grounds. | ☐ Y ☐ N |
| 3. Application fee as per the current fee code. | ☒ Y ☐ N |
| 4. Completed Land Use Application form. | ☒ Y ☐ N |

Appeals from Administrative Decisions

The Board of Adjustment & Appeals, on deciding appeals from decisions of the Community Development Director (Zoning Administrator), is responsible for interpreting the meaning and equitable application of the Zoning Ordinance.

- Appeals to the Board of Adjustment & Appeals may be filed by persons aggrieved or by any officer, department, board or bureau of the Town affected by a decision of the Community Development Director, within a period of 45 days by filing, in writing, with the Community Development Director and with the Board, a notice of appeal specifying the grounds thereof.
- The Community Development Director shall immediately transmit all records, pertaining to the action appealed, to the Board of Adjustment & Appeals.
- An appeal stays all proceedings in the matter appealed, unless the Community Development Director verifies to the Board of Adjustment & Appeals after the notice of appeal is filed, that by reason of facts stated in the certificate, a stay would cause imminent peril to life or property. Upon such certification, proceedings shall not be stayed other than by a restraining order granted by the Board or by a court of record on application and notice to the Community Development Director.
- A person aggrieved by a decision of the Board of Adjustment & Appeals, or a tax payer or municipal officer may, at any time within 30 days after the Board has rendered its decision, file a complaint in the Superior Court to review the decision. Filing of the complaint shall not stay proceedings upon the decision appealed, but the court may, on application, grant a stay, and on final hearing may reverse or affirm wholly or partly, or may modify the decision received.

Hearings

The Board of Adjustment & Appeals shall fix a reasonable time for the public hearing of an appeal; and shall give public notice thereof, by both publication in a newspaper of general circulation in accordance with ARS 9-462.04 as it exists now or as it is amended from time to time, and by posting notices in conspicuous places close to the property affected, as well as due notice to the parties in interest, including first class mail notice to all owners of record of properties located within 300 feet of the subject property.

- At the public hearing, any applicant may appear in person or by representative, and may present their appeal orally or by documentary materials, and submit rebuttal as may be necessary.
- The chair shall have the power to administer oaths and take evidence in accordance with ARS 9-462.06, as may be amended.
- The Board shall reach its decision within a reasonable time.

Verde Ranch Car and RV Wash
1896 Moon Rise
Camp Verde AZ 86322
928-202-1000
robertmwwitts@gmail.com

TOWN OF CAMP VERDE

BOARD OF APPEALS

CAMP VERDE COMMUNITY DEVELOPMENT

Case No.: 20220073

473 S MAIN ST SUITE 109

CAMP VERDE AZ, 86322

PRELIMINARY APPEAL

Enforcement Agency,

vs.

VERDE RANCH CAR AND RV WASH,

Thank you for the opportunity to make this appeal to peers of our beloved Camp Verde. This is an interesting appeal because above all we associate the flag with freedom. This appeal is about the freedom to fly flags. The Verde Ranch Car and RV Wash would like to appeal the director's decision that the flags flown at the Car and RV wash must be removed. Verde Ranch Car and RV Wash is designed to have the broadest appeal possible to vehicle owners that travel the Valley. The tear drops flags contribute significantly to that that appeal. Flags bring life to the car wash. People like to gather around flags and they contribute to the sense of belonging. Every day at the Verde Ranch Car and RV Wash is special and we want to invite everyone to celebrate the sense of community.

We have a lot to celebrate. Every car that is cleaned at the car wash helps keep our environment clean. Our wash water will end up watering our grass fields and help build memories. The alternative is polluting our community with the dirt and pollution picked up by vehicles as they drive our streets. When they are washed at home the wash water flows into our soil, washes into the river and leaches into our aquifer. The Verde Ranch Car and RV wash strives to make it simple, efficient and fun to maintain vehicles and each wash helps environment.

Our ownership is proud of our investment and has high standards for maintaining our facility. We paid consultants to pick our colors, our flags are an important part of our image and we are committed to

PRELIMINARY APPEAL - 1

RECEIVED

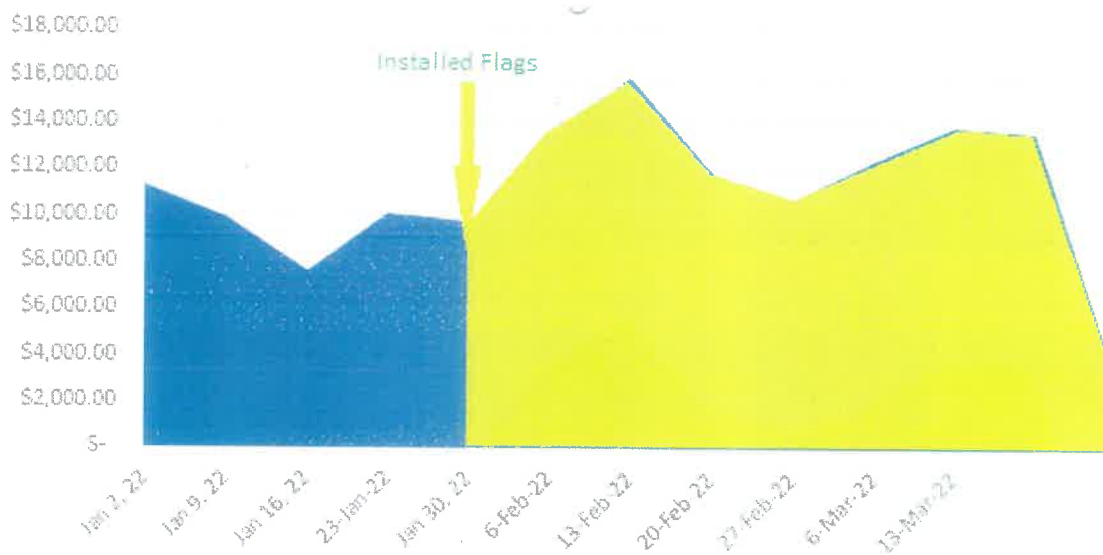
MAR 29 2022

maintaining our flags in great condition. We will change out the flags when they are damaged. We believe that there is only one chance to make a first impression and the way our property looks and feels is a critical part of our success plan.

One of our strategies to attract customers is to create an environment that is festive, and inviting for the entire family. We want customers to feel safe. Our current flag colors are light and chosen to stimulate a positive emotion for patrons. Our blue is specifically selected to create a sense of security and trust, our green encourages balance. "Every Day is Special at the Verde Ranch Car and RV Wash". Flying flags every day makes every day special for our community. Our plan is to rotate flags and develop themes in an effort to continue to attract customers.

The Tier Drop Flags support our strategy and make a significant contribution to the festive environment. We want customers to feel like they are at the Pecan and Wine Festival. Its booths, games, drinks, entertainment, and Flags imprint emotions. While we do not provide the games, drinks and entertainment, we want to share the feeling instilled by the flags.

We put up the flags in the first week of February. The flags have provided us with significant increases in revenue that we prefer to maintain. The graph below charts our weekly revenues since the beginning of the year



1
2 . In January before we displayed the flags our highest revenue week was \$11,319.50 and our
3 weekly average was \$9,760.80. Since we have been displaying the flags our highest revenue week was \$15,803 and
4 our average is \$13,185.90. The \$3,425.10 increase in average weekly revenue is significant. This encourages us
5 and supports our decisions.

6 We are a local business that strives to serve Camp Verde. Our staff lives in the community and
7 they are extended family. We work hard to maintain the property and make certain that our customers have a
8 positive experience every time they visit. The profits are reinvested here in Camp Verde and used to make it a
9 better place. Your vote today will allow our continued use of flags and the inspiration we all derive from there
10 presence.

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14 Dated this 29 day of March 2022

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17 Robert Witt Manager Opportunity Zone Development
18 Company LLC
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PRELIMINARY APPEAL - 3

2. Required off-street loading space shall not be permitted in any front yard, nor in any required side yard except in a non-residential district where a side yard is bordered by an alley;
 - a. Off-street loading space may occupy all or any part of a required rear yard, except as otherwise provided herein, and may be partially or entirely enclosed within a building;
 - b. Where a building or use in a non-residential district abuts an alley, such alley may be used as maneuvering space for loading and unloading spaces; provided, however, that no alley abutting any residential district may be so used.
3. Every required off-street loading space shall have a minimum width of 12 feet, a minimum length of 25 feet, except where off-street loading involves the use of vehicles in excess of 25 feet, then the minimum length shall be 55 feet and a minimum height of fourteen 14 feet, exclusive of access aisles and maneuvering space.
4. Required Loading Spaces shall be provided in accordance with the schedule below:

<u>Total Floor Area of Building</u>	<u>Number of Loading Spaces Required</u>
20,000 sq.ft. to 30,000 sq.ft.	1
30,000 sq.ft. to 50,000 sq.ft.	2
For each 100,000 additional sq.ft.	1

SECTION 404 - SIGNS

A. Purpose and Intent

The purpose of the Signs section is to provide fair, comprehensive, and enforceable regulations that will foster a good visual environment for Camp Verde, enhancing it as a place to live and do business. The intent of the Signs section is to improve the effectiveness of signs by preventing their over concentration, improper placement, excessive height, area and bulk, and by limiting their illumination and animation while recognizing free speech rights by regulating signs in a content-neutral manner.

Sign regulations protect property values; provide an improved visual environment for citizens and visitors; promote and aid the tourist industry; protect the general public from damage and injury which may be caused by faulty and uncontrolled construction of signs; protect motorists and pedestrians from possible injury caused by the distractions or obstructions of improperly situated signs; and promote the public safety, welfare, convenience, and enjoyment of travel and the free flow of traffic within the Town.

B. Applicability, Exemptions and Prohibitions

1. The regulations of the Signs section apply to all signs located or maintained within the Town of Camp Verde, except for signs which are deemed nonconforming signs per Part One and except for the following exemptions.
2. Exemptions from sign regulations:
 - a. Signs within the interior of buildings, other than window signs.
 - b. Official traffic, fire and police signs, signals, devices and markings of the State of Arizona, the Town of Camp Verde, or other authorized public agencies, or the posting of notices as required by law; provided that such signs do not constitute a traffic or safety hazard.
 - c. Temporary decorations or displays during patriotic, religious or local holidays or events. Any

lighted displays are subject to the requirements in Section 405, Outdoor Lighting.

- d. Plaques and building cornerstones when cut or carved into masonry surface or when made of noncombustible material and made an integral part of the building or structure.

3. Accessory Use: All signs are considered accessory uses, except for permitted off premise signs.

4. Prohibited Signs: The following signs are prohibited in the Town of Camp Verde unless protected by state statute, or otherwise allowed in this Section, 404 Signs.

- a. Signs mounted on or against a vehicle, trailer or container when used for the purpose of providing stationary, permanent, or semi-permanent messages except for signage lettered or attached magnetic devices on a motor vehicle used for delivery or other business purposes.
- b. Signs located within, on or projecting over any public right-of-way. Such signs may be deemed refuse and subject to removal by the Director.
- c. Signs located on a roof or those that do not create a parapet or a parapet wall as defined in Subsection C.
- d. Any sign which interferes with or confuses traffic or represents a traffic hazard, and those that imitate or resemble official traffic or government signs or signals.
- e. Signs with flashing or intermittent illumination that are illuminated of such brilliance or position as to blind or dazzle the vision of travelers.
- f. An animated sign or a sign that is moving, rotating, or audible in any manner.
- g. Automatic changing signs shall change at intervals of thirty seconds or more and comply with Section 405, Outdoor Lighting.
- h. No sign shall be painted on or affixed to any natural object in its natural location such as a boulder, tree or cliff face.
- i. Abandoned, dangerous, or non-functioning signs.
- j. Signs erected, placed, constructed, or maintained in violation of this ordinance.
- k. Signs that are misleading, erroneous, or provide false information and advertising, words or pictures which are obscene or indecent.
- l. Any signs not maintained in a safe and functional condition. Maintenance shall include the replacement of defective parts, painting, repainting, cleaning and other maintenance necessary to restore the sign so it continues to comply with the requirements and contents of the sign permit issued for its installation and the provisions of Section 404.
- m. Billboards.
- n. Windblown signs such as posters, banners, pennants, streamers, balloons or other inflated objects, except as provided for in this section. The tacking, painting, pasting or otherwise affixing of signs or posters not otherwise permitted by this section, visible from a public right-of-way, on the walls or buildings, sheds, trees, fences, utility poles or other structures, or upon vehicles where such vehicles are used primarily as support for such signs, is prohibited.

C. Definitions

The following sign-related words, terms, and phrases, shall have the following meanings when used in this section:

"A-Frame sign" describes a portable sign, also referred to as a "sandwich board" sign, comprised of two separate panels or faces typically joined at the top with a hinge and widened at the bottom to form a shape similar to the letter "A". A-Frame signs must be secured or weighted as may be required to avoid relocation due to wind and other external forces. .

"Abandoned sign" means a sign which no longer correctly, identifies, displays, directs or attracts attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.. A sign shall be deemed abandoned If not corrected to properly identify, display, direct or attract attention within thirty (30) days after the sign ceases to correctly identify, display, direct or attract attention.

"Aggregate signage" shall be the total allowable wall signage calculated plus free-standing or monument signs.

"Animated sign" means any sign which includes action or motion. This shall include the movement of any light used in connection with any sign such as blinking, traveling, flaring, or changing degree of intensity of any light movement other than burning continuously.

"Balloon" means an inflatable device.

"Banner" means any sign of lightweight fabric, plastic, paper or other light pliable material not enclosed in a rigid frame.

"Billboard" means a large off-premises sign exceeding 64 sq ft. in area.

"Building directory sign" means a sign which is limited to the name, address and number of a building, institution or person and to the activity carried on in the building or institution, or the occupancy of the person.

"Building face" or "wall" means the area of a building in one plane or elevation.

"Building frontage" means the linear length of a building face.

"Canopy" or **"marquee"** means a permanent roof-like shelter extending from part or all of a building face and constructed of some durable material such as metal, wood, glass, plastic, or canvas.

"Canopy sign" or **"marquee sign"** means any sign attached to or constructed in or on a canopy or marquee.

"Changing sign (automatic,)" means an electronically or electrically controlled public service time and temperature sign, message center or reader board, where different copy changes are shown on the same lamp bank..

"Commercial Center/Mall" means a group of three or more commercial operations planned and designed for the site on which it is built, functioning as a unit, with off-street parking as an integral part of the unit. The site may or may not be under common ownership.

"Construction" means the placement or attachment of sign-related materials (e.g. posts, poles, brackets, standards, bolts, screws, lumber, concrete, block, footings, and/or paint) on the ground or on an existing building or other structure.

"Copy" means the wording and graphics on a sign surface.

“District sign” mean a sign that advertises one or more businesses in a single building or area. A district sign operates as a directory with a heading stating the district and uniform nameplate signs for those businesses within the district.

“Flag” means any sign with or without lettering or symbols, of lightweight fabric, plastic, paper or other light pliable material that is mounted to a pole

“Free-standing sign” means a sign set in a fixed position in the ground and not attached to any building.

“Freeway Highway Sign in Interchange Area” means a free-standing sign located within a circle with a 2000 ft radius measured from the center point of the bisecting road/highway with the I-17 Freeway except when the north and south bound lanes of I-17 are separated by a distance of 800 ft or greater, measured from edge of pavement to edge of pavement, the sign area shall be measured from the center point of each overpass

“Frontage” means the length of the property line of any one premise along a public right-of-way on which it borders.

“Grade” means the average elevation of the ground within a radius of five feet from the center point of the sign.

“Ground clearance” means the distance from the adjacent grade to the bottom surface of the sign.

“Height of sign” means the vertical distance measured from the adjacent grade, which permits the greatest height to the highest point of the sign.

Illuminated sign,” means any sign lighted by or exposed to artificial lighting either by lights on or in the sign, or directed towards the sign.

“Lot” means any legally created lot, parcel, tract or land, shown on a plat of record or recorded by metes and bounds.

“Lot, corner or corner lot” means a lot situated at the intersection of two or more streets having an angle of intersection not more than one hundred thirty-five degrees.

“Maintenance” or **“maintain”** means the replacing or repairing of a part or portion of a sign.

“Monument sign” means a sign that is mounted on a base at ground level.

“Mural” means either a drawing or painting affixed directly or indirectly on a building or land that depicts a scene or picture. Such picture or drawing shall not be for the primary purpose of conveying information that identifies or conveys a message relating to a product, place, activity, person, institution, or business. A mural may contain a sign so long as the primary function or purpose of the mural is not a sign. Any portion of a mural that is a sign is subject to the requirements of this Section for that portion only. A mural is subject to sign the permit procedures per Section 404.

“Nameplate” means a non-electric sign identifying only the name and/or address of the occupants of the residence on which the sign is located.

“Nonconforming sign” - see Part One, Section 102.

“Off-premise sign” means a sign that directs attention to a business, place, person, activity, goods, services, products, sold or offered at a different location from where the sign is located.

“On-premise sign” means any sign that directs attention to a business, place, person, activity, goods, products, or services sold or offered on the premises where the sign is located.

“Parapet” or **“parapet wall”** means the extension of a false front or wall above a roofline.

“Pennant” means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in series, designed to move in the wind.

“Permanent sign” means any sign which is intended to be and is so constructed as to be of a lasting and enduring condition, remaining unchanged in character, condition (beyond normal wear) and position and not portable.

“Portable sign” means any sign not permanently attached to the ground or a building.

“Premises” means any piece of improved or unimproved real estate.

“Professionally crafted” means constructed by someone who constructs signs as a profession or business or has the appearance of being professionally crafted as determined by the Community Development Director.

“Projecting signs” means a sign, other than a wall sign, which is attached to and projects from a structure or building face.

“Public place” means any and all dedicated streets, easements, sidewalks, boulevards, alleys, or other public ways, and any and all public parks, squares, spaces, grounds, and buildings.

“Reconstruction, substantial” means improvement or repair valued in excess of 50% of the current value of a sign. Reconstruction does not include merely repainting or changing the copy of the sign if the use, size and location remain the same.

“Right of Way” means a strip of land acquired by reservation, dedication, forced dedication, condemnation or prescription and intended to provide space for the installation and maintenance of a road, sidewalk, trail, railroad, utilities, or other similar uses.

“Roof sign” means any sign erected upon, against or directly above a roof or on top of or above the parapet of a building.

“Sign” means any identification, description, illustration or device illuminated or non-illuminated which is visible from any public place or is located on private property and exposed to the public and which directs attention to a product, service, place, activity, person, institution, business or solicitation, including any permanently installed or situated merchandise, or any emblem, painting, banner, pennant, placard or temporary sign designed to advertise, identify or convey information with the exception of window displays and flags of any nation, government, or non-commercial organizations. For the purpose of removal, signs shall also include all sign structures.

“Sign area” means the area of the largest single face of the sign within a continuous line that would form a rectangle or square shape, including any frame that forms an integral part of the display, but excluding the necessary supports or uprights on which the sign may be placed. If the sign consists of more than one section or module, all areas will be totaled, as described below for the number of Sign Faces:

One: If a sign has copy on one side only, or if the interior angle between the two sign faces or sides is 45 degrees OR LESS, the sign shall be considered double faced, and the sign area will be the area of one face only.

Two: If the angle between the two sign faces is greater than 45 degrees, it shall be considered two faces, and the area will be the sum of the areas of both faces; and, if two sign faces are attached to a structure with a thickness exceeding 36 inches or the two faces are separated by a distance exceeding 36 inches, then the sign area will be the area of both faces.

Multi-faced: If a sign contains more than two sides, the area shall be the sum of the area of the largest side plus the areas of any other sides whose interior angle with any other side exceeds 45 degrees.

“Sign Directional” means any sign that is designed solely for the purpose of traffic or pedestrian direction and placed on the property to which or on which the public is directed and which contains no advertising copy or electronic changing information.

“Sign Directory” means any sign listing the names, use or location of the business or activities conducted within a building or group of buildings and placed on the property to which or on which the public is directed.

“Sign structure” means any structure which supports, has supported or is capable of supporting a sign, including decorative cover.

“Temporary sign” means any sign or advertising display intended to be viewed for a temporary period of time, ordinarily until the happening of a particular event

“Under-canopy sign” or **“under-marquee sign”** means a sign suspended below the ceiling or roof of a canopy or marquee.

“Wall sign” means a sign mounted flat against or painted on the wall of a building with the face in a parallel plane to the plane of the building wall.

“Window sign” means a sign installed inside a window for the purpose of viewing from outside the premises. This term does not include merchandise located in a window.

D. Permanent Commercial and Industrial Signs

Additional to the specifications in the table of Regulations for Permitted Permanent Signs, all signs within the Commercial and Industrial Zoning Districts shall comply with following:

1. Any freestanding or projecting sign within twenty feet of a street right-of-way shall be so constructed as to allow clear and ample visual lines for driveways and alleys to adjoining traffic lanes.
2. Any lighted sign must abide by the regulations of Section 405 Outdoor Lighting; and all illuminated signs shall be turned off by 10:00pm or when the business closes, whichever is later; and internally illuminated advertising signs shall not have translucent backgrounds of white, cream, off-white, yellow, or other light color.
3. The sign shall be located on the property to which it pertains.
4. Signs shall not be located within, on, or projecting over any public right-of-way.
5. Signs which are not permitted in a residential zone shall not be placed closer than 20 feet to any residentially zoned lot.
6. On a corner lot in any zoning district, no sign or other obstruction to vision more than three feet in height shall be placed or maintained within the triangular area bounded on two sides by front lot lines, and on the third side by a straight line connecting points on said lot lines (or their projections) each of which points is thirty feet from the point of intersection of said lot lines.
7. All signs and sign structures shall be designed and constructed in accordance with the requirements of the current adopted Building Code(s) and must be constructed of durable materials capable of withstanding continuous exposure to the elements and the conditions of the environment. Signs must be professionally crafted. Banners used as wall signs must be framed.
8. It is unlawful for any person to erect or place any sign not permitted or allowed by this Section 404, or for any person to maintain, keep, or allow to remain, on property owned or occupied by him or her, any sign not permitted or allowed by this Section, except those which are deemed non-conforming signs per this

ordinance. Unauthorized signs may be removed from any public right-of-way by the Code Enforcement Officer, except as otherwise provided by law.

E. Comprehensive Sign Plan

For some developments, alternative standards and flexibility in the established standards may enhance the aesthetic qualities of the development and the community. Approval of a Comprehensive Sign Plan allows for unified presentation of signage throughout a development site, flexibility to provide for unique environments, and preapproval of designs and design elements helps make sign review more efficient and results in a cohesive design throughout a project.

1. A Comprehensive Sign Plan shall set forth a master plan for all signage for an entire parcel or project site, shall be submitted to Community Development as a separate sign plan or may be submitted as part of a PAD Plan submittal and shall include the following information:
 - a. Sign dimensions and approximate locations.
 - b. Materials and colors.
 - c. Proposed illumination and illumination levels.
 - d. A design theme with illustrative examples of each sign type and the proposed locations of each sign.
 - e. A demonstration that the Comprehensive Sign Plan will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property adjacent to the subject development.
 - f. Any other maps, drawings or materials as required by the Director (including a colored rendering of the sign) to adequately describe the sign proposal.

2. Comprehensive Sign Plan Flexibility Criteria

Signage that is proposed as a part of a Comprehensive Sign Plan may deviate from the height, area, number and location of signs permitted by this article based on the following criteria:

- a. The overall size of the development site and the scale of the use or uses located or anticipated to be located there (larger land areas and scales of use tend to favor larger signs and/or more signs)
- b. Relationship between the building setback and sign location (additional signage may be appropriate for buildings with less visibility, particularly where buffering is providing an aesthetic and/or environmental benefit to the town)
- c. Length of frontage on a public right-of-way (larger frontages may justify more or larger signs, particularly if the size of the frontage tends to prevent sign clutter from multiple adjacent parcels or businesses)
- d. Classification of street the development site fronts on (frontage along an arterial or collector street may justify more or larger signs than frontage along a local street)
- e. Access and visibility to the site
- f. Intended traffic circulation pattern and the need for wayfinding

- g. Hierarchy of signage.
 - h. Relationship between the site and adjacent uses
 - i. The desired function of the site
 - j. Consistency with the objectives and policies of the General Plan and any other applicable Town plans.
3. Comprehensive Sign Plan Review
- a. Comprehensive Sign Plans that are submitted as part of a PAD Plan submittal must follow the requirements as outlined in Section 203(L)(2).
 - b. Comprehensive Sign Plans that deviate by 10% or less from the standards allowed by this Section may be approved by the Community Development Director.
 - c. Comprehensive Sign Plans that deviate more than 10% of this section require approval by the Town Council upon recommendation by the Planning and Zoning Commission.
 - d. Comprehensive Sign Plan approval does not relieve Sign Permit requirements.
 - e. A Comprehensive Sign Plan may be amended in the same manner in which the original was approved.

F. Sign Permit, Application and Fee

- 1. New signs exceeding 12 square feet in area or exceeding eight feet in height shall require a permit, as well as those specified smaller signs.
- 2. It is unlawful for any person to erect, add to, alter, repaint so that the copy is changed, or to change the panels on any sign, or for any person to allow any sign on property owned or occupied by him to be erected, added to, altered or repainted so that the copy is changed, prior to obtaining a sign permit, and an electrical permit if necessary, for on-site or off-premises signs from the Community Development Director except as exempted in Section B.2.
- 3. The Community Development Director shall require the submittal of plans or other pertinent information necessary to insure compliance with this Section and other applicable codes and requirements.
- 4. Sign permit applications shall be made at the Community Development Department on the appropriate form(s) and shall contain at minimum, the following information:
 - a. Assessor's parcel number identifying the property.
 - b. Street address or legal description of the property and dimensions thereof.
 - c. Description of the original copy to be placed on signs(s), including color photo or graphic of sign.
 - d. Type of sign(s) including methods of support, (freestanding or otherwise) and illumination.
 - e. Estimated true value of the sign(s) and associated structural supports.
 - f. Dimensions of the sign and number of panel(s) as well as bottom and top heights above grade.
 - g. A (signed) plot plan showing the following:
 - 1) Shape and dimensions of lot boundaries.

- 2) Location of rights-of-way easements on the parcel.
 - 3) Driveways and parking areas, if any.
 - 4) Location, dimensions, and heights of existing and proposed signs, and if freestanding or wall-mounted.
 - 5) North designation.
- h. A sketch or elevation view (with dimensions and approximate original copy) of the sign face(s).
 - i. Such other information as the Community Development Department shall require for the purpose of determining whether the application complies with the requirements of this Section and of the current adopted Building Code(s).
 - j. Name, address, phone number of property owner/applicant.
 - k. Signature of applicant or property owner.
 - l. Provide qualified Contractor information.
5. Applications for exterior wall murals shall include a sketch with colors and description of the intended picture or drawing which depicts the content of the mural.
 - a. The application and sketch are to be reviewed by the Community Development Director for their overall compatibility with the purpose of this Sign Section and the goal of the community to promote a rural, historical, western-oriented atmosphere.
 - b. If an applicant or affected property owner is not satisfied with the decision of the Director, an appeal of the decision may be filed for review by the Board of Adjustment and Appeals.
 6. The Town Council by resolution shall adopt and/or amend fees to implement the provisions of this section; the sign permit fee shall be double in the event that the erection, relocation, or installation of any sign occurs prior to the issuance of a sign permit.

G. Standards for Portable/Temporary Signs

TYPE/LAND USE	LOCATION	MAX SIZE (SQ FT)	NUMBER ALLOWED	ADDITIONAL REQUIREMENTS	PERMIT NEEDED
Residential & Agricultural					
Yard Sign	On premises	9 sq ft	1	Installed securely in the ground May be A-frame or Up-right style	No
Off-site Directional and Residential Event related	locate at Hwy or intersection of access road; limited to 1 sign per turning movement	6 sq ft	Depends on location	May be placed no earlier than 24 hours before the event and must be removed within 24 hours after event. Not allowed in ROW. Must contain phone number or address and date of event	No
All residential signs- No illuminated signs, no banners, no signs within public rights of way or attached to trees, fences, utility poles, light posts, street signs, or other public facilities					
Commercial Temporary Signs					
Up-right or A-Frame	On premises not in public right of way	6 sq ft	1	Professionally Crafted. Sign must be taken down at the close of business	No
On Site Banner Commercial and Special Events	On premises securely attached to wall, post or fence	32 sq ft	1 per site or per business on same site	Must be in good condition. Includes project contractors and sponsors. Events may display only for duration of event.	No
New Commercial	On Premises	64 sq ft	1 or 2 may be allowed for parcels fronting more than 1 public street	Project under 10 acres	Yes
New Large Commercial	On Premises	64 sq ft	2	Projects over 10 acres	Yes
Inflatable Objects event related	On Premises	20 ft max height	1	5 ft setback from property line 2 times per year for duration of event	Yes with Temporary Use Permit

H. Standards for Permitted Permanent Signs

TYPE AND LAND USE	LOCATION	MAXIMUM SIZE (SQ FT)	NUMBER ALLOWED	ADDITIONAL REQUIREMENTS	PERMIT NEEDED
Residential					
Nameplate	On premises	4 sq ft	1		No
Building Identification	On premises	32 sq ft	1 per use 2 for parcels fronting more than 1 public street		Yes
Residential Project Identification	With PAD, Comprehensive sign package or Final Plat On premises	32 sq ft up to 100 sq ft per sign may be monument no pole signs	2 per entry	5 ft min setback from property line: no part in or over right-of-way	Yes
Agricultural	On premises attached to fence or freestanding	18 sq ft max 5' max height may not block visibility triangle	1 per property	Farm Stand or Agri-tourism with Use Permit Not in Public Right of Way	Yes
Commercial					
Projecting permanent permitted signs for any business fronting Main St. from Arnold St. to General Crook Trail	May project over right of way. 8 ft ground clearance	12 sq ft	1	May not be internally illuminated.	Yes
Directional – off premises For business located away from an arterial road	Locate at Hwy or intersection; 1 sign per turn within 60 ft of intersection corner	8 sq ft max area 8 ft high max	Depends on location	Non-illuminated Directions to location only	Yes
Integrated Development Project	On Premises	Approved with a Comprehensive Sign Package or as part of a PAD		Commercial or mixed use multiple business development	Yes

TYPE AND LAND USE	LOCATION	MAXIMUM SIZE (SQ FT)	NUMBER ALLOWED	ADDITIONAL REQUIREMENTS	PERMIT NEEDED
Commercial					
Freeway Interchange Area	On premises Shall be within a circle with a 2000 ft radius measured from the center point of the bisecting road/highway with the I-17 Freeway except when the north and south bound lanes of I-17 are separated by a distance of 800 ft or greater, measured from edge of pavement to edge of pavement, the sign area shall be measured from the center point of each overpass	A: 300 sq ft max H: 20 ft to 50 ft max	1 per property AND business regardless of # of businesses; Min lot size: 0.5 acre	Must comply with Section 405- Outdoor Lighting No electronic changing message signs permitted	Yes
District Signs	Location to be determined	Size to be determined based on number of businesses in District and site conditions	1 per district		Yes

TYPE AND LAND USE	LOCATION	MAXIMUM SIZE (SQ FT)	NUMBER ALLOWED	ADDITIONAL REQUIREMENTS	PERMIT NEEDED
Window Signs	Inside or outside of windows	Combined area of window signs not to exceed 50% of total window area		Fixed copy or display only- no flashing, blinking or moving text or images permitted	No
Off-Premises Sign	Located on Commercial Property	64 sq ft 15 ft high max or 5 ft high monument		With property owners permission	Yes
Free Standing Business Signs	On Site pole or monument	64 sq ft max 20 ft high max except for Finnie Flat at Hwy 260 connecting to Main St. to Hwy 260 N to Montezuma Castle Hwy to the Verde River must be monument only. Sign height and size for businesses fronting Hwy 260 W of I-17 will be determined on a case to case basis based on location and topography	1	5'min setback from property line.	Yes
Wall Signs	On Site	1.5 sq ft per 1 linear ft building frontage per business OR 1 sq ft per 1 linear ft property frontage. 200 sq ft max per business	1 per business. On a corner lot, signage can be placed on second street side if not greater than ½ of the allowable signage may be placed on any other side of the building	In the case of buildings which front on more than one street allowable signage must be placed on the side of the building on which it is calculated.	Yes

D. Temporary Use Permits

Temporary Use Permits are provided through administrative review and approval to facilitate short- or restricted-term uses (such as, but not limited to: tents, carnivals, charitable events or similar uses/structures for public assembly in non-residential districts; and construction- or sales-related offices, storage yards or similar facilities including model homes, and sales stands of crops or agricultural products produced on-site in any District).

1. Temporary Use Permits may be granted by the Community Development Director or designee, after review by health and safety departments or agencies, and upon findings that the use and the manner of its conduct will not, considering its limited duration, 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.
2. Approval may be conditioned by specific stipulations as to duration, conduct, mitigation of potentially detrimental effects and such other considerations as may be prudent for protection of the neighborhood and community.
3. Violation of the terms of the Temporary Use Permit approval constitutes grounds for its immediate revocation.
4. Decisions by the Community Development Director which result in the disapproval of a Temporary Use Permit may be appealed to the Board of Adjustment and Appeals, subject to an application for appeal being on file in the Community Development Department within 30 days of notification of the Community Development Director denial of the Temporary Use Permit application.

SECTION 602 - ZONING ADJUSTMENTS

Zoning matters decided by the Board of Adjustment and Appeals are intended to apply to specific properties or actions. Such decisions are not regarded as strict precedents; however, they may be considered in future matters under similar circumstances.

A. Variances

1. A variance from the Planning and Zoning Ordinance shall not be granted by the Board unless and until a public hearing has been conducted pursuant to Section 602. C, and until the property owner in a written appeal and at the public hearing demonstrates and the Board finds that all criteria required by subsections a. through e. have been met:
 - a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same District;
 - b. That literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same District under the terms of the Zoning Ordinance;
 - c. That the alleged hardships caused by literal interpretation of the provisions of the Zoning Ordinance include more than personal inconvenience and financial hardship and do not result from actions that are self-imposed or for economic gain by the applicant;
 - d. That granting the variance requested will not confer upon the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures or buildings in the same District; and

- e. ~~That granting the variance requested will not interfere or injure the rights of other properties in the same District.~~
2. The Board MAY NOT:
 - a. ~~Make any changes in the uses permitted in any zoning classification or zoning District, or make any changes in the terms of the Zoning Ordinance, provided the restriction in this paragraph shall not affect the authority to grant variances pursuant to this article.~~
 - b. ~~Grant a variance if the special circumstances applicable to the property are self-imposed by the owner.~~

B. Appeals from Administrative Decisions

The Board, on deciding appeals from decisions of the Community Development Director (Zoning Administrator), is responsible for interpreting the meaning and equitable application of the Zoning Ordinance.

1. Appeals to the Board may be filed by persons aggrieved or by any officer, department, board or bureau of the Town affected by a decision of the Community Development Director, within a period of 45 days by filing, in writing, with the Community Development Director and with the Board, a notice of appeal specifying the grounds thereof.
2. The Community Development Director shall immediately transmit all records, pertaining to the action appealed, to the Board.
3. An appeal stays all proceedings in the matter appealed, unless the Community Development Director verifies to the Board after the notice of appeal is filed, that by reason of facts stated in the certificate, a stay would cause imminent peril to life or property. Upon such certification, proceedings shall not be stayed other than by a restraining order granted by the Board or by a court of record on application and notice to the Community Development Director.
4. A person aggrieved by a decision of the Board, or a tax payer or municipal officer may, at any time within 30 days after the Board has rendered its decision, file a complaint in the Superior Court to review the decision. Filing of the complaint shall not stay proceedings upon the decision appealed, but the court may, on application, grant a stay, and on final hearing may reverse or affirm wholly or partly, or may modify the decision received.

C. Hearings

The Board shall fix a reasonable time for the public hearing of an appeal; and shall give public notice thereof, by both publication in a newspaper of general circulation in accordance with ARS 9-462.04 as it exists now or as it is amended from time to time, and by posting notices in conspicuous places close to the property affected, as well as due notice to the parties in interest, including first class mail notice to all owners of record of properties located within 300 feet of the subject property.

1. At the public hearing, any applicant may appear in person or by representative, and may present their appeal orally or by documentary materials, and submit rebuttal as may be necessary.
2. The chair shall have the power to administer oaths and take evidence in accordance with ARS 9-462.06, as may be amended.
3. The Board shall reach its decision within a reasonable time.

9-462.06. Board of adjustment**Attachment E**

A. The legislative body, by ordinance, shall establish a board of adjustment, which shall consist of at least five but no more than seven members appointed by the legislative body in accordance with provisions of the ordinance, except that the ordinance may establish the legislative body as the board of adjustment. The legislative body may, by ordinance, delegate to a hearing officer the authority to hear and decide on matters within the jurisdiction of the board of adjustment as provided by this section, except that the right of appeal from the decision of a hearing officer to the board of adjustment shall be preserved.

B. The ordinance shall provide for public meetings of the board, for a chairperson with the power to administer oaths and take evidence, and that minutes of its proceedings showing the vote of each member and records of its examinations and other official actions be filed in the office of the board as a public record.

C. A board of adjustment shall hear and decide appeals from the decisions of the zoning administrator, shall exercise other powers as may be granted by the ordinance and adopt all rules and procedures necessary or convenient for the conduct of its business.

D. Appeals to the board of adjustment may be taken by persons aggrieved or by any officer, department, board or bureau of the municipality affected by a decision of the zoning administrator, within a reasonable time, by filing with the zoning administrator and with the board a notice of appeal specifying the grounds of the appeal. The zoning administrator shall immediately transmit all records pertaining to the action appealed from to the board.

E. An appeal to the board stays all proceedings in the matter appealed from, unless the zoning administrator certifies to the board that, in the zoning administrator's opinion by the facts stated in the certificate, a stay would cause imminent peril to life or property. On the certification proceedings shall not be stayed, except by restraining order granted by the board or by a court of record on application and notice to the zoning administrator. Proceedings shall not be stayed if the appeal requests relief that has previously been denied by the board except pursuant to a special action in superior court as provided in subsection K of this section.

F. The board shall fix a reasonable time for hearing the appeal, and shall give notice of hearing by both publication in a newspaper of general circulation in accordance with section 9-462.04 and posting the notice in conspicuous places close to the property affected.

G. A board of adjustment shall:

1. Hear and decide appeals in which it is alleged there is an error in an order, requirement or decision made by the zoning administrator in the enforcement of a zoning ordinance adopted pursuant to this article.

2. Hear and decide appeals for variances from the terms of the zoning ordinance only if, because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance will deprive the property of privileges enjoyed by other property of the same classification in the same zoning district. Any variance granted is subject to conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is located.

3. Reverse or affirm, in whole or in part, or modify the order, requirement or decision of the zoning administrator appealed from, and make the order, requirement, decision or determination as necessary.

H. A board of adjustment may not:

1. Make any changes in the uses permitted in any zoning classification or zoning district, or make any changes in the terms of the zoning ordinance provided the restriction in this paragraph shall not affect the authority to grant variances pursuant to this article.

2. Grant a variance if the special circumstances applicable to the property are self-imposed by the property owner.

I. If the legislative body is established as the board of adjustment, it shall exercise all of the functions and duties of the board of adjustment in the same manner and to the same effect as provided in this section.

J. In a municipality with a population of more than one hundred thousand persons, the legislative body, by ordinance, may provide that a person aggrieved by a decision of the board or a taxpayer who owns or leases the adjacent property or a property within three hundred feet from the boundary of the immediately adjacent property, an officer or a department of the municipality affected by a decision of the board, at any time within fifteen days after the board has rendered its decision, may file an appeal with the clerk of the legislative body. The legislative body shall hear the appeal in accordance with procedures adopted by the legislative body and may affirm or reverse, in whole or in part, or modify the board's decision.

K. A person aggrieved by a decision of the legislative body or board or a taxpayer who owns or leases the adjacent property or a property within three hundred feet from the boundary of the immediately adjacent property, an officer or a department of the municipality affected by a decision of the legislative body or board, at any time within thirty days after the board, or the legislative body, if the board decision was appealed pursuant to subsection J of this section, has rendered its decision, may file a complaint for special action in the superior court to review the legislative body or board decision. Filing the complaint does not stay proceedings on the decision sought to be reviewed, but the court may, on application, grant a stay and on final hearing may affirm or reverse, in whole or in part, or modify the decision reviewed.



Town of Camp Verde
Community Development-Code Compliance
John Knight, Director

♦ 473 S. Main Street Suite 109 ♦ Camp Verde, Arizona 86322-7246 ♦
♦ Telephone: 928.554.0050 ♦
♦ www.campverde.az.gov ♦
♦ communitycodecompliance@campverde.az.gov ♦

Courtesy Notice for Planning and Zoning Ordinance Violation(s)

02/15/2022

Opportunity Zone Development Company 2 LLC
465 West Hereford Dr.
Camp Verde, AZ 86322-7336

Compliant Number: 20220073
Parcel: 403-22-019E
Parcel Address: 1896 Moonrise Dr., Camp Verde, AZ

***PLEASE READ THIS NOTICE COMPLETELY
YOUR RESPONSE IS REQUIRED WITH THIS NOTICE***

To: Owner-Occupant

This Courtesy Notice is to inform you that the Community Development Department has received a complaint about an alleged Planning and Zoning Ordinance Violation or has observed that a Planning and Zoning Ordinance Violation at 1896 Moonrise Dr. parcel 403-22-019E.

A Code Compliance Officer or Building Inspector performed an inspection of the property on 02/09/2022 and determined that the above property is in violation of the following Planning and Zoning regulation(s):

Prohibited signs Section 404; N. Windblown signs

Windblown signs such as posters, banners, pennants, streamers, balloons or other inflated objects, except as provided for in this section. The tacking, painting, pasting or otherwise affixing of signs or posters not otherwise permitted by this section, visible from a public right-of-way, on the walls or buildings, sheds, trees, fences, utility poles or other structures, or upon vehicles where such vehicles are used primarily as support for such signs, is prohibited.

This Courtesy Notice is being sent to the owner-occupant on record providing 7 days from the date of this Courtesy Notice to bring the above property up to the required Planning and Zoning Ordinance regulations. As such, you will have until 02/22/2022 to bring the above property into compliance.

THE FOLLOWING IS THE CORRECTIVE/MITIGATION ACTION NEEDING TO BE TAKEN BY TO BRING THE ABOVE PROPERTY INTO COMPLIANCE:

Remove all flag signs and banner signs from property. Anthony.apodaca@campverde.az.gov 928-554-0075

When the violation or violations have been corrected, please call Code Compliance at 928.554.0050 to schedule an inspection.

If the above referenced property is not brought into compliance by 02/22/2022, additional action can or will be taken by a civil or criminal citation being issued or the Town seeking prosecution by filing a complaint with the Camp Verde Municipal Court, seeking fines and restitution. **Please note that each day that a violation continues shall be a separate offense that is punishable.**

If you have any questions or concerns about the violation(s) listed above, please contact Code Compliance at 928.554.0050. If you need additional information, please visit www.campverde.gov, email at communitycodecompliance.com, or at Town Hall at 473 S. Main Street Suite 109, Camp Verde, AZ 86322-7246.

Respectfully,

Anthony Apodaca
Code Compliance Officer

Re-inspection will occur on 02/22/2022.



Town of Camp Verde
Community Development-Code Compliance
John Knight, Director

◆ 473 S. Main Street Suite 109 ◆ Camp Verde, Arizona 86322-7246 ◆

◆ Telephone: 928.554.0050 ◆

◆ www.campverde.az.gov ◆

◆ communitycodecompliance@campverde.az.gov ◆

2nd Notice of Violation

03/07/2022

Opportunity Zone Development Company 2 LLC
465 West Hereford Dr.
Camp Verde, AZ 86322-7336

Compliant Number: 20220073

Parcel: 403-22-019E

Parcel Address: 1896 Moonrise Dr., Camp Verde, AZ

Town Code Violation ☐ Planning and Zoning Ordinance Violation ☒

PLEASE READ THIS NOTICE COMPLETELY
YOUR RESPONSE IS REQUIRED WITH THIS NOTICE

To: Owner-Occupant

On 02/15/2022, you (Owner) and/or the Occupant of 1896 Moonrise Dr. parcel 403-22-019E were informed of a Town Code and/or Planning and Zoning Ordinance Violation for the above property.

On 03/07/2022, a Code Compliance Officer or Building Inspector conducted a site visit and observed that the property located at 1896 Moonrise Dr. parcel 403-22-019E is still not in compliance. As of 03/07/2022, we have not received a response from you (Owner) and/or the Occupant to discuss any proper resolution and/or any other timeframe for compliance. You are listed with the Yavapai County Assessor's office as the owner of the property and are responsible for maintaining it in a legal manner.

On 03/07/2022, the following violations were determined:

Prohibited signs Section 404; N. Windblown signs

Windblown signs such as posters, banners, pennants, streamers, balloons or other inflated objects, except as provided for in this section. The tacking, painting, pasting or otherwise affixing of signs or posters not otherwise permitted by this section, visible from a public right-of-way, on the walls or buildings, sheds, trees, fences, utility poles or other structures, or upon vehicles where such vehicles are used primarily as support for such signs, is prohibited.

THE FOLLOWING IS THE CORRECTIVE/MITIGATION ACTION NEEDING TO BE TAKEN BY 03/14/2022 FOR THE ABOVE LISTED PROPERTY TO BE IN COMPLIANCE WITH THE TOWN CODE AND/OR PLANNING AND ZONING REGULATIONS:

Please remove all feather windblown flags. In addition remove prohibited banners. Per Sign ordinance under Commercial Temporary signs, a New Commercial business banner 64 sq feet is allowed with a permit, please obtain a permit for such banner, copy of this ordinance is attached.

If you are unable to bring the property into compliance by 03/14/2022, you must call the Community Development Department **within (24) twenty-four hours** of receiving this notice. **If the property is brought into compliance on or before 03/14/2022, please call 928.554.0050 to schedule an inspection.**

If the above referenced property is not brought into compliance by 03/14/2022 or we do not hear from you **within (24) twenty-four hours** of receiving this notice, additional action will be taken for nuisance violations by using an abatement contractor that has been contracted by the Town. Subsequent to removal/abatement of the violations listed above, the Town will prepare a final billing statement that includes the verified cost of the work performed along with any associated costs such as legal expenses and staff time, plus an additional twenty percent (20%).

The final billing statement will be sent to the owner-occupant on record by certified mail. If the final billing statement is not paid within 30 days from the date the statement was sent by certified mail, the Town may file a lien for the full amount due on the subject property plus additional fees.

A civil or criminal citation maybe issued, or the Town may seek prosecution by filing a complaint with the Camp Verde Municipal Court, seeking fines and restitution as part of the complaint for any or all violations listed in the notice.

If you have any questions or concerns about the violation(s) listed above, please contact Code Compliance at 928.554.0050. You visit us at www.campverde.gov, email at www.communitycodecompliance.com or at Town Hall at 473 S. Main Street Suite 109, Camp Verde, AZ 86322-7246.

Respectfully,

Anthony Apodaca
Code Compliance Officer

Re-inspection of this property will occur on 03/15/2022.



Town of Camp Verde
Community Development-Code Compliance
John Knight, Director

◆ 473 S. Main Street Suite 109 ◆ Camp Verde, Arizona 86322-7246 ◆

◆ Telephone: 928.554.0050 ◆

◆ www.campverde.az.gov ◆

◆ communitycodecompliance@campverde.az.gov ◆

Notice of Enforcement Action

03/21/2022

Opportunity Zone Development Company 2 LLC
465 West Hereford Dr.
Camp Verde, AZ 86322-7336

Compliant Number: 20220073

Parcel: 403-22-019E

Parcel Address: 1896 Moonrise Dr., Camp Verde, AZ

Town Code Violation ☐ Planning & Zoning Ordinance Violation ☒

***PLEASE READ THIS NOTICE COMPLETELY
YOUR RESPONSE IS REQUIRED WITH THIS NOTICE***

To: Owner-Occupant

On 02/08/2022, you (Owner) and/or the Occupant of 1896 Moonrise Dr. parcel 403-22-019E were informed either verbally or in writing of a Town Code and/or Zoning & Planning Ordinance violation that was observed on 03/08/2022 by a Code Compliance or Building Inspector for the above referenced property.

That courtesy notice advised that you had 7 days OR until 02/22/2022 to remove/abate/correct the Town Code and/or Planning and Zoning Ordinance violation(s) and to contact Code Compliance to schedule an inspection to verify the violation(s) had been removed, abated or corrected. On 02/23/2022, a re-inspection occurred and it was determined the property was not in compliance.

On 03/07/2022, a 2nd Notice of Violation was sent to you (Owner) and/or the Occupant in writing of the Town Code and/or Zoning & Planning Ordinance violation(s). That notice advised that you (Owner) or the Occupant(s) had 7 days OR until 03/14/2022 to remove/abate/correct the Town Code and/or Planning and Zoning Ordinance violation(s) and to contact Code Compliance to schedule an inspection to verify the violation(s) had been removed. On 03/15/2022, a re-inspection occurred and it was determined the property was not in compliance.

As of 03/21/2022, we have not received a response from you (Owner) and/or the Occupant(s) to discuss a proper resolution, any other time frame and/or have not observed any progress towards bringing the above property into compliance. You are listed with the Yavapai County Assessor's office as the owner of the property and are responsible for maintaining it in a legal manner.

On 03/21/2022, a Code Compliance Officer or Building Inspector conducted an inspection and confirmed the following violation(s):

Prohibited signs Section 404; N. Windblown signs

Windblown signs such as posters, banners, pennants, streamers, balloons or other inflated objects, except as provided for in this section. The tacking, painting, pasting or otherwise affixing of signs or posters not otherwise permitted by this section, visible from a public right-of-way, on the walls or buildings, sheds, trees, fences, utility poles or other structures, or upon vehicles where such vehicles are used primarily as support for such signs, is prohibited.

***THE FOLLOWING IS THE CORRECTIVE MITIGATION ACTION NEEDING TO BE TAKEN BY 03/29/2022
FOR THE ABOVE LISTED PROPERTY TO BE IN COMPLIANCE WITH THE TOWN CODE AND/OR
PLANNING AND ZONING REGULATIONS:***

Remove feather signs on property.

If the property is brought into compliance on or before 03/29/2022, please call 928.554.0050 to schedule an inspection.

If the above referenced property is not brought into compliance on or before 03/29/2022, additional action will be taken for nuisance violations by using an abatement contractor that has been contracted by the Town. Subsequent to removal/abatement of the violations listed above, the Town will prepare a final billing statement that includes the verified cost of the work performed along with any associated costs such as legal expenses and staff time, plus an additional twenty percent (20%).

The final billing statement will be sent to the owner-occupant on record by certified mail. If the final billing statement is not paid within days from the date the statement was sent by certified mail, the Town may will file a lien for the full amount due on the subject property plus additional fees.

A civil or criminal citation maybe issued, or the Town may seek prosecution by filing a complaint with the Camp Verde Municipal Court, seeking fines and restitution as part of the complaint for any or all violations listed in the notice.

If you have any questions, you must contact Code Compliance within **(24) twenty-four hours** of receiving this notice at 928.554.0050. If you need additional assistance, please visit www.campverde.gov, email at www.communitycodecompliance.com or at Town Hall at 473 S. Main Street Suite 109, Camp Verde, AZ 86322-7246.

Respectfully,

Anthony Apodaca
Code Compliance Officer

Re-inspection will occur on 03/30/2022.

Network:Feb 8, 2022 at 9:29:19 AM M

Local:Feb 8, 2022 at 9:29:19 AM M

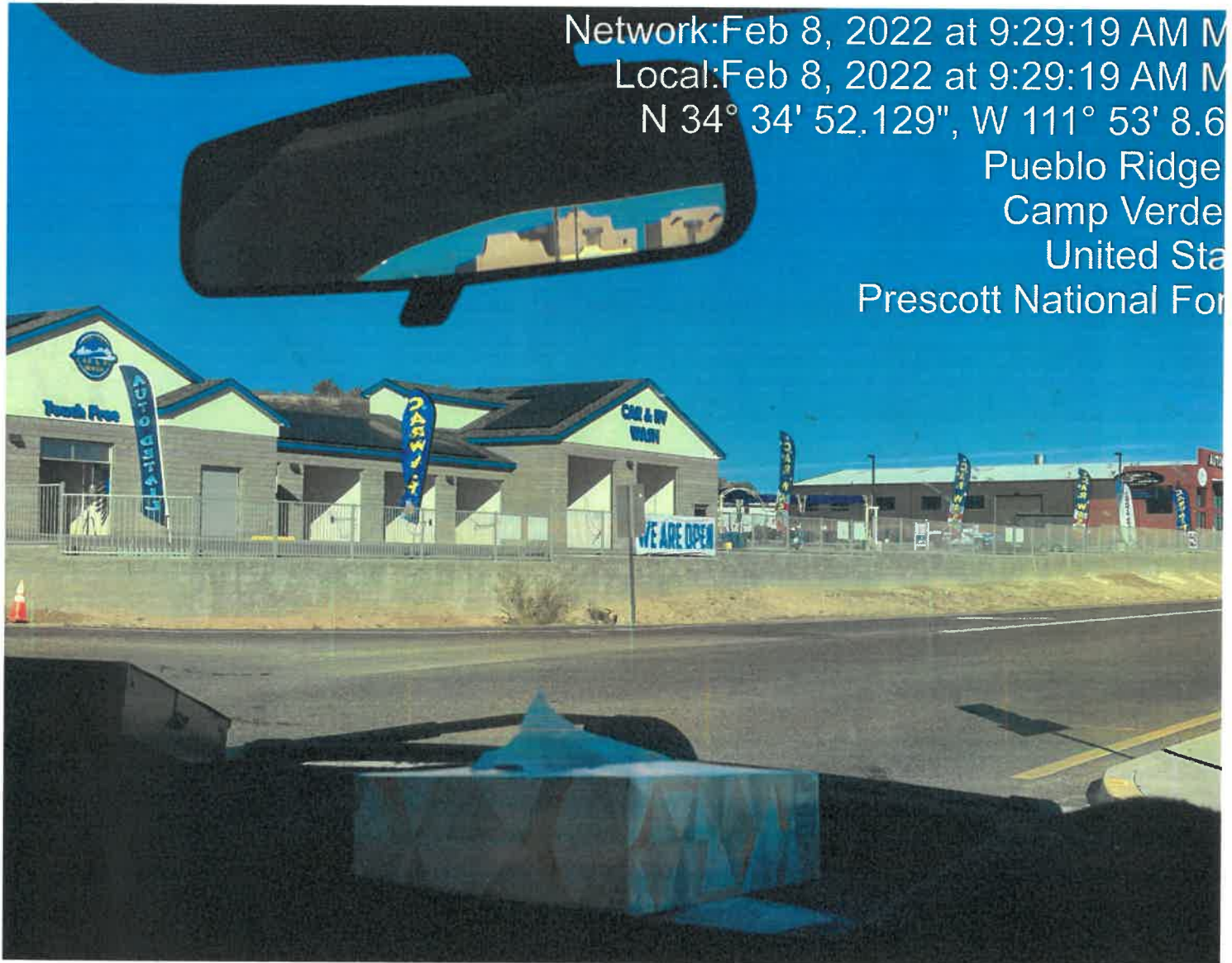
N 34° 34' 52.129", W 111° 53' 8.6

Pueblo Ridge

Camp Verde

United Sta

Prescott National For

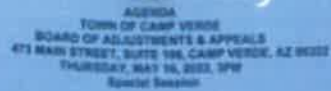


Network:Feb 2, 2022 at 1:41:38 PM MST
Local:Feb 2, 2022 at 1:41:38 PM MST
N 34° 34' 52.107", W 111° 53' 9.764"
1897 Pueblo Ridge Rd
Camp Verde AZ 86322
United States
Prescott National Forest



Network:Feb 2, 2022 at 1:38:40 PM MST
Local:Feb 2, 2022 at 1:38:40 PM MST
N 34° 34' 54.619", W 111° 53' 13.208"
1900–1998 Moonrise Dr
Camp Verde AZ 86322
United States
Prescott National Forest





2024 Census: <https://www.census.gov/2024census>
 Voting ID: 202 1171 1100 Password: 202407

6. Public Hearing followed by Discussion and Determination regarding whether further permits are withdrawn signs and are prohibited under Ordinance Section 84.03 A. The Board may reverse or affirm, in whole or in part, or modify the decision of the Community Development Director. Staff Response: John Wright

- Staff Comments
- Public Hearing Item
- Public Hearing Closed
- Board Discussion

- ## 6. Staff Comments

- ## 2. Abstrakt

Please note: Staff makes every effort to provide a complete agency packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with Staff prior to a meeting for copies of missing documentation that may have been overlooked at the time agency packets were prepared.

The type of Long-term Social Studies is expected to be reviewed. There will be a separate review of the curriculum, and a separate review of the curriculum, and a separate review of the curriculum.

[illegible]

AGENDA
TOWN OF CAMP VERDE
BOARD OF ADJUSTMENTS & APPEALS
472 MAIN STREET, SUITE 106, CAMP VERDE, AZ 86031
THURSDAY, MAY 10, 2012, 3PM
Special Session

Excess Shredding 1.2-6

Shooting @ 300 2171 1025. Pasadena 343547

4. **Consent Agency -** All items herein listed below may be accepted upon the way motion and approved as Consent Agency items. Any item may be removed from the Consent Agency and reinstated as a separate item if a member of the Board so requests.

5. Set Next Meeting, Date and Time – Tentative, June 14th at 2:00 pm (see above currently scheduled)

5. Call to the Public for Items not on the agenda: Residents are encouraged to comment about any matter not included on the agenda. Staff will present the Board Item listing any action or item not on the agenda, asked to set them for consideration for a future date.

5. Public Hearing followed by Discussion and Determination regarding whether further actions are warranted signs and are prohibited under Ordinance Section 404.0 A.6. The Board may recess or adjourn, in whole or in part, to modify the purpose of the Community Development Director Staff Present. John Knight

Applicant/Owner: Robert Witz /Community Home Development Company, LLC

Private: 800-234-0788

Learning

Address: 1000 Main Street 20

- Staff Comments
- Public Hearing Clerk
- Public Hearing Clerk
- Board Document

3. **Issued Informational Reports:** Individual Board members may provide brief summaries of current events and activities. Summaries are strictly for the purpose of informing the public. The Board will have no discussion whatsoever on any other issue, except an individual Board member may request to hear or attend on a future agenda.

- #### 6. Staff Comments

- ## 8. Acknowledgments

Please note: Staff notes were allowed to provide a complete agenda packet to authors upon request. It is not always possible to include all information in the packet. You are encouraged to deal with staff prior to a meeting for issues of scheduling, accommodation that may have been available at the time agenda packets were prepared.

Note: Participant in A.R. 2 (20-0-7) (20-1 and 2-3) by showing a strong commitment can also be in the Executive Director to purposes of association by legal advice with the State Attorney to any matter listed in the agenda, or otherwise of specific interest to the firm, with respect associated with an agenda item.

The Team of Camp Verde Travel Members is available to be contacted. There will be no responsibility or reimbursement for any costs or expenses incurred, including but not limited to, travel, lodging, food, and other expenses. The Team of Camp Verde Travel Members is available to be contacted. There will be no responsibility or reimbursement for any costs or expenses incurred, including but not limited to, travel, lodging, food, and other expenses.

CONTRIBUTION OF POSTURAL STABILITY

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde

and Schwaner
 (Seal of the Town of) (Seal of the Town of) is accordance with the consent Seal by the County Verdy Town Council with
 the Town Clerk

signed C. H. B. Smith Date Jan. 18, 1906

The Town of Camp Verde Board of Adjustments and Appeals will hold a public hearing on Tuesday, May 10th, 2022, at 3:00pm in the Town Council Chambers at 473 S. Main Street in Camp Verde, AZ. Purpose of the appeal is the Town interpretation that feather banners are wind-blown signs and are prohibited under Zoning Ordinance Section 404.B.4.n. The property is located at 1896 W. Moonrise Drive, APN 408-22-019E. The applicant is Robb Witt and the owner is Opportunity Zone Development Company 2 LLC. Interested parties may attend and provide comment. Copies of the application and additional information may be obtained by contacting Camp Verde Community Development at 928.554.0054 or corv.mulsaire@campverde.az.gov
1.TVI Pub: 4/20/2022

Cory Mulcaire

From: Cory Mulcaire
Sent: Tuesday, April 12, 2022 12:11 PM
To: publicnotices@verdenews.com
Cc: BJ Ratlief; Cory Mulcaire
Subject: New notice

Public Notice to be published Wednesday April 20th, 2022: The Town of Camp Verde Board of Adjustments and Appeals will hold a public hearing on Tuesday May 10th, 2022, at 3:00pm in the Town Council Chambers at 473 S. Main Street in Camp Verde, AZ. Purpose of the appeal is the Town interpretation that feather banners are windblown signs and are prohibited under Zoning Ordinance Section 404.B.4.n. The property is located at 1896 W. Moonrise Drive, APN 403-22-019E. The applicant is Robb Witt and the owner is Opportunity Zone Development Company 2 LLC. Interested parties may attend and provide comment. Copies of the application and additional information may be obtained by contacting Camp Verde Community Development at 928.554.0054 or cory.mulcaire@campverde.az.gov

Maggie,

Please disregard the email sent to you earlier. Above is the actual posting that we would like published on 4/20/22. Can you please still mail an affidavit and proof? In addition can you please email us the invoice and notice that this has been received.

Blessings,

Cory L Mulcaire, Zoning Inspector

Town of Camp Verde
928-554-0066

PUBLIC HEARING

**Board of Adjustments &
Appeals**

**TOWN COUNCIL
CHAMBERS**

**May 10, 2022 @
3:00PM**

**473 S. Main St
Suite 106**





Town of Camp Verde

Community Development Department

◆ 473 S. Main Street, Suite 108 ◆ Camp Verde, Arizona 86322 ◆
◆ Telephone: 928.554.0050 ◆ www.campverde.az.gov ◆

April 12, 2022

An application has been submitted for an appeal to allow for feather banners in the Town Sign Ordinance.

Application Type: Appeal; Town interpretation that feather banners are windblown signs and are prohibited under Ordinance Section 404.B.4.n.

Application Number: 20220249

Applicant/Property Owner: Rob Witt/Opportunity Zone Development Company 2 LLC

Property Description: 1896 W. Moonrise Drive, APN: 403-22-019E

Hearing Date & Time: Tuesday May 10, 2022, at 3pm

Hearing Location: Council Chambers, Suite 106, 473 S. Main Street, Camp Verde



The agenda with accompanying documentation will be available on the Town web site approximately 1-week prior to the meeting. It may be found at: <https://www.campverde.az.gov/departments/boards-commissions>

This is a public meeting which you may attend and be heard regarding this matter. Additionally, you may submit written comments which will be included with the application either by email or U.S. Postal Service. Written comments may be dropped off at the Community Development Office, located at 473 S. Main Street, Suite 108, or may be mailed to the Department at 473 S. Main Street, Suite 108, Camp Verde, AZ 86322.

Email comments may be mailed to john.knight@campverde.az.gov. Written comments received by Monday, May 2, 2022 will be included in the formal presentation packet.

Respectfully,

John Knight, Community Development Director
John.Knight@campverde.az.gov or (928) 554-0053



Town of Camp Verde

Community Development Department

◆ 473 S. Main Street, Suite 108 ◆ Camp Verde, Arizona 86322 ◆
◆ Telephone: 928.554.0050 ◆ www.campverde.az.gov ◆

April 11, 2022

Dear Landowner:

You are receiving this letter because a landowner within 300 feet of your parcel has requested an appeal of an administrative decision by the Community Development Director of the Town of Camp Verde. This request will be heard in a public meeting by the Board of Adjustment & Appeals.

Application Type: Appeal; Town interpretation that feather banners are windblown signs and are prohibited under Ordinance Section 404.B.4.n.

Application Number: 20220249

Applicant/Property Owner: Rob Witt/Opportunity Zone Development Company 2 LLC

Property Description: 1896 W. Moonrise Drive, APN: 403-22-019E

Hearing Date & Time: Tuesday May 10, 2022, at 3pm

Hearing Location: Council Chambers, Suite 106, 473 S. Main Street, Camp Verde



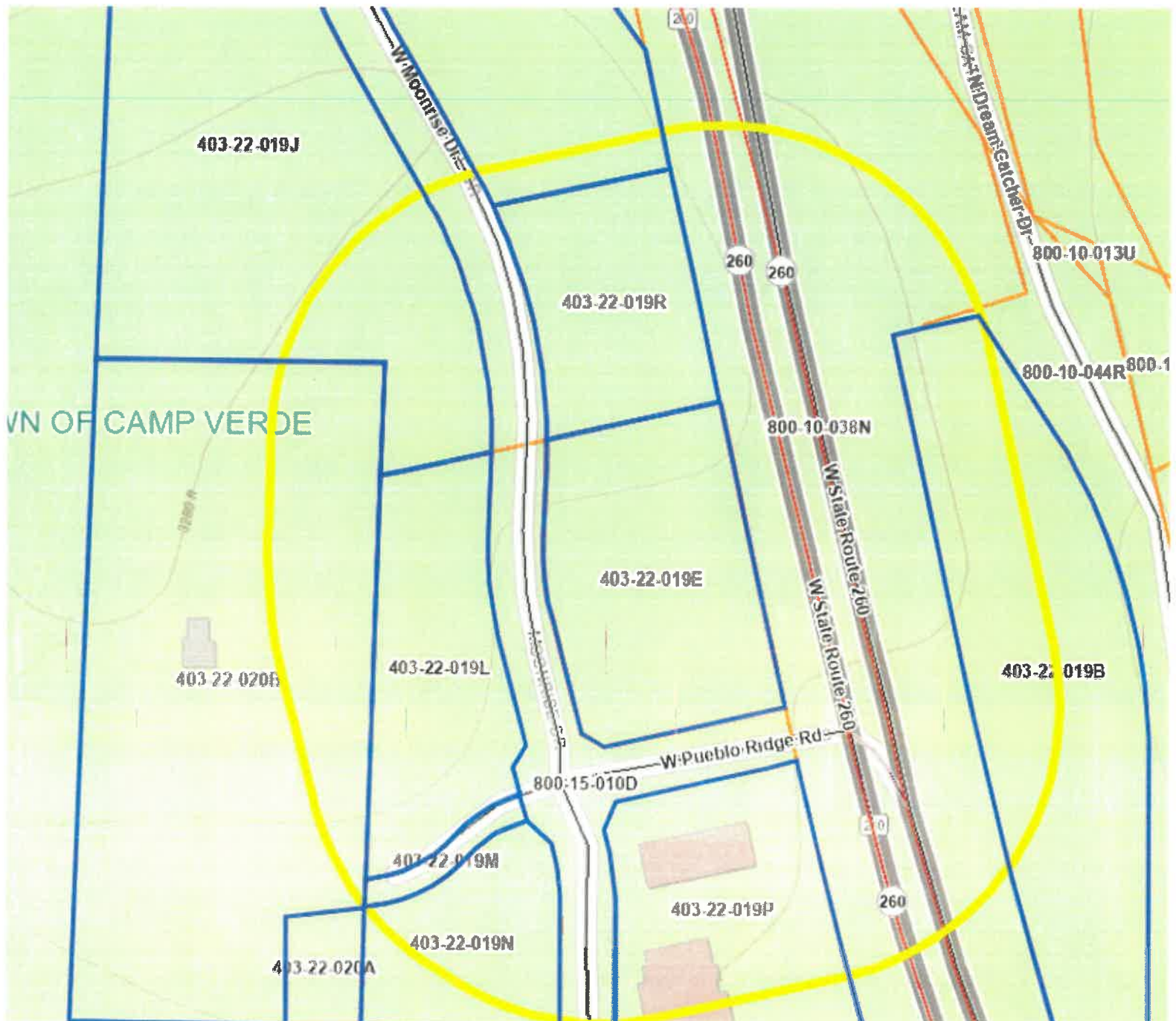
The agenda with accompanying documentation will be available on the Town web site approximately 1-week prior to the meeting. It may be found at: <https://www.campverde.az.gov/departments/boards-commissions>

This is a public meeting which you may attend and be heard regarding this matter. Additionally, you may submit written comments which will be included with the application either by email or U.S. Postal Service. Written comments may be dropped off at the Community Development Office, located at 473 S. Main Street, Suite 108, or may be mailed to the Department at 473 S. Main Street, Suite 108, Camp Verde, AZ 86322.

Email comments may be mailed to john.knight@campverde.az.gov. Written comments received by Monday, May 2, 2022 will be included in the formal presentation packet.

Respectfully,


John Knight, Community Development Director
John.Knight@campverde.az.gov or (928) 554-0053



Parcel, Owner, Address, City, State, Zip

403-22-019E, OPPORTUNITY ZONE DEVELOPMENT COMPANY 2 LLC, 465 W HEREFORD DR, CAMP VERDE, AZ, 863227336 ✓

403-22-019N, CASA SIERRA INVESTMENTS LTD PARTNERSHIP, PO BOX 6118, MESA, AZ, 852166118 ✓

403-22-019L, CASA SIERRA INVESTMENTS LTD PARTNERSHIP, PO BOX 6118, MESA, AZ, 852166118 ✓

403-22-019M, CASA SIERRA INVESTMENTS LTD PARTNERSHIP, PO BOX 6118, MESA, AZ, 852166118 ✓

403-22-019P, CAMP VERDE AZ PROPERTY LLC , PO BOX 50620, IDAHO FALLS, ID, 834050620 ✓

403-22-019E, OPPORTUNITY ZONE DEVELOPMENT COMPANY 2 LLC, 465 W HEREFORD DR, CAMP VERDE, AZ, 863227336 ✓

403-22-019B, MILLER RANDON LEE, 17025 N SCOTTSDALE RD STE 190, SCOTTSDALE, AZ, 852555890 ✓

403-22-019T, BACHLER PROPERTIES LLC, 1975 E PEAK RIDGE DRIVE, COTTONWOOD, AZ, 86326 ✓

403-22-020B, JACKSON RANDLE L &, 17799 W CACTUS FLOWER DR, GOODYEAR, AZ, 853385228 ✓

403-22-019J, BACHLER PROPERTIES LLC, 1975 E PEAK RIDGE DRIVE, COTTONWOOD, AZ, 86326 ✓

403-22-019R, HWY 260 PROPERTY LLC, 1975 E PEAK RIDGE DR, COTTONWOOD, AZ, 86326 ✓