



Town of Camp Verde Vision Statement

"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exceptional quality of life."

AGENDA TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION REGULAR SESSION

473 S MAIN STREET SUITE 106

THURSDAY, AUGUST 27, 2026, at 6:00 P.M.

ZOOM MEETING LINK

<https://us02web.zoom.us/j/84376591093?pwd=alyBMPbWm6wrJiv9YO4a480UbPDzC4.1>

One Tap Mobile: 1-669-900-9128 or 1-253-215-8782

Meeting ID: 843 7659 1093

Passcode: 650076

- 1. Call to Order**
- 2. Roll Call.** Commissioner Monte Pierce, Commissioner Crisi Clark, Commissioner Jane Whitmire, Commissioner David Gressly, Commissioner Jack Confer, Vice Chairperson Todd Scantlebury, Chairperson Bill Tippet.
- 3. Pledge of Allegiance**
- 4. Consent Agenda** – All 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 a separate item if a member of the Commission requests it.
 - a. Approval of Minutes:**
 - 1) Regular Session – July 9, 2026 Pg. 3
 - b. Set Next Meeting Date(s) and Time(s)**
 - 1) Regular Session – September 10, 2026, at 6:00 p.m.
 - 2) Regular Session – September 24, 2026, at 6:00 p.m.
- 5. Call to the Public for items not on the agenda** – Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Commission from taking any action on items not on the agenda. At the conclusion of an open meeting call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to ARS § 38.431.01(H)).
- 6. Public Hearing** – Use Permit #2025-0008 (Resolution 2026-1216): Discussion, consideration, and possible recommendation to the Town Council regarding Resolution 2026-1216, a request for Use Permit #2025-0008 to allow the operation of an RV park with conditions on property located at 2025 W. Reservation Loop Road (APN 403-17-006L). Per Town Council direction, this item is remanded to the Planning and Zoning Commission to review its May 14, 2026, unanimous recommendation (6-0) for denial. The Commission is requested to provide updated recommendations, including specific



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findings of fact for both approval or denial, for Resolution 2026-1216. Staff Resource: Development Services Director Christian Green and Planner II Cory Mulcaire. Pg. 7

Staff Presentation and Recommendations

Applicant Presentation

Open Public Hearing

Close Public Hearing

Commission Discussion and Possible Action

- 7. Current Events** – Individual members of the Commission may provide brief summaries of current events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.
- 8. Staff Comments** – Town staff may provide brief summaries of current events, activities and/or projects they are working on. These summaries are strictly for informational purposes. The Commission will take no discussion, consideration, or action on any such item presented by Town staff, except that an individual Commission member may request an item be placed on a future agenda.
- 9. Adjournment**

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

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item. The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

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, Town Library, and Bashas on August 20, 2026 (date) at 5:00 P.M. (time) in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk (signed) Leah Rhodes, Town Clerk.



DRAFT MINUTES
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, JULY 9, 2025, at 6:00 P.M.

1. Call to Order

Chairman Tippet called the meeting to order at 6:00 p.m.

2. Roll Call. Commissioner Monte Pierce, Commissioner Todd Scantlebury (absent), Commissioner David Gressly, Commissioner Jack Confer, Chairman Bill Tippet.

Also Present: Development Services Director Christian Green and Acting Senior Planner Cory Mulcaire.

3. Pledge of Allegiance

Commissioner Confer led the Pledge of Allegiance.

4. Consent Agenda - All 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 a separate item if a member of the Commission requests it.

a. Approval of Minutes:

- 1) Regular Session – May 14, 2026
- 2) Work Session – June 4, 2026

b. Set Next Meeting, Date(s) and Time(s):

- 1) Regular Session – July 23, 2026 at 6:00 p.m. - **cancelled**
- 2) Regular Session – August 13, 2026 at 6:00 p.m.

On a **motion** made by Commissioner Gressly, seconded by Commissioner Confer, the Commission **moved to approve** the consent agenda as presented.

Roll Call Vote:

Commissioner Pierce: aye
Commissioner Gressly: aye
Commissioner Confer: aye
Commissioner Scantlebury: absent
Chairperson Tippet: aye

Motion Carried 4-0.



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any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda except to set them for consideration at a future date.

There was no public comment.

6. Oath of Office and Seating of Planning and Zoning Commissioners Crisi Clark and Jane Whitmire. Staff Resource: Town Clerk Leah Rhodes.

Town Clerk Leah Rhodes swore in Commissioners Crisi Clark and Jane Whitmire, who then were seated at the dais.

7. Election of Planning and Zoning Commission Vice-Chairperson. Staff Resource: Planner II, Cory Mulcaire.

On a **motion** made by Chairperson Tippet, seconded by Commissioner Confer, the Commission **moved to** nominate Todd Scantlebury to serve as Vice Chairperson.

Roll Call Vote:

Commissioner Pierce: aye
Commissioner Gressly: aye
Commissioner Confer: aye
Commissioner Scantlebury: absent
Commissioner Clark: aye
Commissioner Whitmire: aye
Chairperson Tippet: aye

Motion Carried 6-0.

8. Presentation on administratively approved subdivisions from Q2 2026 in compliance with the Town's Ordinance 2025-A507 and House Bill 2447. Staff Resource: Acting Senior Planner, Cory Mulcaire

Acting Senior Planner Cory Mulcaire informed Commission that no preliminary plats or final plats were approved in Q2 2026, but that staff expects to approve a final plat in Q3.

9. Discussion, consideration and possible recommendation of approval of Working Agreements. Staff Resource Development Services Director Christian Green.

Development Services Director Christian Green presented Working Agreements and answered questions regarding said agreements with the Commission.

On a **motion** made by Commissioner Confer, seconded by Commissioner Pierce, the Commission **moved to recommend approval** of Working Agreements, with changes to address how Staff will respond to Commission and Council to ensure that everyone receives the same



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information.

Roll Call Vote:

Commissioner Pierce: aye
Commissioner Gressly: aye
Commissioner Confer: aye
Commissioner Scantlebury: absent
Commissioner Clark: aye
Commissioner Whitmire: aye
Chairperson Tippet: aye

Motion Carried 6-0.

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

Commissioner Gressly spoke about a conservation award that Friends of the Verde River received.

- 11. Staff Comments** - Town staff may provide brief summaries of current events, activities and/or projects they are working on. These summaries are strictly for informational purposes. The Commission will take no discussion, consideration, or action on any such item presented by Town staff, except that an individual Commission member may request an item be placed on a future agenda.

Development Services Director spoke of an article in Business Wire Magazine, the Hello to C of O process and Stantec Downtown Redevelopment Plan.

- 12. Adjournment**

Chairperson Tippet adjourned the meeting at 6:27 PM.

Chairperson Bill Tippet

Attest: Acting Senior Planner Mulcaire

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona, held on July 9, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.



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Dated this _____ day of _____, 2026.

Cory Mulcaire, Acting Senior Planner

DRAFT



Meeting Date: August 27, 2026

Agenda Item Type:

- | | | |
|--|---|--|
| ☐ Consent Agenda | ☐ Informational Presentation | ☐ Discussion Item |
| ☒ Action/Decision Item | ☐ Executive Session Request | ☐ Other: |

Requesting Department: Development Services Department

Staff Resource: Development Services Director Christian Green and Planner II Cory Mulcaire

Agenda Title **Public Hearing:** Use Permit #2025-0008 (Resolution 2026-1216): Discussion, consideration, and possible recommendation to the Town Council regarding Resolution 2026-1216, a request for Use Permit #2025-0008 to allow the operation of an RV park with conditions on property located at 2025 W. Reservation Loop Road (APN 403-17-006L).

Per Town Council direction, this item is remanded to the Planning and Zoning Commission to review its May 14, 2026, unanimous recommendation (6-0) for denial. The Commission is requested to provide updated recommendations, including specific findings of fact for both approval or denial, for Resolution 2026-1216.

Attached Documents:

- Jackpot Ranch P&Z Presentation
- Resolution 2026-1216
- Use Permit #25-0008 Recommended Conditions
- Use Permit Application
- Letter of Intent
- Site Plan
- Parcel Area Maps
- Neighborhood Meeting Documents and Public Notice Documents
- Resolution 2009-771 and 2014-919
- Relevant Zoning Ordinance Sections
- Relevant Planning & Zoning Sections
- Relevant 2016 General Plan Section(s)
- Use Permit Comments from Town Staff, Copper Canyon Fire and Medical, and Yavapai County
- Public Hearing Comments & Applicant Response
- Public Hearing Notices
- Planning and Zoning meeting minutes from May 14, 2026
- Town Council Minutes from July 22, 2026
- Applicant Presentation
- Proposed RV Park Rules
- Public Notice for August 27, 2026 Planning and Zoning Commission public hearing
- Blue Cards from the July 15 Town Council Meeting from the public wishing to speak regarding the use permit.
- Letter from Commissioner Scantlebury regarding his recommendation for denial



Planning and Zoning Commission Agenda Information Memorandum

Estimated Presentation Time: 15 minutes**Estimated Discussion Time:** 60 minutes**Reviewed By:**☒ Town Manager ☒ Legal ☐ Risk Management ☐ Finance ☐ Other:**Financial Review** (if applicable): N/A

- Funding Source / GL Account Number: N/A
- Approved in the FY25 Budget? ☐ Yes ☐ No ☒ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

PROJECT INFORMATION:

- **Project Name**
 - Jackpot Ranch RV Park Use Permit
- **Site Location**
 - 2025 W. Reservation Loop Road, Camp Verde, Arizona, 86322
- **Current Zoning**
 - Parcel 403-17-006L, Zoned Rural Residential (RR-2A)
- **General Plan Designation**
 - Middle Verde Character Area
- **Surrounding Zoning Designations**
 - **North Zoning:** RR-2A District (Rural Residential, Developed)
 - **East Zoning:** RR-2A District (Rural Residential, Developed), R1-70 (Residential-Single Family, Developed)
 - **South Zoning:** RR-2A (Rural Residential, Undeveloped)
 - **West Zoning:** Yavapai-Apache Zoning (Agricultural and Residential Single-Family)
- **Acreage**
 - 72.12 total acreage

PROPERTY BACKGROUND:

The proposed project site is currently under an approved Use Permit with conditions that were first adopted by Town Council on May 27, 2009 under Resolution 2009-771 for parcel 403-17-006K to allow for private groups activities such as corporate, spiritual, and governmental retreats; horse motel with bed & breakfast availability for owners, and other miscellaneous group activities that could include weddings, family reunions, group picnics, youth retreats, charitable & civic events, and horsemanship clinics.

On May 28, 2014, the Town Council approved Use Permit 2014-0060 superseding the previous Use Permit, and adopted Resolution 2014-919 with conditions for Jackpot Ranch parcel 403-17-006K, 403-18-001H and 403-18-107C allowing for the same approved uses under Resolution 2009-771 with the added uses such as equestrian events, ice skating rink and mobile western town located on 2025 W. Reservation Loop Road, and meeting facility with kitchen & outdoor assembly area located on 1879 W. Cimmaron Drive.

The proposed project is a request by Mark Kite, designated agent for Jackpot Ranch, owned and operated by the Shuster Foundation LTD (Gary Shuster, Cindi Eagleton, Brent Shuster, and Marla



Planning and Zoning Commission Agenda Information Memorandum

Worth). The applicant is seeking approval for Use Permit #2025-0008 to operate a Recreational Vehicle Park (RV Park) under subsections 203.H.3 and 601.C of the Planning and Zoning Ordinance. The applicant submitted the Use Permit application on Thursday, April 3, 2025, to establish a Recreational Vehicle Park with 60 RV spaces, including 2 spaces designated for Park Models, but later reduced the total to 56 RV spaces. Of the 56 spaces, the applicant is seeking approval for 44 spaces under the RV Park Use Permit, which would allow stays to exceed 10 days. The remaining 12 spaces would be limited to 10 days or less, which is permitted in the Town's Planning and Zoning Ordinance (Section 302.A.3.b) for all zones, and as such, would not need to be included in the RV Park Use Permit total.

The requested Use Permit #2025-0008 for the Recreational Vehicle Park is distinct and separate from the existing approved use permits for Jackpot Ranch as this request applies only to specific areas within the larger Jackpot Ranch property, rather than the site as a whole, and includes detailed operational standards and restrictions specific to RV park use. It is also important to note that parcels 403-17-006K, 403-18-001H, and 403-18-107C, referenced in resolution 2014-919, were combined by the property owner or representative in 2024 to create parcel 403-17-006L.

Additionally, the proposed RV Park is located within a residential zoning district. Ordinance 2025-205A prohibits RV Parks in residential zones; however, the Ordinance did not become effective until June 7th, 2025. The Jackpot Ranch RV Park Use Permit application (#2025-0008) was submitted on May 7th, 2025, which was before the Ordinance effective date. Accordingly, the application must be reviewed and evaluated under the prior RV Park regulations that were in effect at the time of submittal.

SITE DESCRIPTION AND PRESENT USE:

The proposed project site parcel 403-17-006L is off West Reservation Loop Road at 3,141,547.2 square feet (72.12 total acres). The proposed project site can be accessed from two (2) points off of West Reservation Loop Road, approximately 385.5 feet apart. There is another possible access point to the proposed project site off West Cimarron Drive. All three (3) access points are gated. The roadway surface within the proposed project site is composed of hard, compacted dirt and/or gravel, with a roadway width of approximately 25 feet. A white picket fence lines the northernmost area of the site, with additional interior and exterior fencing throughout the remainder of the site, including a 6 x 70 concrete retaining wall. Much of the southernmost part of the proposed project site consists of pastureland used for horse grazing along with a dirt roadway, structure, and playground equipment located at the rear of the property nearest the Verde River.

Much of the property's interior consists of several structures, buildings, equestrian and agricultural-related equipment, animal and livestock areas, and storage areas consisting of the following:

- (1) Bunkhouse
- (1) Barn with a Barn Loft
- (1) Hay Barn
- (1) Gameroom Structure 24 x 60
- (2) Park Models
- (1) Residential Homestead house
- (1) Ramada Area
- (1) Residential Structure
- (1) Garden Area
- (1) Workshop Structure with downstairs and upstairs apartments



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- (1) Event Center Structure 50 x 100
- (1) Dorm Building
- (1) Meeting Room Structure (Cimarron Building), (1) Kitchen Building (Cimarron Kitchen)
- (1) Animal Area/Petting Zoo
- (1) Concession Stand
- (1) Covered Equestrian Area
- (1) Mare Motel Structure 60 x 180
- (1) Container-Type Announcer stand
- (1) Bathroom House
- (1) Picnic Area
- (1) Treehouse

To the East of the property (Northernmost), there are two (2) shipping containers with one (1) shipping container on parcel 403-18-098, and several farming, construction-type equipment, and vehicles. The proposed site contains two (2) large equestrian arenas, one with installed exterior sports lighting, one (1) small equestrian arena, two (2) covered horse stalls, and horse pen areas. The proposed site currently contains existing RV spaces with pedestals, as well as RV park model units that were placed on the property prior to the submission of the use permit application. The majority of the existing RV spaces with pedestals are located near the equestrian center and arena area. The southern area of the property consists mainly of agricultural and pastureland, RV spots, and a picnic area closest to the property's south boundary.

It is important to note that, under the current Planning and Zoning Ordinance (Section 302.A.3.b), RVs may be temporarily located on a parcel for up to 10 days without a use permit. Current, there are two RV park model units on this site, which are more permanent in nature given their connection to septic. As such, they require a use permit for ongoing occupancy, in addition to proper permitting for associated infrastructure, including sewer, electrical connections, and pedestals. Although initially installed without permits, the electrical connections and pedestals have since been inspected and finalized. The units are also connected to a septic system and were also installed without a permit. However, Yavapai County has since issued the proper permitting for these connections.

Jackpot Ranch also has 22 RV spots on site with electrical connection and pedestals, which have not been permitted or approved yet. Town staff are in communication with the applicant about the need for proper permitting and inspection for those sites.

Jackpot Ranch does have additional notices of violations that are not specific to the RV related uses, which they are actively working through as well. These include:

- The addition of a laundry and bathroom facility in the Game Room space.
 - All rough inspections have been completed and the applicant is moving forward with final inspections.
- The workshop was converted to a residential use with apartments both upstairs and downstairs without permits.
 - The Town has received preliminary plans and is awaiting final construction plans.
- Fire sprinklers were required at the Event Center.
 - Plans for the tanks have been received and are awaiting Fire Marshal approval.
- Arena lights were installed without permits or lumen calculation data.



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- The Town is awaiting construction plans. Code enforcement will be doing an onsite visit to assess if the current arena lights meet the Town's lumen count and are considered dark sky compliant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD:

The surrounding area from the proposed site comprises agricultural, commercial, and residential uses. To the North, approximately 0.01 miles of the proposed site is a 17.66-acre private commercial operation called Rainbow Acres, which is a private-pay assisted living community offering various programs for adults with disabilities. To the East of the proposed site are established residential lots with livable structures. These residential lots are either located in the Two Ponds Estates Subdivision, Verde River Estates Plat 1 Subdivision, Verde River Estates Plat 2 Subdivision, Verde River Estates Plat 3 Subdivision, Verde River Estates Plat 4 Subdivision or not part of a subdivision (North Easternmost area) and all zoned either RR-2A (Rural Residential) or R1-70 (Residential-Single Family). These residential parcels range from approximately 0.13 Acres to 2.31 Acres in size. To the South and adjacent to the proposed site is undeveloped vacant land with its natural vegetation, and the Verde River flows through each undeveloped lot. To the West and adjacent to the proposed site, there are already developed residential properties (northwesternmost) and sections of the lot used for agricultural purposes by the Yavapai-Apache Nation.

HISTORY:

- **March 11, 2025:** The applicant attended the required Technical Review Committee Meeting.
- **March 24, 2025:** The Technical Review Committee Meeting staff letter with preliminary comments emailed to the applicant.
- **April 3, 2025:** The applicant applied for a Use Permit.
- **April 29, 2025:** Town staff sent a review and request for comments for the Use Permit proposal.
- **May 26, 2025:** The applicant notified adjacent neighbors within 300 feet of the applicant's parcel by mailing the required neighborhood meeting notice.
- **June 18, 2025:** The applicant completed the neighborhood meeting per the Planning & Zoning Ordinance and Arizona State Statutes. The applicant and Town staff also completed the required posting as required by the Planning & Zoning Ordinance and Arizona State Statutes.
- **June 18, 2025:** Town staff met with the applicant regarding use permit procedures and additional documents required.
- **June 25, 2025:** The Planning & Zoning public hearing notice request was emailed to the Verde Valley Independent & Camp Verde Bugle to be noticed in the newspaper.
- **July 2, 2025:** The Town staff mailed a letter providing notice of the Planning & Zoning public hearing and proposed Use Permit to all parcels within 300 feet of the applicant's parcel.
- **July 3, 2025:** The Planning & Zoning public hearing notice was posted at the property per state law.
- **July 10, 2025:** The Planning & Zoning public hearing for July 24, 2025, was canceled due to additional documentation needed.
- **March 4, 2026:** The applicant posted the required neighborhood meeting posting at the proposed site.
- **March 19, 2026:** The applicant completed the neighborhood meeting per the Planning & Zoning Ordinance and Arizona State Statutes.
- **April 6, 2026:** The Planning & Zoning public hearing notice request was emailed to the Verde Valley Independent & Camp Verde Bugle to be noticed in the newspaper.
- **April 8, 2026:** The Town staff mailed a letter providing notice of the Planning & Zoning public



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hearing and proposed Use Permit for April 30, 2026, to all parcels within 300 feet of the applicant's parcel.

- **April 9, 2026:** The Planning & Zoning public hearing notice for April 30, 2026, was posted at the property per state law.
- **April 21, 2026:** The April 30, 2026, Public Hearing was rescheduled to May 14th due to Town staff identifying inconsistencies within the application that required clarification prior to Commission review.
- **April 21, 2026:** Letters notifying the residents within 300 feet of the date change from April 30, 2026, to May 14, 2026, were mailed. The property was also posted with the date change.
- **April 30, 2026:** The Commission approved the public hearing postponement to May 14, 2026.
- **May 14, 2026:** Planning and Zoning Commission meeting held and recommended denial of the application with six votes for and no votes against.
- **June 22, 2026:** The Town Council public hearing notice request was emailed to the Verde Valley Independent & Camp Verde Bugle to be noticed in the newspaper.
- **June 23, 2026:** The Town staff mailed a letter providing notice for the Town Council public hearing and proposed Use Permit for July 15, 2026, to all parcels within 300 feet of the applicant's parcel.
- **June 24, 2026:** The Town Council public hearing notice for July 15, 2026, was posted at the property per state law.
- **July 15, 2026:** The Town Council held a regular session where the Council unanimously approved remanding the application to the Planning and Zoning Commission for additional review and recommendations with reasons for approval or denial.
- **July 28, 2026:** Town Staff mailed letter providing notice for the Planning and Zoning Commission public hearing to be held on August 27, 2026, to all parcel within 300 feet of the applicant parcel.
- **August 11, 2026:** The public hearing notice was ran in the paper for August 11 and August 15, 2026.
- **August 11, 2026:** The Planning and Zoning Commission public hearing notice for August 27, 2026 was posted at the property per state law.

PUBLIC PARTICIPATION:

*NOTE: For the purpose of this AIM, Town staff comments will be addressed in **red**. The applicant's comments will be noted in **green**. All outside agency comments will be noted in **blue**.*

The applicant held a Neighborhood Meeting on June 18, 2025, with seven (7) community members in attendance, and on March 19th, 2026, with eleven (11) community members in attendance. It should be noted that the applicant was required to complete the second neighborhood meeting due to the lapse and the time elapsed since the first neighborhood meeting, prior to the cancellation of the first scheduled public hearing. The applicant addressed concerns regarding the following items:

June 18, 2025, Neighborhood Meeting Comments

1. One (1) attendee asked where the RV spaces would be located.
 - **Applicant Comment(s):** The applicant noted that the RV spaces would be located in specific areas of the property, as depicted in the site plan provided at the neighborhood meeting.
 - **Town Staff Comments:** The proposed site plan does provide the location of the RV spaces and park models that will be on the proposed site. The applicant stated that



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there would be fewer RV spaces near the equestrian arena, not reflected on the site plan, as shown during the neighborhood meeting. All RV spots will need to be noted on the site plan.

- *NOTE: Since this neighborhood meeting, all spots are clearly designated on the site plan.*

2. One (1) attendee expressed concerns about other RV parks in the Town referring to the recently approved Arena Del Loma RV Park.
 - **Applicant response(s):** The applicant stated that this RV park will not be like Arena Del Loma and that there was a lot of negativities surrounding it.
 - **Staff Comments:** No Comments
3. One (1) attendee expressed concerns about the current lighting (Event Lighting) and how bright the lights are on the property.
 - **Applicant Comment(s):** The applicant stated that the lighting would decrease.
 - **Town Staff comment(s):** With the sports lighting and any additional lighting that could be added to the lot, the applicant will need to ensure that all combined exterior lighting complies with the current lighting provisions under the Planning & Zoning Ordinance.
4. One (1) attendees asked about animal care.
 - **Applicant Comment(s):** The applicant stated that the proper animal care will be adhered to and animals with not be neglected.
 - **Staff Comment(s):** The Town does have provisions for animal care under Town Code subsection 6-1-11 as it relates to care requirements for dogs and/or cats. The Town has provisions related to manure maintenance, livestock area maintenance, and runoff management under Section 305.1 of the Planning & Zoning Ordinance, as it pertains to livestock.
5. One (1) attendee asked about the applicant's animal count and if the animal would be increased.
 - **Applicant Comment(s):** The applicant stated that they would not increase the number of animals that are currently on the property.
 - **Staff Comment(s):** The Town does have provisions under section 305.1 of the Planning & Zoning Ordinance regulating the number of livestock a parcel can have based on the species and point count.
6. One (1) attendee asked if the applicant was going to erect fencing adjacent to their residence. Specifically, they were wondering about if a visitor brings dogs and the dogs start barking or happen to run off in the open area towards their residence.
 - **Applicant Comment(s):** The applicant stated that there is a requirement for buffering that they will need to complete. The applicant indicated that at this time, there are no plans to place fencing where the resident was asking about. The applicant stated that the two (2) RV spots will be at a distance from their residential location.
 - **Staff Comment(s):** The Town does have provisions in the Planning & Zoning ordinance that require the applicant to have a strip of land at least 20 feet in width



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that shall be maintained as a landscaped area abutting all recreational vehicle park property lines.

7. One (1) attendee asked if the applicant would use the park models as affordable or attainable housing units.
 - **Applicant Response(s):** The applicant stated that there was no desire to have the park models as housing units. The applicant stated they use the bunkhouse for their workers.
 - **Staff Comments:** No Comments
8. Outside Public Comments/Out Agency Comments.
 - **Staff Comment(s):** Town staff received no other public comments or outside agency comments for this Use Permit.

March 19, 2026, Neighborhood Meeting Comments:

1. One (1) attendee had concerns about noise from events.
 - **Applicant Comment(s):** The applicant stated that they let residents know that they have a very strict 10 PM shutoff, which they maintain rigorously. Also, asked residents to please reach out to them if they have any issues. The ranch phone number was provided.
 - **Staff Comments:** The subject site will have to abide by the adopted noise provisions as outlined under section 11-1-5 of the Town Code (Noise), and if approved, the Use Permit #25-0008 recommended conditions related to noise.
2. Light Discussion
 - **Applicant Comments:** Mr. Kite initiated discussion. This was actually brought up by the Jackpot Ranch team in relation to the 10 PM shut-off time. We the group know that we have measured the light at the fence and made some initial adjustments. We looked at all of our lights on the property and have switched many of them out to meet dark sky regulations. Finally, we discussed if we needed to, we would do a light study, but did not have plans for this at this time.
 - **Staff Comments:** The applicant will need to ensure that all combined exterior lighting complies with the current lighting provisions under the Planning & Zoning Ordinance, which will be reviewed during the permitting process.
3. One (1) attendee asked about moving the RVs to the other side of the field away from the fence.
 - **Applicant Comments:** The applicant stated that this is where the trucks come in and where there is heavy horse activity, so this wouldn't work.
 - **Staff Comments:** No Comments
4. One (1) attendee had concerns about dry campers using generators, RV lighting that is not dark sky compliant, and obtrusive headlights when entering the area.
 - **Applicant Comments:** These items would be covered in the RV Park Rules and Regulations and strictly enforced by the onsite staff.
 - **Staff Comments:** The applicant will need to ensure that exterior lighting complies with the current lighting provisions under the Planning & Zoning Ordinance and to



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mitigate and address any nuisance-related concerns under any adopted park rules. The proposed recommended conditions also include a prohibition of dry camping and the use of generators.

5. One (1) attendee discussed the need for better signage on the entry off of Middle Verde Road into the neighborhood, with large RVs ending up in the neighborhood, and can't turn around.
 - **Applicant Comments:** It is unclear if the people that ended up in the neighborhood were going to Jackpot Ranch, but we (Jackpot) agreed that additional signage would be good for everyone.
 - **Staff Comments:** The type, size, location, erection, review, and approval of all signs within the Town of Camp Verde are regulated under Section 404 – Signs of the Planning and Zoning Ordinance.
6. One (1) attendee asked about extending RVs or allowing RVs to use the field below the outdoor arena related to an incident that happened back in October, where ranch lowered berms to accommodate more RVs
 - **Applicant Comments:** We did do this last October for a junior rodeo; but have no intent to expand into sensitive areas. Focus remains on existing developed areas.
 - **Staff Comments:** No Comments
7. One (1) attendee asked if the Jackpot was on Town water.
 - **Applicant Comments:** No, we are on well water and we would need to dig a new well for the RV Park because we are at capacity now.
 - **Staff Comments:** Well regulations are managed by the Arizona Department of Water Resources (ADWR) and require filing a Notice of Intent (NOI) to drill, using a licensed driller, and adhering to construction standards. The applicant will need to submit proper permitting to ADWR and approvals to the Town of Camp Verde.
8. One (1) attendee asked if Jackpot was contributing to cleaning up the ditch outside of our property.
 - **Applicant Comments:** The onsite team including myself (Mr. Kite) were unaware of this request but would be open to it now that we were made aware. Bill Moore from our corporate office said he thought he saw something about this when he received communication/billing regarding the ditch.
 - **Staff Comments:** General nuisances regulation are outlined under Article 10-2-1 of the Town Code. Illegal Dumping regulations are outlined under Article 10-2-9 of the Town Code.
9. One (1) attendee stated they would like to know when larger events are coming, with the attendee further stating that it would be nice to let the whole neighborhood know.
 - **Applicant Comments:** We let everyone know that we will be coming out with a new website that will have a calendar showing large events.
 - **Staff Comments:** Per Resolution 2014-19, the property owner/applicant is permitted up to six large events annually, defined as events with 300 or more people. Notification must be provided to neighbors, the Development Services Department, Camp Verde Fire District (Copper Canyon Fire District), and the Town Marshal's Office,



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including the dates and times of any activity or event with 300 or more participants. The total number of events allowed per year depends on the number of visitors at each event, and the authorized events are cumulative within each calendar year. Additional provisions are outlined under this resolution.

10. One (1) attendee stated there was a time when somebody drove through the fence with nine or ten cop cars after them.

- **Applicant Comments:** I'm not sure why this came up or when it was. From what I could tell, it seems that it was fenced down near the river.
- **Staff Comments:** No Comments

11. Outside Public Comments/Out Agency comments

- **Staff Comments:** Comments received after the applicant's second neighborhood meeting are provided later in this AIM.

12. Community Comments

- **Staff Comments:** Town staff received community comments from two community members in opposition of Use Permit 25-0008 via email dated April 21st, 2026, and April 20th, 2026. Both are attached to this AIM.
- The applicant provided a response to each community member, and those responses are attached to this AIM.

13. March 19th, 2026 Neighborhood meeting clarification

- **Staff Comments:** During the neighborhood meeting, the applicant advised the present community members that the RV park would consist of a total of 60 RV sites. 50 of these RV spaces would be located in the parking pasture area (near the equestrian and arena area), and the remaining 10 would be located throughout the property, while maintaining the two park model spots in the same location on the property. The proposed expansion, explained during the meeting, was from 30 RV spots to 60, with stay duration limits for the 50 RV spaces in the parking pasture (May 1 – Sept 30, up to 30 days; October 1 – April 30, up to 180 days).

At that time, the applicant believed the total number of RV spots was suited to the needs of the project and the community. However, during the planning phase, while working with the applicant's engineer to further evaluate the proposed project, the applicant believed the project needed additional redevelopment to address additional needs. As indicated in the letter of intent, the applicant advised a reduction in the number of total RV spots from 60 to 56, with 44 of the RV spots located in the parking pasture area (near the equestrian and arena area). The stay duration limits for the 44 RV spots remain the same as previously proposed for the 50 RV spots, with stay duration limits of 10 days or less on the remaining 12.

The applicant informed staff that, as planning progressed, it became clear the dispersed layout was not optimal for fire protection or infrastructure, and the needed adjustments to improve the roadway and the required 20-foot buffer further revealed that a reduction in RV spacing was needed. The applicant provided additional explanation, noted in the submitted letter of intent attached to the AIM.



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USE PERMIT REVIEW:

According to Section 601.C; Use Permit Approvals, of the Zoning Ordinance, all Use Permits are provided to ensure the orderly use of land in conformance with the General Plan and applicable Town standards where uses are proposed that may require special limitations or conditions to provide compatibility with other uses.

Town Staff Comments: An application for Use Permit approval applies to those uses specifically listed as “Uses and Structures Subject to a Use Permit” in each Zoning Use District under subsection 203, of the Planning and Zoning Ordinance. The use of a recreational vehicle park in the RR-2A (Rural-Residential) zoned was an allowable use with an approved Use Permit through Town Council prior to the adoption of Ordinance 2025-A502 approved by Town Council on May 7, 2025, and took effect on June 7, 2025. Ordinance 2025-A502 removed Recreational Vehicle Parks usage in all residential districts (R1, R2, RR, and RS) within the Town limits of Camp Verde, Arizona. However, since this application was submitted on May 7, 2025, it should still be considered despite being in a residential zone.

Under Section 601.C, Use permits may contain specific limitations on the scope, nature, and duration of the use, as deemed proper by the following criteria:

1. Any significant increase in vehicular or pedestrian traffic;
2. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
3. Contribution to the deterioration of the neighborhood or to the downgrading of property values which, conflicts with goals, objectives, or policies of the General Plan;
4. Compatibility with existing surrounding structures and uses; and
5. Adequate control of disruptive behavior both inside or outside the premises, which may create a nuisance to the surrounding area or the general public.

The applicant shall bear the burden of proof to satisfy the above requirements. Refusing a Use Permit shall not be interpreted as denying a right, conditional or otherwise. The Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No use may be modified, changed, altered, or increased in intensity in any manner that conflicts with the Use Permit and/or required conditions of approval without approval of a new Use Permit.

ANALYSIS:

Town Staff Comments are in red below.
Outside Agency Comments in blue below.

1. General Plan:

The proposed development's General Plan Land Use Designation is the Middle Verde Character Area, with much of this character area classified as limited high-density residential or rural residential with properties that are agricultural in nature and two (2) acre minimum in size. The current adopted General Plan specifically identifies businesses such as agricultural, event venues, farms, group care facilities, guest ranches, home occupations, public facilities, and RV parks in the built environment, and categorizes these as business types in this character area. The proposed use, site plan, and use permit request are consistent with the Middle Verde Character Area Land Use Category, with exiting RV parks within the Middle Verde Character area. The site development, as proposed, is in alignment with the General Plan Goals &



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Implementation Strategies.

2. Zoning Ordinance and Town Code:

The project site(s) is/are zoned RR (Residential-Rural).

- Section 203B.2.c, (R-R District, Residential Rural)
Prior to the effective date (June 7, 2025) of Ordinance 2025-A502, the R-R district use of a recreational vehicle park applied to the Use Permit and shall follow the requirements as set forth under section 306 of the Planning & Zoning Ordinance and any other provisions as set forth.
- Section 203, Table 2-4 (Dimensional and Setback standards)
The dimensional and setback standards apply to any structure and/or building the applicant wishes to erect on the property. These standards will be verified during the permitting and review process if any permit application is submitted for the erection or building of a structure.
- Section 306 (Manufacture/Mobile Home/RV Park Standards)
 - Section 306.B.1b does not apply to RV Parks.
 - Section 306.B.2 does not apply to RV Parks.
 - Section 306.B.4 requires all utilities to be placed underground and will be verified during the planning review and permitting process (Page 107 of the Planning & Zoning Ordinance).
 - Section 306.B.6 requires street lighting to be provided along the RV park streets for the safety of pedestrians and will be verified during the Development Standards Review process.
 - Section 306.B.7 requires a strip of land at twenty (20) feet in width to be maintained as a landscape area abutting all mobile/manufactured home and recreational vehicle park property lines.
 - Section 306.B.8 does not apply to RV Parks.
 - Section 306.B.8f does not apply to RV Parks as there is no proposed RV storage on the proposed site.
 - Section 306.B.9 applies to all businesses, and the applicant must maintain a business license for the RV park.
 - Section 306.C applies additional recreational vehicle park standards. Although a majority of the standards listed under section 306 of the Planning & Zoning Ordinance apply to mobile/manufactured home parks, they are inclusive of RV parks as well. The site plan submitted by the applicant meets or exceeds the Town standards for an RV park.
- Section 400 (Development Standards),
The purposes under this section and subsections apply to the proposed RV Park. The requirement for the applicant to complete the planning review process is to ensure the proposed development follows the guidelines of the development standards, including but not limited to grading/drainage/detention, protection, and appearance, protective landscaping, lighting, etc.



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- **Section 404 (Signs)**

This section applies to the development of the proposed RV park. The sign provisions intend to improve the effectiveness of signs by preventing their over-concentration, improper placement, excessive height, area, and bulk, and limiting their illumination and animation while recognizing free speech rights by regulating signs in a content-neutral manner. Current sign provisions allow for some developments, alternative standards, and flexibility in the established standards, which 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 is allowed, in flexibility to provide for unique environments, and preapproval of designs and design elements, which helps make sign review more efficient and results in a cohesive design throughout a project. The applicant will be required to permit any/all signs requiring a permit through the Development Services Department.
- **Section 405 (Outdoor Lighting)**

This section applies to the applicant's request for a Use Permit if any new lighting is to be installed. The applicant will be required to submit a preliminary lighting plan. The preliminary lighting plan will need to show that the proposed lighting will comply with this section, with a final lighting plan (lumen calculation sheet, manufacturer and lighting specifications, fixture design, light bulb color temperature) showing that the proposed development will remain compliant with the current outdoor lighting provisions. A final lighting site plan will need to be submitted for final review during the planning review and permitting process. The applicant was provided with information for a third-party lighting vendor to assess, update (as needed), and ensure that all lighting complies with the lighting provisions under Section 405 of the Planning & Zoning Ordinance.
- **Section 601 (Zoning Decisions)**

The applicant has satisfied the requirements for a Use Permit.
- All applicable mechanical, electrical, plumbing, building codes, and engineering standards.

The planning review and permitting process will address additional grading/drainage/detention and building construction requirements.

3. Existing Use Permits:

The following is a list of approved Use Permits for RV Parks.

- Distant Drums RV Park, parcel 404-17-032A, zoned C2-1.
- Zane Grey RV Park, parcel 404-13-006B, zoned RR-2A.
- Verde River RV Resort, parcel 403-19-205, zoned RR-2A.
- Road Ranger RV Park, parcel 404-02-129A, zoned C3.
- CloverLeaf RV Park, parcel 403-23-001Z, zoned RR-2A.
- Wagon Wheel Trailer Park, parcel 404-19-017 and 404-19-164, zoned R1L-70
- Crazy K RV Park, parcel 403-19-009, zoned RR-2A
- Rancho Verde RV Park, parcel 403-19-013V, zoned RR-2A
- Green Valley Mobile Home Park, parcel 404-19-008R, zoned R1-35
- Marisopa RV Park, parcel 403-23-104T, zoned C2-PAD



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- Thunderbird RV Park, parcel 403-23-151D, zoned C3
- Arena Del Loma, parcel 404-18-178Q, zoned R1-70

4. Flood Zone:

The rear section of the project site is within the 100-year and/or 500-year flood zone. The proposed RV spots per the site plan submitted by the applicant do not show any of the proposed RV spots within the 100-year and/or 500-year flood zone, but do show within the Zone AE per FEMA. Any work that is proposed (if applicable) in the Flood (FEMA) zone are subject to design approval by the Yavapai County Flood Control.

Please note that comments are directly from Yavapai County Flood Control District personnel: "I am pretty sure this is right here in the zone shaded x (See attached). At the time of submittal of the grading permit, we would like to see the FEMA floodplain lines on the plans. If I am wrong about the location and there is a portion in the Zone AE the engineer should address electrical pedestals as they relate to the RFE in the drainage report. The duration of the stays for the RVs is already compliant with RVs in the floodplain."

I assume the Town Engineer will do the review of the actual grading and drainage unrelated to the FEMA floodplain as it relates to their requirements for detention, etc. and we are only being included for a FEMA review."

The Town Engineer will complete a review of drainage and grading.

5. Parking:

The applicant, per subsection 306.C (Additional Recreational Vehicle Park Standards), shall provide for individual recreational vehicle space, access driveway, and parking. Each recreational vehicle space shall be at least 1,500 square feet in area, and at least 30 feet in width, and have a compacted gravel surface at least ten (10) feet in width and 20 feet in depth. The proposed project will need to consist of 1.5 parking spaces per RV space, verified through the planning review and permitting process.

6. Building Elevations/Building Construction:

The applicant is not proposing any new structures or buildings; however, all power pedestals for the RV spots and park models must be properly permitted by submitting an approved permit through the Development Services Department.

7. Ingress/Egress Access:

The site proposes the required two (2) entry and exit points per subsection 306.B.3 of the Zoning Ordinance located on West Reservation Loop Road. The Copper Fire District provided its comments and review of this project, which is attached to this AIM. The Ingress/Egress access points, including the proper roadway widths and surface requirements, are provided in the Fire Review comments and will be confirmed during the planning review and inspections.

8. Utilities (Water and Wastewater) Review:

The Utilities Department reviewed the proposed project.

- This project is out of the wastewater service area of the Town of Camp Verde. The wastewater facility or septic shall be constructed and adequately maintained to the standards outlined under the provisions set forth by the Yavapai County Environmental (YCEU) and the Arizona Department of Environmental Quality (ADEQ).



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As noted, the regulatory agency for all installed septic systems/tanks will require approval from YCEU, which is granted regulatory authority by ADEQ.

- The proposed development is served by its own well and is outside the Town of Camp Verde's water service area. All new wells will need to be permitted through the Arizona Department of Water Resources (AWR), and a licensed well driller must be obtained to process and drill the new well.

Please note that these comments are directly from Yavapai County Environmental Unit:

- Wastewater system design flow will be above 3000 gallons per day (GPD) and will require sealed plans by an engineer and nitrogen loading calculations per AAC R18-9-E323. Application will be for a 4.23 General Permit with Yavapai County Development Services – Environmental Unit. Please call (928) 771-3214 for any questions.
- Ensure that any part of the onsite wastewater system is 100' away from any wells (except monitor or piezometer wells) per AAC R12-15-818 and AAC R18-9-A312C. Well location called out on plan is within 100' of RV spot 1.
- Ensure that the onsite wastewater system meets all setbacks applicable in AAC R18-9-A312C, including 5' setback to any driveway.
- Ensure that RVs using bio-inhibitors are not allowed to connect to the onsite wastewater system, as they can kill the bacteria necessary for wastewater treatment within the onsite system.
- Design flow for an RV park is 100 GPD per RV space.
- Area of onsite wastewater system is within a FEMA flood zone, and may affect the design of the onsite wastewater system.

9. Stormwater Review

- The Town's Stormwater Division noted that the applicant needs to institute measures to prevent pollution and mitigation measures to not pollute the Verde River during and after events.

10. Copper Canyon Fire District Review:

This project was reviewed by the Copper Canyon Fire District with the following comments:

- Fire Flow requirements are to be met per IFC 2018 Appendix B
- A water tank and Fire department connection will be constructed to meet those needs based on the 30 RV Units and additional Fire Flow requirements on the property.
- 20 ft Roadway widths are to be maintained along with a 75,000 lb. load-bearing roadway for fire apparatus.

It should be noted that additional standards may apply once the applicant submits full plans, which will be reviewed and verified during the planning review and permitting process.

STAFF APPLICATION REVIEW/ADDITIONAL COMMENTS:

Outlined below is additional information regarding the notations offered by staff, much of which will be verified during the planning and permitting process:

- **Planning and Zoning Division**
 - Per subsection 306.B.3 of the Planning & Zoning Ordinance, site plan needs to



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show a minimum of two vehicular entrances (One entrance may be kept closed to the general public if provision is made for emergency access.)

- The RV space dimensions need to demonstrate that they meet the 1,500 SF requirement under Planning and Zoning Ordinance Section 306.C.
- Section 405 - Outdoor lighting will govern lighting on property. Updated lumen calculation form or lighting plan will need to be provided showing that property is in compliance with outdoor Dark Sky lighting ordinance.
- Per subsection 306.C, the site plan needs to show the following: (1) Recreational vehicle parks shall provide for individual recreational vehicle spaces, access driveways and parking. (2) A strip of land at least twenty feet in width shall be maintained as a landscaped area abutting all recreational vehicle park property lines.

- **Engineering Division**

- Provide Site Plan at full build-out and Include Floodplain Delineation on Site Plan.
- Provide Traffic Statement for Full Build-Out and Include anticipated ADT and AM/PM Peak hour.
- Provide discussion of Wastewater Treatment for Full Build-Out
- Provide a discussion of the proposed provision of water at Full Build-Out.
- Provide internal Traffic & Fire Circulation Plan at Full Build-Out
- The applicant will need to provide sealed plans by an Electrical Engineer required for power to RV sites

- **Building & Safety Division**

- Any existing unpermitted plumbing or electrical systems (if any) will require as-built plans.
- All new construction, grading, electrical, mechanical, or plumbing work will require permits with the Town.
- A Special Structural Inspection Certificate (attached) is required to document the third-party inspections (referred to as observations in the civil plans). Please have the engineer in responsible charge complete and seal the certificate. The owner or their authorized designee must also review and sign the bottom portion of the form prior to submittal, acknowledging responsibility for coordinating the required third-party inspections and submitting the associated documentation to our office.
- All work proposed in FEMA regulated flood zones are subject to design approval by Yavapai County Flood Control. If any structures are being proposed within the RV/PM spaces in ZONE AE, engineered foundations will be required. All construction materials must meet FEMA requirements. Permit applications will be submitted to Yavapai County Flood as a part of the review process.

PLANNING AND ZONING RECOMMENDATION

On May 14, 2026, Use Permit #25-0008 was brought before the Planning and Zoning Commission by Town staff during a regular meeting. The applicant, Mark Kite, was also present and provided a short presentation. During the presentation, staff clarified a few points to the commissioners regarding the reduction of the number of RV spaces the applicant was first seeking to be approved and the submission and completeness of the application prior to the adoption of Ordinance 2025-205A on May 7, 2025 that took effect on June 7, 2025, which removed RV park use permits in all residential zoning districts.



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After staff was completed with their presentation, staff clarified additional questions that the Planning and Zoning Commission had regarding: number of RVs they can bring in during an event and the length of time, compliance concerns regarding previous code violations, changes made to the letter of Intent, maximum number of RV spaces the applicant is seeking, the application completeness, and the length of time it has taken from application to the public hearing meeting date, the reasoning for the long delay to the meeting, properly noticed neighborhood meeting, and whether the substantial revised proposal should be treated as a new application.

Once the applicant completed his presentation, Mr. Kite advised that reducing the number of RV spaces and not being so dispersed would allow for better management of the RV Park with regard to fire protection, access to water, utility usage, the internal loop of the RV spaces, and access. Mr. Kite mentioned that as the buffers increased, the spots started shrinking because when they started pulling in the 20-foot buffer requirement, the RV park started losing spaces. Mr. Kite advised that they had many conversations with neighbors, discussed their concerns, and tried to incorporate them not only into the design but also into the rules and regulations.

Mr. Kite was also willing to work with the Town on the recommended conditions that were verbally presented to him during the meeting, such as:

- Notifying local neighbors by mail about events at Jackpot and not just posting it on the internet calendar.
- Annual Dark Sky Study.
- Mitigate dust by watering roadways during events (Mr. Kite noted that Jackpot is lowering the speed limit within the property).
- Moving all RV rental spaces less than 30 days.

The Planning and Zoning Commission heard public comments from two residents during the public comment period, who opposed Use Permit #25-0008.

The Planning and Zoning Commission voted unanimously to recommend denial of Use Permit #25-0008 to the Mayor and Common Council but provide no additional information as to why. The Commission did not officially state on the record all of their respective concerns and whether there were any mitigating circumstances to address those concerns.

Town Staff Comments regarding the Planning & Zoning Commission Meeting

Given the lack of a clear record supporting the Planning and Zoning Commission's recommendation, Town staff recommend that the Council return the application to the Commission for an additional public hearing and discussion. This would provide the Commission with an opportunity to clearly articulate the basis for its unanimous recommendation of denial, including why it determined that no reasonable conditions could adequately address the concerns raised during its review as well as an overview of what the concerns were since not every Commission member voiced those.

Staff believe this additional record is important to assist the Council in its deliberations. As the Commission's discussion did not clearly identify how the application failed to satisfy the applicable requirements of the Planning and Zoning Ordinance or why conditions of approval were not considered sufficient, remanding the application would provide the Council with a more complete factual and legal basis upon which to make its decision.



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If the Town Council elects to remand the application, Town staff recommend that the Planning and Zoning Commission reconsider the matter as a public hearing during their regular meeting on August 13, 2026. Staff further recommend continuing the Town Council public hearing to October 21, 2026. The October meeting date, rather than September, accommodates the applicants' travel schedule while ensuring all noticing requirements can be met.

It is important to note that because the composition of the Planning and Zoning Commission has changed since the original hearing, the Commission's recommendation could differ upon reconsideration. Accordingly, staff recommend that the Commission conduct a new public hearing, consider the application and the existing record, receive any additional public testimony, and make a new recommendation to the Town Council. Town staff and the Town Attorney will provide guidance to ensure the Commission's deliberations clearly identify the basis for its recommendation, including any code-related concerns, whether conditions of approval could reasonably mitigate those concerns, and the rationale supporting the final vote.

TOWN COUNCIL RECOMMENDATION

On July 15, 2026 the Town Council held a Public Hearing regarding the application for the Use Permit for Jackpot Ranch RV Park. At said meeting, Town Staff and Legal Council requested that the Town Council send the application back to the Planning and Zoning Commission for another review and that the Commission make a recommendation to Town Council with reasons for approval or denial.

Town Council unanimously recommended that the Planning and Zoning Commission revisit this application on August 27, 2026.

STAFF RECOMMENDATION – USE PERMIT APPLICATION APPROVAL:

The Use Permit application for the proposed Recreational Vehicle Park has been reviewed for compliance with the Camp Verde Zoning Ordinance, Town Code, and General Plan.

According to Section 601.C of the Zoning Ordinance, Use Permits are intended to ensure the orderly use of land in accordance with the General Plan and applicable Town standards, particularly for uses that may require special conditions for compatibility with surrounding areas. The criteria outlined in the Town's ordinance provide an objective framework for evaluating Use Permit applications for a Recreational Vehicle Park, ensuring that approvals are based on compliance with established standards rather than subjective opinion.

Additionally, it is important to note that at the time this application was filed the 2026 General Plan Update was not in existence, nor had it been approved. As such any reference to compliance or non-compliance to the General Plan can only be in reference to the 2016 General Plan. Not the newly revised General Plan approved in 2026.

Upon review, Town staff has determined that the applicant **has met the required criteria** for a Use Permit, as follows:

- The proposed use is consistent with the 2016 General Plan, specifically the Middle Verde Character Area, which recognizes recreational vehicle parks as an existing land use.
- The proposed site demonstrates compliance with ingress/egress, road standards, and



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fire safety requirements as reviewed by Copper Canyon Fire District and the Town Engineer.

- The proposed development meets the traffic and nuisance control criteria outlined in the Use Permit approval standards.
- The proposed use is compatible with surrounding uses, provided mitigation measures are implemented.

Question(s) before the Council:

- Does the Town Council have any questions for staff?
- Does the Town Council have any questions for the applicant?
- Does the Town Council want to add and/or change any of the Use Permit recommended conditions?
- Does Council support Town staff's recommendation to return the application back to the Planning and Zoning Commission for clarification on their vote?

Proposed Motion(s):

Motion to recommend **approval** Resolution 2026-1216, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for Use Permit #2025-008. A Use Permit to operate an RV Park.

OR

Motion to recommend **approval** Resolution 2026-1216, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for Use Permit #2025-008. A Use Permit to operate an RV Park **with the following additions and/or changes to the recommended conditions....**

OR

Motion to recommend **denial** Resolution 2026-1216, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for Use Permit #2025-008. A Use Permit to operate an RV Park.

PLANNING & ZONING COMMISSION • ACTION ITEM

Jackpot Ranch RV Park Use Permit (#2025-0008)

Public Hearing for Resolution 2026 - 12 16: Application Review, Code Analysis & Potential Conditions of Approval

Town of Camp Verde • Development Services Department
Christian Green, Director | Cory Mulcaire, Planner II • August 27, 2026

Procedural Context & Remand Focus

On July 15, 2026, Town Council unanimously remanded Use Permit #2025 -0008 back to the Planning & Zoning Commission to establish detailed findings of fact and potential conditions of approval for Council consideration.

Project & Parcel Overview

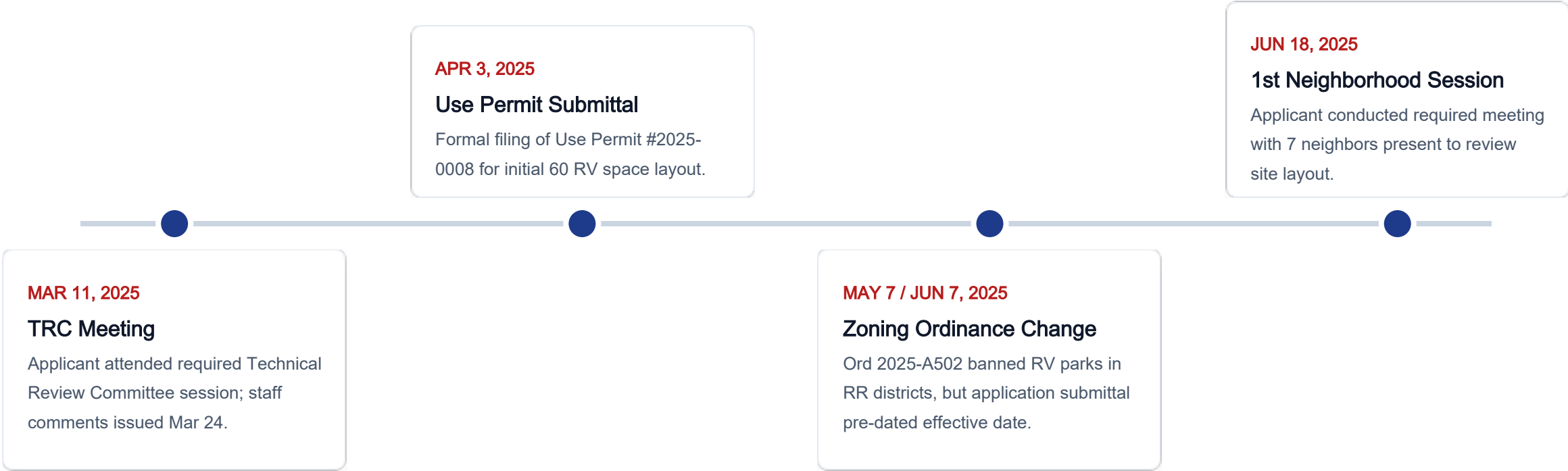
- **Location & Parcel:** 2025 W. Reservation Loop Road (Parcel 403 - 17-006L, 72.12 Acres).
- **Zoning & Character Area:** Rural Residential (RR-2A) within the Middle Verde Character Area.
- **Existing Entitlements:** Prior Council Resolutions 2009 - 771 & 2014- 919 approve retreats, horse motel, event center, and minor assembly.
- **Applicant Request:** Use Permit to operate an RV Park with 56 total designated spaces.
- **Use Permit Scope:** 44 spaces for extended stays (>10 days). Remaining 12 spaces restricted to short -term (≤ 10 days, permitted by-right under Sec 302.A.3.b). Includes 2 Park Model units.

Historical Approval Timeline: 2009 -2024



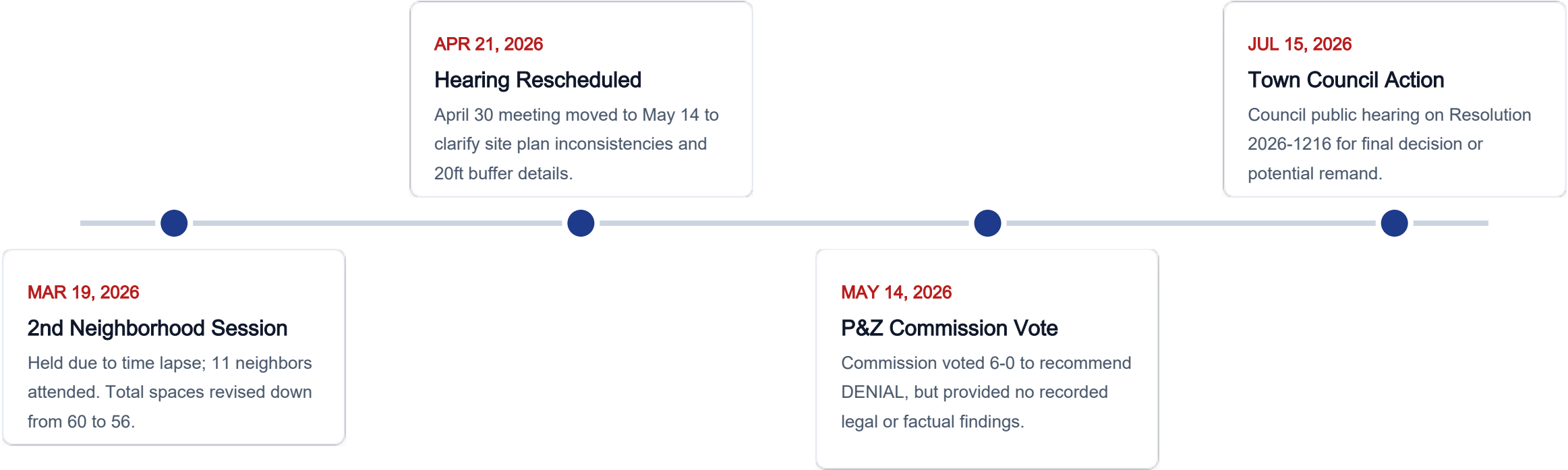
2025 Application Timeline

Phase 1: Submittal & Grandfathering



2026 Review & Hearing Timeline

Phase 2: Public Hearings & Recommendations



Regulatory Framework & Vesting

Pre-Filing & Vesting Rights

The application was submitted on May 7, 2025. Town Ordinance 2025-205A subsequently removed RV Parks as a permissible Use Permit in residential zones effective June 7, 2025.

Because submittal preceded the effective date, Arizona law requires the application to be evaluated under prior regulations (Section 203.H.3 / 601.C).

Layout & Buffer Adjustments

Original proposal was 60 RV spots dispersed across the ranch. Working with staff and engineers, the plan was consolidated to 56 spaces.

44 spots are concentrated near the equestrian arena to ensure proper 20-foot perimeter buffer compliance, optimized utility connections, and better emergency access.

Regulatory Framework & Vesting – P&Z Ordinance

1. Review and Approval

a. Use Permits will be granted only upon a finding by the Council that the use covered by the permit, the manner of its conduct, and any structure which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in conformity with any conditions, requirements, or standards are prescribed by the Town Code or Council.

b. Use Permits may contain specific limitations on the scope, nature and duration of the use, as deemed proper in accordance with the following criteria:

- 1) Any significant increase in vehicular or pedestrian traffic;
- 2) Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke heat, or glare at a level exceeding that of ambient conditions;
- 3) Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with goals, objectives or policies of the General Plan;
- 4) Compatibility with existing surrounding structures and uses; and
- 5) Adequate control of disruptive behavior both inside or outside the premises, which may create a nuisance to the surrounding area or general public.

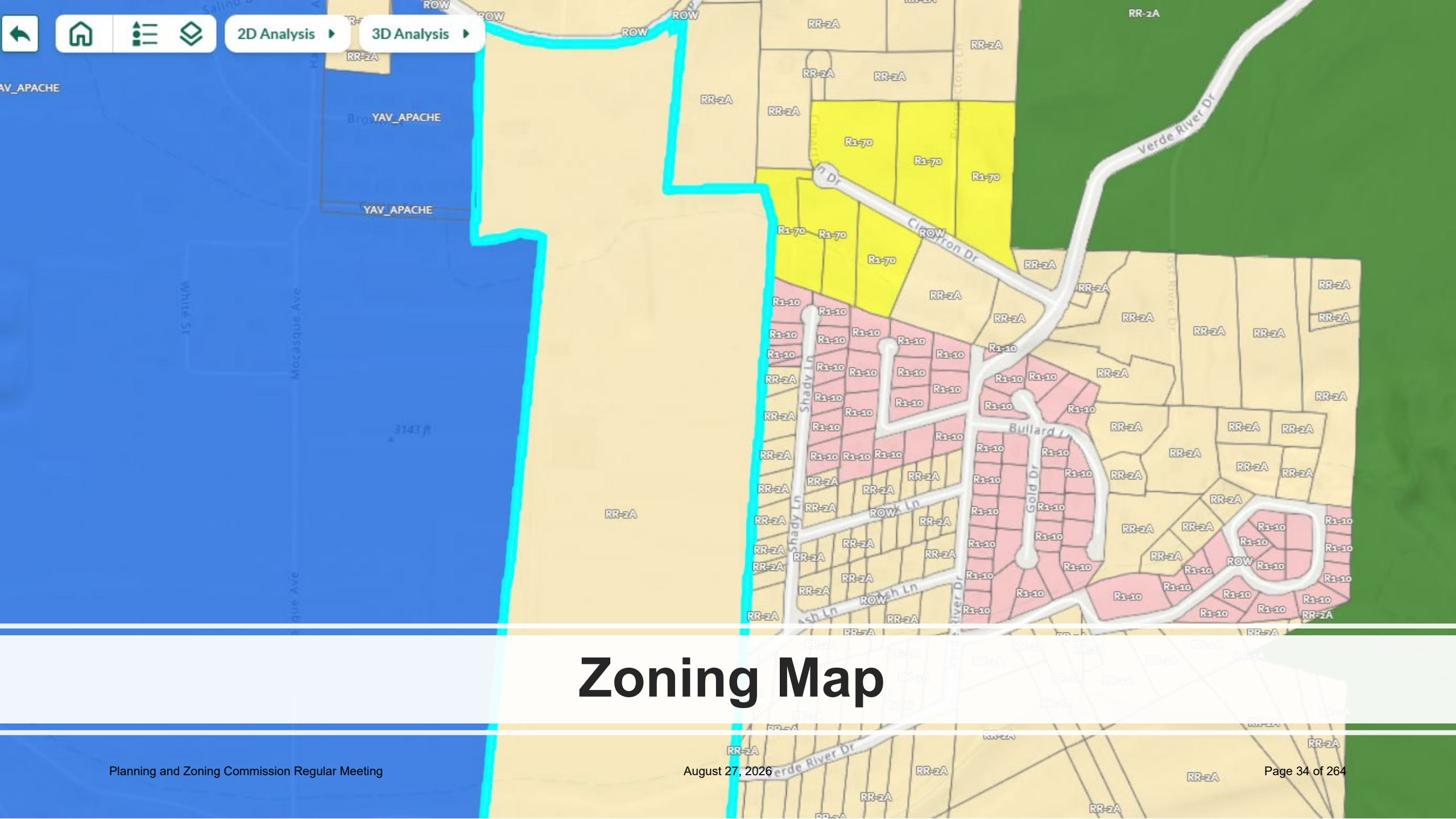
c. The burden of proof for satisfying the above requirements shall rest with the applicant. A refusal of a Use Permit shall not be interpreted as the denial of right, conditional or otherwise.

d. Where an application involves a definite development scheme, the applicant must submit a layout and landscape plan, building elevations and other pertinent data as may be requested, and the Council may condition the Use Permit to fully carry out the provisions and intent of the Zoning Ordinance.

e. The Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required condition of approval, without approval of

Use Permit Approvals

Pg. 299

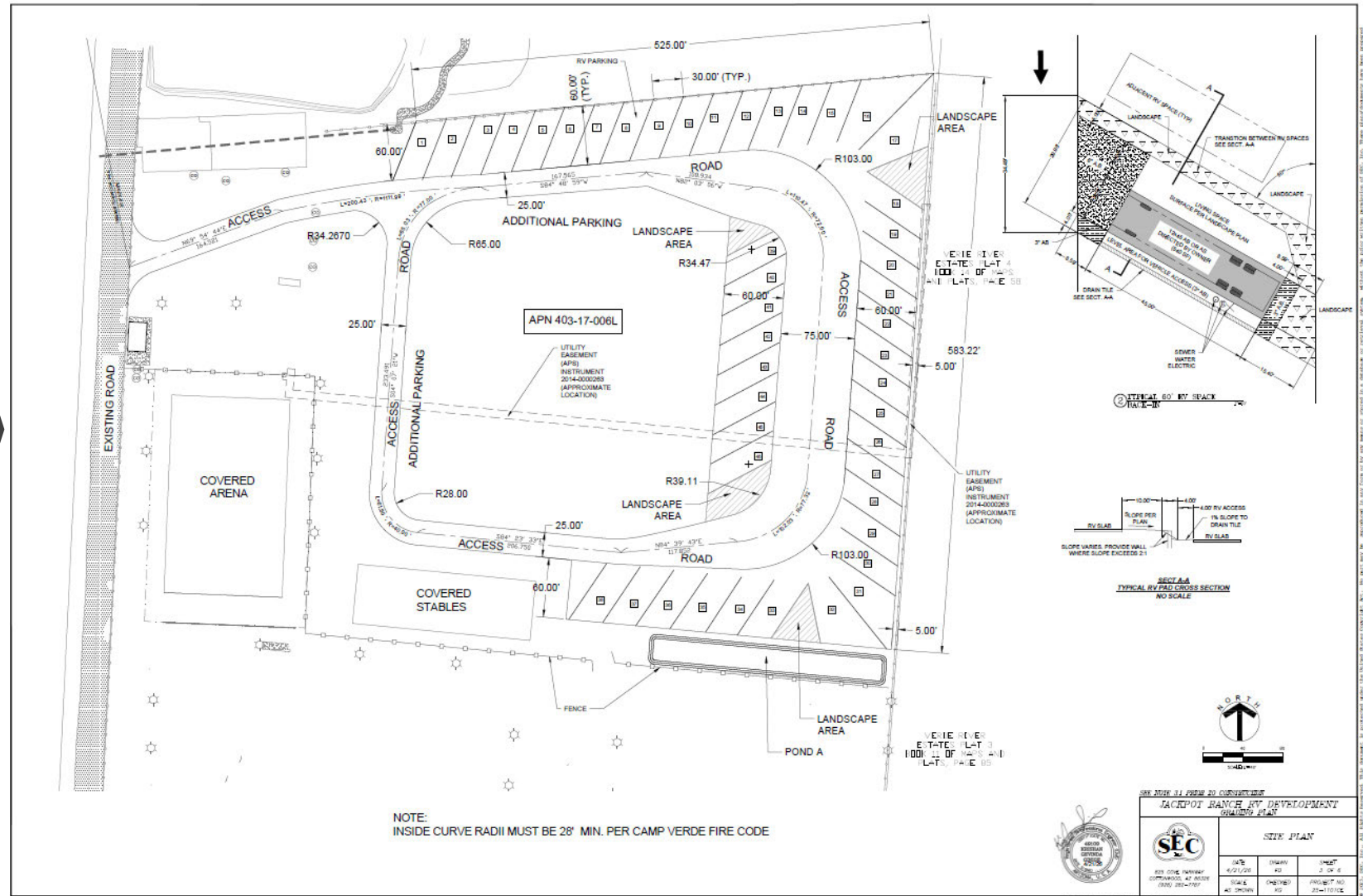


Zoning Map

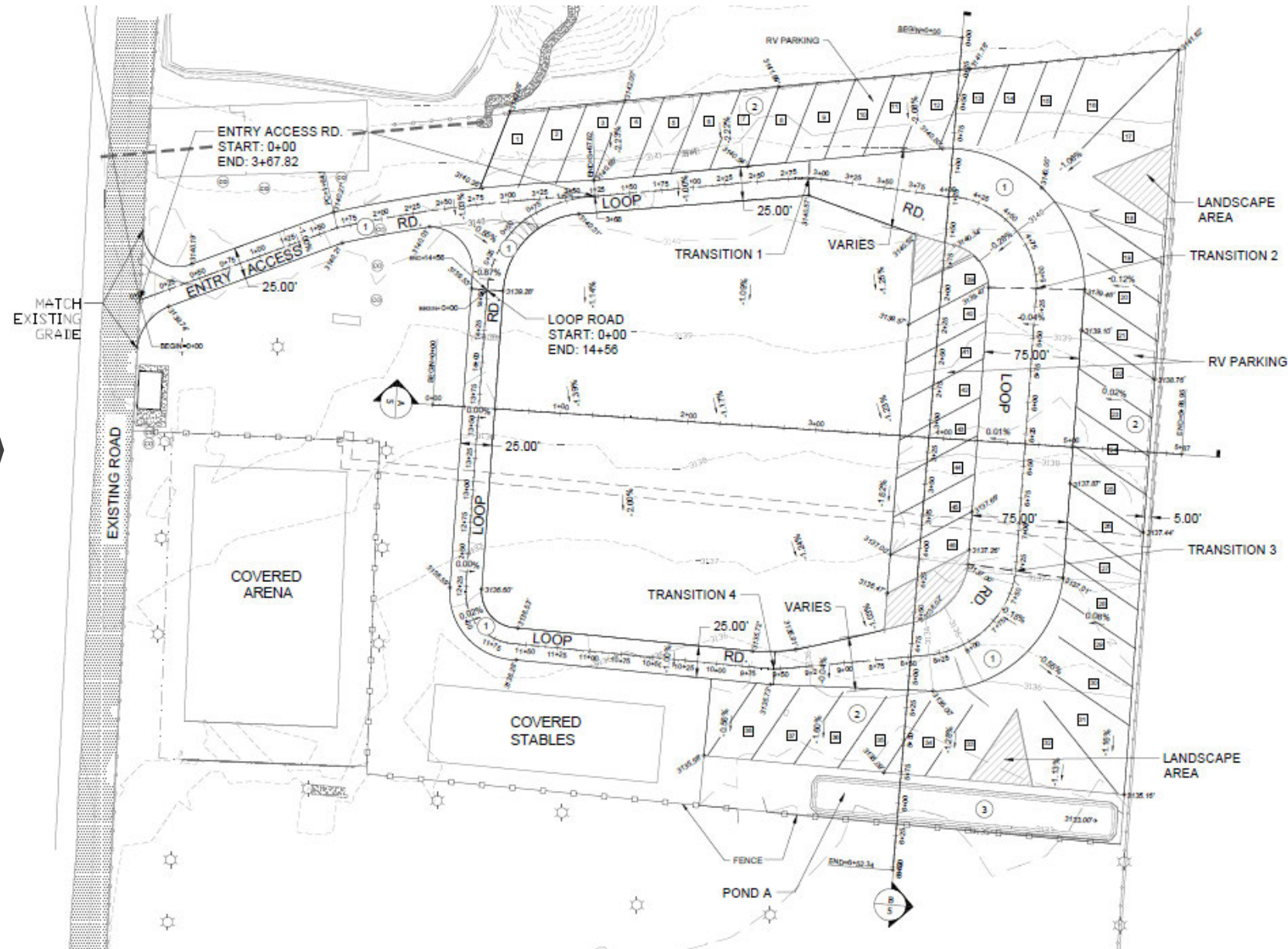


Aerial Map

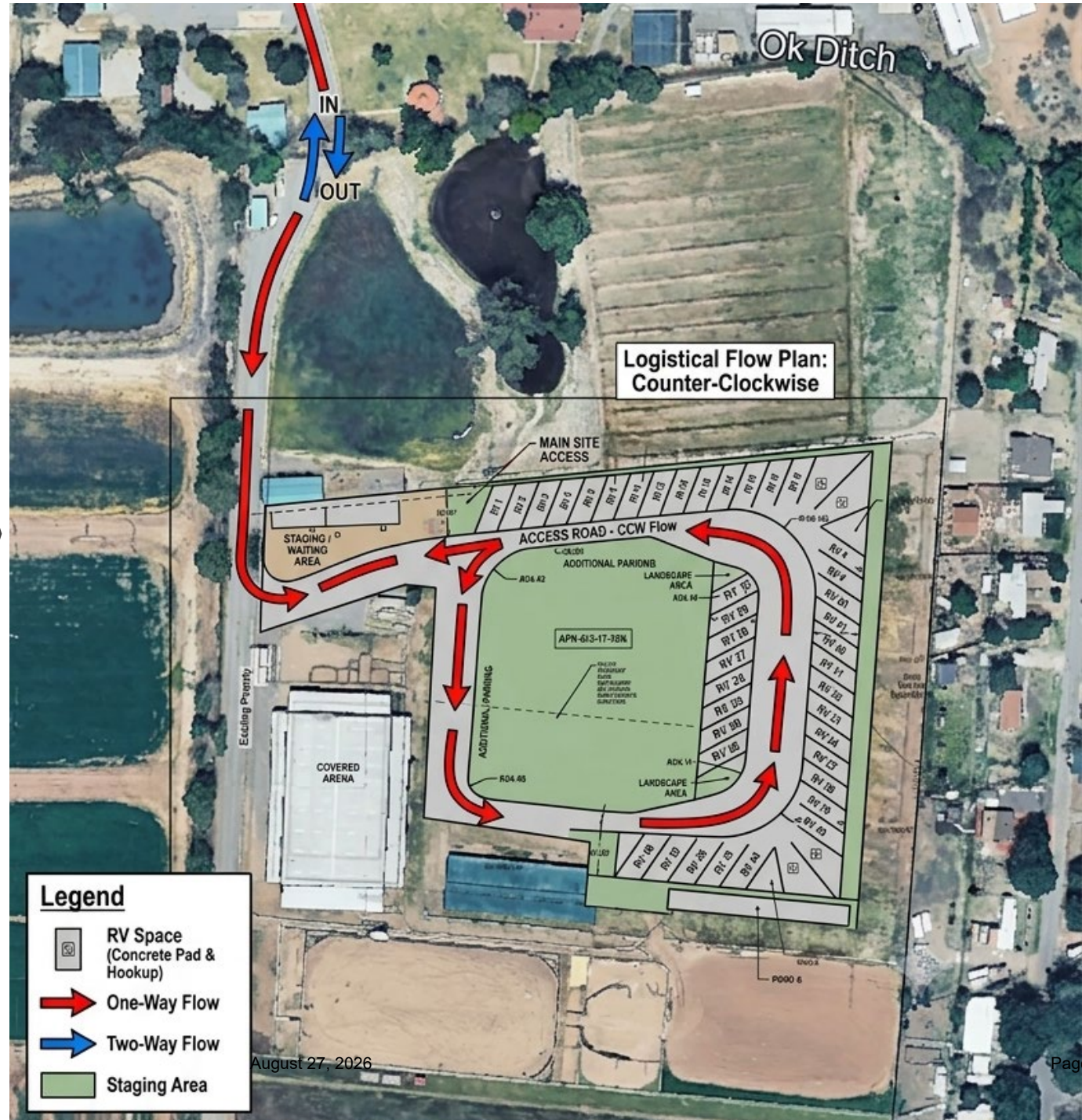
Site Plan



Site Plan



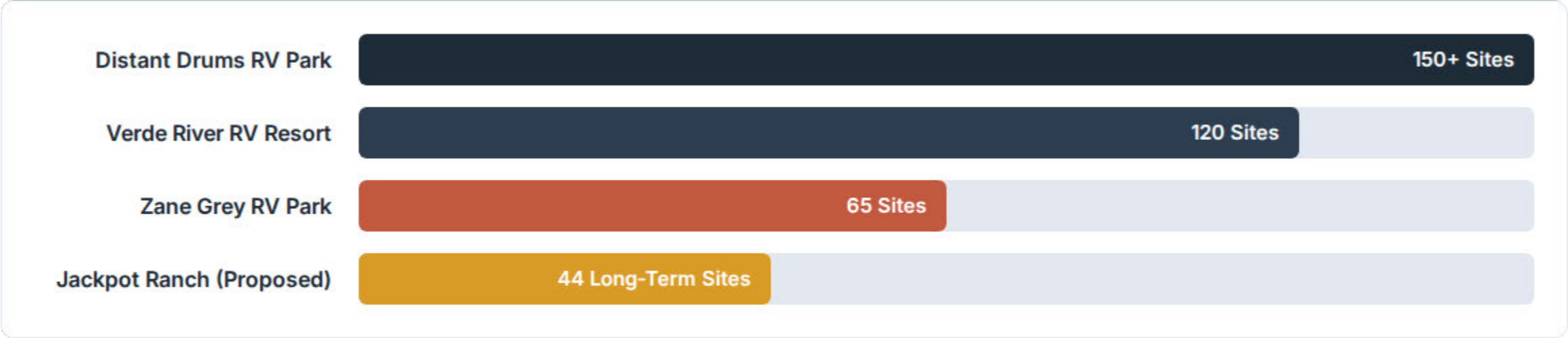
Aerial View



Aerial View with Tree Barrier



Camp Verde Approved RV Parks



Jackpot Ranch's request for 44 extended stay RV spaces represents a modest scale compared to established RV operations within the Town of Camp Verde jurisdiction.

Site Design & Numerical Metrics



44 Permitted Long-Term Spaces:	Stays exceed 10 Days, Regulated under Ude Permit #2025-008
12 Short-Term Spaces:	Stays limited to 10 days or less (permitted under Sec. 302.A.3.b).
1500 SF Minimum Area:	Each RV space meets/exceeds 30 ft width and 1.5 parking spaces ratio.
20-Foot Landscape Buffer:	Maintained along property lines abutting residential districts.

Technical & Interagency Compliance

Agency / Division	Technical Requirements	Compliance Status & Mandates
Copper Canyon Fire District	20 ft roadway width, 75,000 lb load capacity, on -site water tank & FDC	Approved in concept; requires engineered plans prior to building permits
Yavapai County Environmental	System flow >3,000 GPD requires AAC 4.23 General Permit; 100' well setback	Engineered wastewater plans in progress; strict 100' well setback enforced
Yavapai County Flood Control	Verify Zone AE boundaries for electrical pedestals; drainage report	Grading/drainage review required; RV stays compliant with flood standard
ADWR (Water Resources)	Notice of Intent (NOI) required for new water supply well	Applicant filing well permit with licensed driller for dedicated RV supply
Town Engineer	Traffic Statement, internal circulation & Electrical sealed plans	To be validated in building permit phase

Neighborhood Input & Risk Mitigation



Noise & Event Hours

Strictly enforced 10:00 PM quiet cut -off time.
On-site management hotline provided to neighbors for immediate issue resolution.



Lighting & Dark Sky

All exterior lighting converting to Dark Sky compliant fixtures. Mandatory annual lumen audit to eliminate light trespass.



Dry Camping & Traffic

Prohibition of dry camping and portable generators. Entry signage added to prevent RV turn-around issues on local roads.

Section 601.C Use Permit Criteria

Standards for Orderly Land Use

- **Traffic Safety:** Access points and fire circulation satisfy Town engineering.
- **Nuisance Controls:** Standards for odor, dust, noise, and light glare met with conditions.
- **General Plan Harmony:** Aligns with Middle Verde Guest Ranch / RV Park character.
- **Compatibility:** Perimeter 20 -ft buffer & consolidated footprint protect neighbors.
- **Behavioral Management:** On-site park management & enforced rules required.

5

Core Code Standards evaluated

Staff Recommendation

- The proposed use is consistent with the 2016 General Plan, specifically the Middle Verde Character Area, which recognizes recreational vehicle parks as an existing land use.
- The Proposed site demonstrates compliance with ingress/egress, road standards, and fire safety requirements as reviewed by Copper Canyon Fire District and the Town Engineer.
- The proposed development meets the traffic and nuisance control criteria outlined in the Use Permit approval standards.
- The proposed use is compatible with surrounding uses, provided mitigation measures are implemented.

Recommended Conditions: Operational

Maximum Extended-Stay Cap:

Approval limited strictly to 44 extended-stay RV spaces (>10 days). Any expansion requires a formal Use Permit amendment.

20-Foot Perimeter Buffer:

Maintain an unencumbered 20-foot landscaped buffer abutting all exterior property lines per Zoning Section 306.B.7

Natural Screening:

Natural Screening material be used on the eastern edge of the property to address visual concerns by neighbors. Screening shall be no less than 10 feet in height and must represent a 75% screening of the proposed site.

Quiet Hours & Nuisance Enforcement:

Strict 10:00 PM to 7:00 AM quiet hours. Absolute prohibition on portable generator usage.

Dark Sky Lighting Compliance:

All RV park lighting must be fully shielded and Dark Sky compliant. Annual lumen audits submitted to Town Staff.

Recommended Conditions: Health & Safety

Wastewater & Environmental Permits:

Mandatory ADEQ / Yavapai County 4.23 General Permit approval prior to operation. Enforce 100-foot well setback.

Fire District Approvals:

Maintain 20-foot wide emergency driveways (75,000 lb load capacity) and construct required fire protection water tank & FDC.

Code Violation Resolution:

Complete final inspections for workshop conversion, game room, and fire sprinkler systems before RV park occupancy.

Large Event Advance Notice:

Provide written notice to neighbors and emergency services at least 14 days prior to any event exceeding 300 attendees. Apply for a “Special Event’s Permit” through Development Services.

Commission Action Options Today

Formulating Recommendation

Option 1 (Staff Rec):

Recommend Approval of Resolution 2026-1216 subject to the recommended conditions of approval to address operations, health, safety, and neighborhood compatibility.

Option 2:

Recommend Approval with modified or additional specific conditions formulated during this hearing.

Option 3:

Recommend Denial, explicitly identifying the code sections, findings of fact, and unmitigated impacts supporting denial.

Discussion & Commission Motion

Town Staff recommends approval of Resolution 2026 - 12 16 with conditions.
Open for Commission discussion, questions for Staff / Applicant, and public testimony.

Town of Camp Verde • Development Services Department



RESOLUTION NO. 2026-1216

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING USE PERMIT 2026-008, WITH CONDITIONS, FOR JACKPOT RANCH (JACKPOT RANCH RV PARK) TO BE LOCATED AT 2025 W. RESERVATION LOOP ROAD, CAMP VERDE, ARIZONA, 86322 ASSESSOR'S PARCEL NUMBER (APN) 403-17-006L.

WHEREAS, the Planning & Zoning Ordinance and Subdivision Regulations, provide criteria under Section 601.C, Zoning Decisions, Use Permit Approvals, for the orderly use of the land in conformity with the General Plan and Town standards; and

WHEREAS, a request for approval of Use Permit 2026-0008 was filed by the applicant Mark Kite, designated agent for the owner of parcel 403-17-006L; and

WHEREAS, the purpose of the Use Permit is to allow the applicant and property owner in the RR-2A Zoning District to develop and operate a Recreational Vehicle Park; and

WHEREAS, the applicant filed a request by application for approval of Use Permit 26-0008 prior to Ordinance 2025-205A becoming affected on June 7, 2025, prohibiting RV Parks in residential zones; and

WHEREAS, the applicant held a neighborhood meeting on June 18, 2025, and March 19, 2026, that was advertised and posted according to state law; and

WHEREAS, a public hearing before the Planning and Zoning Commission was advertised and noticed according to state law; including a 300-foot notice mailed to property owners on April 21, 2026; a public hearing notice posted in the Verde Valley Independent & Camp Verde Bugle per state law; and posting of the site on April 21, 2026 for the change of the public hearing date from April 30, 2026 to May 14, 2026; and

WHEREAS, the Planning and Zoning Commission in a Regular Session on April 30, 2026, approved the postponement of the public hearing date to May 14, 2026; and

WHEREAS, the Planning and Zoning Commission considered the Use Permit Application UP25-0008 for the proposed RV Park (Jackpot Ranch), located at 2025 W. Reservation Loop Road, Camp Verde, Arizona 86322, Assessor's Parcel Number 403-17-006L during a regular session on May 14, 2026;

WHEREAS, the Planning and Zoning Commission approved a motion recommending denial of Use Permit Application UP25-0008 to the Mayor and Common Council by a vote of six (6) in favor and zero (0) opposed; and

WHEREAS, a public hearing before the Town Council was advertised and noticed according to state law; including a 300-foot notice mailed to property owners on June 23, 2026, a public hearing notice posted in the Verde Valley Independent & Camp Verde Bugle per state law; and posting of the site on July 15, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:

- A. The Council finds that the use covered by the Use Permit, the manner of its conduct, and any structure that is involved, will not be detrimental to persons residing or working in the vicinity of adjacent property, to the neighborhood, or the public welfare in general, and that the use will be in conformity with any conditions, requirements, or standards prescribed by the Town Code or Council.
- B. The Council finds that the Use Permit is valid and operable for an indefinite period of time, with a review of the Use Permit to be completed 6 (six) months after the approval of the Use Permit and every 6 (six) months thereafter to ensure the development confirms to the Use Permit conditions, Zoning Ordinance and Town Code and that no use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit.
- C. The proposed Use Permit is in conformity with the Town of Camp Verde General Plan and Planning and Zoning Ordinance and is hereby approved for an indefinite period of time and in accordance with the letter of intent shown in Exhibit A, the site plan shown in Exhibit B, and the conditions shown in Exhibit C.

PASSED AND APPROVED BY A MAJORITY OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, ON THIS XX DAY OF OCTOBER 2026.

Marie Moore, Mayor

ATTEST:

Leah Rhodes, Town Clerk

APPROVED AS TO FORM:

Trish Stuhan, Town Attorney
Pierce Coleman, PLLC

USE PERMIT #25-0008 RECOMMENDED CONDITIONS

1. The applicant shall comply with the requirements contained in the letter of intent and site plan specific to the 44 RV spaces.
2. Any changes, modifications, or additions to this project at any time shall be submitted to the Town for review and approval through the Planning & Zoning Commission and Town Council.
3. This permit shall run with the land in perpetuity, unless the use is discontinued for a period of six (6) months, or the permit is voided according to procedures in the Town of Camp Verde Planning and Zoning Ordinance.
4. The use of generators shall be strictly prohibited, except in cases of emergency or in conjunction with a planned and approved event located on the subject site.
5. Unless modified by these conditions, or the narrative and application materials, the applicant shall comply with all Town Code, Zoning Ordinance, approved development standards review, Copper Canyon Fire and Medical standards, and all county, state, and federal agencies and laws and other laws and requirements. This includes obtaining building permits for all new improvements, as required by the Chief Building Official and Building Code.
6. No dry camping will be permitted in the approved RV spots. All vehicles must be connected to utilities.
7. The RV Park shall observe quiet hours between 10pm and 7am, Monday through Sunday. The applicant and/or on-site caretaker shall post a sign advising guests about the quiet hours.
8. The RV Park shall comply with all nuisance, noise, lighting, and refuse collection regulations as provided in the Planning and Zoning Ordinance and the Town Code and all county, state and federal agencies and Laws. All Lighting must be Dark Sky compliant.
9. If the Septic System exceeds 3000 gallons per day, an Engineer will be required to design an On-Site Wastewater Treatment System. This system shall meet the requirements of Arizona Administrative Code R18-9-E323 and the requirements of the Town of Camp Verde Engineering Department. The Town of Camp Verde shall review this system prior

to submitting any building permits and prior to submitting the design to Yavapai County.

10. Mechanical equipment, electrical meter and service components, and similar utility devices shall be screened and/or painted to blend in with adjacent landscaping.
11. Stormwater runoff generated by the RV park shall be managed on-site to prevent discharge onto adjacent properties or public rights-of-way. Responsibility is limited to runoff originating within the boundaries of the subject property. The applicant's stormwater management plan will be reviewed and approved during the Development Standards Review.
12. The RV park shall have an approved water supply capable of supplying the required fire flow for fire protection, which shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved onto or within the Copper Canyon Fire and Medical Department (CCFMD) per section 507 of the Fire Code.
13. The RV Park shall maintain at least one (1) on-site caretaker at all times to ensure compliance with the Zoning Ordinance, Town Code, and these Use Permit conditions.
14. Town staff shall be allowed to enter the property to investigate complaints received that are related to use of the property. These may include, but are not limited to, noise, odor, dust, insects, and other potential nuisances. Town inspections will only be performed to investigate potential violations of the use permit, Zoning ordinance, or other Town ordinances. Town staff shall provide advance notice to and coordinate with the property owner or manager to schedule inspections.
15. Staff shall review this use permit (6) six months after approval and every year thereafter to ensure the project conforms to the use permit conditions, Zoning ordinance, and Town Code. Staff will provide an update to the Town Council on the applicant's compliance with the Use Permit annually.



Planning & Zoning Permits: #USE-25-0008

Overview

Type: Use Permit Application

Submitted: 04-03-25, 1:17pm MST

Address: 2025 W RESERVATION LOOP RD, CAMP VERDE 86322

Form Submission

Have you had a Technical Review Committee Meeting? : Yes

Pre-Application or Technical Review Committee Meeting Date: March 18, 2025

Technical Review Committee Meeting (TRMC) Record Number: #TRCM-25-0005 | Mark Kite | Submitted 3/11/25

Development/Project Name: Jackpot Ranch RV Park Use Permit

Address or Location: 2025 W RESERVATION LOOP RD, CAMP VERDE 86322

Assessor's Parcel No.: 403-17-006L

Gross Area (Acre/Sq Ft): 72.12

Current Zoning District: R1

Existing Use: Residential

Are you proposing a Zoning Change?: No

Are you proposing a change of use?: Yes

Proposed Use: RV Park

Indicate the type of Use Permit: Residential

Current General Plan Designation / Character Area: MV

Property Owner:

Cindi Eagleton
2200 N Central Ave
Suite 100
Phoenix AZ 85004

Applicant:

Mark Kite
2025 W Reservation Loop Rd
Camp Verde AZ 86322

Applicant Signature:

Planning & Zoning Public Hearing - Logged by Mark Kite at 04-03-25, 1:17pm

Link for Minutes: -

Link for Meeting Recording: -

Has email been sent to applicant with notification of Planning & Zoning Public Meeting date? : -

Notes:: -

Town Council Public Meeting - Logged by Mark Kite at 04-03-25, 1:17pm

Link for Minutes: -

Link for Meeting Recording: -

Has email been sent to applicant with notification of Planning & Zoning Public Meeting date?: -

Notes:: -



Planning & Zoning Permits: #TRCM-25-0005

Overview

Type: Technical Review Committee Meeting

Submitted: 03-11-25, 1:52pm MST

Address: 2025 W RESERVATION LOOP RD, CAMP VERDE 86322

Form Submission

Applicant:

Mark Kite
2025 W Reservation Loop Rd.
Camp Verde AZ 86322
[REDACTED]

Property Owner:

Cindi Eagleton
2025 W Reservation Loop Rd.
Camp Verde AZ 86322
[REDACTED]

Applicant Representative:

Mark Kite

Address(es) or Location(s): 2025 W RESERVATION LOOP RD, CAMP VERDE 86322

Cross Streets / Major Intersections (if not addressed): 2025 W Reservation Loop Rd Camp Verde 86322

Project Name: Jackpot Ranch RV Park Use

Existing Use: Residential

Zoning District(s): R1

Character Area: Middle Verde

Acreage: 76.71

Subdivision: -

Parcel Number(s): 403-17-006L

Proposing a Zoning Map Change?: No

Proposing a Usage Change?: Yes

Is the subject property located in the Downtown character area?: No

Subject property have water connection?: No

Subject property have sewage connection?: No

Does the subject property have a power connection?: Yes

Existing structures currently on parcel?: Yes

Subject property is a vacant lot?: No

Subject property located within the Yavapai County Flood Zone?: Yes

Does the subject site have drainage issues?: No

Will you need any partners or collaborators?: Yes

Work with the Town on other projects?: Yes

What would you like to learn and discuss at the technical review meeting?: What will be needed and when?

Approve for/Schedule Meeting - Logged at 03-13-25, 4:34pm

Date of Meeting: March 18, 2025

Time of Meeting: 10:00 am

Address of Meeting: 385 Main St., Camp Verde, AZ, 86322

Hold Meeting - Logged at 03-24-25, 10:05am

The meeting has been held.: Yes

Notes: Meeting concluded.



Jackpot Ranch

2025 W Reservation Loop Rd
Camp Verde, AZ 86322

4/30/26

Town of Camp Verde
Community Development Department

Subject: Final Letter of Intent – Use Permit Application for RV Park at Jackpot Ranch

Dear Town of Camp Verde Representatives,

I am submitting this Letter of Intent in support of our Use Permit application for the proposed RV Park at Jackpot Ranch. This submittal reflects a refined plan developed through coordination with Town staff, engineering review, fire safety considerations, and site-specific constraints.

Throughout this process, our objective has not simply been to develop an RV Park, but to arrive at the best possible outcome for all stakeholders—guests, neighboring properties, and the Town of Camp Verde.

Project Overview

The proposed RV Park is designed as a seasonal, professionally managed lodging use, not a permanent residential community. It is intended to support Camp Verde’s tourism economy while preserving the rural character of the area.

This approach allows the property to:

- Accommodate visitors in a controlled and well-managed environment
- Support local businesses and tourism
- Avoid adding permanent population or long-term strain on infrastructure

Final Proposed Plan

The current plan reflects the result of iterative refinement and represents the most balanced and workable configuration:

- Area 1 2 Park Models (≤10-day stays)
- Area 2 8 RV sites (≤10-day stays)
- **Area 3 44 sites within the defined RV Park Area (Seasonal Use)**
 - **May 1 – September 30: Maximum stay of 30 days**
 - **October 1 – April 30: Maximum stay of 180 days**
- Area 4 2 RV sites (≤10-day stays)

Total: 56 units



Clarification of Site Count History

Our initial site plan presented at the neighborhood meeting identified a total of sixty (60) RV sites across Areas 1, 2, 3, and 4. The Use Permit application specifically focuses on Area 3, which was originally shown with fifty (50) RV sites.

At that time, Jackpot Ranch was working with the Town of Camp Verde and our engineer to address planning issues identified during the review process. As the design evolved, required buffering, circulation improvements, and other site enhancements were incorporated in coordination with Town staff. These refinements resulted in a reduction of Area 3 to forty-four (44) RV sites, as reflected in the final site plan and this Letter of Intent.

Why This Plan Represents the Best Outcome

Earlier concepts were evaluated and refined through real-world constraints and coordination with Town requirements. The current plan reflects intentional decisions to balance competing priorities.

For Guests

- Clean, safe, and professionally managed accommodations
- Stay durations aligned with seasonal use patterns
- Improved layout and infrastructure

For Neighboring Properties

- Reduced density from earlier concepts
- Consolidated layout to minimize spread and visual impact
- Existing privacy wall, supplemented by additional setback distance, provides effective separation

For the Town of Camp Verde

- Supports tourism and local economic activity
- Avoids creating permanent housing or population increases
- Meets development standards and operational controls
- Creates a more serviceable and manageable site for fire and infrastructure needs



Project Refinement Process

The evolution of this plan has been a necessary and disciplined part of responsible development.

Key refinements were driven by:

- Fire safety and emergency access requirements
- Engineering feasibility and infrastructure constraints
- Town buffering and site design standards
- Operational considerations for long-term management and compliance

The current configuration is not an interim concept—it is the result of resolving these constraints into a cohesive and workable final design.

Compatibility with the Surrounding Area

The project has been specifically designed to integrate with the surrounding rural context:

- Low-intensity, seasonal use consistent with the area
- Existing privacy wall and additional setback distance provide meaningful separation from neighboring properties
- Managed internal circulation to limit external impacts

The seasonal nature of the use helps ensure compatibility without introducing long-term residential pressures.

Operational Commitments

Jackpot Ranch is committed to maintaining a high standard of operation:

- Clearly defined rules governing length of stay and site use
- Active on-site management and oversight
- A clean, orderly, and well-maintained environment
- Ongoing responsiveness to Town and community input

Conclusion

This proposal represents a thoughtful and refined plan that balances the needs of guests, neighbors, and the Town.

The changes made throughout this process were not shifts in direction, but deliberate steps toward achieving the most appropriate and sustainable outcome.



We believe this plan reflects the best possible balance of economic benefit, community compatibility, and responsible land use, and we respectfully request your consideration of this Use Permit application.

Thank you for your time and continued guidance throughout this process.

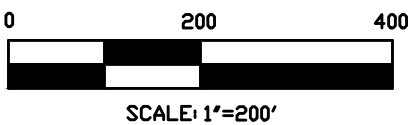
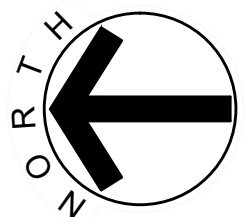
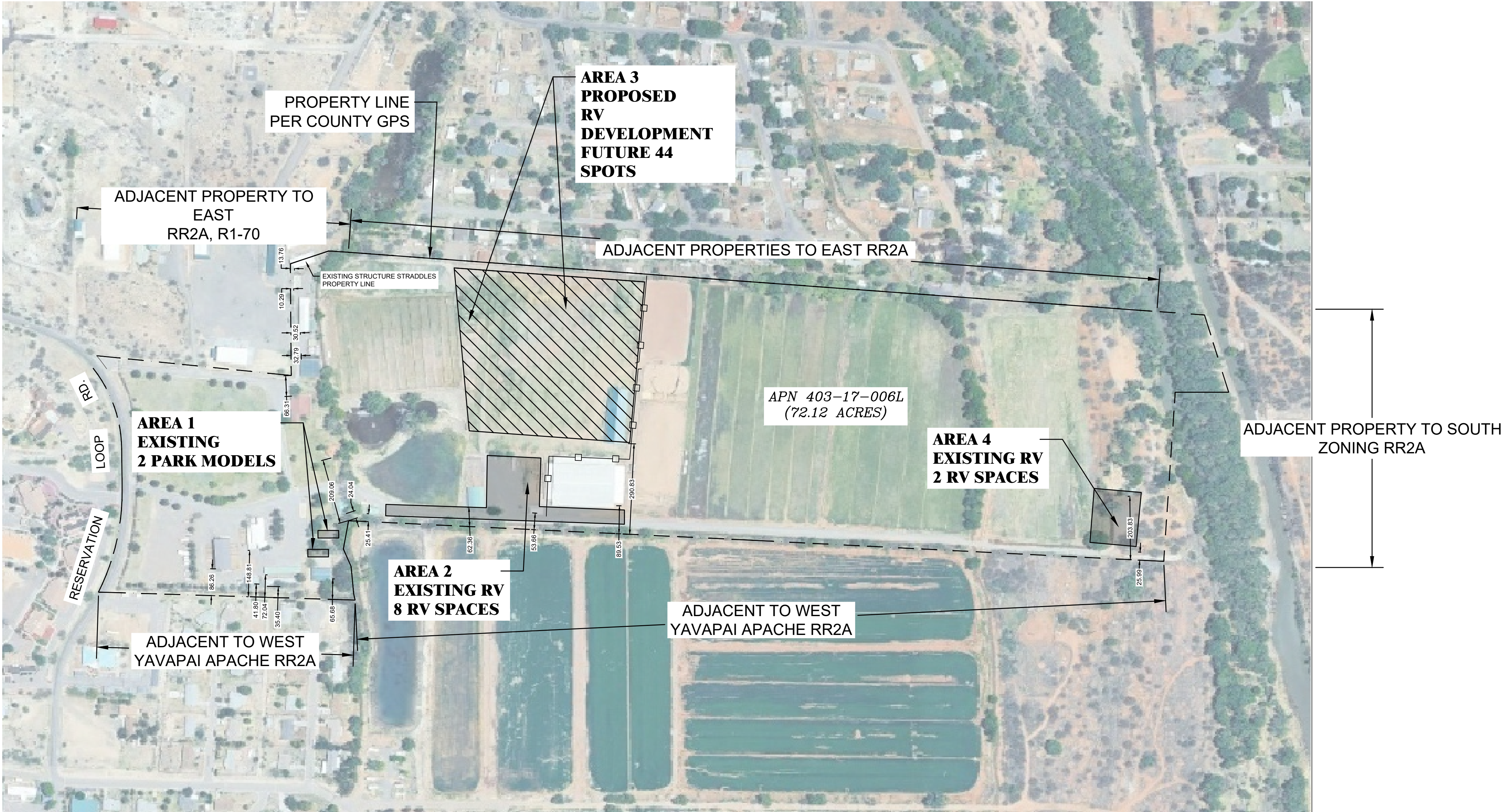
Sincerely,

A handwritten signature in black ink, appearing to read "Mark Kite", with a long, sweeping horizontal line extending to the right.

Mark Kite
Jackpot Ranch

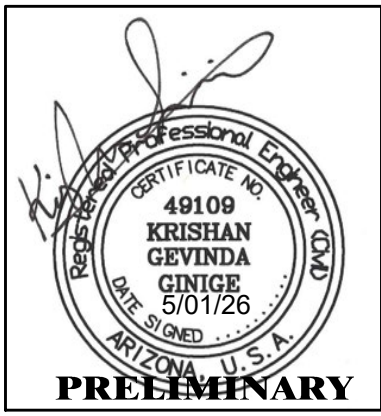
JACKPOT RANCH
PROPOSED & EXISTING RV LOCATION EXHIBIT

SITUATED IN APN 403-17-006L
2025 W. RESERVATION LOOP RD. CAMP VERDE AZ.
YAVAPAI COUNTY
(CURRENT ZONING: ROW, R1-70, RR2A, YAVAPAI APACHE)



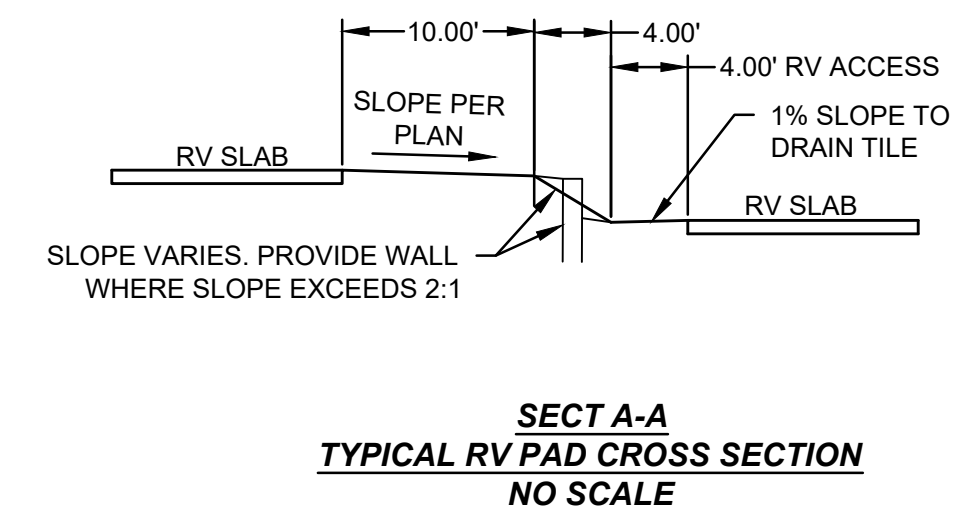
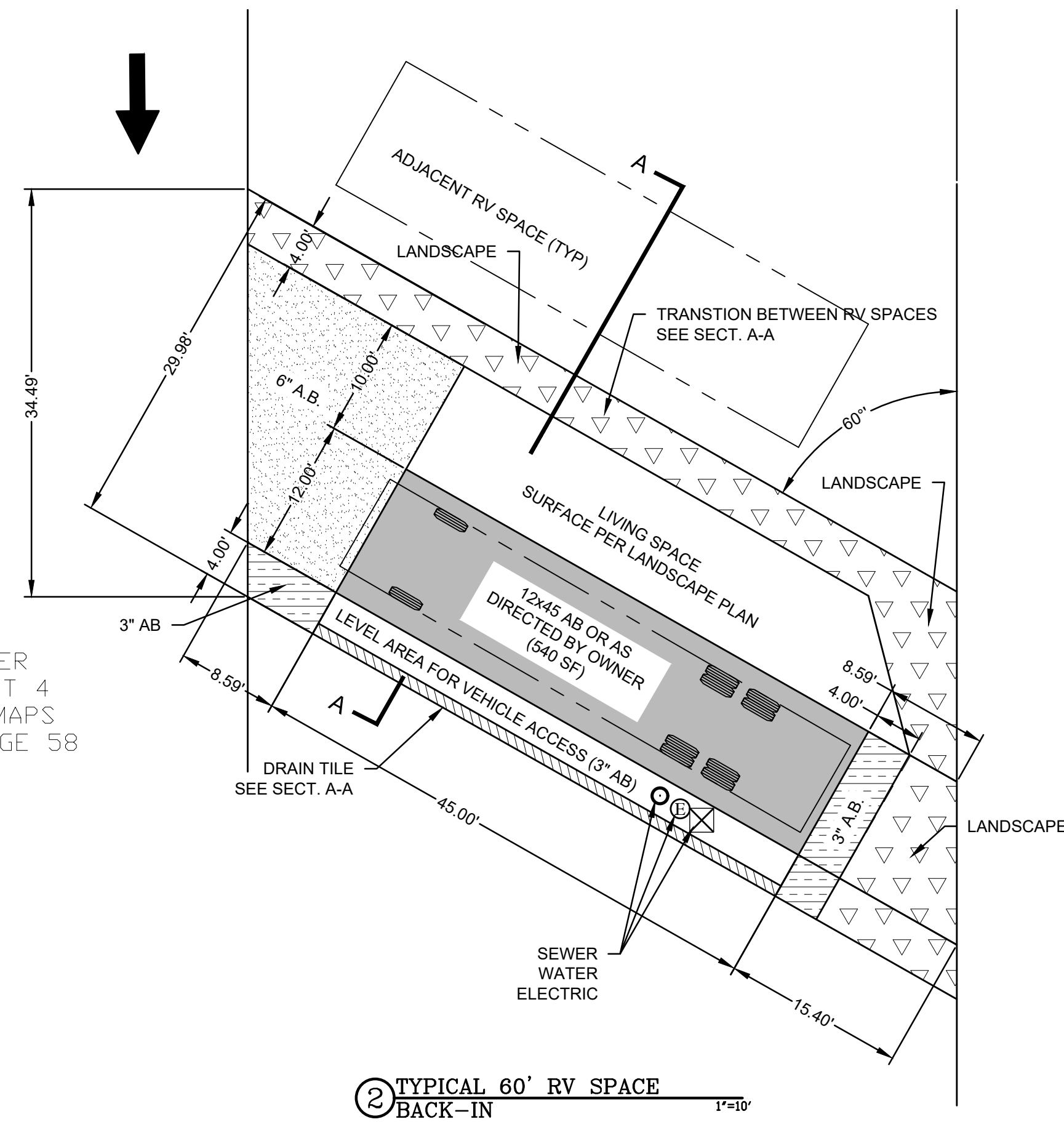
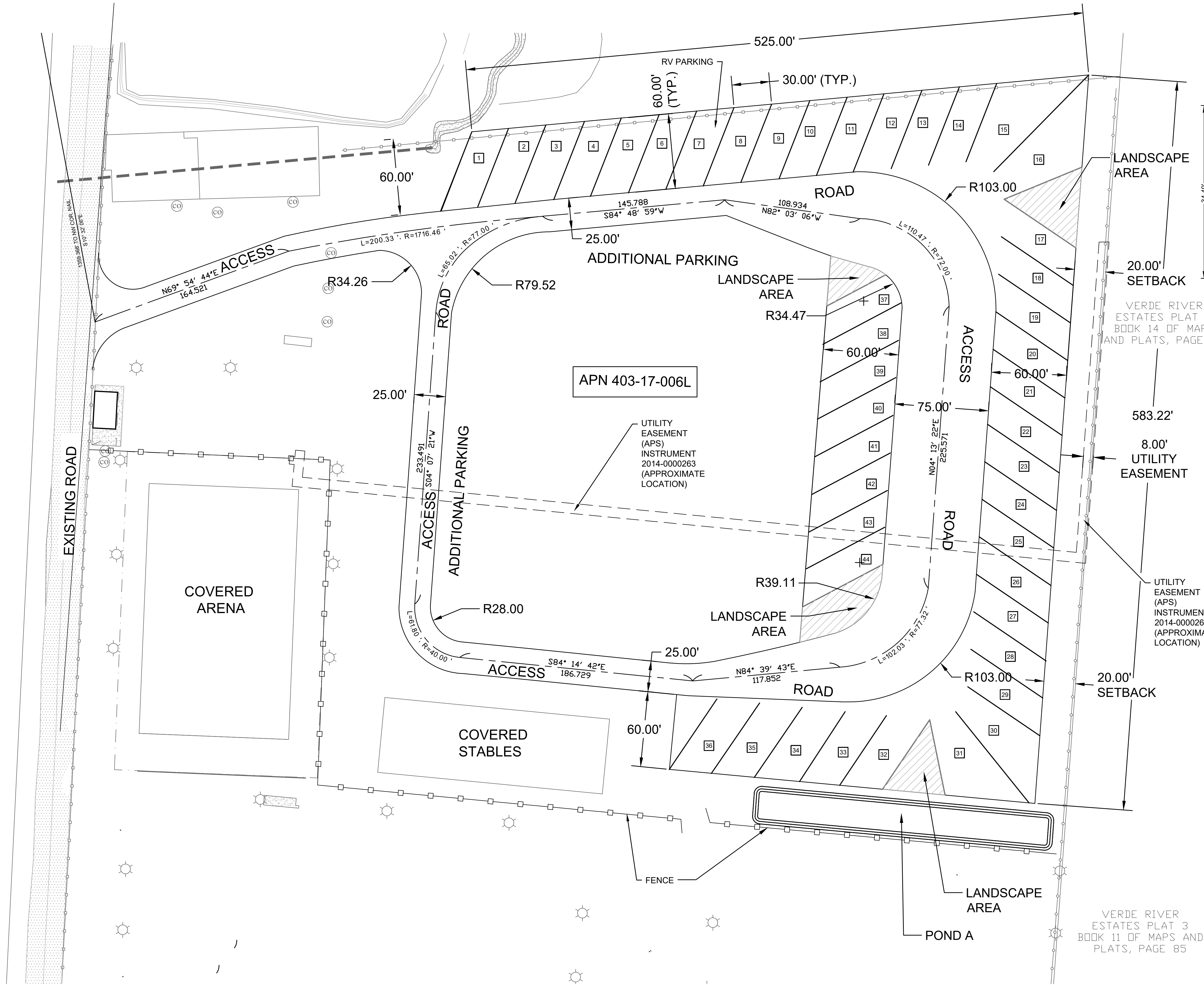
NOTE:

1. PROPERTY BOUNDARY AND DIMENSIONS TO EXISTING STRUCTURES ARE APPROXIMATE PER YAVAPAI COUNTY GPS.



PRELIMINARY. NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY

JACKPOT RANCH PROPOSED & EXISTING RV LOCATION EXHIBIT			
SITE EXHIBIT			
DATE 5/01/26	DRAWN FD	SHEET 1 OF 1	
SCALE AS SHOWN	CHECKED KG	PROJECT NO. 25-1101CE	



NOTE:
INSIDE CURVE RADII MUST BE 28' MIN. PER CAMP VERDE FIRE CODE



SEE NOTE 3.1 PRIOR TO CONSTRUCTION

**JACKPOT RANCH RV DEVELOPMENT
GRADING PLAN**

SITE PLAN LAYOUT 4

DATE 4/22/26	DRAWN FD	SHEET 3 OF 6
SCALE AS SHOWN	CHECKED KG	PROJECT NO. 25-1101CE

SEC Inc.
825 COVE PARKWAY
COTTONWOOD, AZ 86326
(928) 282-7787

JACKPOT RANCH RV DEVELOPMENT

GRADING PLAN

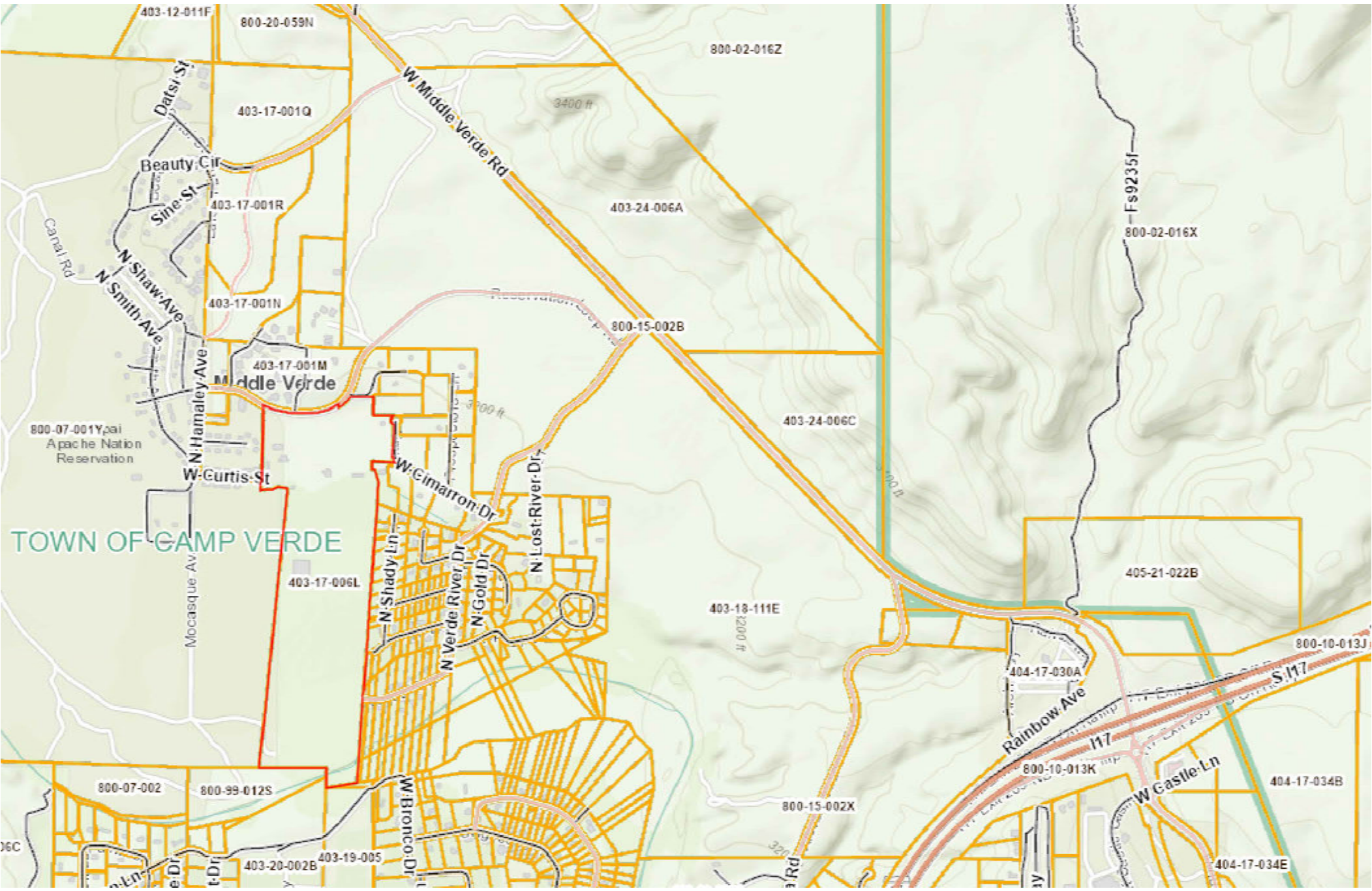
SITUATED IN APN 403-17-006L
2025 W. RESERVATION LOOP RD. CAMP VERDE AZ.
YAVAPAI COUNTY



TOWN OF CAMP VERDE

PROJECT
LOCATION

VIVINITY MAP
NO SCALE



LOCATION MAP



OWNER/DEVELOPER
MARK KITE
770-871-1059
mkite@jackpotranch.org

LAND PLANNERS/ENGINEERS/SURVEYORS:
SEC, INC.
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 282-7787 FAX: (928) 282-0731
REGISTRATION NUMBERS: P.E. 49109
R.L.S. 40829

UTILITIES FURNISHED BY:
ELECTRIC - ARIZONA PUBLIC SERVICE (800-253-9405)
GAS - NONE ON SITE.
EMERGENCY SERVICES - TOWN OF CAMP VERDE
WATER - WELL WATER (OWNER)
SEWER - SEPTIC (OWNER)

SHEET LIST TABLE

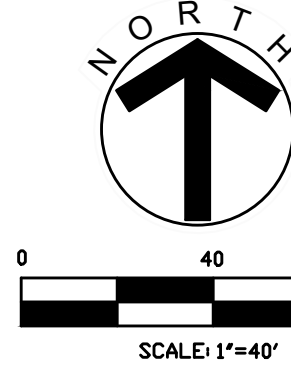
SHEET NUMBER	SHEET TITLE
1	COVER
2	NOTES
3	SITE PLAN
4	GRADING PLAN
5	SECTIONS
6	UTILITIES EXHIBIT

ESTIMATE OF QUANTITIES*

CUT 966.42 CY
FILL 421.00 CY
NET 542.42 CY CUT

*SEE GENERAL NOTES # 1.4

1. NO SHRINKAGE OR EXPANSION FACTORS APPLIED
2. QUANTITIES ARE TO FINISHED GRADE. EXCAVATIONS TO SUBGRADE, FOR FOOTINGS, FOUNDATIONS, TRENCHES AND OTHER BELOW GRADE EXCAVATIONS NOT INCLUDED.



0 40 80
SCALE: 1"=40'

SEE NOTE 3.1 PRIOR TO CONSTRUCTION

JACKPOT RANCH RV DEVELOPMENT
GRADING PLAN



825 COVE PARKWAY
COTTONWOOD, AZ 86326
(928) 282-7787

COVER

DATE	DRAWN	SHEET
4/21/26	FD	1 OF 6
SCALE	CHECKED	PROJECT NO.
AS SHOWN	KG	25-1101CE



S:\LAND PROJECTS 2004 ENGINEERING\25-1101CE JACKPOT RANCH\XBBASE-25-1101CE-LAYOUT 2.DWG

1 GENERAL

1.1 ALL PAVING, GRADING PIPING AND UTILITY LINE CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY, DR. PRIVATE STREETS, ACCESSWAYS, LOT GRADING, ETC., SHALL CONFORM TO WORKMANSHIP AND SHALL COMPLY WITH TOWN OF CAMP VERDE ENGINEERING STANDARDS AND SPECIFICATIONS, AND SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG). GRADING WORK SHALL CONFORM TO MAG SPECS, THE SOILS REPORT (IF AVAILABLE) AND CHAPTER 70 ENTITLED "EXCAVATION AND GRADING" OF THE UNIFORM BUILDING CODE (UBC) LATEST EDITION, SUBSECTIONS 7001 TO 7005, 7009 TO 7013, FIGURES 70-1 AND 70-2 AND AS STATED THEREIN. LOCAL MUNICIPAL STANDARD DETAILS WILL CONTINUE TO APPLY WHERE NOT ADOPTED OR INCLUDED BY MAG. THE FOLLOWING NOTES AND SPECIFICATIONS ARE HEREBY MADE A PART OF THE CONTRACT DOCUMENTS AND PROJECT MANUAL. WHERE THERE EXISTS A CONFLICT BETWEEN THESE NOTES, MAG SPECS, UBC, THE SOILS REPORT OR THE PROJECT MANUAL, THE MORE STRINGENT OF THE REQUIREMENTS SHALL GOVERN UNLESS PRIOR CLARIFICATION FROM THE ENGINEER HAS BEEN GIVEN IN WRITING TO THE CONTRACTOR. THE CONTRACTOR AS STATED HEREIN SHALL MEAN THE GENERAL CONTRACTOR AND HIS ASSOCIATED SUBCONTRACTORS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PERFORMANCE OF THE WORK OF ALL OF HIS SUBCONTRACTORS AND SUPPLIERS.

1.2 ALL WORK SHALL BE BID AND INSTALLED BY THE CONTRACTOR COMPLETE AND OPERATIONAL TO LINES, GRADES AND FUNCTIONS INDICATED ON ALL PLANS AND SPECIFICATIONS. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE ALL PROJECT EARTHWORK AND SITE WORK INCLUDING BUT NOT LIMITED TO: SITE CLEARING, GRUBBING, DEMOLITION, DEBRIS REMOVAL FROM THE SITE, IMPORT AND/OR EXPORT OF SOILS AND OTHER MATERIALS TO AND FROM THE SITE, BORROW MATERIALS, TEMPORARY SOILS MATERIAL STOCKPILING, BACKFILL OF ONSITE BORROW PITS, MOVING OF MATERIALS, CUT AND FILL, SLOPES, SOILS AND BANK STABILIZATION AND PROTECTION, BERMING ROADWAY EXCAVATIONS, RELOCATIONS, STRUCTURE EXCAVATIONS, TRENCHING, BACK FILLING, SITE GRADING, PAVING, PIPING, UTILITY LINE AND STORM DRAINAGE CONSTRUCTION, CURBS, SITE CONCRETE WORK AND OTHER MISCELLANEOUS SITE WORK STRUCTURES AND ITEMS INDICATED ON THE PLANS AND IN THE CONTRACT DOCUMENTS.

1.3 ALL OBSTRUCTIONS IN THE ROAD PRISM SHALL BE REMOVED BEFORE ANY CONSTRUCTION IS PERMITTED.

1.4 ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY THE ENGINEER. QUANTITIES ARE APPROXIMATE ONLY AND INTENDED AS A GUIDE FOR ESTIMATING PURPOSES. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN QUANTITY TAKE-OFFS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE SOILS CONDITIONS AND THE SOILS REPORT WITH THE PROJECT SOILS ENGINEER PRIOR TO BIDDING. IF ANY DISCREPANCIES IN SITE MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER 7 DAYS MINIMUM PRIOR TO BIDDING FOR REVIEW. ALL SHRINK OF EARTH MATERIAL OR EXCESS MATERIAL FROM UTILITY TRENCHES AND FOUNDATIONS SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

1.5 THE ENGINEER MAY REQUIRE THE SUBMITTAL OF A "CERTIFICATE OF COMPLIANCE" AND/OR "MANUFACTURER'S GUIDELINES" FOR ANY MATERIALS USED IN THE WORK. MANUFACTURER'S GUIDELINES SHALL CONSISTS OF WRITTEN INSTRUCTIONS FOR SHIPPING, HANDLING, UNLOADING, CUTTING, JOINING, INSTALLATION, STORAGE, AND/OR ANY OTHER FACETS OF CONSTRUCTION

1.6 THE ENGINEER MAY REQUIRE ANY MATERIALS USED IN THE WORK TO BE TESTED ACCORDING TO AASHTO AND ASTM STANDARDS. THE CONTRACTOR SHALL, AT HIS EXPENSE, SUPPLY CERTIFICATES OR RESULTS OF TESTING.

1.7 ALL WORK AND MATERIALS NOT CONFORMING TO SPECIFICATIONS OR PERFORMED WITHOUT THE CONSENT OF THE OWNER OR HIS REPRESENTATIVE WILL BE SUBJECT TO REJECTION BY THE OWNER AND/OR ENGINEER AND REPLACED AT THE CONTRACTOR'S EXPENSE.

1.8 THE CONTRACTOR SHALL GUARD AGAINST DAMAGE DURING CONSTRUCTION TO ADJACENT PROPERTIES, FENCES, WALLS AND UTILITY EQUIPMENT. ANY ITEMS DAMAGED BY CONSTRUCTION SHALL BE REPLACED WITH SAME KIND OR BETTER AT CONTRACTOR'S EXPENSE.

1.9 NO CONSTRUCTION SHALL BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY MITIGATING CONSTRUCTION IS COMPLETED, IF ANY.

1.10 NO EXISTING SURVEY MONUMENTATION SHALL BE REMOVED OR DISTURBED BY THE CONTRACTOR WITHOUT NOTIFICATION AND APPROVAL OF THE PROJECT SURVEYOR. THE CONTRACTOR SHALL CONTACT THE PROJECT SURVEYOR FOR THE SETTING OF REFERENCE POINTS 48 HOURS PRIOR TO DISTURBING OR REMOVING ANY MONUMENTS. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR COSTS TO REESTABLISH MONUMENTATION OR CONTROLS REMOVED WITHOUT PRIOR NOTICE AND APPROVAL.

1.11 TRAFFIC CONTROL SHALL CONFORM TO THE LOCAL MUNICIPAL ADOPTED STANDARDS.

1.12 BENCH MARK ELEVATIONS ESTABLISHED WITH REFERENCE TO THE GOVERNMENTAL BENCH MARK AS INDICATED ON THE PROJECT CONTROL SHEET.

1.13 CONTRACTOR SHALL COORDINATE HIS WORK WITH THE DESIGN ENGINEER, OWNER, PUBLIC UTILITY COMPANIES AND OTHER ASSOCIATED TRADES ON AND ADJACENT TO THE PROJECT SITE. COORDINATE INSTALLATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES, PIPES, CONDUITS AND PIPE SLEEVE SIZES AND LOCATIONS PRIOR TO THEIR PLACEMENT. INSTALLATION: THE CONTRACTOR IS RESPONSIBLE FOR SETTING CAPPED SLEEVES AND PROVIDING TYPE 1 COMPACTION IN ALL BACKFILLED TRENCHES IN PAVED AREAS AND EASEMENTS. PROVIDE TRACER WIRE AND MARKER AT GRADE LEVEL FOR FUTURE LOCATING.

1.14 CONTRACTOR SHALL BE RESPONSIBLE FOR FINANCIAL REIMBURSEMENT TO THE OWNER AND ENGINEER FOR THE FOLLOWING ADDITIONAL ENGINEERING SERVICES SHOULD THEY OCCUR, AND SUCH A/E DESIGN SERVICES WILL BE DEDUCTED FROM CONTRACTOR'S FINAL PAYMENTS BY THE OWNER:

- A. REOBSERVATION, COORDINATION AND EXTRA TESTING OR RETESTING COSTS INCURRED BECAUSE OF IMPROPER OR FAULTY CONSTRUCTION.
- B. ADDITIONAL STAKING NOT INCLUDED IN CONTRACT OR RESTAKING REQUESTED BY CONTRACTOR.
- C. CHANGES AND SUBSTITUTIONS IN MATERIALS CONSTRUCTION METHODS, REQUESTED BY THE CONTRACTOR, THAT MUST BE REVIEWED, RECALCULATED OR APPROVED BY ENGINEER.
- D. ENGINEERING DESIGN SERVICES REQUESTED BY THE CONTRACTOR OR CAUSED BY ERRORS OR OMISSIONS BY THE CONTRACTOR.
- E. ANY ENGINEERING DESIGN APPROVED BY OTHERS AND SUBMITTED FOR REVIEW. THESE SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN ARIZONA.

1.15 ANY DIFFERENCE BETWEEN PLANS AND SPECIFICATIONS AND QUESTIONS AS TO THEIR MEANING SHALL BE DETERMINED PRIOR TO AWARD OF THE CONTRACT AND SHALL BE INTERPRETED BY THE ENGINEER. THE GENERAL INTENT AND MEANING OF THE PLANS AND SPECIFICATIONS WILL GOVERN AND SHALL NOT WARRANT ANY ADDITIONAL COMPENSATION TO THE CONTRACTOR. THE ENGINEER WILL PROVIDE FULL INSTRUCTIONS WHEN DISCREPANCIES ARE DISCOVERED IN THE DOCUMENTS.

1.16 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LIMITS OF THE WORK AREA FOR ALL PHASES OF THE WORK PRIOR TO BEGINNING CONSTRUCTION OF THOSE PHASES. ALL CONSTRUCTION LIMITS, AREAS OF WORK, SETBACKS, PERIMETERS, ADJACENT PROPERTY LINES, BOUNDARIES, AND OTHER CRITERIA DEFINING THE LIMITS OF THE CONTRACTOR'S WORK AREA AND LIMITS SHALL BE STAKED BY THE CONTRACTOR'S SURVEYOR PRIOR TO CONSTRUCTION OR CLEARING OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE EXTENT OF WORK TO BE DONE IN EACH SEPARATE PHASE OF THE PROJECT, AND ANY WORK NECESSARY IN INACTIVE PHASES REQUIRED TO DEEM THE ACTIVE PHASES FINISHED, SAFE AND SERVICEABLE.

1.17 THE CONTRACTOR OR SUBCONTRACTORS SHALL NOT DEVIATE FROM THESE PLANS OR MAKE FIELD CHANGES WITHOUT REQUESTING THE ENGINEER IN WRITING FOR APPROVAL OF THESE MODIFICATIONS. ANY CHANGES MADE WITHOUT APPROVAL OF THE DESIGN ENGINEER ARE SUBJECT TO REMOVAL AT THE EXPENSE OF THE CONTRACTOR.

1.18 THE DESIGN ENGINEER RESERVES THE RIGHT TO MAKE MINOR FIELD MODIFICATIONS TO GRADES AND STRUCTURE DESIGNS TO ACCOMMODATE FIELD CONDITIONS FOUND ON SITE. THIS INCLUDES BUT IS NOT LIMITED TO MINOR MODIFICATIONS TO GRADE, ALIGNMENT, SLOPE OR STRUCTURE LOCATIONS. THE ENGINEER SHALL HAVE THE RIGHT TO MAKE SUCH CHANGES IN WRITING IN THE LOCATION AND QUANTITIES OF WORK AS MAY BE DEEMED ADVISABLE.

1.19 NO JOB WILL BE CONSIDERED COMPLETE UNTIL FINE GRADING IS COMPLETE AND ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEEP CLEAN OF ALL DIRT AND DEBRIS, ALL SURVEY MONUMENTS ARE INSTALLED AND ALL VALVES, MANHOLES AND BOXES HAVE BEEN ADJUSTED ACCORDING TO THE PLANS AND STANDARD DETAILS.

1.20 EXISTING GRADES INDICATED ON PLANS ARE BASED ON PREGRADING CONDITIONS. LOSSES IN MATERIAL DUE TO SHRINKAGE OF MATERIAL, DEMOLITION OF EXISTING EXISTING SITE FEATURES, CLEARING AND GRUBBING OF THE SITE SHALL BE INCLUDED IN CONTRACTOR'S BID.

1.21 SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR PER MAG SECTION 105.2.

2 PERMITS

2.1 CONTRACTOR SHALL OBTAIN ALL PERMITS AT HIS OWN EXPENSE FROM LOCAL MUNICIPAL AND AIR POLLUTION CONTROL AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION.

2.2 REQUIRED PERMITS SHALL BE SECURED BY THE CONTRACTOR FROM THE APPROPRIATE AGENCIES. FEDERAL PERMITS, UTILITY CO. AND OTHER PERMITS MAY BE REQUIRED. A RIGHT-OF-WAY PERMIT, ISSUED BY THE CITY, IS REQUIRED FOR ANY EXCAVATION OR GRADING (INCLUDING PLACEMENT OF FILL). PRIOR TO CONSTRUCTION THE APPROPRIATE AGENCIES SHALL BE NOTIFIED BY THE CONTRACTOR AS REQUIRED BY THE PERMITS.

2.3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AT HIS OWN EXPENSE ALL APPROPRIATE INSURANCE FIRMS FOR PERMIT REQUIREMENTS.

2.4 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS, IF ANY, OF ALL UTILITIES, AND SUBMIT A UTILITY RELOCATION SCHEDULE TO THE MUNICIPALITY AND DESIGN ENGINEER PRIOR TO CONSTRUCTION. ALL PUBLIC UTILITY EQUIPMENT (POLES, BOXES, STRUCTURES AND MUNICIPAL UTILITY COMPANY EQUIPMENT SHALL BE RELOCATED BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY BEFORE ANY WORK IS STARTED.

3 APPROVALS

3.1 THE CONTRACTOR IS TO USE ONLY THAT OFFICIAL CONSTRUCTION SET OF DRAWINGS WHICH CONTAINS THE APPROVAL OF THE GOVERNING AGENCY SIGNED ON THE COVER SHEET OF THE PLANS. THE CONTRACTOR SHALL NOT PLACE BIDS ON A SET OF DRAWINGS UNSIGNED BY THE GOVERNING AGENCY AND/OR MARKED "NOT FOR CONSTRUCTION".

4 RECORD DRAWINGS

4.1 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND KEEP AN UPDATED RECORD SET OF PLAN DRAWINGS IN GOOD CONDITION ON THE JOB SITE AND PROVIDE THE DESIGN ENGINEER AT COMPLETION OF THE WORK, WITH THE RECORD SET SHOWING FIELD VERIFIED LOCATIONS OF ALL VALVES, BOXES, MANHOLES, UTILITY POLES, PIPE SLEEVES, UTILITY ENCASEMENT AND OTHER UTILITY LINES AND EQUIPMENT ABOVE AND BELOW GROUND WHICH THE CONTRACTOR ENCOUNTERS AND INSTALLS IN HIS AREA OF WORK.

4.2 ACCEPTANCE OF THE COMPLETED PAVING, GRADING OR UTILITY INSTALLATION WILL NOT BE GIVEN UNTIL REPRODUCIBLE AS-BUILT PLANS HAVE BEEN SUBMITTED BY THE ENGINEER AND APPROVED BY THE CITY.

5 OBSERVATION

5.1 ALL MATERIALS USED AND ALL WORK DONE BY THE CONTRACTOR SHALL BE SUBJECT AT ALL TIMES TO THE OBSERVATION, TESTING AND APPROVAL OF THE ENGINEER AND GOVERNING AGENCY.

5.2 THE CONTRACTOR SHALL CONTACT THE APPROPRIATE PUBLIC UTILITY COMPANIES FOR INSPECTION OF TRENCHING, BEDDING AND BACKFILLING DONE IN CONJUNCTION WITH INSTALLATION OF THOSE UTILITIES ON THIS PROJECT.

5.3 SUBMITTAL OF AN ENGINEER'S CERTIFICATE OF COMPLETION IS REQUIRED BY A.D.E.Q. FOR ALL WATER SYSTEM CONSTRUCTION.

5.4 SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE ENGINEER'S OFFICE FOR ALL FILL MATERIAL FOR ROADS, TRENCH BACKFILL AND SITE FILL MATERIALS UNDER SLABS AND STRUCTURES. NO FILL MATERIALS SHALL BE PLACED WITHOUT TESTING DURING PLACEMENT. NO EARTH MATERIAL SHALL BE PLACED WITHOUT APPROVAL OF THE PREVIOUS LIFTS. THE CONTRACTOR SHALL SUBMIT ALL TEST RESULTS TO THE ENGINEER AND GOVERNMENTAL AGENCIES.

5.5 CONTRACTOR SHALL SUBMIT A SCHEDULE, APPROVED IN WRITING BY A QUALIFIED CONSULTING TESTING AGENCY, FOR FREQUENCY, LOCATION AND TYPE OF ALL PROJECT TESTING. THE CONTRACTOR WILL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF ALL TESTING INCLUDING THE FOLLOWING ITEMS WHICH SHALL BE TESTED IN ACCORDANCE WITH MAG SPECIFICATIONS:

- 1. SUBGRADE COMPACTION
- 2. BASE COURSE COMPACTION
- 3. ASPHALT PAVEMENT MIX DESIGN QUALITY
- 4. CONCRETE STRENGTH
- 5. TRENCH BEDDING AND BACKFILL
- 6. TESTING FOR UTILITIES, PIPING AND DRAINAGE SYSTEMS

5.6 THE CITY SHALL BE NOTIFIED BY THE CONTRACTOR 24 HOURS PRIOR TO BEGINNING DIFFERENT PHASES OF CONSTRUCTION SO THAT INSPECTIONS MAY BE SCHEDULED.

6 FINAL ACCEPTANCE

6.1 FINAL ACCEPTANCE OF THE CONSTRUCTION, BY THE TOWN OF CAMP VERDE, IS REQUIRED BEFORE RELEASING OF A PERMIT AND OR TRANSFERRING OWNERSHIP OF THE IMPROVEMENTS.

6.2 APPROVAL OF A PORTION OF THE WORK IN PROGRESS DOES NOT GUARANTEE ITS FINAL ACCEPTANCE. TESTING AND EVALUATION MAY CONTINUE UNTIL WRITTEN FINAL ACCEPTANCE OF A COMPLETE WORKABLE UNIT. ACCEPTANCE OF COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL DEFECTIVE OR UNAUTHORIZED WORK IS REMOVED, AND FINAL CLEANUP IS COMPLETE.

8 CONSTRUCTION STAKING

8.1 THE ACCURACY OF ALL CONSTRUCTION WORK SHALL BE MAINTAINED AND VERIFIED BY A REGISTERED SURVEYOR IN THE STATE OF ARIZONA BY PROVIDING CONSTRUCTION STAKING SUITABLE TO THE CITY ENGINEER. STAKES WILL BE SET ESTABLISHING LINES AND GRADES (FINISH OR FLOW LINES) FOR ALL CONSTRUCTION INCLUDING ROADS, CURB AND GUTTER, SIDEWALKS, UTILITIES, STRUCTURES, AND OTHER WORK AS CONSIDERED NECESSARY BY THE ENGINEER. ALL SURVEY CONTROL SHALL BE SET BY A REGISTERED SURVEYOR FROM MONUMENTS ACCEPTABLE TO THE ENGINEER.

9 GRADING AND EARTHWORK

9.1 PERFORM ALL EARTHWORK GRADING, CUTTING AND FILLING AS PER THE PROJECT SOILS REPORT AND ALL ADDENDA

9.2 NO GRADING OR TRENCHING WORK SHALL BEGIN PRIOR TO SUPPORTING AND PROTECTING EXISTING ONSITE AND ADJACENT PROPERTY FROM SETTILING, CRACKING, OR OTHER DAMAGE WHICH MIGHT RESULT. CONTRACTOR SHALL VERIFY FROM SOILS REPORT RECOMMENDATIONS THE DEGREE OF DIFFICULTY REQUIRED FOR TRENCHING AND EXCAVATION WORK BASED ON DEPTH AND TYPES OF MATERIALS TO BE ENCOUNTERED.

9.3 WATER SOURCE: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR OBTAINING ALL WATER REQUIRED FOR SOIL COMPACTION, DRINKING PURPOSES AND DUST CONTROL. (MAG SPEC 225)

9.4 CLEARING AND GRUBBING: EXAMINE SITE AND PROVIDE NECESSARY EQUIPMENT AND LABOR TO REMOVE FROM THE SITE AND DISPOSE OF STUMPS, ROOTS, ROCKS, LOOSE FILL, VEGETATION, DEBRIS, AND ANY OTHER OBJECTIONABLE MATERIALS FROM THE BUILDING AND FILL AREAS. CLEAN, UNCLASSIFIED ONSITE SOILS MAY BE USED IN GENERAL AS FILL MATERIAL. SEE MAG SPECIFICATION SECTIONS 201 AND 215.

9.6 SITE DRAINAGE: CONSTRUCTION OF ALL SWALES, CHANNELS, DRAINAGE PIPES, DRAINAGE STRUCTURES AND BANK PROTECTION SHALL BE CONSTRUCTED DURING THE FIRST PHASES OF SITE CONSTRUCTION TO PROTECT ALL OTHER CONSTRUCTION FROM SURFACE WATERS. DIVERT RUNOFF WATER AROUND CONSTRUCTION OPERATIONS. CARE SHALL BE TAKEN BY THE CONTRACTOR NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES. DRAIN EXCAVATIONS BY PUMPING OR OTHER SATISFACTORY METHOD TO PREVENT SOFTENING OF THE FOUNDATION SOILS, UNDERCUTTING OF FOOTING OR OTHER ACTIONS DETRIMENTAL TO PROPER CONSTRUCTION PROCEDURES.

9.7 THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL WALLS FOUNDATIONS. ALL STORM DRAINS, DRAIN LINES, OVERFLOWS, OUTLETS AND/OR OTHER DRAINAGE TYPE OUTLETS WHICH CONDUCT MOISTURE NEAR THE STRUCTURES SHALL BE POSITIVELY DRAINED AWAY FROM THE STRUCTURE. NO WATER SHALL BE PERMITTED TO POND NEAR STRUCTURES OR FOUNDATIONS. ALL DRAINAGE SHALL BE CHanneled AND TAKEN A MINIMUM OF 10 FEET AWAY FROM ALL STRUCTURES.

9.8 SUBGRADE PREPARATION: IF THE NATURAL SUBGRADE IS LESS THAN THE REQUIRED DENSITY, IT SHALL BE SCARIFIED AND COMPACTED TO A MINIMUM DEPTH OF TWELVE INCHES OR AS NOTED IN THE SOILS REPORT IMMEDIATELY PRIOR TO PLACING SUBSEQUENT FILL MATERIAL THEREON. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REPAIR OF DAMAGE TO PREPARED SUBGRADE CAUSED BY CONTRACTORS OPERATIONS OR PUBLIC TRAFFIC UNTIL ACCEPTANCE OF PROJECT ENGINEER. NO MATERIALS SHALL BE PLACED UPON THE PREPARED SUBGRADE UNTIL IT MEETS THE SPECIFIED REQUIREMENTS. ROADWAY SUBGRADE COMPACTION INCLUDES SUBGRADE UNDER ALL PAVEMENT, CURB, SIDEWALKS, SHOULDER AND FILL SLOPES. SUBGRADE TOLERANCES SHALL BE AS SPECIFIED IN MAG SECTION 301. OPEN LANDSCAPED AREAS SHALL BE

9.9 EARTH FILL AREAS TO BE FILLED SHALL BE LEVELED TO PROVIDE A LEVEL BASE TO SUPPORT FILL MATERIALS. SUBGRADE AND SUBBASE AREAS REQUIRING FILL MATERIAL SHALL BE SCARIFIED MOISTENED AND COMPACTED PRIOR TO PLACING FILL. ALL FILL, SUBGRADE AND SUBBASE MATERIALS SHALL BE COMPACTED TO SPECIFIED DENSITIES AT OR NEAR OPTIMUM MOISTURE CONTENTS AS VERIFIED AND RECOMMENDED BY THE SOILS ENGINEER. PLACE FILL IN HORIZONTAL LIFTS NOT EXCEEDING EIGHT INCHES IN LOOSE THICKNESS BEFORE COMPACTION. SLOPED SURFACES SHALL BE FLOWED, STEPPED AND BENCHED SO THAT THE FILL MATERIAL WILL BOND WITH THE EXISTING MATERIAL. BENCH AT THE TOE OF FILL SLOPES AND PERIODIC INTERVALS UP THE FILL SLOPES BENCHES. 9.10 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE SOILS ENGINEER FOR SCHEDULING OF COMPACTION TESTING. THE FREQUENCY OF DENSITY AND MOISTURE TESTS REQUIRED FOR ADEQUATE CONTROL SHALL BE THE RESPONSIBILITY OF THE SOILS ENGINEER WHO SHALL CERTIFY TO THE ENGINEER AND CONTRACTOR AT PROJECT END THAT THE ROADBED FILL IS COMPACTED AS OUTLINED HEREIN. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS. IN NO CASE SHALL STRUCTURE BACKFILLING BE FLOOD WATER SETTLED.

9.11 ALL SLOPE CONSTRUCTION AND ROADWAY EXCAVATION SHALL CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATIONS SECTIONS 201, 205, 212, 301 AND UBC SECTIONS 7009 AND 8010. CUT AND FILL SLOPES SHALL BE AS INDICATED ON THE DETAILS AND PLANS. CUT AND FILL SLOPE GRADIENTS SHALL NOT EXCEED 2:1 IN STEEPNESS WITHOUT WRITTEN AUTHORIZATION FROM THE SOILS ENGINEER AND EXAMINATION BY THE DESIGN ENGINEER. ALL SLOPE CONDITIONS SHALL BE PROVIDED WITH THE APPROPRIATE BENCHES AS SPECIFIED IN THE REFERENCE DOCUMENTS AND INDICATED ON THE PLANS. IF SOILS CONDITIONS ARE ENCOUNTERED WHICH DO NOT ALLOW THE ESTABLISHMENT OF THE INDICATED CUT OR FILL SLOPES, THE DESIGN ENGINEER AND SOILS ENGINEER SHALL BE CONTACTED IMMEDIATELY TO DETERMINE AN ADJUSTMENT TO THE SLOPE GRADIENT OR TO ESTABLISH A METHOD OF STABILIZATION. ALL FILL SLOPES SHALL BE COMPACTED AS EACH LIFT OF FILL MATERIAL IS PLACED. ALL CUT AND FILL SLOPES SHALL BE UNIFORMLY GRADED TO LINES AND GRADES INDICATED. TOPS OF ALL CUT SLOPES SHALL BE ROUNDED AND ALL UNSTABLE AND LOOSE MATERIAL AT TOP OF SLOPE SHALL BE REMOVED. TOP OF CUT SLOPES OVER 10' HIGH SHALL BE PROVIDED WITH BROW DITCHES FOR DRAINAGE. ALL CUT AND FILL SLOPES SHALL BE REVEGETATED WITH A MIXTURE OF NATIVE GRASSES AND WILD FLOWER SEED OR AS SPECIFIED WITHIN THE LANDSCAPE PLANS. COMPACT ALL SHOULDERS AND BACKFILLS BEHIND ALL STRUCTURE AND WALLS.

9.12 COMPACT TO THE FOLLOWING SPECIFIED PERCENT OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D698 AND MAG SECTION 211 OR AS DIRECTED IN THE SOILS REPORT.

MINIMUM PERCENT COMPACTION

ROADWAY AND STRUCTURE AREAS-----95
PAVED AREAS (PAVEMENTS, SIDEWALKS, & PADS)-----95
ROADWAY AND STRUCTURE AREAS-----95
PAVED AREAS (PAVEMENTS, SIDEWALKS, & PADS)-----95
GRASSSED AND PLANTING AREAS-----85
AGGREGATE BASE COURSE-----100
BACKFILL AROUND STRUCTURES-----95
BACKFILL FOR UTILITY TRENCHES (PER MAG SECTION 601). PROVIDE TYPE 1 BACKFILL OR AS DIRECTED BY APPROPRIATE UTILITY REQUIREMENTS. BACKFILL FOR TRENCHES WITHIN 10' OF STRUCTURES AND WALLS SHALL BE COMPACTED TO 95% UNLESS DIRECTED OTHERWISE BY ENGINEER.

9.13 EXCAVATION: EXCAVATE TO THE DIMENSIONS AND DEPTHS INDICATED ON THE DRAWINGS. FOUNDATIONS SHALL REST ON ENGINEERED COMPACTED FILL OR UNDISTURBED NATURAL SOILS AT GRADE ELEVATIONS INDICATED. IF SUITABLE SOIL IS NOT REACHED AT THE DEPTHS INDICATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SOILS ENGINEER AND ENGINEER. THE CONTRACTOR WILL BE DIRECTED, IN WRITING, TO EXCAVATE TO THE DEPTH OF SUITABLE SOIL. EXCAVATION FOR FOUNDATION WHICH ARE CARRIED BELOW THE DEPTHS INDICATED SHALL HAVE THE CONCRETE EXTENDED TO THE BOTTOM OF THE EXCAVATION AT THE CONTRACTOR'S EXPENSE. SEE MAG SPECS SECTION 206.

9.14 WATERING: CAREFULLY WATER EARTH FILL DURING PLACING BY MEANS OF A FINE SPRAY OR OTHER APPROVED METHOD, SO THAT EACH LAYER IS THOROUGHLY AND UNIFORMLY WETTED. MOISTURE CONTENT OF THE MATERIAL SHALL BE CAREFULLY CONTROLLED AT ALL TIMES AND CHECKED AT PROPER INTERVALS TO INSURE CORRECT MOISTURE FOR COMPACTION SPECIFIED. SEE MAG SECTION 225 AND SOILS REPORT.

11 FIELD INSPECTION

11.1 THE CONTRACTOR SHALL CAREFULLY PRESERVE ALL STAKES, REFERENCE AND CONTROL POINTS, ETC. AGAINST DESTRUCTION AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY STAKES WHICH HAVE BEEN DISTURBED.

11.2 THE REGISTERED SURVEYOR SHALL BE NOTIFIED TWO WORKING DAYS (48 HOURS) MINIMUM PRIOR TO FIELD STAKING SCHEDULING.

12 SUSPENSION OF WORK

12.1 THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE MAY SUSPEND THE WORK BY WRITTEN NOTICE WHEN, IN HIS JUDGMENT, PROGRESS IS UNSATISFACTORY, WORK BEING DONE IS UNAUTHORIZED OR DEFECTIVE, WEATHER CONDITIONS ARE UNSUITABLE, OR THERE IS DANGER TO THE PUBLIC HEALTH OR SAFETY.

13 WARRANTY

13.1 ANY DEFECTS WHICH APPEAR IN THE WORK WITHIN TWO YEARS FROM THE DATE OF ACCEPTANCE AND WHICH ARE DUE TO IMPROPER WORKMANSHIP OR INFERIOR MATERIALS SUPPLIED SHALL BE CORRECTED BY OR AT THE EXPENSE OF THE CONTRACTOR.

14 EROSION CONTROL NOTES

NO APPLICABLE NOTES

15 TEMPORARY EROSION CONTROL

15.1 EROSION CONTROL BERMS AND ROCK CHECK DAMS

- A. PROVIDE EARTHEN BERMS AT TOES OF SLOPES REMAINING BARE BETWEEN CONSTRUCTION PHASES.
- B. PLACE TEMPORARY ROCK CHECK DAMS IN ROAD DITCHES AND CHANNELS IF RIP-RAP PROTECTION WILL NOT BE PROVIDED WITHIN 60 DAYS.

15.2 CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION CONTROL MEASURES SUCH AS SAND BAGGING, TEMPORARY DE-SILTING BASIN CONSTRUCTION BERMS, VISQUEEN, ETC. TO PROTECT ADJOINING PROPERTIES FROM EROSION.

16 SURVEY AND PROJECT DATUM

16.1 SEE SURVEY CONTROL & TOPOGRAPHY NOTES, SHEET 3

17 GENERAL CONSTRUCTION NOTES

17.1 ALL CONCRETE AND REBAR PER MAG SPEC 505.

17.2 CONCRETE TESTING PER MAG SPEC 725

17.3 ALL CONCRETE TO BE CLASS AA IF NOT SPECIFIED.

17.4 MINIMUM COVER ON ALL REBAR TO BE 2" UNLESS OTHERWISE SPECIFIED.

17.5 MINIMUM LAP AT REBAR SPLICES TO BE 12" UNLESS OTHERWISE SPECIFIED.

17.6 CONTRACTOR SHALL SCHEDULE "PRECONSTRUCTION MEETING" WITH SPECIAL INSPECTOR, SEC INC, GEOTECHNICAL ENGINEER, & CONCRETE SUBCONTRACTOR PRIOR TO CONSTRUCTION.

17.7 ALL COMPACTION SHALL BE 95% STANDARD PROCTOR.

17.8 MATERIALS
CONCRETE: F'c=4000 psi (MAG CLASS AA)
REINFORCING: Fy=40,000 (GRADE 40)

17.9 EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 20'.

17.10 CONSTRUCTION JOINTS SHALL BE SPACED NOT MORE THAN 20' APART & WITHIN 10' OF CORNERS.

18 SOILS REPORT

SEE SOILS REPORT TITLED "GEOTECHNICAL EVALUATION REPORT" BY WESTERN TECHNOLOGIES, INC., LAGUNITAS, AZ, DATED 5/20/2022, PROJECT #2522JB170, ADDENDUM NO. 1 DATED 4/7/2023, AND ADDENDUM NO. 2 DATED 4/14/2023.

19 SITE PLAN

THE SITE LAYOUT SHOWN IN THESE PLANS WAS PROVIDED BY THE DEVELOPER. EVALUATION OF THE HOUSE ORIENTATION & VEHICULAR ACCESS WAS NOT IN THE SCOPE OF WORK BY SEC, INC AND IS EXPLICITLY EXCLUDED FROM ANY LIABILITY IN REGARDS TO SUITABILITY AND FUNCTION. GEOTECHNICAL ENGINEERING AND STRUCTURAL DESIGNS ARE EXCLUDED FROM THE WORK PERFORMED BY SEC, INC.

20 DRAINAGE MAINTENANCE

IT IS THE RESPONSIBILITY OF THE OWNER TO INSPECT AND MAINTAIN THE DRAINAGE SYSTEM, INCLUDING THE DITCHES, DETENTION PONDS, WEEP LINES AND EMERGENCY OVERFLOW SPILLWAYS PERIODICALLY. IT IS HIGHLY RECOMMENDED TO IMPLEMENT A MAINTENANCE SCHEDULE AND ACTION PLAN TO PROVIDE THE NECESSARY MAINTENANCE TO ENSURE THEY FUNCTION PROPERLY.



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1-800-STAKE-IT

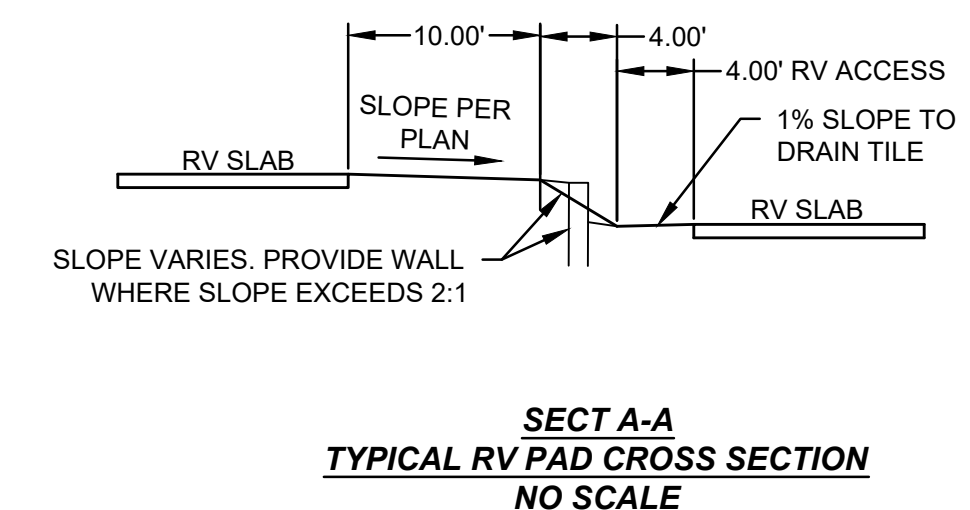
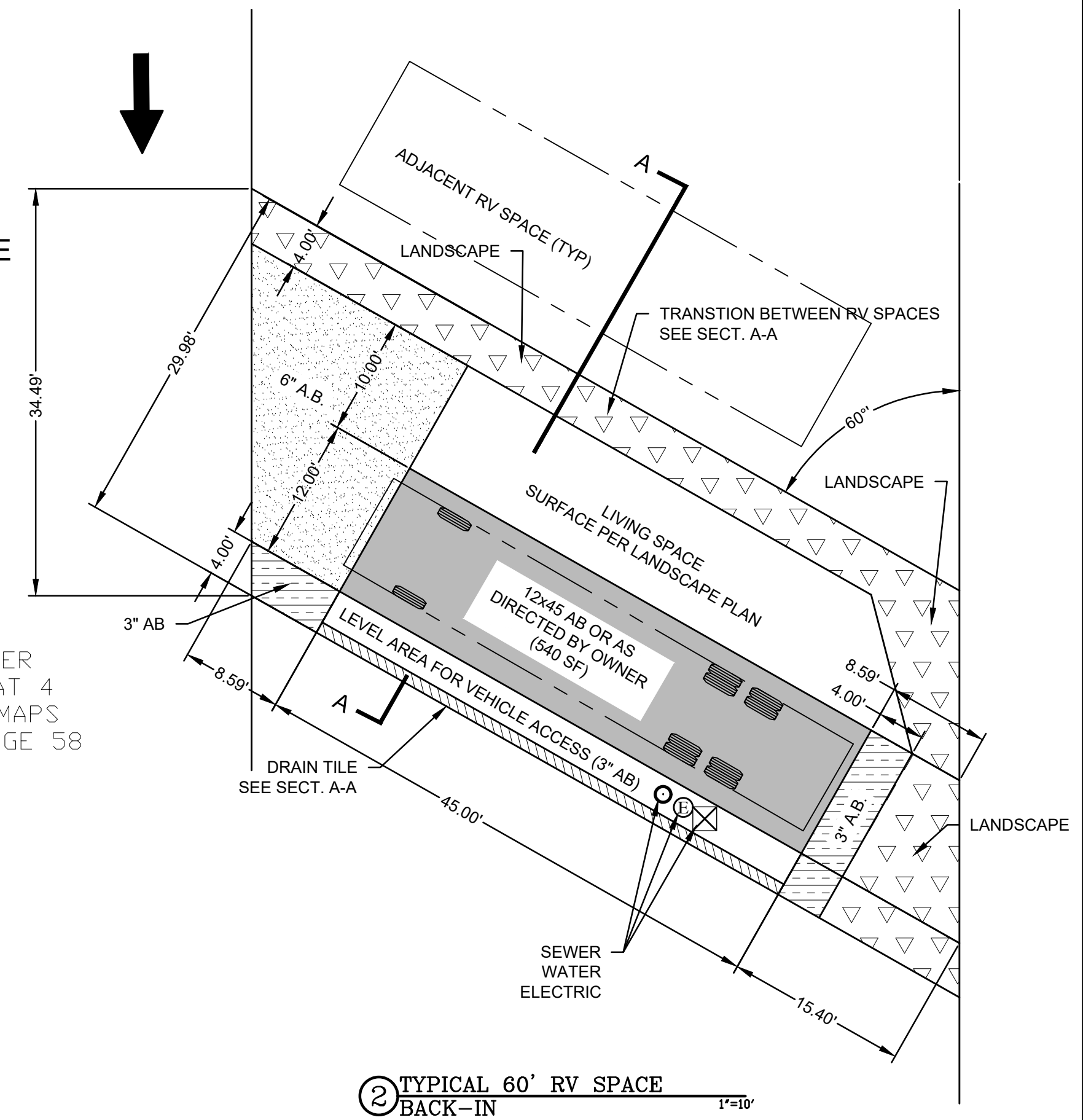
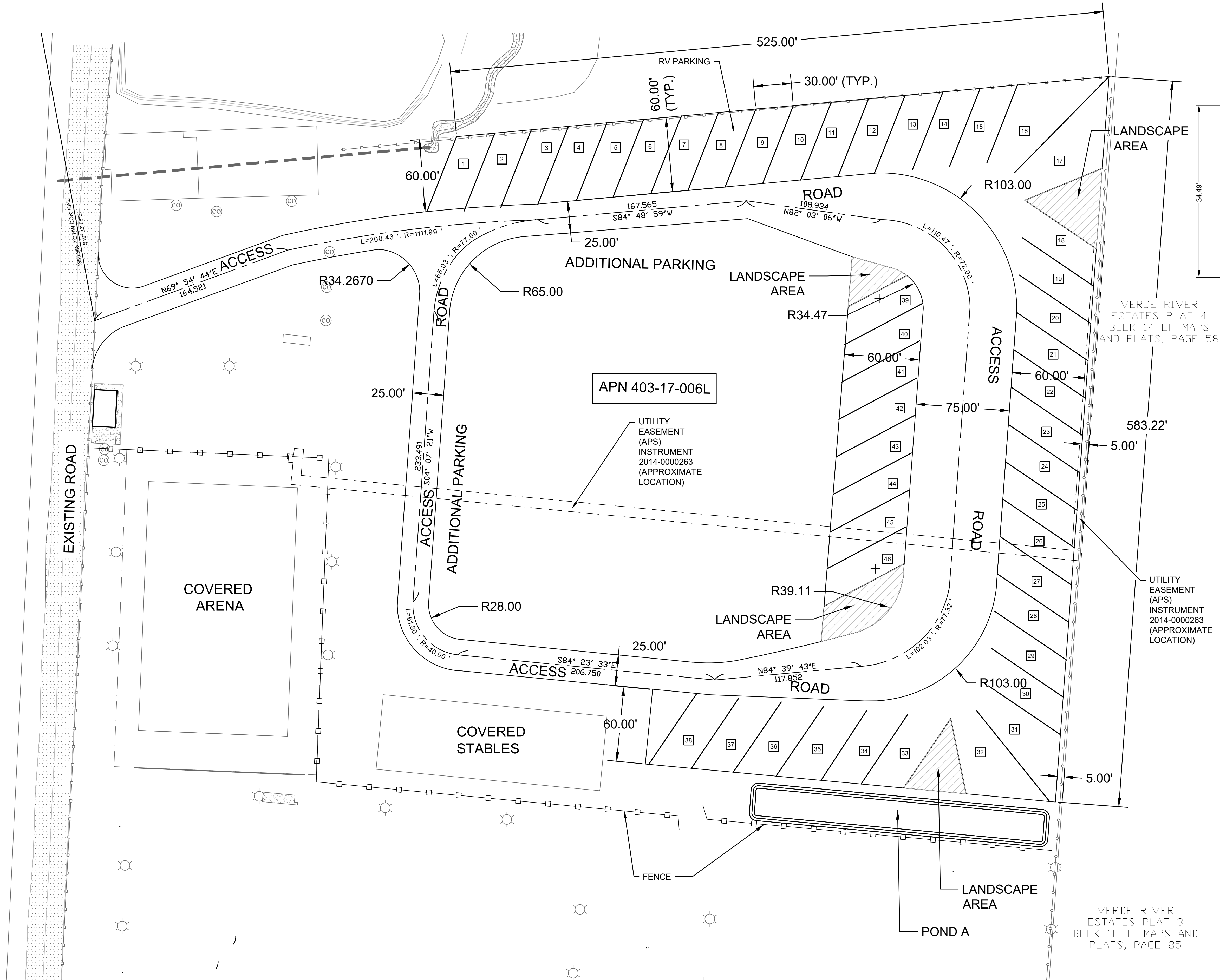
1-800-782-5348

Blue Stake Center

(OUTSIDE MARICOPA COUNTY)

SEE NOTE 3.1 PRIOR TO CONSTRUCTION

JACKPOT RANCH RV DEVELOPMENT GRADING PLAN			
		NOTES	
DATE 4/21/26	DRAWN FD	SHEET 2 OF 6	
SCALE AS SHOWN	CHECKED KG	PROJECT NO. 25-1101CE	



NOTE:
INSIDE CURVE RADII MUST BE 28' MIN. PER CAMP VERDE FIRE CODE



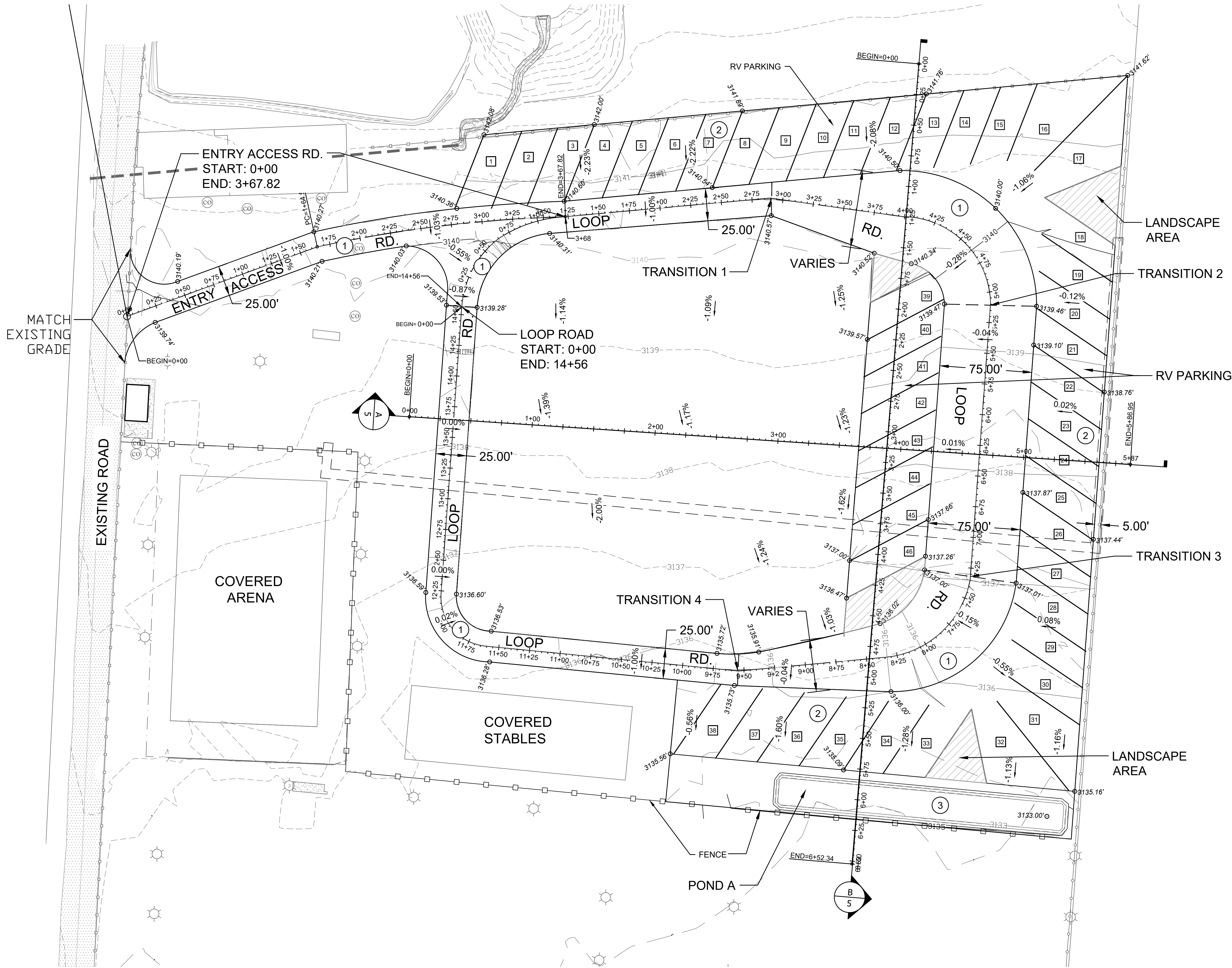
SEE NOTE 3.1 PRIOR TO CONSTRUCTION

JACKPOT RANCH RV DEVELOPMENT
GRADING PLAN

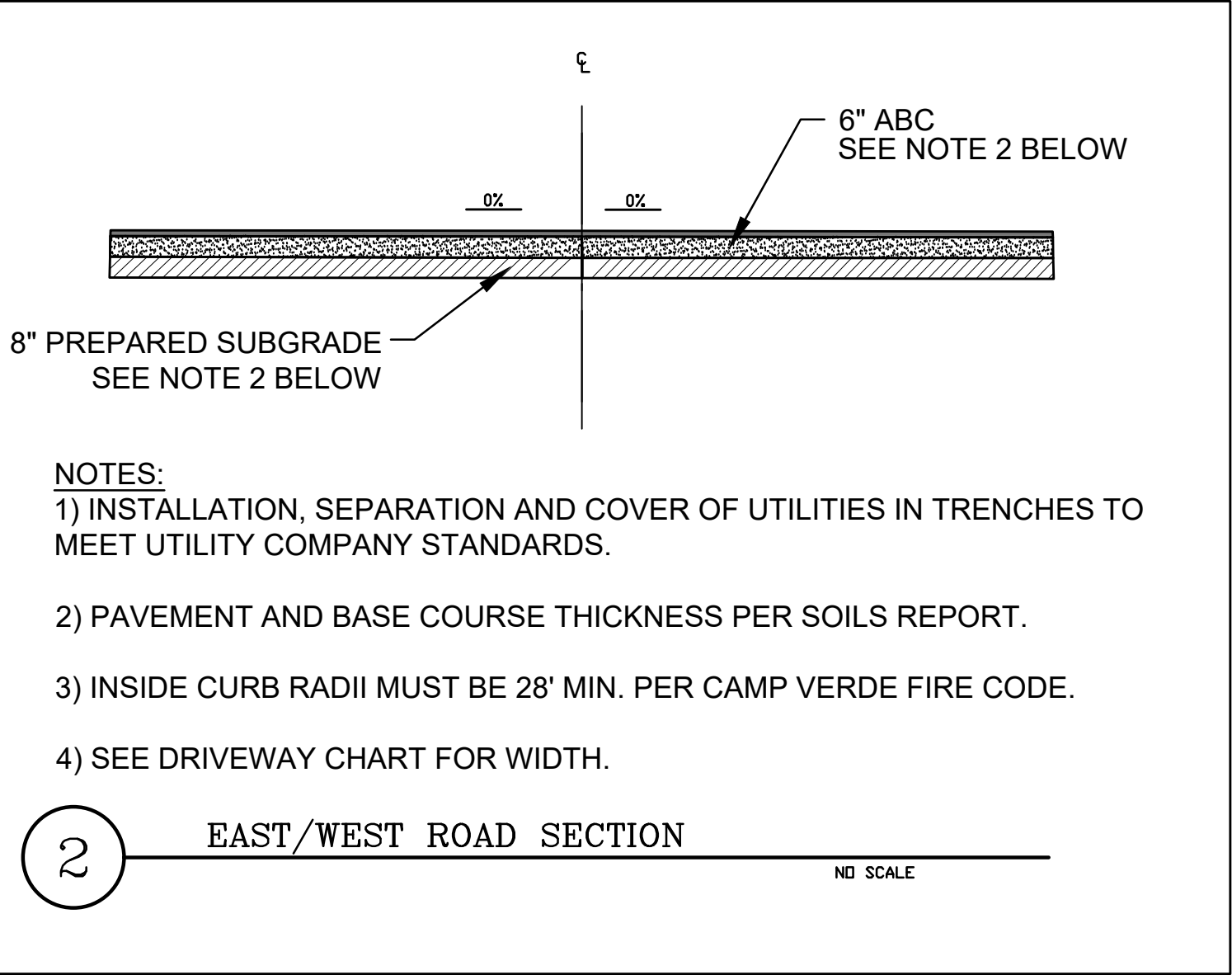
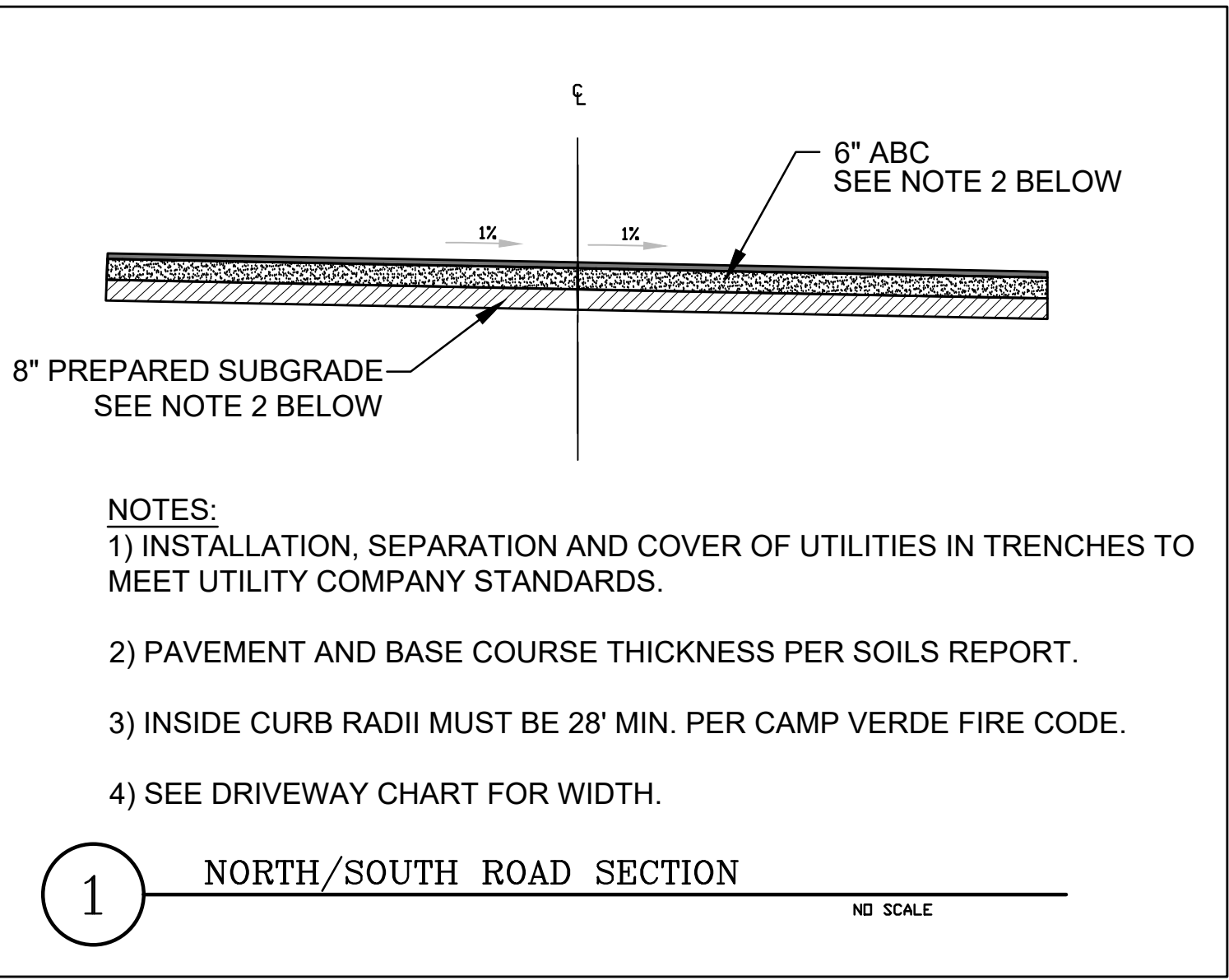
SITE PLAN

DATE 4/21/26	DRAWN FD	SHEET 3 OF 6
SCALE AS SHOWN	CHECKED KG	PROJECT NO. 25-1101CE

SEC Inc.
825 COVE PARKWAY
COTTONWOOD, AZ 86326
(928) 282-7787



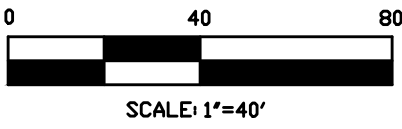
NOTE:
CURVE RADII MUST BE 28' MIN. PER CAMP VERDE FIRE CODE



CALLOUTS	
1	PROPOSED DRIVEWAY - 6" COMPACTED AB OVER 8" OF COMPACTED SUBGRADE
2	RV SPOT 30' X 60' (TYP.) - 6" AB COMPACTED (REFER TO DETAIL 2 ON PAGE 3)
3	POND A - WEIR ELEV. 3134.25 (25' LONG)

POND INFORMATION					
POND	BOTTOM DEPTH	TOP ELEVATION	TOP DIMENSION	DEPTH	SLOPE
A	3133.00'	3135.00'	30' X 240'	2'	2:1

DRIVEWAY STATIONING NOTE		
ROAD SECTION	STATIONING	WIDTH
ENTRY ACCESS RD.	0+00 TO 3+67.82	25'
START LOOP ROAD TO TRANSITION 1	0+00 TO 2+90	25'
TRANSITION 1 TO TRANSITION 2	2+90 TO 5+10	VARIES FROM 25' TO 75'
TRANSITION 2 TO TRANSITION 3	5+10 TO 7+30	75'
TRANSITION 3 TO TRANSITION 4	7+30 TO 9+55	VARIES FROM 75' TO 25'
TRANSITION 4 TO END LOOP RD.	9+55 TO 14+56	25'



SEE NOTE 3.1 PRIOR TO CONSTRUCTION

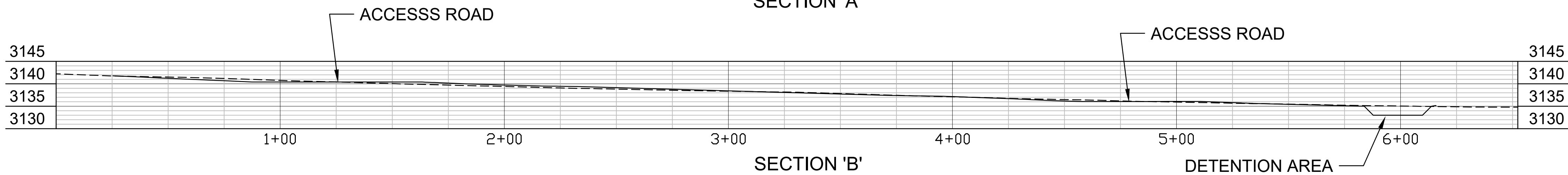
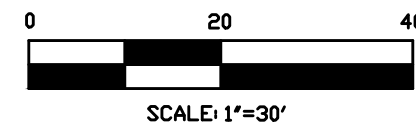
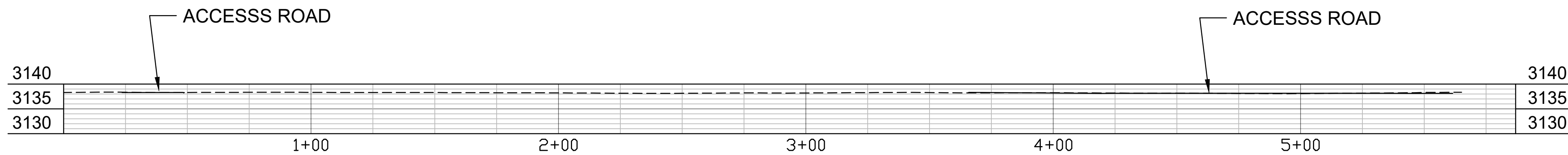
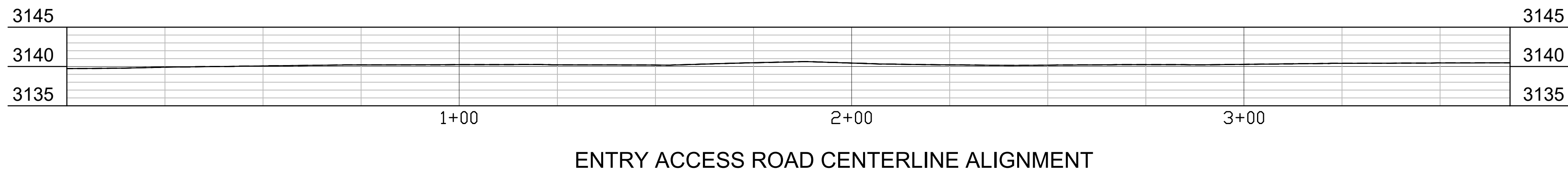
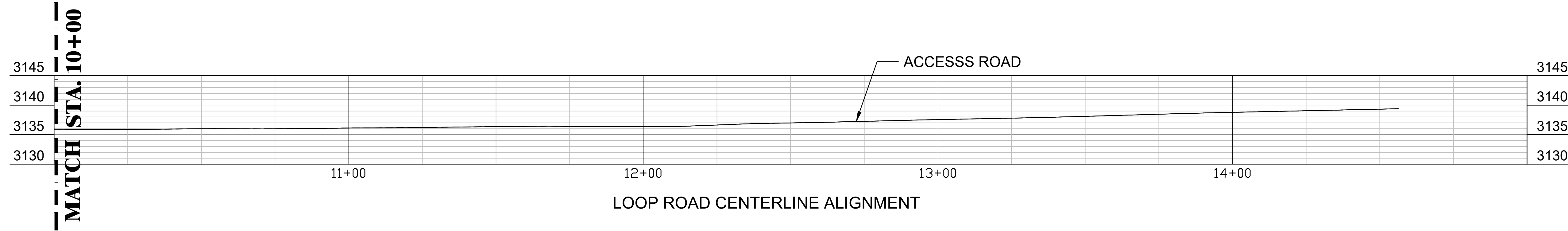
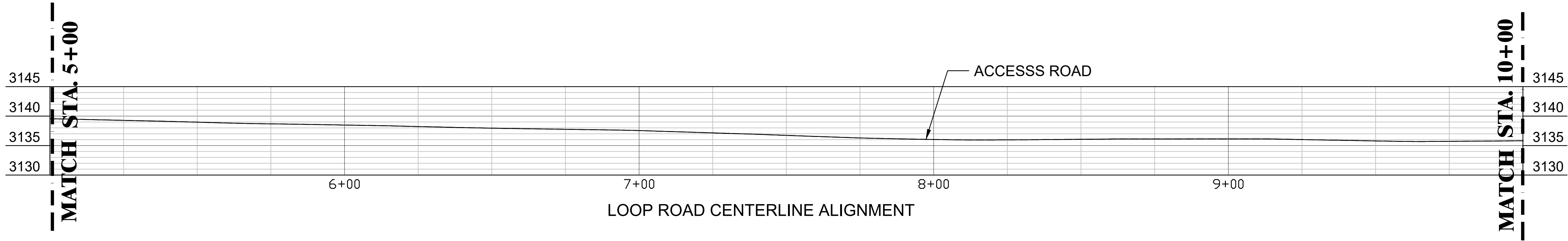
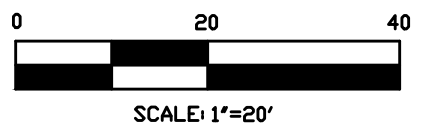
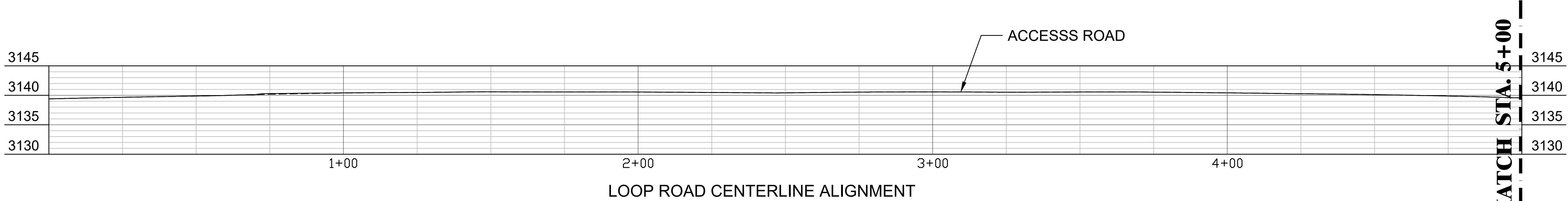
JACKPOT RANCH RV DEVELOPMENT
GRADING PLAN



825 COVE PARKWAY
COTTONWOOD, AZ 86326
(928) 282-7787

GRADING PLAN

DATE 4/21/26	DRAWN FD	SHEET 4 OF 6
SCALE AS SHOWN	CHECKED KG	PROJECT NO. 25-1101CE



SEE NOTE 3.1 PRIOR TO CONSTRUCTION

JACKPOT RANCH RV DEVELOPMENT
GRADING PLAN



825 COVE PARKWAY
COTTONWOOD, AZ 86326
(928) 282-7787

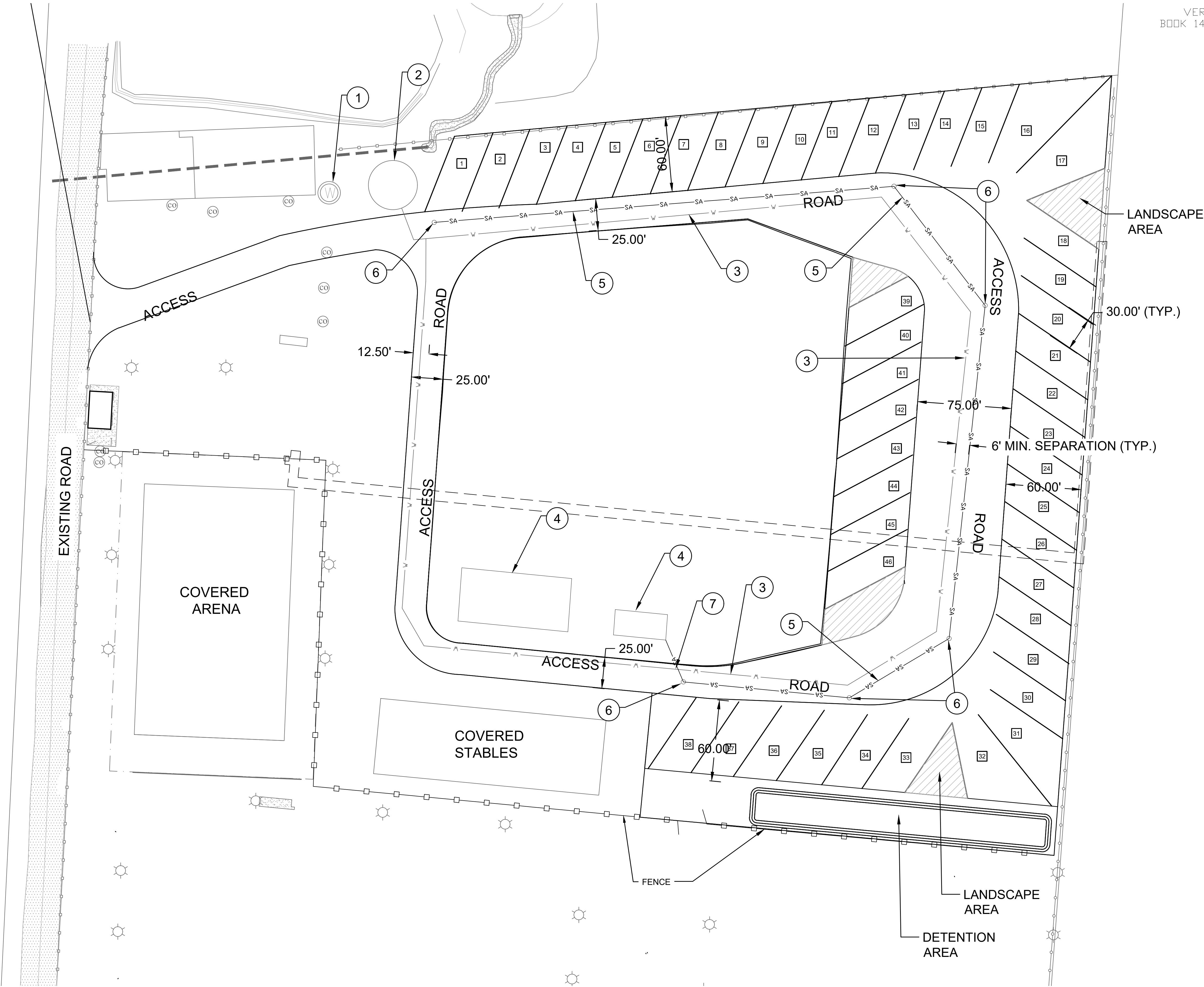
SECTIONS

DATE	DRAWN	SHEET
4/21/26	FD	5 OF 6
SCALE	CHECKED	PROJECT NO.
AS SHOWN	KG	25-1101CE

S:\LAND PROJECTS 2004 ENGINEERING\25-1101CE JACKPOT RANCH\XBBASE-25-1101CE-LAYOUT 2.DWG

CALLOUTS	
1	WELL (SEE NOTE A)
2	STORAGE TANK (SEE NOTE A)
3	WATER DISTRIBUTION LINE (SEE NOTE A)
4	SEPTIC TANK & LEACH FIELD (SEE NOTE A)
5	SEWER COLLECTION SYSTEM (SEE NOTE A)
6	SEWER CLEANOUTS (SEE NOTE A)
7	PROVIDE UTILITY CROSSING PROTECTION (SEE NOTE A)

NOTE:
A. THE UTILITY DESIGN IS NOT PART OF THIS SUBMITTAL. SHOWN FOR GENERAL ORIENTATION ONLY. DESIGN BY OTHERS.



NOTE:
CURVE RADII MUST BE 28' MIN. PER CAMP VERDE FIRE CODE



SEE NOTE 3.1 PRIOR TO CONSTRUCTION
JACKPOT RANCH RV DEVELOPMENT
GRADING PLAN

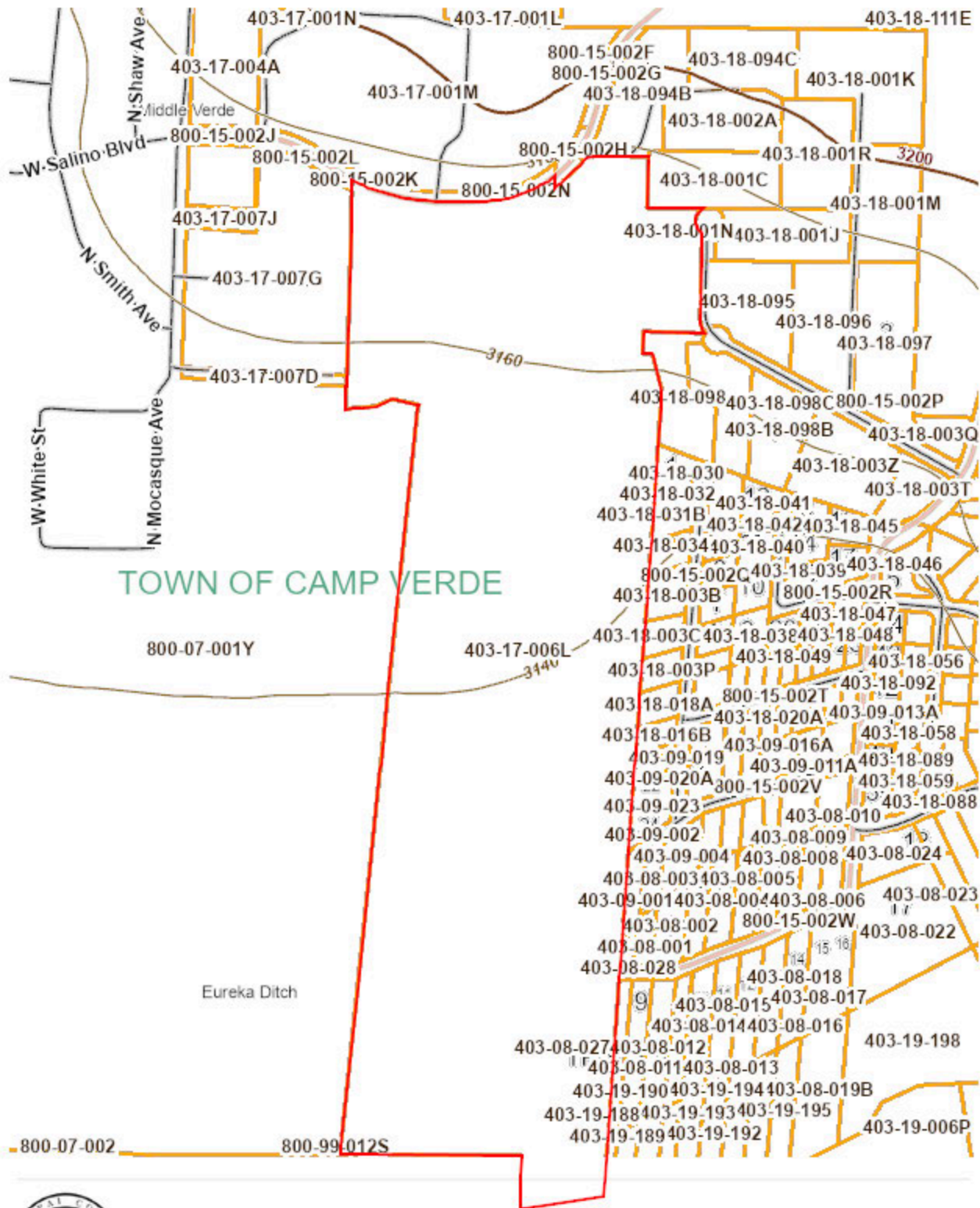


825 COVE PARKWAY
COTTONWOOD, AZ 86326
(928) 282-7787

UTILITIES EXHIBIT

DATE 4/21/26	DRAWN FD	SHEET 6 OF 6
SCALE AS SHOWN	CHECKED KG	PROJECT NO. 25-1101CE

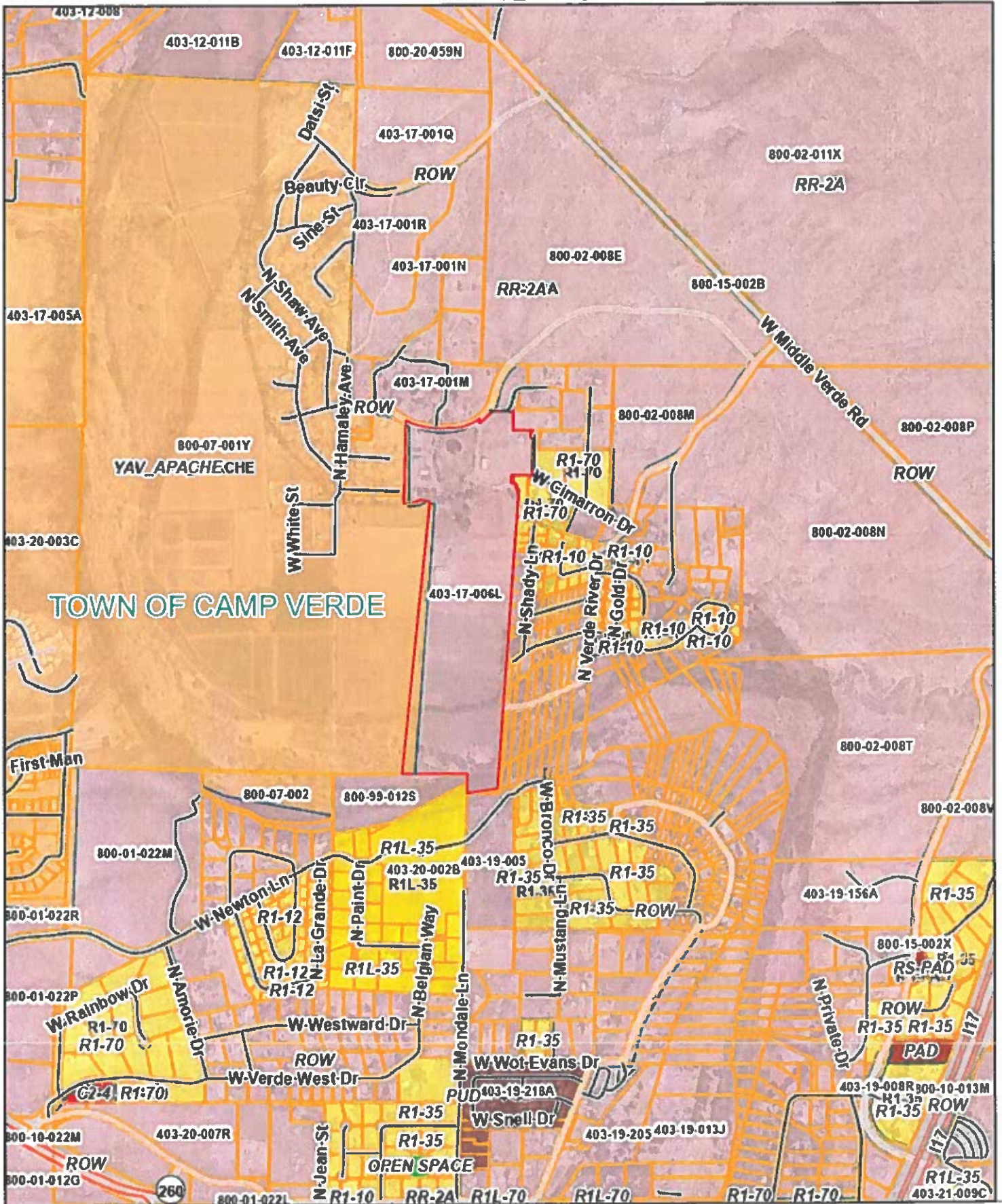
Jackpot Ranch Topo_Contour Map



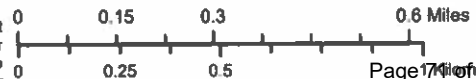
Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for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

Map printed on: 4.8.2026

Parcel Map_Zoning



Disclaimer:
Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or Commission or its staff, agents, or employees. A user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

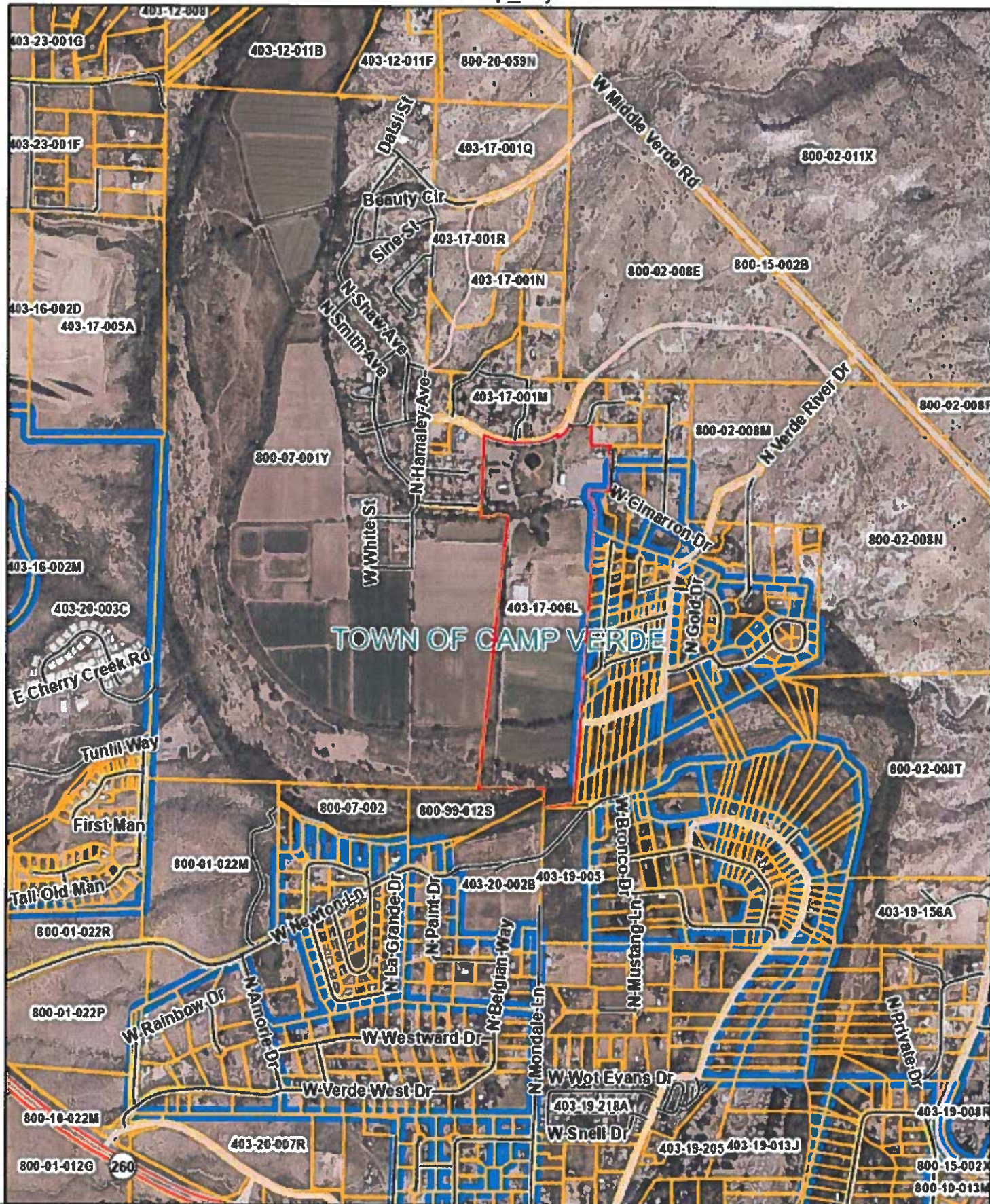


Page 17 of 264

1:18,697

Map Created 7/7/2025

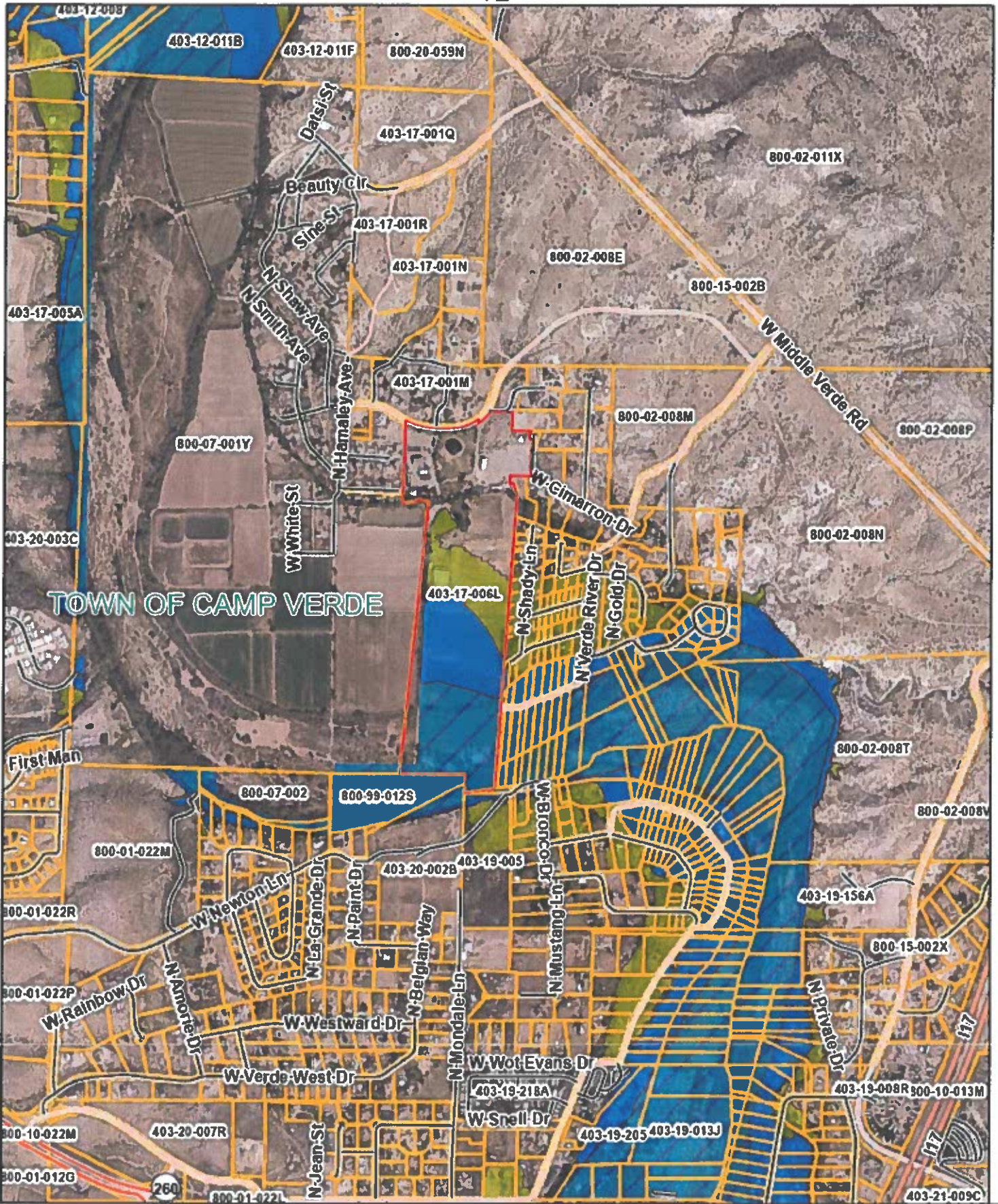
Parcel Map_Adjacent



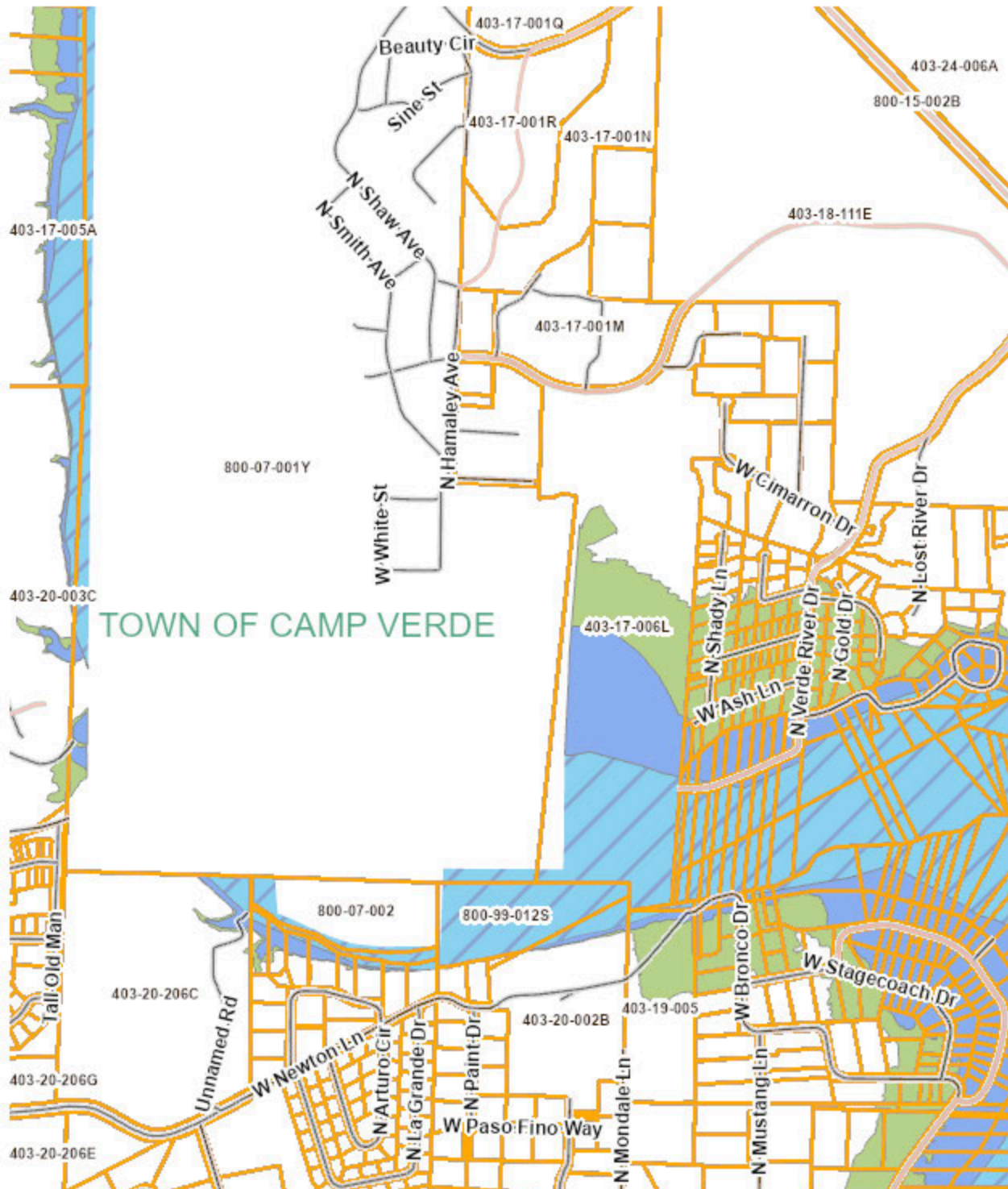
Disclaimer:
Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for commission against the Meeting may arise August 2 to 2028 data.



Parcel Map_Flood Area



Jackpot FEMA Map



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

Map printed on: 4.8.2026



Mark Kite
Jackpot Ranch
2025 W Reservation Loop Rd
AZ 86322
[Redacted]

RECEIVED
MAY 22 2025

Date: May 22, 2025

Subject: Invitation to Neighborhood Meeting – Proposed RV Park Use Permit at Jackpot Ranch

Dear Neighbor,

You are invited to attend a neighborhood meeting to learn about and provide feedback on a proposed Use Permit application for Jackpot Ranch, located at 2025 W Reservation Loop Road in Camp Verde. We are in the process of applying for a Use Permit to expand and improve RV accommodation on the property and would like to share our plans with nearby residents and community members.

Meeting Details:

Date: Saturday, June 15, 2025
Time: 5:30 PM
Location: Jackpot Ranch – Event Barn
2025 W Reservation Loop Rd
Camp Verde, AZ 86322

Project Overview:

The proposed plan includes:

5506

- Expanding from 28 to 50 RV parking spaces
- Allowing extended stays up to 180 days during the winter season (October–April)
- Increasing RV park models from 2 to 5 units for longer-term guests

The goal of this proposal is to provide seasonal and affordable lodging options that support tourism while preserving the rural character of the area and complying with all zoning and health regulations. We are committed to creating a low-impact, well-maintained, and neighbor-friendly RV stay at Jackpot Ranch.

Your input is important to us. The purpose of this meeting is to inform you of the project, answer questions, and discuss any concerns or suggestions you may have before our formal hearing with the Town of Camp Verde.

If you have questions in advance, feel free to contact me at [Redacted]

We hope to see you on June 15th.

Warm regards,

Mark Kite
Jackpot Ranch

RECEIVED

MAY 22 2025

 COMMUNITY MEETING NOTICE

You're Invited!

Topic: Proposed Use Permit – Jackpot Ranch RV Retreat

Purpose: Learn about and share feedback on our updated seasonal RV stay plan

 **Location:** Jackpot Ranch – Event Barn

 **Date:** Saturday, June 15, 2025

 **Time:** 5:30 PM

Address:

Jackpot Ranch

2025 W Reservation Loop Rd

Camp Verde, AZ 86322

Come hear about our plans to enhance RV accommodations at the ranch — including extended winter stays — and how we're working to support the local community while preserving the rural charm of the area.

Questions? Contact Mark Kite at



We look forward to seeing you there!

A handwritten signature in blue ink, appearing to be 'CB' inside a circle.



Mark Kite

Jackpot Ranch
2025 W Reservation Loop Rd
Camp Verde, AZ 86322

Date: May 26, 2025

Subject: Invitation to Neighborhood Meeting – Proposed RV Park Use Permit at Jackpot Ranch

Dear Neighbor,

You are invited to attend a neighborhood meeting to learn about and provide feedback on a proposed Use Permit application for Jackpot Ranch, located at 2025 W Reservation Loop Road in Camp Verde. We are in the process of applying for a Use Permit to expand and improve RV accommodation on the property and would like to share our plans with nearby residents and community members.

Meeting Details:

Date: Wednesday, June 18, 2025

Time: 5:30 PM

Location: Jackpot Ranch – Event Barn
2025 W Reservation Loop Rd
Camp Verde, AZ 86322

Project Overview:

The proposed plan includes:

- Expanding from 28 to 50 RV parking spaces
- Allowing extended stays up to 180 days during the winter season (October–April)
- Increasing RV park models from 2 to 5 units for longer-term guests

The goal of this proposal is to provide seasonal and affordable lodging options that support tourism while preserving the rural character of the area and complying with all zoning and health regulations. We are committed to creating a low-impact, well-maintained, and neighbor-friendly RV stay at Jackpot Ranch.

Your input is important to us. The purpose of this meeting is to inform you of the project, answer questions, and discuss any concerns or suggestions you may have before our formal hearing with the Town of Camp Verde.

If you have questions in advance, feel free to contact me at [REDACTED]

We hope to see you on June 18th.

Warm regards,

Mark Kite

Mark Kite

Jackpot Ranch

From: [Mark Kite](#)
To: [Miranda Fisher](#)
Cc: [Clifton Bryson](#); [Cory Mulcaire](#)
Subject: Re: Jackpot Ranch Update & Question on Town Council Meeting
Date: Sunday, June 8, 2025 4:48:56 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Miranda,

I will be out starting 6/20. I'll be back in the office on 7/7. 7/10 would be great if that can work.

Thank you,

Mark

On June 6, 2025 at 2:02 PM, Miranda Fisher (Miranda.Fisher@campverde.az.gov) wrote:

Hi Mark,

Thanks for the update! Copying in Cliff for the date he was thinking. Assuming the application is complete, I am sure we could look at going before Planning & Zoning on July 10th. That said, we can definitely work around your vacation. When will you be gone?

Thanks,

Miranda Fisher, DPA
Town Manager / Interim Community Development Director
Town of Camp Verde
473 S. Main Street
Camp Verde, AZ 86322
Cell Phone: 928-451-3670
Office: 928-554-0001



From: Mark Kite <[REDACTED]>
Sent: Thursday, June 5, 2025 3:06 PM
To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Subject: Jackpot Ranch Update & Question on Town Council Meeting

Hi Miranda,

I hope you well!

A quick update -

We are diligently gathering the information needed for the violations. We should

have the announcer stand wrapped up next week and the residence/workshop and barn loft soon after. I'm working with the architect on as-builts now but most of the inspections have been completed.

Quick question on the town council meeting for the RV Park Use permit. When do you think the meeting will be scheduled? I've got a vacation (much needed I would say :)) coming up in a couple of weeks and I'm hoping I won't have to miss the meeting.

BTW - Sign for neighborhood meeting below.



Thank you, Miranda,

Mark



NEIGHBORHOOD MEETING SIGN-IN SHEET

MEETING INFORMATION

MEETING TITLE	Jaschpot Ranch - RV Park - Neighborhood Meeting
APPLICANT	Jaschpot Ranch
LOCATION	2025 W. Desert View Loop Rd. Chaparral AZ.
DATE	6/18/25
START TIME	5:30
END TIME	7:00

ATTENDEE NAME (Print first and last)

Ken Stephen

Ryna Rock

Cris Rajkovic

Paul Higgins

Cinda Rajkovic

JENNY ROBBINS

Mary G. Moloney



Jackpot Ranch RV Park Use Permit – Neighborhood Meeting Summary

Date: June 18, 2025

Location: Jackpot Ranch, 2025 W Reservation Loop Rd, Camp Verde, AZ

Purpose: To discuss the proposed RV Park expansion and address community impact.

1. Project Overview

- **Current Infrastructure:** 28 RV spaces and 2 RV park models.
 - **Proposed Expansion:** Increase to 50 total RV spaces and 5 park models.
 - **Stay Duration Limits:**
 - May 1 – Sept 30: Up to 30 days
 - Oct 1 – April 30: Up to 180 days
 - **Site Layout:** RV sites will be dispersed across the 80-acre property to reduce density, including:
 - 10 spaces near the arena at the back
 - 4 in the parking lot
 - 3 behind the new event center
 - 2 behind the shop
 - 2 near the new house
 - 1 adjacent to an existing structure
 - **Pad Type:** Gravel/aggregate pads (not concrete), with full utility hookups (electricity, water, sewer).
 - **Design Intent:** Create a flexible, clean, and safe facility aligned with Camp Verde’s rural character.
-

2. History and Mission of Jackpot Ranch

- **Origin Story:** Founder Gary Schuster shared that he acquired the property after overhearing a conversation in a casino, hence the name “Jackpot Ranch.”
- **Nonprofit Purpose:** Operated by a 501(c)(3) that provides nature-based experiences, therapeutic programs, and retreats for children, veterans, and individuals with special needs.
- **Track Record:** Over 15,000 children have participated in programs at the ranch since its inception.

3. Financial Sustainability

- The expansion aims to help the ranch reach financial sustainability while staying mission aligned.
 - Short-term stays are emphasized to avoid any conversion to long-term or full-time residential RV use.
-

4. Community Impact & Economic Benefits

- **RV Traveler Spending:** Estimated \$75–\$125/day (Arizona Office of Tourism), benefiting local businesses in Camp Verde through increased demand for:
 - Dining
 - Fuel
 - Groceries
 - Tours
 - Outdoor recreation
 - **Tax Contribution:** Generates tax revenue without adding strain to long-term residential infrastructure.
 - **Tourism Boost:** Seasonal flexibility enhances shoulder-season activity (spring and fall), supporting the broader economy.
-

5. Community Feedback and Discussion

- **RV Site Distribution:** Spread across the property to reduce visual and traffic impact.
 - **Lighting:** Neighbors (Ryna Rock) expressed concern about bright lights. Ranch leadership confirmed a transition to dark-sky-compliant, directional lighting. Ranch intends to address through lighting study.
 - **Fencing & Dogs:** Neighbor Jenny Robbins raised concerns about open property lines. Management acknowledged and will evaluate fencing needs on the eastern boundary.
 - **Animal Management:** Cattle numbers will be reduced (currently 27, to be taken to market), and no additional animals are being added.
 - **Short-Term Focus:** All proposed accommodations are intended for short-term stays, not long-term residency.
 - **Neighbor Sentiment:** While some expressed hesitation due to negative experiences at other RV parks (e.g., Arena Del Loma), many responded positively to Jackpot's purpose and transparency.
-

6. Property Improvements

- **Event Center:** A new 5,000 sq. ft. indoor venue capable of hosting up to 226 guests for weddings, nonprofit gatherings, and other events.
 - **Veteran & Special Needs Housing:** A new ADA-compliant facility includes five bedrooms, two ADA showers, and accessible amenities for short-term therapeutic stays (5–7 days).
-

7. Management & Operational Updates

- **New Management Team:** A new couple, Sandra and Frank Gouder, has been hired to manage the ranch. Sandra brings an equine background; Frank focuses on guest services.
 - **Use Permit Accountability:** Leadership emphasized that the use permit provides a formal structure that protects community interests. If conditions aren't met, residents can report noncompliance to the Town of Camp Verde.
-

8. Closing Remarks

- The meeting concluded with a strong community dialogue. While concerns were raised—particularly relating to past experiences at other RV facilities—many neighbors expressed support for Jackpot Ranch's mission and transparent approach.
- Attendees were encouraged to sign the meeting sheet for town records and to tour the property improvements if interested.

Affidavit

403-17-006L
403-18-001N
403-18-098
403-18-001C
403-08-027

I, BRENT A. SHUSTER, owner/agent of parcel 403-08-027
have notified the neighbors within 300' of above property, by sending letters on
MAY 26, 2025 to notify them of the neighborhood meeting that I conducted
on the 18th day of June 2025.

I posted my property with meeting the date, time, and place, on the 3rd day of
JUNE 2025, and taken a photograph of such posting.

I, Brent A Shuster, owner/agent of parcel (see 5 above)
will provide a summary of neighborhood meeting I conducted to the Planning & Zoning
Department of Camp Verde with the associated application submittal, attesting to the
issues and concerns discussed at the above neighborhood meeting.

Summary
Statement: RVPark Use (submitted separately)

If Summary statement is too long, attach a copy.

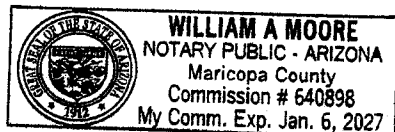
State of Arizona}

County of Yavapai}

Brent A Shuster
Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 23rd day of
JUNE 2025.



William A Moore
Signature of Notary

When Recorded Return To:
Town of Camp Verde
473 S. Main St
Camp Verde, Arizona 86322

**AGREEMENT
TO WAIVE CLAIM FOR DIMINUTION IN VALUE
REGARDING ACTION
PROPOSED BY TOWN OR REQUESTED BY PROPERTY OWNER**

This Agreement to Waive Claim for Diminution in Value Regarding Action Proposed by Town or Requested by Property Owner ("Agreement") made as of this 25th day of June, 2025, by and between the Town of Camp Verde, a municipal corporation of Arizona ("Town") and:

SHUSTER FOUNDATION, LTD., ("Owner(s)");
an ARIZONA CORPORATION

WITNESSETH:

WHEREAS, on December 4, 2006, the Governor of Arizona signed into law the Private Property Rights Protection Act (Proposition 207) approved by the voters on November 7, 2006; and

WHEREAS, Proposition 207 added a new Article 2.1 to Chapter 8, Title 12 of the Arizona Revised Statutes (comprising §§12-1131 through 12-1138) dealing with eminent domain and regulatory takings; and

WHEREAS, ARS §12-1134 permits an owner of private real property to seek just compensation from the state or a political subdivision thereof that enacts or applies a land use law which (subject to certain exceptions) reduces existing rights to use, divide, sell or possess said property and thereby reduces the fair market value of the property; and

WHEREAS, "land use law" includes any statute, rule, ordinance, resolution, or law enacted by the state or political subdivision that regulates the use or division of land or any interest in land; and

WHEREAS, ARS §12-1134(I) recognizes that the state or political subdivisions may reach agreements with private property owners to waive claims for diminution in value resulting from land use law actions proposed by the state or political subdivision or requested by the property owners; and

WHEREAS, the Town (through its Common Council) has, on the date first-above written, duly considered and approved this Agreement with the Owner(s) to waive any claims said Owner(s) may have for diminution in value that may result, now or in the future, from the land use law action(s) proposed by the Town or requested by the Owner(s) as more fully set forth herein;

NOW, THEREFORE, for and in consideration of the mutual covenants and promises contained herein (and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged), the parties hereto agree as follows:

SECTION ONE. This Agreement applies to that private real property described in **Exhibit "A"** attached hereto and expressly made a part hereof ("Property") and the recitals set forth above are true and correct and are incorporated herein by reference. Owner has independently determined and believes that the application of the Town's land use laws to the Property will not reduce the fair market value of the Property.

SECTION TWO. The land use law action(s) proposed by the Town or requested by the Owner(s) to which this Agreement applies have been designated as follows by the Town's Community Development Department:

USE-25-008

Town Application Number

and, are based on certain application(s), copies of which ("Applications") are shown as **Exhibit "B"** attached hereto and expressly made a part hereof ("Action(s)").

SECTION THREE. By signing this Agreement, the Owner(s) expressly agree(s) and acknowledge(s) that the Owner(s) hereby waive(s) any right to claim diminution in value or claim just compensation for diminution in value of the Property under ARS §12-1134, now or in the future, in relation to the Action(s). This includes (but is expressly not limited to) agreement and consent by the Owner(s) to all conditions that may ultimately be imposed as part of the Action(s).

SECTION FOUR. It is expressly understood by the parties that this Agreement does not add to, detract from, or otherwise modify any discretion, right, power, authority, obligation, or duty of the Town under applicable law with respect to any legislative, administrative, or quasi-judicial action(s).

SECTION FIVE. This Agreement (including any exhibits attached hereto and any addendum) constitutes the entire understanding and agreement of the Owner(s) and the Town and shall supersede all prior agreements or understandings between the Owner(s) and Town regarding the Property. This Agreement may not be modified or amended except by written agreement of the Owner(s) and the Town.

SECTION SIX. This Agreement is made and entered into in Yavapai County, Arizona, and will be construed and interpreted under the laws of the State of Arizona.

SECTION SEVEN. The parties agree that this Agreement may be filed in the Official Records of the County Recorder's Office, Yavapai County, Arizona.

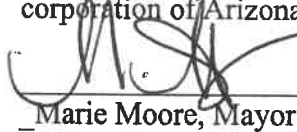
SECTION EIGHT. This Agreement runs with the land and is binding upon all present and future owners of the Property.

SECTION NINE. This Agreement is subject to the cancellation provisions of ARS §38-511.

SECTION TEN. The Owner(s) warrant(s) and represent(s) that the Owner(s) is/are the owner(s) of fee title to the Property, and that no other person(s) has/have any ownership interest(s) in the Property. The person(s) who sign(s) on behalf of the Owner(s) personally warrant(s) and guarantee(s) to the Town that he/she/they have the legal authority to bind the Owner(s) to this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their authorized representatives the day and year first-above written.

TOWN OF CAMP VERDE, a municipal corporation of Arizona, (Town)



Marie Moore, Mayor

ATTEST:



Leah Rhodes, Town Clerk

APPROVED AS TO FORM:



Trish Stuhan, Town Attorney

Dated this 25th day of JUNE, 2025

OWNER:

Brent A Shuster
Print Name

[Signature]
Signature

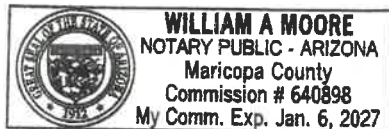
OWNER:

Print Name

Signature

STATE OF ARIZONA)
) ss.
County of MARICOPA)

On this 25th day of JUNE, 2025, before me, the undersigned Notary Public,
personally appeared BRENT A. SHUSTER, who acknowledged that this document was
President of Shuster Foundation, Ltd
executed for the purposes therein contained.



[Signature]
Notary Public

My Commission Expires: 1/6/27

Exhibit “A” Property Description and Map
(Can be included as separate document)

Exhibit "A" Property Description and Map

Five Parcels included within Camp Verde, AZ (USE-25-0008)
Described below and shown in red in aerial image

Property Description:

APN 403-17-006L

2025 Reservation Loop Road, Camp Verde, AZ 86322

72.12 ac

Irregular Parcel lying within the Southeast quarter of Section 11, Township 14 North, Range 4 East of the Gila and Salt river Base and Meridian, Yavapai County, Arizona.

Property Description:

APN 403-18-001C

1890 W Cimarron, Camp Verde, AZ 86322

2.2 ac

That portion of the Northwest quarter of the Southwest quarter of Section 12, Township 14 North, Range 4 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 12;

thence South 89°32'27" East 1298.69 feet;

thence South 01°35'11" West 1366.95 feet;

thence North 88°11'07" West 907.29 feet;

thence North 04°11'00" East 62.62 feet;

thence North 18°33'47" West 130.00 feet;

thence South 89°38'18" West 33.87 feet;

thence North 02°03'00" East 520.68 feet to the POINT OF BEGINNING;

thence continuing North 02°03'00" East 200.00 feet;

thence South 89°32'27" East 477.44 feet;

thence South 01°35'11" West 200.00;

thence North 86°32'11" West 479.06 feet to the POINT OF BEGINNING.

Property Description:

APN 403-18-098

1877 W Cimarron, Camp Verde, AZ 86322

1.6 ac

A portion of Lot 4 of TWO PONDS ESTATES, as recorded in Book 22 of Maps and Plats, page 12, records of Yavapai County, Arizona, and being located in the Southwest one-quarter of Section 12, Township 14 North, Range 4 East of the Gila and Salt River Base and Meridian, described as follows:

BEGINNING at the Northwest corner of said Lot 4;

Thence South 87°57'00" East, a distance of 218.90 feet to the Northeast corner of said Lot 4, said point being on a curve concave to the East having a radius of 50.00 feet from which the radius point bears South 76°02'52" East;

Thence Southerly along the arc of said curve, a distance of 35.00 feet through a central angle of 40°06'25" to a point;

Thence leaving said curve on a non-radial line, North 87°57'00" West, a distance of 60.00 feet to a point;

Thence South 2°27'54" East, a distance of 186.32 feet to a point;

Thence South 69°45'07" East, a distance of 104.97 feet to a point;

Thence South 3°32'25" West, a distance of 208.82 feet to a point on the South line of said Lot 4;

Thence North 69°45'07" West, along said South line, a distance of 208.82 feet to the Southwest corner of said Lot 4;

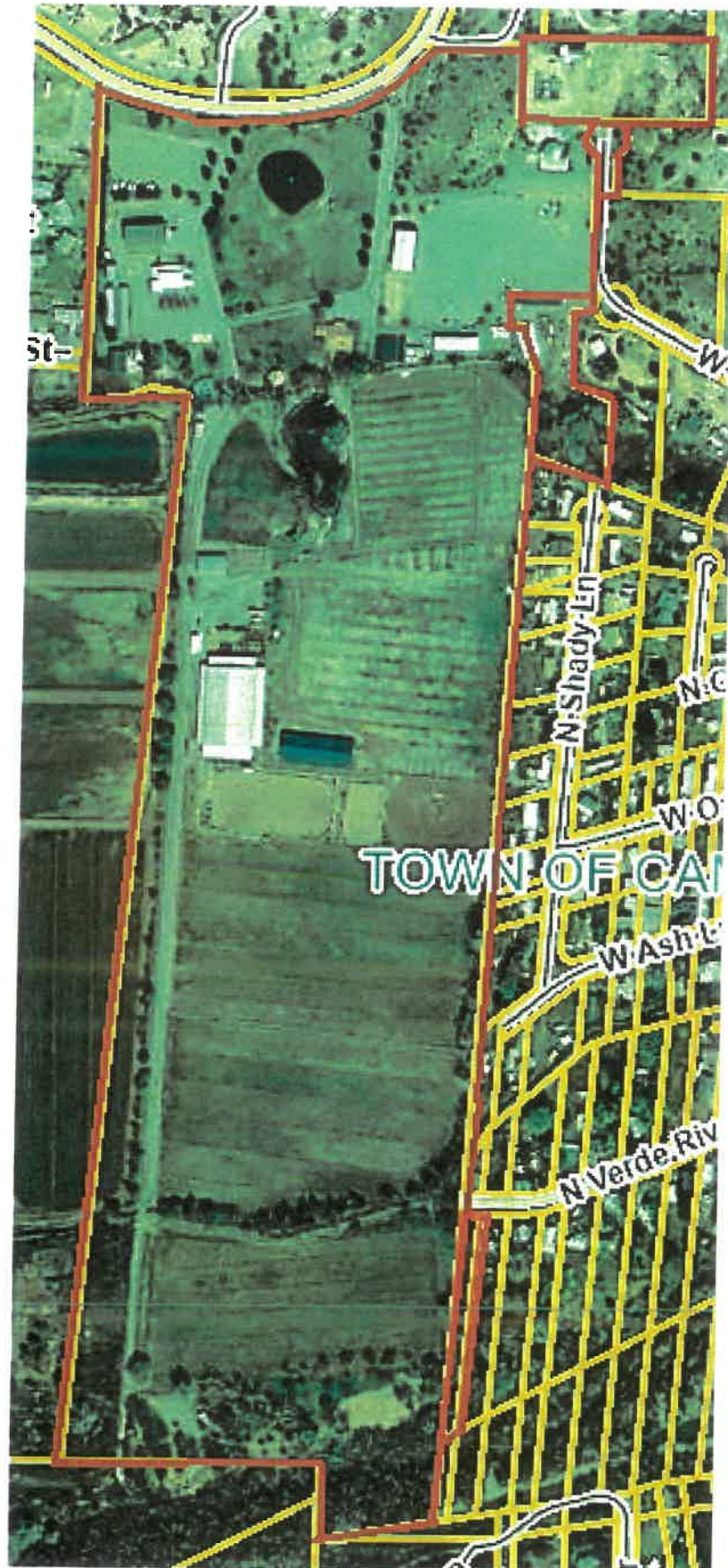
Thence North 3°32'25" East, along the West line of said Lot 4, a distance of 135.17 feet to a point;

Thence North 4°11'00" East, along the West line of said Lot 4, a distance of 62.62 feet to a point;

Thence North 18°33'47" West, along the West line of said Lot 4, a distance of 130.00 feet to a point;

Thence South 89°38'18" West, along the West line of said Lot 4, a distance of 33.87 feet to a point;

Thence North 2°03'00" East, along the West line of said Lot 4, a distance of 79.78 feet to the TRUE POINT
OF BEGINNING.



A5

Exhibit "B" Town Application
(Copy of completed Town Application)



Planning & Zoning Permits: #USE-25-0008

Overview

Type: Use Permit Application

Submitted: 04-03-25, 1:17pm MST

Address: 2025 W RESERVATION LOOP RD, CAMP VERDE 86322

Form Submission

Have you had a Technical Review Committee Meeting? : Yes

Pre-Application or Technical Review Committee Meeting Date: March 18, 2025

Technical Review Committee Meeting (TRMC) Record Number: #TRCM-25-0005 | Mark Kite | Submitted 3/11/25

Development/Project Name: Jackpot Ranch RV Park Use Permit

Address or Location: 2025 W RESERVATION LOOP RD, CAMP VERDE 86322

Assessor's Parcel No.: 403-17-006L

Gross Area (Acre/Sq Ft): 72.12

Current Zoning District: R1

Existing Use: Residential

Are you proposing a Zoning Change?: No

Are you proposing a change of use?: Yes

Proposed Use: RV Park

Indicate the type of Use Permit: Residential

Current General Plan Designation / Character Area: MV

Property Owner:

Cindi Eagleton
2200 N Central Ave
Suite 100

Applicant:

Mark Kite
2025 W Reservation Loop Rd
Camp Verde AZ 86322

Applicant Signature:

A handwritten signature in black ink, appearing to read "Mark Kite", is written over a black rectangular redaction box.



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 ♦

Tuesday July 2, 2025

Dear Landowner:

You are receiving this letter because a landowner within 300 feet of your parcel has submitted an application to the Town of Camp Verde, which requires a public hearing. The Planning and Zoning Commission will hear this request on:

Public Hearing:
Thursday, July 24, 2025, at 6:00 pm
in the Council Chambers, 473 S. Main Street Suite 106, Camp Verde, AZ.

Application No: Use-25-0008
Applicant/Owner: Mark Kite/Shuster Foundation LTD
Request: The property owners have applied for a Use Permit to operate an RV Park.
APN: 403-17-006L
Address: 2025 W. Reservation Loop Road, Camp Verde, Arizona, 86322
Zone: RR-2A

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/planning-zoning-commission>

This is a public meeting which you may attend and be heard regarding this matter.

Additional information may be obtained by contacting the Community Development Department at (928) 554-0050, or by emailing cliff.bryson@campverde.az.gov. 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.

Comments received by close of business on Tuesday, July 15, 2025, will be included in the packet for the Board Members. Comments received after this date will be given to members at the meeting.

Respectfully,

Cliff Bryson

Cliff Bryson, Strategic Initiative Manager
Town Administration, Town of Camp Verde
cliff.bryson@campverde.az.gov or (928) 554-0003

cc: Project File
Parcel 403-18-003E

Public Notice to be published Tuesday, July 8th, 2025, and Tuesday July 15th, 2025: The Town of Camp Verde Planning and Zoning Commission is holding a Public Hearing. The public hearing will be held on Thursday, July 24th, 2025, at 6:00 pm in the Town Council Chambers at 473 South Main Street in Camp Verde, AZ. The purpose of the hearing is to consider a Use Permit for Jackpot Ranch to operate a Recreational Vehicle Park (RV Park). The proposed RV park will be located at 2025 W. Reservation Loop Road, Camp Verde, AZ, 86322 with supplemental addresses showing of 2883 N. Verde River Dr., Camp Verde, AZ, 86322, and 1879 W. Cimarron Dr. (APN 403-17-006L). For questions or more information, please contact the Camp Verde Town Administration at 928.554.0003 or cliff.bryson@campverde.az.gov.

TAG: This notice is for the Community Development Department.

Network: Jul 3, 2025 at 10:58:49 AM MST
Local: Jul 3, 2025 at 10:58:49 AM MST
N 34° 37' 10.154", W 111° 53' 13.306"
2023–2099 W Reservation Loop Rd
Camp Verde AZ 86322
United States



Network: Jul 3, 2025 at 10:58:59 AM MST
Local: Jul 3, 2025 at 10:58:59 AM MST
N 34° 37' 9.803", W 111° 53' 13.476"
2023-2099 W Reservation Loop Rd
Camp Verde AZ 86322
United States





Mark Kite

Jackpot Ranch
2025 W Reservation Loop Rd
Camp Verde, AZ 86322

Date: March 5, 2026

Subject: Invitation to Neighborhood Meeting – Updates on Proposed RV Park Use Permit at Jackpot Ranch

Dear Neighbor,

You are invited to attend a neighborhood meeting to receive updates regarding the proposed Use Permit application for Jackpot Ranch, located at 2025 W Reservation Loop Road in Camp Verde.

As part of the ongoing process to obtain a Use Permit to expand and enhance RV accommodations on the property, we would like to share updates to our plans and provide an opportunity for nearby residents and community members to learn more about the proposal.

Meeting Details:

Date: Thursday, March 19, 2025

Time: 5:30 PM

Location: Jackpot Ranch – Event Barn
2025 W Reservation Loop Rd
Camp Verde, AZ 86322

Project Overview:

The proposed plan includes:

- Expanding from 28 to 50 RV parking spaces
- Allowing extended stays up to 180 days during the winter season (October–April)
- Increasing RV park models from 2 to 5 units for longer-term guests

While aspects of the plan have evolved through the review process, our goals for the project have remained the same. We aim to provide responsible RV accommodations that support visitors to the area while preserving the rural character of the surrounding community. Our approach emphasizes thoughtful planning, careful management, and full compliance with applicable zoning and health regulations.

Your input is important to us. The purpose of this meeting is to inform you of the project, answer questions, and discuss any concerns or suggestions you may have before our formal hearing with the Town of Camp Verde.

If you have questions in advance, feel free to contact me at [REDACTED].

We hope to see you on March 19th.

Warm regards,

Mark Kite

Mark Kite
Jackpot Ranch

× **Frank -JPR**
Mar 5, 10:38 AM



Town of Camp Verde
Community Meeting Notice - Proposed Use Permit

Topic: Proposed Use Permit - Jackpot Ranch RV Retreat

Date: Thursday, March 19, 2026

Time: 5:30 PM

Location: Jackpot Ranch - Cimmaron House

Address: 2025 W Reservation Loop Rd. Camp Verde, AZ 86322

Purpose: Learn about and share feedback on our updated seasonal RV stay plan

Come hear about our plans to enhance RV accommodation at the ranch - including extended winter stays - and how we're working to support the local community while preserving the rural charm of the area.

Questions? Contact Mark Kite at
928-300-5490
mkite@jackpotranchaz.com

We look forward to seeing you there!

Affidavit

I, Mark Kite, owner/agent of parcel 403-17-006L
have notified the neighbors within 300' of above property, by sending letters on
March 5, 2026 to notify them of the neighborhood meeting that I conducted
on the 19th day of March 2026.

I posted my property with meeting the date, time, and place, on the 5th day of March 2026, and taken a photograph of such posting.

I, Mark Kite, owner/agent of parcel 403-17-006L
will provide a summary of neighborhood meeting I conducted to the Planning & Zoning
Department of Camp Verde with the associated application submittal, attesting to the
issues and concerns discussed at the above neighborhood meeting.

Summary

Statement: We had a neighborhood meeting to discuss the proposed RV Park Use Permit

If Summary statement is too long, attach a copy.

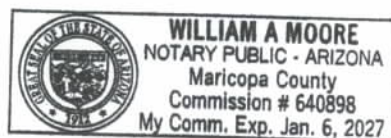
State of Arizona}

County of Yavapai}

Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 27 day of March 2026.



Signature of Notary



Jackpot Ranch RV Park Use Permit – Neighborhood Meeting Minutes

Date: March 19, 2026

Location: Jackpot Ranch, 2025 W Reservation Loop Rd, Camp Verde, AZ

Purpose: To discuss the proposed RV Park expansion and address community impact.

5:30 PM - Welcome & Introductions

5:35 PM - Project Overview / What Has Changed From Last Meeting – Mark Kite

- **Current Infrastructure:** 30 RV spaces and 2 RV park models.
- **Proposed Expansion:** Increase to 60 total RV spaces and 2 park models.
- **Stay Duration Limits for 50 spaces in parking pasture:**
 - May 1 – Sept 30: Up to 30 days
 - Oct 1 – April 30: Up to 180 days
- **Site Layout:** 50 RV spots located in parking pasture / 10 spots located throughout property and two park models where they are now:

We discussed the need to consolidate the long-term RV parking to accommodate the following -

- Fire Protection
 - Water
 - Electric
 - Septic
- **Pad Type:** Gravel/aggregate pads (not concrete), with full utility hookups (electricity, water, septic).
- **Design Intent:** Create a flexible, clean, and safe facility aligned with Camp Verde's rural character.
- **Financial Sustainability:**
 - The expansion aims to help the ranch reach financial sustainability while staying mission aligned.

- Short-term stays are emphasized to avoid any conversion to long-term or full-time residential RV use.
- **Community Impact & Economic Benefits:**
 - RV Traveler Spending: Estimated \$75–\$125/day (Arizona Office of Tourism), benefiting local businesses in Camp Verde through increased demand for:
 - Dining
 - Fuel
 - Groceries
 - Tours
 - Outdoor recreation
 - Tax Contribution: Generates tax revenue without adding strain to long-term residential infrastructure.
 - Tourism Boost: Seasonal flexibility enhances shoulder-season activity (spring and fall), supporting the broader economy.

Note – there was misunderstanding during this initial discussion regarding where the RV Park area was planned. At least one of the neighbors thought it was by the river. We clarified that it was in the parking pasture next to the covered arena.

Community Feedback and Discussion – Group Discussion

Note – some of this feedback and discussion was interjected into presentation

5:33 PM – Concern of noise from events from Tom O’Neil. Comments seem to be associated with events that happened several years ago. Response – we let residents know that we have a very strict 10 PM shutoff which we maintain rigorously. Also, asked residents to please reach out to us if they have any issues. Ranch phone number was provided.

5:45 PM – Discussion about lights on site. Mark Kite initiated discussion This was actually brought up by Jackpot Ranch team in relation to the 10PM shutoff time. We the group know that we have measured the light at the fence and made some initial adjustments. We looked at all of our lights on the property and have switched many of them out to meet dark sky regulations. Finally, we discussed if we needed to – we would do a light study but did not have plans for this at this time.

5: 52 PM – Neighbor Tim Kendall asked about moving RVs to the other side of the field, away from the fence. Response – This is where trucks come in and where there is heavy horse activity so this wouldn’t work.

5:56 PM – Resident Linda Budrneron (sp?) brought up several points – concern about dry campers using generators, outfitting their RVs with lights that aren’t dark sky compliant and obtrusive headlights when coming into area. Response – these items would be covered in the RV Park Rules and Regulations and strictly enforced by the onsite staff.

6:04 PM – Resident Stacy Perry discussed the need for better signage on the entry off of Middle Verde road into the neighborhood. He said that large RVs ended up in the neighborhood and couldn't turn around to get out. Response – It is unclear if the people that ended up in the neighborhood were going to Jackpot Ranch but we agreed that additional signage would be good for everyone.

6:10 PM – Reena Rock asked about extending RVs or allowing RVs to use the field below the outdoor arena. She mentioned incident that happened back in October where ranch lowered berms to accommodate more RVs. Response – We did do this last October for a junior rodeo but have no intent to expand into sensitive areas. Focus remains on existing developed areas.

6:15 PM – Resident asked if we were on city water. Response – no we are well water and we would need to dig a new well for the RV Park because we are at capacity now.

6:21 PM – Resident Linda Budrneron (sp?) asked if we were contributing to cleaning up the ditch outside of our property. Response – The onsite team including myself were unaware of this request but would be open to it now that we were made aware. Bill Moore from our corporate office said he thought he saw something about this when he received communication/billing regarding the ditch.

6:23 PM – Resident Linda Budrneron (sp?) mentioned they would like to know when larger events are coming. Linda mentioned that it would be nice to let the whole neighborhood know. Response – We let everyone know that we will be coming out with a new website that will have a calendar showing large events.

6:25 PM – Tom O'Neil mentioned there was a time where somebody drove through the fence with nine or ten cop cars after them. Response – I'm not sure why this came up or when it was. From what I could tell, it seems that it was fence down near the river.

6:30 PM - Closing Remarks – Mark Kite

- The meeting concluded with a strong community dialogue. While concerns were raised—particularly relating to past experiences at other RV facilities, many neighbors expressed support for Jackpot Ranch's mission and transparent approach.
- Attendees were encouraged to sign the meeting sheet for town records and to tour the property improvements if interested.



RESOLUTION 2009-771

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

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

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

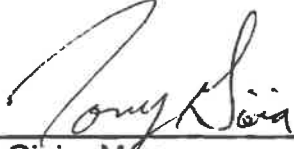
The Common Council of the Town of Camp Verde hereby resolves as follows:

- I. The Common Council hereby finds as follows:
 - A. A request for approval of Use Permit 2009-02 was filed by Mr. Bill Moore, agent, for Shuster Foundation, owners of Jackpot Ranch.
 - B. The request was reviewed by the Planning and Zoning Commission on May 7, 2009 and by the Common Council on May 27, 2009 in public hearings that were advertised and posted according to state law.
 - C. A neighborhood meeting was held April 21, 2009 by the applicant to provide for citizen review pursuant to ARS § 9-462.03 and as required by Town of Camp Verde Ordinance Section 113.
 - D. The purpose of the Use Permit is to allow the Jackpot Ranch to conduct various private group events as stated above on parcel 403-17-006K located on Reservation Loop Road.
 - E. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved and the Council hereby finds that the use covered by the Use Permit and the manner of its conduct will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare generally, and the use will be in conformity to the conditions, requirements and standards of the Town Code.

II. The Common Council of the Town of Camp Verde hereby approves UP 2009-02 for a period of five (5) years for the purpose of allowing Jackpot Ranch to conduct various private group activities on parcel 403-17-006K with the following stipulations:

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

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



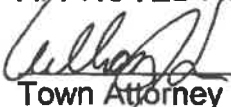
Tony Gioia, Mayor

Date: 5/29/09

Attest: 

Deborah Barber, Town Clerk

APPROVED AS TO FORM:



Town Attorney



RESOLUTION 2014-919

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, YAVAPAI COUNTY, ON USE PERMIT 20140060, AN APPLICATION SUBMITTED BY MR. BILL MOORE, AGENT FOR THE SHUSTER FOUNDATION, OWNER OF JACKPOT RANCH LOCATED ON THE FOLLOWING PARCELS: 403-17-006K 64.75 ACRES AND 403-18-001H 2.43 ACRES AND 403-18-107C 4.94 ACRES FOR A TOTAL OF 72.12 ACRES. THE FOLLOWING PROPOSED USES ARE FOR THE ENTIRE 72.12 ACRES INCORPORATING ALL THREE PARCELS: HORSE MOTEL, CORPORATE, SPIRITUAL AND GOVERNMENTAL OVERNIGHT RETREATS, GROUP ACTIVITIES WHICH WOULD INCLUDE; WEDDINGS, FAMILY GATHERINGS, GROUP PICNICS, EQUESTRIAN EVENTS, CHARITABLE AND CIVIC EVENTS, ICE SKATING RINK AND MOBILE WESTERN TOWN LOCATED AT 2025 W. RESERVATION LOOP RD. MEETING FACILITY WITH KITCHEN & OUTDOOR ASSEMBLY AREA LOCATED AT 1879 W. CIMMARON DR.

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

1. The Common Council hereby finds as follows:

- A. A request for approval of Use Permit 20140060 was filed by Mr. Bill Moore Agent for the Shuster Foundation owner of parcels 403-17-006K, located at 2025 W. Reservation Loop Rd., 403-18-107C location is vacant land with no address assigned & 403-18-001H located at 1879 W. Cimarron Dr. These parcels are zoned RR (Rural Residential) and the proposed uses are permitted under such zoning with a Use Permit.
- B. The request was reviewed by the Planning and Zoning Commission on April 03, 2014 and by the Common Council on April 23, 2014 in public hearings that were advertised and posted according to state law.
- C. A neighborhood meeting was held on March 18, 2014 by the applicant to provide for citizen review pursuant to ARS § 9-462.03 and as required by the Town of Camp Verde Planning & Zoning Ordinance, Part 6, Section 601 (Zoning Decisions) A.3.a-e.
- D. The purpose of the use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved and the Council hereby finds that the uses covered by the Use Permit and the manner of its conduct will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare generally and the uses shall be in conformity to the conditions, requirements and standards of the Town Planning & Zoning Code.

The following proposed stipulations would be in place:

- All Events are to end by 10:00 pm.
- Up to Six (6) large events (defined as 300 or more people) are allowed per year.
- Notification will be made to the neighbors, Community Development Department, Camp Verde Fire District and the Town Marshal's Office with the dates and times for any activity or event that will have 300 or more participants.

- The sound from amplified music must be minimized utilizing all of the following methods: A) Decibel Monitoring; B. Deflection of sound through the use of barriers; C. Aligning speakers in a location that would direct the sound away from the closest neighbors.
- All building modifications must be permitted, completed and a Certificate of Compliance issued by the Town before any of the approved activities may be conducted in new or modified facilities. A time limit to meet all compliance issues being 180 days after Use Permit approval or as determined by the Building Official as based on the owners progress of completion.
- The Use Permit requires the Octagon building which has been converted from a single family residence to a meeting and reception area to be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed, along with a list of all contractors, including Registrar of Contractors license numbers who performed the conversion work.
- The Use Permit requires the garage which has been converted from a utility building into a commercial kitchen to be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed, along with a list of all contractors, including Registrar of Contractors license numbers who performed the conversion work.
- The Use Permit requires the existing tree house to be properly permitted, with as built plans submitted by an Arizona Registered Design Professional including wet seal stamp on the as built plans certifying that the plans were followed.
- For all events over 300 or more people, and Event Plan will be submitted to the Community Development Department, Camp Verde Fire district and the Town Marshal's Office. The Event Plan shall include, but not limited to, a detailed description of what precautions and actions will be followed for the specific event in order to address the following critical concerns: Event Hours, Traffic Control Plan, Parking, Noise, Dust Abatement, Trash Service in the event and in the neighborhood, Sanitation, Security, and Emergency Services.

Maximum number events per calendar year based on number of visitors at each event. The number of authorized events in each calendar year is cumulative (e.g. in one calendar year an unlimited number of events with attendees of less than 50 could be held, plus two events with attendance between 300-499 could be held, and one event with attendance between 1250-1499 could be held.)

<u>Number of visitors</u>	<u>Number of events</u>
1-49	unlimited
50-149	25
150-299	4
300-499	2
500-749	1
750-999	1
1000-1249	1
1250-1499	1

This parking table will be utilized in determining appropriate parking for all events of 300 or more people:

Daily Visitors to Ranch	Maximum Estimate # of Vehicles	On-site Parking (including 10 handicap)	Off-Site Parking	On-Site Temporary Parking	Shuttle Service
0-250	150	212	N/A	N/A	N/A
250-500	300	212	N/A	N/A	N/A
500-700	450	212	260 +/-	815	N/A
750-1000	600	212	260 +/-	815	Possible
1000-1250	750	212	260 +/-	815	Possible
1250-1499	900	212	260 +/-	815	Possible

- **Mobile Western Town**

To include structures which will either be mounted on trailers or capable of being removed within a matter of hours:

Horseback Trails, Pellet gun shooting gallery, Cantina, Pony Express Depot, Cottonwood Gulch Jail, Livery Stable, Blacksmith Shop Pavilion, Catering trailer and Mineshaft with Gold Panning.

In the event that the applicant is unable to proceed with the above referenced facilities due to floodway considerations or any reason whatsoever, the following basic activities may be substituted to occur in the area down by the river (with or without any new structures): a) campfire subject to county/town burn restrictions, b) cowboy activities and games such as trick roping, tomahawk toss, horseshoes, gun spinning, etc., c) an area to picnic or eat meals likely on picnic tables, and d) non-amplified entertainment such as acoustic guitar, etc.

All of the requested uses to continue with no time limit, but are subject to the requirements of Part 6, Section 601 (Zoning Decisions), C. 1 & 2 of the Town of Camp Verde Planning & Zoning Ordinance.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON May 28, 2014.


Charles German, Mayor

Date: 6-11-2014

Approved as to form: 
Town Attorney

Attest:  - Deputy Town Clerk
Deborah Barber, Town Clerk



ORDINANCE 2025-A502

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, AMENDING THE PLANNING AND ZONING ORDINANCE, PART TWO – ZONING CLASSIFICATIONS, SECTION 203 – USE DISTRICTS, SUBSECTIONS B – R1 DISTRICT; C – R2 DISTRICT, D – R-R DISTRICT, AND E – RS DISTRICT, ALL RELATED TO USE PERMITS FOR RV PARKS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance 2011-A374, approved May 25, 2011; and

WHEREAS, Part 6, Section 600, C.1 of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of the zoning text regulations of the Planning and Zoning Ordinance by the Town Council; and

WHEREAS, the Town Council has an abiding interest in protecting the public health, safety, and welfare by establishing requirements for provisions of the Planning and Zoning Ordinance by including definitions and text amendments; and

WHEREAS, Text Amendments may be initiated by the Planning and Zoning Commission, the Town Council, staff of the Town of Camp Verde, or by application of a property owner, per Part 6, Section 600, C.1 of the Planning and Zoning Ordinance; and

WHEREAS, this Text Amendment was initiated by the Planning and Zoning Commission on February 6, 2025, and Town Council on February 19, 2025; and

WHEREAS, these Text Amendments were reviewed by the Planning and Zoning Commission on April 3, 2025, in a public hearing that was advertised and posted according to state law. The Commission recommended the Mayor and Common Council approve these amendments as presented.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:

Section 1. The Mayor and Common Council hereby finds as follows;

- A. The proposed Text Amendment will not constitute a threat to the health, safety, welfare, or inconvenience to the general public of the Town of Camp Verde.
- B. The proposed Text Amendment is hereby adopted in accordance with Exhibit A. At least

three paper copies or one paper copy and one electronic copy shall remain on file with the Town Clerk in compliance with A.R.S Section 9-802 and kept available for public use and inspection.

Section 2: All ordinance or parts of the ordinances adopted by the Town of Camp Verde in conflict with the provision of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 3: If any section, sentence, clause, phrase, or potion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance; and

Section 4: This Ordinance shall be effective upon expiration of a thirty (30) day period following the adoption hereof and completion of publication and any posting as required by Arizona State Law; and

Section 5: In accordance with Article II, Sections 1 and 2, Constitution of Arizona, and the laws of the State of Arizona, the Mayor and Common Council has considered the individual property rights and personal liberties of the residents of the Town and the probable impact of the proposed ordinance on the cost to construct housing for sale or rent before adopting this Ordinance.

PASSED AND APPROVED BY A MAJORITY OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, ON THIS 7th DAY OF May, 2025.



Marie Moore, Mayor

Attest:



Town Clerk

Approved as to form:



Trish Stuhan-Town Attorney

"Exhibits on file at the Town Clerk's Office, 473 S Main St. Ste 102, Camp Verde. Arizona."

- b. The applicant or an appointed representative shall conduct a neighborhood meeting designed to inform adjoining residents and property owners about the proposed zone change, specific plan application or Use Permit.
 - c. At least 15 days prior to the scheduled neighborhood meeting, the applicant shall notify all property owners within 300 feet of the subject site by first class mail and post the actual property with meeting date and time. The notification shall include the date, time and place for the neighborhood meeting, as well as a description of the proposed land uses. The applicant shall provide an affidavit attesting to this notification being accomplished.
 - d. It is the responsibility of the applicant or their representative to conduct the meeting, provide an opportunity for a question and answer period by the audience, and identify a point of contact to the public for follow-up questions and comments.
 - e. The applicant shall prepare a written summary of the meeting by way of affidavit, including a list of attendees and the issues and concerns discussed and submit a copy of the summary, with a photo of the posting on the property and a copy of the meeting announcement letter, to the Planning Department within 15 days after the neighborhood meeting.
4. **Zoning Ordinance text amendments:** If the Town adopts any zone change or any amendment that imposes any regulation not previously imposed or that removes or modifies any such regulation previously imposed, it must comply with the citizen review process as set forth in ARS §9-462.03, as may be amended, and the public hearing notice procedures set forth in ARS 9-462.04.A as may be amended.

B. Site Plan Review and Development Standards

Key to obtaining compliance with the regulations of this ordinance and achieving the objectives of the Town's General Plan is the administrative review of Site Plans for new development as regulated in Part 4 Development Standards. The Site Plan entails preparation of drawings for proposed uses and buildings that conform to the Development Standards, depicting adequate grading/drainage and Appearance Compatibility (Section 402), landscape and screening (Section 402), parking and loading (Section 403), signs (Section 404) and outdoor lighting (Section 405) as required in these regulations.

The Site Plan Review process is administered by the Community Development Department in conjunction with other Town departments. The Community Development Director is authorized to approve minor modifications to strict adherence of zoning regulations due to physical constraints of the project site. Appeals may be scheduled for hearing by the Board of Adjustment and Appeals. Major development projects may also be referred to the Commission and Council for a hearing, review and approval, which hearing and review process is mandatory if so stipulated by prior Council action such as rezoning or PAD approval.

For non-residential and multi-family developments as described in Section 400B, additional review of Appearance Compatibility Drawings is required (Section 402 C). Appearance Compatibility Drawings are reviewed by Town staff simultaneously with the Site Plan Review process, in accordance with the process specified in Section 400C.

C. Use Permit Approvals

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

1. Review and Approval

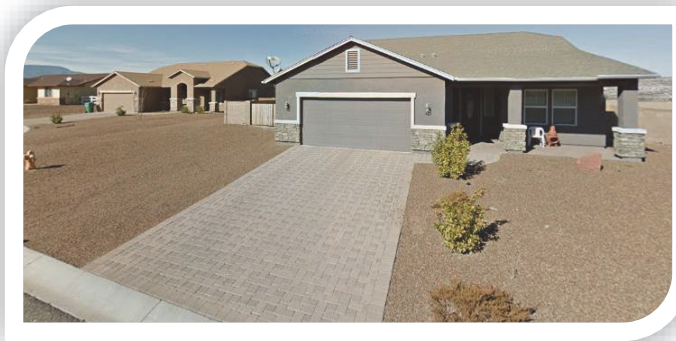
- a. Use Permits will be granted only upon a finding by the Council that the use covered by the permit, the manner of its conduct, and any structure which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in conformity with any conditions, requirements, or standards prescribed by the Town Code or Council.
- b. Use Permits may contain specific limitations on the scope, nature and duration of the use, as deemed proper in accordance with the following criteria:
 - 1) Any significant increase in vehicular or pedestrian traffic;
 - 2) Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - 3) Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with goals, objectives or policies of the General Plan;
 - 4) Compatibility with existing surrounding structures and uses; and
 - 5) Adequate control of disruptive behavior both inside or outside the premises, which may create a nuisance to the surrounding area or general public.
- c. The burden of proof for satisfying the above requirements shall rest with the applicant. A refusal of a Use Permit shall not be interpreted as the denial of right, conditional or otherwise.
- d. Where an application involves a definite development scheme, the applicant must submit a layout and landscape plan, building elevations and other pertinent data as may be requested, and the Council may condition the Use Permit to fully carry out the provisions and intent of the Zoning Ordinance.
- e. The Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit.

Within 30 days of any change, permittees shall notify the Community Development Department of any changes.

2. Duration and Voiding of Use Permit

- a. To secure the objectives of this Zoning Ordinance, Use Permits may be for a fixed time period, and a Use Permit does not grant a vested right beyond the term of the permit.
- b. The permittee must obtain building permits within six months from the date the Use Permit was issued. Failure to obtain a building permit or begin the use shall void the permit unless a delay to start the construction has been granted or an extension has been applied for with the Community Development Director prior to the expiration of the six-month period. Additional extensions must go to Council.
- c. If the use or uses for which a Use Permit has been granted are discontinued for a continuous period of six months, the Use Permit is voided.
- d. Violation of the terms of the Use Permit or this Zoning Ordinance voids the Use Permit.
- e. Decisions by the Community Development Director, which result in the voiding of the 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 Use Permit being voided.

Middle Verde Character Area



From Top To Bottom: A Residential Manufactured Home Park Off Horseshoe Bend Drive; Residential Subdivision Off Verde West Drive; Yavapai-Apache Nation Housing Development Off Cherry Lane; Residential Neighborhood On Caughran Road; Residential Property On Reservation Loop Road; Residential Home On Middle Verde Road

Photos Courtesy Of Town Of Camp Verde Community Development Department & Google Street Map Imagery

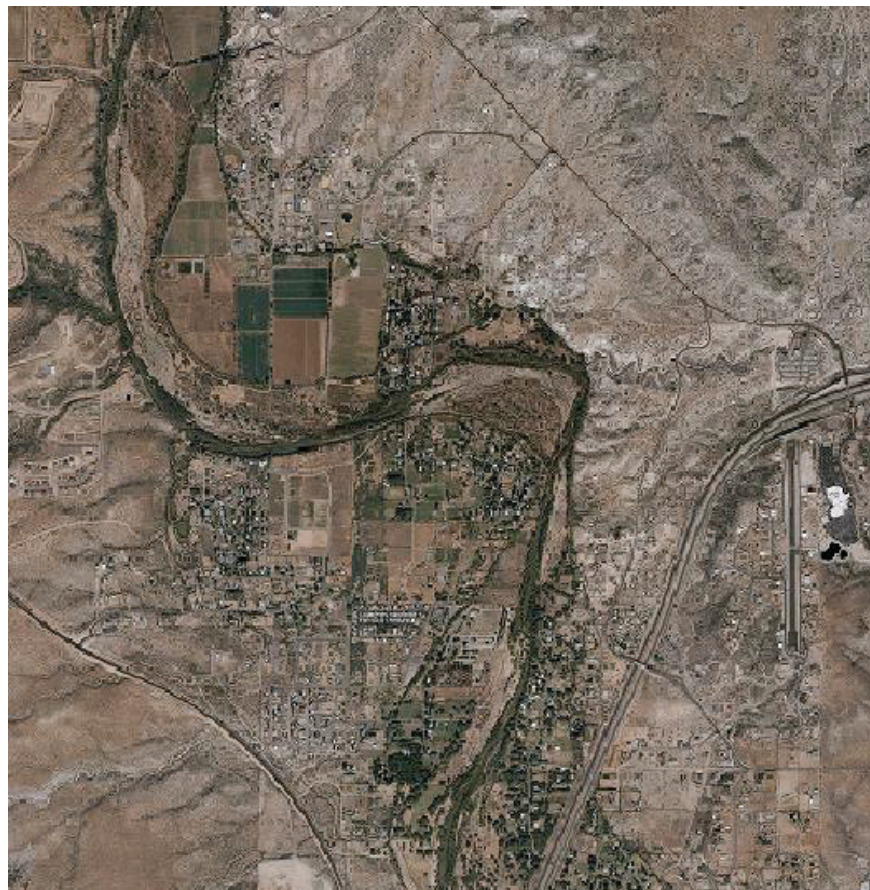


Introduction for Middle Verde Character Area:

Middle Verde's two dozen residential communities are a mix of high density and low density, irrigated and non-irrigated properties with a rural look and feel. The historic OK Ditch, Verde Ditch, and Eureka Ditch water a significant portion of the residential properties providing for a lush greenbelt along the Verde River. Reminders of old farms and ranches can be seen even though the properties have been divided; agriculture continues with corn, alfalfa, hay, other crops, and livestock. Small farms provide food for local restaurants and stores, and the valley-wide community supported agriculture program.

The Middle Verde character area contains a variety of lands and uses -- the Yavapai-Apache Nation Reservation, with an agricultural history prior to the 1860s, concentrated commercial enterprises near Interstate 17, and U.S. Forest Service/National Forest lands to explore. The Yavapai-Apache Nation, Middle Verde Reservation is the central administrative site and housing location that provides services to its members, including medical, social, judicial, law enforcement, youth, education, and fitness. It has also developed economic bases with diverse business interests, including those at the intersection of Middle Verde Road and Interstate 17.

The Middle Verde character area straddles the Verde River, which flows through the entire area on the southwest side. The uplands are defined by the stark White Hills that provide the northern boundary; these are U.S. Forest Service/National Forest Lands that offer recreation and access to the hills beyond.



Aerial Imagery Of A Portion Of The Middle Verde Character Area
Photo Courtesy Of Yavapai County GIS

Middle Verde Character Area

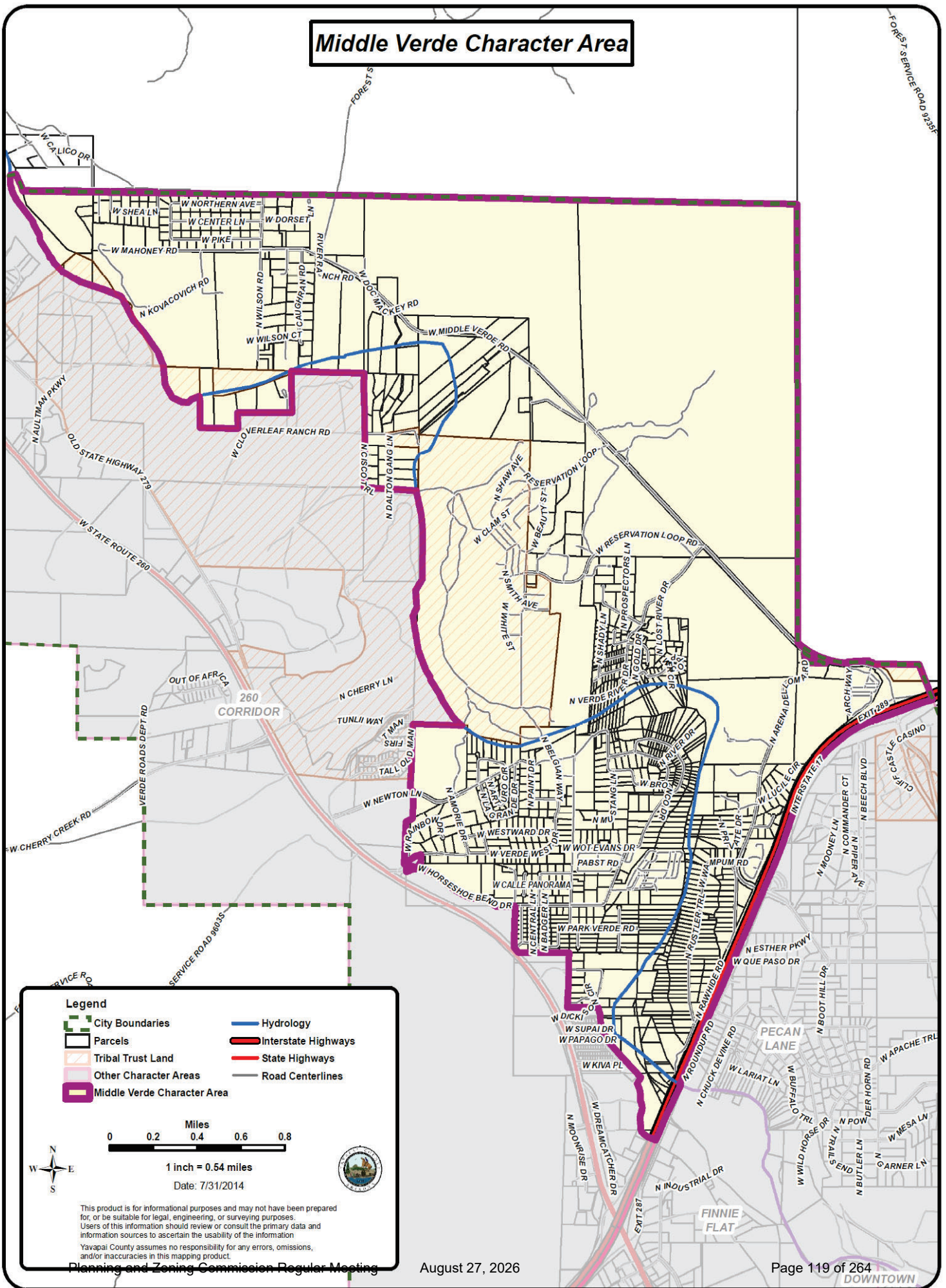


TABLE 3.9 - Land Use; Middle Verde Character Area Reference Chart

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
The Middle Verde character area is approximately 7.51 square miles in size, and primarily consists of rolling hills and cliffs with natural drainage southwest of the Verde River. The North and East borders of this character area are defined by the Town of Camp Verde's boundary lines. The Southeast border of this character area is defined by Interstate 17, where it meets the Verde River and travels Northeast until it reaches Town boundaries. The Southwest portion of this character area is defined primarily by the Verde River and Yavapai-Apache Nation Trust Land that is located northeast of State Route 260. The Southwest border of this character area also follows along portions of Rainbow Drive and Horseshoe Bend Drive. A significant portion 29.96 % of this character area is comprised of U.S Forest Service land. There 8.26 % State land. The Yavapai-Apache Nation Trust Land also accounts for 10.52 % of the land in the Middle Verde character area along with 0.53 % Yavapai-Apache Tribal Community. The Verde River flows throughout the entire Middle Verde character area, approximately 7.71 miles and is an integral component to land uses within this character area. Much of the Middle Verde character area is classified as limited high density residential or rural residential with properties, that are agricultural in nature and two acre minimum in size.	Neighborhoods: • Buena Vista Estates • Buffalo Run Mobile Home Park • El Rancho Acres • Equestrian Estates • Freeway Acres • Golden Heights • Horseshoe Bend Ranches • Las Estancias Unit 1-3 • Liberty Hill Park • Overlook Acres • Park Verde Estates • Park Verde Estates Plat 2-3 • Rainbow Acres • Rio Verde Vista • River Ranch Estates • The Willows at Camp Verde • Two Ponds Estates • Verde Glen Terrace • Verde River Estates 1-4 • Verde River Meadows #2 • Verde West Acres • Verde West Acres 2 • Verde West Estates • Verde West Estates 2 • Yavapai-Apache Nation Middle Verde Tribal Community <i>* Metes and Bounds Property not located in platted subdivisions.</i> Businesses: • Agricultural • Event Venues • Farms • Group Care Facilities • Guest Ranches • Home Occupations • Public Facilities • RV Parks	Major Roads: • Arena Del Loma Road - Rustler Trail • Horseshoe Bend Drive • Interstate 17 • Middle Verde Road - Caughran Road - Reservation Loop Road - Verde River Drive • Park Verde Road • Verde West Drive Major Interchanges: • Interstate 17 and Middle Verde Road Major Intersections: • Middle Verde Road and Arena Del Loma Road • Middle Verde Road and Reservation Loop Road Major Trails: • White Hills Trailhead • Beaver Head Trail Trailhead	Community Services: • Middle Verde Cemetery General: • Grandpa Wash • White Hills Drainage Historic Sites: • Frying Pan Ranch/ EA Jordan Homestead Parks and Recreation: • Arturo Neighborhood Park Water Resources: • Verde River Irrigation Ditches: - Eureka Ditch - OK Ditch - Verde/Woods Ditch Yavapai-Apache Nation: Middle Verde Tribal Community • Community Services: - Administration Buildings - Cemetery - Medical Center - Police Department • Parks and Recreation: - Heritage Park • Historic Sites: - BIA Building - Middle Verde Rock Church	Existing Density: • Consists of varying densities ranging from 0 to 4 dwellings per acre. This area also includes a Planned Area Development (PAD) and a Planned Unit Development (PUD) that consist of 0 to 11 dwelling units per acre. Existing non-residential zoning districts: • C2 located near Interstate 17 and Middle Verde Road, West to Arena Del Loma and South to the existing U.S Forest Service boundary. • C2 located near Verde West Drive and Horseshoe Bend Drive. • Open Space • Public Facilities Preferred non-residential zoning districts: • Agricultural Use & AG • RS/C1/C2 located near Interstate 17 and Middle Verde Road, West across Arena Del Loma to the Verde River and South along both sides of Arena Del Loma to Lucile Circle and North Private Drive. • RS/C1/C2 located near Verde West Drive and Horseshoe Bend Drive. • RS/C1/C2 on both sides of Middle Verde Road from Arena Del Loma Northwest to Reservation Loop Road. • Open Space • Planned Unit Development (PUD) • Public Facilities

Goals & Implementation Strategies:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Middle Verde character area:

- A. Goal: Encourage the preservation of existing neighborhood densities and enhance existing neighborhoods by appropriate and compatible services including public facilities.**

Implementation Strategy:

- A. 1. Support neighborhood level retail centers that provides everyday goods and services.
- A. 2. Promote areas for community service needs, including but not limited to sites for schools, utilities and parks, trails, open spaces and flood control within all new developments.

- B. Goal: Maintain the rural, residential and agricultural character of the area.**

Implementation Strategy:

- B. 1. Encourage farmer's markets, community gardens, agricultural area and roadside stands for the sale of locally grown produce and agricultural products.
- B. 2. Maintain low density rural development where it exists.
- B. 3. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde.
- B. 4. For new construction encourage site built housing.
- B. 5. Enhance multi-modal connectivity through bike lanes, trails and pedestrian pathways.
- B. 6. Encourage the preservation of agricultural soils, primarily through active farming.
- B. 7. Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas.

- C. Goal: Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.⁴**

Implementation Strategy:

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

⁴ The Verde River Recreation Management Plan was adopted by Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.

D. Goal: Promote communication with the Yavapai-Apache Nation.

Implementation Strategy:

- D. 1 Consistently communicate with the Yavapai-Apache Nation about areas of common interests and benefits to meet the above goals.
- D. 2 Encourage multi-modal connectivity with the Yavapai-Apache Nation.

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TECHNICAL REVIEW COMMITTEE MEETING

TRCM – 25-0005 Staff Letter

Jackpot Ranch

Dear Applicant,

Thank you for attending the Technical Review Committee Meeting with staff on Tuesday March 18, 2025. We are providing the below information as comments and questions that were discussed and provided during the Technical Review Committee meeting for your proposed project. We ask that you continue to complete your due diligence with your project and seek any needed permitting and approvals for your project through the appropriate agencies. Should you have any questions or need additional guidance or assistance, please don't hesitate to contact the point of contact (Cliff Bryson) for your project or the appropriate agency representative. We look forward to our continuing partnership with you.

Thank you,
Cliff Bryson

Cliff Bryson

Department: Community Development - Planning & Zoning

Comments:

- *Revise RV Park Use Permit Letter of Intent (LOI) to reflect RV Park spaces, purposes and intent.*
- *Complete Use Permit for RV Park.*
- *Seek Amendments to current approved Use Permit at a later date if applicant chooses to move forward.*
- *Willing to self-regulate up to 30-day short-term rental leases and renewed every 30 days.*
- *Each RV space will be required to follow subsection 306.C regulates and will require to have 1500 square feet area and utility connections.*
- *Use permit application submitted to Town by mid-April.*
- *Applicant will need to go through Departmental Standards Review (DSR) after Use Permit is approved.*
- *Ensure property is staying within the approved provisions of the 2014 Use Permit.*
- *Dry camping will be limited to the 10-day provisions under subsection 302A.3 of the Planning & Zoning Ordinance.*
- *RV Parks have standards as outlined under subsection 306.C.*

Department: Economic Development

Comments:

- *Encouraging RV Parks and the short-term rental aspect to obtain the TPT revenue for the Town.*

Department: Public Works Division – Stormwater

Comments:

- *Referred comments to Town Engineer and Utilities Director.*

Department: Public Works Division - Engineering

Comments:

- *Revised Site Plan*

- *Submit revised grading and drainage plan (Seek a civil engineer) based on new structures and use.*
 - *Encourage civil engineer to visit site.*
- *Wastewater and water plan*
- *One-page Traffic statement (Civil Engineer) – How traffic will impact the roadway?*
- *Traffic flow within the park.*

Department: Copper Canyon Fire and Medical

Comments:

- *Plan for Access in and out of property*
- *Plans that looks at the overall property plan*
- *Submit information about dorms*
- *Permitting and capacity for the water supply for entire park.*
- *Approximately 115 RV site – will need a secondary egress in the park. Site plan will need show ingress and egress points.*

Department: Utilities Division – Water

Comments:

- *Yavapai County Flood Control regulates construction within the Flood Zone*
- *RV must be road ready and able to be moved if it floods. Applicants can obtain a 6-month permit from the County.*
- *Utilities (Pedestal) will need to meet flood regulations.*
- ***Yavapai County Flood Control can be reached @ 928.649.6222 or via email @ web.flood.control@yavapaiaz.gov. Website is <https://www.yavapaiaz.gov/Resident-Services/Flood-Control>.***

Department: Utilities Division – Wastewater

Comments:

- *If applicant uses more than 3000 gallons per day a packaging facility maybe required.*
- *Yavapai County Environment Unit regulates and permits septic systems.*
- *Look at 1 foot contour (Topo) for civil engineer.*
- *Need to determine if the culvert along Reservation loop road – due to turning radius*
- ***Yavapai County Environment Unit (Septic permitting and regulations) can be reached at enviro.services@yavapaiaz.gov or 928.771.3241. Website is <https://www.yavapaiaz.gov/Development-and-Permits/Development-Services/Environmental-Services-Unit>***

Department: Community Development - Building Safety

Comments:

- *All structures to be permitted per building codes.*

Department: Police

Comments:

- *Would there be secondary access?*



Comments on #USE-25-0008 - Planning & Zoning: Use Permit Application

Permit Number: #USE-25-0008
Permit Type: Use Permit Application
Date: June 19, 2025



THIS DOCUMENT IS NOT YOUR PERMIT.

The Camp Verde Community Development Department has reviewed your application for a Use Permit Application Permit and has responded with a set of comments that require your attention. These comments must be addressed in full before an approval will be issued.

Reviewing this document on GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet. These comments must be acknowledged before a permit is issued.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/acb5e302-0942-480e-b14f-cb813f606ebf>.

Contacts

Bruce Connolly
Interim Town Engineer

bruce.connolly@campverde.az.gov

[Request Updates](#)

Charles Jewell
Water Division Foreman

charles.jewell@campverde.az.gov

[Approve](#)

Chet Teague
Wastewater Division Manager

chet.teague@campverde.az.gov

[Approve](#)

Chris Biggs
Plans Examiner

(928) 554-0063
chris.biggs@campverde.az.gov

Approve

Cliff Bryson
Planner

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Request Updates

Cory Mulcaire
Planner

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Request Updates

Cory Rowley
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TRCM Preliminary Comments

Dan Jacobs
Patrol Commander

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TRCM Preliminary Comments

Jeff Low
Director of Utilities

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jeff.low@campverde.az.gov

Approve

Jonathan Rivero
Senior Inspector/Plans Examiner

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jonathan.rivero@campverde.az.gov

Approve

Molly Davies
Economic Development Director

(928) 821-4979
molly.davies@campverde.az.gov

Approve

Nate Bailey
Fire Marshall

nbailey@ccfmd.az.gov

TRCM Preliminary Comments

Patricia Mancini
Stormwater Specialist

patricia.mancini@campverde.az.gov

Approve

Rick Tackitt
Water Division Manager

rick.tackitt@campverde.az.gov

Approve

Rita Severson
Permit Technician

rita.severson@campverde.az.gov

Approve

Roxanne Jasman
Chief Building Official

(928) 554-0061
roxanne.jasman@campverde.az.gov

Approve

Shawna Figy
Parks & Recreation Manager

shawna.figy@campverde.az.gov

Approve

Yavapai Apache Nation
Yavapai Apache Nation

staff+apachenation@govwell.com

TRCM Preliminary Comments

Yavapai County Flood Control
Flood Control

staff+flood.controll@govwelltech.com

Approve

Yavapai County Environmental Unit
Environmental Unit

staff+enviro.services@govwelltech.com

Approve

Codes Mentioned by Plan Reviewers

Building

General - CCFMD

Copper Canyon Fire & Medical District is the fire service agency for the Town of Camp Verde, as such they assist and advise in the interpretation of the Town adopted International Fire Code. No Commercial permit can be issued without Fire District sign off.

Building Code

9-3-2 Registration and License (2008-A355) - Town Code - Business License

It is unlawful for any person, firm, organization, corporation or other entity to engage in business within the corporate limits of the Town without first obtaining a Business License in compliance with the provisions of this Chapter.

CCFMD - CCFMD

Copper Canyon Fire & Medical District is the fire service agency for the Town of Camp Verde, as such they assist and advise in the interpretation of the Town adopted International Fire Code. No Commercial permit can be issued without Fire District sign off.

General - Additional Climatic and Geographic Design Criteria (Commercial)

*Ground Snow Load: 20 LBS *Wind Design Speed: 115 MPH – Exposure C *Seismic Design Category: C *Weathering: Moderate *Frost Line Depth: 12 inches (305 mm) *Termite: Moderate To Heavy *Winter Design Temperature: 20 Degrees *Ice Barrier Underlayment Required: No *Flood Hazards: Please Refer To Yavapai County Flood Control *Air Freezing Index: 194 *Mean Annual Temperature: 53 Degrees *Climate Zone: 2B For additional information on the design requirements of the adopted building codes and their amendments, use the following link to access the Town of Camp Verde Building Code (Chapter 7) : chrome-extension://efaidnbmninnibpcapjpcglclefindmkaj/https://www.campverde.az.gov/home/showpublisheddocument/13330/638549822638670000.

General - One-Stop-Shop

Community Development is a one-stop-shop for all permit applications. Once you have been given the green light for construction by our Planning & Zoning team, all grading and building applications shall be submitted to the Building Division through our GovWell permit portal. All plans will be forwarded to the proper departments, including Yavapai County Flood Control for review. Though the Building Department may share information with internal and external agencies, in order to approve the application for permitting, it is the responsibility of the applicant to obtain any and all required permits with the Town's Utilities Department, ADEQ, Yavapai County Environmental Development (septic), Arizona Department of Water Resources, etc.

ROC - Contractor List

A list of all contractors, including subs to be provided prior to building permit being issued.

Town Code, Article 7-1 (2019-A440) - Adopted Building Codes - Commercial

Camp Verde is currently under the 2018 IBC, the 2018 IFC, the 2017 NEC, the 2018 IECC, 2018 supplemental codes and the 2018 International Existing Building Code. The following is a link to our Adopted Codes and Additional Climatic and Geographic Criteria: <https://www.campverde.az.gov/departments/community-development/building-safety/adopted-building-codes>. Within the page is another link to the Administrative Building Code, where the technical amendments to the adopted codes can be found.

Comments

1  Charles Jewell
Water Division Foreman

No issues from Water Division.
Development will provide its own system.

Page 1 • April 29, 2025, 3:14pm

2  Chet Teague
Wastewater Division Manager

This project is out of the service area of the Town of Camp Verde sewer area. Need to contact the County for alternative options. Ie.. Septic.

No other comments.

Chet Teague

Page 1 • June 17, 2025, 12:55pm

3  Molly Davies
Economic Development Director

Will these spots be limited to 29 days or less?

Page 1 • May 15, 2025, 12:17pm

4  Molly Davies
Economic Development Director

Please share my information. They can reach out to me directly at molly.davies@campverde.az.gov to learn more about our tourism and marketing efforts. I'm curious to learn more about theirs and how we can support each other.

Page 1 • May 15, 2025, 12:17pm

5  Cliff Bryson
Planner

Per subsection 306.B.3 of the Planning & Zoning Ordinance, site plan needs to show A minimum of two vehicular entrances (One entrance may be kept closed to the general public if provision is made for emergency access.)

Page 7 • May 19, 2025, 12:32pm

6  Roxanne Jasman
Chief Building Official

@Building Code - Town Code, Article 7-1 (2019-A440) - Adopted Building Codes - Commercial

Page 7 • May 13, 2025, 12:36pm

7  Roxanne Jasman
Chief Building Official

@Building Code - General - Additional Climatic and Geographic Design Criteria (Commercial)

Page 7 • May 13, 2025, 12:37pm

8  Cory Mulcaire
Planner

The RV space dimensions need to demonstrate that they meet the 1500 SF requirement. Planning and Zoning Ordinance Section 306.C

Page 7 • April 29, 2025, 12:41pm

9  Roxanne Jasman
Chief Building Official

@Building Code - General - One-Stop-Shop

Page 7 • May 13, 2025, 12:38pm

10  Cliff Bryson
Planner

Section 405 - Outdoor lighting will govern lighting on property. Updated lumen calculation form or lighting plan will need to be provided showing that property is in compliance with outdoor lighting ordinance.

Page 7 • May 19, 2025, 12:34pm

11  Cliff Bryson
Planner

Per subsection 306.C, site plan needs to show the following:

1. Recreational vehicle parks shall provide for individual recreational vehicle spaces, access driveways and parking.
2. A strip of land at least twenty feet in width shall be maintained as a landscaped area abutting all recreational vehicle park property lines.

Page 7 • May 19, 2025, 12:27pm

12  Roxanne Jasman
Chief Building Official

@Building Code - CCFMD - CCFMD

@Building - General - CCFMD

Page 7 • May 13, 2025, 12:39pm

13  Bruce Connolly
Interim Town Engineer

- Provide Site Plan at full build-out. Include Floodplain Delineation on Site Plan.
- Provide Traffic Statement for Full Build-Out. Include anticipated ADT and AM/PM Peak hour.
- Provide discussion of Wastewater Treatment for Full Build-Out
- Provide discussion of the proposed provision of water at Full Build-Out

- Provide internal Traffic & Fire Circulation Plan at Full Build-Out
- Sealed Plans by an Electrical Engineer required for power to RV sites
- Water, Bathrooms, and Showers per AAC Title 18-Chapter 8

Page 7 • May 27, 2025, 4:26pm

14  Roxanne Jasman
Chief Building Official

@Building Code - 9-3-2 Registration and License (2008-A355) - Town Code - Business License

Page 7 • May 13, 2025, 12:39pm

15  Roxanne Jasman
Chief Building Official

@Building Code - ROC - Contractor List

Page 7 • May 13, 2025, 12:41pm

16  Roxanne Jasman
Chief Building Official

These two RV/Park Model Spaces are not a part of parcel 403-17-006L. They are located on parcel 403-08-027, which is a part of Verde River Estates Plat 1. Was this parcel included in the original use permit?

Page 7 • May 13, 2025, 9:50am

17  Roxanne Jasman
Chief Building Official

All new construction, grading, electrical, mechanical, or plumbing work will require permits with the Town. Please refer to the comments with in this document for links to adopted codes and design criteria.

Page 7 • May 13, 2025, 1:05pm

18  Roxanne Jasman
Chief Building Official

All work proposed in FEMA regulated flood zones are subject to design approval by Yavapai County Flood Control. If any structures are being proposed within the RV/PM spaces in ZONE AE, engineered foundations will be required. All construction materials must meet FEMA requirements. Permit applications will be submitted to Yavapai County Flood as a part of the review process. For more information on flood requirements, please contact the County Flood Hydrologist, Stacey Yeager. Her phone number is 928-649-6222. A link to our application checklist for new construction is below: <https://www.campverde.az.gov/home/showpublisheddocument/140/638742838136570000>.

Page 7 • May 13, 2025, 1:10pm

19  Roxanne Jasman
Chief Building Official

I do not see the existing RV sites near river shown on this map. Will you be doing away with those spaces?

Page 7 • May 13, 2025, 12:30pm

20



Roxanne Jasman
Chief Building Official

What do the 10x20 rectangles located within the RV and PM Spaces represent?

Page 7 • May 13, 2025, 12:34pm

21



Patricia Mancini
Stormwater Specialist

My greatest concern is the proximity to the Verde River. Pollution Prevention is going to be critical, especially during events.

Page 19 • June 19, 2025, 10:53am

22



Cory Mulcaire
Planner

Please feel free to start the neighborhood meeting process. Reach out to Staff with any questions.

Page 29 • April 29, 2025, 12:42pm

1

2

3

4

April 3, 2025

Additional information shall be submitted upon request to support the use permit application.

Jackpot Ranch
2025 W Reservation Loop Rd
Camp Verde, AZ 86322

April 3, 2025

Town of Camp Verde Community Development Department
473 S. Main St #108
Camp Verde, AZ 86322

Subject: Revised Letter of Intent – Use Permit Application for RV Park at 2025 W Reservation Loop Road, Camp Verde, AZ 86322

Dear Town of Camp Verde Representatives,

I am submitting this revised Letter of Intent in support of my Use Permit application for the development and operation of an RV Park at 2025 W Reservation Loop Road, Camp Verde, AZ 86322. This update reflects changes and clarifications based on feedback and further planning since the initial submission.

Project Overview

The proposed RV Park is intended to be a safe, clean, and community-conscious facility that offers both short- and long-term stays. Our vision aligns with the Town of Camp Verde's land use objectives while preserving the rural and residential character of the surrounding area.

Updated Proposal – RV Use at Jackpot Ranch

Existing RV Infrastructure:

- 28 RV parking spaces with pedestals
- 2 RV park models currently on-site

Proposed Revisions:

- Increase total RV parking spaces from 28 to 50, with each space available for stays of up to 30 days
- Increase the number of RV park models from 2 to 5, intended for extended stays without the requirement for relocation

While long-term use of the park models is not anticipated, we are requesting a Use Permit that allows flexibility without a mandate for relocation.

Project Objectives and Benefits

- Offer affordable, accessible accommodations for visitors and seasonal travelers
- Stimulate local economic development through increased tourism and commerce
- Ensure low-impact development in harmony with nearby residences
- Incorporate sustainable practices for water, waste, and landscaping

Zoning and Compliance Considerations

The RV Park will be designed in full compliance with Town of Camp Verde zoning regulations and development standards. Specific measures include:

- Adhering to setback requirements, density limits, and landscaping buffers
- Providing adequate on-site parking and traffic flow infrastructure
- Meeting all state and local health requirements for wastewater and utility systems
- Observing noise and lighting ordinances to minimize disruptions

Community Engagement and Impact Mitigation

We are dedicated to being a responsible neighbor and will take proactive steps to address any concerns. These include:

- Installation of screening and fencing to preserve privacy and visual appeal
- Implementation of strict park rules to govern noise, waste, and conduct
- Site planning that maintains an open, well-kept, and inviting environment

Conclusion

This revised proposal represents our continued commitment to responsible development and thoughtful integration within the community. We believe the RV Park will provide a valuable service to visitors while supporting Camp Verde's broader goals for growth and sustainability.

Thank you for your time and consideration. I welcome the opportunity to further discuss this proposal and answer any questions you may have.

Sincerely,



Mark Kite
Jackpot Ranch



April 3, 2025

Additional information shall be submitted upon request to support the use permit application.

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Luke Sefton, PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner

1 | Page

Wednesday, July 25, 2024

Project # 230802

Written by Crockett Saline, PE

Shuster Foundation Ltd
2200 North Central Avenue Street, Sweet 105
Phoenix, Arizona 85004-1419

Re: Regarding Comments made by Willdan Engineering, Third party review of Camp Verde, 6.18.24 and 7.22.24

To whom it may concern,

The comments made by Willdan Engineering are in blue and the comments of Sefton Engineering are in green. Numbering is in sequence of comments. Additional comments for Sefton Engineering's responses are in red and Sefton Engineering's responses for that is in green.

Page 1

1. Revise Yavapai AZ to Yavapai County, Az on Vicinity Map

-Updated the name in cover sheet, See Sheet C-1

2. Show all Existing and Proposed Street Names on Plans

-Added labels on site plan, See sheets.

Page 2

3. Provide General Construction notes on Plans/ Including All Paving, Grading, Piping, and Utility Lines Construction Work Within the Public Right of Way on Public Streets, Access Ways, Lot Grading, Materials and Workmanship Shall Comply with Town of Camp Verde Engineering Standards and Specifications and the Latest Maricopa Association of Government (MAG) Standards Details and Specifications and the current Drainage Design Manual for Yavapai County.

-Added general notes Sheets, See sheet C-2 through C-4.

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com

In affiliation with:

Heritage Land Surveying & Mapping, Inc. with offices in Sedona, Camp Verde & Colorado
Planning and Zoning Commission Regular Meeting August 27, 2026 Page 145 of 264



Luke Sefton, PE, CFM
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2 | Page

4. Provide Storm Water General Notes on Plans. Including All Grading and Drainage Construction Shall Comply with the Current Drainage Design Manual for Yavapai County and Yavapai County Management Programs.

-Added notes Sheets, See sheet C-2 through C-4.

5. Provide Lot Number or remove from Plans.

-Removed lot number as it is not applicable, See Sheet C-1

6. Provide a Project Description on Plans

-Added description on Sheet C-5.

6.1 Need on Title Sheet

-Added project description on Cover Sheet below Vicinity Map.

7. Provide Survey Data, Bench Marks and Basis of Bearing on Plans.

-Added survey data on Sheet C-5 through C-7, basis of bearings is added on Sheet C-5, benchmark elevation is added on Note #2 on Sheet C-7.

7.1 Show Corners

- Added Basis of bearing and its corner with linework on Sheet C-5 and C-6.

8. Provide a complete set of Landscape Plans upon re-submittal.

-Not Applicable

9. Call out or indicate all proposed items shown on plans for existing building accessibility.

-Added ADA parking and ramp note at entrance, Sheet C-5.

Page 3

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10. Provide Section Detail and elevation for Proposed Bar Ditch

- Shown the bar ditch in sections, see Sheet C-7 & C-9.
 - 10.1 Bottom ditch @NE by dorm is 3162.62 which is higher than top 3162.93
 - Propose two swales/ditches which are inside the property start with existing elevations and gradually get depth of 0.5' to keep disturbances minimum and convey the water smoothly.

11. Provide all Proposed Water and Sewer Pipe Size, Type, and Include installation reference per current MAG Standards and Details.

- N/A
 - 11.1 100' well easement?
 - 100 feet well easement is shown on sheet C-5.

12. Add Flow Direction Arrows to Legend along with all Items shown on plans.

- Added flow arrows on Sheet C-7.
 - 12.1 Thought we discussed flow arrows on ditch?
 - Added flow arrows on the ditches, see sheet C-7.

13. Add Existing and Proposed Contour Lines to Legend

- Added on Sheet C-7.

14. It appears the Emergency Road is to be used for event parking. Clearly Define the Use for the Emergency Road

- Added labels for access roads. See sheet C-5.

15. Provide New Emergency Road Typical Details and Sections on Plans.

- The road is removed; this will not be applicable.

Page 4

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16. Provide all existing culvert elevations, on and off-site Flow Direction Arrows throughout project site and show or indicate grade of Drainage Patterns on plans. Typical.

-Provided all majority culvert invert elevations, see sheet C-5 and C-7.

16.1 All culvert Elevations

- We have added all the elevation that we have, unfortunately we don't have the few remaining elevations

17. Clarify Approximate Septic and Leach Field as located within Existing Culvert Discharge.

-Done through a separate permit.

18. Clearly, Identify or Remove all unknown line work and symbols from plans. Typical all applicable Sheet.

Thank you

18.1 ?

-Removed linework that was not required, some extra lines were also removed.

19. Provide Finish Grade elevation, flow direction arrows and Slope on plans.

-Added finished grades and slopes and flow direction arrows on sheet C-7.

20. Provide Length for Proposed 24" SD CMP and include installation reference to current Mag Standards and Details

-Added length and referred installation of headwall per MAG spec. 501-4.

20.1 They come in 20' lengths

- Made the 24" SD CMP to 20', see sheet C-5.

21. Indicate all Fills and Min Compaction and Density when supporting a structure sell be per UBC

-Added point #6 on Sheet C-7.

21.1 Identified Dorm as existing.

- Added a note on Dorm as existing dorm with Finished Grade, see sheet C-5.

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22. Provide Proposed Parking Stall Depth Dimensions along with indicated Width Dimensions.

-Added dimensions on Sheet C-6 for ADA Parking, note general parking will not be striped or marked, open gravel parking.

Page 5

23. Clearly show (darken up) all existing and future conditions shown on plans. Typical.

-Darkened the conditions.

23.1 Linework

-Darkened proposed items and lightened existing conditions.

24. Define Location of New Swale (s) on Plans.

-Added horizontal control for swales on Sheet C-6.

25. It appears Off site Water Flows from existing CMP'S as shown dischargers and flows across Approx. Septic and Leach Field. Clarify or Revise accordingly.

-Septic by another permit and have been adjusted to existing.

25.1 Show where the offsite discharges goes.

- Offsite discharge goes to the south of the property, shown the arrow on southwest corner of property, see Sheet C-5.

26. Clarify and Indicate on plans all Site Access and Entrance Locations.

-Added a label of Entrance at the entrance road, see sheet C-5.

26.1 I don't see it.

- Added a label named "Public access road and entry to site" on the road which is on northwest of property, see Sheet C-5.

27. Show all on-site and off-site existing conditions including OK Wash on Plans

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-Drawn the OK Ditch, see sheet C-5.

28. Provide Intent for Storm Drainage Improvements and Clearly Define the locations on plans.

-See sheet C-5, to drain into lower recessed 52 acres irrigation fields and orchard where it is retained. Size of pond is = 52 acres.

29. Show Existing and Proposed Finished Grade Elevations and Grade in Profile Views.

-Added Sections Sheet, see Sheet C-9.

Page 5

30. Clarify or Remove Possible Original Grade from Detail as shown.

- Removed original grade from Sections sheet.

31. Reference Stabilized Construction Entrance shall be per Camp Verde current Standards and Requirements, Drainage Design Manual for Yavapai County and Yavapai County storm Water Management Program.

-Added plan as per ADOT.

Thank you for the comments and hope that we have addressed all the concerns. The point of contact regarding this evaluation is Crockett Saline, PE and Tejas Jakkawar of Sefton Engineering Consultants.

Sincerely,

Luke Sefton, PE, CFM

TEL: (928) 202-3999, Cell: (928) 646-3494, Email: ls@SefEngCo.com

See Attachment:



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JACKPOT RANCH
2025 W. RESERVATION LOOP RD.
CAMP VERDE, ARIZONA

AREA: 72.12 ACRES
APN: 403-17-006L

A PARCEL LOCATED WITHIN A PORTION OF NORTHWEST ¼ OF THE SOUTHWEST ¼ OF
SECTION 12 TOWNSHIP 14 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN IN
YAVAPAI COUNTY, ARIZONA

21

DEVELOPER:

SHUSTER FOUNDATION LTD
2200 NORTH CENTRAL AVENUE STREET,
SWEET 105
PHOENIX, ARIZONA 85004-1419

CIVIL ENGINEER:

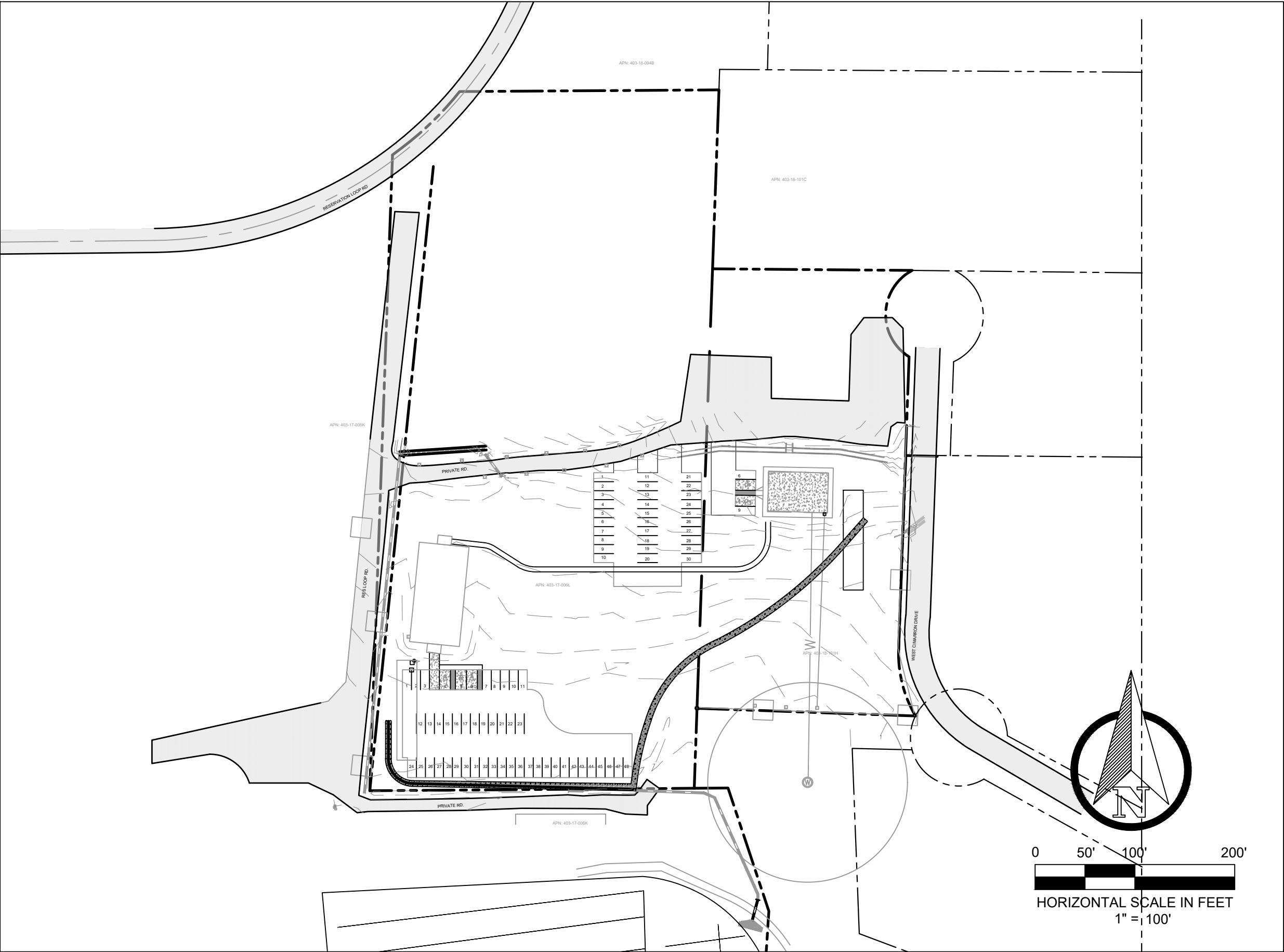
SEFTON ENGINEERING CONSULTANTS
40 STUTZ BEARCAT DR.
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LUKE A. SEFTON, P.E. 37322
TIMOTHY HUSKETT, P.E. 58609
CROCKETT SALINE, P.E. 79644

LAND SURVER:

HERITAGE LAND SURVEYING & MAPPING INC.
PO BOX 3270
CAMP VERDE, ARIZONA 86322
PHONE: (928) 567-9170
SHANE M NAUERT, R.L.S.

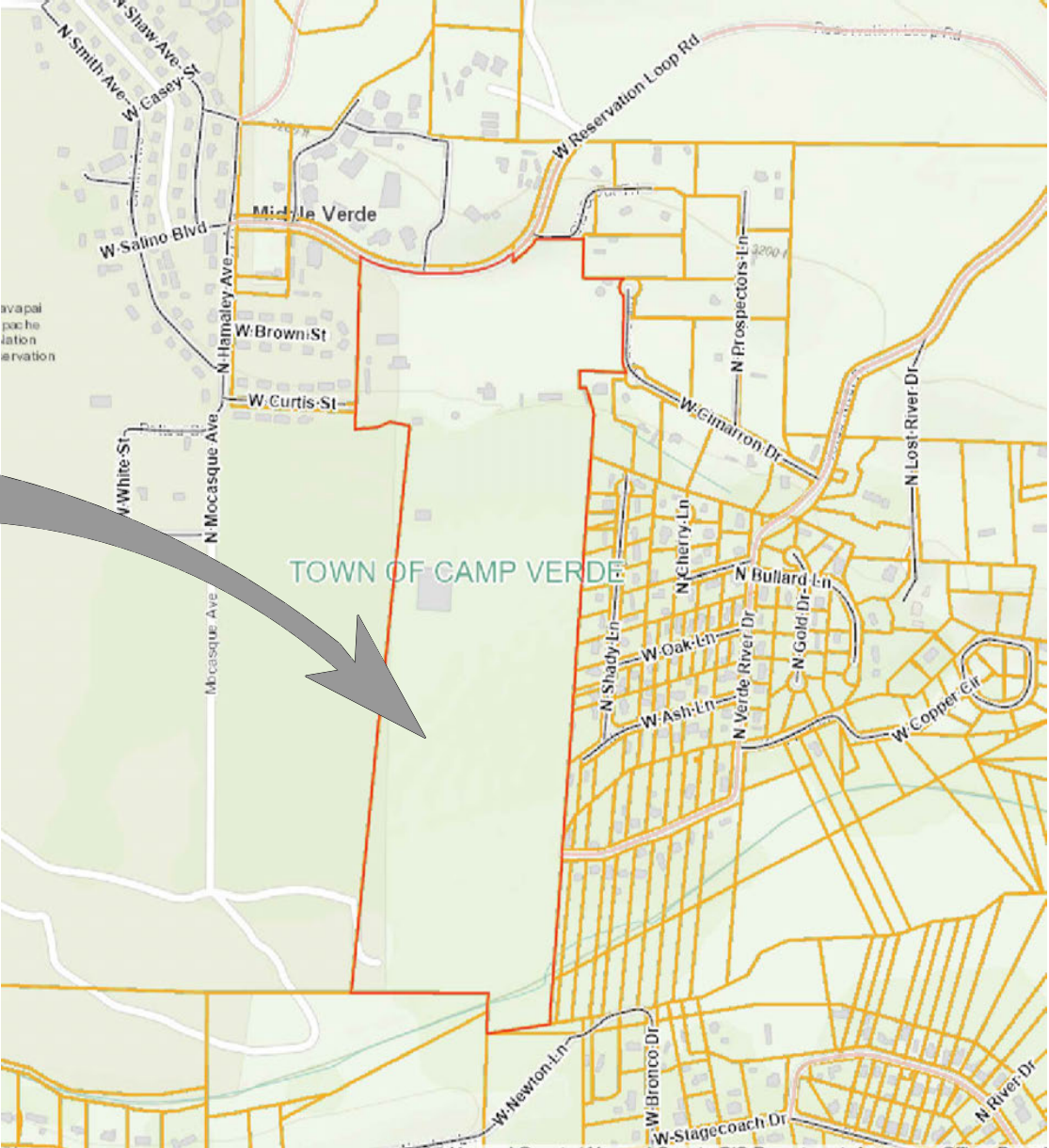
SHEET INDEX

- C-1 COVER SHEET
- C-2 NOTES 1 OF 3
- C-3 NOTES 2 OF 3
- C-4 NOTES 3 OF 3
- C-5 SITE PLAN
- C-6 HORIZONTAL CONTROL SHEET
- C-7 GRADING AND DRAINAGE
- C-8 DETAILS SHEET
- C-9 SECTIONS
- C-10 STORM WATER MANAGEMENT POLLUTION PREVENTION PLAN



PROJECT DESCRIPTION: EVENT CENTER AND PARKING PROJECT

PROJECT
LOCATION



VICINITY MAP
YAVAPAI COUNTY, ARIZONA
NO SCALE



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COVER SHEET

JACKPOT RANCH
2025 W. RESERVATION LOOP RD.
CAMP VERDE, AZ.

SHEET TITLE:

PROJECT TITLE:

DRAWN BY: TBJ

SCALE: AS SHOWN

DATE: 07-25-2024

PROJECT NO: 230802

SHEET NO.

C-1



1 GENERAL

- 1.1 ALL PAVING, GRADING PIPING AND UTILITY LINE CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY, ON PRIVATE STREETS, ACCESS WAYS, LOT GRADING, MATERIALS, AND WORKMANSHIP SHALL COMPLY WITH ENGINEERING STANDARDS AND SPECIFICATIONS, AND SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) AND A.D.O.T. STANDARD DETAILS AND SPECIFICATIONS. GRADING WORK SHALL CONFORM TO MAG SPECS, THE SOILS REPORT AND CHAPTER 70 ENTITLED "EXCAVATION AND GRADING" OF THE UNIFORM BUILDING CODE (UBC) LATEST EDITION, SUBSECTIONS 7001 TO 7005, 7009 TO 7013, FIGURES 70-1 AND 70-2 AND AS STATED THEREIN. LOCAL MUNICIPAL STANDARD DETAILS WILL CONTINUE TO APPLY WHERE NOT ADOPTED OR INCLUDED BY MAG. THE FOLLOWING NOTES AND SPECIFICATIONS ARE HEREBY MADE A PART OF THE CONTRACT DOCUMENTS AND PROJECT MANUAL, WHERE THERE EXISTS A CONFLICT BETWEEN THESE NOTES, MAG SPECS, UBC, THE SOILS REPORT OR THE PROJECT MANUAL, THE MORE STRINGENT OF THE REQUIREMENTS SHALL GOVERN, UNLESS PRIOR CLARIFICATION FROM THE ENGINEER HAS BEEN GIVEN IN WRITING TO THE CONTRACTOR. THE CONTRACTOR AS STATED HEREIN SHALL MEAN THE GENERAL CONTRACTOR AND HIS ASSOCIATED SUBCONTRACTORS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PERFORMANCE OF THE WORK OF ALL OF HIS SUBCONTRACTORS AND SUPPLIERS.
- 1.2 ALL WORK SHALL BE BID AND INSTALLED BY THE CONTRACTOR COMPLETE AND OPERATIONAL TO LINES, GRADES AND FUNCTIONS INDICATED ON ALL PLANS AND SPECIFICATIONS. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE ALL PROJECT EARTHWORK AND SITE WORK INCLUDING BUT NOT LIMITED TO: SITE CLEARING, GRUBBING, DEMOLITION'S, DEBRIS REMOVALS FROM THE SITE, IMPORT AND/OR EXPORT OF SOILS AND OTHER MATERIALS TO AND FROM THE SITE, BORROW MATERIALS, TEMPORARY SOILS MATERIAL STOCKPILING, BACKFILL OF ONSITE BORROW PITS, MOVING OF MATERIALS, CUT AND FILL, SLOPES, SOILS AND BANK STABILIZATION AND PROTECTION, BERMING, ROADWAY EXCAVATIONS, RELOCATION'S, STRUCTURE EXCAVATIONS, TRENCHING, ALL BACKFILLING, SITE GRADING, PAVING, PIPING, UTILITY LINE AND STORM DRAINAGE CONSTRUCTION, CURBS, SITE CONCRETE WORK AND OTHER MISCELLANEOUS SITE WORK. STRUCTURES AND ITEMS INDICATED ON THE PLANS AND IN THE CONTRACT DOCUMENTS.
- 1.3 ALL OBSTRUCTIONS IN THE ROAD PRISM SHALL BE REMOVED BEFORE ANY CONSTRUCTION IS PERMITTED.
- 1.4 ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY THE ENGINEER. QUANTITIES ARE APPROXIMATE ONLY AND INTENDED AS A GUIDE FOR OWNERS' PURPOSES. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN QUANTITY TAKE OFFS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE SOILS CONDITIONS AND THE SOILS REPORT (XXXXXXXXXX #XXXXXXXXX) WITH THE PROJECT SOILS ENGINEER PRIOR TO BIDDING THIS PROJECT. ANY DISCREPANCIES IN SITE MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER 7 DAYS MINIMUM PRIOR TO BID OPENING FOR REVIEW. ALL SHRINK OF EARTH MATERIAL OR EXCESS MATERIAL FROM UTILITY TRENCHES AND FOUNDATIONS SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- 1.5 THE ENGINEER MAY REQUIRE THE SUBMITTAL OF A "CERTIFICATE OF COMPLIANCE" AND/OR "MANUFACTURER'S GUIDELINES" FOR ANY MATERIALS USED IN THE WORK. MANUFACTURER'S GUIDELINES SHALL CONSIST OF WRITTEN INSTRUCTIONS FOR SHIPPING, HANDLING, UNLOADING, CUTTING, JOINING, INSTALLATION, STORAGE, AND/OR ANY OTHER FACETS OF CONSTRUCTION.
- 1.6 THE ENGINEER WILL REQUIRE ANY MATERIALS USED IN THE WORK TO BE TESTED ACCORDING TO AASHTO AND ASTM STANDARDS. THE CONTRACTOR SHALL, AT HIS EXPENSE, SUPPLY CERTIFICATES OR RESULTS OF TESTING.
- 1.7 ALL WORK AND MATERIALS NOT CONFORMING TO SPECIFICATIONS OR PERFORMED WITHOUT THE CONSENT OF THE OWNER OR HIS REPRESENTATIVE WILL BE SUBJECT TO REJECTION BY THE OWNER AND/OR ENGINEER AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- 1.8 THE CONTRACTOR SHALL GUARD AGAINST DAMAGE DURING CONSTRUCTION TO ADJACENT PROPERTIES, FENCES, WALLS AND UTILITY EQUIPMENT. ANY ITEMS DAMAGED BY CONSTRUCTION SHALL BE REPLACED WITH SAME KIND OR BETTER AT CONTRACTOR'S EXPENSE.
- 1.9 NO CONSTRUCTION SHALL BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY MITIGATING CONSTRUCTION IS COMPLETED, IF ANY.
- 1.10 NO EXISTING SURVEY MONUMENTATION SHALL BE REMOVED OR DISTURBED BY THE CONTRACTOR WITHOUT NOTIFICATION AND APPROVAL OF THE PROJECT SURVEYOR. THE CONTRACTOR SHALL CONTACT THE PROJECT SURVEYOR FOR THE SETTING OF REFERENCE POINTS 48 HOURS PRIOR TO DISTURBING OR REMOVING ANY MONUMENTS. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR COSTS TO REESTABLISH MONUMENTATION OR CONTROLS REMOVED WITHOUT PRIOR NOTICE AND APPROVAL.
- 1.11 TRAFFIC CONTROL SHALL CONFORM TO THE LOCAL ADOPTED STANDARDS AND MUTCD. CONTRACTOR SHALL SUBMIT PLAN TO PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO STARTING CONSTRUCTION.
- 1.12 BENCH MARK: ELEVATIONS ESTABLISHED WITH REFERENCE TO THE BENCH MARK AS INDICATED ON THE SURVEY CONTROL SHEET.
- 1.13 CONTRACTOR SHALL COORDINATE HIS WORK WITH THE DESIGN ENGINEER, OWNER, PUBLIC UTILITY COMPANIES AND OTHER ASSOCIATED TRADES ON AND ADJACENT TO THE PROJECT SITE. COORDINATE INSTALLATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES, PIPES, CONDUITS AND PIPE SLEEVE SIZES AND LOCATIONS PRIOR TO THEIR PLACEMENT. INSTALLATION: THE CONTRACTOR IS RESPONSIBLE FOR SETTING CAPPED SLEEVES AND PROVIDING TYPE 1 COMPACTION IN ALL BACKFILLED TRENCHES IN PAVED AREAS AND EASEMENTS. PROVIDE TRACER WIRE AND MARKER AT GRADE LEVEL FOR FUTURE LOCATING.
- 1.14 CONTRACTOR TO BE RESPONSIBLE FOR ALL IDENTIFIED AND REQUIRED TESTING AND CONSTRUCTION STAKING, AND FOR THE FOLLOWING ADDITIONAL ENGINEERING SERVICES SHOULD THEY OCCUR;
- A. RE-OBSERVATION, COORDINATION AND EXTRA TESTING OR RETESTING COSTS INCURRED BECAUSE OF IMPROPER OR FAULTY CONSTRUCTION.
- B. ANY RESTAKING REQUIRED BY THE CONTRACTOR.
- C. CHANGES AND SUBSTITUTIONS IN MATERIALS CONSTRUCTION METHODS, REQUESTED BY THE CONTRACTOR, THAT MUST BE REVIEWED, RECALCULATED OR APPROVED BY THE PROJECT ENGINEER.
- D. ENGINEERING DESIGN SERVICES REQUESTED BY THE CONTRACTOR OR CAUSED BY ERRORS OR OMISSIONS BY THE CONTRACTOR.
- E. ANY ENGINEERING DESIGN APPROVED BY OTHERS AND SUBMITTED FOR REVIEW. THESE SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN ARIZONA.

- 1.15 ANY DIFFERENCE BETWEEN PLANS AND SPECIFICATIONS AND QUESTIONS AS TO THEIR MEANING SHALL BE DETERMINED PRIOR TO BID OPENING OF THE CONTRACT AND SHALL BE INTERPRETED BY THE ENGINEER. THE GENERAL INTENT AND MEANING OF THE PLANS AND SPECIFICATIONS WILL GOVERN AND SHALL NOT WARRANT ANY ADDITIONAL COMPENSATION TO THE CONTRACTOR. THE ENGINEER WILL PROVIDE FULL INSTRUCTIONS WHEN DISCREPANCIES ARE DISCOVERED IN THE DOCUMENTS.
- 1.16 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LIMITS OF THE WORK AREA PRIOR TO BEGINNING CONSTRUCTION ALL CONSTRUCTION LIMITS, AREAS OF WORK, SETBACKS, PERIMETERS, ADJACENT PROPERTY LINES, BOUNDARIES, AND OTHER CRITERIA DEFINING THE LIMITS OF THE CONTRACTOR'S WORK AREA AND LIMITS. SHALL BE STAKED BY THE CONTRACTOR'S SURVEYOR PRIOR TO CONSTRUCTION OR CLEARING OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE EXTENT OF WORK TO BE DONE IN EACH SEPARATE PHASE OF THE PROJECT, AND ANY WORK NECESSARY IN INACTIVE PHASES REQUIRED TO DEEM THE ACTIVE PHASES FINISHED, SAFE, AND SERVICEABLE.
- 1.17 THE CONTRACTOR OR SUBCONTRACTORS SHALL NOT DEVIATE FROM THESE PLANS OR MAKE FIELD CHANGES WITHOUT WRITTEN APPROVAL FROM THE NATION. ANY CHANGES MADE WITHOUT APPROVAL OF THE PROJECT ENGINEER ARE SUBJECT TO REMOVAL AT THE EXPENSE OF THE CONTRACTOR.
- 1.18 THE PROJECT ENGINEER RESERVES THE RIGHT TO MAKE MINOR FIELD MODIFICATIONS TO GRADES AND STRUCTURE DESIGNS TO ACCOMMODATE FIELD CONDITIONS FOUND ON SITE THAT DO NOT INVOLVE COST OR TIME. THIS INCLUDES BUT IS NOT LIMITED TO MINOR MODIFICATIONS TO GRADE, ALIGNMENT, SLOPE OR STRUCTURE LOCATIONS.
- 1.19 NO JOB WILL BE CONSIDERED COMPLETE UNTIL FINE GRADING IS COMPLETE AND ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEEP CLEAN OF ALL DIRT AND DEBRIS. ALL SURVEY MONUMENTS ARE INSTALLED AND ALL VALVES, MANHOLES AND BOXES HAVE BEEN ADJUSTED ACCORDING TO THE PLANS AND STANDARD DETAILS.
- 1.20 EXISTING GRADES INDICATED ON PLANS ARE BASED ON PRE-GRADING CONDITIONS. LOSSES IN MATERIAL DUE TO SHRINKAGE OF MATERIAL, DEMOLITION OF EXISTING SITE FEATURES, CLEARING AND GRUBBING OF THE SITE SHALL BE INCLUDED IN CONTRACTOR'S BID.
- 1.21 SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR PER MAG SECTION 105.2.
- 1.22 ALL SERVICES SHALL BE MAINTAINED TO ALL AREAS AT ALL TIMES DURING THE CONSTRUCTION PERIOD, EXCEPT WHEN IT IS NECESSARY TO SHUT DOWN A LINE TO MAKE A CONNECTION WITH THE NEW LINE. RESIDENTS SHALL BE GIVEN A 24 HOUR NOTICE WHEN IT IS KNOWN THAT SERVICE WILL BE INTERRUPTED.
- 1.23 NO EXISTING SURVEY MONUMENTATION SHALL BE REMOVED OR DISTURBED BY THE CONTRACTOR WITHOUT NOTIFICATION AND APPROVAL OF THE PROJECT SURVEYOR. THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR THE SETTING OF REFERENCE POINTS 48 HOURS PRIOR TO DISTURBING OR REMOVING ANY MONUMENTS. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR COSTS TO REESTABLISH MONUMENTATION OR CONTROLS REMOVED WITHOUT PRIOR NOTICE AND APPROVAL.
- 1.24 THE CONTRACTOR SHALL COORDINATE HIS WORK AND COOPERATE WITH ANY OTHER PERSONS OR ENTITIES OPERATING ON OR ADJACENT TO THE SITE OF THE PROJECT.
- 1.25 RETAINING WALLS SHALL BEAR INTO NATURAL BEDROCK, OR COMPACTED SOIL WHICH HAS A BEARING VALUE OF 3,000 P.S.F. VERIFICATION OF SAID BEARING VALUE TO BE PROVIDED BY THE SOILS ENGINEER.

2 PERMITS

- 2.1 CONTRACTOR SHALL OBTAIN ALL PERMITS AT HIS OWN EXPENSE FROM FEDERAL, STATE OR LOCAL MUNICIPAL AND AIR POLLUTION CONTROL AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION.
- 2.2 REQUIRED PERMITS SHALL BE SECURED BY THE CONTRACTOR FROM THE APPROPRIATE AGENCIES.
- 2.3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AT HIS OWN EXPENSE ALL APPROPRIATE INSURANCE FORMS FOR PERMIT REQUIREMENTS.
- 2.4 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS, IF ANY, OF ALL UTILITIES, AND SUBMIT A UTILITY RELOCATION SCHEDULE TO THE MUNICIPALITY AND DESIGN ENGINEER PRIOR TO CONSTRUCTION. ALL PUBLIC UTILITY EQUIPMENT POLES, BOXES, STRUCTURES AND MUNICIPAL UTILITY COMPANY EQUIPMENT SHALL BE RELOCATED BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY BEFORE ANY WORK IS STARTED.

3 APPROVALS

- 3.1 THE CONTRACTOR IS TO USE ONLY THAT OFFICIAL CONSTRUCTION SET OF DRAWINGS WHICH CONTAINS THE APPROVAL OF THE GOVERNMENT AGENCY SIGNED ON THE COVER SHEET OF THE PLANS. THE CONTRACTOR SHALL NOT PLACE BIDS ON A SET OF DRAWINGS UNSIGNED BY THE GOVERNMENT AGENCY AND/OR MARKED "NOT FOR CONSTRUCTION".

4 RECORD DRAWINGS

- 4.1 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND KEEP AN UPDATED RECORD SET OF AS-BUILT INFORMATION DRAWINGS IN GOOD CONDITION ON THE JOB SITE FOR THE PROJECT MANAGER & UTILITY DIRECTOR TO INSPECT AND PROVIDE A COPY TO THE PROJECT ENGINEER AT COMPLETION OF THE WORK, WITH THE RECORD SET SHOWING FIELD VERIFIED LOCATIONS OF ALL VALVES, BOXES, MANHOLES, UTILITY POLES, PIPE SLEEVES, UTILITY ENCASEMENT AND OTHER UTILITY LINES AND EQUIPMENT ABOVE AND BELOW GROUND WHICH THE CONTRACTOR ENCOUNTERS AND INSTALLS IN HIS AREA OF WORK.
- 4.2 ACCEPTANCE OF THE COMPLETED PAVING, GRADING OR UTILITY INSTALLATION WILL NOT BE GIVEN UNTIL REPRODUCIBLE AS-BUILT PLANS HAVE BEEN SUBMITTED BY THE CONTRACTOR TO THE ENGINEER AND APPROVED BY THE LOCAL GOVERNING AGENCY INCLUDING HOUSING AND UTILITY DEPARTMENTS.

5 OBSERVATION

- 5.1 ALL MATERIALS USED AND ALL WORK DONE BY THE CONTRACTOR SHALL BE SUBJECT AT ALL TIMES TO THE OBSERVATION, TESTING AND APPROVAL OF THE ENGINEER AND GOVERNING AGENCY. SPECIAL INSPECTION AND TESTING SERVICES SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE, AS REQUIRED BY THE CONTRACT DOCUMENTS.
- 5.2 THE CONTRACTOR SHALL CONTACT THE APPROPRIATE PUBLIC UTILITY COMPANIES FOR INSPECTION OF TRENCHING, BEDDING AND BACKFILLING DONE IN CONJUNCTION WITH INSTALLATION OF THOSE UTILITIES ON THIS PROJECT.
- 5.3 SUBMITTAL OF AN ENGINEER'S CERTIFICATE OF COMPLETION IS REQUIRED BY A.D.E.Q. FOR ALL WATER AND SEWER SYSTEM CONSTRUCTION. RELATED INSPECTION AND TESTING SHALL BE PROVIDED BY THE DEVELOPER'S ENGINEER AT THE DEVELOPER'S EXPENSE.
- 5.4 SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE PROJECT ENGINEER'S OFFICE FOR ALL FILL MATERIAL FOR ROADS, TRENCH BACKFILL AND SITE FILL MATERIALS UNDER SLABS AND STRUCTURES. NO FILL MATERIALS SHALL BE PLACED WITHOUT TESTING DURING PLACEMENT. NO EARTH MATERIAL SHALL BE PLACED WITHOUT APPROVAL OF THE PREVIOUS LIFTS. THE CONTRACTOR SHALL SUBMIT ALL TEST RESULTS TO THE PROJECT ENGINEER.
- 5.5 THE CONTRACTOR WILL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF ALL TESTING INCLUDING THE FOLLOWING ITEMS WHICH SHALL BE TESTED IN ACCORDANCE WITH MAG SPECIFICATIONS FOR:
1. SUBGRADE COMPACTION
2. BASE COURSE COMPACTION
3. ASPHALT PAVEMENT MIX DESIGN QUALITY
4. CONCRETE STRENGTH
5. TRENCH BEDDING AND BACKFILL
6. TESTING FOR UTILITIES, PIPING AND DRAINAGE SYSTEMS
7. RETAINING WALLS CONCRETE AND COMPACTION
- 5.6 THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR 24 HOURS PRIOR TO BEGINNING DIFFERENT ASPECTS OF CONSTRUCTION SO THAT INSPECTIONS MAY BE SCHEDULED.

6 FINAL ACCEPTANCE

- 6.1 APPROVAL OF A PORTION OF THE WORK IN PROGRESS DOES NOT GUARANTEE ITS FINAL ACCEPTANCE. TESTING AND EVALUATION MAY CONTINUE UNTIL WRITTEN FINAL ACCEPTANCE OF A COMPLETE WORKABLE UNIT. ACCEPTANCE OF COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL DEFECTIVE OR UNAUTHORIZED WORK IS REMOVED, AND FINAL CLEANUP IS COMPLETE.
- 6.2 APPROVAL OF A PORTION OF THE WORK IN PROGRESS DOES NOT GUARANTEE ITS FINAL ACCEPTANCE. TESTING AND EVALUATION MAY CONTINUE UNTIL WRITTEN FINAL ACCEPTANCE OF A COMPLETE WORKABLE UNIT. ACCEPTANCE OF COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL DEFECTIVE OR UNAUTHORIZED WORK IS REMOVED, AND FINAL CLEANUP IS COMPLETE.

7 UTILITIES

- 7.1 A UTILITY COORDINATION MEETING SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO THE START OF ANY WORK. ALL UTILITY ISSUES SHALL BE ADDRESSED IN ACCORDANCE WITH MAG
- 7.2 THE CONTRACTOR SHALL CALL "BLUE STAKE" AND NOTIFY THE APPROPRIATE PRIVATE, PUBLIC AND MUNICIPAL UTILITY COMPANIES 48 HOURS PRIOR TO ANY CONSTRUCTION WORK TO VERIFY LOCATION AND DEPTH OF ALL UTILITY LINES IN THE AREA OF WORK. UTILITIES IF INDICATED ON PLANS ARE APPROXIMATE LOCATIONS ONLY, TAKEN FROM THE UTILITY COMPANY MAPS. IF THE CONTRACTOR ENCOUNTERS ANY LINES NOT INDICATED ON THE DRAWINGS OR MARKED IN THE FIELD BY THE UTILITY COMPANY THAT MAY INTERFERE WITH HIS WORK, HE SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY IMMEDIATELY FOR DISPOSITION OF THOSE FACILITIES.
- 7.3 THE CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF GRADE, TRENCHING, BACKFILLING, PAD CONSTRUCTION AND CONCRETE PADS FOR UTILITY EQUIPMENT INSTALLED ON THIS PROJECT. CONTRACTOR SHALL CONTACT LOCAL UTILITY COMPANIES FOR DETAILS AND REQUIREMENTS.
- 7.4 REQUIRED UTILITY SLEEVES SHALL BE PLACED PRIOR TO SUBBASE CONSTRUCTION AND PAVING. CONTACT APPROPRIATE UTILITY COMPANIES FOR REQUIREMENTS IN ALL AREAS.
- 7.5 ALL WATER MAINS, APPURTENANCES, AND INSTALLATION SHALL CONFORM TO A.W.W.A. STANDARDS AND ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY, AND ARIZONA WATER COMPANY REQUIREMENTS. WATER SYSTEM SHALL BE TESTED PER A.D.E.Q. BULLETIN NO. 10 TO THE APPROPRIATE A.W.W.A. STANDARDS.
- 7.6 ALL FIRE HYDRANTS SHALL MEET ALL REQUIREMENTS OF A.W.W.A. C-509-80.

8 CONSTRUCTION STAKING

- 8.1 THE ACCURACY OF ALL CONSTRUCTION WORK SHALL BE MAINTAINED AND VERIFIED BY A REGISTERED LAND SURVEYOR. CONSTRUCTION STAKING SUITABLE TO THE ENGINEER WILL BE SET ESTABLISHING LINES AND GRADES (FINISH OR FLOWLINE) FOR ALL CONSTRUCTION INCLUDING ROADS, CURB AND GUTTER, SIDEWALKS, UTILITIES, STRUCTURES, AND OTHER WORK AS CONSIDERED NECESSARY BY THE PROJECT ENGINEER. ALL SURVEY CONTROL SHALL BE SET BY THE SURVEYOR FROM MONUMENTS ACCEPTABLE TO THE ENGINEER.
- 8.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING.

9 GRADING AND EARTHWORK

- 9.1 PERFORM ALL EARTHWORK GRADING, CUTTING AND FILLING AS PER THE PROJECT SOILS REPORT FOR THIS PROJECT.
- 9.2 NO GRADING OR TRENCHING WORK SHALL BEGIN PRIOR TO SUPPORTING AND PROTECTING EXISTING ONSITE AND ADJACENT PROPERTY FROM SETTLING, CRACKING, OR OTHER DAMAGE WHICH MIGHT RESULT.
- 9.3 WATER SOURCE: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR OBTAINING ALL WATER REQUIRED FOR SOIL COMPACTION, DRINKING PURPOSES AND DUST CONTROL. (MAG SPEC 225)
- 9.4 CLEARING AND GRUBBING: EXAMINE SITE AND PROVIDE NECESSARY EQUIPMENT AND LABOR TO REMOVE FROM THE SITE AND DISPOSE OF STUMPS, ROOTS, ROCKS, LOOSE FILL, VEGETATION, DEBRIS, AND ANY OTHER OBJECTIONABLE MATERIALS FROM THE BUILDING AND FILL AREAS. CLEAN, UNCLASSIFIED ONSITE SOILS MAY BE USED IN GENERAL AS FILL MATERIAL. SEE MAG SPECIFICATION SECTIONS 201 AND 215.
- 9.5 TOPSOIL THAT WILL BE AFFECTED BY ROUGH GRADING OR EXCAVATION SHALL BE STOCKPILED ON THE SITE SEPARATELY AND SHALL NOT BE USED FOR FILL, BUT SHALL BE CONSERVED AND USED FOR FINE AND FINISH GRADING.
- 9.6 SITE DRAINAGE: CONSTRUCTION OF ALL SWALES, CHANNELS, DRAINAGE PIPES, DRAINAGE STRUCTURES AND BANK PROTECTION SHALL BE CONSTRUCTED DURING THE FIRST PHASES OF SITE CONSTRUCTION TO PROTECT ALL OTHER CONSTRUCTION FROM SURFACE WATERS. DIVERT RUN OFF WATER AROUND CONSTRUCTION OPERATIONS. CARE SHALL BE TAKEN BY THE CONTRACTOR NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES. DRAIN EXCAVATIONS BY PUMPING OR OTHER SATISFACTORY METHOD TO PREVENT SOFTENING OF THE FOUNDATION SOILS, UNDERCUTTING OF FOOTINGS, OR OTHER ACTIONS DETRIMENTAL TO PROPER CONSTRUCTION PROCEDURES.
- 9.7 THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL WALLS AND FOUNDATIONS. ALL STORM DRAINS, DRAIN LINES, OVERFLOWS, OUTLETS, AND/OR OTHER DRAINAGE TYPE OUTLETS WHICH CONDUCT MOISTURE NEAR THE STRUCTURES SHALL BE POSITIVELY DRAINED AWAY FORM THE STRUCTURE. NO WATER SHALL BE PERMITTED TO POND NEAR STRUCTURES OR FOUNDATIONS. ALL DRAINAGE SHALL BE CHANNLELED AND TAKEN A MINIMUM OF 10 FEET AWAY FROM ALL STRUCTURES.
- 9.8 SUBGRADE PREPARATION: IF THE NATURAL SUBGRADE IS LESS THAN THE REQUIRED DENSITY, IT SHALL BE SCARIFIED AND COMPACTED TO A MINIMUM DEPTH OF TWELVE INCHES OR AS NOTED IN THE SOILS REPORT IMMEDIATELY PRIOR TO PLACING SUBSEQUENT FILL MATERIAL THEREON. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REPAIR OF DAMAGE TO PREPARED SUBGRADE CAUSED BY CONTRACTORS OPERATIONS OR PUBLIC TRAFFIC UNTIL ACCEPTANCE OF PROJECT. NO MATERIALS SHALL BE PLACED UPON THE PREPARED SUBGRADE UNTIL IT MEETS THE SPECIFIED REQUIREMENTS. ROADWAY SUBGRADE COMPACTION INCLUDES SUBGRADE UNDER ALL PAVEMENT, CURB, SIDEWALKS, SHOULDERS AND FILL SLOPES. SUBGRADE TOLERANCES SHALL BE AS SPECIFIED IN MAG SECTION 301. OPEN LANDSCAPED AREAS SHALL BE GRADED TO +/- 0.20 FEET.
- 9.9 EARTH FILL: AREAS TO BE FILLED SHALL BE LEVELED TO PROVIDE A LEVEL BASE TO SUPPORT FILL MATERIALS. SUBGRADE AND SUBBASE AREAS REQUIRING FILL MATERIAL SHALL BE SCARIFIED MOISTENED AND COMPACTED PRIOR TO PLACING FILL. ALL FILL, SUBGRADE AND SUBBASE MATERIALS SHALL BE COMPACTED TO SPECIFIED DENSITIES AT OR NEAR OPTIMUM MOISTURE CONTENTS AS VERIFIED AND RECOMMENDED BY THE SOILS ENGINEER. PLACE FILL IN HORIZONTAL LIFTS NOT EXCEEDING SIX INCHES IN LOOSE THICKNESS BEFORE COMPACTION. SLOPED SURFACES SHALL BE PLOWED, STEPPED, AND BENCHED SO THAT THE FILL MATERIAL WILL BOND WITH THE EXISTING MATERIAL. BENCH AT THE TOE OF FILL SLOPES AND PERIODIC INTERVALS UP THE FILL SLOPES BENCHES.
- 9.10 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE SOILS ENGINEER FOR SCHEDULING OF COMPACTION TESTING. THE FREQUENCY OF DENSITY AND MOISTURE TESTS REQUIRED FOR ADEQUATE CONTROL SHALL BE THE RESPONSIBILITY OF THE SOILS ENGINEER WHO SHALL CERTIFY TO THE ENGINEER AND CONTRACTOR AT PROJECT END THAT THE ROADBED FILL IS COMPACTED AS OUTLINED HEREIN. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS. IN NO CASE SHALL STRUCTURE BACKFILLING BE FLOOD WATER SETTLED.
- 9.11 ALL SLOPE CONSTRUCTION AND ROADWAY EXCAVATION SHALL CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATIONS SECTIONS 201, 205, 212, 301, AND UBC SECTIONS 7009 AND 8010. CUT AND FILL SLOPES SHALL BE AS INDICATED ON THE DETAILS AND PLANS. CUT AND FILL SLOPE GRADIENTS SHALL NOT EXCEED 2:1 IN STEEPNESS WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT ENGINEER AND EXAMINATION BY THE PROJECT ENGINEER. ALL SLOPE CONDITIONS SHALL BE PROVIDED WITH THE APPROPRIATE BENCHES AS SPECIFIED IN THE REFERENCE DOCUMENTS AND INDICATED ON THE PLANS. IF SOILS CONDITIONS ARE ENCOUNTERED WHICH DO NOT ALLOW THE ESTABLISHMENT OF THE INDICATED CUT OR FILL SLOPES, THE PROJECT ENGINEER AND SOILS ENGINEER SHALL BE CONTACTED IMMEDIATELY TO DETERMINE AN ADJUSTMENT TO THE SLOPE GRADIENT OR TO ESTABLISH A METHOD OF STABILIZATION. ALL FILL SLOPES SHALL BE COMPACTED AS EACH LIFT OF FILL MATERIAL IS PLACED. ALL CUT AND FILL SLOPES SHALL BE UNIFORMLY GRADED TO LINES AND GRADES INDICATED. TOPS OF ALL CUT SLOPES SHALL BE ROUNDED AND ALL UNSTABLE AND LOOSE MATERIAL AT TOP OF SLOPE SHALL BE REMOVED. TOP OF CUT SLOPES OVER 10' HIGH SHALL BE PROVIDED WITH BROW DITCHES FOR DRAINAGE.
- NOTE:
REFER TO SECTION 15 FOR SEED MIX DESIGN.
- NOTE:
THERE ARE EXISTING SEWER, WATER, GAS, AND DRY UTILITIES LOCATED WITHIN THE ROAD PRISM. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT THESE UTILITIES DURING CONSTRUCTION.
- 9.12 COMPACT TO THE FOLLOWING SPECIFIED PERCENT OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D698 AND MAG SECTION 211.
- MINIMUM PERCENT COMPACTION:
- SUBGRADE SOIL:
ROADWAY AND STRUCTURE AREAS-----95
PAVED AREAS (PAVEMENTS, SIDEWALKS, & PADS)-----95
- EARTH FILL:
ROADWAY AND STRUCTURE AREAS-----95
PAVED AREAS (PAVEMENTS, SIDEWALKS, & PADS)-----95
GRASSED AND PLANTING AREAS-----85
AGGREGATE BASE COURSE-----100
BACKFILL AROUND STRUCTURES-----95
BACKFILL FOR UTILITY TRENCHES (PER MAG SECTION 601) EXCEPT AS FOLLOWS: BACKFILL FOR TRENCHES SHALL BE COMPACTED TO 100%.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND UNDERSTANDING THE PROJECT SOIL REPORT.



NOTES 1 OF 3

JACKPOT RANCH
2025 W. RESERVATION LOOP RD.
CAMP VERDE, AZ.

SHEET TITLE:

PROJECT TITLE:

DRAWN BY: TBJ

SCALE: NTS

DATE: 07-25-2024

PROJECT NO: 230802

SHEET NO.

C-2

9 GRADING AND EARTHWORK

- 9.13 EXCAVATION: EXCAVATE TO THE DIMENSIONS AND DEPTHS INDICATED ON THE DRAWINGS. FOUNDATIONS SHALL REST ON ENGINEERED COMPACTED FILL OR UNDISTURBED NATURAL SOILS AT GRADE ELEVATIONS INDICATED. IF SUITABLE SOIL IS NOT REACHED AT THE DEPTHS INDICATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SOILS ENGINEER AND ENGINEER. THE CONTRACTOR WILL BE DIRECTED, IN WRITING, TO EXCAVATE TO THE DEPTH OF SUITABLE SOIL. EXCAVATION FOR FOUNDATIONS WHICH ARE CARRIED BELOW THE DEPTHS INDICATED SHALL HAVE THE CONCRETE EXTENDED TO THE BOTTOM OF THE EXCAVATION AT THE CONTRACTOR'S EXPENSE. SEE MAG SPECIFICATION SECTION 206.
- 9.14 WATERING: CAREFULLY WATER EARTH FILL DURING PLACING BY MEANS OF A FINE SPRAY OR OTHER APPROVED METHOD, SO THAT EACH LAYER IS THOROUGHLY AND UNIFORMLY WETTED. MOISTURE CONTENT OF THE MATERIAL SHALL BE CAREFULLY CONTROLLED AT ALL TIMES AND CHECKED AT PROPER INTERVALS TO INSURE CORRECT MOISTURE FOR COMPACTION SPECIFIED. SEE MAG SECTION 225 AND SOILS REPORT.

10 PAVING

- 10.1 COMPLETE ASPHALTIC CONCRETE PAVEMENT INSTALLATION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- A. TACK COATING OF CONCRETE SURFACES, UNDILUTED .02 TO .10 GAL/SY, DILUTED 1:1 MIXTURE, .05 TO .15 GAL/SY, OR AS DIRECTED.
- B. PAINT FOR PAVEMENT STRIPING AND MARKING SHALL CONFORM TO FEDERAL SPEC. NO. TTP-155E, "PAINT, TRAFFIC, HIGHWAY, WHITE AND YELLOW". COLORS FOR PAVEMENT MARKING AND STRIPING SHALL BE AS SPECIFIED BY THE PROJECT ENGINEER.
- C. TRAFFIC CONTROL DEVICES: SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION, PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
- 10.2 ASPHALTIC PAVEMENT SHALL CONFORM TO MAG SPECIFICATION SECTION 32 WITH THICKNESS AND DESIGN MIX AS INDICATED ON THE PLANS.
- 10.3 ALL FRAMES, COVERS, VALVE BOXES, AND MANHOLES IN PAVED AREAS AND RIGHT-OF-WAY SHALL BE ADJUSTED TO GRADE BY THE PAVING CONTRACTOR. IN NON-PAVED AREAS THEY SHALL BE ADJUSTED TO GRADE BY THE GENERAL CONTRACTOR.
- 10.4 ALL PAVING WORK SHALL BE PLACED IN STRICT CONFORMANCE TO MAG SECTION 321 PAR.3213 WEATHER AND MOISTURE CONDITIONS. ALL WORK AND MATERIALS PLACED IN VIOLATION OF THESE REQUIREMENTS WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- 10.5 EXACT POINT OF PAVEMENT MATCHING, TERMINATION AND/OR OVERLAY, IF NECESSARY, SHALL BE SUBJECT TO FIELD APPROVAL BY THE ENGINEER, HIS REPRESENTATIVE AND LOCAL MUNICIPAL AUTHORITIES. EDGE OF EXISTING PAVEMENT WHERE NECESSARY SHALL BE UNIFORMLY SAWCUT AND TACK COAT APPLIED. 10.6 THE CONTRACTOR SHALL IN ALL AREAS OF PAVING PROVIDE A UNIFORM DENSE SURFACE SMOOTH AND TRUE TO LINE. SURFACE SHALL BE FREE OF PITS, DEPRESSIONS, ROCK POCKETS AND PATCHES.
- 10.6 THE CONTRACTOR SHALL IN ALL AREAS OF PAVING PROVIDE A UNIFORM DENSE SURFACE SMOOTH AND TRUE TO LINE. SURFACE SHALL BE FREE OF PITS, DEPRESSIONS, ROCK POCKETS AND PATCHES.

11 FIELD INSPECTION

- 11.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL CONSTRUCTION STAKING. ANY ADDITIONAL STAKING WILL BE AT THE COST OF THE CONTRACTOR.
- 11.2 THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR 24 HOURS PRIOR TO BEGINNING DIFFERENT ASPECTS OF CONSTRUCTION SO THAT INSPECTIONS MAY BE SCHEDULED.
- 11.3 ANY QUESTIONS RAISED RELATIVE TO ACCURACY OF IMPROVEMENT INSTALLATION SHALL NOT BE RAISED SUBSEQUENT TO COMPLETION OF THE WORK UNLESS ALL SURVEY STAKES ARE MAINTAINED INTACT. SHOULD SUCH STAKES NOT BE PRESENT AND VERIFIED AS TO THEIR ORIGIN, NO CLAIM FOR ADDITIONAL COMPENSATION FOR CORRECTION SHALL BE PRESENTED TO ANY PARTY AND SUCH WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.

12 SUSPENSION OF WORK

- 12.1 THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE MAY SUSPEND THE WORK BY WRITTEN NOTICE WHEN, IN HIS JUDGMENT, PROGRESS IS UNSATISFACTORY, WORK BEING DONE IS UNAUTHORIZED OR DEFECTIVE, WEATHER CONDITIONS ARE UNSUITABLE, OR THERE IS DANGER TO THE PUBLIC HEALTH OR SAFETY.

13 WARRANTY

- 13.1 ANY DEFECTS WHICH APPEAR IN THE WORK WITHIN TWO YEARS FROM THE DATE OF ACCEPTANCE AND WHICH ARE DUE TO IMPROPER WORKMANSHIP OR INFERIOR MATERIALS SUPPLIED SHALL BE CORRECTED BY OR AT THE EXPENSE OF THE CONTRACTOR.

14 EROSION CONTROL NOTES

- (SPECIFICATIONS FOR PERMANENT SEEDING)
- 14.1 SITE PREPARATION
- A. INSTALL NECESSARY SURFACE WATER CONTROL MEASURES PRIOR TO PLANTING PERMANENT SEEDING.
- B. GRADE TO PERMIT USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION.
- C. PROVIDE ADEQUATE DRAINAGE WHERE INTERNAL WATER MOVEMENT, ESPECIALLY AT TOES OF SLOPES, MAY CAUSE SEEPS OR SLIPPAGE BEFORE SEEDING IS WELL ESTABLISHED.
- 14.2 SEEDBED PREPARATION
- A. AS PRACTICAL, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
- B. IMMEDIATELY BEFORE SEEDING, RAKE OR OTHERWISE LOOSEN PLANTING SURFACE TO PROVIDE A SMOOTH, FRIABLE SURFACE FREE OF EARTH CLODS, HUMPS AND DEPRESSIONS, AND DISPOSE OF LOOSE STONES HAVING A DIMENSION GREATER THAN ONE INCH AND DEBRIS BROUGHT TO THE SURFACE DURING CULTIVATION.
- 14.3 PLANTING
- A. APPLY SEED MIX AT THE RATE OF 11 POUNDS PER ACRE. MIX SHALL CONTAIN THE FOLLOWING PROPORTION OF PURE LIVE SEED: SAND DROPSEED (SPOROBOLUS CRYPTANDRUS) 1 LB SIDEOTS GRAMA (BOUTELOUS CURTIPENDULA)5 LB CRESTED WHEAT GRASS (AGROPYRON CRISTATUM) 5 LB
- B. APPLY SEED IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER WITH HALF THE SPECIFIED APPLICATION RATE APPLIED IN EACH DIRECTION.
- C. IMMEDIATELY AFTER SEEDING, UNIFORMLY SPREAD SCREENED MANURE AT THE RATE OF ONE CUBIC YARD PER 1000 SQUARE FEET AND WATER UNTIL THE GROUND IS WET TO A MINIMUM DEPTH OF TWO INCHES.
- D. HYDRAULIC SEEDING USING 1500 POUNDS OF WOOD CELLULOSE FIBER PER ACRE MAY BE UTILIZED IN LIEU OF PLANTING.
- 14.4 MAINTENANCE
- A. PROTECT PLANTED AREAS FROM GRAZING, FIRE, TRAFFIC, AND WEED GROWTH.
- B. MAINTAIN PLANTED AREAS UNTIL A GOOD STAND OF GRASS IS ESTABLISHED. AREAS AS REQUIRED IF NO GROWTH IS PRESENT WITHIN 15 DAYS OF PLANTING.

15 TEMPORARY EROSION CONTROL

- 15.1 EROSION CONTROL BERMS AND ROCK CHECK DAMS
- A. PROVIDE EARTHEN BERMS AT TOES OF SLOPES REMAINING BARE BETWEEN CONSTRUCTION PHASES.
- B. PLACE TEMPORARY ROCK CHECK DAMS IN ROAD DITCHES AND CHANNELS IF RIP-RAP PROTECTION WILL NOT BE PROVIDED WITHIN 60 DAYS.
- 15.2 CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION CONTROL MEASURES SUCH AS SAND BAGGING, TEMPORARY DE-SILTING BASIN CONSTRUCTION BERMS, VISQUEEN, ETC. TO PROTECT ADJOINING PROPERTIES FROM EROSION.

16 SEWER LINE NOTES

- 16.1 ALL PVC LINES WILL BE BURIED WITH A GREEN #14 TRACE WIRE WITH A "CAUTION SEWER LINE BELOW" TAPE.
- 16.2 SEWER "YARD" LINES WILL BE CONSTRUCTED OF 4" ABS/PVC PIPE WITH GLUE JOINTS. NO JOINTS TO BE CONSTRUCTED WITHIN 6 FEET EITHER SIDE OF WATER "YARD" LINE CROSSINGS.
- 16.3 UNLESS SPECIFICALLY CALLED OUT ALL INVERTS ARE TO BE THREE (3) FEET BELOW FINISHED FLOOR STUBBED OUT.
- 16.4 MARK EACH STUB-OUT PER M.S.D. 440-1. IF BUILDING LOCATION IS KNOWN THEN MARK PER M.S.D. 440-2.
- 16.5 EXFILTRATION FROM ALL MANHOLES SHALL BE LIMITED TO 0.1 GALLONS PER HOUR PER VERTICAL FOOT.
- 16.6 ALL NEW SEWER LINES ARE TO BE TESTED FOR INFILTRATION/EXFILTRATION AS PER A.D.E.Q. BULLETIN # 11. MAXIMUM ALLOWABLE INFILTRATION/EXFILTRATION IS 0.158 GALLONS/INCH DIAMETER/100 FEET.
- 16.7 SHORT TERM DEFLECTION TESTING FOR AT LEAST 20% OF PVC SEWER SHALL BE PERFORMED. SHORT TERM DEFLECTION IN EXCESS OF 5% SHALL BE CONSIDERED UNSERVICEABLE AND SHALL BE REPAIRED AND RETESTED.
- 16.8 THE ENGINEER SHALL REVISE THESE PLANS TO "AS BUILT" CONDITIONS AND RETURN THEM TO YAVAPAI COUNTY ENVIRONMENTAL SERVICES PRIOR TO THE ACCEPTANCE OF ANY IMPROVEMENTS SHOWN ON THESE PLANS.
- 16.9 SEWER PIPE SHALL BE IN ACCORDANCE WITH SECTION 745 OF THE MAG STANDARD SPECIFICATIONS.
- 16.10 CONSTRUCTION AND TESTING OF SEWER LINES SHALL BE IN ACCORDANCE WITH MAG STANDARD SPECIFICATIONS SECTION 615.
- 16.11 INSTALLATION OF PVC SEWER MUST BE IN CONFORMANCE WITH STANDARD SPECIFICATION ASTM D2321.
- 16.12 WATER TIGHTNESS TESTING OF THE SEWER LINE SHALL BE PERFORMED IN ACCORDANCE WITH MAG SPECIFICATION 615.10.
- 16.13 SEWER SERVICE TAPS SHALL BE INSTALLED IN ACCORDANCE WITH MAG STANDARD DETAIL 440. SERVICE PIPE SHALL BE 4-INCH FOR HOUSE CONNECTIONS. TAP LOCATION AND SERVICE LINES SHALL BE FIELD LOCATED AND MARKED WITH A GREEN # 4 REBAR OR AS SPECIFIED.
- 16.14 SEWER LINES MUST HAVE 3' MINIMUM COVER OVER PIPE.
- 16.15 TRENCH EXCAVATION, BEDDING, AND BACKFILLING FOR SEWER PIPES SHALL BE IN COMPLIANCE WITH MAG SPECIFICATIONS SECTION 601.
- 16.16 SEWER MAINS (GRAVITY, PRESSURE, FORCE) SHALL BE KEPT AT A MINIMUM OF 100 FEET FROM DRINKING WATER WELLS, UNLESS THE FOLLOWING CONDITIONS ARE MET: 1. WATER MAIN PIPE, PRESSURE TESTED IN PLACE TO 150 PSI WITHOUT EXCESSIVE LEAKAGE, MAY BE USED FOR PRESSURE SEWERS AND FORCE MAINS AT DISTANCES GREATER THAN 20 FEET FROM DRINKING WATER WELLS.

17 WATER LINE NOTES

- 17.1 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ARIZONA WATER COMPANY (A.W.CO.) STANDARD SPECIFICATIONS TO INCLUDE E-4-1-1 AND E-8-1.
- 17.2 CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS.
- 17.3 THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- 17.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "BLUE STAKE" AT 1-800-STAKE IT (1-800-782-5348) TWO WORKING DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- 17.5 DUCTILE IRON PIPE (PUSH-ON TYPE) CLASS 350, CEMENT LINED AND CONFORMING TO AWWA C151 SHALL BE USED AS MAIN LINE WATER PIPING. ALL MAIN LINE VALVES SHALL CONFORM TO AWWA C500 WITH A MINIMUM WORKING PRESSURE OF 200 PSI. ALL CAST IRON FITTINGS TO BE CEMENT LINED IN ACCORDANCE WITH AWWA C104 AND SHALL CONFORM TO AWWA C110 WITH A MINIMUM WORKING PRESSURE OF 250 PSI.
- 17.6 WATER MAINS NEAR SEWER MAINS SHALL HAVE SEPARATION OR PROTECTION IN ACCORDANCE WITH AAC R18-5-502.C INCLUDED HEREIN.
- A. IN ORDER TO PROTECT PUBLIC WATER SYSTEMS FROM POSSIBLE CONTAMINATION, A WATER MAIN SHALL NOT:
1. INFRINGE UPON AN AREA WHICH IS WITHIN SIX FEET OF EITHER SIDE OF A SEWER MAIN AND SHALL NOT BE BELOW, AT THE SAME LEVEL AS, OR LESS THAN TWO FEET ABOVE THE TOP OF THE SEWER MAIN, UNLESS EXTRA PROTECTION IS PROVIDED. EXTRA PROTECTION SHALL CONSIST OF CONSTRUCTING THE SEWER MAIN AND WATER MAIN WITH MECHANICAL JOINT DUCTILE IRON PIPE OR WITH SLIP-JOINT DUCTILE IRON PIPE IF JOINT RESTRAINT IS PROVIDED OR SHALL CONSIST OF ENCASING THE SEWER MAIN IN AT LEAST SIX INCHES OF CONCRETE.
2. UNDER ANY CIRCUMSTANCES, INFRINGE UPON AN AREA WHICH IS WITHIN TWO FEET BELOW THE SEWER MAIN.
- B. WHEN UNUSUAL CONDITIONS SUCH AS, BUT NOT LIMITED TO, HIGHWAY OR BRIDGE CROSSINGS PREVENT THE WATER AND SEWER MAIN SEPARATIONS REQUIRED BY SUBSECTION A ABOVE FROM BEING MET, THE DEPARTMENT WILL REVIEW AND MAY APPROVE, REQUEST FOR AUTHORIZATION TO USE ALTERNATE CONSTRUCTION TECHNIQUES, MATERIALS AND JOINTS ON A CASE-BY-CASE BASIS.
- C. NO WATER PIPE SHALL PASS THROUGH, OR COME INTO CONTACT WITH ANY PART OF A SEWER MANHOLE. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND MANHOLES SHALL BE SIX FEET MEASURED FROM THE CENTER OF THE MANHOLE.
- D. THE MINIMUM SEPARATION BETWEEN FORCE, GRAVITY OR PRESSURE SEWERS AND WATER MAINS SHALL BE TWO FEET VERTICALLY AND SIX FEET HORIZONTALLY UNDER ALL CONDITIONS. WHERE A SEWER FORCE MAIN CROSSES ABOVE, OR LESS THAN TWO FEET BELOW A WATER LINE, THE SEWER MAIN SHALL BE ENCASED IN AT LEAST SIX INCHES OF CONCRETE FOR 10 FEET ON EITHER SIDE OF THE WATER MAIN.
- E. ALL DISTANCES ARE MEASURED PERPENDICULARLY FROM THE OUTSIDE OF THE SEWER MAIN TO THE OUTSIDE OF THE WATER MAIN. THESE SEPARATION REQUIREMENTS DO NOT APPLY TO BUILDING PLUMBING OR INDIVIDUAL HOUSE SERVICE CONNECTIONS.
- F. ALL WATER SERVICE LINES THAT ARE UNDER PAVEMENT SHALL BE SLEEVED IN 4" CLASS 160 PVC PIPE CONDUIT.
- G. THRUST BLOCKS SHALL BE INSTALLED AT ALL ANGLES, TEEs AND IN ACCORDANCE WITH AWC STANDARDS E-9-5-1, E-9-5-2 OR PER DETAILS.
- 17.7 A ONE (1) FOOT MINIMUM VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN A STORM DRAIN CROSSING A WATER MAIN. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF STORM DRAIN. EXTRA PROTECTION IS REQUIRED PER MAG SPECIFICATIONS WHEN THESE REQUIREMENTS ARE NOT MET.
- 17.8 A THREE (3) FOOT MINIMUM HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN A FIRE HYDRANT AND ANY WATER SERVICE LINE.
- 17.9 RECLAIMED WASTEWATER MAINS SHALL BE CONSIDERED THE SAME AS WATER MAINS FOR THE PURPOSE OF MINIMUM COVER AND SEPARATION.
- 17.10 VERTICAL CLEARANCE BETWEEN WATER MAINS AND SEWER SERVICE CONNECTIONS:
- THE WATER MAIN MAIN SHALL NOT BE LESS THAN SIX (6) INCHES ABOVE THE SEWER SERVICE EVEN IF THE SEWER SERVICE CONNECTION IS CONSTRUCTED WITH DUCTILE IRON PIPE IN ACCORDANCE WITH NOTE 3B OF MAG STANDARD DETAIL 404-11.

18 STORM SEWER NOTES

- 18.1 ALL CORRUGATED METAL PIPE TO BE 14 GAUGE, UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER.
- 18.2 ALL CORRUGATED METAL PIPE SHALL HAVE FLARED END SECTIONS, EXCEPT WHERE HEADWALLS ARE USED.
- 18.3 ALL DRAINAGE CULVERTS AND PIPES SHALL HAVE A MINIMUM COVER OF 12".

19 DRY UTILITIES NOTES

- 19.1 GAS MAINS SHALL HAVE A MINIMUM COVER OF 36" WITH SAND SHADE 6" BELOW AND ABOVE PIPING. MAINTAIN A MINIMUM OF 1 FOOT VERTICAL AND HORIZONTAL SEPARATION BE-BETWEEN GAS LINE AND OTHER UTILITIES. CONSULT CITIZEN'S UTILITIES FOR FUR-OTHER REQUIREMENTS.
- 19.2 PRIMARY ELECTRIC LINES SHALL HAVE A MINIMUM COVER OF 48". CONSULT APS FOR FURTHER REQUIREMENTS.
- 19.3 CABLE TV LINES SHALL BE INSTALLED PER THE REQUIREMENTS OF SEDONA CABLEVISION.
- 19.4 TELEPHONE LINES SHALL BE INSTALLED PER THE REQUIREMENTS OF US WEST.

20 LANDSCAPING NOTES

- 20.1 ALL EXISTING TREES AND SHRUBS NOT AFFECTED BY BUILDING CONSTRUCTION OR ROAD DEVELOPMENT MUST BE FENCED WITH A CONSTRUCTION ENVELOPE FENCE TO PROTECT THEM DURING CONSTRUCTION.



NOTES 2 OF 3

JACKPOT RANCH
2025 W. RESERVATION LOOP RD.
CAMP VERDE, AZ.

SHEET TITLE:	PROJECT TITLE:
DRAWN BY:	TBJ
SCALE:	NTS
DATE:	07-25-2024
PROJECT NO:	230802
SHEET NO.	

C-3

21 ADEQ WATER AND SEWER SYSTEM NOTES

- 1
- WATER SYSTEM THRUST BLOCKING AND/OR JOINT RESTRAINT
- 2
- PIPE LINES SHALL BE PROVIDED WITH CONCRETE THRUST BLOCKS AT ALL CHANGES IN DIRECTION AND SIZE AND AT ALL TEES, VALVES, PLUGS, AND DEAD ENDS, PER MAG STANDARD DETAILS 301 AND 380 AND YAG STANDARD DETAIL 3-03. PIPE LINES MAY ALSO BE PROVIDED WITH RESTRAINED JOINTS AT ALL CHANGES IN DIRECTION AND SIZE AND AT ALL TEES, VALVES, PLUGS, AND DEAD ENDS, PER MAG STANDARD DETAILS 302 AND 303.
- 3
- TRENCHING AND BACKFILLING
- 3.1
- ROUGH GRADING SHALL BE COMPLETED PRIOR TO INSTALLATION OF UNDERGROUND UTILITIES.
- 3.2
- TRENCH BOTTOM SHALL BE COMPACTED BY SUITABLE MEANS APPROVED BY THE ENGINEER PRIOR TO PLACEMENT OF BEDDING MATERIAL. BEDDING MATERIAL SHALL BE PLACED TO PROVIDE UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE. THE CONTRACTOR SHALL ENSURE THAT A MINIMUM COMPACTED DEPTH OF 6" IS MAINTAINED UNDERNEATH THE PIPE. BELL HOLES SHOULD BE PROVIDED AT EACH JOINT TO PERMIT PROPER ASSEMBLY WHILE MAINTAINING UNIFORM SUPPORT.
- 3.3
- BEDDING MATERIAL SHALL BE AGGREGATE BASE COURSE WITH A MAXIMUM PARTICLE SIZE OF 3/4" AND SHALL BE NON-PLASTIC. WHERE DEPTH OF COVER IS 2-FT. OR LESS, BACKFILL MATERIAL SHALL BE ROUNDED GRAVEL WITH A MAXIMUM PARTICLE SIZE OF 1/2" AND WITH NO MORE THAN 20% PASSING THE #200 SIEVE.
- 4
- GENERAL CONTRACTOR TO STUB OUT UTILITIES 1-FT WITHIN EACH PROPERTY AND MARKED. SEWER TO BE MARKED PER M.S.D. 440-1. IF BUILDING LOCATION IS KNOWN THEN MARK PER M.S.D. 440-2. ALL OTHER UTILITIES TO BE MARKED WITH METAL STUD PER M.S.D. 440-1 BUT PAINTED GREEN FOR SEWER, BLUE FOR WATER AND RED FOR APS. PIPES ALSO TO HAVE TRACER WIRE AND MARKING TAPE.
- 5
- BACKFILL SHALL BE PLACED IN LAYERS OF NOT MORE THAN 8" LOOSE DEPTH AND COMPACTED TO ACHIEVE COMPACTION OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 AND T-191 OR ASTM D-2922 AND D-3017. THE CONTRACTOR SHALL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PROVIDED COMPACTION TESTING. TESTS SHALL BE PROVIDED AT MINIMUM INTERVALS OF ONE TEST PER 50 CUBIC YARDS OF TRENCH BACKFILL. TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER DAILY.
- 6
- TRENCHING, PIPELAYING, BACKFILLING, AND ALL OTHER CONSTRUCTION SHALL BE PERFORMED UNDER THE INSPECTION, COORDINATION, AND SUPERVISION OF A REGISTERED PROFESSIONAL CIVIL ENGINEER.
- 7
- NO TRENCH SHALL BE FILLED WITH BEDDING MATERIAL OR BACKFILL UNTIL THE EXCAVATION AND PIPE LAYING, RESPECTIVELY, HAVE BEEN APPROVED BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE.
- 8
- THE EXCAVATION METHOD EMPLOYED SHALL BE THE CONTRACTOR'S OPTION. MATERIAL SHALL NOT BE STOCKPILED TO A DEPTH OF MORE THAN 5 FEET ABOVE FINISHED GRADE WITHIN 25 FEET OF ANY EXCAVATION OR STRUCTURE. EXCAVATION SHALL EXTEND SUFFICIENT DISTANCE FROM WALLS AND FOOTINGS TO ALLOW PLACING AND REMOVAL OF FORMS, INSTALLATION OF SERVICES AND INSPECTION BY THE ENGINEER. WITHIN 12" OF FINISHED GRADE SHOWN ON THE DRAWINGS, AND FOR THE MANHOLES, FILL AND BACKFILL SHALL BE NATIVE MATERIAL, FREE FROM BROKEN CONCRETE, ORGANIC MATERIAL, OR OTHER DEBRIS WITH SUFFICIENT FINES TO FILL ALL VOIDS AND TO INSURE A UNIFORMLY COMPACTED MASS OF THE REQUIRED DENSITY AND HAVING A MAXIMUM SIZE OF 2 - 1/2" INCHES WITH 0 TO 20% MINUS #200. ALL FILL AND BACKFILL SHALL BE PLACED IN LAYERS OF NOT MORE THAN 8" LOOSE AND COMPACTED TO 95% OF MAXIMUM DENSITY, DETERMINED BY AASHTO TEST METHOD T-99, PRIOR TO PLACEMENT OF THE NEXT LAYER.

22 WATER AND SEWER SYSTEM DESIGN

- 22.1
- WATER AND SEWER MAINS SHALL BE SEPARATED IN ORDER TO PROTECT PUBLIC WATER SYSTEMS FROM POSSIBLE CONTAMINATION. ALL DISTANCES ARE MEASURED PERPENDICULARLY FROM THE OUTSIDE OF THE SEWER MAIN TO THE OUTSIDE OF THE WATER MAIN. SEPARATION REQUIREMENTS ARE AS FOLLOWS:
1.
- WATER MAIN SHALL NOT BE PLACED: (AAC: 18-5-502)
- A.
- WITHIN SIX FEET, HORIZONTAL DISTANCE, AND BELOW TWO FEET, VERTICAL DISTANCE, ABOVE THE TOP OF A SEWER MAIN UNLESS EXTRA PROTECTION IS PROVIDED (WHEN A WATER MAIN IS ABOVE A SEWER MAIN; EXTRA PROTECTION IS REQUIRED WHEN THE WATER MAIN IS CLOSER THAN TWO (2) FEET TO THE SEWER MAIN. WHEN A WATER MAIN IS BELOW A SEWER MAIN: THE MINIMUM SEPARATION IS TWO (2) FEET AND EXTRA PROTECTION IS ALWAYS REQUIRED PER MAG SPECIFICATIONS). EXTRA PROTECTION SHALL CONSIST OF CONSTRUCTING THE SEWER MAIN WITH MECHANICAL JOINT DUCTILE IRON PIPE OR WITH SLIP-JOINT DUCTILE IRON PIPE IF JOINT RESTRAINT IS PROVIDED. ALTERNATE EXTRA PROTECTION SHALL CONSIST OF ENCASING BOTH THE WATER AND SEWER MAINS IN AT LEAST SIX INCHES OF CONCRETE FOR AT LEAST TEN FEET BEYOND THE AREA COVERED BY THIS SUBPARAGRAPH.
- B.
- WITHIN TWO FEET HORIZONTALLY AND TWO FEET BELOW THE SEWER MAIN.
2.
- NO WATER PIPE SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SEWER MANHOLE. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND MANHOLES SHALL BE SIX FEET, MEASURED FROM THE CENTER OF THE MANHOLE.
3.
- THE MINIMUM SEPARATION BETWEEN FORCE MAINS OR PRESSURE SEWERS AND WATER MAINS SHALL BE TWO FEET VERTICALLY AND SIX FEET HORIZONTALLY UNDER ALL CONDITIONS. WHERE A SEWER FORCE MAIN CROSSES ABOVE OR LESS THAN SIX FEET BELOW A WATER LINE, THE SEWER MAIN SHALL BE ENCASED IN AT LEAST SIX INCHES OF CONCRETE OR CONSTRUCTED USING MECHANICAL JOINT DUCTILE IRON PIPE FOR TEN FEET ON EITHER SIDE OF THE WATER MAIN.
4.
- A ONE (1) FOOT MINIMUM VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN A STORM DRAIN CROSSING A WATER MAIN. THE MINIMUM VERTICAL SEPARATION IS MEASURED FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF STORM DRAIN. EXTRA PROTECTION IS REQUIRED PER MAG SPECIFICATIONS WHEN THESE REQUIREMENTS ARE NOT MET.
5.
- A SIX (6) FOOT MINIMUM HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN A SEWER MAIN OR STORM DRAIN AND A WATER MAIN. THE MINIMUM HORIZONTAL SEPARATION IS MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
6.
- WHENEVER TWO PARALLEL WATER MAINS ARE REQUIRED, THERE SHALL BE A TEN (10) FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN THE TWO MAINS TO ALLOW FOR TAPPING, TIE-OVER, AND MAINTENANCE.
7.
- A THREE (3) FOOT MINIMUM HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN A FIRE HYDRANT AND ANY WATER SERVICE LINE.
8.
- RECLAIMED WASTEWATER MAINS SHALL BE CONSIDERED THE SAME AS WATER MAINS FOR THE PURPOSE OF MINIMUM COVER AND SEPARATION.
9.
- VERTICAL CLEARANCE BETWEEN WATER MAINS AND SEWER SERVICE CONNECTIONS: THE WATER MAIN SHALL NOT BE LESS THAN 6 INCHES ABOVE THE SEWER SERVICE EVEN IF THE SEWER SERVICE CONNECTION IS CONSTRUCTED WITH DUCTILE IRON PIPE IN ACCORDANCE WITH NOTE 3B OF MAG STANDARD DETAIL 404-1.
10.
- WHEN THE SEWER SERVICE IS ABOVE THE WATER MAIN IS NOT ALLOWED.
11.
- SEPARATION FROM STORM DRAINS AND CULVERTS; WATER AND SEWER MAINS SHALL MAINTAIN SIX (6) FEET HORIZONTAL AND ONE FOOT VERTICAL SEPARATION FROM STORM DRAINS AND CULVERTS.
12.
- MINIMUM COVER IS TO BE MEASURED TO SUBGRADE UNLESS THERE IS NO PAVEMENT; THEN IT IS MEASURED TO FINISHED GRADE. IN ALL CASES, SEWER LINES ARE TO BE AT A DEPTH SUFFICIENT TO PROVIDE GRAVITY SERVICE TO ALL ADJACENT BUILDING PADS. SERVICE LINES ARE TO BE LAID AT GRADES AND DEPTHS PRESCRIBED IN THE INTERNATIONAL PLUMBING CODE.
- 22.2
- MANHOLES
- ALL MANHOLES SHALL BE 4-FT. ID PRECAST CONCRETE WITH POURED-IN-PLACE CONCRETE BASE AND TRAFFIC BEARING RING AND COVER. ALL COVERS SHALL BE 2-FT. IN DIAMETER AND SHALL BE MARKED "SEWER". TEST MANHOLES FOR WATER TIGHTNESS (INFILTRATION) PER R 18-9-E301.4.01.D.3.F. WATER TIGHTNESS SHALL BE TESTED BY EITHER 1) FILLING THE MANHOLE WITH WATER AND ENSURING THAT THE DROP IN WATER LEVEL DOES NOT EXCEED 0.001% OF THE TOTAL MANHOLE VOLUME IN ONE HOUR, OR 2) AIR PRESSURE TESTING USING THE "STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY NEGATIVE AIR PRESSURE (VACUUM) TEST". ASTM C-1244-93. TEST 100% OF ALL MANHOLES. MANHOLES SHALL CONFORM TO A.D.E.Q. AND M.A.G. SPECIFICATIONS. CONSTRUCTION SHALL CONFORM TO M.A.G. STD. DTLS. 420-1 AND 420-2.'
- 22.3
- CONCRETE
- CLASS A CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. ALL POURED-IN-PLACE CONCRETE FOR WATER CONTAINING AND/OR TRANSPORTING CHAMBERS, MANHOLES AND BOXES, AND FOUNDATIONS SHALL BE CLASS A CONCRETE, AND SHALL BE SMOOTH FINISHED ON WATER CONTACT SURFACES. THRUST BLOCKS, VALVE ANCHORS, AND CONCRETE SURROUNDS MAY BE FORMED FROM CLASS C CONCRETE. THE EXCAVATION METHOD EMPLOYED SHALL BE THE CONTRACTOR'S GRADE WITHIN 25 FEET OF ANY EXCAVATION OR STRUCTURE. EXCAVATION SHALL EXTEND A SUFFICIENT DISTANCE FROM WALLS AND FOOTINGS TO ALLOW PLACING AND REMOVAL OF FORMS, INSTALLATION OF SERVICES AND INSPECTION BY THE ENGINEER.

23 SEWER AND WATER LINE TESTING

- GRAVITY SANITARY SEWER TESTING:
- ALL GRAVITY SANITARY SEWER MAINS SHALL BE TESTED IN ACCORDANCE WITH THE ARIZONA ADMINISTRATIVE CODE. ALL ACCEPTANCE TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE PROJECT ENGINEER OR AUTHORIZED REPRESENTATIVE. TESTING SHALL CONSIST OF THE FOLLOWING:
1.
- TEST EACH SECTION OF GRAVITY PIPELINE FOR LEAKAGE AND PRESSURE RATING AFTER BACKFILLING OCCURS AND BEFORE ROAD IS PAVED. PERFORM LEAKAGE TESTS WITH THE AIR TEST AS SPECIFIED BELOW. TEST LATERALS FROM THE MAIN LINE TO PROPERTY LINE.
2.
- IN ADDITION TO PRESSURE AND LEAKAGE TESTING, A DEFLECTION TEST SHALL BE PERFORMED ON ALL GRAVITY PIPELINES INSTALLED, A RIGID BALL OR MANDREL DEFLECTION TESTING EQUIPMENT AND LABOR SHALL BE PROVIDED. TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES. ANY SECTION OF THE PIPELINE WHICH SHOWS DEFLECTION IN EXCESS OF 5 PERCENT OF THE AVERAGE INSIDE DIAMETER AS PER ASTM D3034 SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. ENGINEER MAY REQUIRE CONTRACTOR TO TEST PVC PIPE AFTER BACKFILL HAS BEEN IN PLACE FOR 30 DAYS.
3.
- VIDEO INSPECTION
- 3.a.
- THE CONTRACTOR WILL BE REQUIRED TO VIDEO RECORD THE INTERIOR OF THE SEWER LINE USING A VIDEO CAMERA. ANY DEFECTS OR 'SAGS' IN THE PIPE OR CONSTRUCTION METHODS REVEALED BY THE INSPECTION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- 3.b.
- THE CONTRACTOR SHALL RE-VIDEO THE PIPE AFTER IT HAS BEEN REPAIRED OR EXCAVATED. ANY ADDITIONAL INSPECTION(S) REQUIRED, BASED ON A FAILURE OR DEFICIENCY DISCOVERED DURING THE INSPECTION, SHALL BE PAID FOR BY THE CONTRACTOR. ALL SEWER LINE VIDEOS SHALL BE TURNED IN TO THE PROJECT MANAGER AFTER ACCEPTANCE.
4.
- AIR TESTING (ASTM F1417)
- 4.a.
- PERFORM AIR TESTS FOR PLASTIC MAINLINE AND WILL INCLUDE LATERAL PIPES TO THE PROPERTY LINES WHERE APPLICABLE.
- 4.b.
- CONTRACTOR SHALL FURNISH ALL FACILITIES REQUIRED INCLUDING: NECESSARY PIPING CONNECTIONS, TEST PUMPING EQUIPMENT, PRESSURE GAUGES OR MANOMETERS, BULKHEADS, ALL MISCELLANEOUS ITEMS REQUIRED. OBTAIN APPROVAL OF EQUIPMENT AND ACCEPTANCE OF METHODS PROPOSED FOR USE. CONDUCT. INITIAL TEST ON FIRST SECTION OF PIPE LAID BY EACH CREW.
- 4.c.
- INTRODUCE LOW-PRESSURE AIR UNTIL INTERNAL AIR PRESSURE IS 4.0 PSI. ALLOW TWO TO FIVE MINUTES FOR INTERNAL AIR PRESSURE AND TEMPERATURE TO STABILIZE. ADJUST PRESSURE TO 3.5 PSI AND START TEST, THE TIME REQUIRED FOR THE PRESSURE TO DECREASE 1.0 PSI FROM 3.5 TO 2.5 PSI GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUND WATER ABOVE THE PIPE. INVERT SHALL NOT BE LESS THAN THE MINIMUM TEST TIME IN THE FOLLOWING FOR THE GIVEN DIAMETERS: NOMINAL PIPE TIME (MIN) PER DIAMETER PER 100FT OF PIPE: 4"=.66 MIN; 6"=1.48 MIN; 8"=2.510 MIN; 10"=3.912 MIN; 12"=5.615 MIN; 15"=8.918 MIN; 18" =12.8 MIN.
5.
- MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH AAC R18-9-E301D.3, ASTM C -1244 AND MAG SPECIFICATION SECTION 615.

WATER SYSTEM PRESSURE AND LEAKAGE TESTING:

1.
- THE CONTRACTOR SHALL PROVIDE THE LABOR, TOOLS, EQUIPMENT, AND MATERIALS NECESSARY TO PERFORM THE PRESSURE TESTS AND LEAKAGE TESTS.
2.
- ALL TESTS PERFORMED FOR EACH PIPE TEST SECTION, FACILITY, OR PART OF A FACILITY SHALL BE OBSERVED AND APPROVED BY THE ENGINEER BEFORE ACCEPTANCE. IN THE EVENT THE CONTRACTOR PERFORMS ANY TEST WITHOUT OBSERVED BY THE ENGINEER, THE CONTRACTOR WILL BE REQUIRED TO TEST THE SECTION, FACILITY, OR PART OF A FACILITY AGAIN IN CONFORMANCE WITH THIS SPECIFICATION AT NO COST TO THE OWNER.
3.
- SUBMIT TEST RESULTS OF ALL TESTING INCLUDED IN THIS SECTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PRESSURE TESTS AND GAUGE CALIBRATIONS.
4.
- THE ENGINEER AND PROJECT MANAGER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY TESTING AND/OR DISINFECTING.
5.
- TEST PRESSURES SHALL BE 150 PSI, MEASURED AT THE LOWEST POINT OF THE PIPE SEGMENT BEING TESTED. ONLY POTABLE WATER SHALL BE USED FOR FLUSHING AND TESTING THE POTABLE WATER SYSTEM.
6.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSAL OF ANY WATER ASSOCIATED WITH HYDROSTATIC TESTING. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER TO DETERMINE DISPOSAL LOCATIONS. PERMITTING, COORDINATION, AND APPROVAL OF DISPOSAL LOCATIONS ARE THE RESPONSIBILITY OF CONTRACTOR. ALL TEMPORARY PLUGS, BULKHEADS, OR BLIND FLANGES USED FOR HYDROSTATIC TESTING WILL BE FURNISHED BY THE CONTRACTOR AND INCIDENTAL TO THE COST OF THE PIPELINE.
7.
- ALL PRESSURE MAINS SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH MAG SPECIFICATION SECTION 610. SUBSECTION 610.15 EXCEPT THAT THE MAXIMUM ALLOWABLE LEAKAGE FROM THE PIPE LINE SHALL BE DETERMINED BY THE FOLLOWING FORMULA: WHERE: L = SDVP/133,200; L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR, S = LENGTH OF PIPE TESTED IN FEET, D = NOMINAL DIAMETER OF PIPE IN INCHES, AND P = AVERAGE TEST PRESSURE IN PSI GAGE DURING THE HYDROSTATIC TEST AS MEASURED AT THE LOWEST POINT IN THE TEST SECTION.
8.
- EACH SECTION OF PRESSURE MAIN TO BE TESTED SHALL BE SLOWLY FILLED WITH WATER AND THE SPECIFIED TEST PRESSURE SHALL BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A MANNER SATISFACTORY TO THE ENGINEER. BEFORE APPLYING THE SPECIFIED TEST PRESSURE, ALL AIR SHALL BE EXPELLED FROM THE PIPE. THE WATER PRESSURE SHALL BE BROUGHT TO THE SPECIFIED TEST PRESSURES AND MAINTAINED FOR AT LEAST 2 HOURS. LEAKAGE WILL BE DETERMINED BY MEASURING THE QUANTITY OF WATER TO BE SUPPLIED TO MAINTAIN THE SPECIFIED TEST PRESSURE. THE CONTRACTOR SHALL REPAIR AND RETEST ANY LINES THAT FAILED.
9.
- PRESSURE TESTING OF NEW MAINS SHALL BE BY THE CONTRACTOR PER MAG SECTION 610.15 AND PROJECT ENGINEER OR REPRESENTATION WILL BE PRESENT AT ALL TESTING.

WATER SYSTEM CHLORINATION FLUSHING AND BACTERIOLOGICAL TESTING:

1.
- CHLORINATION, FLUSHING AND BACTERIOLOGICAL TESTING CHLORINATION AND FLUSHING OF NEW MAINS SHALL BE PERFORMED BY THE CONTRACTOR PER MAG SECTION 611 AND PART V OF ADEQ ENGINEERING BULLETIN NO. 8, BEFORE BEING PLACED IN SERVICE. ALL NEWLY INSTALLED PIPE, VALVES, HYDRANTS, AND APPURTENANCES SHALL BE FLUSHED, DISINFECTED, KEPT CLEAN, AND WILL BE SAMPLED FOR ACCEPTABLE BACTERIOLOGICAL ANALYSIS. THE CONTRACTOR WILL HAVE SAMPLE TAKEN FROM EACH AND EVERY 500-FOOT INTERVAL, AND AT EACH END. FOR EACH HYDRANT LATERAL OVER 18-FEET IN LENGTH, A SAMPLE WILL BE TAKEN AT THE HYDRANT END. ON NEW WATERLINE WITHOUT HYDRANT, TEMPORARY SAMPLING TAPS SHALL BE PROVIDED, AND THEN REMOVED AND PLUGGED AFTER ACCEPTABLE BACTERIOLOGICAL RESULTS ARE RECEIVED. HYDRANT USED FOR SAMPLING SHALL BE FITTED WITH AN APPROVED SAMPLING TAP.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER AND UTILITY DEPARTMENT FOR THE LOCATION OF SAMPLING TAPS.
2.
- PRE-DISINFECTION FLUSHING: PIPE SHALL FIRST BE FLUSHED TO REMOVE ANY SOLID OR CONTAMINATED MATERIAL. FLUSHING VELOCITY SHALL BE AT LEAST 2.5- FEET PER SECOND IN THE PIPE. FLUSHING PERIOD SHALL BE AT LEAST 5 MINUTES FOR EVERY 150- FEET OF NEW PIPE BUT IN NO CASE LESS THAN 30 MINUTES. B. ONE 2-1/2 INCH HYDRANT OPENING WILL, UNDER NORMAL PRESSURE OF 40 PSI, PROVIDE THIS VELOCITY IN PIPE SIZES UP TO AND INCLUDING 12-INCHES.
3.
- FINAL FLUSHING AND TESTING. FOLLOWING CHLORINATION, ALL TREATED WATER SHALL BE FLUSHED FROM THE PIPE UNTIL THE REPLACEMENT WATER TREATED THROUGHOUT ITS LENGTHS SHOWS AN ABSENCE OF CHLORINE. IF CHLORINE IS NORMALLY USED IN THE SOURCE OF SUPPLY, TESTS SHALL SHOW A RESIDUAL NOT IN EXCESS OF THAT CARRIED IN THE SYSTEM. FLUSHING VELOCITY SHALL BE AT LEAST 2.5- FEET PER SECOND IN THE WATERLINE. FLUSHING PERIOD SHALL BE AT LEAST 5 MINUTES FOR EVERY 150- FEET OF NEW WATERLINE, BUT IN NO CASE LESS THAN 30 MINUTES. ALL HYDRANTS ON THE NEW WATERLINE SHALL BE FLUSHED TO REMOVE EXCESS CHLORINE FROM THE HYDRANT AND HYDRANT BRANCH.
6.
- THE CONTRACTOR WILL PROVIDE A COPY OF ALL TEST TO THE PROJECT ENGINEER AND UTILITY DEPARTMENT.



NOTES 3 OF 3

JACKPOT RANCH
2025 W. RESERVATION LOOP RD.
CAMP VERDE, AZ.

SHEET TITLE:

PROJECT TITLE:

DRAWN BY: TBJ

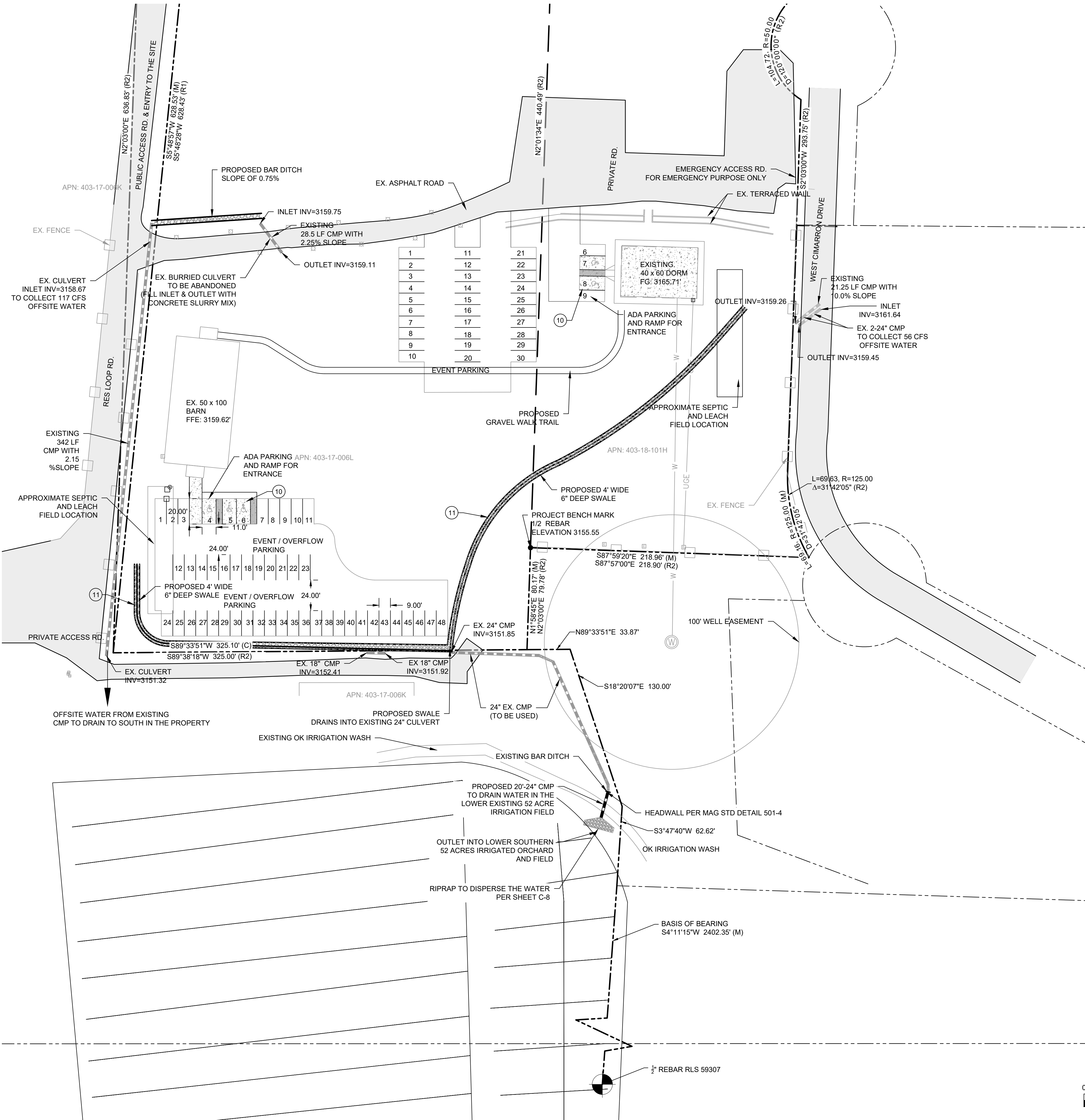
SCALE: NTS

DATE: 07-25-2024

PROJECT NO: 230802

SHEET NO.

C-4



CONSTRUCTION NOTES:

1. SURVEY AND TOPOGRAPHY DATA PROVIDED BY HERITAGE LAND SURVEYING & MAPPING INC, AND WAS PERFORMED IN MARCH 2024.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY CONNECTION POINTS PRIOR TO INSTALLATION OF NEW SERVICE LINES.
3. TEMPORARY TRAFFIC SURFACING SHALL BE APPLIED PRIOR TO CONSTRUCTION AND SHALL CONSIST OF NO LESS THAN A 4" THICKNESS OF 3/4" AGGREGATE. THE SURFACE SHALL EXTEND FROM THE EXISTING ROADWAY TO THE BUILDING FOOTPRINT.
4. ALL NEW SIDEWALKS, DRIVEWAYS, EXPOSED SURFACES OF CONCRETE DRAINAGE STRUCTURES, AND OTHER EXPOSED CONCRETE SURFACES SHALL BE INTEGRALLY COLORED "SEDONA RED". THE AMOUNT OF CONCRETE COLOR ADDITIVE REQUIRED IS 3.05 LBS OF DAVIS 160 LIQUID PER SACK OF CONCRETE. THIS IS THE SEDONA RED AS MANUFACTURED BY HANSON CONCRETE IN COTTONWOOD ARIZONA. VARIATIONS IN THE ADDITIVE TO ACCOMPLISH THE "SEDONA RED" SHALL BE SUBJECT TO CITY ENGINEER APPROVAL.
5. WATER AND SEWER SERVICES SHALL BE INSTALLED PER INTERNATIONAL PLUMBING CODE REQUIREMENTS.
6. DURING CONSTRUCTION PHASE: IMPLEMENT STRAW WATTLES, SILT FENCING OR OTHER APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMPs) TO MITIGATE STORM WATER POLLUTION AND PREVENT EROSION ONSITE AND SEDIMENT LEAVING THE PROPERTY AND ENTERING THE THE CITY OF SEDONA MS4. THESE BMPs ARE TO BE PROPERLY INSTALLED AND MAINTAINED. CONTRACTOR IS TO PROVIDE INFORMATION, LOCATION AND OTHER DETAILS REGARDING STORM WATER POLLUTION PREVENTION MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION.
7. POST CONSTRUCTION PHASE: BMPs SHALL BE IMPLEMENTED TO PREVENT STORM WATER POLLUTION AND SITE EROSION ONCE ACTIVE CONSTRUCTION IS COMPLETED. THESE BMPs INCLUDE REVEGETATION, GENTLE SLOPING, TERRACING AND LANDSCAPING (WITH ROCK OR OTHER SUITABLE MATERIAL AND FILTER FABRIC). THIS SHOULD BE IN CONJUNCTION WITH THE REQUIRED STORM WATER MEASURES ADDRESSING VOLUME, SUCH AS RETENTION/DETENTION BASINS, SWALES AND RIPRAP PADS. ALSO PROVIDE INFORMATION, LOCATION AND OTHER DETAILS REGARDING STORM WATER POLLUTION PREVENTION MEASURES TO BE IMPLEMENTED AFTER CONSTRUCTION.
8. WATER AND SEWER SERVICES SHALL BE INSTALLED PER INTERNATIONAL PLUMBING CODE REQUIREMENTS.
9. IF THE PROPERTY HAS AN EXISTING CLEANOUT PROVIDED ON THE SEWER LATERAL CONNECTION; PROPER COMPACTION AROUND THE CLEANOUT, RING, AND COVER MUST BE PROVIDED AFTER CONNECTION. IN ADDITION, VISIBILITY AND ACCESSIBILITY MUST BE MAINTAINED.
10. ADA PARKINGS SHALL BE CONCRETE AND OTHER PARKING AREAS AND DRIVEWAYS SHALL BE OF 3/4" GRAVEL WITH NO FINES.
11. ALL SWALES TO BE CONSTRUCTED PER DETAILS SHEET C-8.

FIRST FLUSH CALCULATIONS:

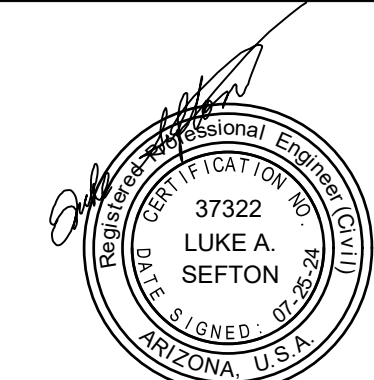
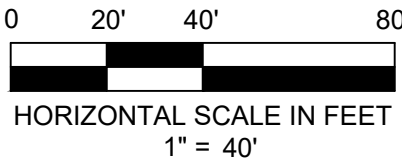
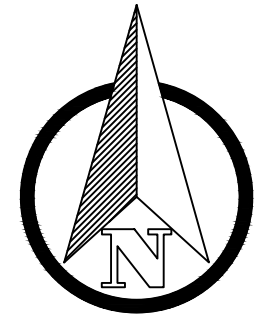
AREA OF BUILDING PADS	= 7400 SF (50X100+40X60)
AREA OF CONCRETE ADA PARKINGS	= 1,771 SF (544+1,227)
TOTAL GRAVEL AREA INCLUDING PARKING SPACES AND DRIVEWAYS	= 35,923 SF
TOTAL IMPERVIOUS AREA	= 45,094 SF
TOTAL FIRST FLUSH	= 45,094 SF x 2" = 1,878.91CF

SYMBOL LEGEND

- [S] APPROXIMATE SEPTIC LOCATION
- [W] EXISTING WELL
- [H] EX. HOSE BIB
- [] EX. SEPTIC LID
- [W] EX. WATER BOX
- [E] EX. ELECTRIC METER
- [L] EX. SITE LIGHT

LINETYPE LEGEND

- EXISTING STORM SEWER LINE
- EXISTING WATER SERVICE
- EXISTING SANITARY SERVICE
- EXISTING UNDERGROUND ELECTRIC LINE
- PARCEL BOUNDARY & RIGHT-OF-WAY LINE
- PROPOSED STORM SEWER LINE
- PROPOSED SWALE LINE



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SITE PLAN

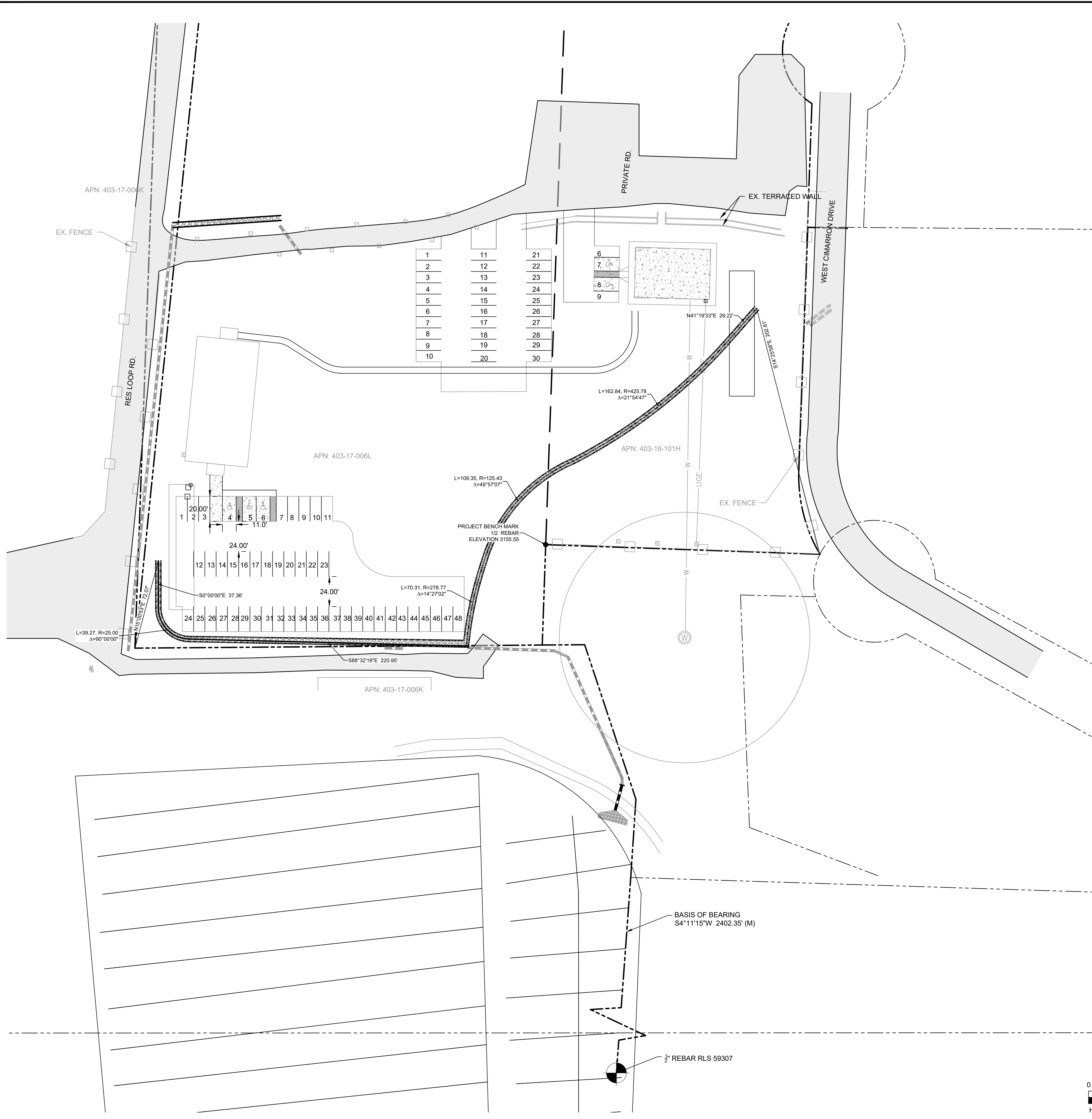
JACKPOT RANCH
2025 W. RESERVATION LOOP RD.
CAMP VERDE, AZ.

SHEET TITLE:
PROJECT TITLE:

DRAWN BY: TBJ
SCALE: AS SHOWN
DATE: 07-25-2024
PROJECT NO: 230802
SHEET NO.

C-5

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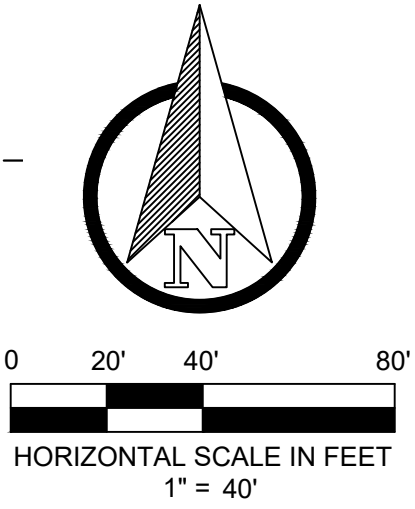


SYMBOL LEGEND

- [S] APPROXIMATE SEPTIC LOCATION
- (W) EXISTING WELL
- (H) EX. HOSE BIB
- [] EX. SEPTIC LID
- [W] EX. WATER BOX
- [E] EX. ELECTRIC METER
- (L) EX. SITE LIGHT

LINETYPE LEGEND

- EXISTING STORM SEWER LINE
- EXISTING WATER SERVICE
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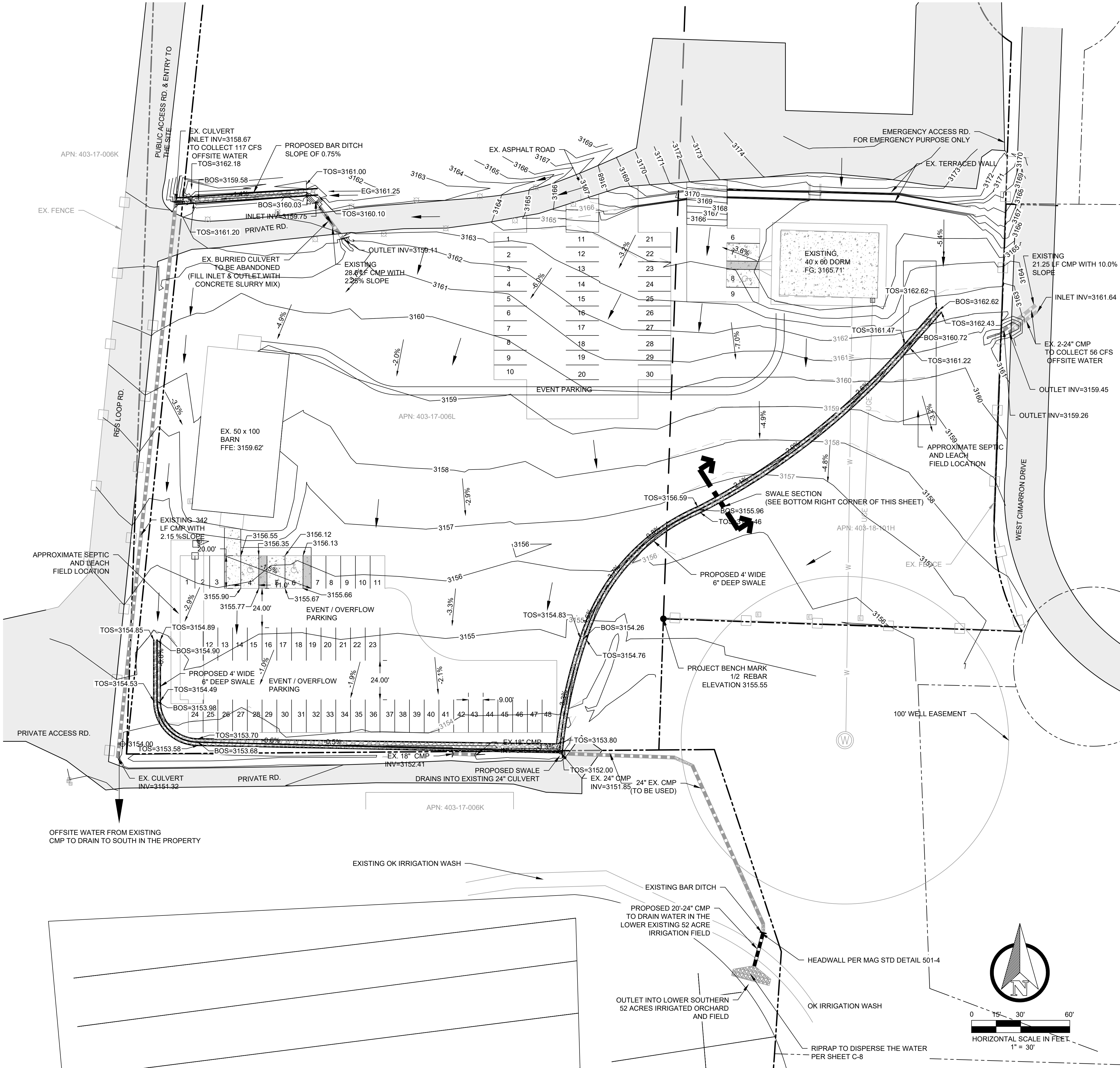
HORIZONTAL CONTROL SHEET

JACKPOT RANCH
2025 W. RESERVATION LOOP RD.
CAMP VERDE, AZ.

SHEET TITLE:	
PROJECT TITLE:	
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GENERAL GRADING AND DRAINAGE NOTES:

1. SURVEY AND TOPOGRAPHY DATA PROVIDED BY HERITAGE LAND SURVEYING & MAPPING INC, AND WAS PERFORMED IN MARCH 2024.
2. SITE BENCHMARK IS A 1/2" REBAR FOUND AT THE SE MIDDLE CORNER OF LOT WITH AN ELEVATION OF 3155.55.
3. TOP OF CUT SLOPES SHALL BE MADE NOT NEARER TO A SITE BOUNDARY LINE THAN 1/5 OF THE THE VERTICAL HEIGHT OF THE CUT WITH A MINIMUM OF 2 FEET. THE TOE OF FILL SLOPES SHALL BE MADE NOT NEARER TO A SITE BOUNDARY LINE THAN 1/2 OF THE VERTICAL HEIGHT OF THE FILL, WITH A MINIMUM OF 2 FEET. ALL CUT OR FILL SLOPES STEEPER THAN 2:1 SHALL BE STABILIZED WITH RIPRAP.
4. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING ALL VEGETATION, NON-COMPLYING FILL, AND OTHER UNSUITABLE MATERIALS.
5. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12" SHALL BE ALLOWED IN FILLS IN THE ABSENCE OF A SOILS REPORT AND INSPECTION BY A SOILS ENGINEER.
6. ALL FILLS SHALL BE COMPACTED TO 95 % OF A ASTM D698.
7. ALL CULVERTS TO BE USED AND NOT ABANDONED UNLESS SPECIFIED.
8. GRADING SHALL ENSURE THAT DRAINAGE WILL MEET YAVAPAI COUNTY DRAINAGE DESIGN MANUAL.
9. ALL SWALES TO BE CONSTRUCTED PER DETAILS SHEET C-8.

VOLUMES

EARTHWORKS:
CUT: 129.09 CY
FILL: 281.53 CY
NET: 152.45 CY (EXCESS FILL)

*VOLUMES ARE APPROXIMATE

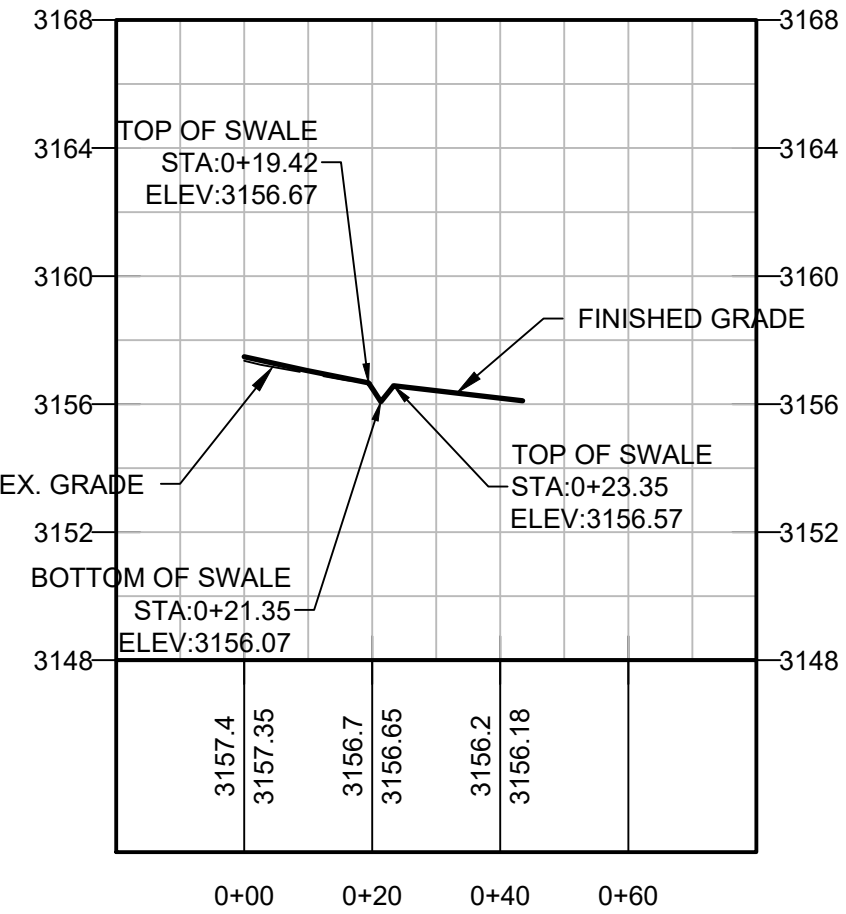
SPOT ELEVATIONS LEGEND

FFE FINISHED FLOOR ELEVATION
FG FINISHED GRADE
TOS TOP OF SWALE
BOS BOTTOM OF SWALE
EG EXISTING GRADE

LINETYPE LEGEND

EXISTING STORM SEWER LINE
EXISTING WATER SERVICE
EXISTING SANITARY SERVICE
EXISTING UNDERGROUND ELECTRIC LINE
PARCEL BOUNDARY & RIGHT-OF-WAY LINE
PROPOSED STORM SEWER LINE
PROPOSED SWALE LINE
FLOW ARROWS WITH SLOPE
FLOW DIRECTION ARROWS

SWALE SECTION



GRADING AND DRAINAGE

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2025 W. RESERVATION LOOP RD.
CAMP VERDE, AZ.

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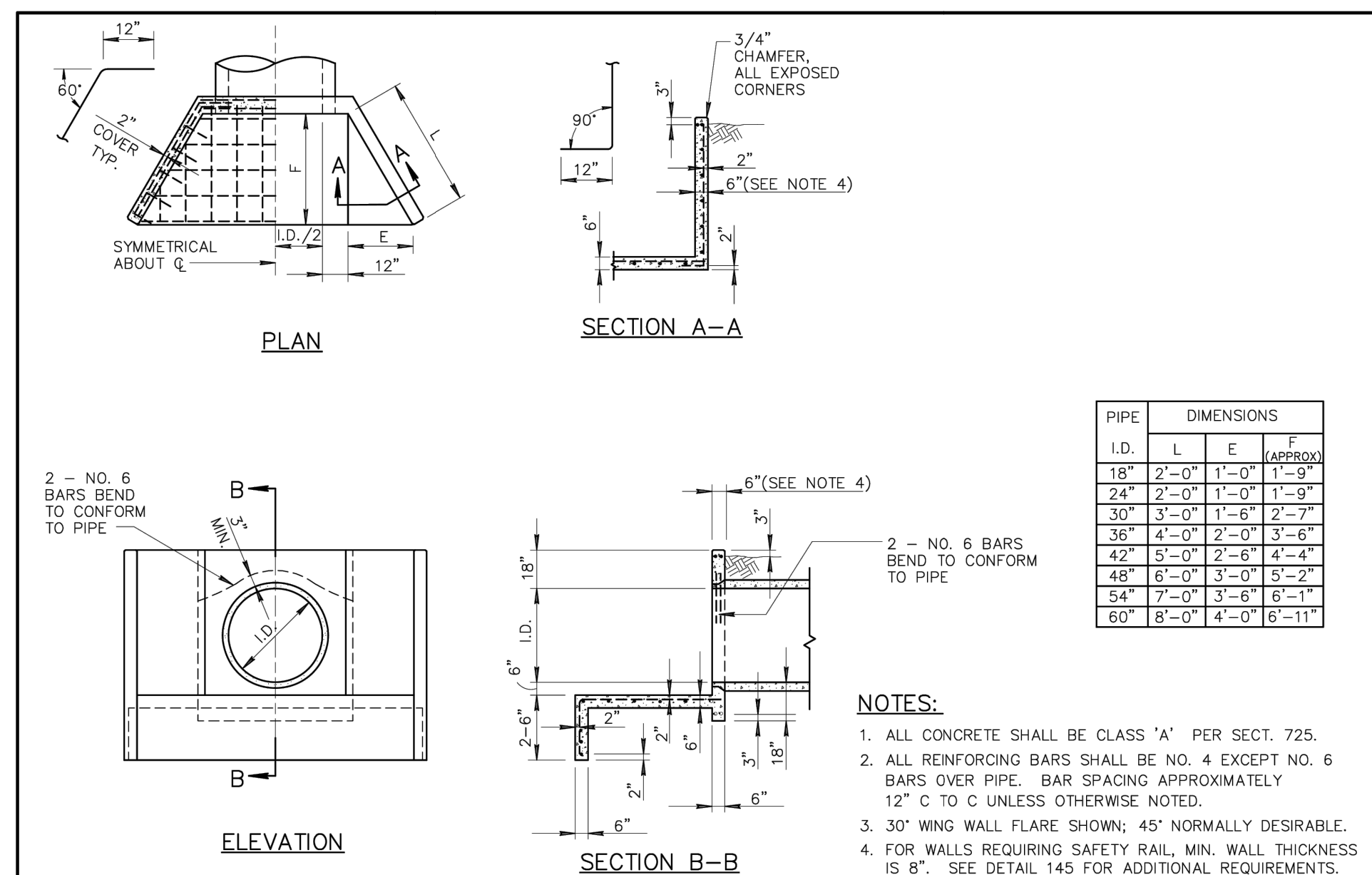
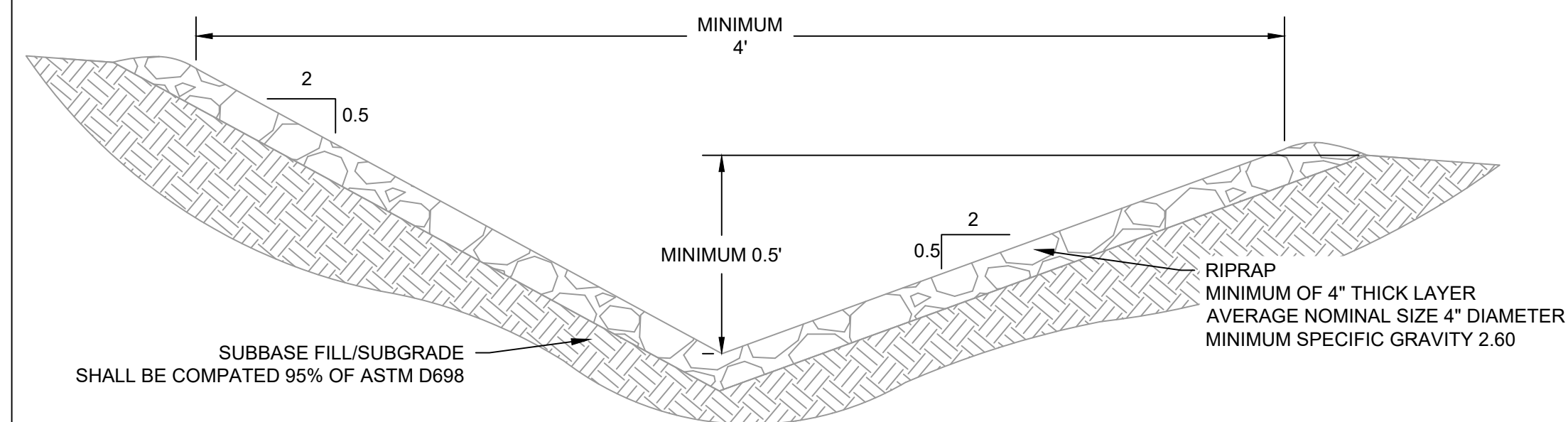
C-7



SEFTON, ARIZONA 86336
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NOT TO SCALE



PIPE I.D.	DIMENSIONS		
	L	E	F (APPROX)
18"	2'-0"	1'-0"	1'-9"
24"	2'-0"	1'-0"	1'-9"
30"	3'-0"	1'-6"	2'-7"
36"	4'-0"	2'-0"	3'-6"
42"	5'-0"	2'-6"	4'-4"
48"	6'-0"	3'-0"	5'-2"
54"	7'-0"	3'-6"	6'-1"
60"	8'-0"	4'-0"	6'-11"

NOTES:

1. ALL CONCRETE SHALL BE CLASS 'A' PER SECT. 725.
2. ALL REINFORCING BARS SHALL BE NO. 4 EXCEPT NO. 6 BARS OVER PIPE. BAR SPACING APPROXIMATELY 12" C TO C UNLESS OTHERWISE NOTED.
3. 30" WING WALL FLARE SHOWN; 45" NORMALLY DESIRABLE.
4. FOR WALLS REQUIRING SAFETY RAIL, MIN. WALL THICKNESS IS 8". SEE DETAIL 145 FOR ADDITIONAL REQUIREMENTS.

DETAIL NO.
501-4

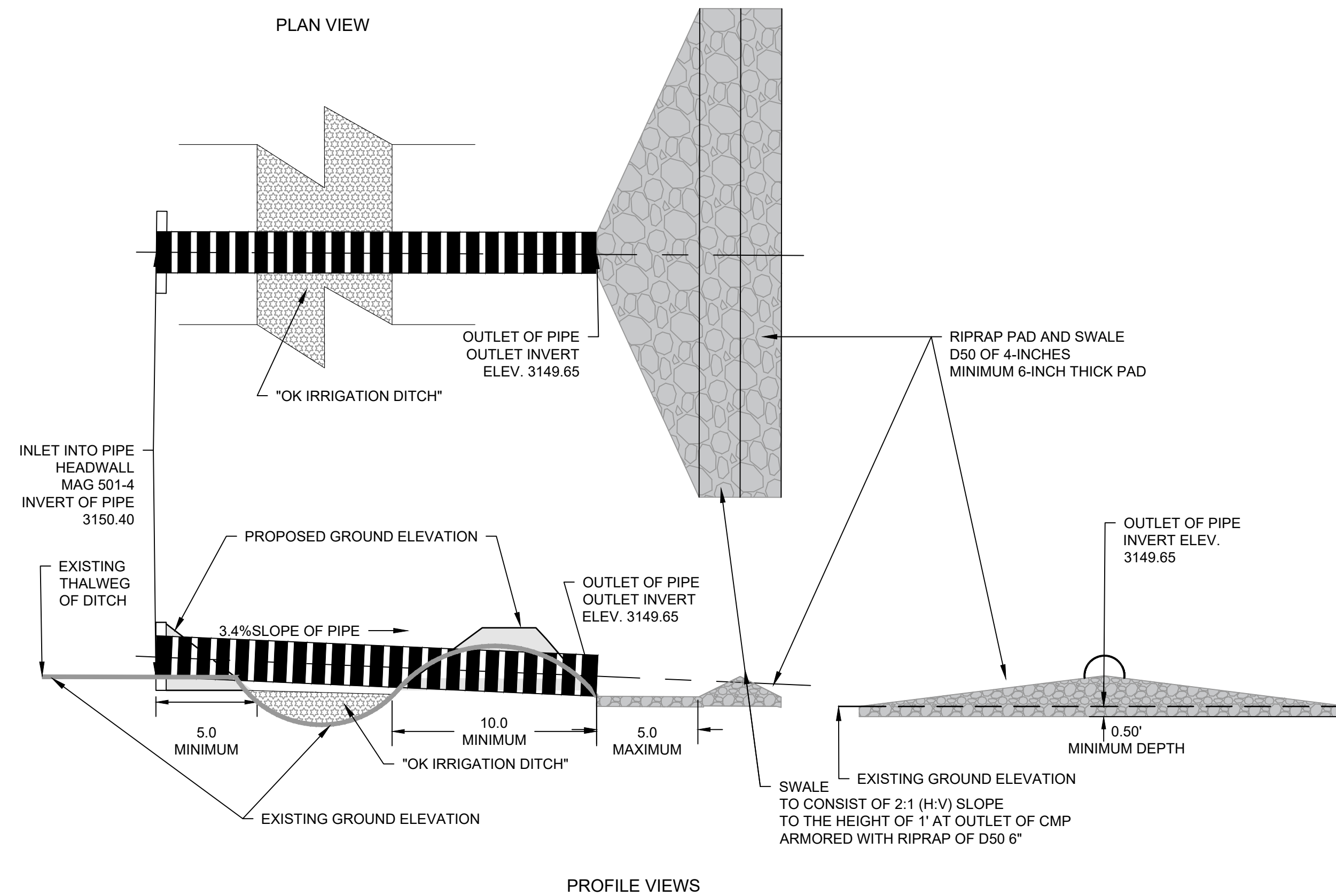
STANDARD DETAIL
ENGLISH

HEADWALL IRRIGATION 18" TO 60" PIPE

REVISED
01-01-20

DETAIL NO.
501-4

DETAIL OF 24" DIAMETER 22' LF DIAMETER CMP



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DETAILS SHEET

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2025 W. RESERVATION LOOP RD.

CAMP VERDE, AZ.

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PROJECT TITLE:

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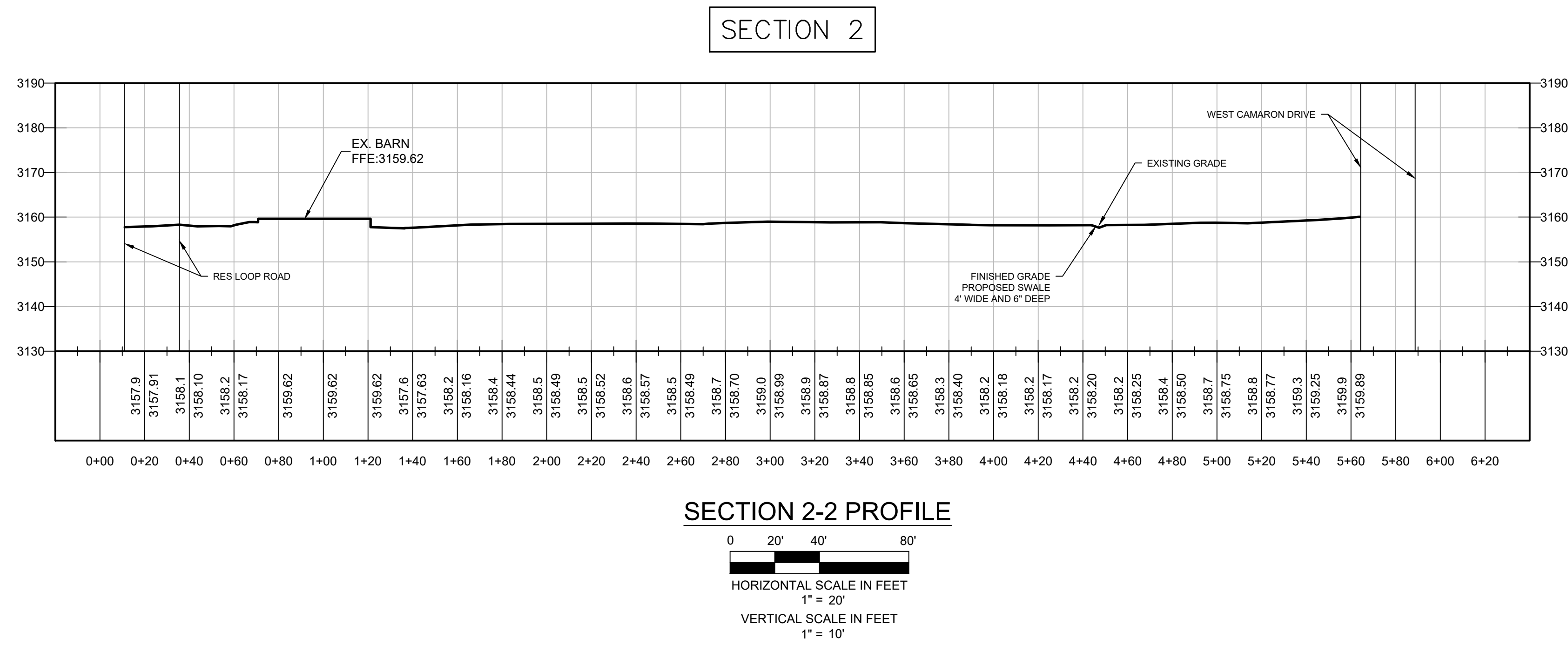
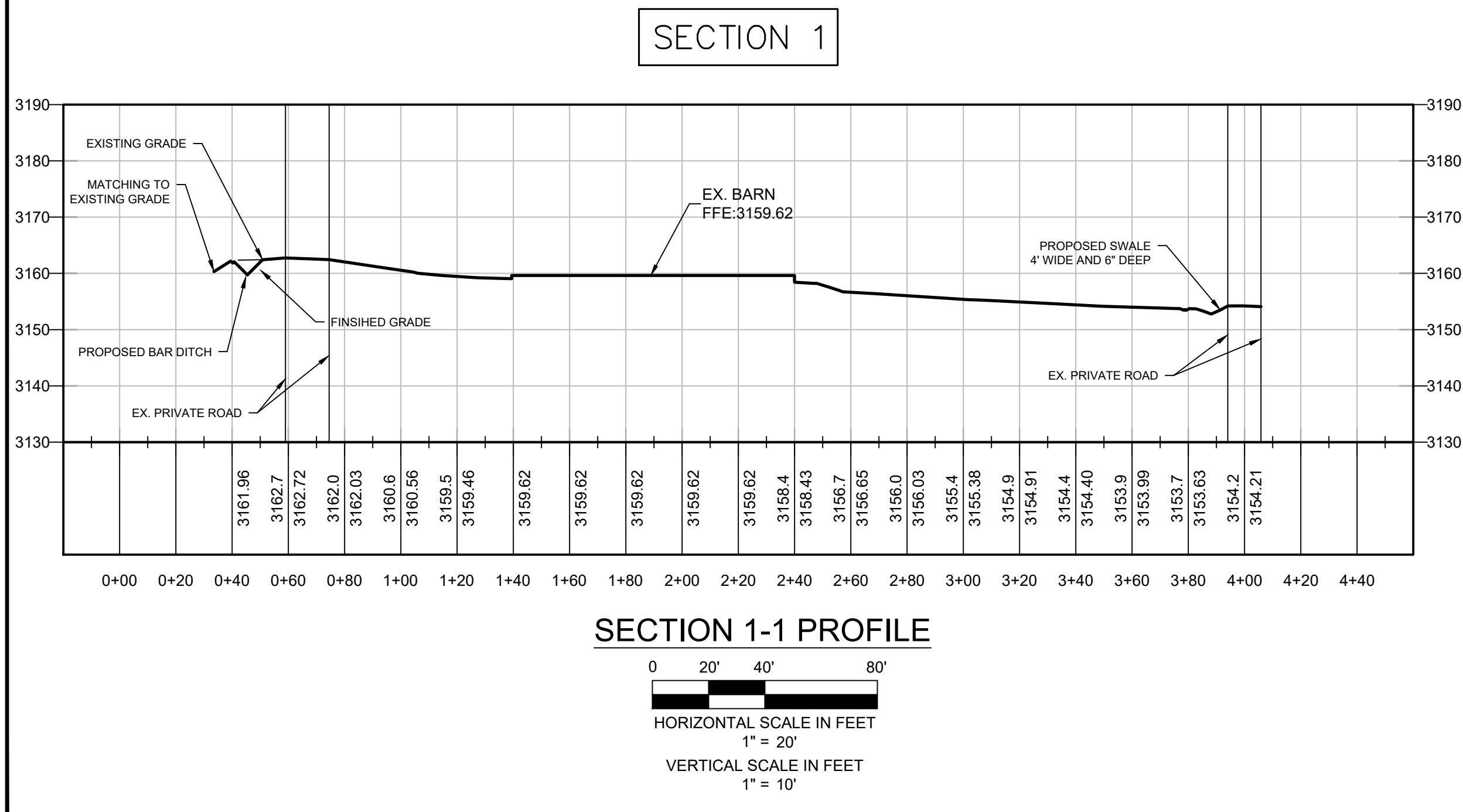
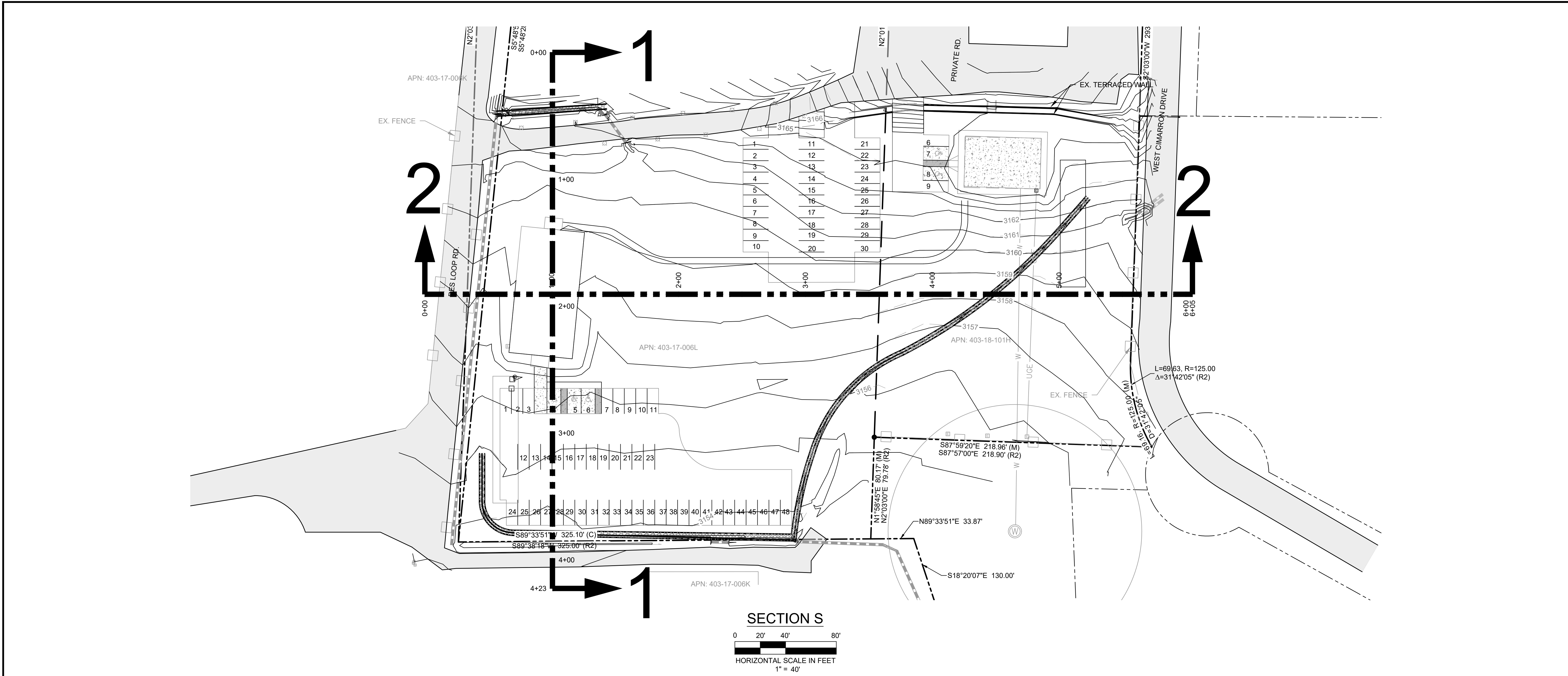
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DATE: 07-25-2024

PROJECT NO: 230802

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C-8



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SECTIONS

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2025 W. RESERVATION LOOP RD.
CAMP VERDE, AZ.

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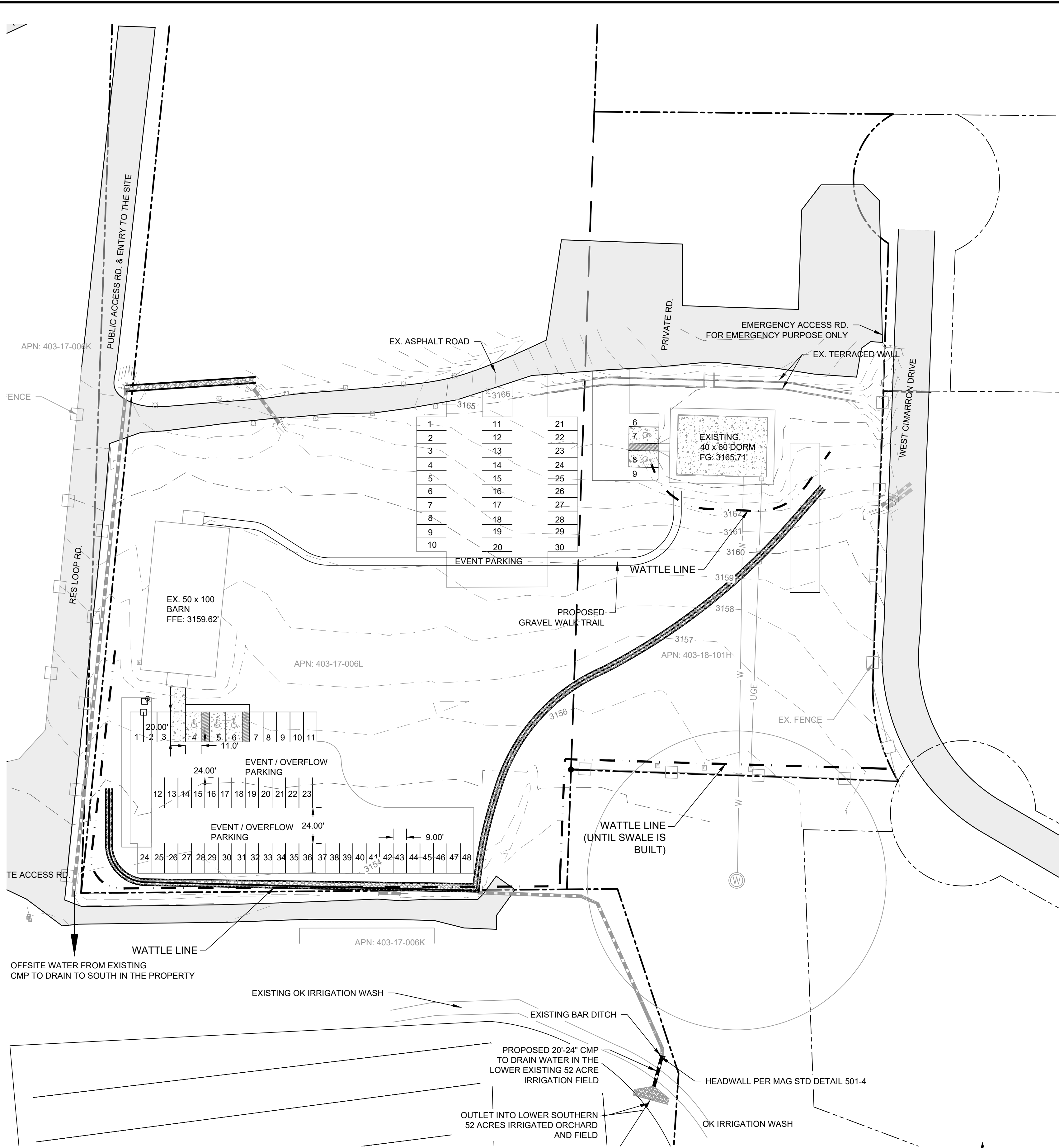
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PROJECT NO: 230802

SHEET NO. **C-9**

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NOTES:

- DURING CONSTRUCTION PHASE: IMPLEMENT STRAW WATTLES, SILT FENCING OR OTHER APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMPs) TO MITIGATE STORM WATER POLLUTION AND PREVENT EROSION ONSITE AND SEDIMENT LEAVING THE PROPERTY AND ENTERING THE CITY OF SEDONA MS4. THESE BMPs ARE TO BE PROPERLY INSTALLED AND MAINTAINED. CONTRACTOR IS TO PROVIDE INFORMATION, LOCATION AND OTHER DETAILS REGARDING STORM WATER POLLUTION PREVENTION MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION.
- POST CONSTRUCTION PHASE: BMPs SHALL BE IMPLEMENTED TO PREVENT STORM WATER, POLLUTION AND SITE EROSION ONCE ACTIVE CONSTRUCTION IS COMPLETED. THESE BMPs INCLUDE REVEGETATION, GENTLE SLOPING, TERRACING AND LANDSCAPING (WITH ROCK OR OTHER SUITABLE MATERIAL AND FILTER FABRIC). THIS SHOULD BE IN CONJUNCTION WITH THE REQUIRED STORM WATER MEASURES ADDRESSING VOLUME, SUCH AS RETENTION/DETENTION BASINS, SWALES AND RIPRAP PADS. ALSO PROVIDE INFORMATION, LOCATION AND OTHER DETAILS REGARDING STORM WATER POLLUTION PREVENTION MEASURES TO BE IMPLEMENTED AFTER CONSTRUCTION.

STORM WATER MANAGEMENT POLLUTION PREVENTION PLAN (SWMPPP) NOTES

- THE SWPPP IS INTENDED TO BE A DYNAMIC PLAN THAT CAN BE REVISED EITHER AS A RESULT OF UNANTICIPATED CONDITIONS DURING DESIGN OR AS A RESULT OF CHANGING CONDITIONS IN THE FIELD. MAKING CHANGES TO THE PLAN WHERE IT IS NOT EFFECTIVE IS A REQUIREMENT OF THE AZDPES PERMIT. ANY CHANGES TO THE PLAN SHALL BE NOTED AND DATED ON THE PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A NOTICE OF INTENT (NOI) AND A NOTICE OF TERMINATION (NOT) IS SENT AT THE BEGINNING AND END OF THE PROJECT TO THE PROPER AUTHORITIES. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING THE REQUIREMENT OF THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (AZDPES) PERMITTING PROGRAM, ESTABLISHED UNDER SECTION 402 OF THE CLEAN WATER ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SWPPP ACTIVITIES AND FOR ALL SUB CONSULTANTS ON SITE. THE CONTRACTOR SHALL OBTAIN AN NOI AT [HTTP://WWW.EPA.GOV/POLLUTION-PREVENTION-PLANS-FOR-CONSTRUCTION-ACTIVITIES.CFM](http://www.epa.gov/pollution-prevention-plans-for-construction-activities). A TUTORIAL IS AVAILABLE AT [HTTP://WWW.EPA.GOV/PDES/PUBS/ENR/2012CGP_USERMANUAL.PDF](http://www.epa.gov/pdes/pubs/enr/2012cgp_usermanual.pdf) FOR REGISTRATION. IF YOU HAVE ANY QUESTION YOU MAY CALL 1-888-890-1995 OR FOR NOI INFORMATION YOU MAY CALL 1-866-352-7755.
- LIMIT LAND DISTURBANCE AND PRESERVE EXISTING VEGETATION. SENSITIVITY TO THE ENVIRONMENT DURING CONSTRUCTION IS A DEFINING FACTOR IN PRESERVING NATURAL VEGETATION. THE EXTENT OF THE CUT AND FILL SLOPES SHOULD BE FIELD SURVEYED AND STAKED PRIOR TO CONSTRUCTION TO DEFINE ALL AREAS THAT REQUIRE GRADING. AREAS OUTSIDE THESE LIMITS SHOULD BE PROTECTED FROM ALL CONSTRUCTION ACTIVITIES. TREES THAT LIE WITHIN TRANSITION AREAS OF SIGNIFICANT CUT OR FILL AND OUTSIDE REQUIRED CLEAR-ZONE DISTANCES SHALL BE FLAGGED AND/OR FENCED FOR PROTECTION. EXISTING TREES AT OR NEAR THE TOE OF FILL SLOPES SHALL BE SAVED WITH PROTECTIVE TREE WELLS.
- MINIMIZE SOIL EXPOSURE AND RE-VEGETATE DENUDEED AREAS. TRY TO SCHEDULE CONSTRUCTION TO COINCIDE WITH THE DRY SEASON OF THE SITE'S LOCATION. LIMIT THE SIZE OF THE EXPOSED AREA AND AMOUNT OF TIME IT IS EXPOSED. UNDER THE EPA'S GENERAL PERMIT ALL BARE GROUND SHALL BE SEEDED WITHIN 14 DAYS AFTER GRADING IS FINISHED WITH SOME EXCEPTIONS.
- PROTECT FILL SLOPES FROM ROADWAY RUNOFF. DROWN DRAINS AND RIPRAP PROTECTION HAVE BEEN CALLED OUT ON THE PLAN AS NEEDED. THE CONTRACTOR SHOULD MONITOR SLOPES TO ENSURE ADEQUATE PROTECTION IS PROVIDED THROUGH OUT THE CONSTRUCTION ACTIVITIES.
- PREVENT EROSION IN AREAS WHERE RUNOFF CONCENTRATES. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL DITCHES, OPEN CHANNELS, CULVERT AND CHANNEL OUTLETS AS SHOWN ON THE CONSTRUCTION PLAN.
- TRAP SEDIMENT BEFORE IT LEAVES THE SITE. IT IS PREFERABLE TO PROVIDE EROSION CONTROL INSTEAD OF SEDIMENT CONTROL WHERE PRACTICABLE. IT IS IMPORTANT THAT REGULAR MAINTENANCE OF ANY SEDIMENT TRAPPING IS CONDUCTED ON A REGULAR BASIS IN ORDER FOR IT TO OPERATE EFFECTIVELY. THIS INCLUDES REMOVING ACCUMULATIONS OF SEDIMENT AND MAKING NECESSARY REPAIRS AND ADJUSTMENTS. TEMPORARY SEDIMENT BARRIERS SHOULD BE PLACED AROUND CATCH BASIN INLETS DURING CONSTRUCTION TO TRAP SEDIMENT BEFORE IT ENTERS THE INLET. SEDIMENT TRAPPING IS NECESSARY AT SOIL STOCKPILES AND THESE STOCKPILES SHOULD BE LOCATED ABOVE AND AWAY FROM STREAMS, WASHES AND SWALES TO PREVENT THEM FROM BEING WASHED DOWNSTREAM. A STABILIZED CONSTRUCTION ENTRANCE SHOULD BE PROVIDED TO REMOVE SEDIMENT FROM THE TIRES OF THE VEHICLES BEFORE THEY LEAVE THE SITE.
- AS NEEDED A SPILL CONTAINMENT AREA SHOULD BE PROVIDED AT THE JOB SITE FOR STORING CHEMICALS, FUELS, PAINTS AND OTHER MATERIALS. THIS AREA WILL PREVENT CHEMICALS FROM MIXING WITH STORM WATER AND DISCHARGING INTO STREAMS AND WASHES, OR SEEPING INTO AND CONTAMINATING THE SURROUNDING SOIL. THE PROTECTED AREA SHOULD BE EXCAVATED OR BERMED, AND LINED WITH PLASTIC SO THAT AN ACCIDENTAL SPILL FROM A CHEMICAL DRUM WILL BE CONTAINED. IT SHOULD BE LOCATED IN AREAS WHERE ANY SPILL WILL BE PREVENTED FROM DISCHARGING OFF-SITE. PROCEDURES SHALL BE ESTABLISHED TO PREVENT CONTAMINATION OF ON-SITE SOILS FROM EQUIPMENT MAINTENANCE. CONSTRUCTION EQUIPMENT SHALL BE REGULARLY MAINTAINED TO REPAIR LEAKY HOSES AND GASKETS. USED OIL, HYDRAULIC FLUIDS, FILTERS, BATTERIES AND TIRES SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH STATE AND FEDERAL LAWS.
- SOLID WASTE MATERIALS SHOULD BE COLLECTED DAILY. A TRASH CONTAINER OR DUMPSTER SHOULD BE PROVIDED AT THE SITE TO CONTAIN SMALLER WASTE MATERIALS. THE TRASH CONTAINERS SHOULD BE COVERED TO PREVENT MIXING WITH RAINWATER OR LOSS OF CONTENTS BY HIGH WINDS. OTHER TYPES OF LARGER DEBRIS, SUCH AS: VEGETATION FROM CLEARING OPERATIONS SHOULD BE COLLECTED AND STOCKPILED ON A DAILY BASIS AND DISPOSED OF REGULARLY. THE STOCKPILE LOCATION SHALL BE LOCATED AWAY FROM STREAMS AND WASHES.
- TEMPORARY PITS OR BERMED AREAS SHOULD BE PROVIDED AT THE CONSTRUCTION SITE FOR THE WASHOUT OF CONCRETE TRUCKS AND FOR WASHING AGGREGATE MATERIALS AND TOOLS. THE WASH WATER SHOULD BE KEPT OUT OF STREAMS AND WASHES. WASHOUT AREAS SHOULD BE LARGE ENOUGH TO RETAIN ALL WASH WATER. HARDENED CONCRETE SHOULD BE ROUTINELY REMOVED AND DISPOSED OF IN ORDER TO MAINTAIN ADEQUATE WATER PERCOLATION.
- PROPER IMPLEMENTATION, INSPECTION AND MAINTENANCE OF POLLUTION CONTROL MEASURES IS ESSENTIAL TO ACHIEVE THE GOALS OF EROSION AND SEDIMENT CONTROL AND TO IDENTIFY POTENTIAL PROBLEMS. A RAIN GAGE SHOULD BE KEPT AT THE SITE TO RECORD THE DEPTH OF RAINFALL. THE CONTRACTOR SHOULD COORDINATE THE IMPLEMENTATION, INSPECTION AND MAINTENANCE OF THE POLLUTION CONTROLS WITH THE PROJECT INSPECTOR. THE CONTRACTOR SHOULD ALSO MONITOR WEATHER FORECASTS AND MAKE ALL SITE INSPECTIONS AND NECESSARY REPAIRS BEFORE STORMS ARE EXPECTED. THE CONTRACTOR SHALL MONITOR AND RECORD WEEKLY EXTENDED WEATHER FORECASTS. THESE FORECASTS SHALL BE DISCUSSED BY THE CONTRACTOR AT REGULARLY SCHEDULED WEEKLY PROGRESS MEETINGS. IN THE EVENT THAT EXTENDED FORECASTS REPORT A HIGH PROBABILITY FOR PRECIPITATION IN THE GIVEN PROJECT AREA, THE CONTRACTOR SHALL REVIEW AND SUPPLEMENT EXISTING EROSION CONTROL MEASURES. HE SHALL ALSO INSTALL ADDITIONAL MEASURES IN AREAS DETERMINED TO BE SUSCEPTIBLE TO EROSION AND/OR SEDIMENTATION, AS DIRECTED BY THE PROJECT ENGINEER. THE EPA GENERAL PERMIT REQUIRES REGULAR INSPECTIONS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A RAINFALL OF 1/4 INCH OR GREATER.
- THE CONTRACTOR MUST RECORD ANY DAMAGES OR DEFICIENCIES IN THE CONTROL MEASURES ON A INSPECTION REPORT FORM. THIS REPORT DOCUMENTS THE INSPECTION OF THE POLLUTION PREVENTION MEASURES. THE SAME FORM CAN BE USED TO REQUEST REPAIRS AND TO PROVE THAT REQUIRED INSPECTIONS AND MAINTENANCE WERE PERFORMED. AS A CONDITION OF THE GENERAL PERMIT, THE CONTRACTOR SHALL CORRECT DAMAGE OR DEFICIENCIES AS SOON AS PRACTICABLE AFTER THE INSPECTION, BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION. ANY CHANGES THAT MAY BE REQUIRED TO CORRECT DEFICIENCIES IN THE SWPPP SHOULD ALSO BE MADE AS SOON AS PRACTICABLE AFTER THE INSPECTION, BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION
- OVERVIEW OF INSPECTION REQUIREMENTS. CONSTRUCTION OPERATORS COVERED UNDER THE 2012 CGP ARE SUBJECT TO THE FOLLOWING REQUIREMENTS IN PART 4:
INSPECTION FREQUENCY (SEE PART 4.1.4)
YOU ARE REQUIRED TO CONDUCT INSPECTIONS EITHER:
 - ONCE EVERY 7 CALENDAR DAYS, OR
 - ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.25 INCHES OR GREATER.YOUR INSPECTION FREQUENCY IS INCREASED IF THE SITE DISCHARGES TO A SENSITIVE WATER. SEE PART 4.1.3. YOUR INSPECTION FREQUENCY MAY BE DECREASED TO ACCOUNT FOR STABILIZED AREAS, OR FOR ARID, SEMI-ARID, OR DROUGHT-STRIKEN CONDITIONS, OR FOR FROZEN CONDITIONS. SEE PART 4.1.4.
AREAS THAT NEED TO BE INSPECTED (SEE PART 4.1.5)
DURING EACH INSPECTION, YOU MUST INSPECT THE FOLLOWING AREAS OF YOUR SITE:
 - CLEARED, GRADED, OR EXCAVATED AREAS OF THE SITE;
 - STORMWATER CONTROLS (E.G., PERIMETER CONTROLS, SEDIMENT BASINS, INLETS, EXIT POINTS ETC.) AND POLLUTION PREVENTION PRACTICES (E.G., POLLUTION PREVENTION PRACTICES FOR VEHICLE FUELING/MAINTENANCE AND WASHING, CONSTRUCTION PRODUCT STORAGE, HANDLING, AND DISPOSAL, ETC.) AT THE SITE;
 - MATERIAL, WASTE, OR BORROW AREAS COVERED BY THE PERMIT, AND EQUIPMENT STORAGE AND MAINTENANCE AREAS;
 - AREAS WHERE STORMWATER FLOWS WITHIN THE SITE;
 - STORMWATER DISCHARGE POINTS; AND
 - AREAS WHERE STABILIZATION HAS BEEN IMPLEMENTED.WHAT TO CHECK FOR DURING YOUR INSPECTION (SEE PART 4.1.6)
DURING YOUR SITE INSPECTION, YOU ARE REQUIRED TO CHECK:
 - WHETHER STORMWATER CONTROLS OR POLLUTION PREVENTION PRACTICES REQUIRE MAINTENANCE OR CORRECTIVE ACTION, OR WHETHER NEW OR MODIFIED CONTROLS ARE REQUIRED;
 - FOR THE PRESENCE OF CONDITIONS THAT COULD LEAD TO SPILLS, LEAKS, OR OTHER POLLUTANT ACCUMULATIONS AND DISCHARGES;
 - WHETHER THERE ARE VISIBLE SIGNS OF EROSION AND SEDIMENT ACCUMULATION AT POINTS OF DISCHARGE AND TO THE CHANNELS AND STREAMBANKS THAT ARE IN THE IMMEDIATE VICINITY OF THE DISCHARGE;
 - IF A STORMWATER DISCHARGE IS OCCURRING AT THE TIME OF THE INSPECTION, WHETHER THERE ARE OBVIOUS, VISUAL SIGNS OF POLLUTANT DISCHARGES; AND
 - IF ANY PERMIT VIOLATIONS HAVE OCCURRED ON THE SITE.INSPECTION REPORTS (SEE PART 4.1.7)
WITHIN 24 HOURS OF COMPLETING EACH INSPECTION, YOU ARE REQUIRED TO COMPLETE AN INSPECTION REPORT THAT INCLUDES:
 - DATE OF INSPECTION;
 - NAMES AND TITLES OF PERSONS CONDUCTING THE INSPECTION;
 - SUMMARY OF INSPECTION FINDINGS;
 - RAIN GAUGE OR WEATHER STATION READINGS IF YOUR INSPECTION IS TRIGGERED BY THE 0.25 INCH STORM THRESHOLD; AND
 - IF YOU DETERMINE THAT A PORTION OF YOUR SITE IS UNSAFE TO ACCESS FOR THE INSPECTION, DOCUMENTATION OF WHAT CONDITIONS PREVENTED THE INSPECTION AND WHERE THESE CONDITIONS OCCURRED ON THE SITE
- REMOVAL OF TEMPORARY CONTROLS WHEN THE PROJECT IS COMPLETE IS THE RESPONSIBILITY OF THE CONTRACTOR. AFTER ALL CONSTRUCTION ACTIVITIES HAVE STOPPED, THE CONTRACTOR MUST KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. RECORDS OF ALL THE DATA USED TO COMPLETE THE NOTICE OF INTENT MUST ALSO BE KEPT FOR A PERIOD OF THREE YEARS FOLLOWING FINAL STABILIZATION. THE RETENTION PERIOD MAY BE EXTENDED BY THE EPA'S REQUEST.
- AS A CONDITION OF THE GENERAL PERMIT, A COPY OF THE CONTRACTOR'S NOI AND A COPY OF THE SWPPP ARE TO REMAIN AT THE JOB SITE THROUGHOUT THE CONSTRUCTION PROCESS AND AVAILABLE DAILY TO THE PROJECT MANAGER.
- DUST CONTROL IN ACCORDANCE WITH THE COUNTY REQUIREMENTS SHALL BE PROVIDED AT ALL TIMES WHILE UNDER CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP THE SITE WATERED DOWN (OR OTHER APPROVED METHODS) TO PREVENT DUST MIGRATING OFFSITE.
- THE CONTRACTOR SHALL ON A DAILY OR AS NEEDED BASIS CLEAN ALL ROADS LEADING OUT OF THE SITE AND SHALL PLACE SAND BAGS (OR OTHER APPROVED METHODS) TO TRAP SEDIMENT BEFORE IT ENTERS INTO THE STORM DRAIN SYSTEM.
- ALL DUMP TRUCKS ENTERING AND EXITING THE SITE SHALL BE COVERED WITH AN APPROVED COVER TO PREVENT DUST AND FLYING DEBRIS.
- THE CONTRACTOR WILL PROVIDE THE COUNTY A SIGNED COPY OF THE SWPPP BEFORE BEGINNING CONSTRUCTION.

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM (AZDPES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

CONTRACTOR SIGNATURE _____ PRINT NAME OF CONTRACTOR AND COMPANY _____



Sefton
Engineering
Consultants
Your Ideas to Completion
Surveying • Engineering • Land Planning
40 STUTZ BEARCAT DR. #8
SEDONA, ARIZONA 86336
PH: (928) 202-3999 LS@SEFTONCO.COM

SWMPPP	
JACKPOT RANCH 2025 W. RESERVATION LOOP RD. CAMP VERDE, AZ.	
SHEET TITLE:	
PROJECT TITLE:	
DRAWN BY:	TBJ
SCALE:	1" = 40'
DATE:	07-25-2024
PROJECT NO:	230802
SHEET NO.	C-10

Jackpot Ranch
2025 W Reservation Loop Rd
Camp Verde, AZ 86322

April 23, 2025

Town of Camp Verde Community Development Department
473 S. Main St #108
Camp Verde, AZ 86322

Subject: **Second** Revised Letter of Intent – Use Permit Application for RV Park at 2025 W Reservation Loop Road, Camp Verde, AZ 86322

Dear Town of Camp Verde Representatives,

I am submitting this second revision Letter of Intent in support of my Use Permit application for the development and operation of an RV Park at 2025 W Reservation Loop Road, Camp Verde, AZ 86322. This proposed update aims to extend RV stays during the winter months to attract seasonal visitors who can enjoy the unique experiences offered at Jackpot Ranch. In turn, this would generate increased economic activity and support for local businesses in the Town. The specific revision is highlighted below in bold italics.

Project Overview

The proposed RV Park is intended to be a safe, clean, and community-conscious facility that offers both short- and long-term stays. Our vision aligns with the Town of Camp Verde's land use objectives while preserving the rural and residential character of the surrounding area.

Updated Proposal – RV Use at Jackpot Ranch

Existing RV Infrastructure:

- 28 RV parking spaces with pedestals
- 2 RV park models currently on-site

Proposed Revisions:

- Increase total RV parking spaces from 28 to 50, *with each space available up to 30 days from May 1st to September 30th and up to 180 days from October 1st to April 30th.*
- Increase the number of RV park models from 2 to 5, intended for extended stays without the requirement for relocation.

While long-term use of the park models is not anticipated, we are requesting a Use Permit that allows flexibility without a mandate for relocation.

Project Objectives and Benefits

- Offer affordable, accessible accommodations for visitors and seasonal travelers
- Stimulate local economic development through increased tourism and commerce
- Ensure low-impact development in harmony with nearby residences
- Incorporate sustainable practices for water, waste, and landscaping

Zoning and Compliance Considerations

The RV Park will be designed in full compliance with Town of Camp Verde zoning regulations and development standards. Specific measures include:

- Adhering to setback requirements, density limits, and landscaping buffers
- Providing adequate on-site parking and traffic flow infrastructure
- Meeting all state and local health requirements for wastewater and utility systems
- Observing noise and lighting ordinances to minimize disruptions

Community Engagement and Impact Mitigation

We are dedicated to being a responsible neighbor and will take proactive steps to address any concerns. These include:

- Installation of screening and fencing to preserve privacy and visual appeal
- Implementation of strict park rules to govern noise, waste, and conduct
- Site planning that maintains an open, well-kept, and inviting environment

Conclusion

This second revision of our proposal represents our continued commitment to responsible development and thoughtful integration within the community. We believe the RV Park will provide a valuable service to visitors while supporting Camp Verde's broader goals for growth and sustainability.

Thank you for your time and consideration. I welcome the opportunity to further discuss this proposal and answer any questions you may have.

Sincerely,



Mark Kite
Jackpot Ranch

DESIGNATION OF AGENT

Permit #: _____
(OFFICE USE ONLY)

PROPERTY INFORMATION:

PARCEL NUMBER: 403 - 17 - 006L

PHYSICAL ADDRESS: 2025 W. Reservation Loop Rd.
Camp Verde, AZ 86322

Parcel numbers:

403-18-001C

403-18-001N

403-18-098

PROPERTY OWNER INFORMATION:

OWNER(S) NAME: Shuster Foundation Ltd.

MAILING ADDRESS: 2200

PHONE: _____

EMAIL: _____

PROJECT DESCRIPTION: RV Park Use Permit

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections, NOW THEREFORE, the undersigned owner hereby designates:

Mark Kite
(AGENT NAME)

, whose address

is: _____ as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue until the application process is complete or as may be earlier revoked in writing.

OWNER NAME: GARY SHUSTER

SIGNATURE: Gary Shuster

DATE: 4/23/25

From: [Roxanne Jasman](#)
To: [Clifton Bryson](#)
Subject: Re: Use Permit 25-0008 Additional Comments Requested - Jackpot Ranch RV Park proposal.
Date: Wednesday, April 8, 2026 3:14:15 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Special Structural Inspection Certificate FY25-26.doc](#)
[Outlook-rv4ugc3f.png](#)
[Outlook-f0wcfmro.png](#)

Cliff,

I have the following to add to my prior comments:

- Any existing unpermitted plumbing or electrical systems (if any) will require as-built plans.
- A Special Structural Inspection Certificate (attached) is required to document the third-party inspections (referred to as observations in the civil plans). Please have the engineer in responsible charge complete and seal the certificate. The owner or their authorized designee must also review and sign the bottom portion of the form prior to submittal, acknowledging responsibility for coordinating the required third-party inspections and submitting the associated documentation to our office.

Respectfully,



Roxanne T Jasman, CBCO
Chief Building Official, Town of Camp Verde

D: 928-554-0061 | roxanne.jasman@campverde.az.gov
Permitting/Inspections: 928-554-0062
473 S Main St, Ste 108, Camp Verde, AZ 86322
www.campverde.az.gov

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

Please consider our environment before printing this email. 🌱

From: Clifton Bryson <Cliff.Bryson@campverde.az.gov>
Sent: Wednesday, April 8, 2026 2:29 PM
To: Clifton Bryson <Cliff.Bryson@campverde.az.gov>
Subject: Use Permit 25-0008 Additional Comments Requested - Jackpot Ranch RV Park proposal.

Good afternoon,

Attached are the application materials submitted by the applicant for a proposed RV park development. Comments were previously provided when the application was initially submitted in 2025. At this time, I am requesting any additional comments or feedback you may have regarding the proposed project. Please submit your comments to me by email no later than Tuesday, April 14, 2026.

Below were the previous comments provided:

- **Planning and Zoning Department**
 - Per subsection 306.B.3 of the Planning & Zoning Ordinance, site plan needs to show a minimum of two vehicular entrances (One entrance may be kept closed to the general public if provision is made for emergency access.)
 - The RV space dimensions need to demonstrate that they meet the 1,500 SF requirement under Planning and Zoning Ordinance Section 306.C.
 - Section 405 - Outdoor lighting will govern lighting on property. Updated lumen calculation form or lighting plan will need to be provided showing that property is in compliance with outdoor lighting ordinance.
 - Per subsection 306.C, the site plan needs to show the following: (1) Recreational vehicle parks shall provide for individual recreational vehicle spaces, access driveways and parking. (2) A strip of land at least twenty feet in width shall be maintained as a landscaped area abutting all recreational vehicle park property lines.
- **Engineering Department**
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- Provide discussion of the proposed provision of water at Full Build-Out.
- Provide internal Traffic & Fire Circulation Plan at Full Build-Out
- The applicant will need to provide sealed plans by an Electrical Engineer required for power to RV sites
- Water, Bathrooms, and Showers per AAC Title 18-Chapter 8.
- **Building Department**
 - All new construction, grading, electrical, mechanical, or plumbing work will require permits with the Town.
 - All work proposed in FEMA regulated flood zones are subject to design approval by Yavapai County Flood Control. If any structures are being proposed within the RV/PM spaces in ZONE AE, engineered foundations will be required. All construction materials must meet FEMA requirements. Permit applications will be submitted to Yavapai County Flood as a part of the review process.

Thank you for your time and assistance in reviewing this development proposal.
If you should have any questions, please don't hesitate to reach out.

Respectfully,
Cliff Bryson
Town of Camp Verde | Town Administration
Special Initiatives Manager
473 S. Main Street, Camp Verde, AZ, 86322
☎ (DP) | 928-554-0003
✉ Email | Cliff.Bryson@campverde.az.gov



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From: [Bruce Connolly](#)
To: [Clifton Bryson](#)
Subject: RE: Use Permit 25-0008 Additional Comments Requested - Jackpot Ranch RV Park proposal.
Date: Wednesday, April 8, 2026 3:02:04 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hello Cliff,

Can you please remove the “*Water, Bathrooms, and Showers per AAC Title 18-Chapter 8*” from the comments?

Thanks,

Bruce Connolly P.E.

Town Engineer

Town of Camp Verde - Public Works

(928) 554-9055



From: Clifton Bryson <Cliff.Bryson@campverde.az.gov>
Sent: Wednesday, April 8, 2026 2:29 PM
To: Clifton Bryson <Cliff.Bryson@campverde.az.gov>
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Respectfully,

Cliff Bryson

Town of Camp Verde | Town Administration

Special Initiatives Manager

473 S. Main Street, Camp Verde, AZ, 86322

☎ (DP) | 928-554-0003

✉ Email | Cliff.Bryson@campverde.az.gov



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<https://www.campverde.az.gov/i-want-to/contact> We appreciate your understanding and look forward to helping you!

From: [Lisa Vaughan](#)
To: [Clifton Bryson](#)
Cc: [Charles Jewell](#); [Chet Teague](#)
Subject: Re: Use Permit 25-0008 Additional Comments Requested - Jackpot Ranch RV Park proposal.
Date: Thursday, April 9, 2026 10:15:33 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good morning Cliff,

The Utilities Department has no comments on this project and can approve, as their water/sewer systems are private. It should be noted that ADEQ will still require permits for the private water and sewer systems and the fire department provides their own separate review and approval.

Thanks!

Lisa Vaughan, P.E.

Utilities Director, Town of Camp Verde
395 S. Main Street, Camp Verde, AZ 86322
Cell Phone: 928-469-9063
Office: 928-554-0825

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From: Clifton Bryson <Cliff.Bryson@campverde.az.gov>
Sent: Wednesday, April 8, 2026 2:29 PM
To: Clifton Bryson <Cliff.Bryson@campverde.az.gov>
Subject: Use Permit 25-0008 Additional Comments Requested - Jackpot Ranch RV Park proposal.

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<https://www.campverde.az.gov/i-want-to/contact> We appreciate your understanding and look forward to helping you!

From: [Nate Bailey](#)
To: [Clifton Bryson](#)
Subject: Re: Use Permit 25-0008 Additional Comments Requested - Jackpot Ranch RV Park proposal.
Date: Wednesday, April 8, 2026 4:55:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Outlook-wod4rzh2.png](#)
[Outlook-nhjpcud4](#)
[Outlook-0stc1e4h.png](#)

Fire District;

- Fire Flow requirements are to be met per IFC 2018 Appendix B
- A water tank and Fire department Connection will be constructed to meet those needs based on the 30 RV Units and additional Fire Flow requirements on the property.
- 20 ft Roadway widths are to be maintained along with a 75,000 lb load bearing roadway for fire apparatus

Kindest Regards,

Nate Bailey

Fire Marshal

Copper Canyon Fire and Medical District/ Verde Valley Fire District

26B W. Salt Mine Rd

2700 E Godard Rd

Camp Verde, AZ 86322

Cottonwood, AZ 86326

O-(928)567-9401 x8005

There are no secrets to success. It is the result of preparation, hard work, and learning from failure.-Colin Powell



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From: Clifton Bryson <Cliff.Bryson@campverde.az.gov>

Sent: Wednesday, April 8, 2026 2:29 PM

To: Clifton Bryson <Cliff.Bryson@campverde.az.gov>

Subject: Use Permit 25-0008 Additional Comments Requested - Jackpot Ranch RV Park proposal.

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Respectfully,

Cliff Bryson

Town of Camp Verde | Town Administration

Special Initiatives Manager

473 S. Main Street, Camp Verde, AZ, 86322

☎ (DP) | 928-554-0003

✉ Email | Cliff.Bryson@campverde.az.gov



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<https://www.campverde.az.gov/i-want-to/contact> We appreciate your understanding and look forward to helping you!



Copper Canyon Fire & Medical District

26B Salt Mine Road, Camp Verde, AZ 86322
www.ccfmd.az.gov Phone (928) 567-9401

June 3rd, 2025

Mr. Cliff Bryson
Planner I
Town of Camp Verde
Planning and Zoning
473 South Main Street
Camp Verde, AZ 86322

BPR@campverde.az.gov

Dear Mr. Bryson :

A Technical Review has been completed for the Use Permit project listed below.

Description: Jackpot Ranch
Address: 2025 W Reservation Loop Rd
Permit #: USE-25-0008
APN: 403-17-0006L/403-18001C/403-18-001N-403-18-098
Proposal: 28 RV Parking Spaces with Pedestals

Based on the submitted information the following fire code requirements shall be applicable.

A preconstruction conference is required for this projection after the building permit has been issued by Town of Camp Verde and prior to any commencement of any work.

The occupancy classification of this proposed project is Group U

1. Section 106.2: A fire and life safety inspection by the Copper Canyon Fire and Medical District is required, prior to occupying the building(s). Inspections are available 8 am – 4 pm, Monday – Thursday, with at least 24-hour notice. Call (928) 567-9401, extension 8005 to schedule an appointment for an inspection.
2. Section 304.3: Waste containers. Storage of combustible rubbish and waste material stored in containers exceeding 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.
3. Section 503: Access. Fire department access roadways shall be provided. Roadways shall meet the listed requirements:
 - a. Roadways shall be at least 20 feet wide, except as modified in Appendix D.
 - b. Fire apparatus access road grades and surface treatments shall be as follows:

- i. Road grades from 0% up to and including 6% shall have a minimum surface of 4" of compacted 95% AB, or equivalent.
- ii. Road grades over 6% up to and including 12% shall have asphalt or equivalent surface or equivalent.
- iii. Road grades over 12% up to and including 15% shall have a concrete or equivalent surface.
- iv. Road grades exceeding 15% shall not be permitted unless approved by the Fire Marshal.
- c. Intersections and turnarounds shall be level (maximum 5%) except for crowning for water runoff.
- d. Overhead obstructions shall not be lower than 13 feet 6 inches.
- e. The angle of approach and angle of departure shall not be greater than 8 degrees. The angle is formed between the ground and the front or rear point of ground contact of the apparatus. This prevents the front bumper or the tailboard from scrapping the ground at sharp angles.
- f. Turning radii shall be no less than 28 feet inside, 50 outside.
- g. Dead ends longer than 150 feet shall be equipped with turn-a-rounds.
- h. Bridges or culverts shall be designed to carry the imposed loads of 75,000 lbs. gross vehicle weight of fire apparatus.
- i. Vehicles shall not park in a fashion to obstruct fire lanes. No parking signs shall be installed where parking presents such obstructions if required by the fire official.

NOTE: Roadways for emergency access shall be made available through the site during the construction process.

- 4. Section D105.2: Aerial fire apparatus access roads. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided, and shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

Section D107.2: Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

- 5. Section 503.6: Security gates across fire apparatus access roads shall always have an approved means of emergency operation.

Plans and specifications shall be submitted for review and approval prior to any installation. This is a deferred submittal.

NOTE: Gated access controls shall be mounted on a dual gooseneck anchor post at each gate, DoorKing model 1200-049 or equivalent. Operation at either gate shall control both gates.

- 6. Section 505.1: Address Identification. New and existing buildings shall have approved address numbers, building numbers, or building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of .5 inches. Larger numbers, and/or additional locations may be required by the fire code official to facilitate emergency response. Address numbers shall be maintained.

NOTE: Inside addressing needs to be determined for each unit and clearly posted. An addressing plan shall be submitted for CCFMD approval prior to installation.

7. Section 505.2: Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when the construction of a new roadway allows for passage by vehicles. Signs shall be of an approved size, weather-resistant, and be maintained until replaced by permanent signs.

NOTE: Street and road names shall be submitted for CCFMD review to ensure that they do not duplicate or conflict with existing names.

8. Section 506.1: Key Boxes. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary, the installation of a key box is required. This key box is available from Knoxbox.com, follow the red BUY button on the website. The fire agency listed is Copper Canyon Fire and Medical District. The minimum requirement is a 3200 series key box.
9. Section 507.1: Water Supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved onto or within the CCFMD.

NOTE: Required fire-flows shall be made available prior to any combustible construction materials being brought on site. Fire flow is based on the size and construction type of the proposed buildings.

NOTE: Any established water supply and water system shall be evaluated to determine if it meets requirements.

10. If the proposed project is located within an area that **DOES NOT** have an established municipal-type water supply available, the following applies:

Option 1: Provide a water system in accordance with IFC Appendix B Fire-Flow Requirements for Buildings. Fire hydrants shall be installed in accordance with the local water purveyor and as required by IFC Appendix C Fire Hydrant Locations and Distribution. Hydrants shall be situated on at least six-inch mains, eight-inch if dead-end.

Provide a water system in accordance with IFC Appendix B Fire-Flow Requirements for Buildings.

Section B105.1: One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow durations requirements for one- and two-family dwellings, Group R-3 and R-4 buildings, and townhouses shall be specified in Tables B105.1(1) and B105.1(2).

Section B105.2 Buildings other than One- and two-family dwellings: The minimum fire-flow and flow duration requirements for buildings other than one- and two-family dwellings shall be as specified in Tables B105.2 and B105.1(2).

NOTE: Any established water supply and water system shall be evaluated to determine if it meets requirements.

Option 2: Provide a water system in accordance with the National Fire Protection Association's pamphlet #1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting", 2017 Edition. This is based on the following factors, (1) occupancy hazard, (2) type of construction, (3) structure dimensions (length, width, and height), and (4) exposures if any. The location of water supply sites shall be approved by the fire official. Additional requirements may apply based on building size, property, and/or water supply location.

NOTE: A calculation was determined by four factors:

- 1). Occupancy hazard classification number: _____
- 2). Proposed type of construction: _____
- 3). Structure dimensions: _____
- 4). Possible exposures within fifty feet: _____

Based on the information provided, the water supply is approximately TBD gallons. This does not include the water supply if an automatic sprinkler system is required. The additional water supply will be based on the automatic sprinkler system design.

The water tank shall meet the requirements of the National Fire Protection Association's pamphlet # 22, "Standard for Water Tanks for Private Fire Protection", 2018 edition. This standard provides requirements for the design, construction, installation, and maintenance of tanks and accessory equipment that supply water for private fire protection.

Plans and specifications shall be submitted for review and approval prior to any installation.

NOTE: Required fire-flows shall be made available prior to any combustible construction materials being brought on site. Fire flow is based on the National Fire Protection Association's pamphlet #1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting", 2017 edition.

11. Section 507.1: Water mains and their appurtenances shall be installed in accordance with the National Fire Protection Association's pamphlet #24, "Standard for the Installation of Private Fire Service Mains and Their Appurtenances", 2016 edition.

Plans and specifications shall be submitted for review and approval prior to any installation.

12. Section 604: Main electrical shut-off locations indicating what each panel serves shall be labeled. Access to the fire sprinkler riser, fire department connection, and the main fire alarm control panel shall be labeled. The signage shall be white letters with a red background. Alternate signage may be used subject to approval.
13. Section 605.3.1: Labeling. Doors into electrical control panel rooms shall be marked with a visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder, or branch circuit originating on a switchboard or electrical panelboard shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident.
14. Section 804: Wall and Ceiling Finish. Interior wall and ceiling finishes shall be classified in accordance with Section 803 of the International Building Code and Table 803.3 of the International Fire Code. Such interior finishes shall be grouped in the following classes in accordance with their flame spread and smoke-developed index. Provide documentation as needed.

15. Section 906.1: Fire Extinguishers. All buildings shall be provided with UL-listed or equivalent portable fire extinguishers. Fire extinguishers shall be installed in accordance with the National Fire Protection Association's pamphlet #10, "**Standard for Portable Fire Extinguishers**", 2018 edition. The travel distance to any fire extinguisher shall not exceed 75 feet from any point in a building. Extinguishers shall be classified at least 2A10BC or greater, containing at least 5 pounds of dry chemical agent. Units shall be serviced and tagged by a reputable fire extinguisher company prior to the unit being displayed for use. Provide a unit near each exit.
16. Section 907.2: Fire Alarm. A fire alarm system based on occupancy classification shall be installed throughout this project. The system shall be installed in accordance with the National Fire Protection Association's pamphlet #72, "**National Fire Alarm Code**" the 2016 edition, and Section 907 of the IFC, 2018 edition. Depending on the code requirements of the occupancies.

Plans, specifications, and battery calculations shall be provided to this office for review.

17. Section 907.2.10 Single- and multiple-station smoke alarms: Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with the section and NFPA 72. If more than one smoke alarm is required, they shall be interconnected. Required smoke alarms shall receive their primary power source from the building's wiring. Smoke alarms shall be provided with battery backup.
18. Section 915.1.1 Carbon Monoxide Alarms: Carbon monoxide detection shall be provided in Group I-1, I-2, I-4, and R Group R occupancies and in classrooms in Group E occupancies in the locations specified in Section 915.2 where any of the conditions in Sections 915.2 through 915.6 exist. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.
19. Section 1004.7: Outdoor areas. Yards, patios, occupied roof courts, and similar outdoor areas accessible to and usable by the building occupants shall be provided with means of egress. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.
20. Section 1004.9: Occupant Load. Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent. Post signage in the dining and meeting rooms.
21. Section 1008.3.5: Emergency Lighting. Approved emergency lighting shall be provided as required. Provide proper emergency lighting units shall be provided along the path of travel from any exit to the public way.
22. Section 1010.1.9.1: Hardware. Door handles, pulls, latches, locks, and other operating devices on doors required to be accessible by Chapter 11 of the *International Building Code* shall not require tight grasping, tight pinching, or twisting of the wrist to operate. Provide approved hardware.

23. Section 1010.1.9.4 and 1010.1.10: Exit Door Hardware Locks and Latches and Panic and Fire Exit Hardware. Panic hardware is required on all exit doors except main entry, no other security bolt hardware is allowed with panic hardware.
- a. Exception, Main Door. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M, and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
 - b. The locking device is readily distinguishable as locked; a readily visible sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1-inch high on a contrasting background. The use of the key-operated locking device is revocable by the fire official for cause.
24. Section 1013.1: Exits Signage. Exits shall be identified through approved signage as required. Signs indicating "EXIT" shall be located near each exit door and at changes in direction of the exit travel so that signs are visible from any location in the path of exit travel. Provide proper signage.
25. Section 6104.1: Installation of Liquid Propane Tanks. Liquefied petroleum gas equipment shall be installed in accordance with the *International Fire Code*, Chapter 38, the *International Fuel Gas Code*, and NFPA 58, 2011 edition.

Plans and specifications shall be submitted for review and approval prior to any installation.

NOTE: If utilizing liquid propane provide the location(s) of the tank(s) and details.

Fees and Permits: The Copper Canyon Fire and Medical District adopted a revised service/permit fee schedule, which includes construction plan reviews.

This project shall comply with ALL fire code requirements. These comments shall not be meant to exclude any applicable fire code requirements adopted by the Copper Canyon Fire and Medical District or other regulatory agencies. The adopted fire code is based on the 2018 edition of the International Fire Code with amendments as approved by the Arizona State Fire Marshal. The omission of a particular code requirement from the comments above shall not be construed as permission to violate the code.

If you have any questions concerning these comments, please feel free to contact me.

Nate Bailey

Nate Bailey
Fire Marshal

(928) 567-9401 Ext 8005
nbailey@ccfmd.az.gov

From: [Stacey Yeager](#)
To: [Clifton Bryson](#)
Subject: FW: 403-17-006L FW: Use Permit 25-0008 Additional Comments Requested - Jackpot Ranch RV Park proposal.
Date: Thursday, April 9, 2026 7:29:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image.png](#)

Here are the comments from our Director.

Stacey Yeager, CFM

Hydrologist III

YAVAPAI COUNTY FLOOD CONTROL DISTRICT

10 S. 6th St, Cottonwood, AZ 86326

Direct: 928-649-6222/Office: 928-771-3197

Email: Stacey.Yeager@YavapaiAZ.gov

Web: <https://www.yavapaiaz.gov/Resident-Services/Flood-Control>



www.YavapaiAz.gov Follow us on     

From: Lynn Whitman <Lynn.Whitman@yavapaiaz.gov>

Sent: Thursday, April 9, 2026 7:14 AM

To: Stacey Yeager <Stacey.Yeager@yavapaiaz.gov>

Subject: Re: 403-17-006L FW: Use Permit 25-0008 Additional Comments Requested - Jackpot Ranch RV Park proposal.

I am pretty sure this is right here in the zone shaded x. At the time of submittal of grading permit we would like to see the FEMA floodplain lines on the plans. If I am wrong about the location and there is a portion in the Zone AE the engineer should address electrical pedestals as they relate to the RFE in the drainage report. The duration of the stays for the RVs is already compliant with RVs in the floodplain.

I assume the Town Engineer will do the review of the actual grading and drainage unrelated to the FEMA floodplain as it relates to their requirements for detention, etc. and we are only being included for a FEMA review.

From: Clifton Bryson <Cliff.Bryson@campverde.az.gov>
Sent: Wednesday, April 8, 2026 2:29 PM
To: Clifton Bryson <Cliff.Bryson@campverde.az.gov>
Subject: Use Permit 25-0008 Additional Comments Requested - Jackpot Ranch RV Park proposal.

Good afternoon,

Attached are the application materials submitted by the applicant for a proposed RV park development. Comments were previously provided when the application was initially submitted in 2025. At this time, I am requesting any additional comments or feedback you may have regarding the proposed project. Please submit your comments to me by email no later than Tuesday, April 14, 2026.

Below were the previous comments provided:

- **Planning and Zoning Department**
 - Per subsection 306.B.3 of the Planning & Zoning Ordinance, site plan needs to show a minimum of two vehicular entrances (One entrance may be kept closed to the general public if provision is made for emergency access.)
 - The RV space dimensions need to demonstrate that they meet the 1,500 SF requirement under Planning and Zoning Ordinance Section 306.C.
 - Section 405 - Outdoor lighting will govern lighting on property. Updated lumen calculation form or lighting plan will need to be provided showing that property is in compliance with outdoor lighting ordinance.
 - Per subsection 306.C, the site plan needs to show the following: (1) Recreational vehicle parks shall provide for individual recreational vehicle spaces, access driveways and parking. (2) A strip of land at least twenty feet in width shall be maintained as a landscaped area abutting all recreational vehicle park property lines.
- **Engineering Department**
 - Provide Site Plan at full build-out and Include Floodplain Delineation on Site Plan.
 - Provide Traffic Statement for Full Build-Out and Include anticipated ADT and AM/PM Peak hour.
 - Provide discussion of Wastewater Treatment for Full Build-Out
 - Provide discussion of the proposed provision of water at Full Build-Out.
 - Provide internal Traffic & Fire Circulation Plan at Full Build-Out
 - The applicant will need to provide sealed plans by an Electrical Engineer required for power to RV sites
 - Water, Bathrooms, and Showers per AAC Title 18-Chapter 8.
- **Building Department**
 - All new construction, grading, electrical, mechanical, or plumbing work will require permits with the Town.
 - All work proposed in FEMA regulated flood zones are subject to design approval by Yavapai County Flood Control. If any structures are being proposed within the RV/PM spaces in ZONE AE, engineered foundations will be required. All construction materials must meet FEMA requirements. Permit applications will be submitted to Yavapai County Flood as a part of the review process.

Thank you for your time and assistance in reviewing this development proposal.
If you should have any questions, please don't hesitate to reach out.

Respectfully,
Cliff Bryson
Town of Camp Verde | Town Administration
Special Initiatives Manager
473 S. Main Street, Camp Verde, AZ, 86322
☎ (DP) | 928-554-0003
✉ Email | Cliff.Bryson@campverde.az.gov



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From: [Robyn Moreno](#)
To: [Clifton Bryson](#)
Subject: RE: Use Permit 25-0008 Additional Comments Requested - Jackpot Ranch RV Park proposal.
Date: Thursday, April 9, 2026 3:14:27 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Clifton,

Below are my review comments for this proposed project:

- Wastewater system design flow will be above 3000 gallons per day (GPD) and will require sealed plans by an engineer and nitrogen loading calculations per AAC R18-9-E323. Application will be for a 4.23 General Permit with Yavapai County Development Services – Environmental Unit. Please call (928) 771-3214 for any questions.
- Ensure that any part of the onsite wastewater system is 100' away from any wells (except monitor or piezometer wells) per AAC R12-15-818 and AAC R18-9-A312C. Well location called out on plan is within 100' of RV spot 1.
- Ensure that onsite wastewater system meets all setbacks applicable in AAC R18-9-A312C, including 5' setback to any driveway.
- Ensure that RVs using bio-inhibitors are not allowed to connect to onsite wastewater system as they can kill the bacteria necessary for wastewater treatment within the onsite system.
- Design flow for an RV park is 100 GPD per RV space.
- Area of onsite wastewater system is within a FEMA flood zone, and may affect the design of the onsite wastewater system.

If you or the applicant has any questions, please do not hesitate to reach out.

All the best,

Robyn Moreno, RS/REHS (she/her)
Environmental Health Specialist II
Yavapai County Development Services
1120 Commerce Drive
Prescott, Az. 86305
(928) 442-5295 - Robyn.Moreno@yavapaiaz.gov



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<https://www.facebook.com/Yavapai-County-Development-Services-Department-191783054764161/>

Take a moment to fill out our Customer Service Survey. Thank you!
<https://surveymonkey.com/r/devservcustsat>

Please note that Development Services staff cannot give legal advice. You should seek legal advice from a licensed attorney in order to determine compliance with statutes, codes, ordinances or other laws. Any statements in this email about compliance with statutes, codes, ordinances, or other laws are limited to the specific circumstances discussed in the email. Any statement that something would comply with a particular statute, code, ordinance, or other law should not be construed to mean that thing complies with all statutes, codes, ordinances or other laws. Any factual statements that you have made may affect this discussion. If you provide incomplete or inaccurate information, the response by Development Services cannot be relied upon.

From: Clifton Bryson <Cliff.Bryson@campverde.az.gov>
Sent: Wednesday, April 8, 2026 2:29 PM
To: Clifton Bryson <Cliff.Bryson@campverde.az.gov>
Subject: Use Permit 25-0008 Additional Comments Requested - Jackpot Ranch RV Park proposal.

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 - The RV space dimensions need to demonstrate that they meet the 1,500 SF requirement under Planning and Zoning Ordinance Section 306.C.
 - Section 405 - Outdoor lighting will govern lighting on property.

Updated lumen calculation form or lighting plan will need to be provided showing that property is in compliance with outdoor lighting ordinance.

- Per subsection 306.C, the site plan needs to show the following: (1) Recreational vehicle parks shall provide for individual recreational vehicle spaces, access driveways and parking. (2) A strip of land at least twenty feet in width shall be maintained as a landscaped area abutting all recreational vehicle park property lines.

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- **Building Department**

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Thank you for your time and assistance in reviewing this development proposal.
If you should have any questions, please don't hesitate to reach out.

Respectfully,
Cliff Bryson

Town of Camp Verde | Town Administration
Special Initiatives Manager
473 S. Main Street, Camp Verde, AZ, 86322
☎ (DP) | 928-554-0003
✉ Email | Cliff.Bryson@campverde.az.gov



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<https://www.campverde.az.gov/i-want-to/contact> We appreciate your understanding and look forward to helping you!

Date: 04/20/2026

Subject: Opposition to Use Permit – Application No. Use-25-0008 (RV Park at 2025 W. Reservation Loop Rd)

To the Planning and Zoning Commission,

I am writing to oppose Use Permit Application No. Use-25-0008 for an RV park at 2025 W. Reservation Loop Road in Camp Verde.

According to the public notice, the subject property is zoned **RR-2A**, which is intended to support **low-density rural residential uses**, typically with a two-acre minimum per dwelling. The proposed RV park represents a substantial departure from that intent, particularly given the scale of development being considered.

A Use Permit may only be approved if the proposed use is:

- Compatible with surrounding properties
- Consistent with the intent of the zoning district
- Capable of being adequately controlled through enforceable conditions

This proposal does not meet these criteria.

1. Inconsistency with RR-2A Zoning Intent

An RV park with a significant number of units introduces a level of occupancy and density inconsistent with the low-density rural character intended under RR-2A zoning. This type of use more closely resembles a high-density residential or commercial lodging use rather than a rural residential one.

2. Incompatibility with Surrounding Area

The introduction of a large number of RV spaces will result in continuous occupancy, increased traffic, lighting, and activity levels that are not compatible with surrounding rural residential properties. This represents a substantial change in both the intensity and nature of use in the area.

3. Inability to Adequately Control the Use

A key requirement for approval of a Use Permit is that the proposed use can be **adequately controlled through enforceable conditions**. This proposal raises significant concerns in that regard.

If length-of-stay limits are imposed, there is no clear or practical mechanism to track and enforce them across multiple RV spaces. It is unclear whether such tracking would be based on individual occupants, vehicles, or reservation records. Additionally, occupants could potentially reset their stay by temporarily leaving, switching units, or rebooking under different names.

Furthermore, under the Arizona Recreational Vehicle Long-Term Rental Space Act, once an occupant exceeds 180 days, the relationship may be treated as a long-term tenancy. At that point, enforcement is no longer administrative and may require formal legal eviction proceedings.

Because of these factors, any condition limiting the length of stay would be difficult, if not impossible, to enforce in practice. As a result, the requirement that the use be adequately controlled is not being met.

4. Change in Character of the Area

The proposed RV park would alter the area's character from low-density rural residential to a more intensive, continuous-occupancy use. This change is not consistent with the existing development pattern or expectations for the RR-2A zoning district.

Conclusion

For the reasons outlined above, this proposal:

- It is not consistent with the intent of the RR-2A zoning district.
- It is not compatible with the surrounding properties.
- Cannot be adequately controlled through enforceable conditions

Accordingly, I respectfully request that the Planning and Zoning Commission **deny Application No. Use-25-0008.**

Thank you for your time and consideration.

Sincerely,

Mr. Kendall
~Homeowner in Verde River Estates Plat 2



4/30/26

Dear Mr. Kendall,

Thank you for taking the time to share your concerns regarding Use Permit Application No. Use-25-0008 for the proposed RV Park at Jackpot Ranch. We appreciate hearing from neighboring property owners and understand the importance of preserving the character of the surrounding area.

We would like to respectfully provide additional context regarding the proposal and the steps taken during the review process.

The request before the Town of Camp Verde is for a Conditional Use Permit that would allow the Town to evaluate whether this use is appropriate for the site and, if approved, apply operating conditions designed to address community concerns. Throughout that process, we have worked with Town staff and our engineering team to revise the plan in response to feedback and site planning considerations.

Those revisions included reducing the originally proposed site count, improving internal layout and circulation, and increasing separation areas and buffering where possible. Our goal has been to develop a plan that is thoughtful, organized, and respectful of nearby properties.

We also understand concerns related to traffic, lighting, noise, and occupancy. These are important issues, and if the permit were approved, Jackpot Ranch would fully expect to operate under conditions established by the Town regarding matters such as lighting, quiet hours, site management, and other operational standards.

Regarding occupancy, the intent of the proposal is to provide managed short-term RV accommodations for visitors, travelers, and guests utilizing ranch amenities and the Camp Verde area. It is not intended to create an unmanaged long-term residential use.

Jackpot Ranch has made a sincere effort throughout this process to refine the proposal into what we believe is a balanced outcome that can benefit the property, support local tourism, and remain mindful of neighboring properties.

Thank you again for taking the time to submit your comments and participate in the process. We appreciate your perspective.

Sincerely,

Mark Kite
GM Jackpot Ranch

From: [Cory Mulcaire](#)
To: [Shawn Mayo II](#)
Cc: [Clifton Bryson](#)
Subject: Re: Jackpot Ranch RV Park - April 30 Hearing
Date: Wednesday, April 22, 2026 7:43:21 AM
Attachments: [Outlook-q3emqejq.png](#)

Shawn,

Thank you for your comments. Town staff will ensure that these are included in the packet.

Regards,

Cory L Mulcaire, Acting Senior Planner

Town of Camp Verde

cory.mulcaire@campverde.az.gov

928-554-0066



Any information provided by the Town related to zoning or land use within this correspondence is offered as a courtesy and without any guarantee of accuracy. Zoning verifications may be requested through the Community Development Department.

From: Shawn Mayo II <wagontrail98@gmail.com>
Sent: Tuesday, April 21, 2026 9:17 PM
To: Cory Mulcaire <cory.Mulcaire@campverde.az.gov>
Subject: Jackpot Ranch RV Park - April 30 Hearing

Mr. Mulcaire,

As a lifelong resident of Camp Verde, I'm writing to strongly oppose the Jackpot Ranch RV Park proposal. I'm concerned about the added daily traffic on Highway 260, increased pressure on Verde River access, and the strain it would put on our local grocery stores and services. Camp Verde is already seeing a big shift toward becoming an RV destination, and this project would accelerate that in a way that harms quality of life for those of us who live here year-round.

I respectfully ask that the Town Council deny this use permit.

Thank you for your time,

From: [Mark Kite](#)
To: [REDACTED]
Cc: [Clifton Bryson](#)
Subject: Jackpot Ranch - Response to Comments Regarding Use Permit Application No. Use-25-0008
Date: Thursday, April 30, 2026 1:27:45 PM

Dear Mr. Mayo,

Thank you for taking the time to submit your comments regarding Use Permit Application No. Use-25-0008 for the proposed RV Park at Jackpot Ranch. We appreciate hearing from longtime residents of the community and value your participation in the public process.

We understand the concerns you raised regarding traffic, community services, recreational access, and the overall character of Camp Verde. These are important issues, and we appreciate the opportunity to respond.

With respect to traffic, the proposal is for a managed RV park operating on private property with controlled access and a defined site count. The project has gone through multiple revisions during the review process, including reductions in the originally proposed number of sites and layout refinements intended to improve overall functionality. We believe the final plan represents a measured scale that can be accommodated responsibly.

Regarding pressure on local services such as grocery stores and other businesses, visitors staying in Camp Verde also contribute to the local economy through spending that supports local merchants, restaurants, fuel stations, and employment. Additional lodging options can help capture tourism demand that may otherwise go to surrounding communities.

We also understand your comments regarding Verde River access and quality of life. Jackpot Ranch recognizes the importance of preserving the character and natural appeal of the area. Our intent is to operate a well-managed lodging use that complements the community, not detracts from it. Guests staying at the property would be expected to follow site rules and respect local resources and neighboring areas.

Camp Verde has experienced growth and change over time, and we understand that residents care deeply about how future development occurs. Throughout this process, Jackpot Ranch has worked with Town staff to refine the proposal into what we believe is a balanced outcome that respects neighboring uses while supporting tourism and economic activity.

Thank you again for taking the time to share your perspective. We appreciate your comments and your commitment to the community.

Sincerely,

Mark Kite
Jackpot Ranch GM

**Public Statement respectfully submitted by, Ryna Rock,
2990 Shady Lane, Camp Verde, AZ: 30year resident of
above address; May 14, 2026; Camp Verde Planning and
Zoning Commission Mtg**

"A cumulative effect is the total, combined impact produced by multiple actions or events, over time, rather than single immediate result. It represents the way small, individual, or repetitive occurrences build up—often gradually—to create a significant, collective change that is greater than the sum of its parts."

This is an excellent definition of what has happened to our Rural/Residential Neighborhood, of Verde River Estates, which butts right up against the eastern boundary of JackPot Ranch.

The Ranch was a fairly quiet operation at first, but over the years, it's commercial event and arena calendar got busier, which in a nutshell, meant it was affecting this once quiet , rural neighborhood more and more.....because we share a fence.....we are next door neighbors.

Next up for JackPot Ranch is where we are now.....a 56 site, long term RV Park, located right on the neighborhood's boundary fence, with all that entails.

It seems most additional approvals JackPot Ranch has sought from the Town have been approved on a single action basis, not with consideration to the total combined impacts produced by multiple actions, or events, over time, rather than a single, immediate result.

I quote the definition because it's true: "Individual repetitive occurrences build up-often gradually-to create a significant, collective change that is greater than the sum of its parts."

Now a second critical question comes to mind, how is our neighborhood still considered Rural/Residential with an RV Park on its fence line that has more units and vehicles than our whole, pre-existing neighborhood??

I respectfully oppose approval of the JackPot Ranch RV Park.

Date: May 14th, 2026
From: Mr. Kendall – Verde River Estates Plat 2 -Property Owner
Re: Response to Application No. 2025-0008

Good evening, Chairperson and Members of the Planning and Zoning Commission. My name is Mr. Kendall and my residence is located within 300 feet of the Jackpot Ranch property that is the subject of Use Permit Application No. 2025-0008.

I previously submitted written comments for inclusion in the Board packet, and tonight I respectfully request that the Commission continue this matter, require a new neighborhood meeting with proper notice to all current property owners, and determine whether this substantially revised proposal should be processed as a new application under the current zoning ordinance.

I purchased my home in 2025, and my address does not appear on the property notification list included in the application materials. As a result, I did not receive notice of the June 18, 2025 neighborhood meeting and was unable to participate when this proposal was first presented to nearby property owners. Regarding the second neighborhood meeting held on March 19, 2026, I did not receive direct notice of that meeting either. I was only able to attend and participate because a neighbor informed me that the meeting was taking place on March 19, 2026.

Since the beginning of the application, the project has changed substantially. The application originally proposed 60 RV spaces and was later reduced to 56 spaces. The site layout and infrastructure plans were revised, a second neighborhood meeting was required, and the April 30 hearing was postponed after Town staff identified inconsistencies in the application materials.

The project also depends on significant infrastructure that does not yet exist. According to the applicant, the property is already at water capacity and a new well will be required. The development will also require an engineered wastewater system designed to process approximately 5,600 gallons per day.

In addition, the Town's staff report states that park model units and associated electrical installations were completed without the required permits and are now being brought into compliance after the fact.

Camp Verde amended its zoning ordinance in 2025 to prohibit RV parks in residential zoning districts, reflecting the Town's determination that these uses are no longer appropriate in neighborhoods such as ours.

Under Section 601.C, the applicant bears the burden of demonstrating that the proposed use will be compatible with surrounding properties and will not create significant adverse impacts. In my view, that burden has not been met.

For these reasons, I respectfully request that the Commission continue this matter, require a properly noticed neighborhood meeting, evaluate whether this substantially revised proposal should be treated as a new application under the current zoning ordinance, and, if not, recommend denial of Use Permit Application No. 2025-0008.

Thank you for your time and consideration.



Parcel	Owner	Address	City	State	Zip
403-20-002B	MARYVALE PROPERTIES 1 LLC	██████████ AVE	CHANDLER	AZ	85225
403-19-005	RANDALL ROBERT & SALLY RS UI &	██████████	PINE	AZ	85544
403-19-005A	WINGFIELD REVOCABLE TRUST UI	██████████	PINE	AZ	85544
403-19-187	MONTOYA MARY L	██████████	CAMP VERDE	AZ	86322
403-19-188	MONTOYA MARY L EST OF	██████████	CAMP VERDE	AZ	86322
403-19-006A	MORRIS PEGGY L	██████████	CAMP VERDE	AZ	86322
403-19-100B	LARKEY PATRICK	██████████	CAMP VERDE	AZ	86322
403-19-006F	MORRIS PEGGY L	██████████	CAMP VERDE	AZ	86322
403-19-100A	LARKEY PATRICK	██████████	CAMP VERDE	AZ	86322
403-19-101A	LARKEY PATRICK	██████████	CAMP VERDE	AZ	86322
403-19-101B	LARKEY PATRICK	██████████ LN	CAMP VERDE	AZ	86322
403-19-189	O NEIL THOMAS G	██████████	CAMP VERDE	AZ	86322
403-19-190	DEMILIO FRANK &	██████████	CAMP VERDE	AZ	86322
403-19-191	HARRISON CHARLES E & JUDY S JT	██████████	CAMP VERDE	AZ	86322
403-19-192	HARRISON CHARLES EUGENE & JUDY ANN RS	██████████	CAMP VERDE	AZ	86322
403-08-011	GARCIA ELIZABETH	██████████	CAMP VERDE	AZ	86322
403-08-012	O NEIL THOMAS G	██████████	CAMP VERDE	AZ	86322
403-08-013	DEMILIO FRANK &	██████████	CAMP VERDE	AZ	86322
403-08-014	HARRISON CHARLES E & JUDY A JT	██████████	CAMP VERDE	AZ	86322
403-08-001	BUCHANAN MICAH & CASSIE RS	██████████	CAMP VERDE	AZ	86322
403-08-028	BUCHANAN MICAH & CASSIE RS	██████████	CAMP VERDE	AZ	86322
403-09-001	PUGH DAVID W & MARYELLEN JT	██████████	FLAGSTAFF	AZ	86001
403-08-002	O NEIL THOMAS G & TONI RS	██████████	CAMP VERDE	AZ	86322
403-08-003	CONCHAS ARTURO	██████████	CAMP VERDE	AZ	86322
403-09-002	PUGH DAVID W & MARYELLEN JT	██████████	FLAGSTAFF	AZ	86001
403-09-004	PENA CESARIO & ELISA JT	██████████	FLAGSTAFF	AZ	86004
403-09-023	STEPHENS KENNETH E & RYNA PEARL JT	██████████	CAMP VERDE	AZ	86322
403-09-020A	CASASUS LINDA AURORA	██████████	CAMP VERDE	AZ	86322
403-18-013	CRON DAPHNIE LYNN &	██████████	CAMP VERDE	AZ	86322
403-18-014	MOYER REBECCA &	██████████	CAMP VERDE	AZ	86322
403-18-015B	LANDMARK RESEARCH INC	██████████	PHOENIX	AZ	85020
403-18-015C	LANDMARK RESEARCH INC	██████████	PHOENIX	AZ	85020
403-18-016B	CALANDRA JASON MICHAEL & SHANNON L JT	██████████	MUNDS PARK	AZ	86017
403-18-020A	E & S VALDIVIA LLC	██████████	FLAGSTAFF	AZ	86004
403-18-018A	PEASLEY HARRIET B &	██████████	CAMP VERDE	AZ	86322
403-18-003E	ALMENDAREZ RUDY ANGELO &	██████████	SURPRISE	AZ	85379
403-18-003P	MORGAN TRUST	██████████	SEDONA	AZ	86336
403-18-037	SIPE CARLY J	██████████	CAMP VERDE	AZ	86322
403-18-003C	SKORNIK BRADLY ANDREW	██████████	COTTONWOOD	AZ	86326
403-18-036	HACKLEMAN STEPHEN M & ARLENE M JT	██████████	CAMP VERDE	AZ	86322
403-18-003B	WOIDA CHRISTOPHER M	██████████	CAMP VERDE	AZ	86322
403-18-035	ATKIN MELANIE	██████████	██████████	██████████	██████████
██████████	██████████	PO BOX 920	CAMP VERDE	AZ	86322

403-18-034	NOQUEZ J SOCORRO				CAMP VERDE	AZ	86322
403-18-033	MOLONEY MARY				CAMP VERDE	AZ	86322
403-18-032	MEZA TONY JOSEPH JR				CLARKDALE	AZ	86324
403-18-030	Longbrake Maria Guadalupe Martinez				CAMP VERDE	AZ	86322
403-18-031B	BIGCORP PROPERTIES LLC			1	MESA	AZ	85203
403-18-031C	GODINEZ DANIEL & LUCINDA RS				FLAGSTAFF	AZ	86005
403-18-098C	KARAKAY HOLDINGS LLC				PHOENIX	AZ	85023
403-18-095	FOLZ ROBERT W			LN	RIMROCK	AZ	86335
403-18-001J	AREY AUDRE				CAMP VERDE	AZ	86322
403-18-002A	ROBBINS CHARLES & JENNIFER RS				CAMP VERDE	AZ	86322
403-18-094B	RILEY PROPERTIES LLC				COTTONWOOD	AZ	86326
403-17-001M	RAINBOW ACRES			RD	CAMP VERDE	AZ	86322
403-17-007G	UNITED STATES OF AMERICA				CAMP VERDE	AZ	86322
800-07-001Y	YAVAPAI APACHE NATION OF ARIZONA & NATIVE RESERVATION LAND				CAMP VERDE	AZ	86322
	CURRENT RESIDENT				Camp Verde	AZ	86322
	CURRENT RESIDENT				Camp Verde	AZ	86322
	CURRENT RESIDENT				Camp Verde	AZ	86322
	CURRENT RESIDENT				Camp Verde	AZ	86322
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	CURRENT RESIDENT				Camp Verde	AZ	86322
	CURRENT RESIDENT				Camp Verde	AZ	86322



MAY 14 '26 17:03

5/14/26

RE: Response to Opposition Letter Regarding Jackpot Ranch Use Permit Request

Good Evening Chairman and Commission Members,

We appreciate the opportunity to respond to concerns raised regarding the proposed Use Permit request for Jackpot Ranch. We respect the opinions of neighboring residents and understand the importance of thoughtful review of this application.

However, we would like to clarify several important factual items.

PUBLIC SAFETY

The letter references concerns regarding emergency response resources and fire protection capabilities.

Jackpot Ranch takes public safety seriously and has worked extensively with Town staff, fire officials, engineers, and consultants regarding fire protection planning and operational safety measures. The Ranch has already invested substantial time and financial resources toward improving infrastructure and compliance measures associated with the property.

Additionally, this request is for a professionally managed short-stay guest accommodation operation associated with an existing ranch and event destination — not a densely populated residential RV park development.

ROAD SAFETY

The letter characterizes Middle Verde Road as the sole access point serving the area and suggests the proposed use would create unsafe traffic conditions.

It is important to clarify that Jackpot Ranch is an existing operational property that already accommodates events, lodging guests, equestrian activities, retreats, and ranch-related traffic. The proposed permit is intended to better organize and manage overnight guest accommodations associated with those existing uses.

The suggestion that this project would suddenly introduce major new traffic impacts is inaccurate.

In addition, the statement that Jackpot Ranch has “two accesses off Middle Verde Road” is misleading. While there may be roadway connections originating from the broader Middle Verde area, the actual operational access points utilized for Jackpot Ranch entry are from Reservation Loop Road.

We also disagree with the characterization that the Ranch entrance is “impossible” for drivers to safely navigate. Guests, vendors, residents, and emergency services have utilized access to the Ranch for years as part of normal operations.

PROXIMITY TO HOMES

The application includes operational controls intended to minimize impacts on neighboring properties, including:

- Quiet hours
- Lighting controls
- Landscape buffering
- Site management rules
- Occupancy limitations
- Professionally managed operations

The proposed RV accommodations are intended to function as a well-designed, professionally managed, short-term vacation destination integrated into the existing ranch operations — not a high-density residential RV park. The site plan was developed with neighbor compatibility in mind, including buffers, spacing, and operational controls designed to minimize impacts on surrounding properties.

ACCESS THROUGH YAVAPAI-APACHE NATION AREA

The opposition letter suggests the project would route significant traffic through residential Nation neighborhoods.

Again, the actual operational access utilized by Jackpot Ranch guests is from Reservation Loop Road. The project does not propose creating a new public roadway system through residential neighborhoods.

“NO MORE RV PARKS”

Finally, we understand concerns regarding the broader growth of RV parks within Camp Verde.

However, this request should be evaluated on its individual merits and actual operational characteristics.

Jackpot Ranch is not a speculative standalone RV park project. It is an existing destination ranch property with long-established event, lodging, retreat, rodeo, and recreational operations.

The proposed accommodations support tourism, local spending, transient lodging demand, and the ongoing mission of Jackpot Ranch Foundation, which benefits veterans, youth programs, and underserved communities.

We respectfully ask the Commission to evaluate the application based on the actual facts of the project, the proposed operational safeguards, and the long-standing use of the property.

Thank you for your time and consideration.

Respectfully,

Mark Kite
Jackpot Ranch



**DRAFT MINUTES
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, MAY 14, 2026, at 6:00 P.M.**

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/86158837262?pwd=qoJEzB5u3vqrY2H78ehUyX4IHFLF79.1>

One Tap Mobile: 1-669-900-9128 or 1-253-215-8782

Meeting ID: 861 5883 7262

Passcode: 620914

1. Call to Order

Chairman Tippettt called the meeting to order at 6:01 PM

2. Roll Call. Commissioner Renee Hall, Commissioner Monte Pierce, Commissioner Todd Scantlebury, Commissioner David Gressly, Commissioner Jack Confer, Chairperson Bill Tippettt.

Vice Chairperson Peter Gutierrez was absent

Also Present: Acting Senior Planner Cory Mulcaire, Development Services Director Christian Green, Town Manager Miranda Fisher, Special Initiatives Manager Cliff Bryson, Town Attorney Matt Podracky

3. Pledge of Allegiance

Commissioner Gressly led the pledge of allegiance.

4. Consent Agenda - All 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 a separate item if a member of the Commission requests it.

a. Approval of Minutes:

1) Regular Session – April 30, 2026

b. Set Next Meeting, Date(s) and Time(s):

1) Regular Session – May 28, 2026, at 6:00 p.m. – **cancel**

2) Work Session – June 4, 2026, at 5:00 p.m.

3) Regular Session – June 11, 2026 at 6:00 p.m.

On a **motion** by Commissioner Pierce, seconded by Commissioner Gressly, the commission **moved to approve** the consent agenda with change to consent agenda canceling the June 11, 2026 meeting.

Roll Call Vote:

Planning and Zoning Commission Regular Meeting

Commissioner Hall: aye

Planning and Zoning Commission

August 27, 2026

July 9, 2026

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Town of Camp Verde Vision Statement

"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exceptional quality of life."

Commissioner Scantlebury: aye
Commissioner Pierce: aye
Commissioner Confer: aye
Commissioner Gressly: aye
Vice Chairman Gutierrez: absent
Chairman Tippet: aye

Motion carried 6-0

5. **Call to the Public for items not on the agenda** – Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Commission from taking any action on items not on the agenda. At the conclusion of an open meeting call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. (Pursuant to ARS § 38.431.01(H).

There was no public comment.

6. **Public Hearing: Discussion, consideration, and possible recommendation to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, regarding approval of Resolution 2026-1216 for Use Permit #2025-0008, authorizing the operation of a Recreational Vehicle Park, (Jackpot Ranch RV Park) with conditions, located at 2025 W Reservation Loop Road, Camp Verde, Arizona, 86322 (APN 403-17-006L).** Staff Resource: Special Initiatives Manager Cliff Bryson

Staff Comments: Special Initiatives Manager Cliff Bryson provided an overview of the use application proposal and history of Jackpot Ranch.

Applicant Comments: Project manager Mark Kite presented on the property owner's vision for the 44 space RV Park.

Open Public Hearing: Chairman Tippet open the public hearing at 7:34p.m. There were two speaker cards.

Ryna Rock opposed the proposal.
Tim Kendall opposed the proposal.

Close Public Hearing: Chairman Tippet closed the public hearing at 7:43 p.m.

Commission Discussion: Commission directed questions regarding the proposal to Town staff and the applicant.

Special Initiatives Manager Cliff Bryson, Town Manager Miranda Fisher, and applicant Mark Kite responded to questions from the Commission.

On a motion made by Commissioner Scantlebury, seconded by Commissioner Hall, the



Town of Camp Verde Vision Statement

"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exceptional quality of life."

Commission **moved to recommend denial** of Resolution 2026-1216 for Use Permit #2025-0008, authorizing the operation of a Recreational Vehicle Park, (Jackpot Ranch RV Park) with conditions, located at 2025 W Reservation Loop Road, Camp Verde, Arizona, 86322 (APN 403-17-006L).

Roll Call Vote:

Commissioner Hall: aye
Commissioner Scantlebury: aye
Commissioner Pierce: aye
Commissioner Gressly: aye
Commissioner Confer: aye
Vice Chairman Gutierrez: absent
Chairman Tippet: aye

Motion carried 6-0

7. **Public Hearing:** Discussion, consideration, and possible recommendation for approval of Ordinance No. 2026-A515 to the Mayor and Common Council amending the Town Code by adopting Article 17-6 through 17-20 related to Mandatory Adequate Water Supply Requirements, Water Conservation, Water Infrastructure, Metering, and Master Planning. Staff Resource: Town Manager Miranda Fisher

Staff Comments: Town Manager Miranda Fisher presented the Rural Water Management Working Groups code amendment recommendations.

Open Public Hearing: Chairman Tippet opened the public hearing at 8:17 pm.

Tony Gioia spoke in favor.
Claudia Hauser spoke in favor.
Sylvia Strobel spoke in favor.

Closed Public Hearing: Chairman Tippet closed the public hearing at 8:23 pm.

Commission Discussion: Town Manager Miranda Fisher responded to Commission's questions.

Commissioner Scantlebury recommended the following amendments to the Ordinance, "Section 17-7-3 A- add "timeframe" after reasonable. Section 17-7-4 D – add the following to the "Landscape Design and Water -Efficient Practices"

- Passive water harvesting using berms and swales.
- Appropriate irrigation techniques (water saving drip irrigation)."

On a **motion** made by Commissioner Scantlebury, seconded by Commissioner Hall, the Commission **moved to recommend approval** of Ordinance No. 2026-A515 to the Mayor and Common Council amending the Town Code by adopting Article 17-6 through 17-20 related to Mandatory Adequate Water Supply Requirements, Water Conservation, Water Infrastructure, Metering, and Master Planning.

Roll Call Vote:

Commissioner Hall: aye
Commissioner Scantlebury: aye
Planning and Zoning Commission Regular Meeting

August 27, 2026

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July 9, 2026

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Town of Camp Verde Vision Statement

"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exceptional quality of life."

Commissioner Pierce: aye
Commissioner Gressly: aye
Commissioner Confer: aye
Vice Chairman Gutierrez: absent
Chairman Tippet: aye
Motion carried 6-0

8. Discussion regarding development of working agreements for the Town Council, Boards, and Commissions. Staff Resource: Town Manager Miranda Fisher

Town Manager Miranda Fisher discussed working agreements with the Commission and had them identify what they expect from other Commissioners and staff.

9. Current Events - Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.

There were no comments from the Commission.

10. Staff Comments - Town staff may provide brief summaries of current events, activities and/or projects they are working on. These summaries are strictly for informational purposes. The Commission will take no discussion, consideration, or action on any such item presented by Town staff, except that an individual Commission member may request an item be placed on a future agenda.

Development Services Director Green gave updates on developer meetings, as well as attending ICSC.

Acting Senior Planner Cory Mulcaire gave updates on the Comprehensive Planning and Zoning Update.

Town Manager Miranda Fisher provided updates on the need to elect a new Vice Chair, Board vacancies, and thanked Commissioner Hall for her service to the Planning and Zoning Commission.

11. Adjournment

Chairman Tippet adjourned the meeting at 8:55 P.M.

Chairman Bill Tippet

Attest: Acting Senior Planner Cory Mulcaire

CERTIFICATION

Planning and Zoning Commission Regular Meeting

August 27, 2026

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I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of

Planning and Zoning Commission

July 9, 2026

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Town of Camp Verde Vision Statement

"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exceptional quality of life."

the Planning and Zoning Commission of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona held on May 14, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2026.

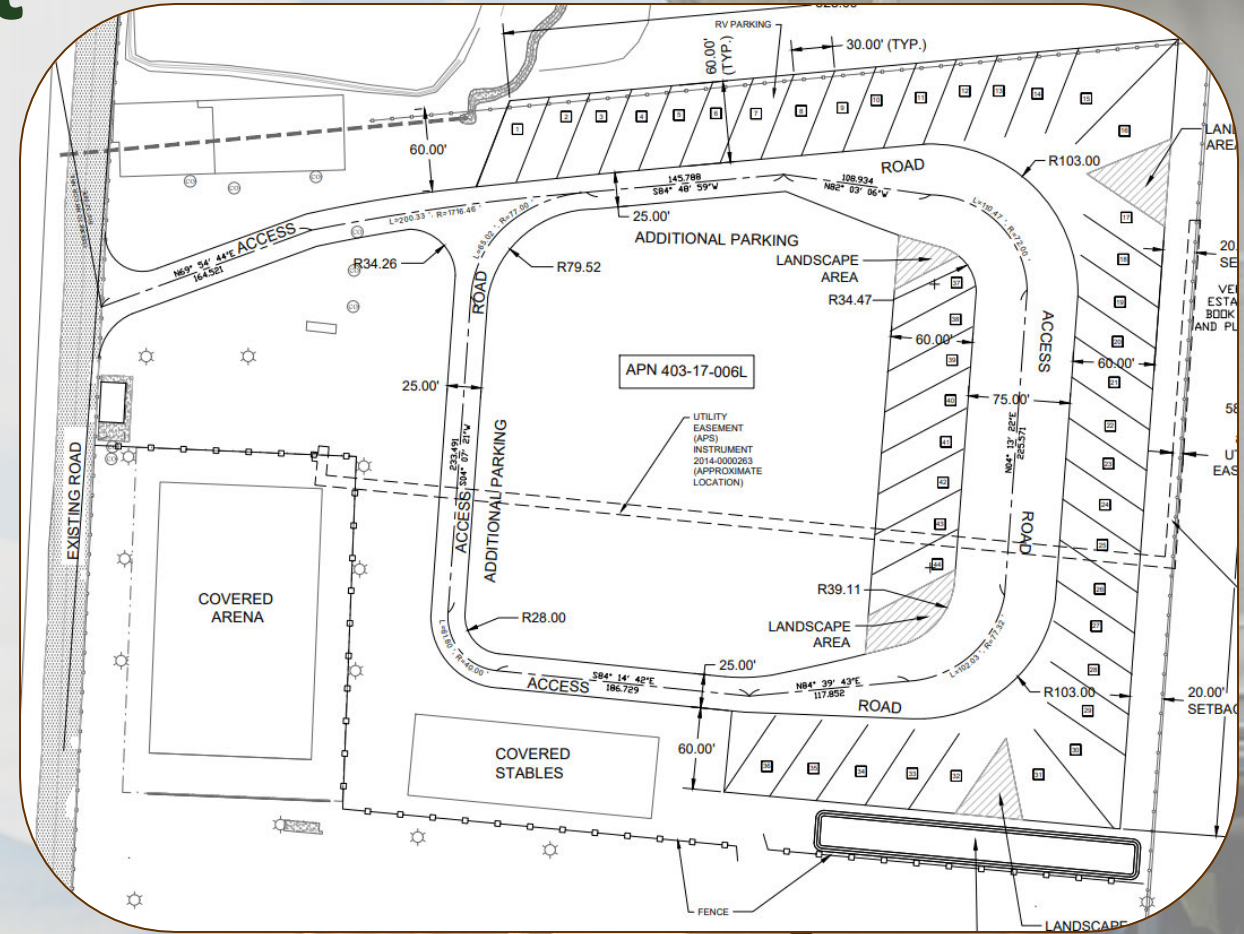
Acting Senior Planner Cory Mulcaire

What Is Actually Being Proposed

- Limited, managed RV guest accommodations within an existing ranch property
- Final refined plan:
 - 44 RV Sites (Primary RV Park Area)
 - 12 Additional (Short-Term ≤ 10 days)
 - 56 Total Units
- Short-term guest lodging, not heavy commercial traffic
- Professionally managed private property
- Supports travelers, event guests, and seasonal visitors



- Single managed access point
- Internal loop road for safe circulation
- 20-foot setbacks and buffers
- Organized, orderly, professionally planned



Traffic & Community Compatibility

- Primarily passenger vehicles
- Distributed arrivals/departures—not commuter surges
- No industrial truck traffic
- Designed to respect neighboring properties



The Process Made the Project Better

- Earlier concepts refined through Town review
- Reduced to final 44-site plan
- Improved spacing, circulation, and layout
- Added setbacks and neighbor separation
- Final plan reflects feedback and collaboration



Responsible Operations & Benefits

- Supports tourism and local spending
- Expands lodging options
- On-site management, quiet hours, rule enforcement
- We respectfully ask for your approval





MAY 14 '26 17:48

RV Guest Rules, Regulations & Operations Policy

1. Purpose

This document establishes the mandatory rules, operational standards, and enforcement protocols governing RV guest use of Jackpot Ranch property and facilities.

The purpose of these regulations is to ensure that the property operates as a **controlled, low-impact, professionally managed lodging environment** that:

- Protects the quiet enjoyment of neighboring properties
- Maintains compatibility with rural land uses
- Minimizes impacts related to traffic, noise, lighting, and dust
- Complies with all applicable local regulations

These policies reflect existing operational practices currently enforced at Jackpot Ranch and are expanded specifically for RV accommodations.

2. Management Authority & Enforcement

Jackpot Ranch is a privately owned and actively managed property. All guests are subject to continuous oversight.

Management has full authority to:

- Monitor guest behavior and site conditions
- Enforce all rules without exception
- Assign violations at its sole discretion

Enforcement Actions Include (but are not limited to):

- Verbal or written warning
- Immediate removal from property without refund
- Assessment of additional fees or damages
- Denial of future access

3. Registration & Overnight Guests

- The campground is strictly limited to **registered guests only**
- Any additional guests must be authorized 48 hours in advance
- All non-registered guests must exit the property by 10 p.m.

Unauthorized guests are prohibited and may result in rental termination.

4. Quiet Hours & Noise Control

To protect surrounding properties:

- Quiet Hours: 10:00 p.m. – 7:00 a.m.
 - After 10 p.m. no amplified sound will be allowed.
 - Outdoor activity must be quiet and non-disruptive to other lots

RV Guest Rules, Regulations & Operations Policy

At all times:

- Loud, disorderly, or disruptive behavior is prohibited
- Music, television, or gatherings outside the RV must not be disruptive or intrude on other lots

Violations will result in immediate enforcement action, including removal.

5. Generators

If used:

- Must be low-noise inverter generators only
 - Prohibited during quiet hours
 - May be prohibited at any time at management's discretion
-

6. Lighting & Dark Sky Compliance

All lighting must comply with dark sky principles and local expectations:

- Downward directed
 - Shielded
 - Low intensity
 - Light trespass onto neighboring properties is prohibited
 - Floodlights and high-output lighting are not allowed
 - All non-essential lighting must be turned off during quiet hours
-

7. Traffic, Vehicles & Site Access

This property is designed for **low-intensity traffic only**.

Requirements:

- Speed Limit: 10 MPH (strictly enforced)
- Maximum of two (2) vehicles per site
- ATVs, motorbikes, go-carts, and dune buggies must remain stored while on property
- Vehicles must remain on designated roadways
- Parking only in assigned areas

Prohibited:

- Off-road driving
- Parking on grass or unassigned areas
- Commercial vehicles, fleet vehicles, or staging
- Vehicle washing (due to water system limitations)
- Major vehicle repairs

Vehicles must be operable, registered, and in good condition.

8. Traffic Characteristics (Clarification)

- Private passenger vehicles only, no commercial vehicles
- Arrival times are assigned to lessen periods of high traffic
- Use of ATVs, motorbikes, go-carts, and dune buggies are prohibited on property.

9. Dust Control

To minimize dust impacts:

- Vehicles must remain on designated roads
- Speed limits strictly enforced
- Spinning tires or reckless driving prohibited

Jackpot Ranch will:

- Maintain road conditions
 - Monitor dust levels
 - Implement corrective measures as needed
-

10. Site Condition, Cleanliness & Storage

Guests are responsible for maintaining a clean and orderly site.

General Cleanliness:

- Please leave all areas just as you found them, so other guests can enjoy them too.
- Trash bins are located throughout the property. Thank you for using them.
- Guests (or their coordinators) are responsible for cleaning all event areas after use.
- Guests are responsible for cleaning and maintaining their RV spot during their stay.
- RV spots must be cleaned and cleared before departure. A minimum \$50 cleaning fee will be charged for any site left unclean.

Requirements:

- No accumulation of:
 - Trash
 - Excess equipment (Personal belongings, bicycles, toys, etc.)
 - Only outdoor-appropriate furniture permitted
 - No storage of:
 - Tires
 - Extra propane tanks
 - Storage boxes
 - Pools or clotheslines
-

11. Occupancy & Length of Stay

- RV sites are intended for temporary lodging only.
 - May 1 – Sept 30 (30 day maximum)
 - Oct 1 – April 30 (180 day maximum)
- Occupancy must be reasonable for the size of the RV and site.
- Management reserves the right to limit occupancy, refuse additional guests, or require removal of unauthorized occupants.

Violations:

- Violations of occupancy policies may result in additional charges, removal of unauthorized guests, or termination of stay without refund.
- Management actively monitors and enforces park rules to help maintain a safe, quiet, and enjoyable environment for all guests.

12. Pet Policy

- Maximum of two (2) pets per site
- Must be:
 - On a leash (max 6 feet) at all times
 - Under owner control at all times
- Pets may not be:
 - Left unattended
 - Allowed to create noise disturbances

Owners must pick up after your pets right away!

To make this easy, dog bag dispensers are mounted at all restroom facilities.

13. Fire, Firearms & Safety

- Fireworks: **Strictly prohibited**
- Firearms: No brandishing firearms or discharging them on property
- Open fires:
 - Fires are permitted only in designated outdoor fireplaces and fire pits located on the property.
 - The flames of open fires may not exceed 3 feet.
 - Open ground fires or campfires outside of these designated areas are strictly prohibited.
 - Guests are responsible for providing their own firewood. We do not supply wood for personal use.
 - Fires must be supervised at all times and fully extinguished before leaving the area or turning in for the night.

All fire use must comply with local restrictions.¹ Please respect any posted restrictions

14. Alcohol, Drugs & Conduct

- Alcohol must be consumed responsibly
- The following will not be tolerated:
 - Public intoxication
 - Underage drinking (Arizona legal age 21)
 - Loud or disruptive parties
 - Illegal drug use

Violations result in immediate removal without refund.

15. Prohibited Activities

The following are strictly prohibited:

- Commercial activity or business operations
- Storage of hazardous materials
- Threats, violence, or disorderly conduct
- Activities that disturb neighboring properties
- Unauthorized modifications to RV sites

¹ <https://www.yavapaiaz.gov/files/sharedassets/public/v/1/resident-services/public-works-amp-roads/documents/2025-2-outdoor-fire-ordinance.pdf>

16. Property Protection

- Cutting or damaging vegetation is prohibited
- Littering is prohibited
- Trash must not be left out overnight

Guests are responsible for maintaining property condition.

17. Right To Remove & Termination

Jackpot Ranch reserves the absolute right to:

- Terminate any guest stay immediately
- Require guests to vacate the property
- Enforce removal without refund

Failure to comply with any rule will result in termination of occupancy and immediate removal.

18. Community Compatibility Commitment

Jackpot Ranch is committed to:

- Operating as a low-impact, managed lodging use
- Protecting neighboring properties from nuisance conditions
- Maintaining a controlled and orderly environment
- Enforcing all rules consistently and professionally

Public Notice to be published Saturday, June 27, 2026, and Saturday, July 11, 2026: The Town of Camp Verde Town Council is holding a Public Hearing. The public hearing will be held on Wednesday, July 15, 2026, at 6:00 pm in the Town Council Chambers at 473 South Main Street in Camp Verde, AZ. The purpose of the hearing is to consider a Use Permit for Jackpot Ranch to operate a Recreational Vehicle Park (RV Park). The proposed RV park will be located at 2025 W. Reservation Loop Road, Camp Verde, AZ 86322, with supplemental addresses of 2883 N. Verde River Dr., Camp Verde, AZ 86322, and 1879 W. Cimarron Dr. (APN 403-17-006L). For questions or more information, please contact the Camp Verde Town Administration at 928.554.0003 or cliff.bryson@campverde.az.gov.

TAG: This notice is for the Development Services Department.

Client	11163 - Town of Camp Verde	Phone	(928) 567-6631
Address	473 S Main St	E-Mail	Cory.Mulcaire@campverde.az.gov
	Camp Verde, AZ, 86322-7272	Fax	

Order#	677512	Requested By		Order Price	\$39.62
Classification	0055 - NOTICE OF HEARINGS	PO #	JACKPOT RANCH RV PAR	Tax 1	\$0.00
Start Date	06/27/2026	Created By	UJ	Tax 2	\$0.00
End Date	07/11/2026	Creation Date	06/23/2026, 01:17:35 pm	Total Net	\$39.62
Run Dates	2			Payment	\$0.00
Publication(s)	VERDE INDEPENDENT	Dimensions	1.6 " X 1.9 "		

Sales Rep	4006 - Ursula Jimenez	Phone	(928) 634-2241 Ext: 6028
		E-Mail	publicnotices@verdenews.com
		Fax	

The Town of Camp Verde
Town Council is holding a Public Hearing. The public hearing will be held on Wednesday, July 15, 2026, at 6:00 pm in the Town Council Chambers at 473 South Main Street in Camp Verde, AZ. The purpose of the hearing is to consider a Use Permit for Jackpot Ranch to operate a Recreational Vehicle Park (RV Park). The proposed RV park will be located at 2025 W. Reservation Loop Road, Camp Verde, AZ 86322, with supplemental addresses of 2883 N. Verde River Dr., Camp Verde, AZ 86322, and 1879 W. Cimarron Dr. (APN 403-17-006L). For questions or more information, please contact the Camp Verde Town Administration at 928.554.0003 or cliff.bryson@campverde.az.gov. TAG: This notice is for the Development Services Department.
2TVIPub: June 27, July 11, 2026

Jun 24, 2026 at 1:34:54 PM
W Reservation Loop Rd
Camp Verde AZ 86322
United States



Jun 24, 2026 at 1:37:21 PM
2023–2099 W Reservation Loop Rd
Camp Verde AZ 86322
United States



Jackpot Ranch Statement on July 15, 2026
By Cheri Wischmeyer

Good evening, Madam Mayor and Council

This evening you are reviewing a Special Use Permit application by Jackpot Ranch to allow for an RV park. I am here to voice my opposition to this permit application, not only due to the safety issues and neighborhood disturbances created by such a use in a residential neighborhood, but to the flaws that are clearly evident in the use permit application.

The Use Permit/Conditional Use Permit Application Checklist clearly states in bold at the top of the document: **"Please return this checklist form with the submittal of your application. Submittals without the information below are considered incomplete and will not be accepted."**

There are numerous items that need to be completed, and I will leave that up to you to review whether or not the other items were completed. On page two of this document, it addresses the requirement for the neighborhood meeting preparation and document requirements. This is one of the steps that is required for the application to be complete and accepted. In summary, a neighborhood meeting must be completed and letters sent to the residents within 300 feet of the subject site. In addition to the meeting, an affidavit and written summary of the neighborhood meeting with any questions and answers discussed and the attendee sign-in sheet must be prepared. The affidavit must be notarized. **While these documents are part of the packet, the notarization occurred on June 25, 2025 – days after the new law went into effect.** In addition, the lack of these documents in the application packet would indicate that the packet was incomplete at the time of submission and should have been rejected until such time as all information was completed and included.

Another requirement is the completion and notarization of a Waiver of Diminution of Value by the property owner. This too was completed on June 25, 2025.

It is unclear how many other errors and omissions occurred with this packet and under normal circumstances time would not have been of the essence. However, in this case, the new law did take effect on June 7, 2025, as indicated in the packet, and therefore the applicant did not complete the items on the checklist in a timely manner. The application should therefore need to be refiled and would not meet the criterion on the newly passed Ordinance 2025-A502.

I am therefore requesting that the Town Council reject this application based on the fact that the application was not complete prior to the implementation of the Planning and Zoning Ordinance revisions that went into effect on June 7, 2025

Members of the Counsel, thank you for your time and service.

My name is Suzanne Martin. [REDACTED]

I have been a resident of the Horseshoe Bend neighborhood for over 30 years.

The decision you have before you this evening is whether to grant Jackpot Ranch, owned by the Shuster Foundation, yet ANOTHER Use Permit. Please vote **NO!**

- According to public records there are complaints and violations dating back to 2024 and no record of them being resolved. I was able to find no less than 7 violations where construction &/or remodeling required a permit. It is beyond the imagination that Jackpot Ranch would be ignorant to the need for permits and licenses, especially for electrical work in PUBLIC buildings!

A common loophole is to seek forgiveness instead of permission! **Jackpot Ranch is a public facility, owned by a large corporation knowledgeable in real estate and building practices!** This isn't Grandpa who decided to close in the back porch!

- There are other recorded violations for containers, unsafe buildings & structures, encroachment of property set backs, structures within the flood plain, unpermitted RV spaces, and complaints regarding lighting and the NOISE!!! Despite the abundant tree barrier provided by the river, and the distance, the Jackpot Ranch announcers may as well be in our back yards. Hundreds of homes in multiple neighborhoods are forced to endure the ever increasing volume that begins at 7am and lasts throughout the entire weekend! There is no peace in our neighborhoods any longer!

There are too many infractions to list! It's a pattern of disrespect for the Town, the community, its neighbors, and even for the safety of its guests. It is difficult to comprehend why the existing Use Permit hasn't been suspended or revoked!

- In conclusion, allow me to paraphrase from the original Use Permit approved in 2014: "The purpose of the use will not constitute a threat to the health, safety, welfare or convenience to the general public....the Council hereby finds that the uses covered by the Use Permit and the **MANNER OF ITS CONDUCT will not be detrimental** to persons **residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare generally...**"

Given the existing history of the Shuster Foundation's attitude of "Let's do whatever the hell we want and see if they'll catch us!" mentality, and a past track record of complaints that range from non-compliance and defiant conduct towards the existing Use Permit, to the blatant disregard of common building permitting and safety practices, I think it would be safe to assume the same "manner of conduct" for the future!



ORDINANCE 2025-A502

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, AMENDING THE PLANNING AND ZONING ORDINANCE, PART TWO – ZONING CLASSIFICATIONS, SECTION 203 – USE DISTRICTS, SUBSECTIONS B – R1 DISTRICT; C – R2 DISTRICT, D – R-R DISTRICT, AND E – RS DISTRICT, ALL RELATED TO USE PERMITS FOR RV PARKS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance 2011-A374, approved May 25, 2011; and

WHEREAS, Part 6, Section 600, C.1 of the Planning and Zoning Ordinance allows for the amendment, supplementation or change of the zoning text regulations of the Planning and Zoning Ordinance by the Town Council; and

WHEREAS, the Town Council has an abiding interest in protecting the public health, safety, and welfare by establishing requirements for provisions of the Planning and Zoning Ordinance by including definitions and text amendments; and

WHEREAS, Text Amendments may be initiated by the Planning and Zoning Commission, the Town Council, staff of the Town of Camp Verde, or by application of a property owner, per Part 6, Section 600, C.1 of the Planning and Zoning Ordinance; and

WHEREAS, this Text Amendment was initiated by the Planning and Zoning Commission on February 6, 2025, and Town Council on February 19, 2025; and

WHEREAS, these Text Amendments were reviewed by the Planning and Zoning Commission on April 3, 2025, in a public hearing that was advertised and posted according to state law. The Commission recommended the Mayor and Common Council approve these amendments as presented.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:

Section 1. The Mayor and Common Council hereby finds as follows;

- A. The proposed Text Amendment will not constitute a threat to the health, safety, welfare, or inconvenience to the general public of the Town of Camp Verde.
- B. The proposed Text Amendment is hereby adopted in accordance with Exhibit A. At least

three paper copies or one paper copy and one electronic copy shall remain on file with the Town Clerk in compliance with A.R.S Section 9-802 and kept available for public use and inspection.

Section 2: All ordinance or parts of the ordinances adopted by the Town of Camp Verde in conflict with the provision of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 3: If any section, sentence, clause, phrase, or potion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance; and

Section 4: This Ordinance shall be effective upon expiration of a thirty (30) day period following the adoption hereof and completion of publication and any posting as required by Arizona State Law; and

Section 5: In accordance with Article II, Sections 1 and 2, Constitution of Arizona, and the laws of the State of Arizona, the Mayor and Common Council has considered the individual property rights and personal liberties of the residents of the Town and the probable impact of the proposed ordinance on the cost to construct housing for sale or rent before adopting this Ordinance.

PASSED AND APPROVED BY A MAJORITY OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, ON THIS 7th DAY OF May, 2025.

Marie Moore, Mayor

Attest:

Approved as to form:

Town Clerk

Trish Stuhan-Town Attorney

"Exhibits on file at the Town Clerk's Office, 473 S Main St. Ste 102, Camp Verde. Arizona."



Town of Camp Verde
Community Development Department
473 South Main Street, Suite 108
Camp Verde, AZ 86322
(928) 554-0050

USE PERMIT/CONDITIONAL USE PERMIT APPLICATION

USE PERMIT/CONDITIONAL USE PERMIT SUBMITTAL CHECKLIST

PLEASE RETURN THIS CHECKLIST FORM WITH THE SUBMITTAL OF YOUR APPLICATION. SUBMITTALS WITHOUT THE INFORMATION BELOW ARE CONSIDERED INCOMPLETE AND **WILL NOT BE ACCEPTED.**

- ☐ **Technical Review Committee Meeting (Required).** Date: _____
- ☐ **Technical Review Committee Meeting Comment Response Letter (Staff).**
- ☐ **Completed Use Permit/Conditional Use Permit Application.**
- ☐ **Letter of Intent / Project Narrative.**
 - ☐ Describe the purpose for the use and/or change of use, the reasoning for the change of use or proposed use, specific plan application, and any other important information such as but limited to access to the site, on-site parking/existing, fiscal impact analysis, land use analysis, etc.
 - ☐ Describe how the proposed use(s) aligns with the Town's current General Plan objectives, policies and goals.
 - ☐ Describe how the proposed use(s) will be deemed proper under the Planning & Zoning Ordinance, Building Codes, and per the following criteria:
 - Any significant increase in vehicular or pedestrian traffic;
 - Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with goals, objectives or policies of the General Plan;
 - Compatibility with existing surrounding structures and uses; and
 - Adequate control of disruptive behavior inside and outside the premises, which may create a nuisance to the surrounding area or the general public.
- ☐ **Written Legal Description with an exhibit for each parcel.**
- ☐ **Written Legal Description with an exhibit showing ownership information.**
- ☐ **ALTA Survey / Site Plan (24 x 36, 1 Electronic PDF version scaled drawing at 1' = 100 or 1" = 200.)**

Please refer to subsection 400.D.1 of the Planning & Zoning Ordinance for additional guidance.

 - ☐ Showing North Arrow.
 - ☐ Showing Date of preparation.
 - ☐ Showing Assessor's Parcel Number (APN).
 - ☐ Showing parcel's number physical address (if applicable).
 - ☐ Showing acreage and/or square footage contained within the subject site proposed for use.
 - ☐ Showing company or entity that prepared the ALTA/Land Survey.
 - ☐ Showing zoning designations and existing or proposed land uses for the subject site and all sites adjacent to the subject site.
 - ☐ Showing location and dimensions for all existing or proposed roadways, easements, alleys, and right-of-way within and adjacent to the subject site.
 - ☐ Showing locations and boundaries, including dimensions, of the subject site(s) proposed for use.
 - ☐ Showing the location of any existing or proposed structures with front, side, and rear setback measurements.
 - ☐ Showing existing or proposed utility connections (Water, Sewage, Power).
 - ☐ Showing FEMA flood plains.
- ☐ **Topo or Contour Map of the subject site.**
- ☐ **Floor Plans or Building/Structure information with Building Evaluations.**
- ☐ **Preliminary Drainage / Grading Plan. (if applicable)**
- ☐ **Preliminary Landscaping Plans. (if applicable)**
- ☐ **Preliminary on-site or off-site Parking Plans. (if applicable)**



USE PERMIT/CONDITIONAL USE PERMIT APPLICATION

- ☐ Town Engineer or ADOT approval of site access. (if applicable)
- ☐ Designated of Agent (DOA) Form if applicable (If not property owner and acting on property owner's behalf).
- ☐ Permission to Enter Form.
- ☐ Sign and notarized Waiver of Diminution of Value (Prop 207) by the property owner(s).

☐ Neighborhood Meeting Preparation and Document Requirements

- ☐ Provide Community Development staff with self-addressed and stamped envelopes for all property owners within 300 feet of the subject site who must be notified of the neighborhood meeting. **(At least 20 calendar days before the neighborhood meeting)**
- ☐ Provide Community Development staff with a draft of the neighborhood meeting letter for review and approval to ensure the proper date, time, location, an option to provide comments, and representation/description of proposed use are being provided. **(At least 20 calendar days before the neighborhood meeting)**
- ☐ Mail approved neighborhood meeting letter by first class mail to all property owners within 300' of the subject site. **(At least fifteen (15) calendar days before the neighborhood meeting)**
- ☐ Post sign(s) visible from one hundred feet with the word "Use Permit Proposal," including permit number, site location/address, current usage and proposed usage, neighborhood meeting location, date, and time, and location to send comments. **(At least fifteen (15) calendar days before the neighborhood meeting)**
- ☐ Take a date-stamped photo of the installed neighborhood meeting sign(s) placed on the subject site. **(At least 15 days before the public meeting).**
- ☐ Complete the affidavit to be notarized, and prepare a written summary of the completed neighborhood meeting with any questions and answers discussed and the completed attendee sign-in sheet. Please include the meeting's location, start time, and end time in the written summary.
- ☐ Provide a copy of all notices, date-stamped photo of installed sign(s), all written comments that were received from the public or agencies, written summary of the meeting, sign-in sheet, notarized affidavit, and all other required documentation on this checklist submittal form. **(within (5) calendar days after completion of the neighborhood meeting)**

NOTE(S):

- Use Permits are provided to ensure the orderly use of land in conformance with the General Plan and applicable Town standards where uses are proposed that may require special limitations or conditions to provide compatibility with other uses.
- Use Permits will be granted only upon a finding by the Council that the use covered by the permit, the manner of its conduct, and any structure which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in conformity with any conditions, requirements, or standards prescribed by the Town Code or Council.
- Use Permits may contain specific limitations on the scope, nature and duration of the use, as deemed proper in accordance with the following criteria:
 - Any significant increase in vehicular or pedestrian traffic;
 - Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with goals, objectives or policies of the General Plan;
 - Compatibility with existing surrounding structures and uses; and
 - Adequate control of disruptive behavior both inside or outside the premises, which may create a nuisance to the surrounding area or general public



Town of Camp Verde
Community Development Department
473 South Main Street, Suite 108
Camp Verde, AZ 86322
(928) 554-0050

USE PERMIT/CONDITIONAL USE PERMIT APPLICATION

- The burden of proof for satisfying the above requirements shall rest with the applicant. A refusal of a Use Permit shall not be interpreted as the denial of right, conditional or otherwise.
- A Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit.
- Within 30 days of any change, the applicant shall notify the Community Development Department of any changes.
- Use Permits may be for a fixed time period, and a Use Permit does not grant a vested right beyond the term of the permit.
- The applicant must obtain building permits within six months from the date the Use Permit was issued. Failure to obtain a building permit or begin the use shall void the permit unless a delay to start the construction has been granted or an extension has been applied for with the Community Development Director before the expiration of the six-month period. Additional extensions must go to the Town Council.
- If the use or uses for which a Use Permit has been granted are discontinued for a continuous period of (6) six months, the Use Permit is voided.
- Violation of the terms of the Use Permit or this Zoning Ordinance voids the Use Permit.
- Decisions by the Community Development Director that result in the voiding of the 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 Use Permit being voided.

Current General Plan Designation / Character Area additional information: 260W = State Route 260 West Character Area, 260E = State Route 260 East Character Area, FF = Finnie Flat Character Area, DT = Downtown Character Area, MV = Middle Verde Character Area, PL = Pecan Lane Character Area, McC = McCracken Character Area, QH/RRV = Quarterhorse/Ranch Rio Verde Character Area, SM = Salt Mine Character Area, CC = Clear Creek Character Area. Visit by clicking this link [2016 General Plan](#)



Town of Camp Verde
Community Development Department
473 South Main Street, Suite 108
Camp Verde, AZ 86322
(928) 554-0050

USE PERMIT/CONDITIONAL USE PERMIT APPLICATION

FEES – Official Use Only

☐ **Residential, Commercial, Heavy Commercial/Industrial, Open Space**

\$1,840.00

\$75.00 (Fire Review Fee)

Total Fee Amount = \$ _____

☐ **Mobile/Manufactured Home Parks (for 10 spaces or less)**

\$1,840.00

\$75.00 (Fire Review Fee)

Total Fee Amount = \$ _____

☐ **Mobile/Manufactured Home Parks (up to 100 spaces)**

\$1,840.00 (for 10 spaces or less)

\$20.00 per additional space (11-100) # _____ = \$ _____

\$75.00 (Fire Review Fee)

Total Fee Amount = \$ _____

☐ **Mobile/Manufactured Home Parks (over 100 spaces)**

\$1,840.00 (for 10 spaces or less)

\$20.00 per additional space (11-100) # _____ = \$ _____

\$13.00 per additional space (101+) # _____ = \$ _____

\$75.00 (Fire Review Fee)

Total Fee Amount = \$ _____

☐ **RV Parks (up to 100 spaces)**

\$1,840.00

\$17.00 per RV space # _____ = \$ _____

\$75.00 (Fire Review Fee)

Total Fee Amount = \$ _____

☐ **RV Parks (Over 100)**

\$1,840.00

\$17.00 per RV space up to 100 # _____ = \$ _____

\$13.00 per additional RV space (11-100) # _____ = \$ _____

\$75.00 (Fire Review Fee)

Total Fee Amount = \$ _____

☐ **Mining (5 Acres or less)**

\$1,080.00

\$75.00 (Fire Review Fee)

Total Fee Amount = \$ _____

☐ **Mining (Each additional Acre up to 50)**

\$1,080.00

\$60.00 per additional acre up to 50 # _____ = \$ _____

\$75.00 (Fire Review Fee)

Total Fee Amount = \$ _____

to be paid at the Commission Regular Meeting

August 27, 2026

Page 232 of 264

Aug 12, 2026 at 8:57:47 AM
2023-2099 W Reservation Loop Rd
Camp Verde AZ 86322
United States



AFFIDAVIT OF PUBLICATION

STATE OF ARIZONA)
County of Yavapai) ss.

I, **James Whedon**, being first duly sworn on his oath says:

That he is authorized by the publisher as agent to make this affidavit of publication of VERDE VALLEY NEWSPAPERS, INC., an Arizona corporation, which owns and publishes the **Verde Independent/Bugle**, a two time per week newspaper published in the City of Cottonwood, County of Yavapai that the notice attached hereto, namely,

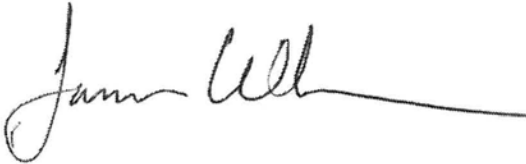
NOTICE OF PUBLIC HEARING

TOWN OF CAMP VERDE, ARIZONA | YAVAPAI COUNTY

RE: USE PERMIT #2025-0008 OPERATION OF RV PARK APN 403-17-006L

HEARING DATE: AUGUST 27, 2026 AT 6:00 PM

Has, to the personal knowledge of **11TH** day of **AUGUST, 2026** to the **15TH** day of **AUGUST, 2026**, inclusive without change, or omission, amounting in all **2** insertion(s) made on the following dates: **AUGUST 11, 15, 2026**

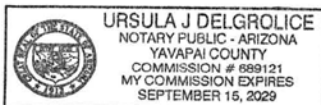


By: _____
JAMES WHEDON

Dated this **17TH** day of **AUGUST, 2026**

By:  _____
Notary Public

My commission expires:



Client	11163 - Town of Camp Verde	Phone	(928) 567-6631
Address	473 S Main St	E-Mail	Cory.Mulcaire@campverde.az.gov
	Camp Verde, AZ, 86322-7272	Fax	

Order#	678420	Requested By		Order Price	\$32.08
Classification	0055 - NOTICE OF HEARINGS	PO #	C.MULCAI P# 2025-008	Tax 1	\$0.00
Start Date	08/11/2026	Created By	UJ	Tax 2	\$0.00
End Date	08/15/2026	Creation Date	07/29/2026, 11:04:58 am	Total Net	\$32.08
Run Dates	2			Payment	\$0.00
Publication(s)	VERDE INDEPENDENT	Dimensions	1.6 " X 1.5 "		

Sales Rep	4006 - Ursula Jimenez	Phone	(928) 634-2241 Ext: 6028
		E-Mail	publicnotices@verdenews.com
		Fax	

The Town of Camp Verde Planning and Zoning Commission is holding a Public Hearing. The public hearing will be held August 27, 2026, at 6:00 pm in the Town Council Chambers at 473 South Main Street in Camp Verde, AZ. The purpose of the hearing is to consider Use Permit #2025-0008. A Use Permit to operation an RV Park with conditions, located at 2025 W. Reservation Loop Road, Camp Verde (APN 403-17-006L. For questions or more information, please contact Camp Verde Community Development at 928.554.0066 or cory.mulcaire@camp-verde.az.gov. TAG: This notice is for Community Development Department
2TVIPub: Aug 11, 15, 2026

REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number 10 Meeting Date 7/15/26

Please check all that apply

- ☐ I am in favor of this item ☒ I am opposed to this item
- ☒ I wish to speak before the Council regarding this item
- ☐ I wish to Speak during Call to the Public for Items Not on the Agenda
- ☐ I wish for Council to contact me

Regarding: _____

Please provide us with the following information so we may be able to contact you if necessary for Followup: _____

Print Name: Tim Kendall Phone _____

E-MAIL ADDRESS: _____

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Council from taking any action on items not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body. Members of the public body shall not discuss or take legal action on matters that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number 10 Meeting Date 7/15/26

Please check all that apply

- ☐ I am in favor of this item ☒ I am opposed to this item
- ☐ I wish to speak before the Council regarding this item
- ☐ I wish to Speak during Call to the Public for Items Not on the Agenda
- ☐ I wish for Council to contact me

Regarding: _____

Please provide us with the following information so we may be able to contact you if necessary for Followup: _____

Print Name: Cameron Deen/never Phone [REDACTED]

E-MAIL ADDRESS: _____

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number 10 Meeting Date 07/15/2010

Please check all that apply

- ☐ I am in favor of this item
- ☒ I am opposed to this item
- ☐ I wish to speak before the Council regarding this item
- ☐ I wish to Speak during Call to the Public for Items Not on the Agenda
- ☐ I wish for Council to contact me

Regarding:

Please provide us with the following information so we may be able to contact you if necessary for Follow up:

Print Name: Sabas Demer Phone [REDACTED]

E-MAIL ADDRESS: _____

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(h))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

Meeting Date

Please check all that apply

☐

I am in favor of this item

☒

I am opposed to this item

☐

I wish to speak before the Council regarding this item

☐

I wish to Speak during Call to the Public for Items Not on the Agenda

☐

I wish for Council to contact me

Regarding:

Please provide us with the following information so we may be able to contact you if necessary for Follow up:

Print Name:

Amber Rogers

Phone

E-MAIL ADDRESS:

[REDACTED]

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number 10

Meeting Date 7-15-2016

Please check all that apply

☐ I am in favor of this item

☒ I am opposed to this item

☐ I wish to speak before the Council regarding this item

☐ I wish to Speak during Call to the Public for Items Not on the Agenda

☐ I wish for Council to contact me

Regarding: _____

Please provide us with the following information so we may be able to contact you if necessary for Follow-up: _____

Print Name: TRANS WARRIOR Phone: [REDACTED]

E-MAIL ADDRESS: _____

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

10

Meeting Date

7/15/26

Please check all that apply

- ☐ I am in favor of this item
- ☒ I am opposed to this item
- ☐ I wish to speak before the Council regarding this item
- ☐ I wish to Speak during Call to the Public for Items Not on the Agenda
- ☐ I wish for Council to contact me

Regarding:

Please provide us with the following information so we may be able to contact you if necessary for Follow up:

Print Name:

FRANK WIGLEY

Phone

E-MAIL ADDRESS:

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(h))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

10

Meeting Date

7-15-24

Please check all that apply

☐

I am in favor of this item

☒

I am opposed to this item

☐

I wish to speak before the Council regarding this item

☐

I wish to Speak during Call to the Public for Items Not on the Agenda

☐

I wish for Council to contact me

Regarding:

Please provide us with the following information so we may be able to contact you if necessary for Followup:

Print Name:

ALEXIA VOGLIET

Phone



E-MAIL ADDRESS:

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

10

Meeting Date

7/15/20

Please check all that apply

☐

I am in favor of this item

☒

I am opposed to this item

☒

I wish to speak before the Council regarding this item

☐

I wish to Speak during Call to the Public for Items Not on the Agenda

☐

I wish for Council to contact me

Regarding:

Please provide us with the following information so we may be able to contact you if necessary for Follow up:

Print Name:

Ryna Rock

Phone

E-MAIL ADDRESS:

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number 10 Meeting Date 07-15-26

Please check all that apply

☐ I am in favor of this item ☐ I am opposed to this item

☒ I wish to speak before the Council regarding this item

☐ I wish to Speak during Call to the Public for Items Not on the Agenda

☐ I wish for Council to contact me

Regarding: _____

Please provide us with the following information so we may be able to contact you if necessary for Follow up:

Print Name: Chaci Wischmeyer Phone: [REDACTED]

E-MAIL ADDRESS: [REDACTED]

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

10

Meeting Date

7-15-26

Please check all that apply

☐

I am in favor of this item

☒

I am opposed to this item

☒

I wish to speak before the Council regarding this item

☐

I wish to Speak during Call to the Public for Items Not on the Agenda

☐

I wish for Council to contact me

Regarding:

Tackoot Ranch Use Permit

Please provide us with the following information so we may be able to contact you if necessary for Follow up:

Print Name:

Suzanne Martin

Phone

[REDACTED]

E-MAIL ADDRESS:

[REDACTED]

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

10

Meeting Date

7/15/16

Please check all that apply

☐ I am in favor of this item



I am opposed to this item

☐ I wish to speak before the Council regarding this item

☐ I wish to Speak during Call to the Public for Items Not on the Agenda

☒ I wish for Council to ~~contact me~~ to hear my opinion

Regarding:

Please provide us with the following information so we may be able to contact you if necessary for Follow-up:

Print Name:

MARLENE E. YETTER

Phone

E-MAIL ADDRESS:

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number 10 Meeting Date 7/15/24

Please check all that apply

- ☐ I am in favor of this item ☒ I am opposed to this item
- ☐ I wish to speak before the Council regarding this item
- ☐ I wish to Speak during Call to the Public for Items Not on the Agenda
- ☐ I wish for Council to contact me

Regarding: R.V. Park

Please provide us with the following information so we may be able to contact you if necessary for Follow-up:

Print Name: Charlotte Salsman Phone [REDACTED]

E-MAIL ADDRESS: [REDACTED]

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

10

Meeting Date

7/15/2026

Please check all that apply

- ☐ I am in favor of this item
- ☒ I am opposed to this item
- ☐ I wish to speak before the Council regarding this item
- ☐ I wish to Speak during Call to the Public for Items Not on the Agenda
- ☐ I wish for Council to contact me

Regarding:

Please provide us with the following information so we may be able to contact you if necessary for Follow-up:

Print Name:

Jadyn A Spout

Phone

[REDACTED]

E-MAIL ADDRESS:

[REDACTED]

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

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Agenda Item Number 10 Meeting Date 7/15/26

Please check all that apply

- ☐ I am in favor of this item ☒ I am opposed to this item
- ☐ I wish to speak before the Council regarding this item
- ☐ I wish to Speak during Call to the Public for Items Not on the Agenda
- ☐ I wish for Council to contact me

Regarding: RD PARK at JACKSON Ranch

Please provide us with the following information so we may be able to contact you if necessary for Follow up:

Print Name: TYLER STROTT Phone: [REDACTED]

E-MAIL ADDRESS: [REDACTED]

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

10

Meeting Date

7/15/20

Please check all that apply

☐

I am in favor of this item



I am opposed to this item

☐

I wish to speak before the Council regarding this item

☐

I wish to Speak during Call to the Public for Items Not on the Agenda

☐

I wish for Council to contact me

Regarding:

Please provide us with the following information so we may be able to contact you if necessary for follow up:

Print Name:

Roberta Alegria

Phone

[REDACTED]

E-MAIL ADDRESS:

[REDACTED]

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

10

Meeting Date

7/15/2016

Please check all that apply

- ☐ I am in favor of this item
- ☒ I am opposed to this item
- ☐ I wish to speak before the Council regarding this item
- ☐ I wish to Speak during Call to the Public for Items Not on the Agenda
- ☐ I wish for Council to contact me

Regarding:

Please provide us with the following information so we may be able to contact you if necessary for Follow up:

Print Name:

Phone

E-MAIL ADDRESS:

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

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...disclosed a public document and is subject to public document disclosure.

REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

10

Meeting Date

7/15/2006

Please check all that apply

☐

I am in favor of this item

☒

I am opposed to this item

☐

I wish to speak before the Council regarding this item

☐

I wish to Speak during Call to the Public for Items Not on the Agenda

☐

I wish for Council to contact me

Regarding:

Please provide us with the following information so we may be able to contact you if necessary for Follow-up:

Print Name:

Jesse F. Wright

Phone

[REDACTED]

E-MAIL ADDRESS:

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(h))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

10

Meeting Date

7/15/2020

Please check all that apply

☐

I am in favor of this item

☒

I am opposed to this item

☐

I wish to speak before the Council regarding this item

☐

I wish to Speak during Call to the Public for Items Not on the Agenda

☐

I wish for Council to contact me

Regarding:

Please provide us with the following information so we may be able to contact you if necessary for Follow up:

Print Name:

Sherril Kichhalla

Phone

[REDACTED]

E-MAIL ADDRESS:

[REDACTED]

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

10

Meeting Date

7/15/20

Please check all that apply

- ☐ I am in favor of this item ☒ I am opposed to this item
- ☐ I wish to speak before the Council regarding this item
- ☐ I wish to Speak during Call to the Public for Items Not on the Agenda
- ☐ I wish for Council to contact me

Regarding:

NA

Please provide us with the following information so we may be able to contact you if necessary for Follow-up:

Print Name:

LAURA

KOLDING

Phone

[REDACTED]

E-MAIL ADDRESS:

[REDACTED]

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number 10 Meeting Date 7/15/26

Please check all that apply

- ☐ I am in favor of this item ☒ I am opposed to this item
- ☐ I wish to speak before the Council regarding this item
- ☐ I wish to Speak during Call to the Public for Items Not on the Agenda
- ☐ I wish for Council to contact me

Regarding:

Please provide us with the following information so we may be able to contact you if necessary for Follow up:

Print Name: John Dintler Phone: [REDACTED]

E-MAIL ADDRESS: [REDACTED]

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(h))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

18

Meeting Date

7/10/26

Please check all that apply

☐

I am in favor of this item

☒

I am opposed to this item

☐

I wish to speak before the Council regarding this item

☐

I wish to Speak during Call to the Public for Items Not on the Agenda

☐

I wish for Council to contact me

Regarding:

Please provide us with the following information so we may be able to contact you if necessary for Follow up:

Print Name:

Morgan Rice

Phone

[REDACTED]

E-MAIL ADDRESS:

[REDACTED]

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(h))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

10

Meeting Date

7/15/2020

Please check all that apply

☐

I am in favor of this item

☒

I am opposed to this item

☐

I wish to speak before the Council regarding this item

☐

I wish to Speak during Call to the Public for Items Not on the Agenda

☐

I wish for Council to contact me

Regarding:

Please provide us with the following information so we may be able to contact you if necessary for Follow-up:

Print Name:

Josh Rogers

Phone

[REDACTED]

E-MAIL ADDRESS:

[REDACTED]

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(h))

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REQUEST TO SPEAK CARD

PLEASE COMPLETE AND GIVE TO THE TOWN CLERK

Agenda Item Number

#10

Meeting Date

7/13/26

Please check all that apply

☐

I am in favor of this item

☒

I am opposed to this item

☒

I wish to speak before the Council regarding this item

☐

I wish to Speak during Call to the Public for Items Not on the Agenda

☐

I wish for Council to contact me

Regarding:

Community Impact

Please provide us with the following information so we may be able to contact you if necessary for Follow-up:

Print Name:

Loane Peterson

Phone

[REDACTED]

E-MAIL ADDRESS:

[REDACTED]

PER RESOLUTION 2017-973 PUBLIC COMMENT IS LIMITED TO A MAXIMUM OF 3 MINUTES

(Pursuant to ARS §38-431.01(H))

Residents are encouraged to comment about any matter NOT included on the agenda. State law prevents the Council from taking any action on items not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

*Please note that this card is considered a public document and is subject to public document disclosure.

Thank you in advance for considering this information. I apologize for not being able to attend the Commission meeting where my fellow Commissioners and I have been asked to explain our reasons for voting 6-0 against Conditional Use Permit (CUP) #2025-0008, outright and without provisions. But since we were asked, I hope you will read what follows. If time is short, you can go to the summary bullets at the end, but you might miss the juicy stuff.

The Town of Camp Verdes's provisions for User Permits are in Section 600 C. of the Planning and Zoning Ordinance: User Permit Approvals, where requirements include the following:

Reason 1: "... orderly use of land in conformance with the General Plan and applicable Town standards..."

- Staff Analysis indicates that "businesses such as... RV parks" are included in the 2016 General Plan for the Middle Verde Character Area, and that's true. The 2016 General Plan for Middle Verde also includes these goals:
 - "Maintain low density rural development where it exists. Encourage the protection of agricultural lands and rural landscapes to maintain the character of Camp Verde."
 - "Encourage the preservation of agricultural soils, primarily through active farming."
 - "Protect the rural character and cultural resources, preserve open space, enhance agricultural opportunities and reduce the loss of prime agricultural lands and important open space areas."
- Staff Analysis also notes there are "exi[s]ting RV parks within the Middle Verde Character area," which is also true. But these two parks are PAD's (planned area developments) on formerly commercial and high-density properties immediately adjacent to I-17, where they are, through open space and public road, separated from surrounding residential properties. In contrast, the CUP under consideration is zoned rural residential (RR- 2-acre) and is surrounded by RR properties: 2-acre homes, a rural subdivision and farms.
- We have been told we are not to consider the recently approved 2026 General Plan, due to an application date technicality, which I've tried to frame chronologically, below. But like the 2016 General Plan, the 2026 General Plan encourages protection of agricultural lands and advises against densifying development near the River Corridor. In addition, it does not list RV parks as an accepted use in Middle Verde or any of our other residential Character Areas - a goal change clarified by the 2026 General Plan and now enforced by a Code change recommended by the Commission and approved by Council, which we are also told not to consider, for the same date reasons, which brings me to the date technicality:
 - **From 2020 to Present**, Council and PnZ continued to visit the question (see various workshops and 5, RV-park CUP discussions) of whether additional RV parks were appropriate for Camp Verde. (Thanks to everyone who calmly continued to listen to me rant during this time.) Given the number of RV sites (approximately 2,000, not counting camping and cabins) and estimating at least 2-visitors per site – approximately 4,000 RV'ers are with us from late Winter to early Summer - that's 1-quarter of our population with no tax income on long-term rentals and RV's not paying their fair share for fire protection. And I haven't been the only one concerned that the "tail was starting to wag the dog." Fellow Commissioners were pushing back, and Council members too. Multi-generation, founding family residents were shaking their heads, and some folks took to calling Camp Verde the Camp Quartzite. When I quizzed a group of "pickle barrel" gatherers at our local feed store about more RV-parks, the sarcastic response was: "Sure. Why not? And while you're at it, throw in a few more grow houses." My read was that the Town had had it with RV parks. The first Community Development Director with whom I worked (and whom I admired), Melinda Lee, gave me this advice on her way out the door in 2001: "Limit RV Parks to commercial areas only. Our town is tired of having to organize and fight every time an RV park gets considered in their neighborhood," so...

- **Feb 6, 2025** – Staff announced and initiated the code text amendment “no RV parks on residential properties” for Commission and on **Feb 19** for Council. (Thank you, Cory!)
- **April 3, 2025** - the Commission reviewed and recommended the Code text amendment the same day the CUP application now under consideration was submitted.
- **May 7, 2025** – the Code text amendment was approved by Council
- **June 7, 2025** – the Code text amendment was published/ went into effect

My only comment on this date technicality is this: if 60-days of bureaucracy trumps years of discussion leading to an agreement about what’s best for the Town, including a rewrite of Town Code and the General Plan, so be it. But if that’s the way this application is being played, I suggest we look closely at dates within the application, especially key applicant/ owner signatures, including Attestation (agreeing the information in the application is correct) and Diminution in Value (a key legal document that protects both the applicant and the Town), both dated **June 25, 2025**, after the “no RV-parks on residential land” Resolution went into effect.

Point 2: “... granted only upon a finding by the Council that the use covered by the permit, the manner of its conduct, and any structure which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.” The neighborhood outcry is real and substantial. With its original “agritourism” CUP in 2009, Jackpot Ranch was a “ranch experience” providing equestrian events and a retreat for kids and veterans. But now the project has grown from what was once a fairly quiet event venue, to stadium lights, music concerts, and RV’ers and campers so close to neighborhood properties they have tied off on the fence separating the neighborhood. And as the project has grown, so has a series of non-compliant and unpermitted actions by the applicant – actions that do not inspire confidence for a future, self-policing RV-park (please see Point 4, below). **By itself the neighborhood outcry is enough to deny the application - with no further reasons required.** Ask yourself whether you would want this business next to your home? And make sure we are treating this application like we would treat it in any other, residential character area: Saltmine, Quarterhorse, etc...

Point 3: “The burden of proof for satisfying the above requirements shall rest with the applicant. A refusal of a Use Permit shall not be interpreted as the denial of right, conditional or otherwise.”

The applicant already holds an agritourism CUP granted by the Town that allows events and lodging, and already advertises hookups for RV’s/ an RV park: (<https://jackpotranch.org/about/>). By my read of Code, not only a CUP but also an RV park business license would be required to run an RV-park. Section 306 of Town Code states: “It shall be unlawful for any person to construct, maintain or operate any mobile/manufactured home park or RV park within the limits of Camp Verde unless they hold a valid use permit and valid installation permits issued by the Community Development Department...” Though I have been told the applicant could already allow RV’s to stay on the property for $\leq$ 10-days, it would appear that, with no CUP, there should be no business license to charge RV’ers for their stay. And this makes sense. If not, everyone with a large property, residential before 2025 or commercial thereafter, could install multiple RV sites (before Town approvals or after forgiveness from the Town, with eventual building permits), and charge the RV’ers who stay there, as long as the Town issued a business license for an RV-park. But Code requires there must be a CUP approval to run an RV park – of any stay duration.

Point 4: “Violation of the terms of the Use Permit or this Zoning Ordinance voids the Use Permit.”

In 2024-2025, the following complaints and violations were recorded

- 26-0018 - June 2025 - Unpermitted lights, and loudspeaker after 10-pm, cattle against fence (for shade) and irrigation moves poop into yard, roping pens immediately adjacent to neighbors’ fences
- 25-0146 - August 2025 - “Un-permitted lights (and un-permitted grading)”
- 25-0128 - September 2025 - “Unpermitted grading”
- 24-0037, Oct 2024 (part 2) – “Electrical transformer upgrade to river, 10 [actually 20] r.v spots, and new ac units on bunkhouse, both apartments, homestead and barn loft- no permits.”

- 24-0036 - Oct 2024 to January 2025 - 9-violations ranging from unpermitted A/C installation, building constructions (from bunkhouses to announcing stands...), placement of 2-tiny homes, shipping containers, and 10 [now 20] RV spaces
- Also recorded by Staff in 24-0036:
 - "The current use [agritourism] permit 20240060 is in violation and is subject to being voided."
 - "The violations outlined above in #1-9 void the terms of the use permit. Please see the subsections 601C..1.e and subsection 601.C.2.d and e outlined below 601C.1.e," which state...
 - "The Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit."
 - "Violation of the terms of the Use Permit or this Zoning Ordinance voids the Use Permit."
- Finally, the following condition is stated in the applicant's agritourism CUP: "All building modifications must be permitted, completed and a Certificate of Compliance and Business License issued by the Town before any of the approved activities may be conducted in the modified facilities."

I have been told the applicant has been obliging and quick to fix these violations, for instance, the unpermitted tiny homes, the 20 plumbed and wired RV sites, the unlicensed transformer installation sending power to the River camping sites, etc... But, sorry, children are also most agreeable, right before Christmas.

So, you brave souls who have read this far, here is the summary:

- The application does not entirely conform with the 2016 General Plan and does not conform at all with the 2026 General Plan, or the 2025 "no RV-parks on residential properties" Code amendment. Though arguments are being made that the application was submitted before the Code text amendment, the actual, completed date of submission appears to be after the text amendment.
- The RV-park would be detrimental to the neighborhood, and more RV-parks in Camp Verde, especially if not providing tax and fire compensation and not supporting the 260-East Character Area, would be detrimental to the public welfare of the Town.
- Even a "10-day RV-park" is an RV-park, so in order to run such a business, the applicant needs both a CUP and a business license, each issued by the Town.
- Past, non-compliant, unpermitted and "act now, and beg for forgiveness later" actions by the applicant do not bode well for future compliance. Commission and Council should consider not only voting against the CUP but also whether the existing, agritourism CUP should be reinforced, amended or voided.

Thanks for listening.

Todd

PS For my fellow Commissioners.

Again, my apologies for not being able to attend this meeting and help.

Should the CUP in question be brought back to you with suggestions for conditions promoted as acceptable for a CUP, I leave it to you to consider whether any such conditions could be acceptable. The applicant's "Revised Letter of Intent" April 3, 2025, includes the following: "We are dedicated to being a responsible neighbor and will take proactive steps to address any concerns. These include: ... Installation of screening and fencing to preserve privacy and visual appeal."

Should you decide to go this route, I would suggest that the neighborhood is your biggest concern. Jackpot Ranch's agritourism business is only getting bigger, louder and brighter. The neighbors' welfare, their ability to enjoy their own properties, raise children and retire in peace, are at stake.

My understanding is the neighbors do not like the current, tall, sight blocking, metal barrier. I've attached a possible site plan solution that eliminates the wall and the RV-sites close (20-ft) to the neighbors' properties (now more like 100-ft) and replaces them with a sound and sight foliage buffer, which a clever and very intelligent Community Development Director has suggested. But the plan also compromises by allowing most of the sites the applicant has already built (without permits). Forgive and forget?

Trees are indeed a great sound and sight buffer, also providing shade and comfort. Arizona cypress, for example, are native, evergreen and grow to a good size, especially on irrigated property. As the trees grow, smaller, interspersed bushes could also provide sound and sight buffering. The Town's [Plant Palette](#) is a good reference.

Staff has already ably identified potential conditions, like no RV generators unless emergency, dark sky and a 10 p.m. noise curfew. You might also consider recommending a development agreement (DA) which could detail, with the applicant's agreement, conditions not necessarily applicable as conditions under current code, for example: limiting stays to < 30-days (≥ 29-days), and Friends of the Verde's "River Friendly Living" certification, for water savings and protection of riverfront properties – a certification that other RV-parks and entertainment venues have adopted.

Please review the potential flooding questions raised by the County's flood representative and our own Stormwaters representative. The riverfront property, along with the OK Ditch that passes through it, have experienced flooding. According to Stacey Yeager, CFM, Hydrologist III, Yavapai County Flood Control District, the development appears to be within FEMA's 100-yr floodplain: "there is a portion in the Zone AE the engineer should address," and electrical hookups, property and patron safety could be affected. Septic and groundwater/ well safety are also of concern, e.g., April 9, 2026, email from Robyn Moreno, RS/REHS, Yavapai County Development Services: "Design flow for an RV park is 100 GPD per RV space. Area of onsite wastewater system is within a FEMA flood zone, and may affect the design of the onsite wastewater system."

Evacuation in the event of flooding or fire, with no major road close to the proposed RV-park, and close-quarters for fighting fires, should also be discussed.

Sorry, but if you choose to consider a CUP and conditions, you will end up having to work through all these issues, and the work reflects the long list of questions and concerns with this application, which is why I still recommend it be denied.

Thanks again for listening.

Todd

