

RESOLUTION 2003-545

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING USE PERMIT 2002-03, FOR THE OPERATION OF AN ASSISTED LIVING CENTER AND AN ADDITIONAL DWELLING FOR THE OWNER ON PARCEL 404-18-072A LOCATED AT 997 APACHE TRAIL FOR A PERIOD OF FIVE (5) YEARS.

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

I. The Common Council hereby finds as follows:

- A. A request for a Use Permit 2002-03 was filed by Dr. Richard Jones, owner of tax parcel 404-18-072A for the purpose of operating an Assisted Living Center with a maximum of 16 beds and for an additional dwelling for his residence.
- B. The parcel consists of 2.2 acres and is currently zoned R1-70 which allows such uses as home occupations for members of the recognized professions and artists, and roomers or boarders.
- C. The purpose of the Use Permit is to allow for the operation of an Assisted Living Center in the main home and the construction of an additional dwelling for the owner. The request was reviewed by the Planning Commission on December 5, 2002 and by the Common Council on January 22, 2003 in public hearings that were advertised and posted according to state law.
- D. The proposed use is compatible and sufficiently related or similar to authorized uses within the zoning district.
- E. The proposed use will not be detrimental to persons or property in the vicinity and is in the best interest of the health, safety and welfare of the general public.
- F. The Common Council of the Town of Camp Verde hereby approves Use Permit 2002-03 for the purpose of the operation of an Assisted Living Center for a period of five years with the following stipulations:
 - 1. The applicant must meet all requirements of reviewing agencies including Arizona Health Department and Yavapai County Environmental Services
 - 2. The applicant must obtain building permits prior to any construction.
 - 3. At such time as Country Adult Home Care meets ADEQ definition of a non-transient, non-community water system, it must meet the EPA and ADEQ water quality standards.
 - 4. This Use Permit is non-transferable
 - 5. This Use Permit is granted for a 5-year period.
 - 6. The applicant may remodel an existing accessory building for his dwelling so long as the construction is permitted and constructed to the current ICBO regulations for a dwelling.

II. PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON JANUARY 22, 2003.

Buenda Lauser
Mayor

Date: 1-24-03

Attest: Deborah Barber
Town Clerk

APPROVED AS TO FORM:
Julie Krieger
Town Attorney