

NAVAJO COUNTY AGENDA ITEM REQUEST FORM

Meeting Date: March 24, 2015	Time Needed: 10 minutes										
Requesting Department: Public Works/P&Z	Presenter(s) Name: Trent Larson										
Motion before the Board: Consideration and possible adoption of Resolution ____-15, approving/denying a Special Use Permit to allow a Recreational Family Camp on APN 404-73-004.											
Recommendation: (who, what, where, when, how, etc.) Request Board action.											
Background: (why should it be done, what will happen if not approved, etc. include resolution)											
<p>Moonbeam Hollow, LLC has requested to construct a Recreational Family Camp on a 39.59 acre parcel in the White Mtn Lake area. This Special Use Permit would allow the owner to construct 13 dwellings on this site for temporary recreational use. They would also like to establish small sites for occasional camping for family members and friends. It is the intent of the property owners to use the land for vacation and recreational purposes on a seasonal basis. All improvements to the property will be consistent with the intended use of the allowed land uses and will be made in full compliance with Navajo County codes. The owners intend to use only local businesses and labor for completion of improvements to the land. The Planning & Zoning Commission met on February 19, 2015 and unanimously recommended approval of the Special Use Permit by a vote of 8-0.</p> <p>Thank you for your consideration of this request.</p>											
Fiscal Impact: (what will it cost, where funds will come from, is it budgeted, etc.) N/A											
Reviewed and approved by:	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">County Manager</td> <td style="text-align: center;">County Attorney</td> <td style="text-align: center;">Human Resources</td> <td style="text-align: center;">Finance</td> <td style="text-align: center;">IT</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	County Manager	County Attorney	Human Resources	Finance	IT	<input type="checkbox"/>				
County Manager	County Attorney	Human Resources	Finance	IT							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Board Action Taken											
Approved <input type="checkbox"/>	Denied <input type="checkbox"/>										
No Action <input type="checkbox"/>	Continued <input type="checkbox"/>										
Continued to: _____											
Approved with changes as follows: _____											
Clerk's Notes											
Date:	Initial:										

REMINDER: Email this coversheet and all backup documentation to **BOS.Clerk** by **Noon the Tuesday before the BOS meeting.**



NAVAJO COUNTY
PUBLIC WORKS DEPARTMENT
PLANNING & ZONING

STAFF REPORT

BOARD OF SUPERVISORS

HEARING DATE: March 24, 2015
CASE #: 14-35
ACTION: SPECIAL USE PERMIT – Recreation Family Camp
APPLICANT/OWNER: Moon Beam Hollow, LLC
PROJECT NAME: Moon Beam Hollow Family Camp

PARCEL INFORMATION:

Location: 9023 Cibola Dr. White Mtn Lake, AZ. Bourdon Ranch Road to Mazatzal; Mazatzal to Coronado, to Cibola then East to Saddle Trail to property
APN: 404-73-004
Legal Desc: Section 5 of Township 11 North, Range 23 East, Gila and Salt River Meridian
District: III
Parcel Size: 39.59 Acres

STATED REASON FOR REQUEST: Moonbeam Hollow, LLC would like to construct a Recreational Family Camp on a 39.59 acre parcel in the White Mtn Lake area. This Special Use Permit would allow the owner to construct 13 dwellings on this site for temporary recreational use. They would also like to establish small sites for occasional camping for family members and friends.

BACKGROUND & DISCUSSION: It is the intent of the property owners to use the land for vacation and recreational purposes on a seasonal basis. All improvements to the property will be consistent with the intended use of the allowed land uses and will be made in full compliance with Navajo County codes. Though they have no formal project timeline for the completion of improvements they intend to be conducted during the spring and summer months, as the weather permits. The owners also intend to use only local businesses and labor for completion of improvements to the land.

NAVAJO COUNTY ORDINANCES, PLANS & REGULATIONS:

ZONING DISTRICTS:

- RU-1: The primary purpose of this district is to conserve and protect open land uses, foster orderly growth in rural areas, and prevent urban agricultural land use conflicts. The purpose of requiring large minimum parcels of not less than one (1) acre in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made currently available. Uses permitted in this zoning district include both farm and non-farm residential uses, farms, and recreational and institutional uses.

COMPREHENSIVE PLAN / AREA PLANS: Navajo County Comprehensive Plan indicates that the land use category for the Moonbeam Hollow LLC property site is Rural Edge. The proposed use is consistent with the designated land use category in the Comprehensive Plan.

GENERAL CHARACTER OF AREA:

The general character of this area consists primarily of rural ranch style residential uses. The surrounding properties are sparsely populated with large parcels of mostly 40 acres and AZ State land.

FINDINGS OF FACT:

1. The legal notice for this item has been printed in the Holbrook Tribune and placards were posted in the neighborhood, in compliance with Arizona Revised Statutes and Article 29.
2. The applicant has submitted the plans and supporting statement required by Section 2002(1).
3. The proposed use is one for which a Special Use Permit may properly be granted pursuant to Section 2001(27): "Recreational and Family Camps including ancillary support services in the Rural (RU) and A-General Zoning Districts."
4. Staff has reviewed the submitted materials, site plans and related exhibits in accordance with the Navajo County Zoning Ordinance requirements for a Special Use Permit. Staff finds that the submitted documentation conforms to the requirements of the Ordinance and the promotion of the health, safety and welfare of the public.

PUBLIC COMMENTS & CONCERNS:

As of the date of preparation of this staff report, 0 comments in favor and 0 opposed have been expressed by the public.

PLANNING & ZONING COMMISSION: The Planning Commission held a hearing for this item on Feb. 19, 2015 and unanimously recommended approval of the Special Use Permit by a vote of 8-0

REVIEWING AGENCY COMMENTS & RECOMMENDATIONS

COUNTY ATTORNEY:

No legal objection to this Special Use Permit as long as applicant abides by all Country, State and Federal rules and regulations

Initial: B.C.. Date: 12-23-15

ENGINEERING:

Engineering Staff has reviewed the proposed application and site plan for the Moonbeam Hollow Recreational Camp and has no objection to this Special Use Permit provided all Public Works Department Recommendation are met.

Initial: W. R. B. Date: 1-15-15

FLOOD CONTROL:

Engineering Staff has reviewed the proposed application and site plan for the Moonbeam Hollow Recreational Camp and has no objection to this Special Use Permit provided all Public Works Department Recommendation are met.

Initial: W. R. B. Date: 1-15-15

PLANNING & ZONING:

Planning & Zoning staff has reviewed the Moonbeam Hollow LLC Special Use Permit proposal for a Recreational Family Camp and determined it is ready for Board action. Staff does not foresee the construction of a Recreation Family Camp on this site having a detrimental effect on the area or disrupting the currently allowed land uses. Staff supports this proposal.

Initial: T.L. Date: 2-12-15

PUBLIC WORKS DEPARTMENT RECOMMENDATION: Should the Board of Supervisors approve this Special Use Permit, staff would recommend the following conditions be applied:

1. The Special Use Permit shall run with the land.
2. The Recreation Family Camp shall be developed with limitation to location and number of dwellings as designated on the submitted site plan.
3. The proposed recreational camp site improvements shall not be constructed prior to obtaining all required Navajo County permits, to include but not necessarily be limited to building, grading and drainage. The proposed structures and attendant facilities shall not be occupied or utilized prior to Navajo County building department notification of complete compliance with all appropriate permits and stipulations.
4. At no time shall the dwellings, and/or campsites, that are approved in association with this Permit be used as rental units or permanent residences.



NAVAJO COUNTY PUBLIC WORKS DEPARTMENT

PLANNING & ZONING

Post Office Box 668 - 100 East Code Talkers Drive

Holbrook, Arizona 86025

(928) 524-4100 FAX (928) 524-4122

www.navajocountyaz.gov

SPECIAL USE PERMIT APPLICATION

(also to be used for an Amendment to an approved/existing Special Use Permit)

SITE & PROPOSAL INFORMATION:

PROJECT NAME: MOONBEAM HOLLOW

PROPOSED USE OF PROPERTY: RECREATIONAL

SPECIAL USE CATEGORY: FAMILY CAMP

LOCATION (include nearest town/community): NORTHEAST OF SHOW LOW / SNOWFLAKE AREA, OFF BOURDON RANCH RD. ; MAZATZAL.

GENERAL DIRECTIONS TO PARCEL: BOURDON RANCH RD. TO MAZATZAL; MAZATZAL TO CORONADO, TO CIBOLA THEN EAST TO SADDLE TRAIL TO PROPERTY.

ADDRESS (if known): 9023 CIBOLA DR., SNOWFLAKE, AZ, 85912

PROPERTY SIZE: 39.59 acres; _____ square feet

LEGAL DESCRIPTION: Township T11N North, Range 23E East, Section(s) 5

ASSESSOR PARCEL NO.: 404-73-004

SUBDIVISION NAME: WHITE MOUNTAIN LAKES LOT #: _____

PRESENT USE OF PROPERTY: VACANT

CURRENT ZONING: RU-1

PROPOSED ZONING: SPECIAL USE PERMIT

OWNER & CONTACT INFORMATION:

OWNER'S NAME: MOONBEAM HOLLOW, LLC

OWNER PHONE NO.: 520-820-5927 FAX #: _____

OWNER EMAIL ADDRESS: _____

OWNER MAILING ADDRESS: 2177 N. CALLE DE VIDA

CITY: TUCSON STATE: AZ ZIP CODE: 85715

DATE OF OWNERSHIP: _____

CONTACT NAME: RICHARD R. MAURIQUEZ

COMPANY NAME: _____

CONTACT PHONE NO.: 520-820-5927 FAX #: _____

CONTACT EMAIL ADDRESS: GARGOYLE6258@MSN.COM

CONTACT MAILING ADDRESS: 2177 N. CALLE DE VIDA

CITY: TUCSON STATE: AZ ZIP CODE: 85715

OWNER'S AFFIDAVIT:

I, (print name) RICHARD R. MANRIQUEZ, being duly sworn, depose and say that I am the owner of the property involved in this application and that the information herewith submitted is true and correct to the best of my knowledge.

Richard R. Manriquez
Owner's Signature



STATE OF ARIZONA)
COUNTY OF PIMA) SS

Sworn and subscribed before me on this 30 Day of OCTOBER, 20 14

[Signature]
Notary Public

2.23.18.
My Commission Expires

For Staff use only:

Accepted by: _____	Date: _____
Submittal Approved: _____	Date: _____
Fee: _____	
Case #: _____	
Planning Commission: _____	Action: _____
Board of Supervisors: _____	Action: _____
Notes / Stipulations: _____	

2014-11450

Page 1 of 2

Requested By: Richard Manriquez
Navajo County Recorder - Lorette Justman
08-28-2014 10:16 AM Recordings Fee \$10.00

Recording requested by: <u>RICHARD R. MANRIQUEZ</u>	Space above reserved for use by Recorder's Office
When recorded, mail to:	Document prepared by:
Name: <u>RICHARD R. MANRIQUEZ</u>	Name <u>RICHARD R. MANRIQUEZ</u>
Address: <u>2177 N. CALLE DE VIDA</u>	Address <u>2177 N. CALLE DE VIDA</u>
City/State/Zip: <u>TUCSON, AZ 85715</u>	City/State/Zip <u>TUCSON, AZ 85715</u>

Property Tax Parcel/Account Number: SECTION 5, T11N, R23E, GOVT LOT 4AKA, TRACT 36
AFFIDAVIT OF PROPERTY VALUE EXEMPT; SEE A.R.S. 11-1134,
7B

Quitclaim Deed

This Quitclaim Deed is made on AUGUST 27, 2014, between
MICHAEL F. GUTIERREZ, Grantor, of 8651 E. 28TH PLACE
 _____, City of TUCSON, State of ARIZONA, 85711,
 and MOONBEAM HOLLOW, LLC, Grantee, of 2177 N CALLE DE VIDA
 _____, City of TUCSON, State of ARIZONA, 85715.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 9023 CIBOLA LANE
 _____, City of SHOW LOW, State of ARIZONA, 85901:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: August 27, 2014

[Handwritten Signature]
Signature of Grantor

Michael Gutierrez
Name of Grantor

[Handwritten Signature]
Signature of Witness #1

Diane R. Manriquez
Printed Name of Witness #1

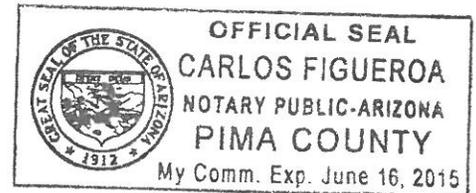
[Handwritten Signature]
Signature of Witness #2

Margaret Gutierrez
Printed Name of Witness #2

State of AZ County of Pima

On 8/27/2014, the Grantor, Michael Gutierrez, personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Handwritten Signature]
Notary Signature



Notary Public,

In and for the County of Pima State of AZ

My commission expires: 10/16/2015 Seal

Send all tax statements to Grantee.

Richard R. Manriquez
2177 N. Calle de Vida
Tucson, AZ 85715

January 15, 2015

Navajo County, Arizona
Public Works Department, Planning & Zoning
P.O. Box 668
100 E. Code Talkers Drive
Holbrook, AZ 86025

To Whom It May Concern,

On behalf of the members of the Moonbeam Hollow Limited Liability Corporation (LLC), please accept this written communication as our “letter of intent” regarding the use of the property at 9023 Cibola Drive, Show Low, AZ. Currently, the property is zoned RU-1 and is vacant land. We respectfully request that a special use permit be granted for a family camp.

If the special use permit request is approved, it is our intent to use the land for vacation and recreational purposes, on a seasonal basis. Any and all improvements to the property will be consisted with and in furtherance of our intended use and will be made in full compliance with existing Navajo County codes and ordinances. Although we have no formal project timeline for the completion of improvements, almost all of them will be completed during the spring and summer months, as the weather permits. Said compliance will be ensured by the use of only local businesses and labor.

All members of the Moonbeam Hollow, LLC, are environmentally-conscious and are committed to the proper use and treatment of the property.

As the corporation’s Statutory Agent, please feel free to contact me should you have any questions or need additional information. I can be contacted electronically at Gargoyle6258@msn.com or by telephone at 520-820-5927. Thank you for your kind consideration of this request; we look forward to hearing from you in the very near future.

Respectfully,
Richard R. Manriquez

VICINITY MAP

9023 Cibola Dr
Show Low, AZ 85901

Directions Save



THE PROJECT/SITE NAME IS MOONBEAM HOLLOW, NOT JUNIPER RIDGE AS PREVIOUSLY REQUESTED.

R. Manning
STATUTORY AGENT
MOONBEAM HOLLOW, LLC

RESOLUTION NO. _____-15

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS APPROVING A SPECIAL USE PERMIT FOR A RECREATION FAMILY CAMP

WHEREAS, an application for a Special Use Permit was duly filed on November 5, 2014 by Moonbeam Hollow, LLC to construct a Recreation Family Camp; and

WHEREAS, the application concerns the following real property in Navajo County:

APN: 404-73-004, Section 5, Township 11 North, Range 23 East, of the Gila and Salt River Meridian, in the Snowflake area.

WHEREAS, the applicant is the owner of the above-described property according to a Quit Claim Deed recorded in the Office of the Navajo County Recorder on 08-28-2014, Instrument No. 2014-11450; and

WHEREAS, the application was considered by the Navajo County Planning & Zoning Commission at a duly noticed public hearing on February 19, 2015; and

WHEREAS, the Planning & Zoning Commission, after considering the testimony and other evidence presented at the hearing, as well as the suggestions of staff, recommends that the Special Use Permit will be consistent with the public health, safety and general welfare and should be approved.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors hereby APPROVES of the Special Use Permit subject to the following conditions:

1. The Special Use Permit shall run with the land.
2. The Recreation Family Camp shall be developed with limitation to location and number of dwellings as designated on the submitted site plan.
3. The proposed recreational camp site improvements shall not be constructed prior to obtaining all required Navajo County permits, to include but not necessarily be limited to building, grading and drainage. The proposed structures and attendant facilities shall not be occupied or utilized prior to Navajo County building department notification of complete compliance with all appropriate permits and stipulations.

4. At no time shall the dwellings, and/or campsites, that are approved in association with this Permit be used as rental units or permanent residences.

PASSED, APPROVED AND ADOPTED by the Navajo County Board of Supervisors by a vote of _____ yeas and _____ nays on March 24, 2015.

Dawnafe Whitesinger, Chairwoman

ATTEST:

Melissa W. Buckley, Clerk of the Board

RESOLUTION NO. _____-15

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS DENYING A SPECIAL USE PERMIT FOR A RECREATION FAMILY CAMP

WHEREAS, an application for a Special Use Permit was duly filed on November 5, 2014 by Moonbeam Hollow, LLC to construct a Recreation Family Camp; and

WHEREAS, the application concerns the following real property in Navajo County:

APN: 404-73-004, Section 5, Township 11 North, Range 23 East, of the Gila and Salt River Meridian, in the Snowflake area.

WHEREAS, the applicant is the owner of the above-described property according to a Quit Claim Deed recorded in the Office of the Navajo County Recorder on 08-28-2014, Instrument No. 2014-11450; and

WHEREAS, the application was considered by the Navajo County Planning & Zoning Commission at a duly noticed public hearing on February 19, 2015; and

WHEREAS, the Board of Supervisors, after considering the testimony and other evidence presented at the hearing, as well as the recommendations of staff, finds that the Special Use Permit will not be consistent with the public health, safety and general welfare and should be denied.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors hereby DENIES the Special Use Permit.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors by a vote of _____ yeas and _____ nays on March 24, 2015.

Navajo County Board of Supervisors

Dawnafe Whitesinger, Chairwoman

ATTEST:

Melissa Buckley, Clerk of the Court