



Return To:
Clerk of the Board
219 E. Cherry Ave.
Flagstaff, AZ 86001

**DO NOT REMOVE
THIS IS PART OF THE OFFICIAL DOCUMENT**

***Re-recording Ordinance 2023-06 to attach the correct
plat map.**



Return To:

**DO NOT REMOVE
THIS IS PART OF THE OFFICIAL DOCUMENT**

Original map can be found
at the Community Development
Department.

ORDINANCE NO. 2023-06

**AN ORDINANCE OF THE COCONINO COUNTY BOARD OF SUPERVISORS
FOR A ZONE CHANGE FROM THE G (GENERAL, 10-ACRE MINIMUM PARCEL
SIZE) ZONE TO THE MHP (MANUFACTURED HOME PARK) ZONE**

WHEREAS, the subject property is 40.28 acres in size and located on State Route 64 in Valle approximately one-half mile from the intersection of US Highway 180 and State Route 64 and is identified as Assessor's Parcel Number 503-34-006A; and

WHEREAS, an application was filed by Issac Block of Civil, Design and Engineering of Flagstaff, Arizona on behalf of the property owners, Live the Dream Development LLC, Gilbert, Arizona for a zone change (ZC-23-001) from the G (General, 10-acre minimum parcel size) Zone to the MHP (Manufactured Home Park) Zone; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on February 22, 2023 and recommended approval of the Zone Change with a vote of 7-0; and

WHEREAS, the Board of Supervisors has held a public hearing on April 11, 2023; and

WHEREAS, the Board of Supervisors has determined that the findings for a Zone Change found in Section 5.12.B.6.A of the Zoning Ordinance have been met as follows:

- i. That the change is consistent with the goals, objectives and policies of the Comprehensive Plan and this Ordinance.

Board of Supervisors Response: The Comprehensive Plan supports affordable and work force housing, public safety, and tourist-related development projects that focus on conserving and showcasing the county's unique natural, and cultural, and dark sky features.

- ii. That the change will not be detrimental to the public health, safety, comfort, convenience, and welfare.

Board of Supervisors Response: The proposed zone change provides needed housing and fire service with water and wastewater utilities, and the applicant would retain native vegetation, adhere to firewise practices, and address weed mitigation.

- iii. That the change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.

Board of Supervisors Response: The subject property is located along State Route 64 adjacent to a property to the south that contains a well and a large water storage tank and a property to the east that contains a campground with a similar density. The proposed development would be complimentary to the local neighborhood.

NOW THEREFORE BE IT ORDAINED by the Coconino County Board of Supervisors that the requested Zone Change is Approved for Assessor's Parcel Number 503-34-006A as described in the attached Exhibit A, subject to the following Conditions:

1. The development shall substantially comply with the approved site plan and development plan narrative and shall comply with all development standards of the MHP Zoning including lighting, signage and landscaping.
2. The two spaces located along the frontage shall be either relocated or rotated to provide space along the frontage for landscaping.
3. A paving waiver shall be approved for the development.
4. A conditional use permit shall be approved prior to the development of the fire station.
5. All outdoor lighting shall be fully shielded, narrow-spectrum amber LED lighting to the greatest extent possible. All Class 2 lighting less than 2500 lumens shall be narrow-spectrum amber LED lighting to the greatest extent possible. When the preceding requirements cannot be met, outdoor lighting shall not exceed 2700K CCT. A lighting permit shall be approved prior to the installation of any outdoor lighting.
6. The access route from State Route 64 to the manufactured home park and all internal streets shall be improved with a 20-foot-wide all-weather surface capable of supporting a 42,000 lb. public safety vehicle as approved by the Engineering Supervisor. That surface shall be maintained through the life of the manufactured home park.
7. The applicant shall develop a plan to minimize topsoil and native plant disturbance during construction and operation of the facility to reduce invasive plants that will spread off site.
8. The subject property shall be developed with all required engineering permits meeting all Federal, State and County regulations and requirements for stormwater and traffic.
9. A Transportation Impact Analysis (TIA) meeting the scope of the Arizona Department of Transportation (ADOT) shall be provided, and all improvements identified by the TIA shall be completed by the applicant through the encroachment permit process.
10. The subject property shall be served by an onsite wastewater system that disposes of all wastewater onsite. Any discharge of effluent off the subject property must be permitted by ADEQ. The subject property shall be developed with all required environmental quality permits meeting all Federal, State and County regulations and requirements for water and wastewater. The reserve area requirement shall be met or otherwise provided by engineering design that is acceptable to the permitting agency.

11. The applicant shall contract with High Country Fire and Rescue to provide fire and EMT services prior to approval of any development on the site. A fire protection and weed mitigation plan meeting the standards of Section 4.4.E of the Zoning Ordinance shall be submitted by the applicant. Development of the site and adherence to firewise practices shall be approved by the fire chief. Signage shall be installed to alert residence of the fire danger level consistent with the local National Forest.
12. The property shall be fenced with wildlife friendly fencing (or solid fencing as appropriate) and signed to prevent trespass onto private land.
13. Applicant shall provide all visitors with “leave no trace” materials. See the Center for Outdoor Ethics.
14. Applicant shall provide forest/grassland ecology educational material to increase awareness concerning offsite biological impacts and fire danger.
15. Applicant shall consult with nearby public land managers concerning offsite impacts. Applicant shall provide maps showing appropriate and inappropriate areas for offsite recreation, including road and trail maps.
16. Signage shall be installed to alert campers of the fire danger level consistent with the local National Forest.
17. The Zone Change is conditioned on a schedule of development to be completed within five years of the date of approval by the Board of Supervisors. If at the expiration of this period, substantial progress toward completion of the development has not been made, the Board will notify the property owners and applicant by registered mail and schedule a public hearing to consider granting an extension, determine compliance with the schedule for development, or cause the property to revert to its former zoning classifications.

Passed and adopted this 11th day of April 2023 by the following vote:


AYES: 5
NOES: 0
ABSENT: 0

COCONINO COUNTY BOARD OF SUPERVISORS



Patrice Horstman, Chair
Coconino County Board of Supervisors

ATTEST:


Lindsay Daley, Clerk of the Board

APPROVED AS TO FORM

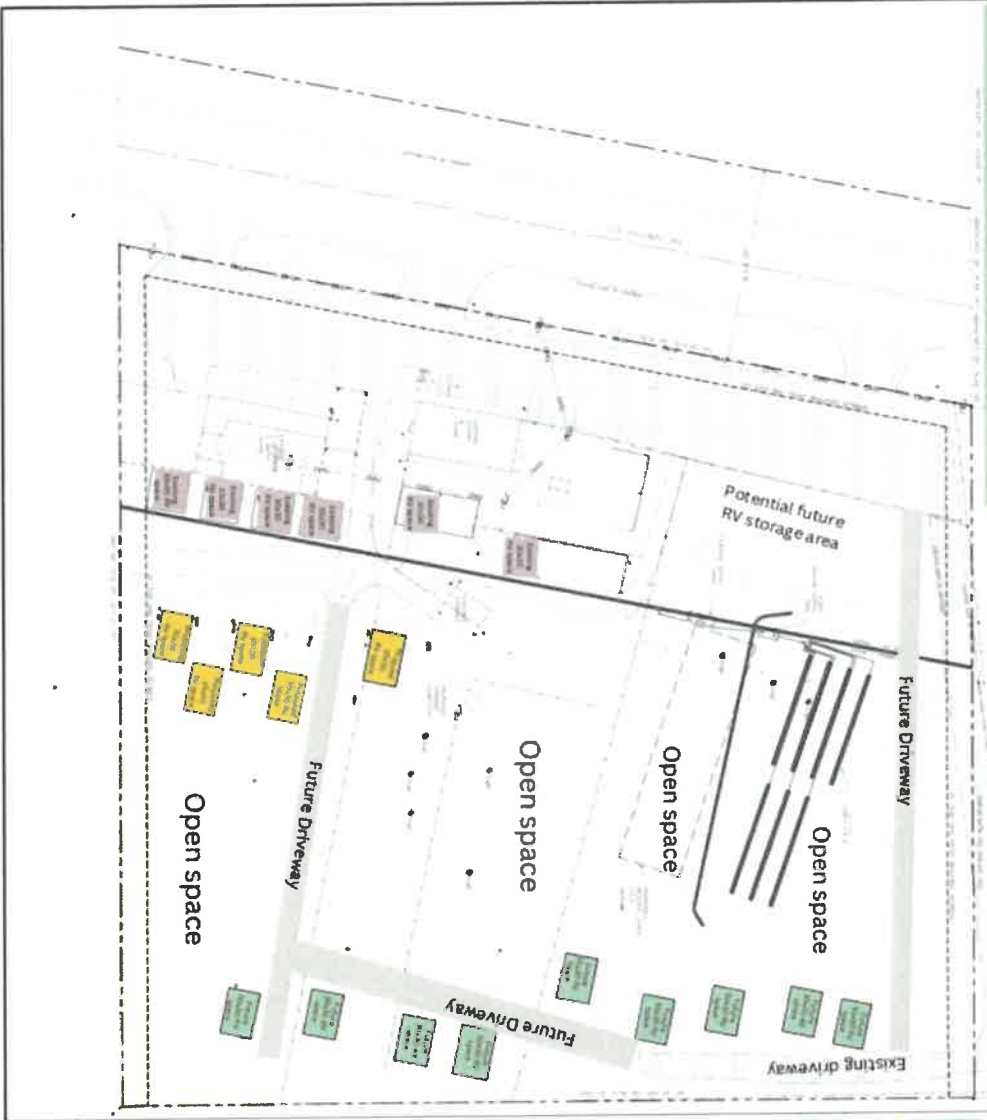
By: 
Monique Coady, Deputy County Attorney



Proposed spaces in yellow

Existing permitted 30x30 RV spaces in pink

Proposed future spaces in green



PROJECT INFORMATION
 PROJECT: Grand Canyon Oasis
 CLIENT: Grand Canyon Oasis LLC
 ADDRESS: 28272 N US HIGHWAY 89, COCONINO COUNTY, ARIZONA
 APN: 102-02-002

DESIGNER INFORMATION
 F&E ENGINEERING & SURVEY
 1000 W. UNIVERSITY AVENUE, SUITE 100, FLAGSTAFF, AZ 86001
 PHONE: (928) 779-1111
 FAX: (928) 779-1112
 WWW: F&EENGINEERING.COM

DATE: 11/15/2023
SCALE: 1" = 4000'

PROJECT DESCRIPTION: This site plan shows the layout of the Grand Canyon Oasis RV park, including the location of existing and proposed RV spaces, driveways, and other site features.

LEGEND:
 - Existing Driveway
 - Proposed Future Driveway
 - Existing Permitted 30x30 RV Space
 - Proposed Future 30x30 RV Space
 - Proposed Future 15x30 RV Space
 - Open Space

NOTES:
 1. All proposed future spaces are subject to final approval by the local health department and other regulatory agencies.
 2. The site plan is based on the most current information available to the designer.
 3. The designer is not responsible for any errors or omissions in this plan.

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/15/2023	Initial Design
2	11/15/2023	Revised Driveway Layout
3	11/15/2023	Added Proposed Future Spaces

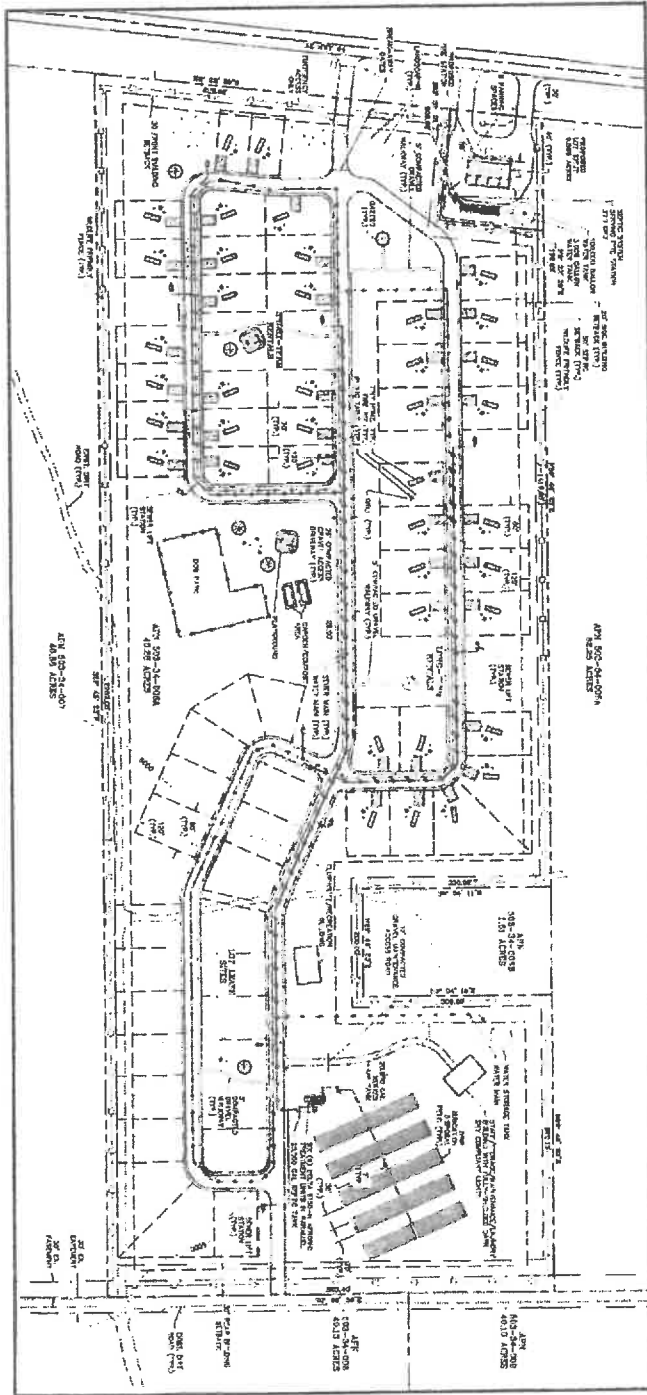
SHEET INDEX:
 C1 SITE PLAN
 C2 GRADING DETAILS
 C3 SANITATION PLAN
 C4 SANITATION DETAILS
 C5 SANITATION PLAN UTILITY PLAN

Handwritten notes:
 Wrenn
 map

F&E ENGINEERING & SURVEY
 ENGINEERING • SURVEY

STATE OF ARIZONA
 GRAND CANYON OASIS LLC
 28272 N US HIGHWAY 89
 APN 102-02-002
 COCONINO COUNTY, ARIZONA

PROJECT: Grand Canyon Oasis
DATE: 11/15/2023
SCALE: 1" = 4000'



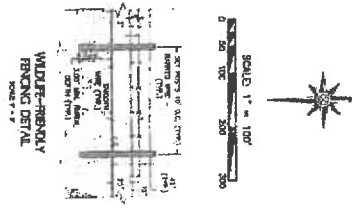
ON-SITE WASTEWATER SYSTEM
MINIMUM SETBACK REQUIREMENTS

FEATURE OF POTENTIAL IMPACT

MINIMUM SETBACK	REMARKS
1	PROPERTY LINE
2	ADJACENT PROPERTY LINE
3	ADJACENT STREET
4	ADJACENT HIGHWAY
5	ADJACENT AIRPORT
6	ADJACENT WATERWAY
7	ADJACENT ENVIRONMENTAL SENSITIVE AREA
8	ADJACENT HISTORIC DISTRICT
9	ADJACENT CULTURAL RESOURCE
10	ADJACENT WETLAND
11	ADJACENT WILDLIFE HABITAT
12	ADJACENT RARE PLANT OR ANIMAL
13	ADJACENT PREHISTORIC OR HISTORIC SITE
14	ADJACENT SEWER MAIN
15	ADJACENT WATER MAIN
16	ADJACENT GAS MAIN
17	ADJACENT ELECTRIC MAIN
18	ADJACENT TELEPHONE MAIN
19	ADJACENT CABLE MAIN
20	ADJACENT FLOODPLAIN
21	ADJACENT EROSION CONTROL
22	ADJACENT LANDSLIDE
23	ADJACENT SOIL EROSION
24	ADJACENT SLOPE
25	ADJACENT WIND
26	ADJACENT TEMPERATURE
27	ADJACENT HUMIDITY
28	ADJACENT AIR QUALITY
29	ADJACENT NOISE
30	ADJACENT VIBRATION
31	ADJACENT LIGHT POLLUTION
32	ADJACENT RADIO INTERFERENCE
33	ADJACENT EMI/RFI
34	ADJACENT SECURITY
35	ADJACENT DEFENSE
36	ADJACENT CRIMINAL ACTIVITY
37	ADJACENT TERRORISM
38	ADJACENT HAZARDOUS MATERIAL
39	ADJACENT RADIOACTIVE MATERIAL
40	ADJACENT BIOHAZARD
41	ADJACENT CHEMICAL HAZARD
42	ADJACENT PHYSICAL HAZARD
43	ADJACENT ENVIRONMENTAL HAZARD
44	ADJACENT CLIMATE HAZARD
45	ADJACENT NATURAL HAZARD
46	ADJACENT MAN-MADE HAZARD
47	ADJACENT OTHER HAZARD

GENERAL NOTES:

1. ALL SETBACKS ARE MEASURED FROM THE CENTERLINE OF THE PROPERTY LINE UNLESS OTHERWISE NOTED.
2. ALL SETBACKS ARE MEASURED FROM THE EXISTING GRADE UNLESS OTHERWISE NOTED.
3. ALL SETBACKS ARE MEASURED FROM THE EXISTING SURFACE UNLESS OTHERWISE NOTED.
4. ALL SETBACKS ARE MEASURED FROM THE EXISTING CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL SETBACKS ARE MEASURED FROM THE EXISTING CORNER UNLESS OTHERWISE NOTED.
6. ALL SETBACKS ARE MEASURED FROM THE EXISTING POINT UNLESS OTHERWISE NOTED.
7. ALL SETBACKS ARE MEASURED FROM THE EXISTING LINE UNLESS OTHERWISE NOTED.
8. ALL SETBACKS ARE MEASURED FROM THE EXISTING AREA UNLESS OTHERWISE NOTED.
9. ALL SETBACKS ARE MEASURED FROM THE EXISTING VOLUME UNLESS OTHERWISE NOTED.
10. ALL SETBACKS ARE MEASURED FROM THE EXISTING MASS UNLESS OTHERWISE NOTED.
11. ALL SETBACKS ARE MEASURED FROM THE EXISTING WEIGHT UNLESS OTHERWISE NOTED.
12. ALL SETBACKS ARE MEASURED FROM THE EXISTING FORCE UNLESS OTHERWISE NOTED.
13. ALL SETBACKS ARE MEASURED FROM THE EXISTING ENERGY UNLESS OTHERWISE NOTED.
14. ALL SETBACKS ARE MEASURED FROM THE EXISTING INFORMATION UNLESS OTHERWISE NOTED.
15. ALL SETBACKS ARE MEASURED FROM THE EXISTING KNOWLEDGE UNLESS OTHERWISE NOTED.
16. ALL SETBACKS ARE MEASURED FROM THE EXISTING BELIEF UNLESS OTHERWISE NOTED.
17. ALL SETBACKS ARE MEASURED FROM THE EXISTING OPINION UNLESS OTHERWISE NOTED.
18. ALL SETBACKS ARE MEASURED FROM THE EXISTING CONJECTURE UNLESS OTHERWISE NOTED.
19. ALL SETBACKS ARE MEASURED FROM THE EXISTING SURMISE UNLESS OTHERWISE NOTED.
20. ALL SETBACKS ARE MEASURED FROM THE EXISTING GUESS UNLESS OTHERWISE NOTED.
21. ALL SETBACKS ARE MEASURED FROM THE EXISTING ESTIMATE UNLESS OTHERWISE NOTED.
22. ALL SETBACKS ARE MEASURED FROM THE EXISTING APPROXIMATION UNLESS OTHERWISE NOTED.
23. ALL SETBACKS ARE MEASURED FROM THE EXISTING ESTIMATION UNLESS OTHERWISE NOTED.
24. ALL SETBACKS ARE MEASURED FROM THE EXISTING CALCULATION UNLESS OTHERWISE NOTED.
25. ALL SETBACKS ARE MEASURED FROM THE EXISTING COMPUTATION UNLESS OTHERWISE NOTED.
26. ALL SETBACKS ARE MEASURED FROM THE EXISTING DETERMINATION UNLESS OTHERWISE NOTED.
27. ALL SETBACKS ARE MEASURED FROM THE EXISTING DISCOVERY UNLESS OTHERWISE NOTED.
28. ALL SETBACKS ARE MEASURED FROM THE EXISTING REVELATION UNLESS OTHERWISE NOTED.
29. ALL SETBACKS ARE MEASURED FROM THE EXISTING EXPOSURE UNLESS OTHERWISE NOTED.
30. ALL SETBACKS ARE MEASURED FROM THE EXISTING MANIFESTATION UNLESS OTHERWISE NOTED.
31. ALL SETBACKS ARE MEASURED FROM THE EXISTING DEMONSTRATION UNLESS OTHERWISE NOTED.
32. ALL SETBACKS ARE MEASURED FROM THE EXISTING PROOF UNLESS OTHERWISE NOTED.
33. ALL SETBACKS ARE MEASURED FROM THE EXISTING EVIDENCE UNLESS OTHERWISE NOTED.
34. ALL SETBACKS ARE MEASURED FROM THE EXISTING TESTIMONY UNLESS OTHERWISE NOTED.
35. ALL SETBACKS ARE MEASURED FROM THE EXISTING CORROBORATION UNLESS OTHERWISE NOTED.
36. ALL SETBACKS ARE MEASURED FROM THE EXISTING SUBSTANTIATION UNLESS OTHERWISE NOTED.
37. ALL SETBACKS ARE MEASURED FROM THE EXISTING VERIFICATION UNLESS OTHERWISE NOTED.
38. ALL SETBACKS ARE MEASURED FROM THE EXISTING VALIDATION UNLESS OTHERWISE NOTED.
39. ALL SETBACKS ARE MEASURED FROM THE EXISTING CONFIRMATION UNLESS OTHERWISE NOTED.
40. ALL SETBACKS ARE MEASURED FROM THE EXISTING REINFORCEMENT UNLESS OTHERWISE NOTED.
41. ALL SETBACKS ARE MEASURED FROM THE EXISTING STRENGTHENING UNLESS OTHERWISE NOTED.
42. ALL SETBACKS ARE MEASURED FROM THE EXISTING CONSOLIDATION UNLESS OTHERWISE NOTED.
43. ALL SETBACKS ARE MEASURED FROM THE EXISTING REPAIR UNLESS OTHERWISE NOTED.
44. ALL SETBACKS ARE MEASURED FROM THE EXISTING RESTORATION UNLESS OTHERWISE NOTED.
45. ALL SETBACKS ARE MEASURED FROM THE EXISTING REVIVAL UNLESS OTHERWISE NOTED.
46. ALL SETBACKS ARE MEASURED FROM THE EXISTING RESURRECTION UNLESS OTHERWISE NOTED.
47. ALL SETBACKS ARE MEASURED FROM THE EXISTING REDEMPTION UNLESS OTHERWISE NOTED.
48. ALL SETBACKS ARE MEASURED FROM THE EXISTING REFORMATION UNLESS OTHERWISE NOTED.
49. ALL SETBACKS ARE MEASURED FROM THE EXISTING REGENERATION UNLESS OTHERWISE NOTED.
50. ALL SETBACKS ARE MEASURED FROM THE EXISTING REFORMATION UNLESS OTHERWISE NOTED.



	<p>PRELIMINARY SITE PLAN NOT FOR CONSTRUCTION OR RECORDING</p>	<p>PRELIMINARY SITE PLAN GRAND CANYON TINY HOME VILLAGE APN 503-34-006A COCONINO COUNTY, AZ 86046</p>	<p>CIVIL DESIGN & ENGINEERING, INC. 68 E. ROUTE 66 FLAGSTAFF, ARIZONA, 86001 PHONE: (908) 322-7227 1675 W. HILL RD. STE. 9 CHANDLER, AZ 85008 PHONE: 480-68-2700</p>	