



APACHE COUNTY — Community Development Department

P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7526 • Fax: (928) 337-7633

CONDITIONAL USE PERMIT APPLICATION

APPLICANT

Name Country Club Villas Properties LLC.
 Mailing Address Country Club Properties of Concho
4451 S. WhiteMountain Blvd.
Show Low, AZ 85901
 Contact Person Michael Meixler
 Phone (928) 205-5780 Fax _____
 Email mcmeixler@gmail.com

PROPERTY INFORMATION

Assessor's Parcel # 201-71-003A
 Township 12N Range 26E Section 18
 Subdivision _____
 Unit # _____ Lot # _____
 Address/Location 7 CR 5100
Concho AZ 85924
 Existing Zoning Subdivision
 Existing Land Use 2 unit condo
 Lot Size 19.19 Acres

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.
 The developer would like to develop a 40 unit
 Recreational Vehicle park on property adjacent to
 the former Concho Valley Country Club Golf Course.

Temporary Use: ___ Yes X No

SUBMITTAL CHECKLIST

- Pre-application meeting with a staff planner.
- A non-refundable filing fee.
- Proof of Ownership.
- Application, photographs, diagrams, site plans with the setbacks noted, drainage report and any other required information. Please be precise and detailed.
- Citizen Review Process as listed in ordinance Section 1106. A list of names and addresses of all the property owners within 300 feet of subject property.
- ADOT permit granting ingress / egress access
- Map to property.
- All required items need to be submitted to Planning & Zoning at least 30 days prior to the next scheduled meeting.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Community Development Department access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

Michael Meixler Date 5/27/25

Signature of Property Owner (if not the applicant)

_____ Date _____

OFFICE USE ONLY

Received By [Signature] Date 5/27/25
 Receipt # 1228 Fee 500
 Permit # 2025-27
 Related Cases _____
 Appeal Filed By _____ Date _____
 Receipt # _____ Fee _____

COMMISSION ACTION

Approved with Conditions Denied
 Resolution # _____ Date _____
 Chairman _____ Date _____

BOARD ACTION

Approved with Conditions Denied
 Ordinance # _____ Date _____
 Supervisor _____ Date _____

Concho Creek RV Resort

DRAFT Rules and Regulations January 25, 2025

1. All Local, State, and Federal Laws are enforceable at Concho Creek RV Resort. CCRVR employees will enforce the rules and regulations and call local law enforcement as necessary. These rules are in place to maintain a pleasant environment for all guests and employees.
2. Every park resident is responsible for being quiet and respectful to the staff and other residents.
3. Children under the age of twelve must always have a parent or responsible adult with them. Children will be held to a high standard of behavior.
4. Loud barking will not be tolerated. Guests creating excessive noise and activity may be asked to leave.
5. Quiet hours are from 10:00 p.m. to 8:00 a.m.
6. All park residents and guests must check in at the office. All park residents and guests must be registered. Check-out time is 11:00 a.m. Check-in time is 3:00 p.m.
7. All rates are based on two (2) occupants per space. Each additional person staying overnight or using the facilities must pay a guest fee. An overnight guest fee of \$___ for guests over 18 years of age, or \$___ per child are charged for additional guests per day.
8. Rigs older than 10 years of age will be inspected by the office before parking. All rigs must be mechanically sound. CCRVR does not permit maintenance beyond the checking and filling of oil and water in the RV space. Additional maintenance may be performed at a designated place outside of the park proper. Please ask the staff for assistance in these efforts.
9. Telephone messages will only be taken at the office in case of an emergency. "Emergency" means serious illness, accident, or death.
10. We request that everyone observe the No Smoking policy in resort buildings.
11. Parking vehicles on unoccupied lots is prohibited. There is no parking on the street.
12. Pedestrians should carry flashlights and bikes must have lights after dark.
13. Each guest is responsible for keeping their site clean and their possession secured.
14. No permanent structures are allowed. This includes, but is not limited to decks, storage units, or patio structures.
15. Dispose of trash in the designated receptacles throughout the park.
16. Food and food trash cannot be left outside. CCRVR is in an area with bears, wolves, and coyotes. Food left outside is a magnet for creating unwanted encounters with wildlife. This includes pet food.
17. No tents are allowed in the park.
18. Propane tanks larger than 25 gallons are not allowed.
19. There is a \$10 fee for cancellations.
20. No "For Sale" signs are allowed in the RV park. See the manager for RV sales rules.
21. The office, store, bar and grill, bathrooms, showers, laundry room, and gym all have posted hours. These hours can change on a seasonal basis. The posted hours must be honored.
22. Management reserves the right to make changes deemed necessary to these rules and regulations. CCRVR reserves the right to refuse service to anyone.

Pet Rules

1. Pets are welcome with prior approval of the management.
2. No pets are allowed in the park buildings.
3. Pet owners are responsible for their pets and must always be considerate of their neighbors.
4. Pets must be always kept on a leash outside of their RV space.
5. Pet owners must immediately clean up after their pets.
6. Nuisance dogs and their owners may be asked to leave the park.



How does the proposed Concho Springs RV resort align with the 2018 Concho AZ community plan

The proposed Concho Springs RV Resort aligns with key aspects of the 2018 Concho Community Plan while addressing some unresolved considerations. Here's an analysis of the alignment:

Land Use and Zoning Compatibility

- The 2018 Community Plan explicitly identifies Concho Lake as the preferred location for RV park development, with specific zoning for recreational vehicle use in this area^[1]. The proposed resort's location at the former golf course near Concho Lake matches this designated zone.
- The plan emphasizes maintaining a rural character through low-density development^[2], which the project addresses with its 40-space phased approach and policies against permanent residency^[3].

Economic Development Goals

- **Job Creation:** The resort would generate two permanent positions and construction jobs, aligning with the plan's workforce development objectives^[3] ^[2].
- **Tourism Infrastructure:** By catering to short-term visitors and digital nomads with planned business center amenities^[3], the project supports the plan's vision to capitalize on nearby attractions like Petrified Forest National Park^[1].

Recreational Facilities

- The community plan calls for enhanced recreational opportunities^[1], which the resort addresses through:
 - Potential membership-based access to a driving range and fitness center^[3]
 - Preservation of existing clubhouse facilities for multi-use purposes^[3] ^[1]
 - Complementary services for campers visiting Concho Lake's free camping areas^[4]

Resource Management Considerations

- **Water Supply:** While the developer claims existing utility connections from prior approvals^[3], the community plan emphasizes sustainable water use – an issue residents raised during consultations^[3] ^[1]. Final Livco Water Company approval remains a critical outstanding requirement.

- **Infrastructure Strain:** The plan's focus on maintaining rural character^[2] intersects with resident concerns about seasonal pressure on local supplies and services^[3], which the developer attempts to mitigate through policies limiting guest impact^[3].

Governance Alignment

The phased permitting approach and community consultation process mirror the plan's emphasis on:

- Conditional use permits requiring public input^[3] ^[2]
- Private-sector solutions for community enhancement^[2]
- Balance between property rights and community standards^[2]

While not a perfect alignment, the project demonstrates stronger compliance with the 2018 plan's economic and land-use objectives than previous proposals, provided water access and infrastructure concerns are resolved through the ongoing approval process^[3] ^[1] ^[2].



1. <https://core.ac.uk/download/pdf/79566385.pdf>
2. https://www.apachecountyaz.gov/accnt_591117/site_591118/Documents/Concho-Community-Plan.pdf
3. <https://moderncampground.com/usa/arizona/concho-creek-rv-resort-plans-move-forward-amid-water-supply-concerns/>
4. <https://thedyrt.com/camping/arizona/concho-lake>

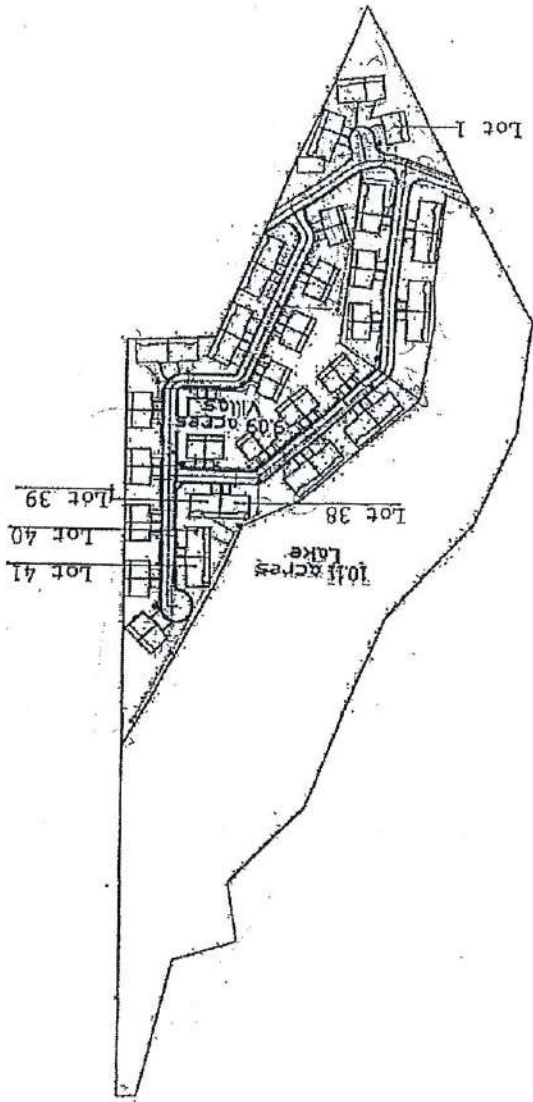
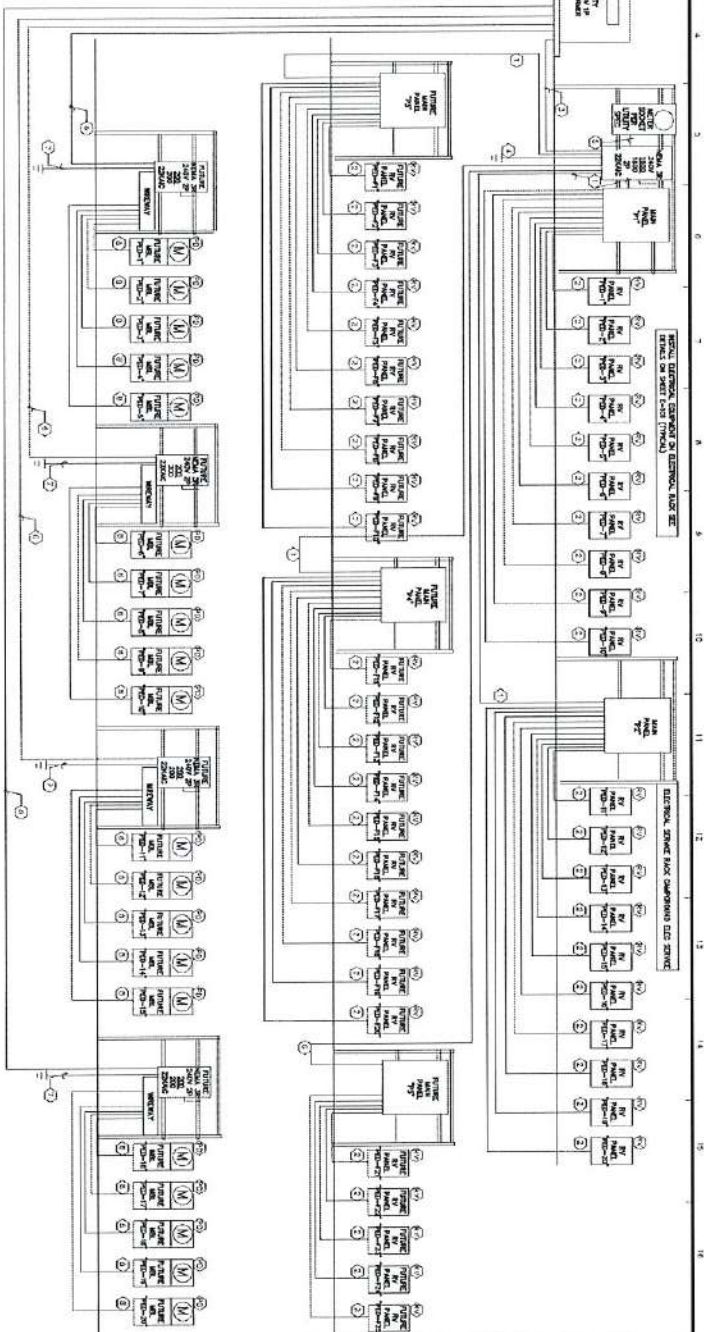
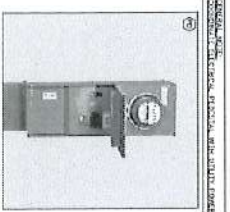


EXHIBIT "B"

- INSTALLATION INSTRUCTIONS AND NOTES:**
1. VERIFY CONFORMANCE OF ALL SUPPLIERS, INSTALLERS AND CONTRACTORS.
 2. VERIFY ALL ELECTRICAL CODES AND REGULATIONS.
 3. VERIFY ALL ELECTRICAL CODES AND REGULATIONS.
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 10. VERIFY ALL ELECTRICAL CODES AND REGULATIONS.



ELECTRICAL RISER DIAGRAM CAMPGROUND "RV" & "MBL"

**ELECTRICAL SERVICE
CONCHO SPRINGS RV PARK
CONCHO, ARIZONA**

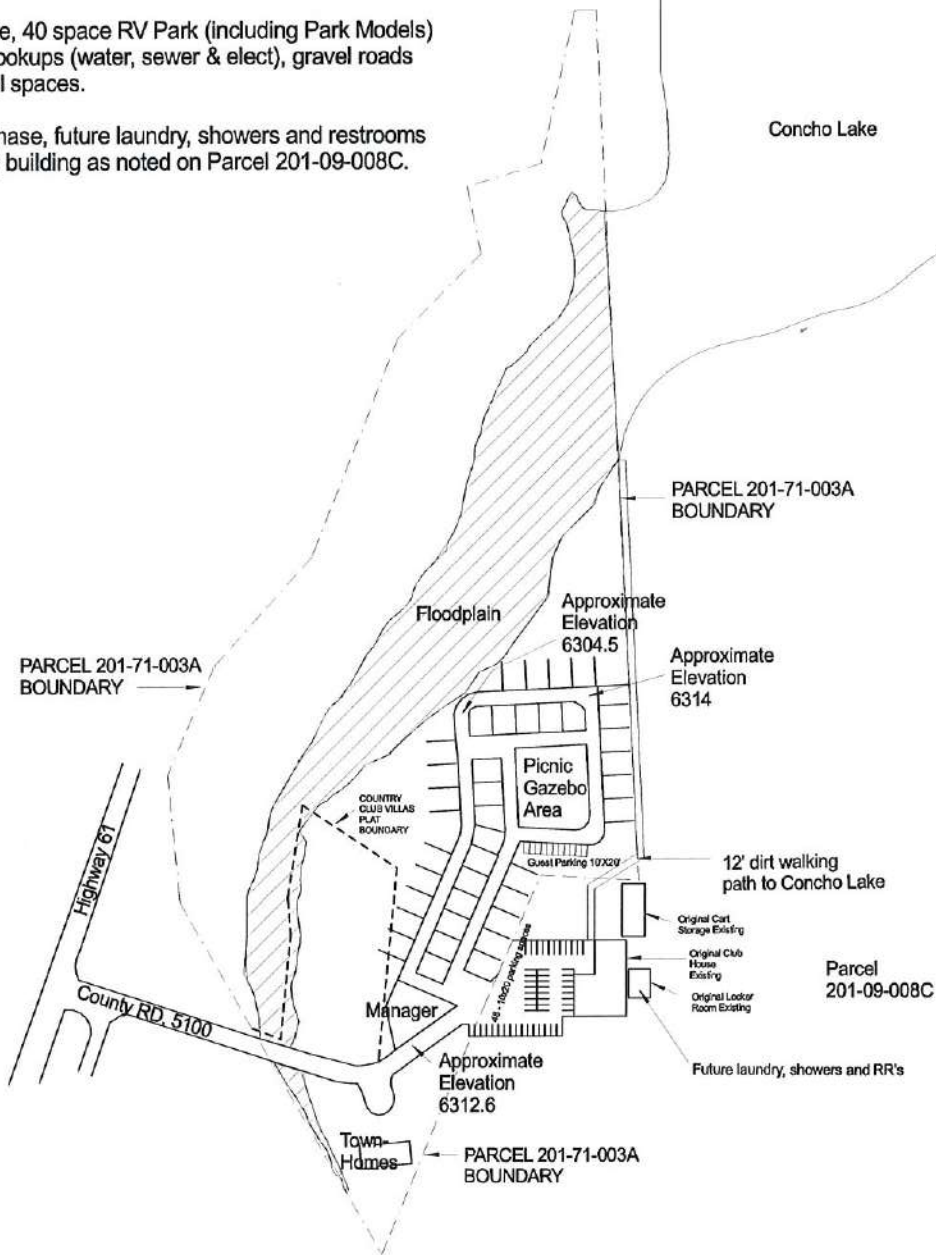
E-101

Project Description

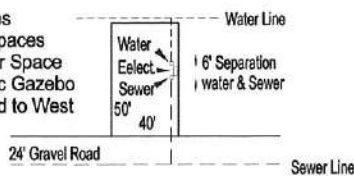
Conversion of Golf Course and Multi-Dwelling CUP to a 40 space RV Park (including Park Model RV's).

First phase, 40 space RV Park (including Park Models) with full hookups (water, sewer & elect), gravel roads and gravel spaces.

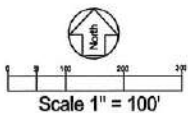
Second phase, future laundry, showers and restrooms in existing building as noted on Parcel 201-09-008C.



Total 40 Spaces
 15 Pull Thru Spaces
 Large Manager Space
 Potential Picnic Gazebo
 Easy to expand to West



Typical Lot Layout
 Not to Scale



Dennis Zwagerman Associates, Inc. Dennis Zwagerman, AICP 13604 W. Aleppo Dr. Sun City West, AZ 85375 602-898-6109 dzapl@azol.com	
Drawn By: DZA Scale: 1" = 50' Date: 10/4/2021	SITE PLAN CONCHO SPRINGS RV PARK
Assessor Parcels 201-71-003A & 201-09-008C Checked By: DZA	
Sheet 1 of 1	

Concho Springs RV Resort

Impact Statement 1107C.B Compliant

Project Description

Concho Creek RV Resort is a proposed 40-space luxury RV park located in the site of the former Concho golf course. It is located in Concho, Arizona at County Road 5100 and State Highway 61. The project repurposes the existing clubhouse and driving range to provide amenities such as showers, laundry, a guest lounge, and walking access to Concho Lake.

The resort is designed for seasonal and long-term guests seeking an upscale, quiet, and scenic retreat in the White Mountains.

Utilities and Infrastructure

Water, sewer, and electric lines are already present and on-site. This site was previously prepared as a 40-unit condominium development that was never completed. All of the utilities were developed for these condos and will provide services for the resort.

The development will utilize the following:

- A 24' gravel access road
- Full hookups at each pad for water, sewer and electric
- Septic and drainage compliant with county codes
- Utility separation of 6' per county code

All improvements will comply with Apache County and ADEQ requirements

Traffic and Circulation

The park is accessed from County Road 5100 from State Route 61.

There will be 15 pull-through spaces and ample interior gravel roads. Circulation will be easy, and the traffic impact is low.

Guest parking and gated access will control movement and maintain privacy.

Estimated vehicle count is 15-25 RVs a day,

Environmental and Drainage Considerations

The site sits near a 100-year floodplain. All RV spaces and structures are located outside the flood zone. Additionally, pads will be elevated 1' above flood levels. Graded slopes and a future retention basin ensure proper drainage and erosion control.

Public Services and Safety

- Wide internal road support emergency vehicle access.
- The site is within local Concho Fire and EMS service range.
- Exterior lighting and security cameras will help provide security.
- Private contractors will provide trash services.
- On-site resident management will help with security.

Community Plan Alignments

The Concho Community Plan identified a need for RV accommodations to support tourism and economic growth. The project directly responds to that vision by enhancing recreational amenities and repurposing land responsibly.

Phasing and Expansion

Phase 1: 40 RV spaces with gravel pads, utility hookups, clubhouse upgrades.

Phase 2: Clubhouse restrooms, laundry facilities, enhanced landscaping, potential western pad expansion.

Contact

Concho Springs RV Resort

Michael Meixler

928-205-5780

Site Plan

1107C.5 Answers

The site plan for the 20 acres m/l site of the conditional use application is simple. Any buildings that will be a feature of the RV resort are on an adjacent parcel. These features are the existing clubhouse and driving range. Those structures will require renovations that will be a part of additional permitting processes. The site plans, traffic flows, and elevations are on documents provided in this CUP application.

Proposed Signs

The Concho Creek property plans to repurpose the old golf course monument type signs on St. Highway 61 and CR 5100, Additionally, the red grain bin that was signage for the former Bull Market will be repurposed. Interior signage and lighting will be designed with safety as the primary purpose. Exterior lighting standards will also house state-of-the-art security camera systems.

Sewer and Water

Sewer and water lines exist for the condominium development that was never completed. Those same lines will be used to facilitate the RV resort. It is highly unlikely that RV usage will exceed the condominium usage. The Concho Creek developers are working with Liveco to expand any needed sewer and water issues. The recent transfer of Liveco ownership has slowed the process for engineering input.

Conditional approval pending the Liveco response is requested.

Water and Drainage

Water and drainage from the RV resort has a natural path to Concho Creek, the former golf course, and Concho Lake. Concho Lake would benefit from the development of the RV resort, While most of the surfaces will be gravel and landscaping runoff from the RVs and other vehicles will be beneficial. As stated in other documents, the developer is aware of the 100-year floodplain, This development is outside of the floodplain and all RV pads will be 1' above the floodplain elevations.

Traffic

Traffic is not expected to exceed 15-25 vehicles per day, Access is CR 5100 at Highway 61.

Landscaping and Natural Design

The natural trees form a visual barrier to seeing the RV resort from the highway and adjoining roads. Every effort will be made to preserve and enhance the trees, watercourses, hills, and other natural features.

Interior landscaping will add privacy to each RV pad.

Parking

RV and tow vehicle parking will be site/pad specific. Additional guest parking can be accommodated at the adjoining clubhouse's existing parking.

Sign Usage

Exterior sign usage is planned to repurpose the former Concho Golf Course signage on Highway 61 at CR 5100.

Interior signage at the RV Resort will be simple directional signs, direct guests to the RV resort office, store and other amenities.

All signs will be designed with common branded look and feel.

All signage will be permitted through the Apache County permitting and review process.



SONOJO VALLEY
GOLF & COUNTRY CLUB
*Cedars Edge
Restaurant*



