



April 9, 2018

To: Elizabeth Glowacki, Yavapai County Development Services

From: Beaver Creek Community Association (formerly Lake Montezuma POA)

RE: H18012 Application for Zoning Map Change of Parcel 405-14-017 from C1 to C2

The BCCA (formerly LMPOA) Board strongly opposes this change. We feel that the parcel in question is properly zoned as C-1.

This property, parcel 405-14-017, sits at the entrance to the majority of the neighborhood areas of Beaver Creek and while the property has a Lookout Point Road address, the long side of the property is adjacent to N Montezuma Lake Road, the only access to those neighborhoods. C1 zoning supports "Neighborhood Sales and Services" while C2 zoning is much less restrictive. In reviewing the lists of "Permitted Uses" for both C1 and C2 we find many business types in the C2 list that would not be welcome in or as an introduction to any neighborhood.

Additionally, with the exceptions of the Mini Mart-Service Station on parcel 405-14-022B, the large self-storage on parcels 405-14-024D, G & H and the Post Office; parcel 405-14-017 is surrounded by residential property with all of the properties immediately to the south along Montezuma Lake Road zoned R1L.

Parcel 405-14-017 needs a neighborhood business that supports and compliments the neighborhoods around it. Permitting a zoning map change to C2 would not be in the best interest of those neighborhoods or the community.

Thank you for the opportunity to comment.

Sincerely,

Janet Aniol, president for the

Beaver Creek Community Association Board

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