

RESOLUTION 2006-690

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE PRELIMINARY PLAT 2006-02 FOR THE PURPOSE OF DEVELOPING ELK CREEK @ SIMONTON RANCH SUBDIVISION WITHIN SIMONTON RANCH MASTER PLANNED COMMUNITY ON A PORTION OF PARCEL 403-23-103C CONSISTING OF APPROXIMATELY 24 ACRES AND 87 LOTS WITH THE MINIMUM LOT SIZE BEING 5,000 SQUARE FEET.

SITE LOCATION: OFF OF FINNIE FLAT ROAD ACCESSED BY SIMONTON PARKWAY AND ELK CREEK ROAD. A NEW ROADWAY.

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 approval of Preliminary Plat 2006-02 was filed by Scott Simonton, agent for Camp Verde Homestead, LLC, owner for a portion of parcel 403-23-103C.
 - B. The request was reviewed by the Planning and Zoning Commission on July 6, 2006 and by the Common Council on July 26, 2006 in public hearings that were advertised and posted according to state law.
 - C. The purpose of the preliminary plat is to develop Elk Creek @ Simonton Ranch residential subdivision with 87 lots.
 - D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

The Common Council of the Town of Camp Verde hereby approves PP 2006-02 for the purpose of developing Elk Creek @ Simonton Ranch Subdivision with 87 lots on a portion of parcel 403-23-103C with the following exceptions:

1. The local road ROW will be 50' in width with two 17' travel lanes and one 4' sidewalk on one side of the roadway with 8' PUE on either side of the roadway and parking will be allowed on both sides of the roadway.

NOTE:

Pursuant to approved PAD for Simonton Ranch, the setbacks are to be 18' in front, 20' in the rear and 5' on the sides. The lot coverage shall be a maximum of 50%.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON JULY 26, 2006.

Tony Signa, Mayor

Date: 7.27.06

Attest:

Deborah Barber, Town Clerk

APPROVED AS TO FORM:

Town Attorney