



RESOLUTION 2006-699

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2006-05 FOR RIVER'S VIEW @ SIMONTON RANCH LOCATED ON PARCEL 403-23-102F CONSISTING OF 16.9 ACRES. THIS PROJECT IS LOCATED OFF OF FINNIE FLAT ROAD AND IS WITHIN THE MASTER PLANNED COMMUNITY OF SIMONTON RANCH.

WHEREAS, a request for a final plat (2006-05) approval was filed by Albert Dupuy, agent for ALD Development, Inc., owner of the of tax parcel 403-23-102F, for River's View @ Simonton Ranch and

WHEREAS, a preliminary plat was approved by the Common Council on October 26, 2005 in public hearings that were advertised and posted according to state law, and

WHEREAS, the purpose of the Final Plat is to allow for the development of a residential subdivision and to subdivide 16.9 acres into 15 lots using the residential design standards approved for Simonton Ranch PAD 1-2, and

WHEREAS, the construction plans have been reviewed and approved by the Town Engineer, Arizona Engineering and

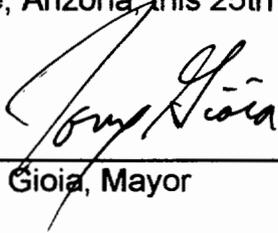
WHEREAS, the proposed subdivision will not constitute a threat to the health, safety, or welfare to the general public and should be approved;

NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE RESOLVE, TO ADOPT FINAL PLAT 2006-05 FOR RIVER'S VIEW @ SIMONTON RANCH SUBDIVISION WITH THE FOLLOWING STIPULATIONS:

1. Upon the determination by the developer of the amount of water rights needed on the subdivision, the developer will voluntarily transfer any and all unallocated water rights to the Town.
2. All non-motorized trails will be within the dedicated drainage and ditch easements dedicated to the Town on the Final Plat and the Homeowner's Association will enter into an agreement with the Town concerning the maintenance and repair of these areas as described on the Final Plat prior to recordation.

3. Development fees will be applicable to all building permits submitted after the effective date of the adoption of such fees.
4. The method of assurance will be in the form of an escrow account that will be for the amount of construction plus 10% as estimated by the project engineer and approved by the Town Engineer.
5. Subject to receipt of letter from ADWR indicating adequate water supply.
6. Subject to approval of provisions for sewer service or temporary septic systems until such time as sewer service is available

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this 25th day of October 2006.

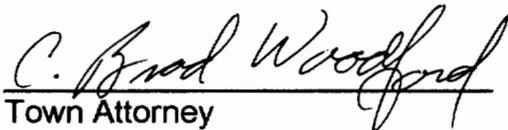


Tony Gioia, Mayor

Date: _____

10/30/06

Approved as to Form:



Town Attorney

Attest: _____



Deborah Barber, Town Clerk