

RESOLUTION 2006-708

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE PRELIMINARY PLAT 2006-05 FOR THE PURPOSE OF DEVELOPING RIVER'S EDGE SUBDIVISION WITHIN SIMONTON RANCH MASTER PLANNED COMMUNITY ON A PORTION OF PARCEL 403-23-102Q CONSISTING OF APPROXIMATELY 14.3 ACRES AND 10 LOTS WITH THE MINIMUM LOT SIZE BEING 35,000 SQ FEET.

SITE LOCATION: OFF OF FINNIE FLAT ROAD BEHIND SILVERADO ACCESSED BY SIMONTON RANCH ROAD.

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 2006-05 was filed by Al Dupuy, agent for Verde River Properties, owner of a portion of parcel 403-23-102Q.
 - B. The request was reviewed by the Planning & Zoning Commission on September 7, 2006 and recommendation given; the Common Council held a public hearing on September 27, 2006 that was advertised and posted according to state law.
 - C. The purpose of the preliminary plat is to develop River's Edge @ Simonton Ranch residential subdivision with 10 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 2006-05 for the purpose of developing River's Edge @ Simonton Ranch Subdivision with 10 lots on a portion of parcel 403-20-102Q with the following exceptions:

- 1. The local road ROW will be 50' in width with 34' of pavement and allowance for parking on both sides of the street.
- 2. Change the 4' walking path to 18" ribbon curbs on each side of the road.
- 3. A maintenance agreement will be established between the Town and the HOA concerning the trails.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA ON SEPTEMBER 27, 2006.

Date: 9/9/06

Tony Gioia, Mayor

Attest: Librah Barber, Town Clerk

APPROVED AS TO FORM:

Town Atterney