



RESOLUTION 2007-722

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING THE PRELIMINARY PLAT 2006-08 FOR THE PURPOSE OF DEVELOPING SUMMERSSET @ SIMONTON RANCH SUBDIVISION WITHIN SIMONTON RANCH MASTER PLANNED COMMUNITY ON PORTIONS OF PARCELS 403-23-103M 403-23-102V CONSISTING OF APPROXIMATELY 30.90 ACRES AND 104 LOTS WITH THE MINIMUM LOT SIZE BEING 5,000 SQUARE FEET.

SITE LOCATION: OFF OF HOMESTEAD PARKWAY AND SR260

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 2006-08 was filed by Scott Simonton, agent for Camp Verde Homestead, LLC AND Verde River Properties, LLC, owners of parcels 403-23-103M and 403-23-102V.
 - B. The request was reviewed by the Planning and Zoning Commission on March 8, 2007 and by the Common Council on March 28, 2007 in public hearings that were advertised and posted according to state law.
 - C. The purpose of the preliminary plat is to develop Summersset @ Simonton Ranch residential subdivision with 104 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.

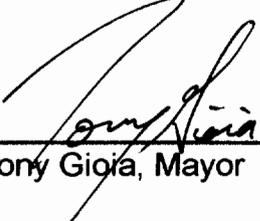
The Common Council of the Town of Camp Verde hereby approves PP 2006-08 for the purpose of developing Summersset @ Simonton Ranch Subdivision with 104 lots on portions of parcels 403-23-103M and 403-23-102V with the following exceptions:

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 MARCH 28, 2007.**



Tony Gioia, Mayor

3-29-07

Date: _____

Attest:  4-5-07

Deborah Barber, Town Clerk

APPROVED AS TO FORM:



Town Attorney