



## RESOLUTION 2016-956

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA APPROVING PRELIMINARY PLAT 20150392 FOR THE PURPOSE OF DEVELOPING THE 'CASTLE HEIGHTS' SUBDIVISION, WHICH IS A TWELVE (12) LOT, RESIDENTIAL SUBDIVISION, LOCATED ON PARCEL 404-18-181E, NEAR THE INTERSECTION OF NORTH ARENA DEL LOMA ROAD AND NORTH MONTEZUMA CASTLE HIGHWAY, THAT CONSISTS OF APPROXIMATELY 20.92 ACRES.**

**WHEREAS**, a request for approval of Preliminary Plat 20150392 was filed by Mr. John Bassous, owner of Tierra Verde Holdings LLC, which is owner of parcel 404-18-181E, on December 16, 2015;

**WHEREAS**, the request was reviewed by the Planning and Zoning Commission in a Special Session on March 10, 2016 and by the Town Council in a Regular Session on April 20, 2016 in public hearings that were advertised and posted according to state law;

**WHEREAS**, the purpose of the Preliminary Plat is to develop the Castle Heights Subdivision with twelve (12) residential lots, located on parcel 404-18-181E;

**WHEREAS**, the proposed Preliminary Plat is in compliance with the currently adopted General Plan and Planning and Zoning Ordinance, and the proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

**NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA HEREBY RESOLVE AS FOLLOWS:**

1. The Mayor and Common Council of the Town of Camp Verde hereby approve Preliminary Plat 20150392 for the purpose of developing the Castle Heights Subdivision with twelve (12) residential lots, located on parcel 404-18-181E with the following conditions:
  - a. The request for exception/waiver to allow for a rural road section instead of an urban road section, as recommended for approval by the Town Engineer and Planning and Zoning Commission, as indicated in the typical road section detail located on the Castle Heights Subdivision Preliminary Plat Sheet 2.

After review and consideration of the applicant's request for this exception/waiver and the recommendations made by the Town Engineer and the Planning & Zoning Commission, the Mayor and Common Council has APPROVED this request.

- b. After review and consideration of the Preliminary Plat and the recommendations made by the Building Official and Planning and Zoning Commission, the Mayor and Common Council have determined that the applicant must meet all currently adopted development standards, including the adequate fire flow requirements of the 2012 International Fire Code (IFC).

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, this 20<sup>th</sup> day of April, 2016.



Charles C. German, Mayor

Attest:



Virginia Jones, Town Clerk

5-5-2016

Date

Approved As To Form:



Town Attorney