



RESOLUTION 2017-974

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING AMENDED IMPROVEMENT REQUIREMENTS TO FINAL PLAT 2006-04 FOR THE PURPOSE OF IMPROVING DRAINAGE CONDITIONS BY ADJUSTING EASEMENTS, REMOVING SIDEWALK REQUIREMENTS, ALLOWING CONSTRUCTION OF THE REQUIRED BLOCK BUFFER WALL PRIOR TO DEVELOPMENT OF A LOT ON CERTAIN PARCELS AND MODIFYING WHO MAINTAINS DRAINAGE WITH THE SUBDIVISION IN THE 'NORTHEAST INDUSTRIES COMMERCE PARK INDUSTRIAL SUBDIVISION', LOCATED ON BOYLES WAY, NEAR THE INTERSECTION OF S BOYLES WAY AND E HOWARDS ROAD , THAT CONSISTS OF APPROXIMATELY 15.86 ACRES.

WHEREAS, a request for approval of Final Plat 2006-04 was filed by Mr. Sam Boyles, previous owner of parcels 404-02-024N and 404-02-024Q, in April of 2006;

WHEREAS, a Preliminary Plat was heard by the Planning and Zoning Commission on October 6, 2005 and approved by the Mayor and Common Council on October 26, 2005 in public meetings that were posted according to state law, and;

WHEREAS, the purpose of the Final Plat is to allow for the development of a commercial subdivision and to subdivide 15.86 acres into 28 lots, and;

WHEREAS, there were several conditions of Final Plat approval agreed upon by the developer including improvements for sidewalks, block walls and drainage system maintenance, and

WHEREAS, in January of 2017 a majority of the subdivision lots were purchased by the Vanlandingham Family Trust, and

WHEREAS, in order to alleviate area historical drainage issues, the property owner and the Town of Camp Verde entered into discussions to come up with solutions to improve the area drainage, and;

WHEREAS, in order to accomplish these improvements, it is necessary to amend the conditions of the original Final Plat to include adjusting easements, removing sidewalk requirements, allowing construction of the required block buffer wall prior to development of a lot and modifying who maintains drainage within the subdivision, and;

WHEREAS, the proposed amendments to the conditions Final Plat 2006-04 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 HEREBY RESOLVE AS FOLLOWS:

1. The Mayor and Common Council of the Town of Camp Verde hereby approve amendments to the conditions of Final Plat 2006-04 for the purpose of improving drainage conditions by adjusting easements, removing sidewalk requirements, allowing construction of the required block buffer wall prior to development of a lot and modifying who maintains drainage within the Northeast Industries Commerce Park, a 28 lot subdivision of approximately 15.28 acres located on S. Boyles Way near the corner of S Boyles Way and E Howards Rd.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, this 5th day of April, 2017.

Mic Munk - Vice-Mayor

Charles C. German, Mayor

April 6, 2017

Date

Attest:

Virginia Jones 4-6-2017

Virginia Jones, Town Clerk

William J. Sims

Town Attorney



RESOLUTION 2006-686

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2006-04 FOR NEI COMMERCE PARK LOCATED ON PARCELS 404-02-024N AND 404-02-024Q CONSISTING OF 15.86 ACRES. THIS PROJECT IS LOCATED OFF OF HOWARD'S ROAD BY A NEW ROADWAY KNOWN AS 'BOYLES WAY'.

WHEREAS, a request for a final plat (2006-04) approval was filed by Sam Boyles, owner of the of tax parcels 404-02-024N and 404-02-024Q for NEI Commerce Park and

WHEREAS, a preliminary plat was heard by the Planning Commission on October 6, 2005 and 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 commercial subdivision and to subdivide 15.86 acres consisting of parcels 404-02-024N and 404-02-024Q into 28 lots and

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

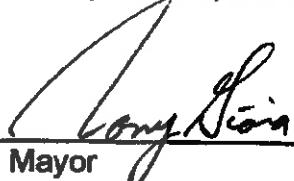
WHEREAS, the proposed subdivision will not constitute a threat to the health, safety, or welfare to the general public and should be approved;

NOW THEREFORE THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE RESOLVE, TO ADOPT FINAL PLAT 2006-04 FOR NEI COMMERCE PARK WITH THE FOLLOWING STIPULATIONS AS AGREED UPON BY THE DEVELOPER:

1. The pathway and park area shown on the approved preliminary plat are to be removed from the final plat.
2. Sidewalks will be constructed at the time of construction by the individual parcel owner on only one side of the roadway and be 6' in width rather than constructed on both sides and 8' in width as required in the Town's Uniform Standard Specifications.
3. The Right of Way is to be 50' in width because of the restriction of 50' at the entrance of the development by the easement.

4. All development will be subject to design review in connection with site plan approval.
5. A block wall buffer will be built at the time of construction by the individual parcel owner to buffer residentially used properties from the commercial development.
6. The developer will maintain the Continuous Deflective Separator Treatment Unit (CDS) for a period of one year after installation as part of the drainage system to reduce storm water pollution from the development.
7. Developer will place a deed restriction on Lot 11 that will provide for a 15' access corridor to the CDS unit/manhole for operation and maintenance purposes

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this 26th day of April 2006.



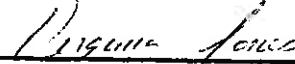
Mayor

Date: 4/28/06

Approved as to Form:



Town Attorney

Attest:  5-4-06
Deputy Clerk

