



RESOLUTION 2016-971

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING AND ADOPTING AN AMENDMENT TO FINAL PLAT 20160328 FOR THE PURPOSE OF CHANGING THE FORM OF ASSURANCES FOR 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 Final Plat 20160328 was filed by Mr. John Bassous, owner of Tierra Verde Holdings LLC, which is owner of parcel 404-18-181E, on August 22, 2016;

WHEREAS, a Preliminary Plat was heard by the Planning and Zoning Commission on March 10, 2016 and approved by the Mayor and Common Council under Resolution 2016-956 on April 20, 2016 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 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, the construction improvement plans have been reviewed and approved by the Town Engineer, and;

WHEREAS, the final plat with conditions was reviewed and approved by the Mayor and Common Council under Resolution 2016-970 on the 26th day of October, 2016 in a public meeting that was posted according to state law, and;

WHEREAS, the Town of Camp Verde Planning and Zoning Ordinance Part 5, Section 507(B), (Financial Assurances Required) requires a subdivision developer to provide a method of financial assurance for subdivision infrastructure construction improvements and;

WHEREAS, as a condition of approval, satisfactory assurances in the form of an assurance letter was the method of providing assurances reviewed and approved by the Mayor and Common Council under Resolution 2016-970 on the 26th day of October, 2016 in a public meeting that was posted according to state law, and;

WHEREAS, the Town of Camp Verde Planning and Zoning Ordinance Part 5, Section 507(B), (Financial Assurances Required) provides various methods of providing these assurances, and;

WHEREAS, after consideration, Mr. John Bassous, owner of Tierra Verde Holdings LLC, which is owner of parcel 404-18-181E, proposes to change the method of providing these assurances from the previously approved assurance letter to a subdivision bond, and;

WHEREAS, the proposed change in method of providing financial assurances is an acceptable method as per the Town of Camp Verde Planning and Zoning Ordinance Part 5, Section 507(B), (Financial Assurances Required), and

WHEREAS, the proposed amendment to the Final 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 HEREBY RESOLVE AS FOLLOWS:

1. The Mayor and Common Council of the Town of Camp Verde hereby approve an amendment to Final Plat 20160328 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 was approved by Town Council on April 20, 2016, 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.
 - b. In recognition of the need for appropriate fire flow for all new subdivisions, adequate on-site fire flow requirements shall be met prior to the issuance of a building permit, in accordance with state law and all adopted fire codes. The permanent on-site water supply for fire flow shall be installed and operational prior to the issuance of a certificate of occupancy or final inspection approval.
 - c. Satisfactory assurances in the form of a subdivision bond shall be provided in the full amount necessary to guarantee the installation of streets, and all required improvements in this subdivision prior to plat recordation. Electric and telephone utility services have been assured by letter from the appropriate utility company.
 - d. The Castle Heights streets will not be accepted into the Town's road system for maintenance until all street construction is approved by the Town Engineer.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, this 7th day of December, 2016.



Charles C. German, Mayor

12-8-2016

Date

Attest:

 12-21-2016

Virginia Jones, Town Clerk



Town Attorney