



**RESOLUTION NO. 2019-1025**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING A FINAL DEVELOPMENT PLAN/SITE PLAN SUBMITTED BY BRAD WOODRUFF, VERDE RANCH MH, LLC, FOR VERDE RANCH ESTATES PHASE 1A, ZONED R1-PAD . THE PROPOSED PROJECT IS GENERALLY LOCATED NORTH OF FINNIE FLAT RD. AND EAST OF HWY 260 ON APPROXIMATELY 28 ACRES, APN #403-23-103P, 403-23-429, 403-23-423E, 403-23-432D, 403-23-430B IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.**

**WHEREAS, the subject property was originally zoned PAD in 1999 for a 360-acre commercial and residential development called The Homestead at Camp Verde; and**

**WHEREAS, the PAD was amended twice in 2005 and twice more in 2006, which effectively changed the residential and commercial acreage, as well as adding new industrial zoning, land uses; and**

**WHEREAS, on January 3, 2018, the property was rezoned to R1 PAD to accommodate a proposed development of manufactured homes; and**

**WHEREAS, the prior developer, CFT Ventures, was unable to complete the purchase and Verde Ranch MH; LLC completed the purchase of approximately 110 acres of the 173 originally rezoned for this project in January 2019; and**

**WHEREAS, the PAD designation requires approval of a Final Site Plan by the Town Council prior to issuing building permits; and**

**WHEREAS, the Planning and Zoning Commission reviewed the development plan and forwarded a recommendation for approval to the Town Council at their meeting on June 13, 2019; and**

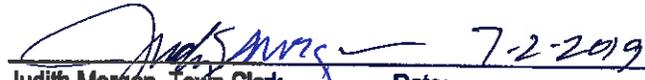
**The Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby find as follows:**

- A. A request for approval of Final Development Plan 2019-0196 was filed by Brad Woodruff, Verde Ranch MH, LLC, for a proposed manufactured home community on approximately 28 acres zoned R1-PAD.**
- B. The Planning & Zoning Commission reviewed the request on June 13, 2019 and recommended approval of Final Development Plan 2019-0196.**
- C. The proposed Development Plan will not constitute a threat to the health, safety, welfare or convenience to the public and should be approved.**
- D. The proposed plan is in conformation with the Town of Camp Verde General Plan.**

RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY,  
ARIZONA ON JUNE 26, 2019.

  
Charles C. German, Mayor      Date: 7-2-2019

Attest:

  
Judith Morgan, Town Clerk      Date: 7-2-2019

Approved as to form:

  
Town Attorney