

## **RESOLUTION 2002-497**

**A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA APPROVING FINAL PLAT 2001-03, FOR PHASE 1 OF THE HOMESTEAD, A PLANNED AREA DEVELOPMENT SUBDIVISION CONTAINING 165 LOTS AND 10 TRACTS. THE LOCATION OF PHASE ONE IS ON FINNIE FLAT ROAD.**

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 Final Plat (2001-03) was filed by Mr. Jim Binick, agent for Harvard Investments, Inc. owner, for tax parcels 403-23-008B, 403-23-010B, 404-19-152E, and 404-28-001K for Phase One.
  - B. The request was reviewed by the Common Council on January 23, 2002 in public hearings that were advertised and posted according to state law.
  - C. The purpose of the Final Plat is to allow for the development of Phase One of The Homestead, a Planned Area Development and to subdivide parcels 403-23-008B, 403-23-010B, 404-19-152E, and 404-28-001K.
  - D. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.
- II. The Common Council of the Town of Camp Verde hereby approves Final Plat 2001-03 for the purpose of developing Phase One of The Homestead, a PAD Subdivision from tax parcels 403-23-008B, 403-23-010B, 404-19-152E, and 404-28-001K into 165 lots and 6 tracts with the following conditions:
  - A. Fire hydrants will be required per the Camp Verde Fire Department.
  - B. Use pre-cast river rock on signage at the entryway, not inconsistent with the Town's gateway theme or entryway design to be consistent with schematic drawings approved as part of Homestead at Camp Verde PAD approval.
  - C. The recordation of the trail easement along Faulkner Wash will be done at the same time as the recordation of the Final Plat of Phase One
  - D. Wall and berm to be built along Finnie Flat Road according to the section profile attached as Exhibit A.
  - E. Before recording of the Final Plat, improvements must be completed or a

method of assurance be provided in compliance with the terms of Section 7.1 of the Development Agreement adopted by Ordinance 1999-A142.

- F. Construction of improvements in areas fronting ADOT Right of Way to be consistent with ADOT's engineering standards.
- G. Recordation of drainage, sewer, and public use trail easements from The Homestead to current and future owners of Phase I properties to occur concurrently with final plat recordation.
- H. Before any building permits can be issued, all conditions must be met listed in Exhibit B and signed off by the Town Engineer.

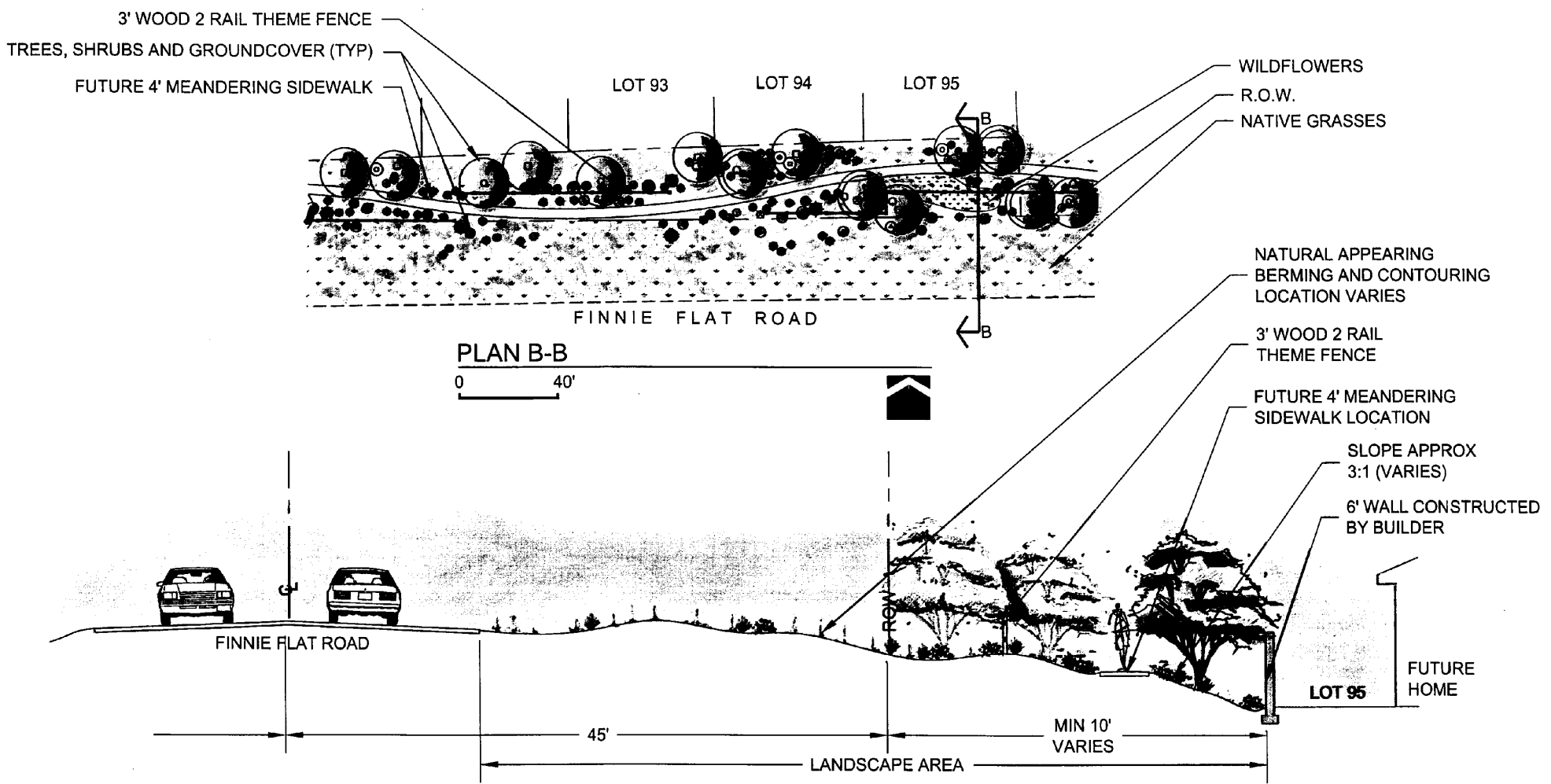
**PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL  
OF THE TOWN OF CAMP VERDE, ARIZONA ON JANUARY 23, 2002.**

Attest:

Brenda Hauser      Deborah Barber  
Mayor      1-24-02      Town Clerk

APPROVED AS TO FORM:

Julie Krieger  
Town Attorney



SECTION B-B FINNIE FLAT ROAD LOOKING WEST

0    8'

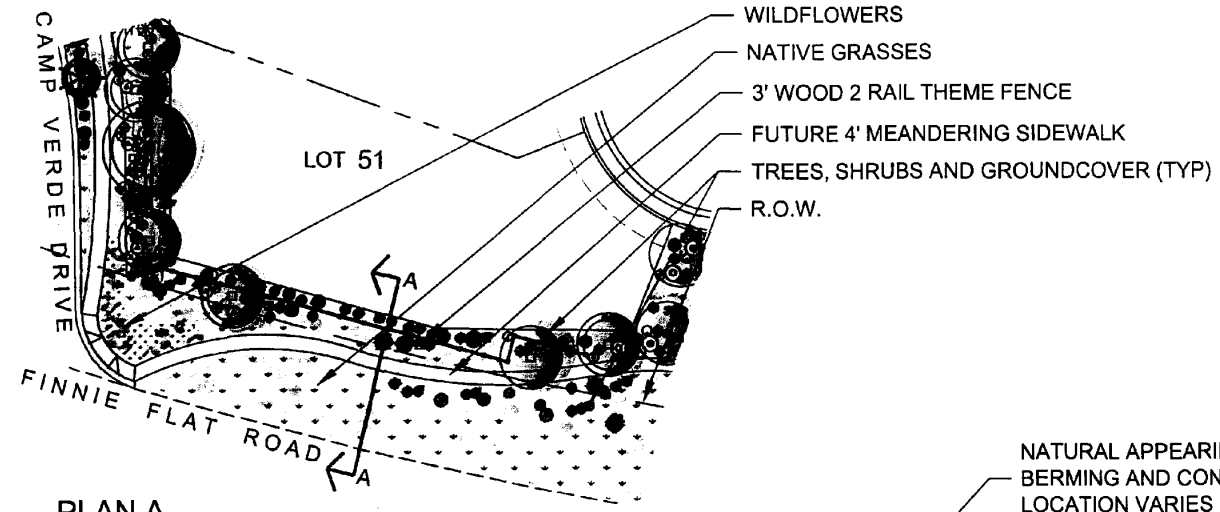
Prepared for: Harvard Investment Inc.



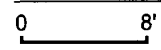
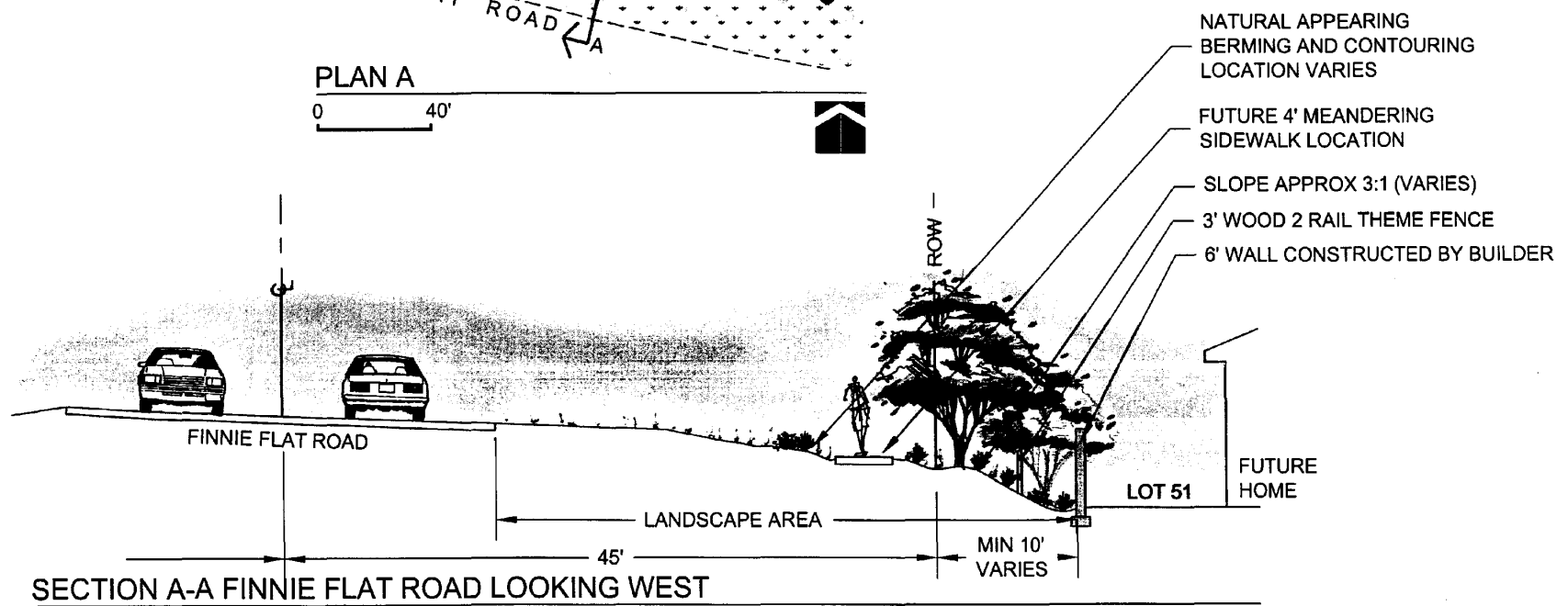
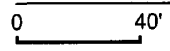
PERIMETER LANDSCAPE CONCEPT DETAIL  
FOR A PORTION OF THE LANDSCAPE CD'S



EXHIBIT A



PLAN A



THE HOMESTEAD  
 at Camp Verde

PERIMETER LANDSCAPE CONCEPT DETAIL  
 FOR A PORTION OF THE LANDSCAPE CD'S



Prepared for: Harvard Investment Inc.

EXHIBIT A

## EXHIBIT B

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### INTEROFFICE MEMORANDUM

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**TO:** HARRY PARSI, TOWN ENGINEER  
**FROM:** NANCY BUCKEL, SENIOR PLANNER  
**SUBJECT:** HOMESTEAD, PHASE I  
**DATE:** 12/6/01  
**CC:** FILE

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The following issues must be addressed before you sign off on the construction of improvements for Phase 1 of the Homestead.

1. Improvements to be consistent with ADOT standards in areas fronting ADOT right-of-way.
2. All infrastructure improvements must be complete or a method of assurance received for the future completion.
3. Receipt of a copy of the construction certificate of sanitary facilities that is issued and approval by ADEQ.
4. We must receive a certification from both the project engineer and contractor that the storm water management devices were installed as designed prior to issuing building permits for any lots.