



## RESOLUTION 2006-685

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING FINAL PLAT 2006-01 FOR SILVERADO @ SIMONTON RANCH LOCATED ON PARCELS 403-23-103B, 403-23-103D AND A PORTION OF 403-23-103C CONSISTING OF 64.84 ACRES. THIS PROJECT IS LOCATED OFF OF FINNIE FLAT ROAD AND IS WITHIN THE MASTER PLANNED COMMUNITY OF SIMONTON RANCH.**

**WHEREAS**, a request for a final plat (2006-01) approval was filed by Alan Willis agent for Haven Homes, owner of the of tax parcels 403-23-103B, 403-23-103D and a portion of 403-23-103C for Silverado @ Simonton Ranch 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 residential subdivision and to subdivide 64.84 acres into 252 lots using the residential design standards approved for Simon Ranch PAD as shown in exhibit A and

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

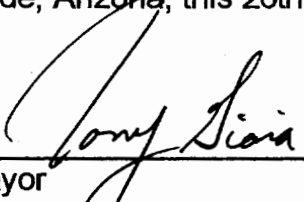
**WHEREAS**, the proposed subdivision will not constitute a threat to the health, safety, or welfare to the general public and should be approved;

**NOW THEREFORE THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE RESOLVE, TO ADOPT FINAL PLAT 2006-01 FOR SILVERADO @ SIMONTON RANCH SUBDIVISION WITH THE FOLLOWING STIPULATIONS:**

1. 4' sidewalks will be constructed on both sides of the entrance roadway.
2. The entrance road ROW will be 68' in width with two 20' travel lanes and two 10' PUE on either side of the roadway.
3. The local road ROW will be 50' in width with two 16' travel lanes and two 8' PUE on either side of the roadway.

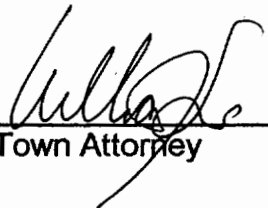
4. The infrastructure will be completed and accepted by the Town before any Certificate of Occupancy's will be issued for any residence except for the models used for sales purposes per the agreement between the developer and the Town in lieu of filing a performance bond.
5. Upon the determination by the developer of the amount of water rights needed on the subdivision, the developer will voluntarily transfer any and all unallocated water rights to the Town.
6. All non-motorized trails will be within the dedicated drainage and ditch easements dedicated to the Town on the Final Plat and the Homeowner's Association will maintain these areas as described on the Final Plat.
7. Development fees will be applicable to all building permits submitted after the effective date of the adoption of such fees.

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

  
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Mayor

Date: 4/28/06

Approved as to Form:

  
\_\_\_\_\_  
Town Attorney

Attest: Virginia Lewis 5-4-06  
\_\_\_\_\_  
Deputy Clerk