



RESOLUTION NO. 2020-1042

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING AN APPLICATION FOR A FINAL SITE PLAN SUBMITTED BY DAVE MEIER, OWNER, FOR PROPERTY ZONED R2-PAD (RESIDENTIAL: DUPLEX & OTHER MULTI-FAMILY USES, PLANNED AREA DEVELOPMENT), TO DEVELOP A 28-LOT SMALL HOME COMMUNITY. THE PROPOSED PROJECT IS APPROXIMATELY 2.70 ACRES AND IS LOCATED AT FAIN AND NICHOLS STREETS, APN 403-23-013D, IN CAMP VERDE, YAVAPAI COUNTY, ARIZONA.

WHEREAS, the subject property was originally two adjoining parcels, zoned R2-2 (Residential: Duplex & Other Multi-Family Uses, 2,000-Square-Foot-Minimum Lot Size) and R1L-35 (Residential Single Family Limited, 35,000 Square-Foot-Minimum Lot Size), and an intervening alley; and

WHEREAS, the alley abandonment was approved on November 28, 2018, with Resolution No. 2018-1015; and

WHEREAS, the properties were combined and rezoned to R2-PAD with Ordinance No. 2018-A438, by Dave Meier, to allow higher density and flexible project design; and

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

WHEREAS, Dave Meier submitted an application for a Final Site Plan approval, prior to the submittal of the Final Plat approval and subsequent development of the project; and

NOW THEREFORE, the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby resolve as follows:

- A. The three (3) previously-involved parcels have been successfully combined, as reflected with the new APN 403-23-013D.**
- B. The property was rezoned to R2-PAD with Ordinance No. 2018-A438.**
- C. The Planning & Zoning Commission reviewed the Final Site Plan request on October 3, 2019, and forwarded a recommendation of approval.**
- D. The proposed Final Site Plan will not constitute a threat to the health, safety, welfare or convenience to the public, and should be approved.**
- E. The proposed Final Site Plan is in conformation with the Town of Camp Verde General Plan and Planning and Zoning Ordinance, and is hereby approved.**


PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA ON APRIL 1, 2020.

 4-6-20
Charles C. German, Mayor Date

Attest:

 4-6-20
Cindy Pemberton, Town Clerk Date

Approved as to form:


Town Attorney