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BOARD OF SUPERVISORS

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COCONINO COUNTY BOARD OF SUPERVISOR \$15.00



RESOLUTION NO. 2020-28

A RESOLUTION OF THE COCONINO COUNTY BOARD OF SUPERVISORS APPROVING A PRELIMINARY PLAT FOR THE LAKE POWELL VIEWS SUBDIVISION FOR 88 LOTS

WHEREAS, an application was filed by 4.5 Acre, LLC, Scottsdale, Arizona (Case No. SUB-20-001) for a preliminary subdivision plat approval for 88 lots on 4.59 acres in the PC (Planned Community Zone). The property is located on North Rainbow Drive in Greentown, Arizona, and is identified as Assessor's Parcel Number 601-43-005; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on March 25, 2020 and recommended approval of the preliminary plat; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on May 12, 2020; and

WHEREAS, the Board of Supervisors has determined that the findings for the granting of preliminary plat approval have been met;

1. The subdivision conforms to the goals, objectives and policies of the Comprehensive Plan based on the policies listed below.
2. The subject properties do not contain sensitive environmental features and the design of the subdivision will not cause substantial environmental damage or present serious public health problems.
3. The site of the proposed subdivision is physically suitable for the proposed type and density of development. The topography of the site is relatively level without topographical features and near an existing residential subdivision and existing commercial developments. Water, wastewater, public safety and other service are available in the local area. The submitted preliminary drainage plans and proposed detention areas will mitigate drainage issues.
4. The subdivision provides lot sizes that are consistent with the PC Zone with modified RM/20-A standards approved through ZC-20-002.
5. The proposed subdivision conforms to the improvement and design standards set forth in the Subdivision Ordinance.

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors hereby approves the preliminary plat for the 88-lot Lake Powell View subdivision subject to the following conditions:

1. The subdivision shall be limited to 88 lots proposed to be developed in 11 Phases. The final plat shall substantially conform to the preliminary plat and shall conform to Section 4 of the Subdivision Ordinance. Lots shall be numbered consecutively with no omissions or duplications. The dimensions and area of each lot shall be shown on the final plat.
2. The development shall be subject to the approved modified RM-20/A development standards approved through ZC-20-002. These development standards shall be documented on the face of the final plat.
3. Prior to submittal of a final plat, construction plans shall be submitted for approval to Public Works and the Engineering Division for drainage and roadways. All grading and excavation shall be subject to issuance of a grading permit by the Engineering Division.
4. Arizona Department of Environmental Quality (ADEQ) approval for the community water and wastewater systems shall be obtained prior to submittal of a final plat application. A Public Report shall be obtained from the Arizona Department of Real Estate (ADRE) prior to the sale of any lots.
5. A water adequacy report shall be obtained from the Arizona Department of Water Resources (ADWR) prior to submittal of a final plat. The final plat shall contain a note that the Director of the Arizona Department of Water Resources has determined that there is an adequate or inadequate water supply for the subdivision pursuant to ARS § 45-108.
6. Electric and communication facilities shall be installed underground.
7. Fire hydrants shall be installed to the specifications of the Fire Chief of the Greenhaven Fire Department. The location of hydrants will be subject to approval of the Fire District, and the water system shall be engineered to provide minimum fire flow as approved by the Fire District. Written approval of fire hydrant locations shall be obtained from the Fire Chief and provided to Community Development prior to approval of a final plat. Engineering certification shall be provided by a registered Professional Engineer that the water system is designed to provide the minimum fire flow requirements, and that sufficient capacity exists to support such flow.
8. A homeowners' association shall be established under the CC&Rs. The homeowners' association shall be duly incorporated and shall be solely responsible for maintenance of circulation and parking areas, detention facilities, park improvements and landscaping. The CC&Rs shall empower the homeowners' association to make equitable assessments

against lots to pay for any such maintenance and to impose liens against lots to secure payment of such assessments.

9. The CC&Rs shall require the posting of street numbers on each residence at least four inches in height and visible from the street.
10. The final plat shall show the area and proposed use of all common tracts not a part of any individual lots. The purpose of all tracts shall be described in the final plat notes.
11. During construction of roadways, installation of utilities, and etc., dust control measures shall be implemented as needed. Storm water quality shall be maintained during construction through implementation of an ADEQ-approved Storm Water Pollution Prevention Plan (SWPPP).
12. The final plat shall include a note indicating the distance to the nearest approved solid waste disposal facility.
13. Landscaping is approved as proposed on the submitted landscape plan. All disturbed areas that are not otherwise landscaped shall be revegetated with hydroseeding or planting of other suitable ground cover. Development of the site shall be consistent with the weed mitigation plan documented on the approved landscape plan.
14. Park amenities shall be approved as proposed on the Master Development Plan.
15. The six-foot masonry wall and the additional retaining walls shown on the Master Development Plan shall be of a design that is consistent with, or complimentary to, the design and color of the proposed housing as approved by the Community Development Director.
16. A sign permit shall be obtained prior to installation of any signage. All signage must be consistent with the standards of Section 4.2 of the Zoning Ordinance.
17. Sidewalks shall be provided as shown on the preliminary plat and the Master Development Plan. Sidewalks shall be a minimum width of five feet in width as proposed by the applicant. Guest parking shall be installed per the approved zoning and as shown on the Master Development Plan.
18. All driving surfaces must be designed to support a 42,000 lb. public safety vehicle as approved by the Engineering Division and Public Works Department.
19. A Transportation Impact Analysis (TIA) meeting the scope of the Arizona Department of Transportation (ADOT) shall be provided by the applicant and all improvements identified by the TIA shall be completed by the applicant.

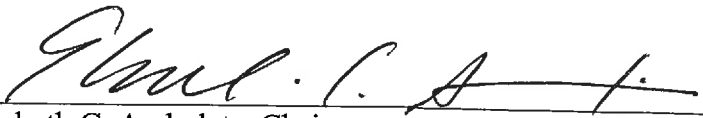
20. The developer shall install all required street identification and traffic control signs in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) subject to the approval of Coconino County Public Works.
21. In accordance with Chapter 8 of the *Subdivision Ordinance*, all improvements must be completed prior to submittal of a final plat or a cash deposit, letter of credit, performance bond, or other acceptable financial security shall be required for the costs of any improvements and construction not completed, plus a 10% contingency. This includes, but is not limited to, all roadways, drainage structures, utilities, traffic control signs, street identification signs, fencing, park improvements, pedestrian walkways, and landscaping.

AYES:
NOS:
ABSENT:

COCONINO COUNTY BOARD OF SUPERVISORS

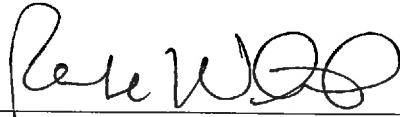
(SEAL)




Elizabeth C. Archuleta, Chair

ATTEST:

Lindsay Daley, Clerk of the Board

APPROVED AS TO FORM:

Rose Winkeler, Deputy County Attorney