RESOLUTION NO. 2019-27

A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS, ARIZONA, APPROVING A PRELIMINARY PLAT FOR
THE SHADOW MOUNTAIN VILLAGE AT BELLEMONTE SUBDIVISION FOR 94
LOTS

WHEREAS, an application was filed by Flagstaff Meadows, LLC, Queen Creek,
Arizona and McCleve LC and DR Revocable Living Trust DTD, Queen Creek, Arizona (Case
No. SUB-18-004) for a preliminary subdivision plat approval for 94 lots on 8.02 acres in the PC
(Planned Community Zone). The property is located north of Shadow Mountain Drive and east
of the Days Inn and Pilot Travel Center in Bellemont, and is identified as Assessor’s Parcel
Number 203-47-001F and a 1.02-acre portion of Assessor’s Parcel Number 203-47-001M; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on
June 26, 2019 and recommended approval of the preliminary plat; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on August 13,
2019; and

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

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of
Supervisors hereby approves the preliminary plat for the 94-lot Shadow Mountain Village at
Bellemont subdivision subject to the following conditions:

1. The subdivision shall be limited to 94 lots. 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-18-010. 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.
Expansion of Utility Source LLC’s Certificate of Convenience and Necessity (CC&N) shall

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be approved by the Arizona Corporation Commission (ACC) prior to submittal of a final plat. 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 Ponderosa Fire District. 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 pursuant to Sec. 6.4.1.D.4. 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. Street names, none of which duplicate any other street names in the Flagstaff/Williams areas, shall be required on the final plat. Proposed names are subject to the approval of Community Development prior to final plat.

9. 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 drainage tracts, greenway/park improvements. 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.

10. The CC&Rs shall require the posting of street numbers on each residence at least four inches in height and visible from the street.

11. The final plat shall show the area and proposed use of all common tracts not a part of any individual lots. The final plat shall include tracts to accommodate entrance features and subdivision entrance signs, and such features and signs shall not be placed in County right-of-way. The purpose of all tracts shall be described in the final plat notes.

12. During construction of roadways, installation of utilities, 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).

13. The final plat shall include a note indicating the distance to the nearest approved solid waste disposal facility (Sec. 6.4.1.I). A letter from Waste Management shall be submitted indicating that service is available to the subdivision.
14. The United States Postal Service (USPS) shall approve the location of the cluster mailboxes in the subdivision.

15. 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. Park amenities shall be approved as proposed on the Master Development Plan. Park improvements not documented on the Master Development Plan shall be subject to approval of a conditional use permit prior to approval of a final plat.

16. A ten-foot masonry sound wall as shown on the Master Development Plan and illustrated in the master plan set shall be provided along the property line bordering the New Truck Stop Access Road. Design of the sound wall is subject to the approval of the County Engineer and the Community Development Director prior to final plat. A six-foot masonry wall as shown on the Master Development Plan and illustrated in the master plan set shall be installed along the frontage of the subject property on Shadow Mountain Drive. Entrance features including the subdivision sign shall be installed as illustrated in the master plan set.

17. All exterior lighting shall be fully shielded and otherwise subject to the requirements for Lighting Zone II. No outdoor lighting shall be on dusk-to-dawn switches or timers except for street lights illuminating public right-of-way if required.

18. Streets and sidewalks shall be provided as shown on the preliminary plat and the Master Development Plan. The sidewalks shall be a minimum width of four or five feet in width as proposed by the applicant with landscaped parkways between the sidewalk and the curb as shown on the Master Development Plan. North Pegasus Drive shall be a minimum 32 feet in width and internal streets of the subdivision shall be 26 feet in width as shown on the submitted street cross sections. Guest parking shall be installed per the approved zoning and as shown on the Master Development Plan.

19. 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.

20. The development agreement shall determine the obligations of the County and the developer regarding onsite and offsite infrastructure including but not limited to water, wastewater, drainage and detention facilities, and road improvements.

21. In accordance with Section 4.14 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.
PASSED AND APPROVED this 13th day of August 2019.

AYES: 5
NOS: 0
ABSENT: 0

COCONINO COUNTY BOARD OF SUPERVISORS

(Seal)

Lena Fowler, Chair

ATTEST:

Lindsay Daley, Clerk of the Board

APPROVED AS TO FORM:

Rose Winkeler