

**TOWN OF PARADISE VALLEY**  
**APPLICATION FOR PRELIMINARY PLAT**

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

PARCEL NO.: 169 - 30 - 095      DATE: 3 June 2015  
(County Tax Assessor Number)

NAME OF SUBDIVISION: The Villas at Mountain Shadows II

ADDRESS OR LOCATION OF PROPERTY: Southwest corner  
of 56<sup>th</sup> Street & Lincoln Drive

OWNER: MTS LAND, LLC % Green Realty & Development Inc.  
NAME  
18201 Von Karman Avenue # 950 (419) 476-2200  
ADDRESS Irvine, CA 92612      PHONE #

AUTHORIZED AGENT: Fred E. Fleet, P.E.  
NAME  
% COB & VAN LOO  
4550 N. 12<sup>th</sup> Street, Phoenix, AZ 85014  
ADDRESS  
(602-264-6831)      602-264-0928  
PHONE #      FAX #

[Signature] MTS Land LLC Authorized Signatory June 3, 2015  
SIGNATURE OF REPRESENTATIVE

**APPLICATION FOR PRELIMINARY PLAT**

**(REQUIRED)**

PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL. YOU MAY USE A SEPARATE 8 1/2" BY 11" SHEET IF NECESSARY.

SEE ATTACHED

**PLAN STATISTICS  
(REQUIRED)**

TOTAL AREA

1.94 AC

NUMBER OF LOTS

8

**CONCURRENT APPLICATIONS, IF ANY:**

GUARD GATES

YES

NO

PRIVATE ROADS

YES

NO

ROADWAY VACATION

YES

NO

**FOR OFFICE USE ONLY**

PRE APPLICATION CONFERENCE WITH STAFF DATE

APPLICATION SUBMITTED ON

APPLICATION FEE IN THE AMOUNT OF \$ DATE

RECEIPT NUMBER RECEIVED BY

APPLICATION FILE NUMBER

**The Villas at Mountain Shadows II  
Project Narrative**

This preliminary plat of the Villas at Mountain Shadows II is proposed as an 8 lot development. The proposed Resort Residential units will be designed to a consistent design theme with the Design Submittal for the Principal Resort Hotel approved by the Town in a letter dated January 16, 2015, subject to the variation in design, materials and building types as allowed by the SUP (Stipulation 48 (e)).

Each of the 8 lots is currently intended to be designed to accommodate one Resort Residential unit with not less than two parking spaces per Resort Residential unit provided. Parking spaces will be in garages, surface parking spaces or a combination of both. Additional guest parking will be provided within the development. The exact number of additional guest parking spaces will vary based on final civil drawings and current and future landscape plans. The Resort Residential units may be designed with a zero lot line and common elements. Each Resort Residential unit will comply with the allowable heights of the SUP.

Following approval of the preliminary plat, building plans will be processed with the Town which shall include a tabulation of actual Floor Area for each Resort Residential unit on each lot (and not the Floor Area of any other allowed elements of the Resort pursuant to Stipulation 43).

Signage for this platted area will comply with the Resort Sign Guidelines (Stipulation 29) to be submitted at a later date and approval by the Town Manger.

There are no existing structures in the area of the proposed plat.

The Owner reserves the right to re-plat all or any portion of the area encompassed by this plat.