

# TOWN OF PARADISE VALLEY

## Mountain Shadows Resort – Condominium Hotel

Final Plat Map (FP 16-01)



Town Council  
March 24, 2016

# Request

Final Condominium Plat Map for  
42 condominiums/59 Hotel keys on  
Lot 131 at Mountain Shadows Resort SUP



# Vicinity Map

Subject Property



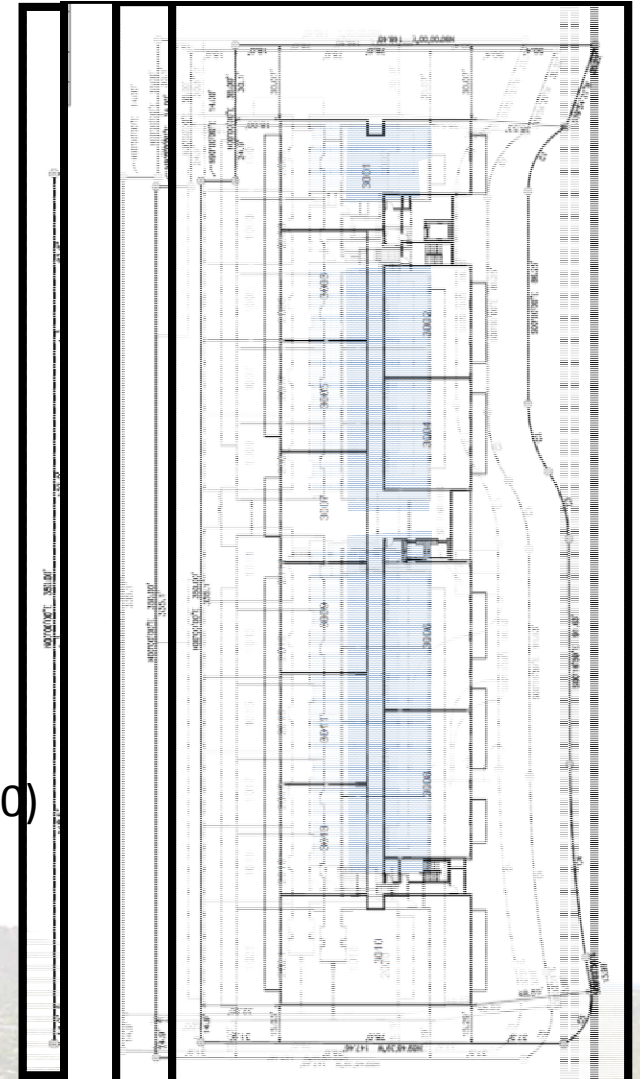
# Requirements – Processing

- Map held to SUP & DA standards
- Administrative review/approval process
  - All SUP/DA standards met = approvable
  - Typical requirements for ROW, easements, lot size, lot width, setbacks etc. do not apply
  - No legislative discretion as in SUP/Rezoning



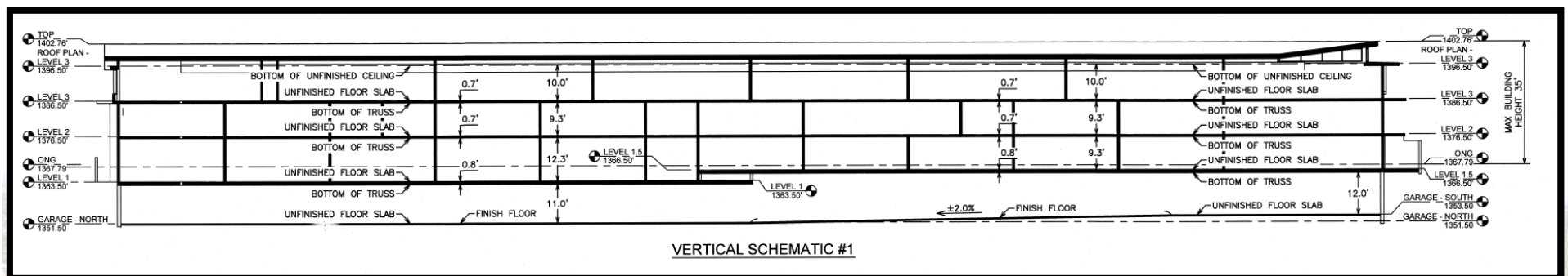
# Prior Action

- Final Map recommended by Commission Feb 16, 2016 (6 to 0)
- Preliminary Map approved by Council Dec 17, 2015 (7 to 0)
- Preliminary Map recommended by Commission Nov 17, 2015 (6 to 0)



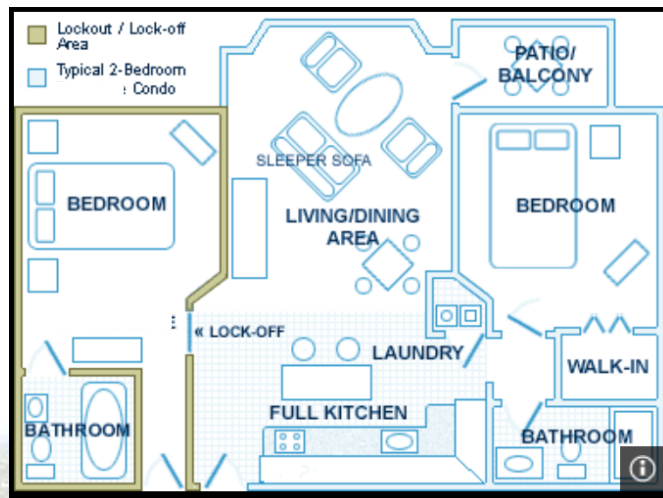
# Background

- 1.3-acre site, zoned SUP-Resort
- SUP allows for condominiums
- SUP allows for 3 story/36' height w/ hotel keys



# Units

- 42 proposed condo units/59 potential hotel keys
  - 8 units 2-level
  - 17 units “lock-out”



Generic illustration of a lock-out

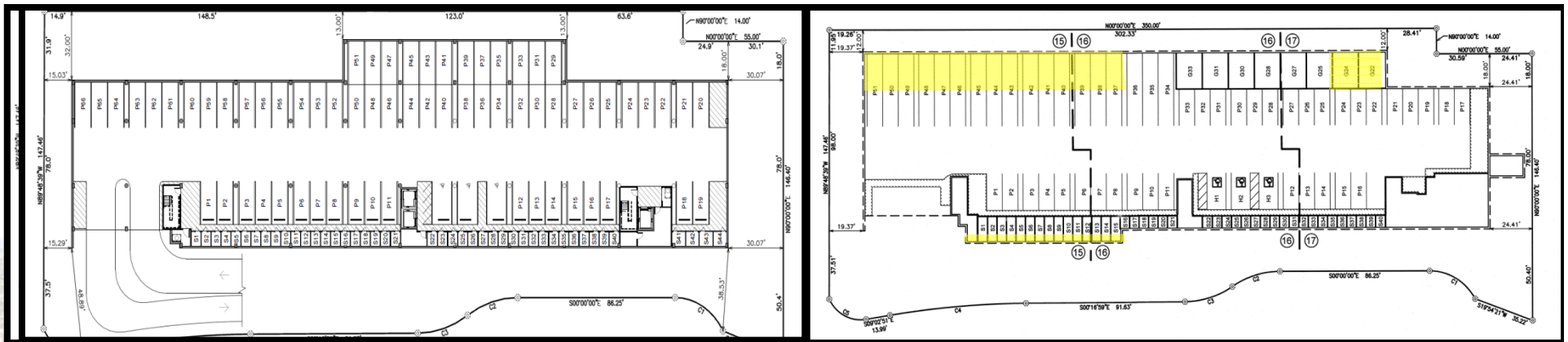


Valley Ho 2-Story Unit



# Comparison to Preliminary Plat Map

- Reduced condos from 44 homes to 42 homes
- Enlarged underground parking area by ~ 4,400 sf
  - Increased parking spaces from 71 to 74 (exclude 8 garages)
  - Enlarged some storage spaces





# Other

- Complies with required parking
  - 64 minimum required, proposed 74 spaces
- No on-site drainage required
  - Handled off-site on SUP property
- Complies with fire protection
  - Flow > 1500 gpm
  - Hydrants w/in 400'
  - Building will have sprinklers



# Public Comments



- 1,000' radius mailed notice
- 2 MSW residents reviewed plat at submittal – no comment



Approximate 1,000' radius

# Recommended Stipulations (Summary)

1. Development be in substantial compliance with Plat Map
2. Prior Final Map recordation, provide the CC&R's for review
3. Final improvements
  - Shall be in substantial compliance with improvement plans (e.g. sewer, water, grading)
  - Prior to recordation of Map, Town receives all assurances necessary to guarantee completion in public ROW
  - Town Engineer shall approve final improvement plans prior to issuance of building permit for a residential unit
4. Within 60 days of approval of the Final Map, the applicant shall submit to the Town mylars and plans in a pdf format



# Next Steps

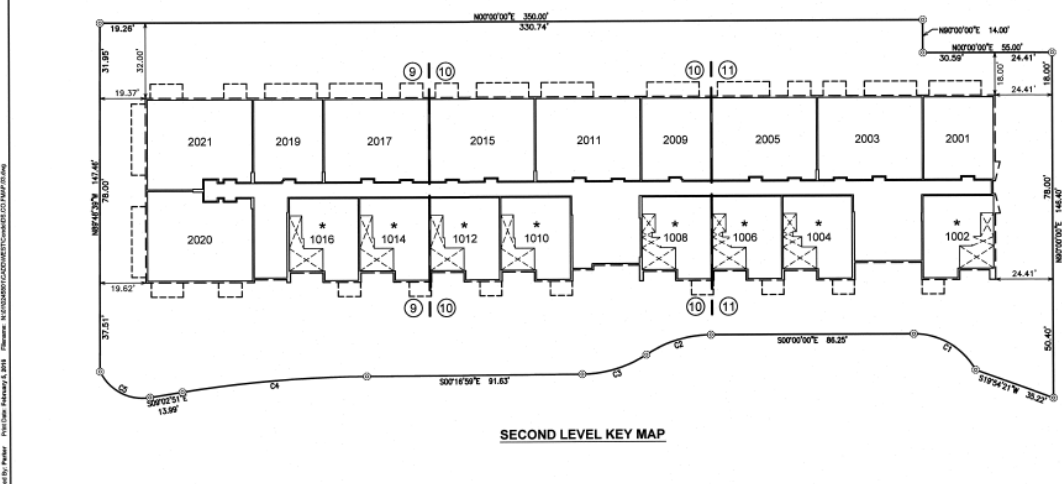
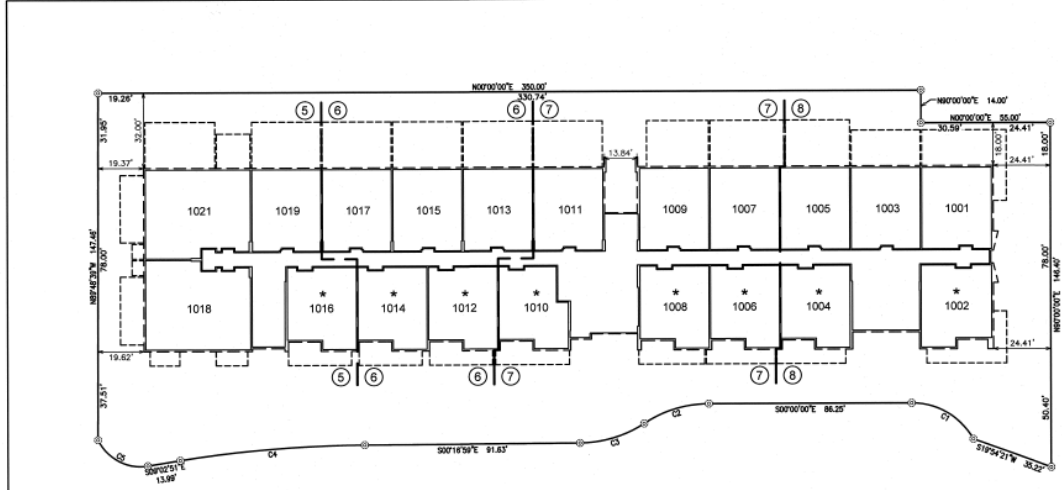
- If approved, record plat map and building permits



# Questions?

Subject Property





COUNTY REC'D

**CURVE TABLE**

NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD
C1	31.63	30.00	06073028"	17.66	30.44	530729"
C2	28.16	50.00	03325104"	15.01	28.75	51642"
C3	28.92	50.00	0339106"	14.87	28.51	516231"
C4	78.78	515.00	0084952"	38.47	78.70	50430"
C5	25.62	20.00	0732342"	14.91	23.90	40739"
C6	52.15	235.00	0124254"	26.18	52.04	406204"
C7	53.24	34.00	0874370"	33.83	47.98	44590"

**SINGLE FLOOR UNIT DATA TABLE**

UNIT	SQUARE FEET	L.B.E.	U.B.E.
1001	1,021	1,363.5'	1,375.8'
1003	1,012	1,363.5'	1,375.8'
1005	1,012	1,363.5'	1,375.8'
1007	1,012	1,363.5'	1,375.8'
1009	1,012	1,363.5'	1,375.8'
1011	1,010	1,363.5'	1,375.8'
1013	1,010	1,363.5'	1,375.8'
1015	1,010	1,363.5'	1,375.8'
1017	1,010	1,363.5'	1,375.8'
1018	1,604	1,363.5'	1,375.8'
1019	1,010	1,363.5'	1,375.8'
1020	1,604	1,363.5'	1,375.8'
1021	1,021	1,363.5'	1,375.8'
2003	1,526	1,385.5'	1,385.5'
2005	1,526	1,385.5'	1,385.5'
2009	1,012	1,363.5'	1,385.5'
2011	1,526	1,376.5'	1,385.5'
2015	1,526	1,376.5'	1,385.5'
2017	1,526	1,376.5'	1,385.5'
2019	1,009	1,376.5'	1,385.5'
2020	1,604	1,376.5'	1,385.5'
2021	1,604	1,376.5'	1,385.5'
3001	2,824	1,386.5'	8.0'-14.4'
3002	1,533	1,386.5'	8.0'-14.4'
3003	1,533	1,386.5'	8.0'-14.4'
3004	1,533	1,386.5'	8.0'-14.4'
3005	1,526	1,386.5'	8.0'-14.4'
3006	2,059	1,386.5'	8.0'-14.4'
3007	1,526	1,386.5'	8.0'-14.4'
3008	2,059	1,386.5'	8.0'-14.4'
3009	1,526	1,386.5'	8.0'-14.4'
3010	3,410	1,386.5'	8.0'-14.4'
3011	1,526	1,386.5'	8.0'-14.4'
3013	1,533	1,386.5'	8.0'-14.4'
TOTAL	48,795	-----	-----

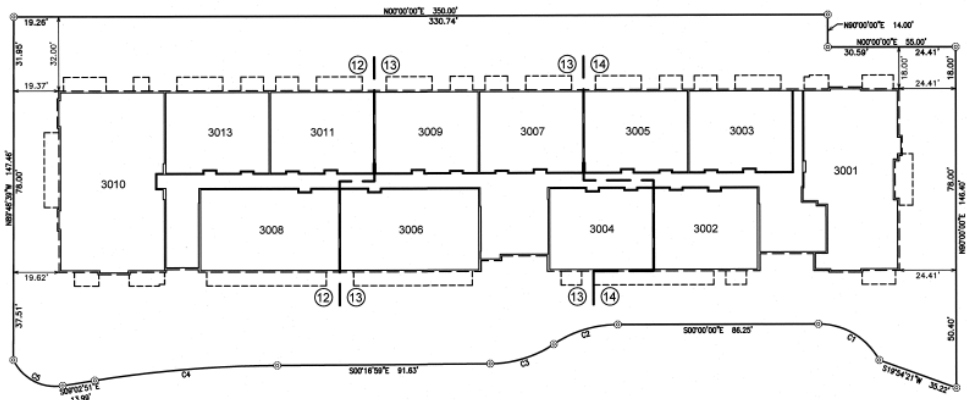
**SINGLE FLOOR UNIT DATA TABLE**

UNIT	SQUARE FEET	L.B.E.	U.B.E.
1001	1,021	1,363.5'	1,375.8'
1003	1,012	1,363.5'	1,375.8'
1005	1,012	1,363.5'	1,375.8'
1007	1,012	1,363.5'	1,375.8'
1009	1,012	1,363.5'	1,375.8'
1011	1,010	1,363.5'	1,375.8'
1013	1,010	1,363.5'	1,375.8'
1015	1,010	1,363.5'	1,375.8'
1017	1,010	1,363.5'	1,375.8'
1018	1,604	1,363.5'	1,375.8'
1019	1,010	1,363.5'	1,375.8'
1020	1,604	1,363.5'	1,375.8'
2001	1,021	1,363.5'	1,385.8'
2003	1,526	1,363.5'	1,385.5'
2005	1,526	1,363.5'	1,385.5'
2009	1,012	1,363.5'	1,385.8'
2011	1,526	1,376.5'	1,385.5'
2015	1,526	1,376.5'	1,385.5'
2017	1,526	1,376.5'	1,385.5'
2019	1,009	1,376.5'	1,385.5'
2020	1,604	1,376.5'	1,385.5'
2021	1,604	1,376.5'	1,385.5'
3001	2,824	1,386.5'	8.0'-14.4'
3002	1,533	1,386.5'	8.0'-14.4'
3003	1,533	1,386.5'	8.0'-14.4'
3004	1,533	1,386.5'	8.0'-14.4'
3005	1,526	1,386.5'	8.0'-14.4'
3006	2,059	1,386.5'	8.0'-14.4'
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TOTAL	-----	-----	-----

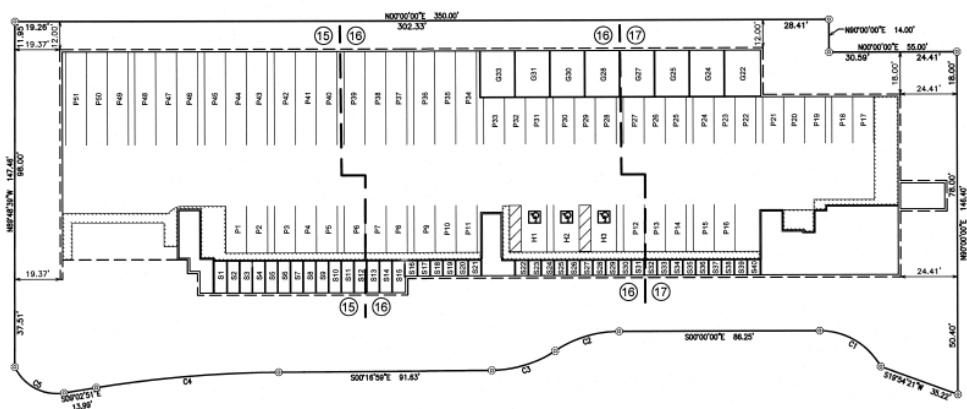
**LOFT UNIT DATA TABLE**

UNIT	1ST FLOOR SQUARE FEET	2ND FLOOR SQUARE FEET	TOTAL SQUARE FEET	L.B.E.	U.B.E.
1002	970	751	1,721	1,363.5'	1,385.8'
1004	950	742	1,692	1,363.5'	1,385.8'
1006	950	742	1,692	1,363.5'	1,385.8'
1008	950	742	1,692	1,363.5'	1,385.8'
1010	842	754	1,596	1,366.5'	1,385.8'
1012	950	747	1,697	1,366.5'	1,385.8'
1014	950	747	1,697	1,366.5'	1,385.8'
1016	950	747	1,697	1,366.5'	1,385.8'
TOTAL	-----	-----	13,484	-----	-----

Prepared By: Parker      Plot Date: February 8, 2011      Filename: N:\11202881\CONDOMINIUM\ETCHING\3D\3D.PLOT.PKG

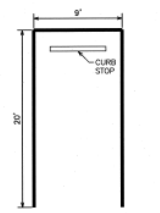


THIRD LEVEL KEY MAP

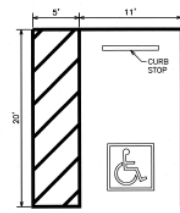


PARKING GARAGE LAYOUT

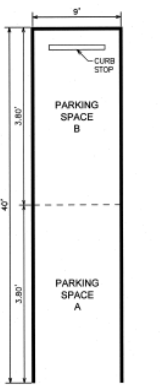
COUNTY RECORDER



TYPICAL PARKING SPACE  
N.T.S.



TYPICAL ADA PARKING SPACE  
N.T.S.



TANDEM PARKING SPACE  
N.T.S.  
(SPACES P04-P05)

STORAGE ROOM DATA TABLE	
UNIT	SQUARE FEET
S01	72
S02	70
S03	70
S04	70
S05	70
S06	70
S07	70
S08	70
S09	70
S10	70
S11	70
S12	70
S13	70
S14	70
S15	72
S16	34
S17	34
S18	34
S19	34
S20	34
S21	34
S22	34
S23	35
S24	34
S25	34
S26	34
S27	34
S28	34
S29	34
S30	34
S31	34
S32	34
S33	34
S34	34
S35	34
S36	34
S37	34
S38	34
S39	34
S40	34
TOTAL	1,808

GARAGE UNIT DATA TABLE	
UNIT	SQUARE FEET
G02	304
G04	288
G05	288
G07	288
G08	288
G30	288
G31	288
G33	288
TOTAL	2,327

**CVL CONSULTANTS**  
 4550 North 12th Street  
 Phoenix, Arizona 85014  
 Tel: 602.998.8888  
 www.cvl.com

DATE	REVISION	NO.

**CONDOMINIUM PLAT**

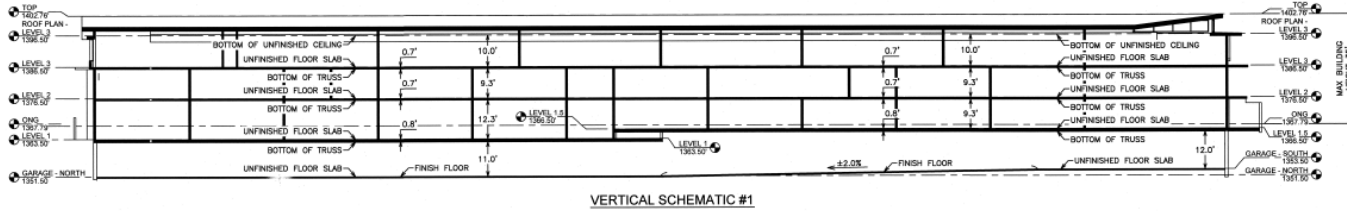
**MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL  
PARADISE VALLEY, ARIZONA**

**4 SHEET OF 18**

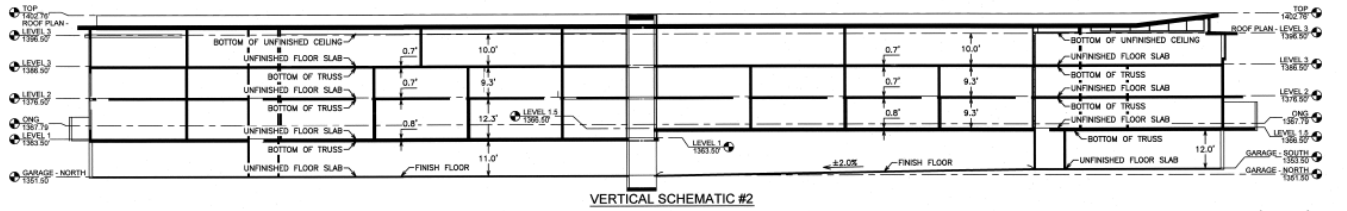
C:\Users\JF\Documents\11202881\CONDOMINIUM\ETCHING\3D\3D.PLOT.PKG  
 C:\Projects\01-20-2011

**THIRD LEVEL KEY MAP & PARKING GARAGE LAYOUT & DETAILS**  
 SEE SHEET 1 FOR LEGEND AND  
 SEE SHEET 2 FOR CURVE TABLE

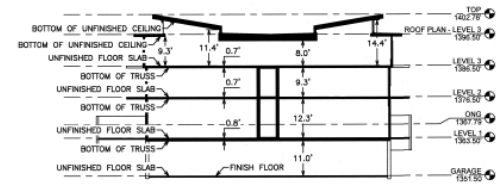
Project: Mountain Shadows Resort - Condominium Hotel  
 Date: February 1, 2014  
 Drawing: Vertical Schematics



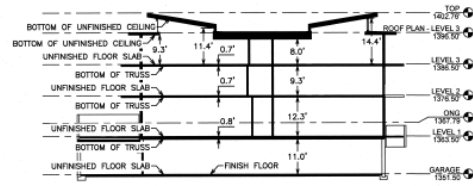
VERTICAL SCHEMATIC #1



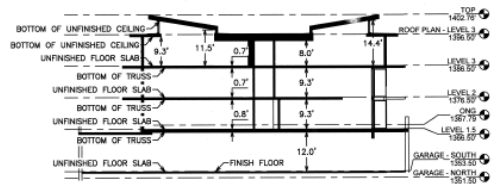
VERTICAL SCHEMATIC #2



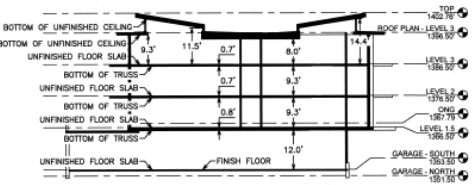
VERTICAL SCHEMATIC #3



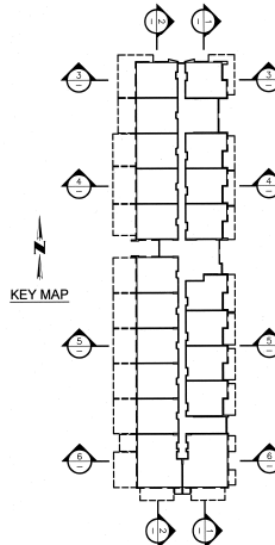
VERTICAL SCHEMATIC #4



VERTICAL SCHEMATIC #5



VERTICAL SCHEMATIC #6



KEY MAP



4650 North 12th Street  
 Phoenix, AZ 85018  
 602-264-4831  
 www.cwl.com

NO.	REVISION	DATE

**Coe & Van Loo Consultants, Inc.**

CONDOMINIUM PLAT  
 MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL  
 PARADISE VALLEY, ARIZONA



SHEET  
 18 OF 18  
 C/W: GUYTON F. FLEETY  
 C/L: PHOENIX 01-02448-01  
 C/L: P.V.#

VERTICAL SCHEMATICS  
 SEE SHEET 1 FOR LEGEND AND  
 SEE SHEET 2 FOR CURVE TABLE





