

TOWN OF PARADISE VALLEY
APPLICATION FOR PRELIMINARY PLAT

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

PARCEL NO.: 169 - 30 - 102
(County Tax Assessor Number)

DATE: 10/29/2015

NAME OF SUBDIVISION: Mountain Shadow Resort Unit 2 7th Amendment

ADDRESS OR LOCATION OF PROPERTY: SW of 56th St. And
Lincoln Dr.

OWNER: MS Condo Hotel Owner LLC
NAME

1900 N. AKARD ST.
ADDRESS

(480) 951 1100
PHONE #

AUTHORIZED AGENT: KRISTOPHER L. HARMAN
NAME

2525 E. ARIZONA BILTMORE CIR. STE B-220, PHX AZ 85016
ADDRESS

(480) 951-1100
PHONE #

(480) 951-1138
FAX #


SIGNATURE OF REPRESENTATIVE



October 28, 2015

Paul E. Michaud, AICP
Senior Planner
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253-4328

Re: Mountain Shadows Resort – Condominium Hotel
Subject: Project Narrative

Dear Town staff:

The preliminary map for Mountain Shadows Resort – Condominium Hotel is proposed as a single lot development on existing Lot 131 with as many as 44 units. The proposed Condominium Hotel will be designed to a consistent design theme with the Resort Hotel Design submittal, previously reviewed and approved by the Town. Variations in design, materials, and building type may be permitted as specified in the Special Use Permit for this property. There are currently no existing structures in the area of the proposed preliminary map.

The Condominium Hotel will feature an underground parking garage. This parking garage, used in conjunction with the surface parking of the resort and future retail parcel, will provide sufficient parking spaces for the overall development, as defined in the “Parking Study for Mountain Shadows Resort” prepared by CivTech and currently under review by Town staff. The exact number of parking spaces may vary based on final building and civil plans. The Condominium Hotel will comply with allowable heights as defined by the SUP.

Following approval of the preliminary map, building plans will be processed with the Town, which shall include a tabulation of actual Floor Area for each unit within the building. Signage for this development will comply with Resort Sign Guidelines and may be submitted at a later date to be approved by the Town Manager.

Should you or your team have any questions regarding this matter, please contact me directly at 602-285-4878.

Sincerely,

COE & VAN LOO
Consultants, Inc.



Josef Pappas, PE
Project Manager