



## Action Report

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**File #:** 16-042

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**TO:** Chair and Planning Commission

**FROM:** Eva Cutro, Community Development Director  
Paul Michaud, Senior Planner

**DATE:** February 16, 2016

**CONTACT:**

Paul Michaud, 480-348-3574

**AGENDA TITLE:**

Recommendation of "The Villas at Mountain Shadows Amended" Re-Plat (RP 16-01)  
Southwest Corner Lincoln Drive and 56<sup>th</sup> Street (Assessor No. 169-30-103)

**RECOMMENDATION:**

Recommendation that the Town Council approve the re-plat, "The Villas at Mountain Shadows Amended" Re-Plat (RP 16-01), subject to the following stipulations:

1. This subdivision shall be in substantial compliance with the re-plat, "The Villas at Mountain Shadows Amended", Sheets 1-2, prepared by Coe & Van Loo Consultants, Inc. dated February 4, 2016.
2. Prior to recordation of the re-plat for said subdivision, the applicant shall provide to the Town Attorney a copy of the CC&R's or other documents for review to insure that all CC&R terms required under the SUP or other recorded agreements are part of the CC&Rs or other documents, including provision for maintenance of any drainage easements dedicated on the plat.
3. The final subdivision improvements shall be in substantial compliance with subdivision improvement plans approved by the Town Engineer and Community Development Department that address items such as sewer, water, grading, drainage, paving, landscaping, and irrigation. Prior to the recordation of the re-plat, the applicant shall provide, subject to Town approval and consistent with the requirements set forth in the SUP and Development Agreement, all assurances necessary to guarantee completion of any improvements in the public right-of-way. The Town Engineer shall approve said final subdivision improvement plans prior to the issuance of any building permit for a residential unit in said subdivision.
4. Within 60 days of approval of the re-plat, the applicant shall submit to the Town Mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.

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**BACKGROUND**

Refer to the action report for the re-plat under Study Session Items of the February 16, 2016 Planning Commission agenda for information on the compliance to the Special Use Permit - Resort zoning and related platting requirements.

Article 3.C.3(c)ii of the Development Agreement for the subject property requires the Planning Commission act on the application within 40 days of a complete application submittal. The 40-day deadline ends March 1, 2016.

**ATTACHMENTS**

Refer to the action report for the re-plat under Study Session Items of the February 16, 2016 Planning Commission agenda for all attachments.

C:       - Applicant  
          - Case File: (RP 16-01)