

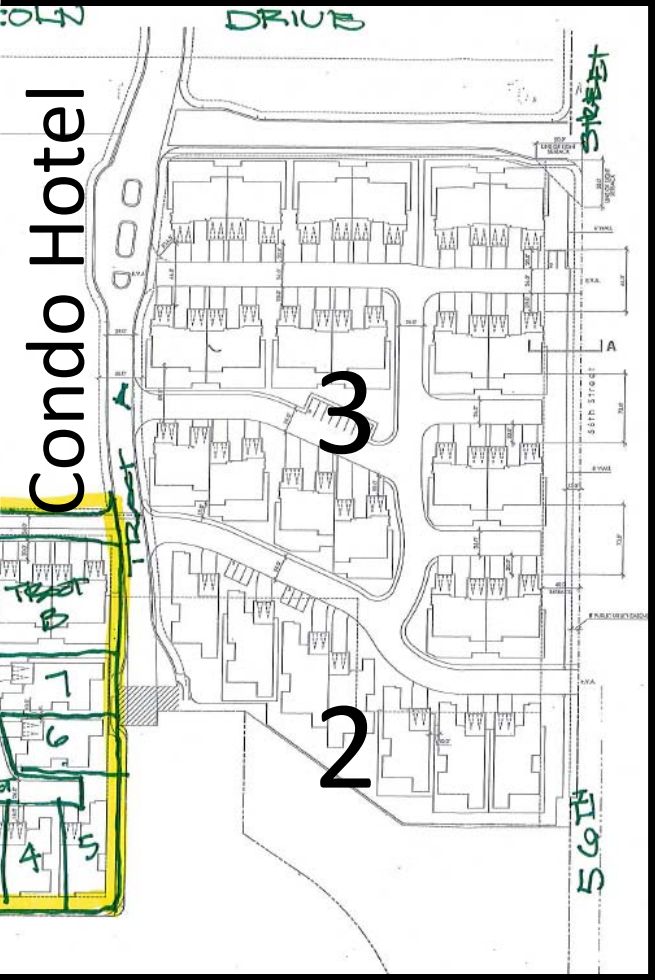
TOWN OF PARADISE VALLEY

The Villas at Mountain Shadows Re-Plat Re-Plat (RP 16-01)



Town Council
March 24, 2016

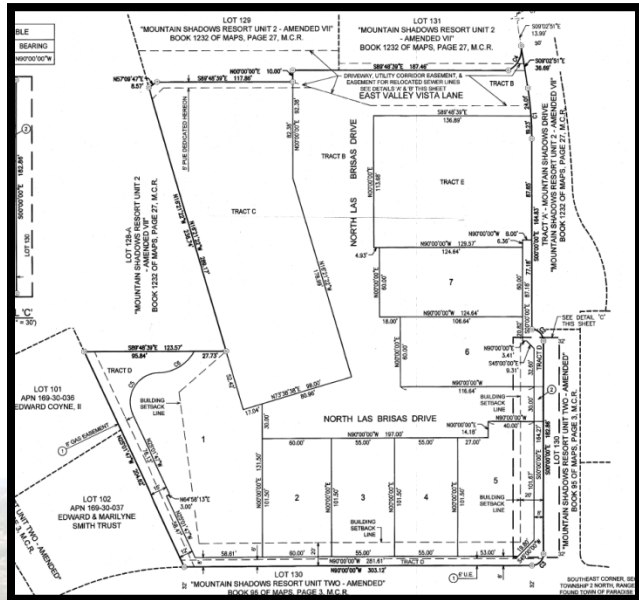
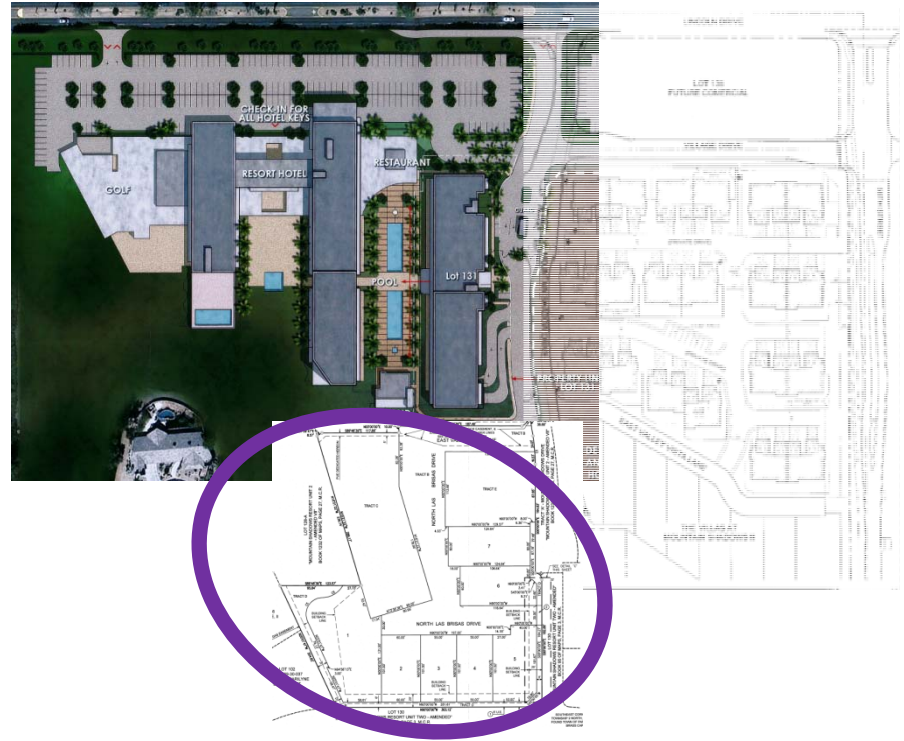
Approved	Request	Process
Phase 1: FP 20 villa home lots	7 villa home lots 12 condo homes	Replat (2/16 PC ; 3/24 TC) Prelim Condo Map (1/19 PC; 2/11 TC) Final Condo Map (4/19? PC; 5/26 TC?)
Phase 2: FP 8 villa home lots	7 villa home lots	Replat (2/16 PC ; 3/24 TC)
Phase 3: FP + PP 40 condo homes	40 condo homes	Final Condo Map (4/19? PC; 5/26 TC?)
Condo Hotel: PP	44 condo homes (59 keys)	Final Condo Map (2/16 PC ; 3/24 TC)



Overview (All)

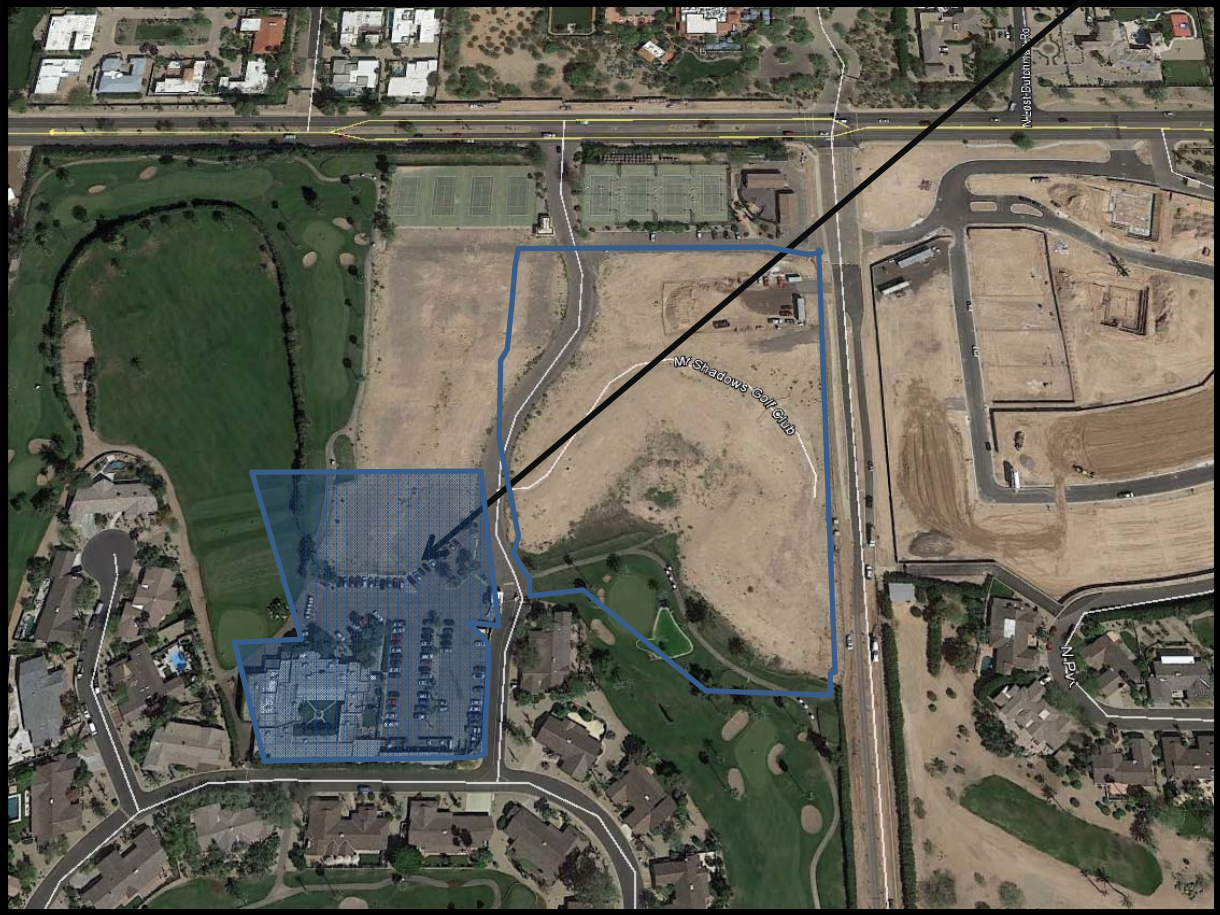
Request

Re-Plat modifying 19 villa lots/2 tracts into 7 villa lots/4 tracts, with Tracts C/E for 12 condos at Mountain Shadows Resort



Vicinity Map

Subject Property



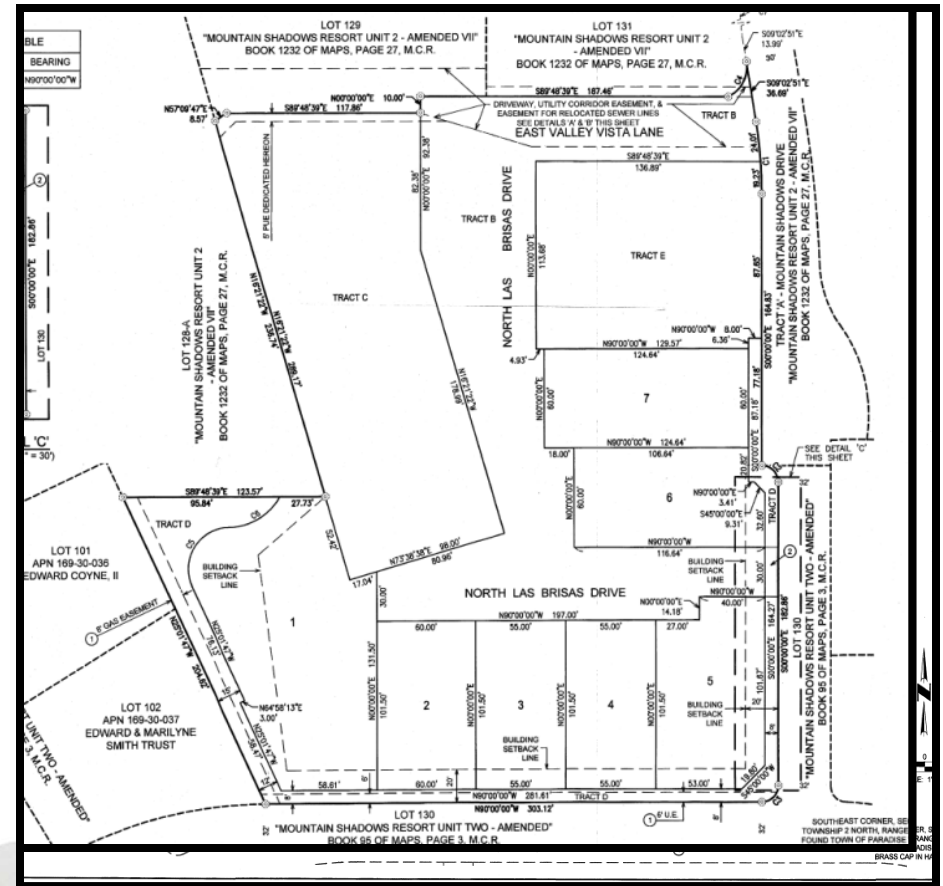
Requirements – Processing

- Plat 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

- Commission recommended Re-Plat Feb 16, 2016 (6 to 0)
- Council approved Final Plat Sept 24, 2015 (6 to 0)
- Commission recommended July 21, 2015 (6 to 1)



Prior Discussion Points

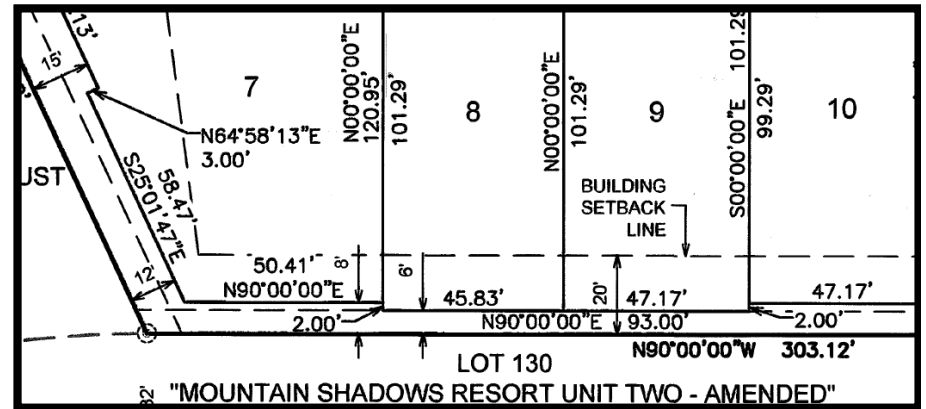
- Cart path location/width
- Inclusion of a corner vision
- Emergency vehicle access
- Update Cert of Assured Water Supply

100 YEAR ASSURED WATER SUPPLY

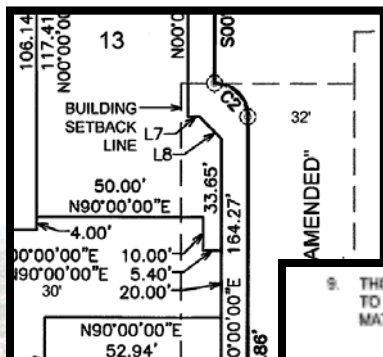
THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WATER ARIZONA INC. - PARADISE VALLEY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER

27-700839.0000 DATED November 12, 2015.

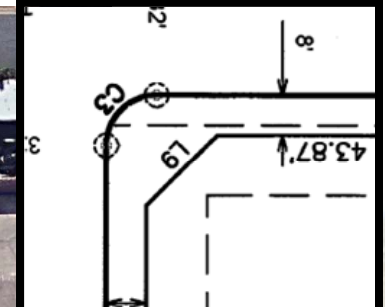
Supply for 280 homes in Area B, @ ~112



Path modified to vary 6'-8' in width



9. THOSE PORTIONS OF TRACT B, AND TRACT C WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED ONLY BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.



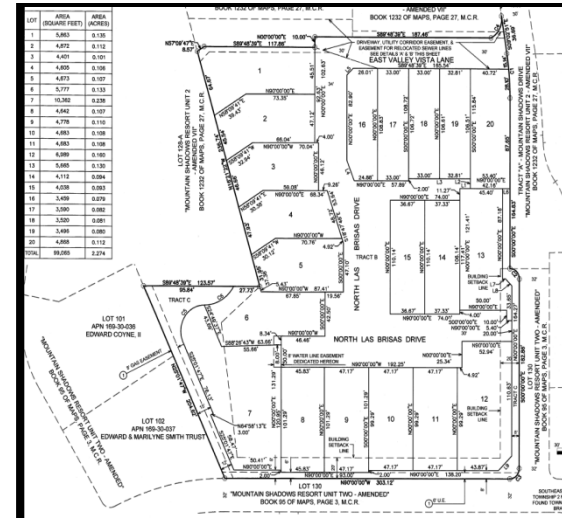
Background

- 3.2 acres
- Zoned SUP-Resort
- SUP allows for condominiums and villa homes
- SUP allows for 2 story/24' height (ONG) 28' (AFG)
- Max 300,000 FAR in Area B (Est. 290,000 sf all phases)

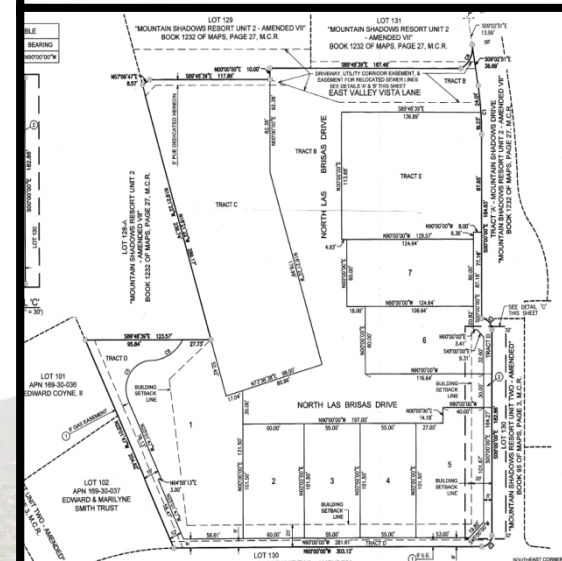


Comparison

- Reduced total # homes from 20 to 19
- Converted north portion for condos
- Removed 1 villa lot along south, increased width/size
- Increased cart path tract on south to 8'



Final Plat

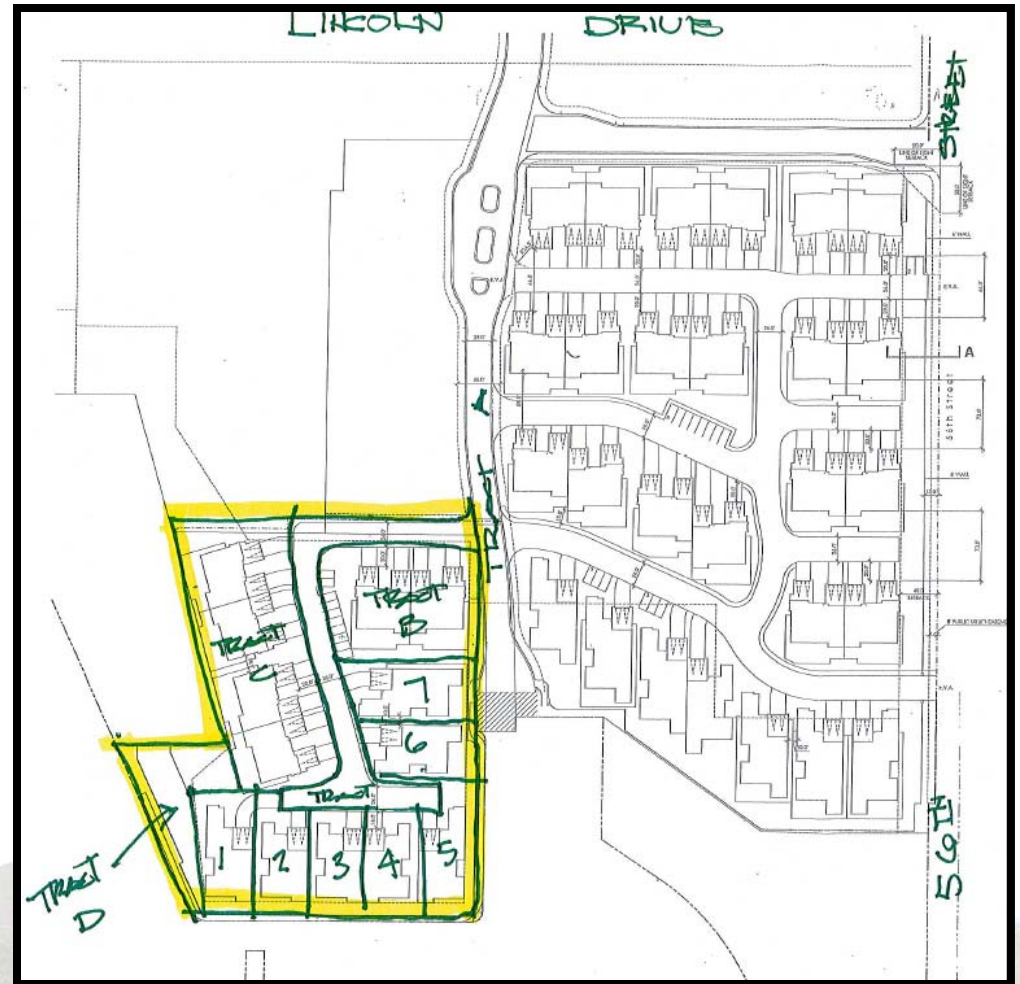


Re-Plat



Roadways

- Similar to approved final plat layout
- Access to Mtn Shadow Dr to Lincoln Dr/56th St
- ROW 30' in width or >
- Emergency access point near Lot 5



Other

- **Complies with required parking**
 - 2 minimum required per unit, proposed 2-car garages per unit
- **No on-site drainage required**
 - Handled off-site on SUP property and via internal roadway tract
- **Complies with all fire protection**
 - Flow > 1500 gpm
 - Hydrants w/in 400'
 - Building will have sprinklers



Final Plat 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 re-plat
2. Prior to 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

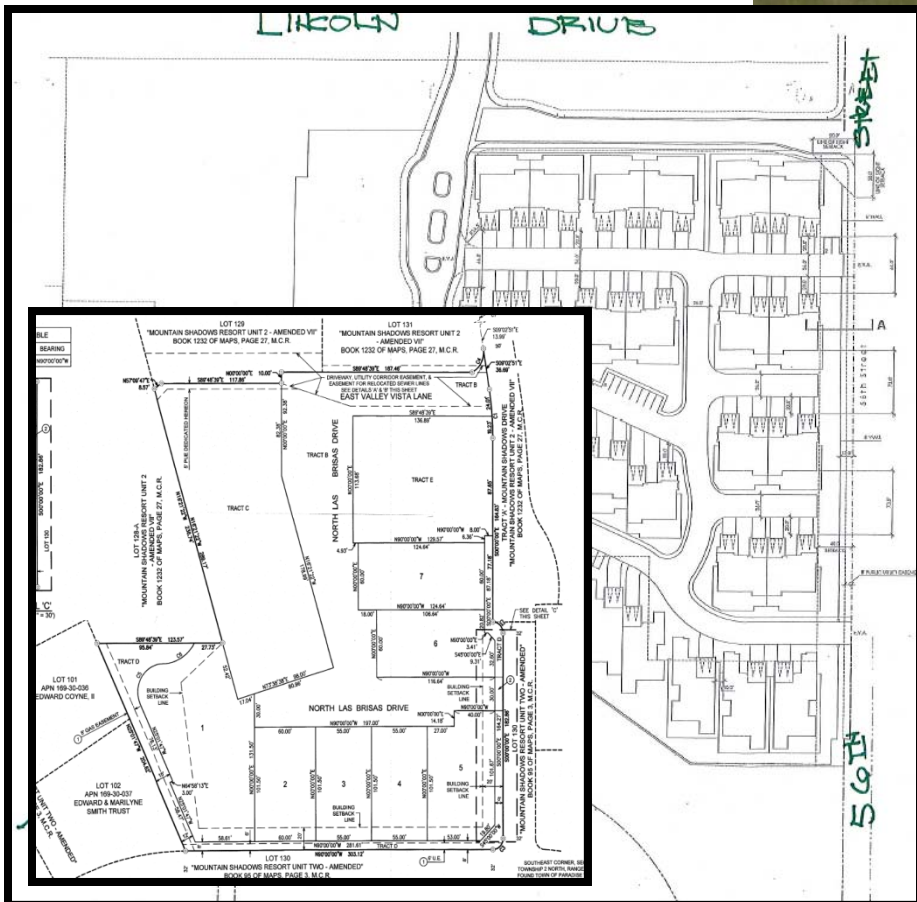


Next Steps

- If approved, record and file final condo plat map



Questions?



RE-PLAT FOR THE VILLAS AT MOUNTAIN SHADOWS - AMENDED

A RE-PLAT OF "THE VILLAS AT MOUNTAIN SHADOWS" AS RECORDED IN BOOK 1251 OF MAPS, PAGE 4 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

CVL
CONSULTANTS
4650 North 12th Street
Phoenix, Arizona 85014
Phone: 602-944-8331
Fax: 602-944-8331
www.cvl.com

NOTES

- ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS.
- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO REPAIR AND WIRE OR REMOVABLE SECTION TYPE FENCINGS AND MUST BE IN CONFORMANCE WITH APPLICABLE DEED RESTRICTIONS, TOWN COOES, AND MAP SPECS AND STANDARD DETAILS.
- THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY TOWN CODE, FLOODPLAIN ADMINISTRATION.
- TRACT B IS A PRIVATE DRIVE. TRACTS B AND D CONTAIN EASEMENTS FOR PRIVATE SEWER LINES, PUBLIC & PRIVATE WATER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES.
- THE DEVELOPMENT OF THE LOTS IN "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED" IS PURSUANT TO THE DEVELOPMENT AGREEMENT AND SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS AS RECORDED IN DOCUMENT NO. 2013-029723 M.C.R. AND DOCUMENT NO. 2013-036790 M.C.R. RESPECTIVELY.
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT - RESORT (SUP-RESORT) FOR MOUNTAIN SHADOWS.
- CCARIS FOR THIS DEVELOPMENT ARE AS PER THE MOUNTAIN SHADOWS AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2014-026610 M.C.R. AND AMENDED IN DOCUMENT NO. 2015-042649 M.C.R. AND THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2015-010660 M.C.R. AS AMENDED IN DOCUMENT NO. 2015-042649 M.C.R.
- INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT (SUP).
- THOSE PORTIONS OF TRACT B AND TRACT D WHICH WILL BE DRIVEABLE SURFACES TO BE UTILIZED ONLY BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.



OWNER

THNC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY
6730 N. SCOTTSDALE ROAD, SUITE 235
SCOTTSDALE, AZ 85251
PHONE: (480) 364-6487
CONTACT: THOMAS P. MARONEY, PRESIDENT

ENGINEER

COE AND VAN LOO II L.L.C.
4650 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 944-8331
FAX: (602) 264-0928
CONTACT: FRED E. FLEET, P.E., F.A.S.C.E.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-403.01 (C), AND SECTION 6-4 (E)(1), 8.7.1 ET SEQ. AND 9-5-0 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM FLOOD AND OTHER WATERS TO PASS OVER, UNDER, OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, PLANTED OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLACED. HOWEVER, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, THE TOWN OF PARADISE VALLEY MAY CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

100 YEAR ASSURED WATER SUPPLY

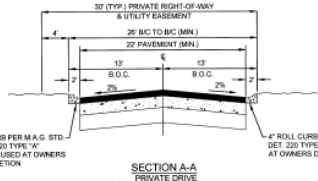
THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPICOR WATER ARIZONA INC. - PARADISE VALLEY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 4-915 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-70089-9100 DATED NOVEMBER 12, 2015.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°16'59" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

UTILITY PROVIDERS

SEWER	CITY OF PHOENIX
WATER	EPICOR WATER
TELEPHONE	CENTURYLINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE



ALL PRIVATE DRIVES MAY BE CONSTRUCTED WITH INVERTED CROWN PAVEMENT AND/OR RIBBON CURB AT THE OWNER'S DISCRETION.

RE-PLAT NARRATIVE

THE PROPOSED PROJECT IS TO RE-SUBDIVIDE THE PREVIOUSLY PLATTED 30 LOTS OF THE VILLAS AT MOUNTAIN SHADOWS INTO SEVEN (7) TOWNHOUSE LOTS AND TWO (2) TRACTS WHICH ARE TO BE UTILIZED FOR FUTURE DEVELOPMENT.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS DAY OF 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, THIS DAY OF 2016.

BY: _____ MAYOR
ATTEST: _____ TOWN CLERK

TOWN ENGINEER

PLANNING DIRECTOR

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS THAT THNC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THE VILLAS AT MOUNTAIN SHADOWS - AMENDED" A RE-PLAT OF "THE VILLAS AT MOUNTAIN SHADOWS" AS RECORDED IN BOOK 1251 OF MAPS, PAGE 4 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER AND IS SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND OWNS THE DIMENSIONS OF THE LOTS AND TRACTS CONSTITUTING SAME AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT.

THNC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITY PROVIDERS AND RESERVES FOR THE "VILLAS AT MOUNTAIN SHADOWS" HOMEOWNERS ASSOCIATION OR ANY SUBASSOCIATION DESIGNATED BY SUCH ASSOCIATION COLLECTIVELY, THE "ASSOCIATION" AN UNDERGROUND PUBLIC UTILITY EASEMENT UNDER AND ACROSS TRACT B, TRACT D, AND THOSE AREAS SHOWN ON THIS PLAT AS EASEMENTS DEDICATED HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND PUBLIC AND PRIVATE WATER LINES, PRIVATE SEWER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITIES STRICTLY AS NECESSARY TO PROVIDE SUCH UTILITY SERVICE AND SOLELY FOR THE PURPOSE OF PROVIDING SUCH UTILITY SERVICES TO OR FROM LOTS OR 129A, 129B, 131, 132, 133, 134, 135, AND TRACT "A" OF MOUNTAIN SHADOWS RESORT UNIT 2 - AMENDED "W". THIS UNDERGROUND EASEMENT ALSO INCLUDES AN EASEMENT FOR ANY ABOVE GROUND FACILITIES REQUIRED BY UTILITY PROVIDERS IN CONNECTION WITH THE UTILITIES, MAINTENANCE OF THE AREAS SUBJECT TO UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, TRACT OWNER, OR ASSOCIATION, AS DETERMINED BY THE ASSOCIATION.

TRACT B IS DEDICATED AS A PRIVATE DRIVE. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED OVER AND ACROSS TRACT B TO THE TOWN OF PARADISE VALLEY AND TO THE ASSOCIATION, WHICH ASSOCIATION ALSO BENEFITS, IN THE AREAS SHOWN ON THIS PLAT AS DRAINAGE EASEMENTS.

AN EASEMENT FOR REFUSE COLLECTION AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED OVER AND ACROSS TRACT B TO THE TOWN OF PARADISE VALLEY AND OTHER EMERGENCY SERVICE PROVIDERS AND REFUSE COLLECTION PROVIDERS AND TO THE ASSOCIATION, WHICH ASSOCIATION ALSO BENEFITS.

TRACT D IS HEREBY DEDICATED FOR THE ADDITIONAL PURPOSES SHOWN IN THE TRACT TABLE.

TRACT B AND TRACT D ARE NOT DEDICATED FOR THE USE OF THE GENERAL PUBLIC. TRACT B AND TRACT D SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

TRACT C AND TRACT E ARE HEREBY RESERVED FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF: THNC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

THNC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: THOMAS P. MARONEY, PRESIDENT DATE: _____

CERTIFICATION

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THIS SURVEY, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY 2016. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR LOCATIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

LARRY E. SULLIVAN
REGISTRATION NUMBER 23393
4650 N. 12TH STREET
PHOENIX, ARIZONA 85014
802-264-8301
CVLSURVEY@CVL.COM

LAND USE TABLE

PARCEL	AREA
EXISTING ZONING	SUP-RESORT
YIELD	7 LOTS
GROSS AREA	3,157 AC.

TRACT TABLE

TRACT	AREA (ACRES)	DESCRIPTION
TRACT "B"	0.713	PRIVATE DRIVE, DRAINAGE EASEMENT, UTILITY EASEMENTS, OPEN SPACE, LANDSCAPE, GUEST PARKING
TRACT "C"	0.651	FUTURE DEVELOPMENT
TRACT "D"	0.211	UTILITY EASEMENTS, OPEN SPACE, LANDSCAPE, GOLF CART PATH, EMERGENCY ACCESS EASEMENT
TRACT "E"	0.357	FUTURE DEVELOPMENT
TOTAL	1.932	

EASEMENT SCHEDULE

EASEMENTS SET FORTH IN BOOK 1252 OF MAPS, PAGE 27.

DATE: _____

REVISION: _____

NO: _____

RE-PLAT

THE VILLAS AT MOUNTAIN SHADOWS - AMENDED
PARADISE VALLEY, ARIZONA

1 SHEET OF 2
CVL Form F FLEET
CVL Form 14-04-0503
CVL Form _____

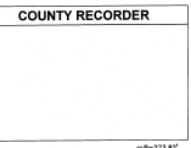
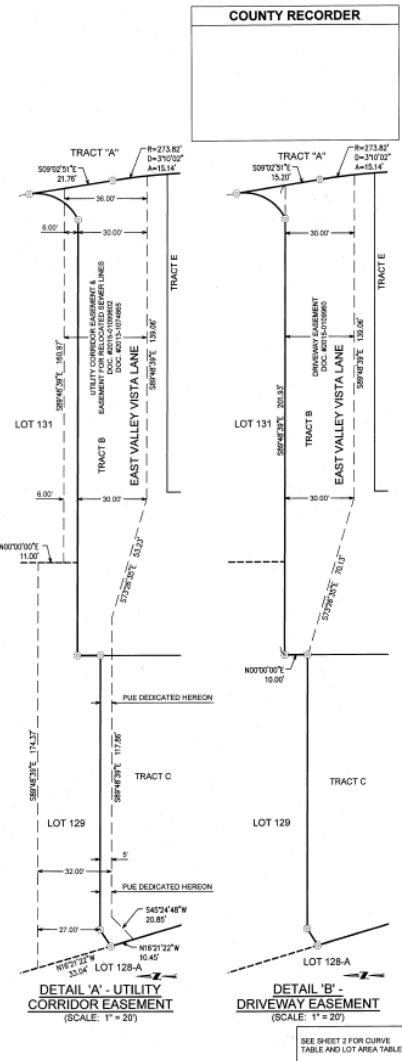
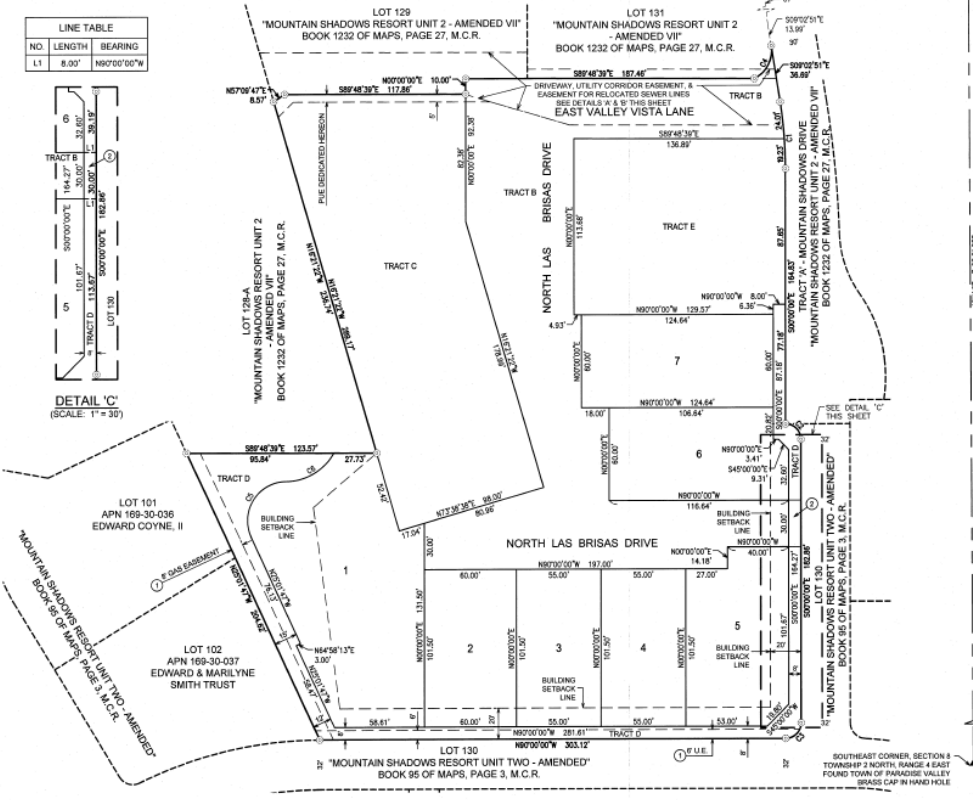
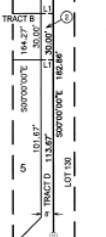
GROSS AREA = 3,157 ACRES SEE SHEET 2 FOR CURVE, LINE & LOT AREA TABLES

CURVE TABLE						
NO.	ARC.	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	43.24	273.82	091°02'51"	21.86	43.19	S04°31'28"E
C2	15.71	10.00	090°00'00"	10.00	14.14	S45°00'00"E
C3	15.71	10.00	090°00'00"	10.00	14.14	S45°00'00"W
C4	25.62	20.00	073°23'42"	14.91	23.90	N07°39'00"E
C5	56.10	25.19	113°54'09"	36.75	42.24	S32°25'49"W
C6	37.86	36.21	090°05'46"	25.63	36.24	N09°49'54"E
C7	78.78	515.00	008°45'52"	35.47	78.70	S04°39'55"E
C8	28.92	50.00	033°08'06"	14.87	28.51	N16°51'02"W
C9	29.16	50.00	033°25'04"	15.01	28.75	S16°42'32"E
C10	31.63	30.00	090°58'28"	17.66	30.44	S30°24'14"W
C11	52.15	235.00	012°42'54"	26.18	52.04	N08°04'28"E
C12	53.24	34.00	089°43'01"	33.83	47.96	N49°08'29"W

LOT AREA TABLE	
LOT #	SQUARE FEET
1	14,576
2	6,080
3	5,262
4	5,562
5	7,269
6	6,768
7	7,478
TOTAL	53,345

- LEGEND**
- ▲--- INDICATES SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
 - INDICATES FOUND 1" REBAR WITH CAP PLS 822782 (UNLESS OTHERWISE NOTED)
 - U--- INDICATES UTILITY EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - C1 INDICATES CURVE NUMBER
 - M.C.R. INDICATES MARICOPA COUNTY RECORDER
 - APN INDICATES ASSESSOR PARCEL NUMBER
 - MAG INDICATES MARICOPA ASSOCIATION OF GOVERNMENTS
 - PUE INDICATES PUBLIC UTILITY EASEMENT
 - ① INDICATES EASEMENT SCHEDULE NO.
 - ② INDICATES EMERGENCY ACCESS EASEMENT

LINE TABLE		
NO.	LENGTH	BEARING
L1	8.00'	N69°00'00"W



CVL
 4550 North 12th Street
 Phoenix, Arizona 85014
 602-294-8831
 www.cvl.com

DATE: _____
 REVISION: _____

NO. _____

RE-PLAT

THE VILLAS AT MOUNTAIN SHADOWS - AMENDED
 PARADISE VALLEY, ARIZONA

27th
 LARRY T.
 Surveyor

2 SHEET OF 2
 C.V. Cooper, P. FLEET
 Civil Engineer License No. 163000000
 C.V. File # _____

