

TOWN OF PARADISE VALLEY

The Villas at Mountain Shadows II Re-Plat Re-Plat (RP 16-02)



Town Council
March 24, 2016

Request

Re-Plat modifying 8-lots into 7-lots
for Resort Residential at
Mountain Shadows Resort SUP



Vicinity Map

Subject Property

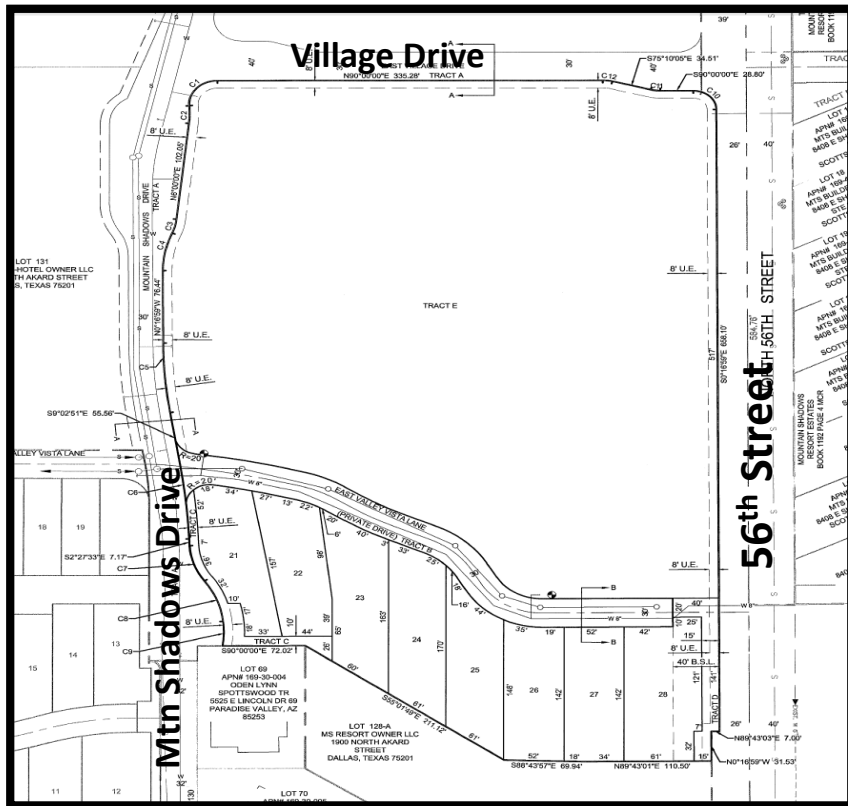


Requirements – Processing

- 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



Lincoln Drive



Prior Action

- Commission recommended Re-Plat Feb 16, 2016 (6 to 0)
- Council approved Final Plat Nov 19, 2015 (6 to 0)
- Commission recommended Oct 20, 2015 (7 to 0)

Approved Final Plat



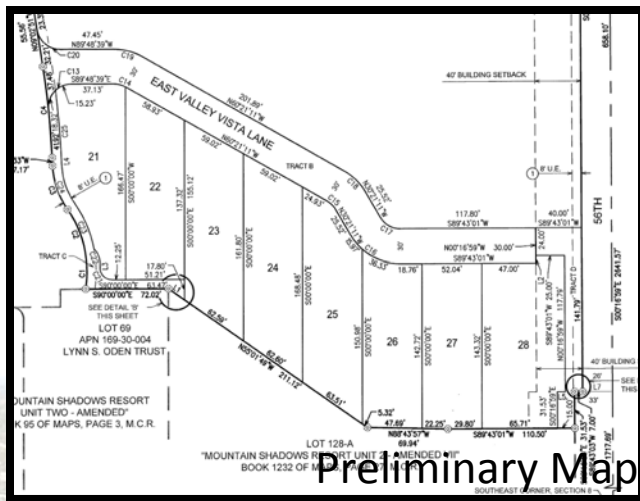
Background

- 1.97-acre site, zoned SUP-Resort
- SUP allows for Resort Residential villas
- SUP allows for 2 story/28' height

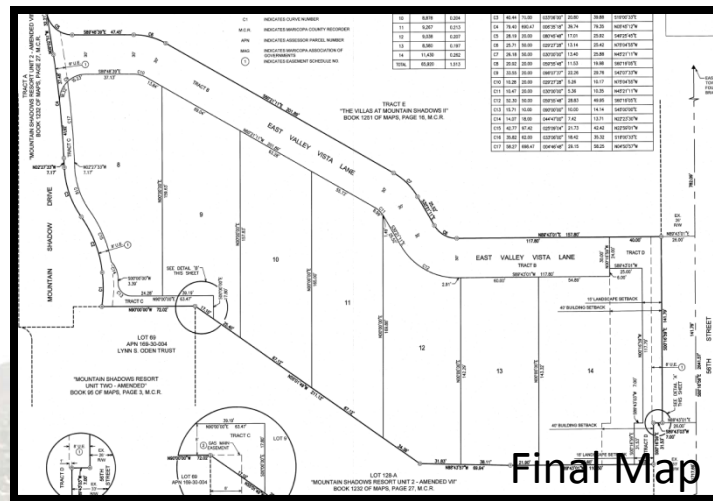


Comparison to Final Plat

- Reduced lots from 8 lots to 7 lots
- Lot widths increased from 50'-55' to 60'
- Lot sizes increased 7,500sf-8,500sf to 8,500sf-9,600 sf
- No change in tracts or access



Preliminary Map



Final Map

Other

- **Complies with required parking**
 - Minimum of 2 parking spaces/unit
 - 2-car garages + driveways + street parking
- **No on-site drainage required**
 - Handled off-site on SUP property and via roadway
- **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 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

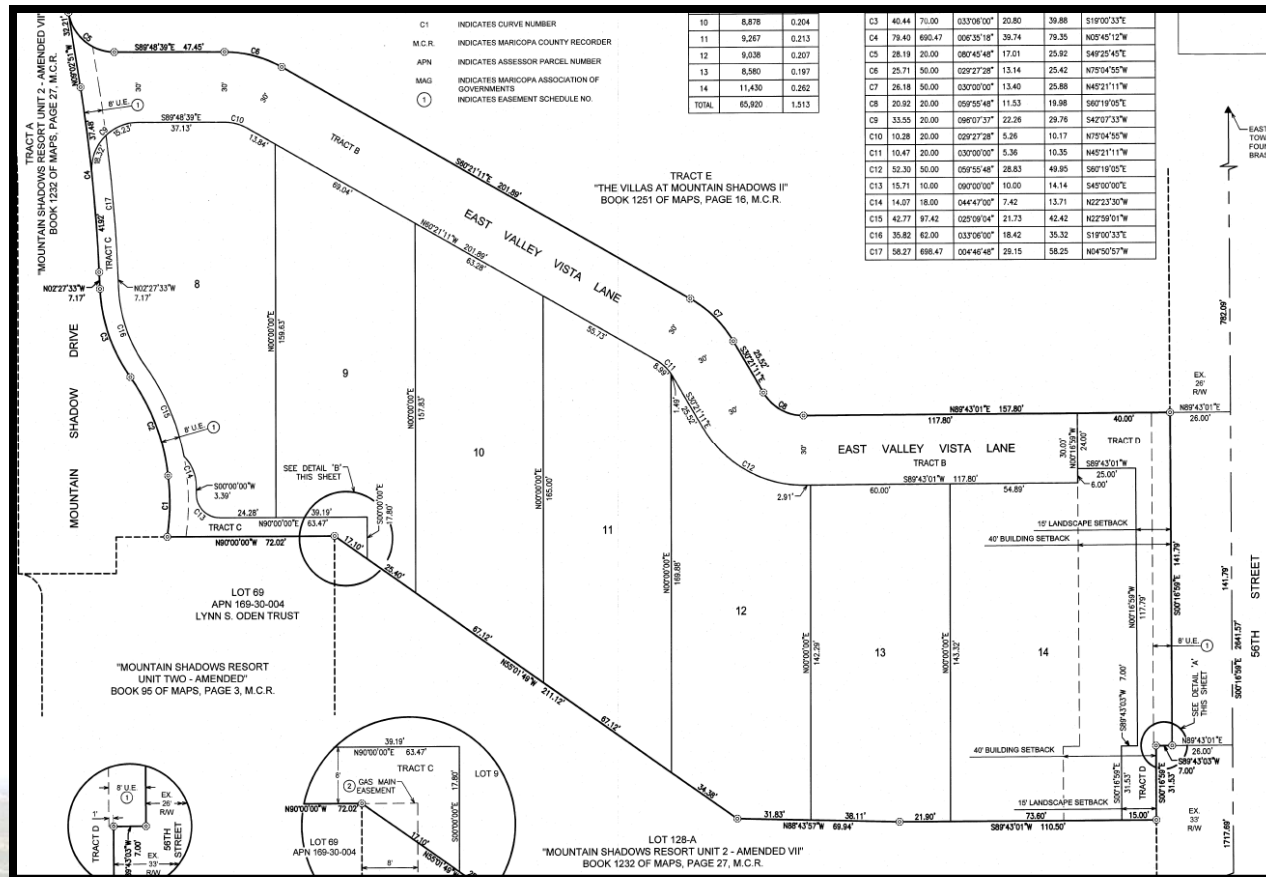


Next Steps

- If approved, record re-plat and start building permits



Questions?



RE-PLAT FOR

THE VILLAS AT MOUNTAIN SHADOWS II - AMENDED

A RE-PLAT OF LOTS 21 THROUGH 28, AND TRACTS B, C, AND D, INCLUSIVE, OF "THE VILLAS AT MOUNTAIN SHADOWS II" AS RECORDED IN BOOK 1251 OF MAPS, PAGE 16 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

NOTES

1. ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS
2. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO MOOD AND WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE DEED RESTRICTIONS, TOWN CODES, AND MAG SPECS AND STANDARD DETAILS.
3. 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
4. TRACT B IS A PRIVATE DRIVE. TRACTS B, C AND D CONTAIN EASEMENTS AS DEPICTED IN THE TRACT TABLE BELOW.
5. THE DEVELOPMENT OF THE LOTS IN "THE VILLAS AT MOUNTAIN SHADOWS II - AMENDED" IS PURSUANT TO THE DEVELOPMENT AGREEMENT AND SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS AS RECORDED IN DOCUMENT NO. 2015-010982Z M.C.R. AND DOCUMENT NO. 2015-055879Z M.C.R., RESPECTIVELY, AS AMENDED.
6. BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT (SUP) FOR MOUNTAIN SHADOWS.
7. CCERS FOR THIS DEVELOPMENT ARE AS PER THE MOUNTAIN SHADOWS AMENDED AND RE-STATED MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2015-010982Z M.C.R., AS AMENDED AND THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2015-010980Z M.C.R., AS AMENDED.
8. INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT (SUP).
9. 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 MARSHALL.



OWNER

THINC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY
 8730 N. SCOTTSDALE ROAD, SUITE 235
 SCOTTSDALE, AZ 85250
 PHONE: (602) 364-6457
 CONTACT: THOMAS P. MARONEY, PRESIDENT

ENGINEER

COE & VAN LOO II, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 PHONE: (602) 264-6831
 FAX: (602) 264-6528
 CONTACT: FRED E. FLEET, P.E., F.A.S.C.E.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §4601 (C) AND SECTION 6.4 (E)(1), §1-1 ET. SEQ. 6-3-4 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, IMPERFECT OR OBSTRUCT THE FLOW OF SUCH WATER, 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 ANCHOR MAINLINE 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

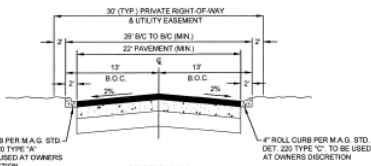
THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPICOR WATER ARIZONA INC., PARADISE VALLEY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 46-0101 ARIZONA REVISED 24 UTILITIES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-00858-0000 DATED NOVEMBER 12, 2015.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 02°16'59" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 4, 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 CURVE PAVEMENT AND/OR REBORN CURBS AT THE OWNERS DISCRETION.

RE-PLAT NARRATIVE

THE PROPOSED PROJECT IS TO RE-SUBDIVIDE THE PREVIOUSLY PLATTED EIGHT (8) LOTS OF "THE VILLAS AT MOUNTAIN SHADOWS II" INTO SEVEN (7) LOTS.

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 PROVIDED 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 THINC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBMITTED UNDER THE NAME OF "THE VILLAS AT MOUNTAIN SHADOWS II - AMENDED" A RE-PLAT OF LOTS 21 THROUGH 28 AND TRACTS B, C, AND D, INCLUSIVE OF "THE VILLAS AT MOUNTAIN SHADOWS II" AS RECORDED IN BOOK 1251 OF MAPS, PAGE 16 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER AND IS SITUATED IN THE SOUTHWEST 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 GIVES 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.

THINC 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 II" HOMEOWNERS ASSOCIATION OR ANY SUBASSOCIATION DERIVATED BY SUCH ASSOCIATION COLLECTIVELY, "THE ASSOCIATION" AN UNDERGROUND PUBLIC UTILITY EASEMENT UNDER AND ACROSS TRACT B, TRACT C, 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 SERVICES AND SOLELY FOR THE PURPOSE OF PROVIDING SUCH UTILITY SERVICES TO OR FROM LOTS 128, 129A, 129, 131, 132, 133, 134, 135, AND TRACT "A" OF "MOUNTAIN SHOW RESORT UNIT 2 - AMENDED V2". 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 AND TRACT C TO THE TOWN OF PARADISE VALLEY AND TO THE ASSOCIATION, WHICH ASSOCIATION ALSO BENEFITS.

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.

AN EASEMENT FOR EMERGENCY AND SIMILAR SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED OVER AND ACROSS TRACT D TO THE TOWN OF PARADISE VALLEY AND OTHER EMERGENCY SERVICE PROVIDERS.

TRACT B, TRACT C, AND TRACT D ARE HEREBY DEDICATED FOR THE ADDITIONAL PURPOSES SHOWN IN THE TRACT TABLE.

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

IN WITNESS WHEREOF:

THINC 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.

THINC MOUNTAIN SHADOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY _____ DATE _____

THOMAS P. MARONEY, PRESIDENT

CERTIFICATION

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTS OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2015, THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY _____

LARRY E. SULLIVAN

REGISTRATION NUMBER 22762

4550 N. 12TH STREET

PHOENIX, ARIZONA 85014

(602) 264-8801

CIVIL.SURVEY@CVL.COM

COUNTY RECORDER



DATE	
REVISION	
NO.	

RE-PLAT

THE VILLAS AT MOUNTAIN SHADOWS II - AMENDED
 PARADISE VALLEY, ARIZONA



SHEET 1 OF 2
 COLIN F. FLEET
 CIVIL ENGINEER
 COL. REG. # 01-003836

GROSS AREA = 1.971 ACRES

SEE SHEET 2 FOR CURVE, LINE & LOT AREA TABLES

