

TOWN OF PARADISE VALLEY

The Villas at Mountain Shadows Condominiums Preliminary Map (PP 15-03)



Town Council
November 5, 2015

Request

Preliminary Condominium Map for
40 condominium homes on Tract E
at Mountain Shadows Resort SUP



Vicinity Map

Subject Property



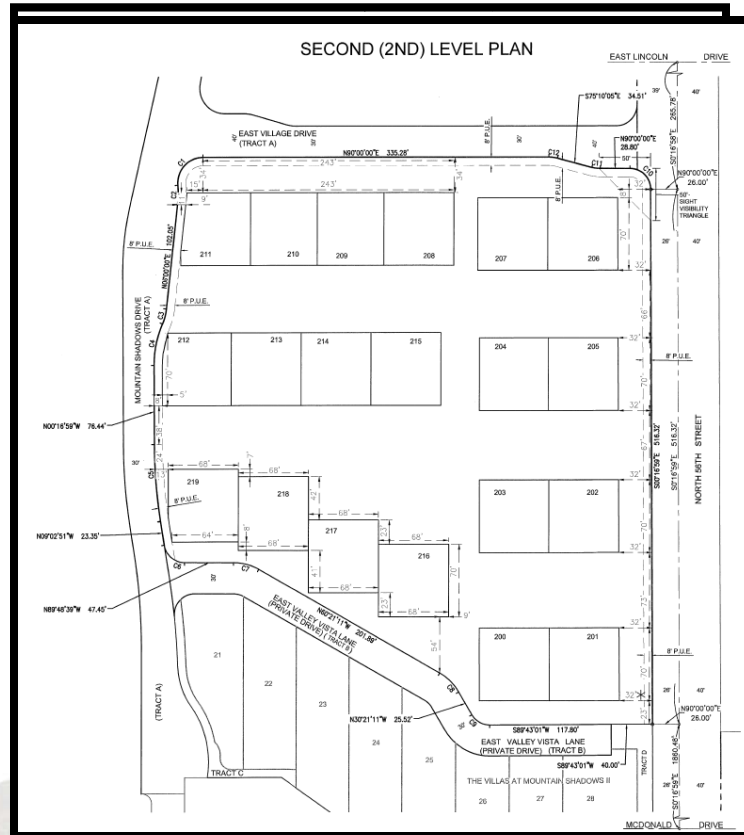
Requirements – Processing

- 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



Planning Commission Action

- Recommended by Commission Oct 20, 2015 (7 to 0)

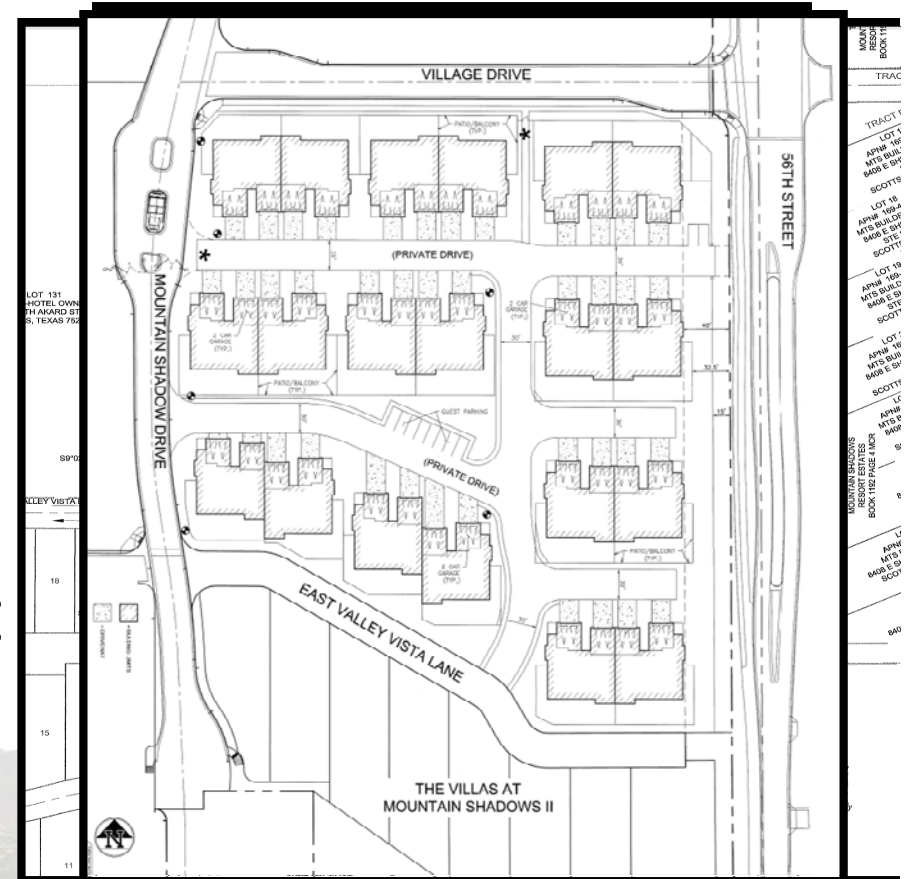
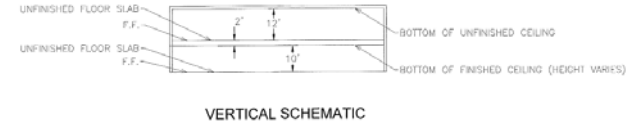


Preliminary Map



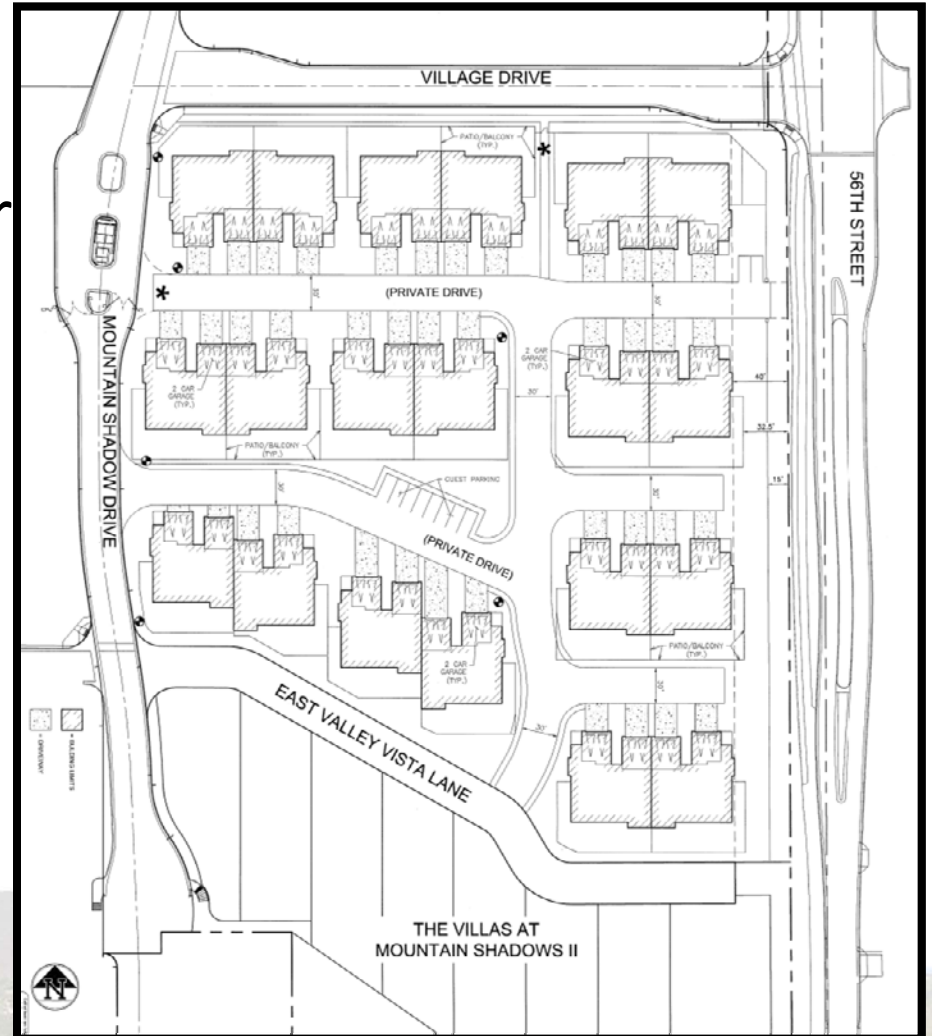
Preliminary Map

- Gives general description of unit boundaries
- Gives general description of common areas
 - Exclusive (patios, parking)
 - All units (streets)
- Get boundary refinement w/ Final Map



Streets, Parking

- Full access to Mtn Shadow Dr
- Full access to Villa II plat
- 3 emergency access points
- Complies with 2 parking/unit
 - 2-car garage each unit
 - Individual driveways (~20' deep)
 - On-street parking
 - Visitor parking



Public Comments



- 1,000' radius mailed notice
- 1 Phone call (10-19-15)
 - Ms. Unland, MSE
 - Against density



Approximate 1,000' radius

Commission Recommendation (Summary)

Recommendation of approval, subject to 5 stipulations :

1. Final Map be in substantial compliance with the Prelim 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



Recommendation (Summary)

4. Within 60 days of approval of the Final Map, the applicant shall submit to the Town mylars and plans in a pdf format
5. The Final Plat shall not be recorded until the Town receives the appropriate information for the State of Arizona Department of Water Resources Certificate of Assured Water Supply, with the certificate number and date to be duly noted on the Final Plat



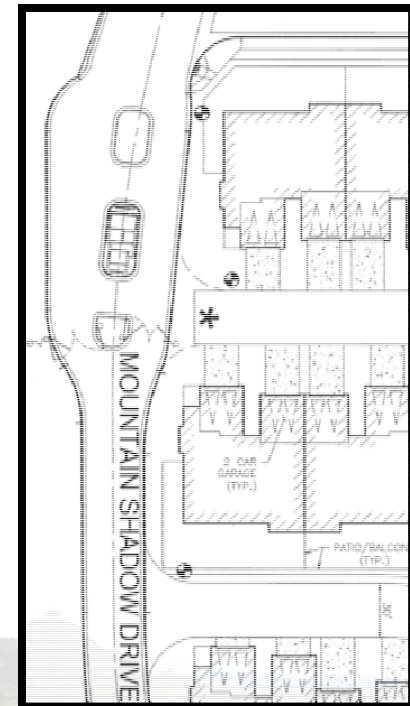
Recommendation (Summary)

6. The Final Map and/or declaration shall include any and all necessary easements, including:

- Easements for drainage
- Easements for utilities
- Easements for access, parking, refuse collection, etc.

7. The Final Map application shall include corrections to emergency access points (i.e., obstructions within the turning radius)

8. ~~Correct wall thickness Sheet 5~~



Next Steps

- Council action (11-19-15)



Questions?

Lincoln Drive

