

TOWN OF PARADISE VALLEY

The Villas at Mountain Shadows II Final Plat (FP 15-02)



Town Council
November 19, 2015

Request

Final Plat for 8-lots and 1 tract
for Resort Residential at
Mountain Shadows Resort SUP



Vicinity Map

Subject Property

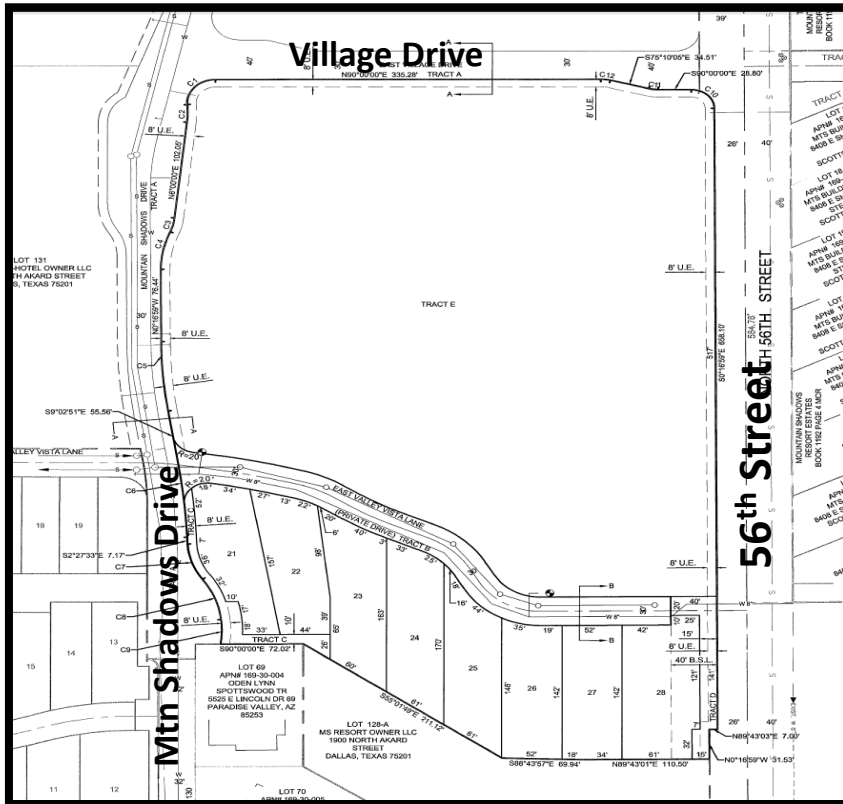


Requirements – Processing

- 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



Final Plat

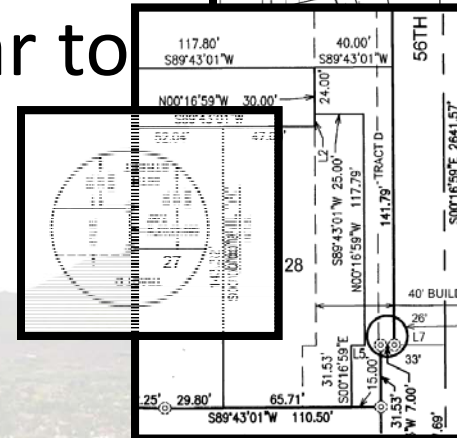
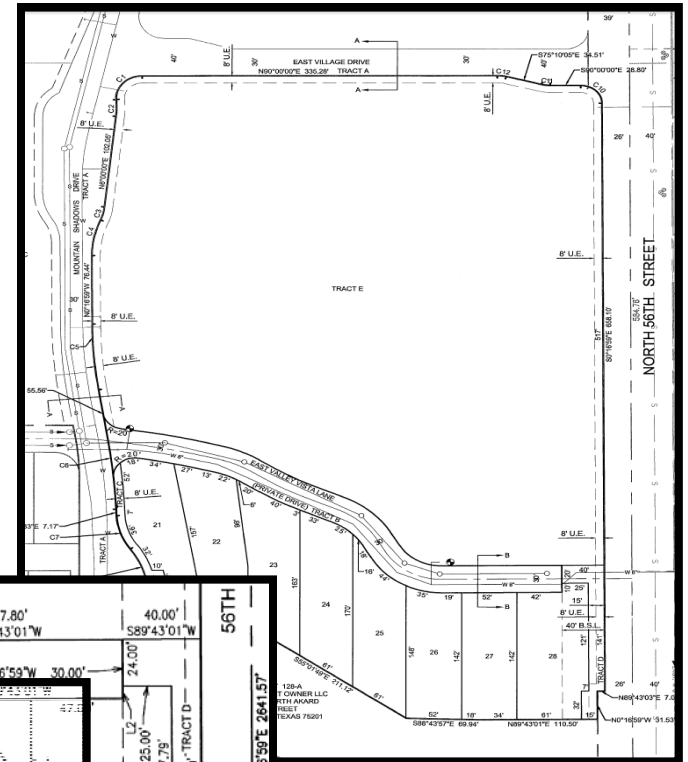
- Discussed by Council
Nov 5, 2015
- Recommended by Commission
Oct 20, 2015 (7 to 0)

Planning Commission Final Plat



Preliminary Plat

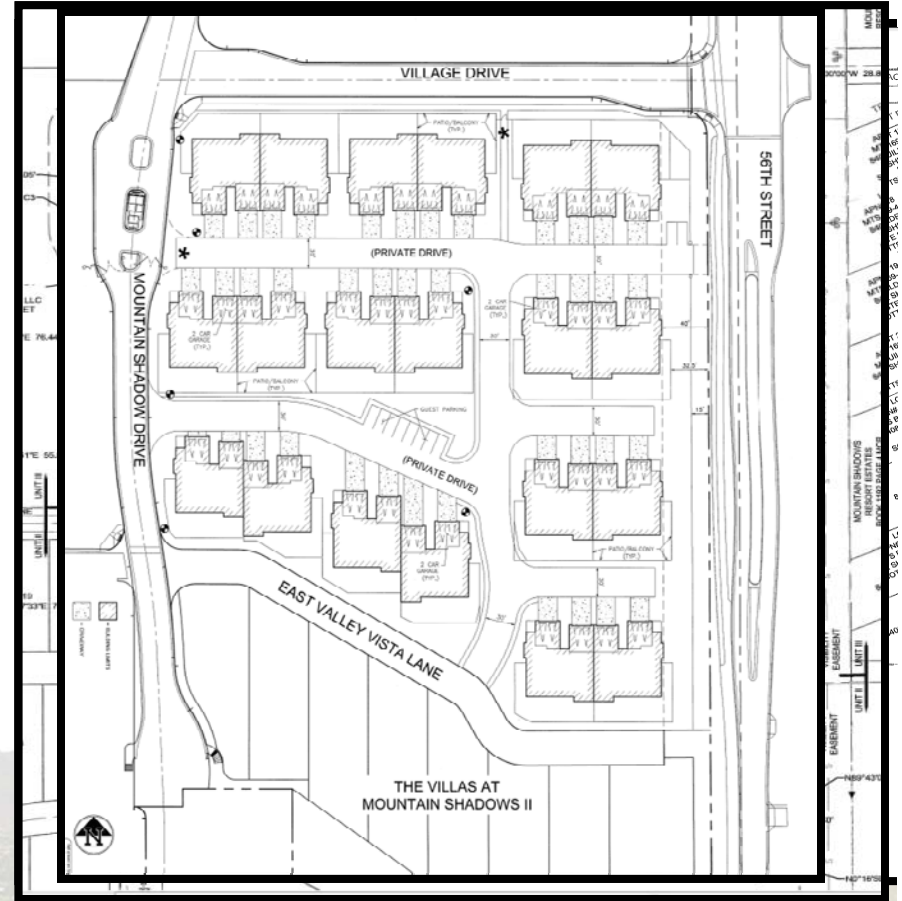
- Approved by Council September 24, 2015 (6 to 0)
- Recommended by Commission June 16, 2015 (7 to 0)
- Pre-Plat stipulations similar to Final Plat stipulations
- Rotated Detail "A" North



Preliminary Plat

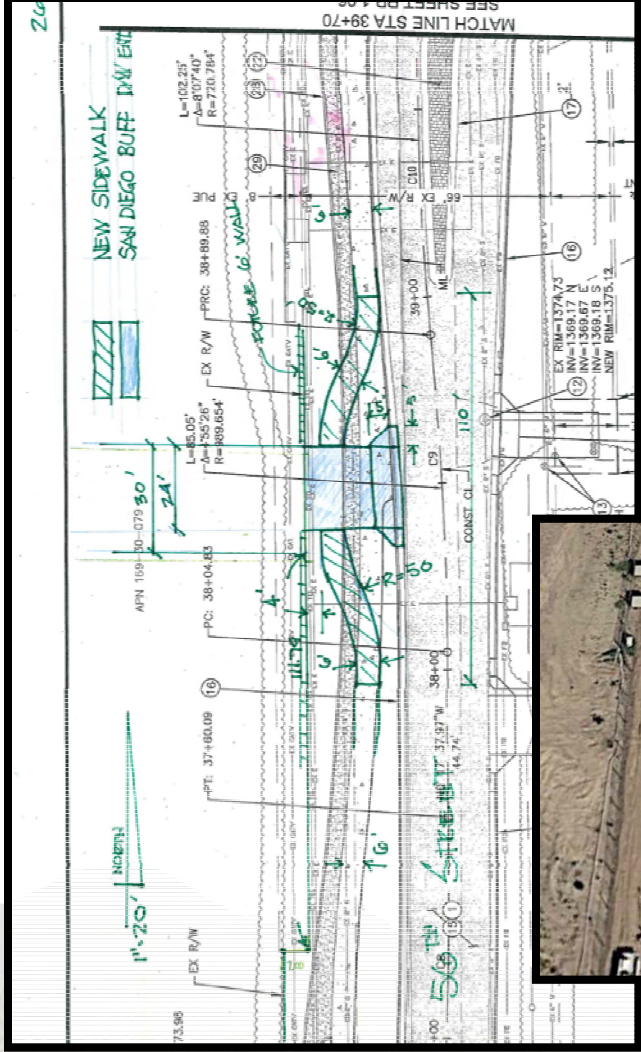
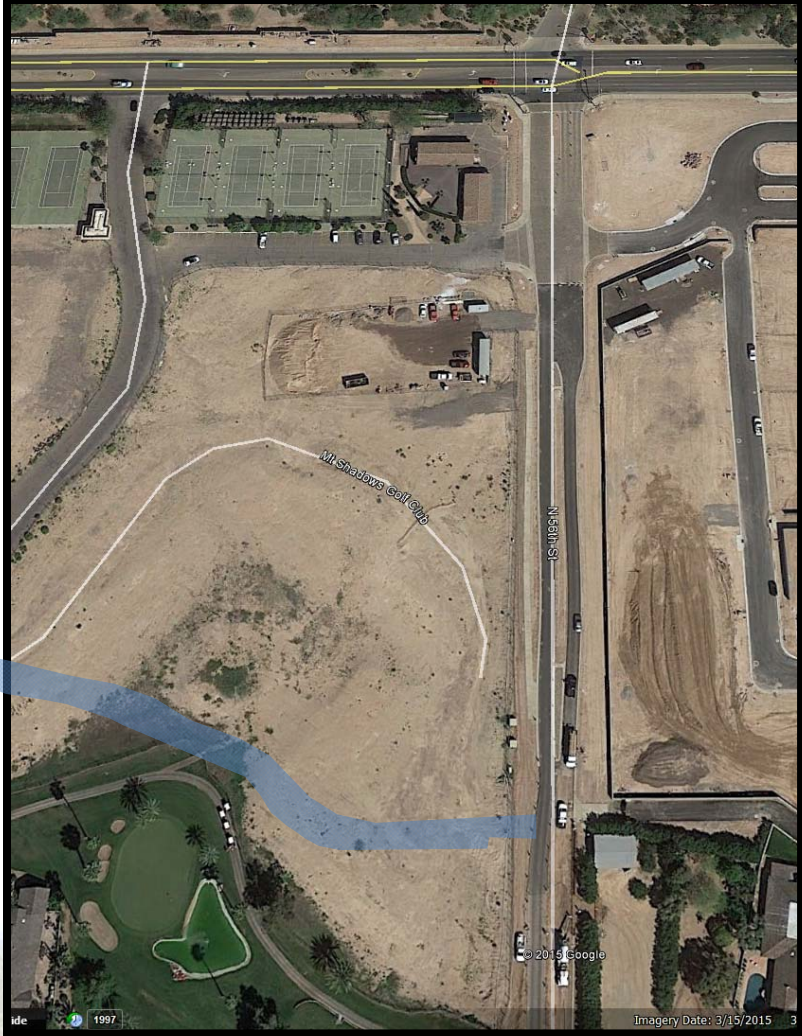
Updates Since Preliminary Plat

- Increased area for all 8 lots ~1,900 sf
- Included the Villas III tract with Villas II
- Made 56th St emergency access only
- Submitted 56th St graphic





56th St Graphic



Commission Recommendation (Summary)

Recommendation of approval, subject to 5 stipulations :

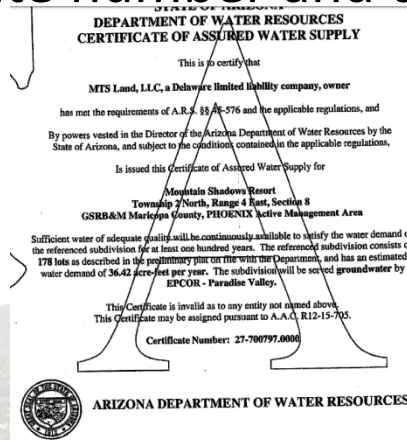
1. Subdivision be in substantial compliance with the Final Plat
2. Prior Final Plat recordation, provide the CC&R's for review
3. Final subdivision improvements
 - Shall be in substantial compliance with improvement plans (e.g. sewer, water, grading)
 - Prior to plat recordation, Town receives all assurances 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 Plat, 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

~~6. Rotate Detail "A"~~



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

DATED _____, 2015.

178, 113

Next Steps

- If approved, comply with stipulations, record plat, pull building permits



