

TOWN OF PARADISE VALLEY

Mountain Shadows Resort – Condominium Hotel

Final Plat Map (FP 16-01)



Town Council
March 24, 2016

Request

Final Condominium Plat Map for
42 condominiums/59 Hotel keys on
Lot 131 at Mountain Shadows Resort SUP



Vicinity Map

Subject Property



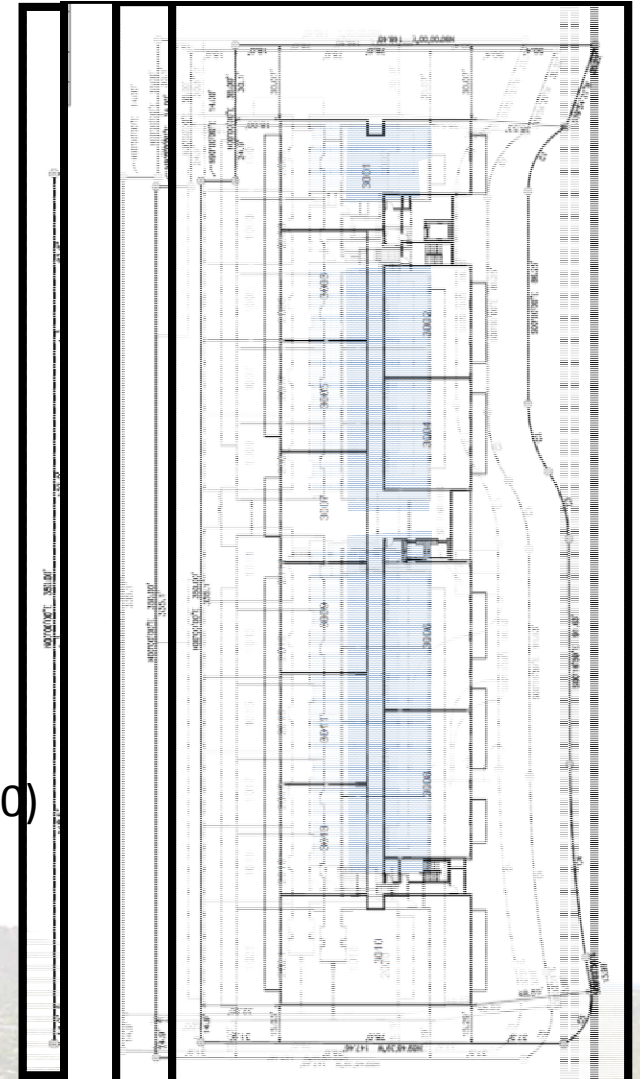
Requirements – Processing

- 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



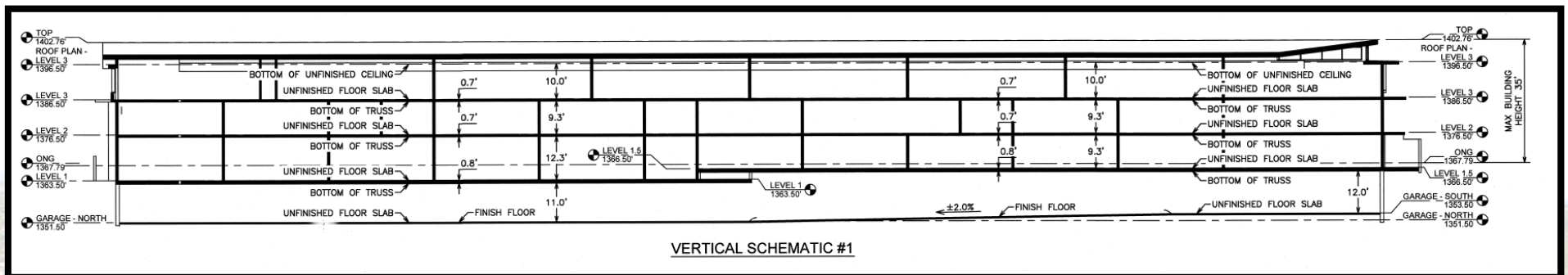
Prior Action

- Final Map recommended by Commission Feb 16, 2016 (6 to 0)
- Preliminary Map approved by Council Dec 17, 2015 (7 to 0)
- Preliminary Map recommended by Commission Nov 17, 2015 (6 to 0)



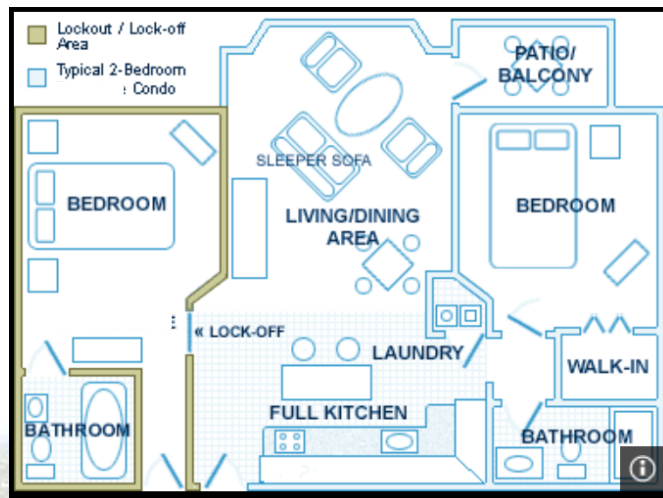
Background

- 1.3-acre site, zoned SUP-Resort
- SUP allows for condominiums
- SUP allows for 3 story/36' height w/ hotel keys



Units

- 42 proposed condo units/59 potential hotel keys
 - 8 units 2-level
 - 17 units “lock-out”



Generic illustration of a lock-out



Valley Ho 2-Story Unit



Other

- Complies with required parking
 - 64 minimum required, proposed 74 spaces
- No on-site drainage required
 - Handled off-site on SUP property
- Complies with fire protection
 - Flow > 1500 gpm
 - Hydrants w/in 400'
 - Building will have sprinklers



Recommended Stipulations (Summary)

1. Development be in substantial compliance with Plat 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
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

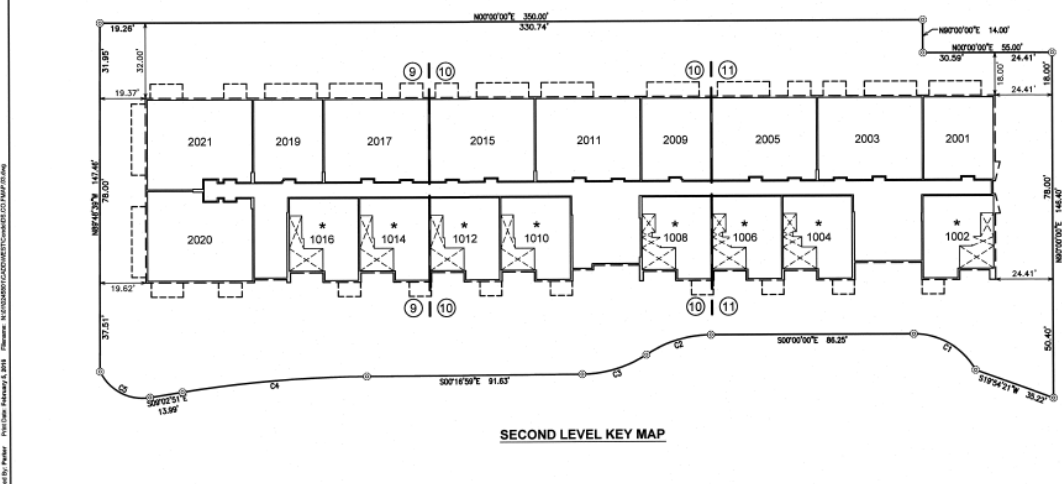
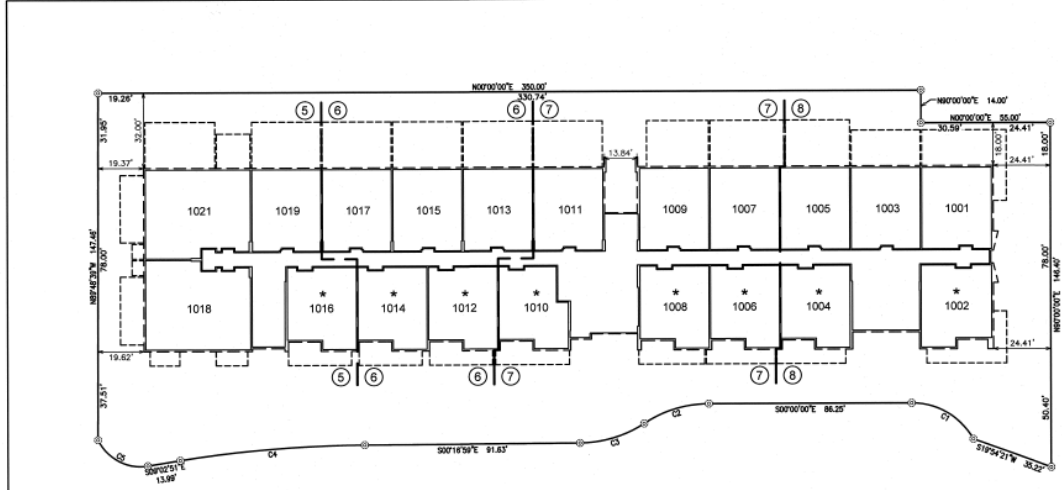
- If approved, record plat map and building permits



Questions?

Subject Property





COUNTY REC'D

CURVE TABLE

NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD
C1	31.63	30.00	06073028"	17.66	30.44	530729'
C2	28.16	50.00	03325104"	15.01	28.75	51642'
C3	28.92	50.00	0339106"	14.87	28.51	516251'
C4	78.78	515.00	0084952"	38.47	78.70	50430'
C5	25.62	20.00	0732542"	14.91	23.90	50739'
C6	52.15	235.00	0124254"	26.18	52.04	506204'
C7	53.24	34.00	0874370"	33.83	47.98	54590'

SINGLE FLOOR UNIT DATA TABLE

UNIT	SQUARE FEET	L.B.E.	U.B.E.
1001	1,021	1,363.5'	1,375.8'
1003	1,012	1,363.5'	1,375.8'
1005	1,012	1,363.5'	1,375.8'
1007	1,012	1,363.5'	1,375.8'
1009	1,012	1,363.5'	1,375.8'
1011	1,010	1,363.5'	1,375.8'
1013	1,010	1,363.5'	1,375.8'
1015	1,010	1,363.5'	1,375.8'
1017	1,010	1,363.5'	1,375.8'
1018	1,604	1,363.5'	1,375.8'
1019	1,010	1,363.5'	1,375.8'
1020	1,604	1,363.5'	1,375.8'
2001	1,021	1,363.5'	1,385.8'
2003	1,526	1,363.5'	1,385.5'
2005	1,526	1,363.5'	1,385.5'
2009	1,012	1,363.5'	1,385.8'
2011	1,526	1,376.5'	1,385.5'
2015	1,526	1,376.5'	1,385.5'
2017	1,526	1,376.5'	1,385.5'
2019	1,009	1,376.5'	1,385.5'
2020	1,604	1,376.5'	1,385.5'
2021	1,604	1,376.5'	1,385.5'
3001	2,824	1,386.5'	8.0'-14.4'
3002	1,533	1,386.5'	8.0'-14.4'
3003	1,533	1,386.5'	8.0'-14.4'
3004	1,533	1,386.5'	8.0'-14.4'
3005	1,526	1,386.5'	8.0'-14.4'
3006	2,059	1,386.5'	8.0'-14.4'
3007	1,526	1,386.5'	8.0'-14.4'
3008	2,059	1,386.5'	8.0'-14.4'
3009	1,526	1,386.5'	8.0'-14.4'
3010	3,410	1,386.5'	8.0'-14.4'
3011	1,526	1,386.5'	8.0'-14.4'
3013	1,533	1,386.5'	8.0'-14.4'
TOTAL	48,795	-----	-----

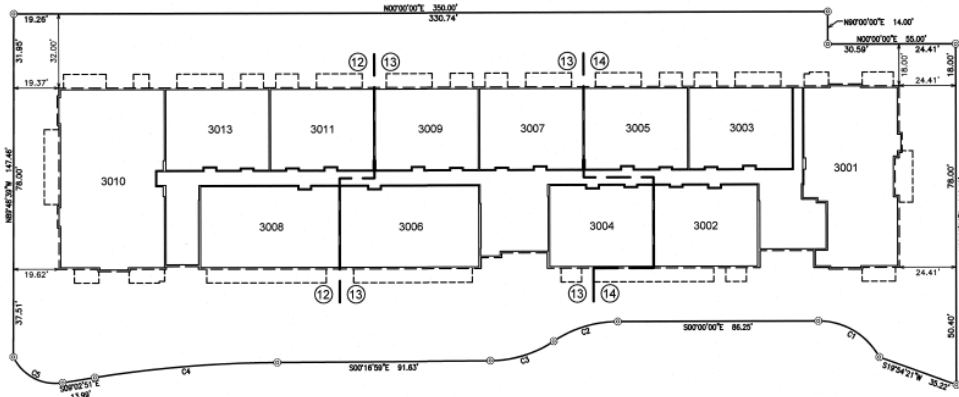
SINGLE FLOOR UNIT DATA TABLE

UNIT	SQUARE FEET	L.B.E.	U.B.E.
1001	1,021	1,363.5'	1,375.8'
1003	1,012	1,363.5'	1,375.8'
1005	1,012	1,363.5'	1,375.8'
1007	1,012	1,363.5'	1,375.8'
1009	1,012	1,363.5'	1,375.8'
1011	1,010	1,363.5'	1,375.8'
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2021	1,604	1,376.5'	1,385.5'
3001	2,824	1,386.5'	8.0'-14.4'
3002	1,533	1,386.5'	8.0'-14.4'
3003	1,533	1,386.5'	8.0'-14.4'
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3011	1,526	1,386.5'	8.0'-14.4'
3013	1,533	1,386.5'	8.0'-14.4'
TOTAL	-----	-----	-----

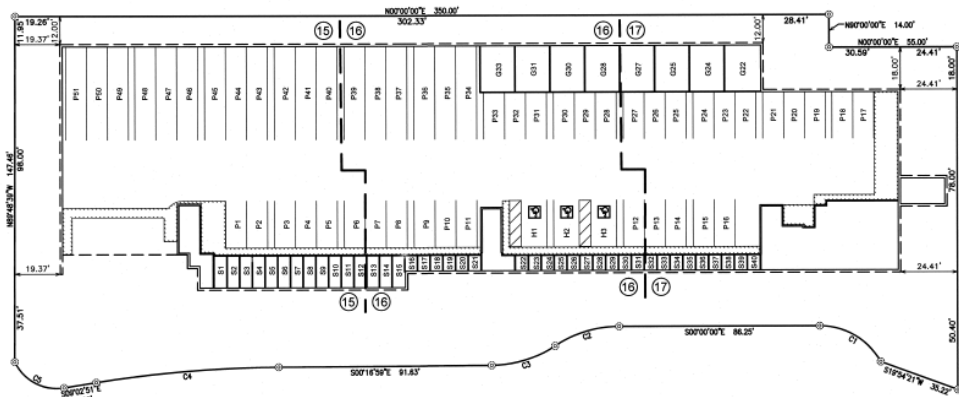
LOFT UNIT DATA TABLE

UNIT	1ST FLOOR SQUARE FEET	2ND FLOOR SQUARE FEET	TOTAL SQUARE FEET	L.B.E.	U.B.E.
1002	970	751	1,721	1,363.5'	1,385.8'
1004	950	742	1,692	1,363.5'	1,385.8'
1006	950	742	1,692	1,363.5'	1,385.8'
1008	950	742	1,692	1,363.5'	1,385.8'
1010	842	754	1,596	1,366.5'	1,385.8'
1012	950	747	1,697	1,366.5'	1,385.8'
1014	950	747	1,697	1,366.5'	1,385.8'
1016	950	747	1,697	1,366.5'	1,385.8'
TOTAL	-----	-----	13,484	-----	-----

Prepared by: Parker Field Date: February 8, 2011 File Name: N:\11202081\CONDOMINIUM RESORT\CONDOMINIUM PLAT\CONDOMINIUM PLAT.DWG

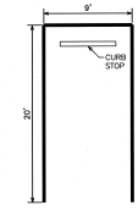


THIRD LEVEL KEY MAP

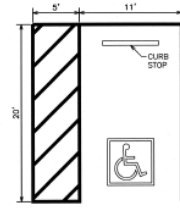


PARKING GARAGE LAYOUT

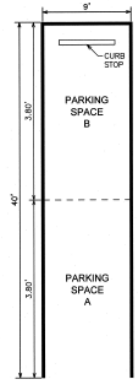
COUNTY RECORDER



TYPICAL PARKING SPACE
N.T.S.



TYPICAL ADA PARKING SPACE
N.T.S.



TANDEM PARKING SPACE
N.T.S.
(SPACES P04-P05)

STORAGE ROOM DATA TABLE	
UNIT	SQUARE FEET
S01	70
S02	70
S03	70
S04	70
S05	70
S06	70
S07	70
S08	70
S09	70
S10	70
S11	70
S12	70
S13	70
S14	70
S15	70
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S91	70
S92	70
S93	70
S94	70
S95	70
S96	70
S97	70
S98	70
S99	70
S100	70
TOTAL	1,000

GARAGE UNIT DATA TABLE	
UNIT	SQUARE FEET
G01	289
G02	289
G03	289
G04	289
G05	289
G06	289
G07	289
G08	289
G09	289
G10	289
G11	289
G12	289
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G41	289
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G44	289
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G98	289
G99	289
G100	289
TOTAL	2,327

THIRD LEVEL KEY MAP & PARKING GARAGE LAYOUT & DETAILS
 SEE SHEET 1 FOR LEGEND AND
 SEE SHEET 2 FOR CURVE TABLE



DATE _____
 REVISION _____
 NO. _____

CONDOMINIUM PLAT
 MOUNTAIN SHADOWS RESORT - CONDOMINIUM HOTEL
 PARADISE VALLEY, ARIZONA



4 SHEET OF 18
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