



TOWN OF PARADISE VALLEY PLANNING COMMISSION ACTION SUMMARY

DATE: February 16, 2016

COMMISSIONERS:

Present:

Dolf Strom, Richard Mahrle, Thomas Campbell, Jonathan Wainwright, Jeff Wincel, and Scott Moore.

Absent:

Daran Wastchak

STAFF PRESENT:

Andrew Miller, Town Attorney

Eva Cutro, Community Development Director

Paul Michaud, Senior Planner

ACTION:

- A. Recommendation of “The Villas at Mountain Shadows Amended” Re-Plat (RP 16-01). The amendment will result in a plat for seven lots for villa homes adjoining Mountain Shadows West, two tracts for 12 condominium homes, an open space tract along the golf course/exterior boundary, and an internal roadway tract. The original approved plat has 20 lots for villa homes.

The Planning Commission voted 6 - 0 to recommend that the Town Council **APPROVE** the Re-Plat (RP 16-01) with the following stipulations:

1. This subdivision shall be in substantial compliance with the re-plat, “The Villas at Mountain Shadows Amended”, Sheets 1-2, prepared by Coe & Van Loo Consultants, Inc. dated February 4, 2016.
2. Prior to recordation of the re-plat for said subdivision, the applicant shall provide to the Town Attorney a copy of the CC&R’s or other documents for review to insure that all CC&R terms required under the SUP or other recorded agreements are part of the CC&Rs or other documents, including provision for maintenance of any drainage easements dedicated on the plat.
3. The final subdivision improvements shall be in substantial compliance with subdivision improvement plans approved by the Town Engineer and Community Development Department that address items such as sewer, water, grading, drainage, paving, landscaping, and irrigation. Prior to the

recordation of the re-plat, the applicant shall provide, subject to Town approval and consistent with the requirements set forth in the SUP and Development Agreement, all assurances necessary to guarantee completion of any improvements in the public right-of-way. The Town Engineer shall approve said final subdivision improvement plans prior to the issuance of any building permit for a residential unit in said subdivision.

4. Within 60 days of approval of the re-plat, the applicant shall submit to the Town Mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.
- B. Consideration of "The Villas at Mountain Shadows II – Amended" Re-Plat (RP 16-02). The amendment will result in a plat for seven lots for villa homes adjoining the golf course, an open space/easement tract along 56th Street, a golf cart tract near the southwest corner of the site, and an internal roadway tract. The original approved plat has 8 lots for villa homes.

The Planning Commission voted 6 - 0 to recommend that the Town Council **APPROVE** the Re-Plat (RP 16-02) with the following stipulations:

1. This subdivision shall be in substantial compliance with the re-plat, "The Villas at Mountain Shadows II - Amended", Sheets 1-2, prepared by Coe & Van Loo Consultants, Inc. dated February 4, 2016.
2. Prior to recordation of the re-plat for said subdivision, the applicant shall provide to the Town Attorney a copy of the CC&R's or other documents for review to insure that all CC&R terms required under the SUP or other recorded agreements are part of the CC&Rs or other documents, including provision for maintenance of any drainage easements dedicated on the plat.
3. The final subdivision improvements shall be in substantial compliance with subdivision improvement plans approved by the Town Engineer and Community Development Department that address items such as sewer, water, grading, drainage, paving, landscaping, and irrigation. Prior to the recordation of the re-plat, the applicant shall provide, subject to Town approval and consistent with the requirements set forth in the SUP and Development Agreement, all assurances necessary to guarantee completion of any improvements in the public right-of-way. The Town Engineer shall approve said final subdivision improvement plans prior to the issuance of any building permit for a residential unit in said subdivision.
4. Within 60 days of approval of the re-plat, the applicant shall submit to the Town Mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.

C. Consideration of “Mountain Shadows Resort – Condominium Hotel” Final Condominium Plat Map (FP 16-01).

The Planning Commission voted 6 - 0 to recommend that the Town Council **APPROVE** the Final Condominium Plat Map (FP 16-01) subject to following stipulations:

1. Development shall be in substantial compliance with the Final Condominium Plat Map, “Mountain Shadows Resort – Condominium Hotel,” Sheets 1-18, prepared by Coe & Van Loo Consultants, Inc. dated February 5, 2016.
2. Prior to recordation of the Final Plat Map, the applicant shall provide to the Town Attorney a copy of the CC&R’s, declaration, bylaws, or other documents for review to insure that all terms required under the SUP or other recorded agreements are part of these documents, including provision for maintenance of any drainage easements dedicated on the map.
3. The final improvements shall be in substantial compliance with improvement plans approved by the Town Engineer and Community Development Department that address items such as sewer, water, grading, drainage, paving, landscaping, and irrigation. Prior to the recordation of the Final Plat Map, the applicant shall provide, subject to Town approval and consistent with the requirements set forth in the SUP and Development Agreement, all assurances necessary to guarantee completion of any improvements in the public right-of-way. The Town Engineer shall approve said final improvement plans prior to the issuance of the building permit for the hotel condominium structure.
4. Within 60 days of approval of the Final Plat Map, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town’s permanent record.