

TOWN OF PARADISE VALLEY  
APPLICATION FOR FINAL PLAT

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

PARCEL NO.: 169 - 30 - 94  
(County Tax Assessor Number)

DATE: 3 June, 2015

NAME OF SUBDIVISION: The Villas at Mountain Shadows

ADDRESS OR LOCATION OF PROPERTY: Southwest corner of  
56th Street & Lincoln Drive

OWNER: MTS LAND LLC, Attn Robert Flexman  
NAME  
18201 Van Kermad Ave. Suite 950 649-476-2200  
ADDRESS IRVINE, CALIFORNIA 92612 PHONE #

AUTHORIZED AGENT: FRED E. FLEET, P.E.  
% COE & VAN LOO BLDG. NAME  
4550 N 12th STREET, PHOENIX, AZ 85014  
ADDRESS  
602-264-6831 PHONE # 602-264-0928 FAX #

FRG for MTS Land LLC Authorized Signatory - 6-3-15  
SIGNATURE OF REPRESENTATIVE

**APPLICATION FOR FINAL PLAT**

**(REQUIRED)** PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL. YOU MAY USE A SEPARATE 8 1/2" BY 11" SHEET IF NECESSARY:

SEE ATTACHED

**(REQUIRED) PLAT STATISTICS**

TOTAL AREA

3.157 ACRES

NUMBER OF LOTS

20

**CONCURRENT APPLICATIONS, IF ANY:**

GUARD GATES

YES

NO

PRIVATE ROADS

YES

NO

ROADWAY VACATION

YES

NO

## **The Villas at Mountain Shadows Project Narrative**

This Final plat of the Villas at Mountain Shadows is proposed as a 20 lot development. The proposed Resort Residential units will be designed to a consistent design theme with the design Submittal for the Principal Resort Hotel approved by the Town in a letter dated January 16, 2015, subject to the variation in design, materials and building types, as allowed by the SUP (Stipulation 48(e)).

Each of the 20 lots is currently intended to be designed to accommodate one Resort Residential unit with not less than two parking spaces per Resort Residential unit provided. Parking spaces will be in garages, surface parking spaces or a combination of both. Additional guest parking will be provided within the development. The exact number of additional guest parking spaces will vary based on final civil drawings, and current and future landscape plans. The Resort Residential units may be designed with a zero lot line and common elements. Each Resort Residential unit will comply with the allowable heights of the SUP.

Following approval of the Final plat, building plans will be processed with the Town, which shall include a tabulation of actual Floor Area for each Resort Residential unit on each lot (and not the Floor Area of any other allowed elements of the Resort pursuant to Stipulation 43).

Signage for this platted area will comply with the Resort Sign Guidelines (Stipulation 29) to be submitted at a later date and approval by the Town Manager.

The existing clubhouse is the only structure that exists in the area of the proposed plat. The clubhouse will be demolished prior to, or concurrently with the commencement of the grading and civil improvements for this area.

The Owner reserves the right to re-plat all or any portion of the area encompassed by this plat.