

TOWN OF PARADISE VALLEY  
APPLICATION FOR FINAL PLAT

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

PARCEL NO.: 169 - 30 - 095  
169 - 30 - 096  
(County Tax Assessor Number)

DATE: 24 Sept 15

NAME OF SUBDIVISION: The Villas at Mountain Shadows II

ADDRESS OR LOCATION OF PROPERTY: the southwest corner of 56<sup>th</sup> Street & Lincoln Drive

~~OWNER: MTS LAND, LLC % CROWN REALTY & DEVELOPMENT INC~~

OWNER: 18201 Von Karman Ave # 950 949-476-2290  
ADDRESS: IRVINE, CA 92612 PHONE #

AUTHORIZED AGENT: FRED E. FLEIST, P.E.  
% Coe & Von Los NAME  
4550 N 12<sup>th</sup> ST Phoenix AZ 85014

ADDRESS: 607-264-6831 602-264-0928  
PHONE # FAX #

[Signature]  
SIGNATURE OF REPRESENTATIVE

**APPLICATION FOR FINAL PLAT**

**(REQUIRED)** PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL. YOU MAY USE A SEPARATE 8 ½" BY 11" SHEET IF NECESSARY:

SEE THE ATTACHED

**(REQUIRED) PLAT STATISTICS**

TOTAL AREA

7.138 AC

NUMBER OF LOTS

8

**CONCURRENT APPLICATIONS, IF ANY:**

GUARD GATES

YES

NO

PRIVATE ROADS

YES

NO

ROADWAY VACATION

YES

NO

The Villas at Mountain Shadows II  
Project Narrative

The Final Plat of the Villas at Mountain Shadows II is proposed as an 8 lot development. The 8 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)).

Tract E is to be utilized for future development and is the parcel of land upon which the proposed 40 unit condominium development is to be located.

Each of the 8 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 Manger.

There are no existing structures in the area of the proposed plat.

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