



Action Report

File #: 15-272

TO: Chair and Planning Commission

FROM: Eva Cutro, Community Development Director
Paul Michaud, Senior Planner

DATE: November 17, 2015

CONTACT:

Paul Michaud, 480-348-3574

AGENDA TITLE:

Recommendation of "Mountain Shadows Resort - Condominium Hotel"
Preliminary Condominium Map (PP 15-04)
Southwest Corner Lincoln Drive and 56th Street (Assessor No. 169-30-102)

RECOMMENDATION:

Recommendation that the Town Council approve the Preliminary Map, "Mountain Shadows Resort - Condominium Hotel" (PP 15-04), subject to the following stipulations:

1. The Final Map shall be in substantial compliance with the Preliminary Map, "Mountain Shadows Resort - Condominium Hotel," Sheets 1-13, prepared by Coe & Van Loo Consultants, Inc. dated November 3, 2015.
2. Prior to recordation of the Final 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 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 any building permit for a residential unit in said Final Map.
4. Within 60 days of approval of the Final 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.

5. The Final Map 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 Map.
6. The Final Map and/or declaration shall include any and all necessary easements, including:
 - a. Easements for drainage that are consistent to the overall grading and drainage plans for the entire Special Use Permit (SUP) site west of 56th Street, which shall be depicted on the Final Map prior to recordation of said plat,
 - b. Easements for utilities, with said easements to be in the locations and widths as prescribed by the respective utility provider, with correspondence from said utility providers given to the Town prior to Town Council approval of the Final Map, and
 - c. Easements for access, parking, refuse collection, and other similar easements.

BACKGROUND

Refer to the action report for the Preliminary Map (PP 15-04) of "Mountain Shadows Resort - Condominium Hotel" under Study Session Items of the November 17, 2015 Planning Commission agenda for information on the compliance to the Special Use Permit - Resort zoning and related platting requirements.

Article 3.C.3(c)ii of the Development Agreement for the subject property requires the Planning Commission act on the application within 40 days of a complete application submittal. The 40-day deadline ends December 12, 2015.

ATTACHMENTS

Refer to the action report for the Preliminary Map (PP 15-04) of "Mountain Shadows Resort - Condominium Hotel" under Study Session Items of the November 17, 2015 Planning Commission agenda for all attachments.

C: - Kristopher Harman (Applicant)
 - Case File: (PP 15-04)