

TOWN OF PARADISE VALLEY

The Villas at Mountain Shadows II Re-Plat Re-Plat (RP 16-02)



Town Council
March 24, 2016

Request

Re-Plat modifying 8-lots into 7-lots
for Resort Residential at
Mountain Shadows Resort SUP



Vicinity Map

Subject Property



Requirements – Processing

- Plat 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



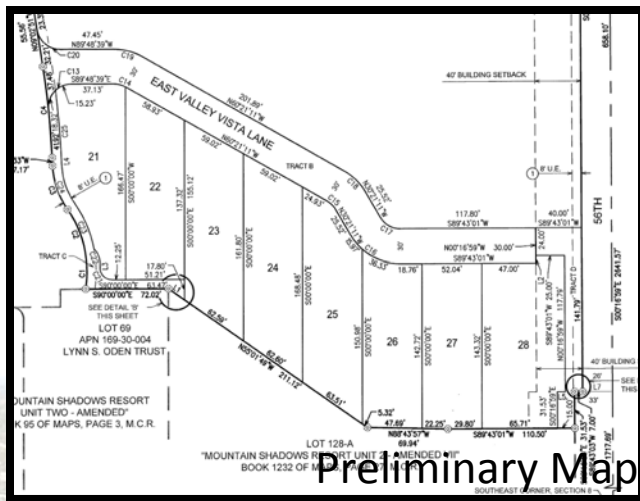
Background

- 1.97-acre site, zoned SUP-Resort
- SUP allows for Resort Residential villas
- SUP allows for 2 story/28' height

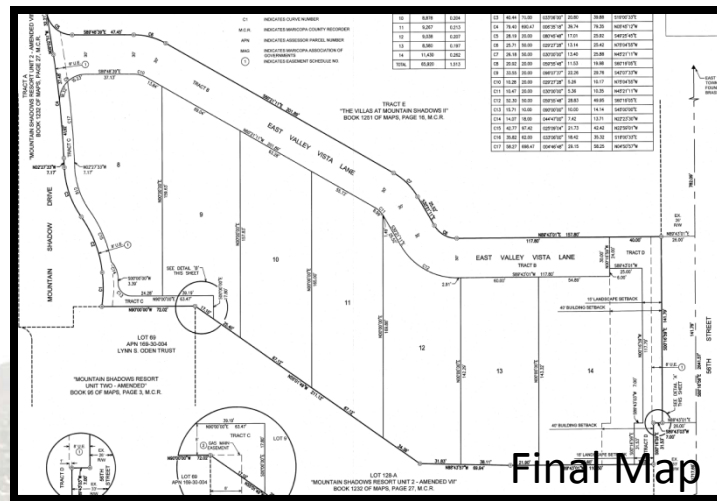


Comparison to Final Plat

- Reduced lots from 8 lots to 7 lots
- Lot widths increased from 50'-55' to 60'
- Lot sizes increased 7,500sf-8,500sf to 8,500sf-9,600 sf
- No change in tracts or access



Preliminary Map



Final Map

Other

- Complies with required parking
 - Minimum of 2 parking spaces/unit
 - 2-car garages + driveways + street parking
- No on-site drainage required
 - Handled off-site on SUP property and via roadway
- Complies with fire protection
 - Flow > 1500 gpm
 - Hydrants w/in 400'
 - Building will have sprinklers



Public Comments



- 1,000' radius mailed notice
- 2 MSW residents reviewed plat at submittal – no comment



Approximate 1,000' radius

Recommended Stipulations (Summary)

1. Development be in substantial compliance with re-plat
2. Prior to 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

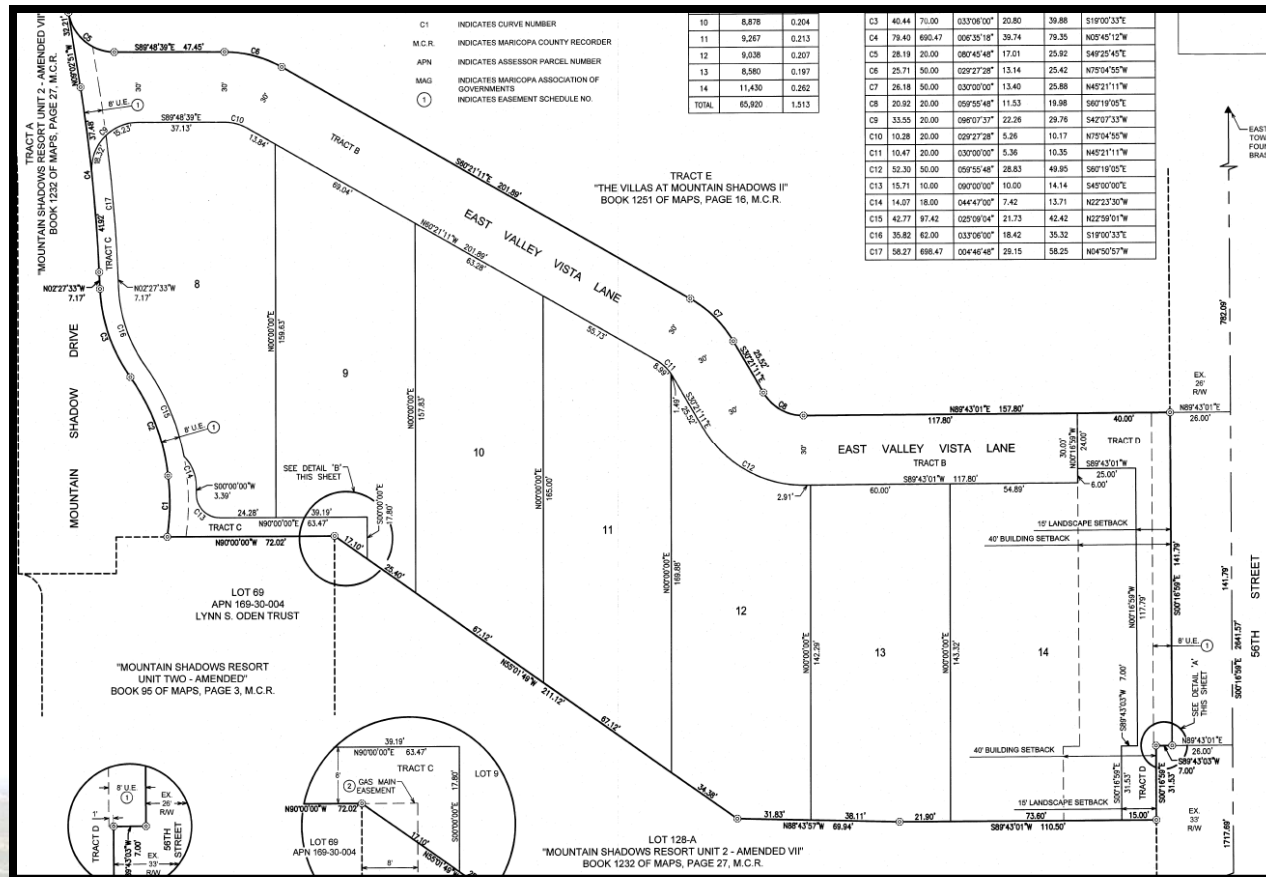


Next Steps

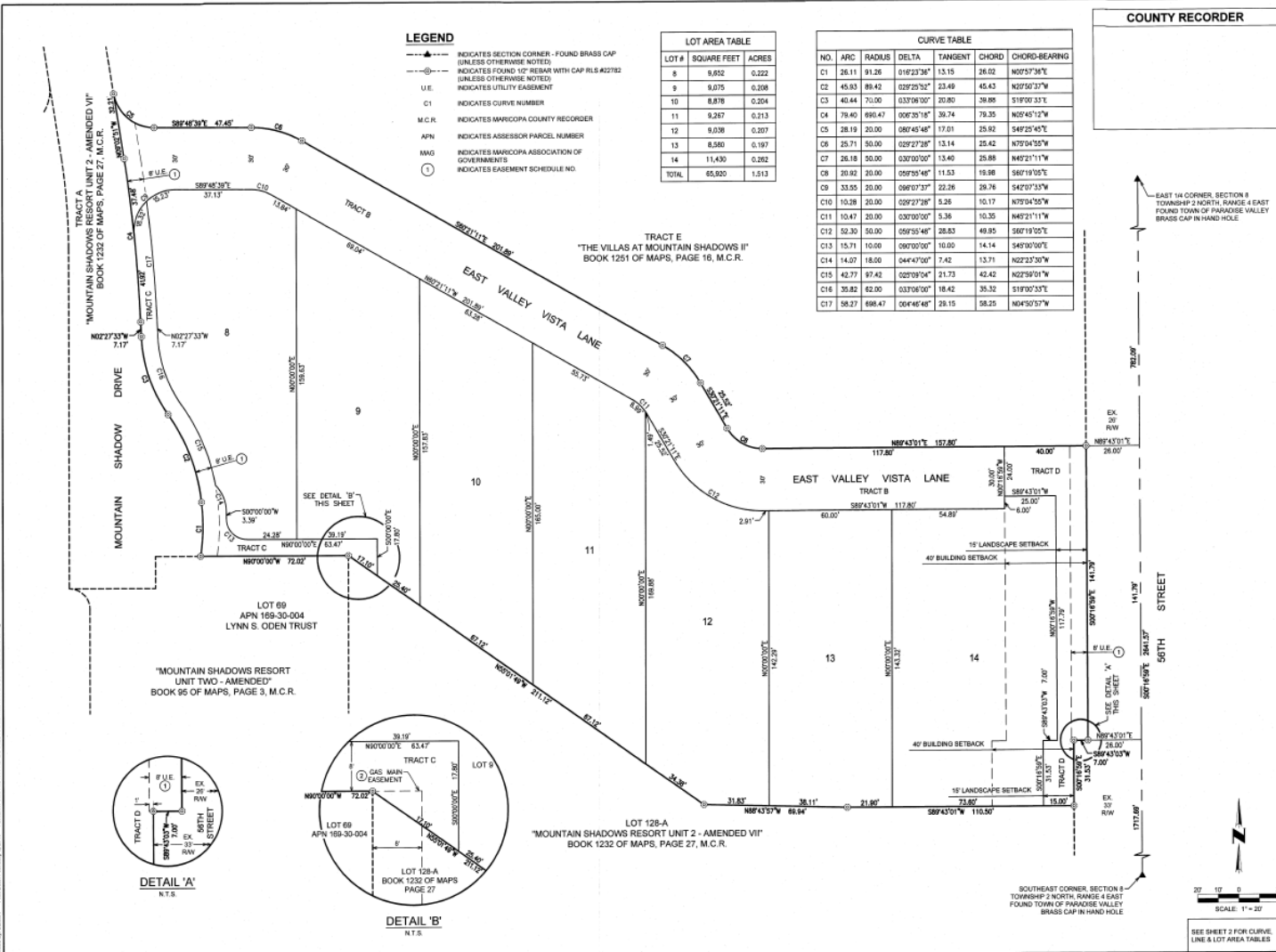
- If approved, record re-plat and start building permits



Questions?



Printed On: January 3, 2018 File Path: N:\FILES\8611\LOO\REPLAT\MOUNTAIN SHADOWS II\PLAT.DWG



- LEGEND**
- INDICATES SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
 - INDICATES FOUND 1/2" REBAR WITH CAP RLS #42782 (UNLESS OTHERWISE NOTED)
 - U.E. INDICATES UTILITY EASEMENT
 - C1 INDICATES CURVE NUMBER
 - M.C.R. INDICATES MARICOPA COUNTY RECORDER
 - APN INDICATES ASSESSOR PARCEL NUMBER
 - MMS INDICATES MARICOPA ASSOCIATION OF GOVERNMENTS
 - ① INDICATES EASEMENT SCHEDULE NO.

LOT AREA TABLE

| LOT # | SQUARE FEET | ACRES |
|-------|-------------|-------|
| 8 | 9,832 | 0.222 |
| 9 | 9,075 | 0.208 |
| 10 | 8,878 | 0.204 |
| 11 | 9,267 | 0.213 |
| 12 | 9,038 | 0.207 |
| 13 | 8,580 | 0.197 |
| 14 | 11,430 | 0.262 |
| TOTAL | 65,920 | 1.513 |

CURVE TABLE

| NO. | ARC | RADIUS | DELTA | TANGENT | CHORD | CHORD-BEARING |
|-----|-------|--------|------------|---------|-------|---------------|
| C1 | 26.11 | 91.26 | 018°23'38" | 13.15 | 26.02 | N02°57'38"E |
| C2 | 45.83 | 89.42 | 028°25'52" | 23.49 | 45.43 | N02°50'37"W |
| C3 | 40.44 | 70.00 | 033°08'00" | 20.80 | 38.88 | S19°00'33"E |
| C4 | 78.40 | 690.47 | 006°35'18" | 39.74 | 79.35 | N05°45'12"W |
| C5 | 28.19 | 20.00 | 080°45'48" | 17.01 | 25.92 | S48°22'40"E |
| C6 | 25.71 | 50.00 | 029°27'28" | 13.14 | 25.42 | N70°04'55"W |
| C7 | 26.18 | 50.00 | 030°00'00" | 13.40 | 25.88 | N49°21'11"W |
| C8 | 20.92 | 20.00 | 059°55'48" | 11.53 | 19.98 | S60°19'05"E |
| C9 | 33.55 | 20.00 | 080°07'37" | 22.26 | 29.76 | S42°07'33"W |
| C10 | 10.28 | 20.00 | 029°27'28" | 5.28 | 10.17 | N70°04'55"W |
| C11 | 10.47 | 20.00 | 030°00'00" | 5.38 | 10.35 | N49°21'11"W |
| C12 | 52.30 | 50.00 | 059°55'48" | 28.83 | 49.85 | S60°19'05"E |
| C13 | 15.71 | 10.00 | 090°00'00" | 10.00 | 14.14 | S49°00'00"E |
| C14 | 14.07 | 18.00 | 044°47'00" | 7.42 | 13.71 | N22°23'30"W |
| C15 | 42.77 | 97.42 | 020°09'04" | 21.73 | 42.42 | N02°58'01"W |
| C16 | 35.82 | 62.00 | 033°08'00" | 18.42 | 35.32 | S19°00'33"E |
| C17 | 58.27 | 698.47 | 004°46'48" | 29.15 | 58.25 | N04°50'57"W |

COUNTY RECORDER



REVISION

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |
| | | |

RE-PLAT

THE VILLAS AT MOUNTAIN SHADOWS II - AMENDED
PARADISE VALLEY, ARIZONA

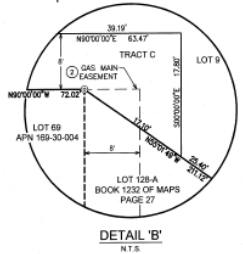
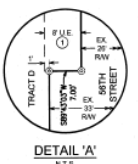


2 SHEET OF 2

DATE: 1/3/18

SCALE: 1" = 20'

SEE SHEET 2 FOR CURVE LINE & LOT AREA TABLES



SEE SHEET 2 FOR CURVE LINE & LOT AREA TABLES

Coe and Van Loo II L.L.C.

