

TOWN OF PARADISE VALLEY
APPLICATION FOR PRELIMINARY PLAT

AMENDED

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

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

DATE: Sept 17, 2015

NAME OF SUBDIVISION: The Villas at Mountain Shadows Condominiums

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

OWNER: PTS Land LLC

18201 VON KERMER AVE # 950 NAME 949-476-2200
ADDRESS IRVINE CA 92612 PHONE #

AUTHORIZED AGENT: FRED E. FLEET

% COE & VAN LOO NAME
4550 N 12th ST PHOENIX, AZ 85014

ADDRESS
(602) 264-3335

PHONE # 602 264-0928 FAX #

X [Signature]

SIGNATURE OF REPRESENTATIVE

APPLICATION FOR PRELIMINARY PLAT

(REQUIRED)

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

PLEASE SEE ATTACHED

PLAN STATISTICS (REQUIRED)

TOTAL AREA 5.20 AC.
NUMBER OF LOTS / UNITS 40

CONCURRENT APPLICATIONS, IF ANY:

GUARD GATES YES NO
PRIVATE ROADS YES NO
ROADWAY VACATION YES NO

FOR OFFICE USE ONLY
PRE APPLICATION CONFERENCE WITH STAFF DATE
APPLICATION SUBMITTED ON
APPLICATION FEE IN THE AMOUNT OF \$ DATE
RECEIPT NUMBER RECEIVED BY
APPLICATION FILE NUMBER

The Villas at Mountain Shadows Condominiums

Project Narrative

This preliminary Map for the Villas at Mountain Shadows Condominiums is proposed as a 40-unit condominium development. The proposed 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)).

The proposed development will consist of ten buildings with four units per building and each unit will include two parking spaces in an enclosed garage. Each building will contain two first level units, as well as two second level units. Additional parking spaces will be available in driveways and additional surface parking. The exact number of additional parking spaces will vary based on final civil drawings and current and future landscape plans. Each unit will comply with the allowable heights of the SUP.

Following approval of the map, building plans will be processed with the Town for receipt of building permits, which shall include a tabulation of actual Floor Area for each building on Tract E (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.

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

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