

TOWN OF PARADISE VALLEY

The Villas at Mountain Shadows

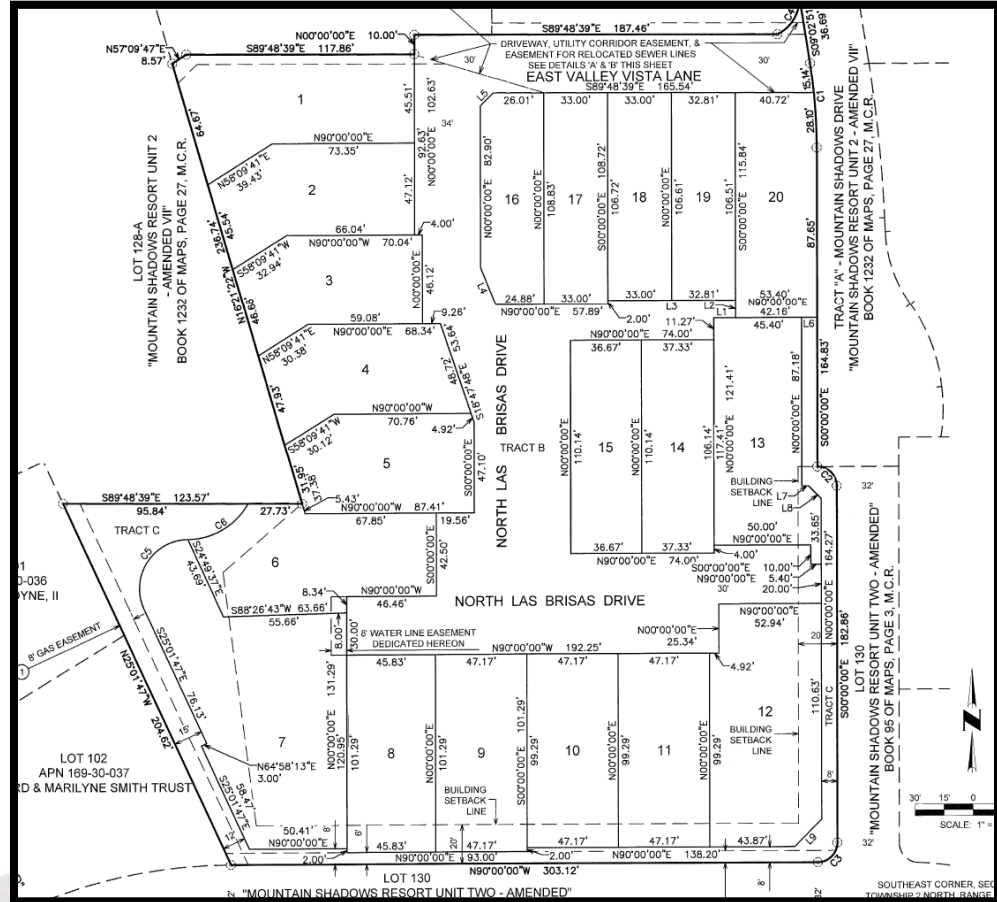
Final Plat (FP 15-01)



Town Council
September 24, 2015

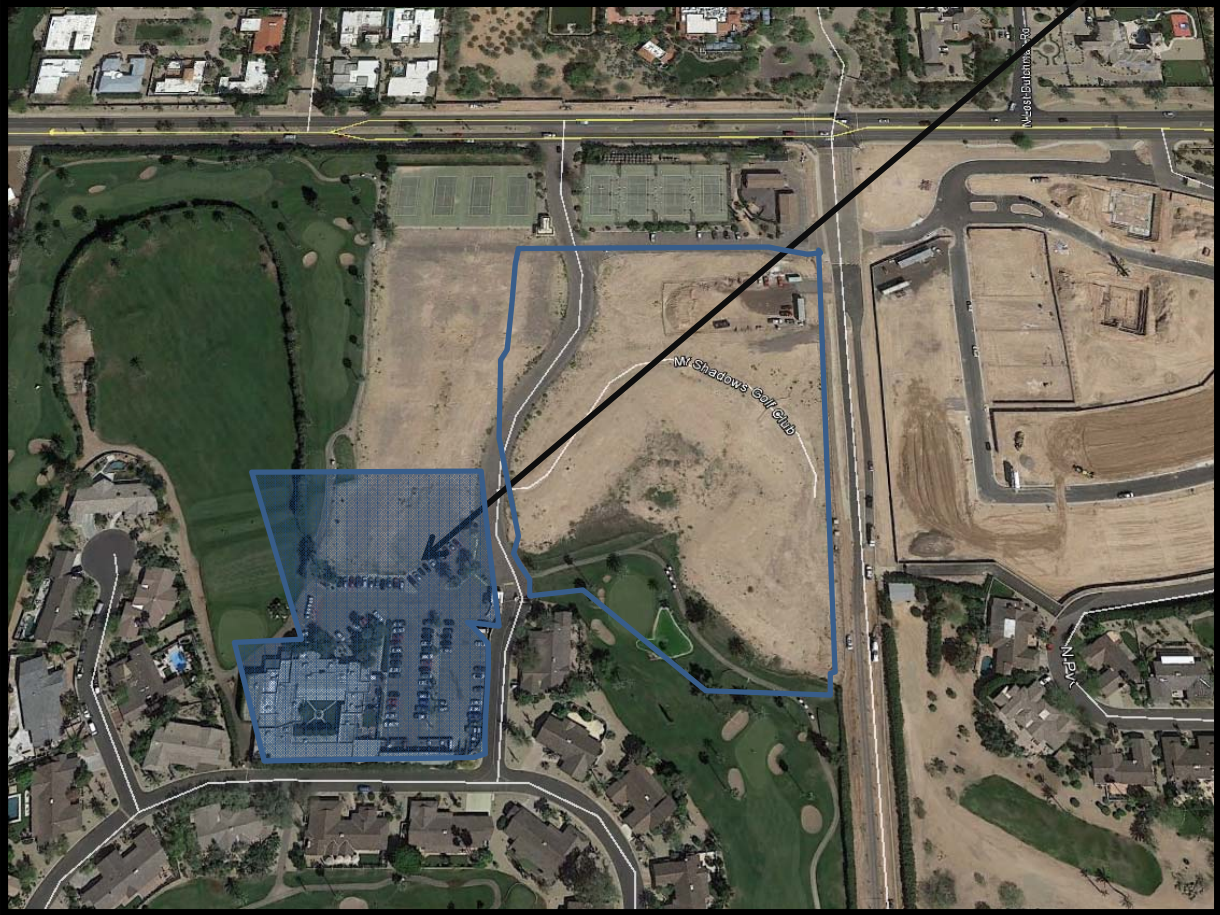
Request

20-lot final plat for
Resort Residential at
Mountain Shadows Resort SUP



Vicinity Map

Subject Property



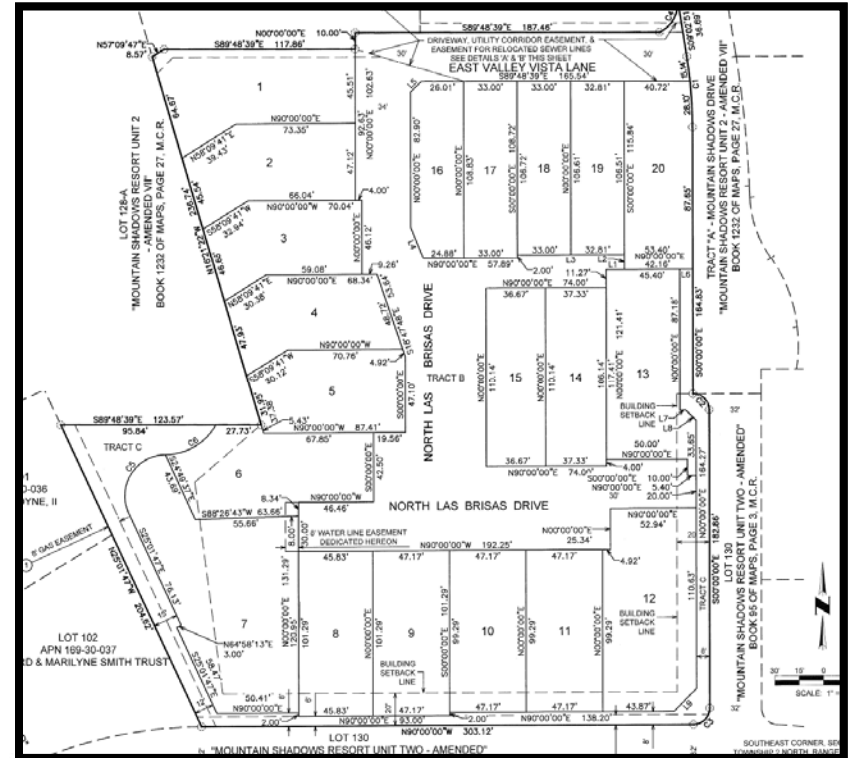
Requirements – Processing

- 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



Council Study Session

- September 10, 2015
- Fire flow duration @ 2 hrs
- 5th Stipulation
 - Water Certificate
 - Update once get final
 - Valid for 178 lots, plat for 20 lots

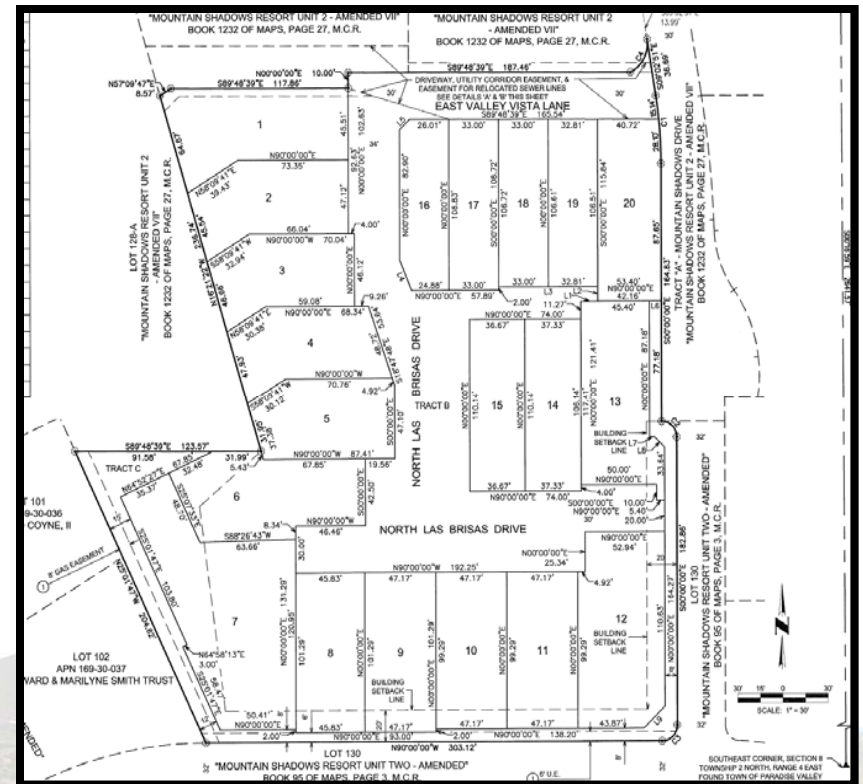


Final Plat



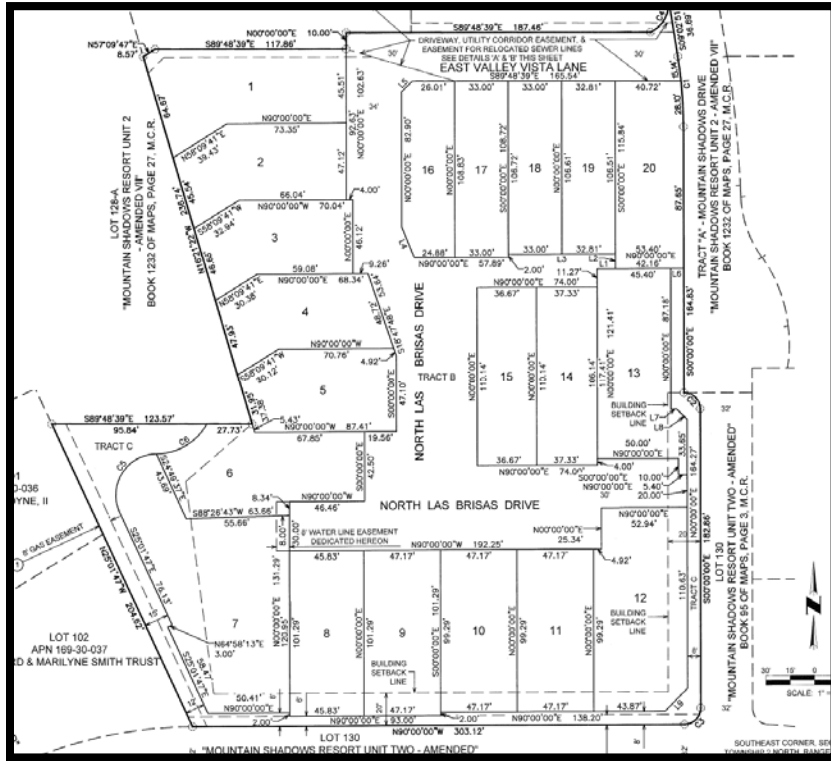
Commission Final Plat Recommendation

- July 21, 2015: Approval (6-1)
 - Get SW Gas correspondence
 - Update emergency access note
 - EPCOR clarification

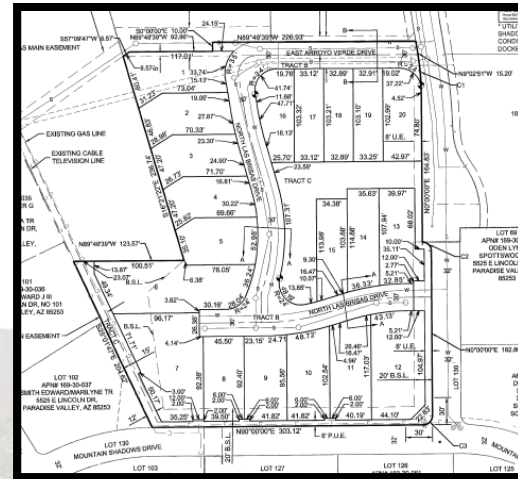


Refinements

- Increased tract behind Lot 6 (50 sf to 1000 sf)
- Increased lineal length of 8' wide path (36 lf to 188 lf)
- Combined 2 internal tracts



Final Plat



Final Plat Public Comments



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



Approximate 1,000' radius

Commission Recommendation (Summary)

Approval, subject to 5 stipulations:

1. Subdivision shall be in substantial compliance with the Final Plat
2. Prior Final Plat recordation, provide copy of the CC&R's for review
3. Final subdivision improvements shall be in substantial compliance with improvement plans (e.g. sewer, water, grading).
 - Prior to plat recordation, Town receives all assurances necessary to guarantee completion of any improvements in the public right-of-way
 - Prior to the issuance of any building permit, Town Engineer shall approve final subdivision improvement plans
4. Within 30 days of approval of the Final Plat, the applicant shall submit to the Town mylars and plans in a pdf format.
5. The Final Plat 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 Plat.



Commission Recommendation (Summary)

Stipulations Met:

5. **DONE.** Provide all remaining correspondence from the utility providers regarding acceptance of the utility easement locations.
6. **DONE.** Add word "only" to Note 9 on the plat to read, "Those portions of Tract B and Tract C which will be drivable surfaces to be utilized only by emergency vehicles shall be constructed with materials to be approved by the Fire Marshal."
7. **DONE.** Clarify with EPCOR statement , not guarantee the adequacy of its water capacity for fire protection



Next Steps

- If approved, comply with Final Plat stipulations
- Construction permits



