



## Action Report

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**File #:** 16-156

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**TO:** Chair and Planning Commission

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

**DATE:** May 17, 2016

**CONTACT:**

Paul Michaud, 480-348-3574

**AGENDA TITLE:**

Recommendation of "The Villas at Mountain Shadows II - Condominiums"  
Final Condominium Plat Map (FP 16-03)  
Southwest Corner Lincoln Drive and 56<sup>th</sup> Street (Assessor No. 169-30-141)

**RECOMMENDATION:**

Recommendation that the Town Council approve the Final Condominium Plat Map, "The Villas at Mountain Shadows II - Condominiums" (FP 16-03), subject to the following stipulations:

1. Development shall be in substantial compliance with the Final Condominium Plat Map, "The Villas at Mountain Shadows II - Condominiums," Sheets 1-11, prepared by Coe & Van Loo Consultants, Inc. dated May 5, 2016.
2. Prior to recordation of the Final Condominium Plat 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 plat.
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 Condominium Plat 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 Condominium Plat Map.
4. Within 60 days of approval of the Final Condominium Plat Map, the applicant shall submit to the Town Mylars of the approved plans and an electronic version of these plans in a pdf format

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for the Town's permanent record.

**BACKGROUND**

Refer to the action report for the Final Condominium Plat Map (FP 16-03) under Study Session Items of the May 17, 2016 Planning Commission agenda for information on the compliance to the Special Use Permit - Resort zoning and related platting requirements.

**ATTACHMENTS**

Refer to the action report for the Final Condominium Plat Map (FP 16-03) under Study Session Items of the May 17, 2016 Planning Commission agenda for all attachments.

- C:     - Applicant  
       - Case File: (FP 16-02)