

# TOWN OF PARADISE VALLEY

## The Villas at Mountain Shadows II Final Plat (FP 15-02)



Town Council  
November 5, 2015

# Request

Final Plat for 8-lots and 1 tract  
for Resort Residential at  
Mountain Shadows Resort SUP





# Vicinity Map

Subject Property

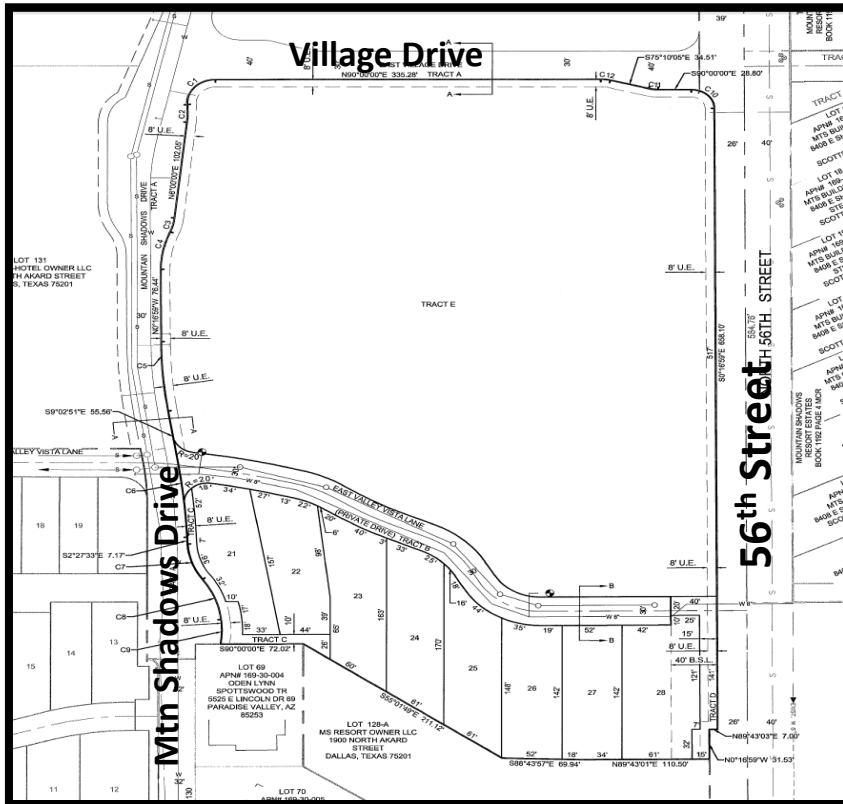


# Requirements – Processing

- 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



## Lincoln Drive



# Final Plat

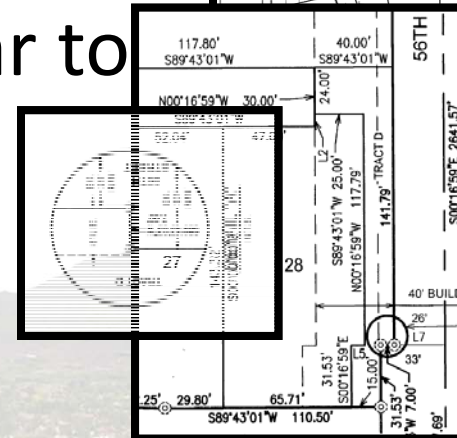
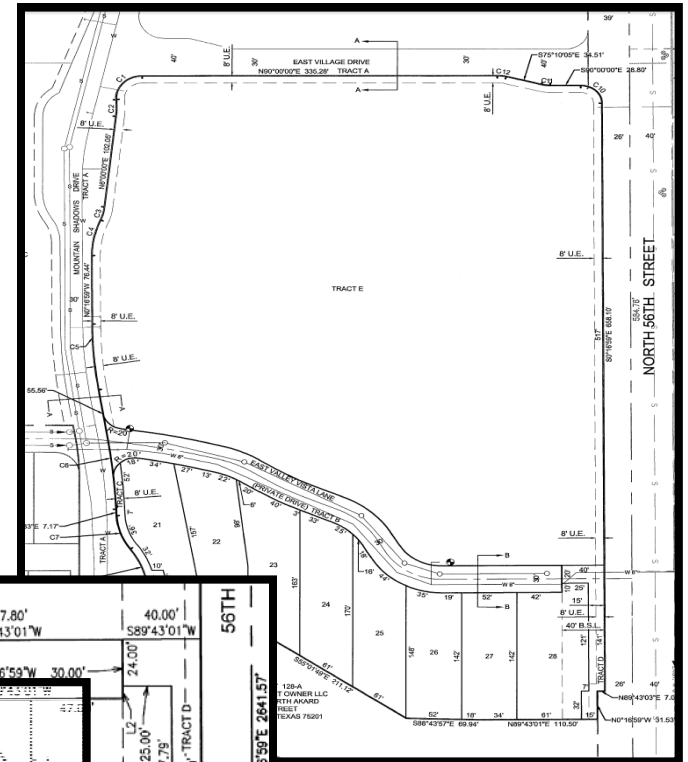
- Recommended by Commission Oct 20, 2015 (7 to 0)

Planning Commission Final Plat



# Preliminary Plat

- Approved by Council September 24, 2015 (6 to 0)
- Recommended by Commission June 16, 2015 (7 to 0)
- Pre-Plat stipulations similar to Final Plat stipulations
- Rotated Detail "A" North

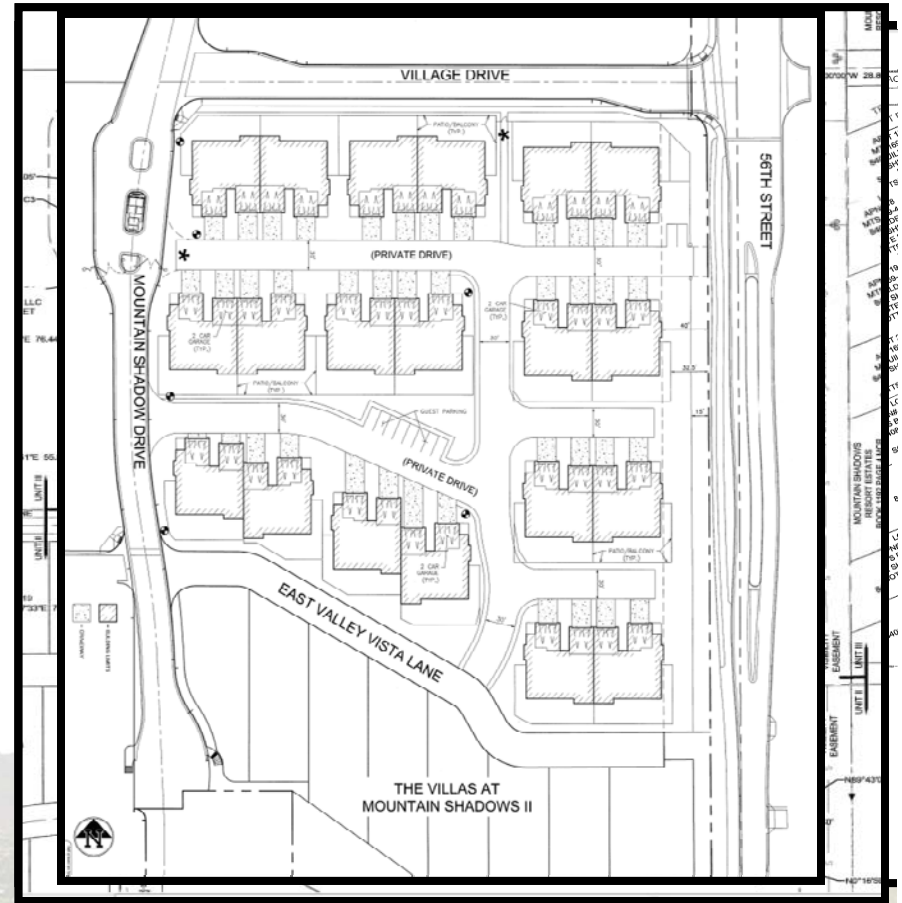


Preliminary Plat



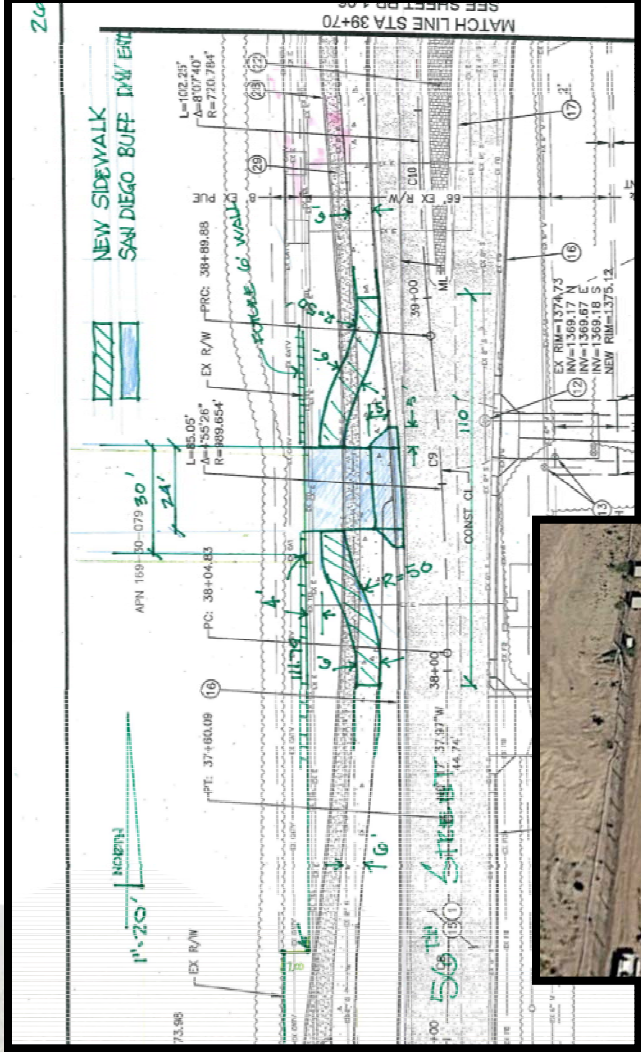
# Updates Since Preliminary Plat

- Increased area for all 8 lots ~1,900 sf
- Included the Villas III tract with Villas II
- Made 56<sup>th</sup> St exit only emergency access
- Submitted 56<sup>th</sup> St graphic





# 56th St Graphic







# Commission Recommendation (Summary)

Recommendation of approval, subject to 5 stipulations :

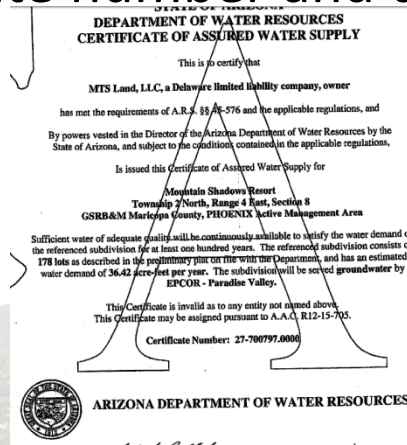
1. Subdivision be in substantial compliance with the Final Plat
2. Prior Final Plat recordation, provide the CC&R's for review
3. Final subdivision improvements
  - Shall be in substantial compliance with improvement plans (e.g. sewer, water, grading)
  - Prior to plat recordation, Town receives all assurances necessary to guarantee completion in public ROW
  - Town Engineer shall approve final improvement plans prior to issuance of building permit for a residential unit



# Recommendation (Summary)

4. Within 60 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

~~6. Rotate Detail "A"~~



## 100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF  
EPCOR WATER ARIZONA INC. - PARADISE VALLEY WHICH IS DESIGNATED AS HAVING AN  
ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES  
AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER

DATED \_\_\_\_\_, 2015.

178, 113

11



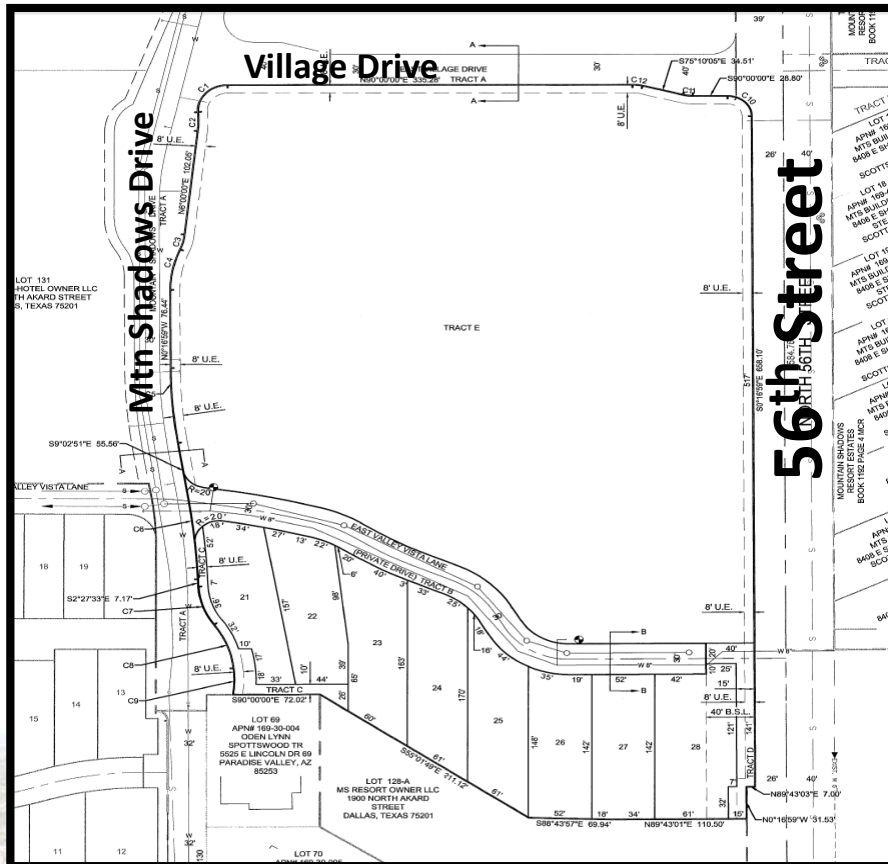
# Next Steps

- Council Action (11-19-15)



# Questions?

## Lincoln Drive



FINAL PLAT FOR

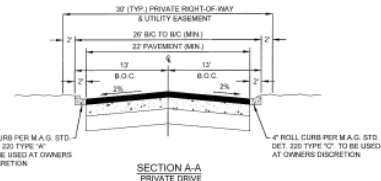
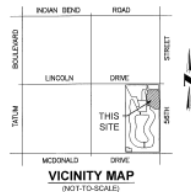
# THE VILLAS AT MOUNTAIN SHADOWS II

A RE-SUBDIVISION OF LOTS 133 AND 134 OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED IN BOOK 1232 OF MAPS, PAGE 27 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

**NOTES**

- ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD AND WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE DEED RESTRICTIONS, TOWN CODES, AND MAG SPACS AND STANDARD DETAILS.
- THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH ARTICLES 5-11 OF THE TOWN OF PARADISE VALLEY TOWN CODE, FLOODPLAIN ADMINISTRATION.
- TRACT B IS A PRIVATE DRIVE. TRACTS B, C AND D CONTAIN EASEMENTS FOR PRIVATE SEWER LINES, PUBLIC PRIVATE WATER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES.
- THE DEVELOPMENT OF THE LOTS IN THE VILLAS AT MOUNTAIN SHADOWS II IS PURSUANT TO THE DEVELOPMENT AGREEMENT AND SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS AS RECORDED IN DOCUMENT NO. 2015-039723 M.C.R. AND DOCUMENT NO. 2015-039790 M.C.R. RESPECTIVELY.
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT (SUP) FOR MOUNTAIN SHADOWS.
- CC&RS FOR THIS DEVELOPMENT ARE AS PER THE MOUNTAIN SHADOWS AMENDED AND RE-STATED MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2015-016912 M.C.R. AND AMENDED IN DOCUMENT NO. 2015-042438 M.C.R. AND THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2015-019599 M.C.R. AS AMENDED IN DOCUMENT NO. 2015-042438 M.C.R.
- INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT (SUP).
- THOSE PORTIONS OF TRACT B AND TRACT D WHICH WILL BE DRIVEABLE SURFACES TO BE UTILIZED ONLY BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.



**OWNER**

MTS LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY  
1801 VON KARMAN AVENUE, SUITE 500  
IRVINE, CALIFORNIA 92617  
PHONE: (949) 456-2200  
CONTACT: ROBERT A. FLAXMAN, CEO

**ENGINEER**

COE & VAN LOO II, INC.  
4500 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
PHONE: (602) 294-8801  
FAX: (602) 294-0828  
CONTACT: JOSEF PAPPAS, P.E.

**DRAINAGE EASEMENT RESTRICTIONS**

PURSUANT TO A.R.S. 9-403.01(C) AND SECTION 4-H (B)(1), 4-7-1 ET. SEQ. AND 5-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORED FLOOD AND OTHER WATERS TO PASS OVER, UNDER, OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS AND NOTHING WHICH MAY, IN ANY MANNER, IMPROVE OR OBSTRUCT THE FLOW OF SUCH WATER, SHALL BE CONSTRUCTED, PLACED, PLANTED OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATED. HOWEVER, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, THE TOWN OF PARADISE VALLEY MAY CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

**LAND USE TABLE**

PARCEL	AREA
EXISTING ZONING	30' REPORT
YIELD	8 LOTS
	4 TRACTS
GROSS / NET AREA	7.138 AC.

**ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )  
COUNTY OF MARICOPA ) SS  
I, ROBERT A. FLAXMAN, DO hereby certify that I am a duly qualified and licensed Notary Public in and for the County of Maricopa, State of California, and that I am duly sworn and qualified to perform the duties of my office. I have read the foregoing instrument and know the contents thereof and the facts stated therein and I certify that the person whose name is subscribed to the foregoing instrument is the person who executed the same and that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPHS IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: ROBERT A. FLAXMAN

**APPROVAL**

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_ MAYOR  
ATTEST: \_\_\_\_\_ TOWN CLERK  
\_\_\_\_\_  
TOWN ENGINEER  
\_\_\_\_\_  
PLANNING DIRECTOR

**DEDICATION**

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

KNOW ALL MEN BY THESE PRESENTS

THAT MTS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBMITTED UNDER THE NAME OF "THE VILLAS AT MOUNTAIN SHADOWS II" A RE-SUBDIVISION OF LOTS 133 AND 134 OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED IN BOOK 1232 OF MAPS, PAGE 27 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER AND IS SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND DIMES THE DIMENSIONS OF THE LOTS AND TRACTS CONSTITUTING SAID MAP AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT.

MTS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE TOWN OF PARADISE VALLEY AND TO THE ASSOCIATION, WHICH ASSOCIATION ALSO BENEFITS, AN EASEMENT FOR DRAINAGE AS HEREBY DEDICATED OVER AND ACROSS TRACT B AND TRACT C TO THE TOWN OF PARADISE VALLEY AND TO THE ASSOCIATION, WHICH ASSOCIATION ALSO BENEFITS.

TRACT B IS DEDICATED AS A PRIVATE DRIVE.

AN EASEMENT FOR REFUSE COLLECTION AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED OVER AND ACROSS TRACT B TO THE TOWN OF PARADISE VALLEY AND OTHER EMERGENCY SERVICE PROVIDERS AND REFUSE COLLECTION PROVIDERS AND TO THE ASSOCIATION, WHICH ASSOCIATION ALSO BENEFITS.

TRACT C AND TRACT D ARE HEREBY DEDICATED FOR THE ADDITIONAL PURPOSES SHOWN IN THE TRACT TABLE.

TRACT B AND TRACT C ARE NOT DEDICATED FOR THE USE OF THE GENERAL PUBLIC. TRACT B, TRACT C, AND TRACT D SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

IN WITNESS WHEREOF

MTS LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

MTS LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ROBERT A. FLAXMAN  
ITS AUTHORIZED SIGNATORY

DATE: \_\_\_\_\_

**CERTIFICATION**

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A PRIMARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2015, THAT THE SURVEY IS TRUE AND CORRECT AND THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS STAKES, THAT THEIR POSITIONS ARE CORRECTLY DETERMINED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: LARRY E. SULLIVAN  
REGISTERED LAND SURVEYOR  
4500 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
(602) 294-8801  
CALSUR#S015025100

**100 YEAR ASSURED WATER SUPPLY**

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPICOR WATER ARIZONA INC., PARADISE VALLEY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-109 ARIZONA REVISED STATUTES AS PER PERAZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER \_\_\_\_\_ DATED \_\_\_\_\_, 2015.

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 02°10'59" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

**UTILITY PROVIDERS**

SEWER: CITY OF PHOENIX  
WATER: EPICOR WATER  
TELEPHONE: CENTURYLINK  
CABLE: COX COMMUNICATIONS  
GAS: SOUTHWEST GAS  
ELECTRIC: ARIZONA PUBLIC SERVICE

**EASEMENT SCHEDULE**

- ( ) EASEMENTS SET FORTH IN BOOK 1232 OF MAPS, PAGE 27
- ( ) EASEMENT SET FORTH IN DOCKET# 4930, PAGE 82



**Coe and Van Loo II L.L.C.**

CVL CONSULTANTS  
4500 North 12th Street  
Phoenix, Arizona 85014  
Phone: (602) 294-8801  
www.cvl.com

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

NO: \_\_\_\_\_

FINAL PLAT

THE VILLAS AT MOUNTAIN SHADOWS II  
PARADISE VALLEY, ARIZONA

SHEET 1 OF 2

DATE: \_\_\_\_\_  
DRAWN BY: J. PAPPAS  
CHECKED BY: J. PAPPAS  
DATE: \_\_\_\_\_





PLAT NO. 2007-0001  
 FILE NO. 2007-0001  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 DATE: 05/14/07

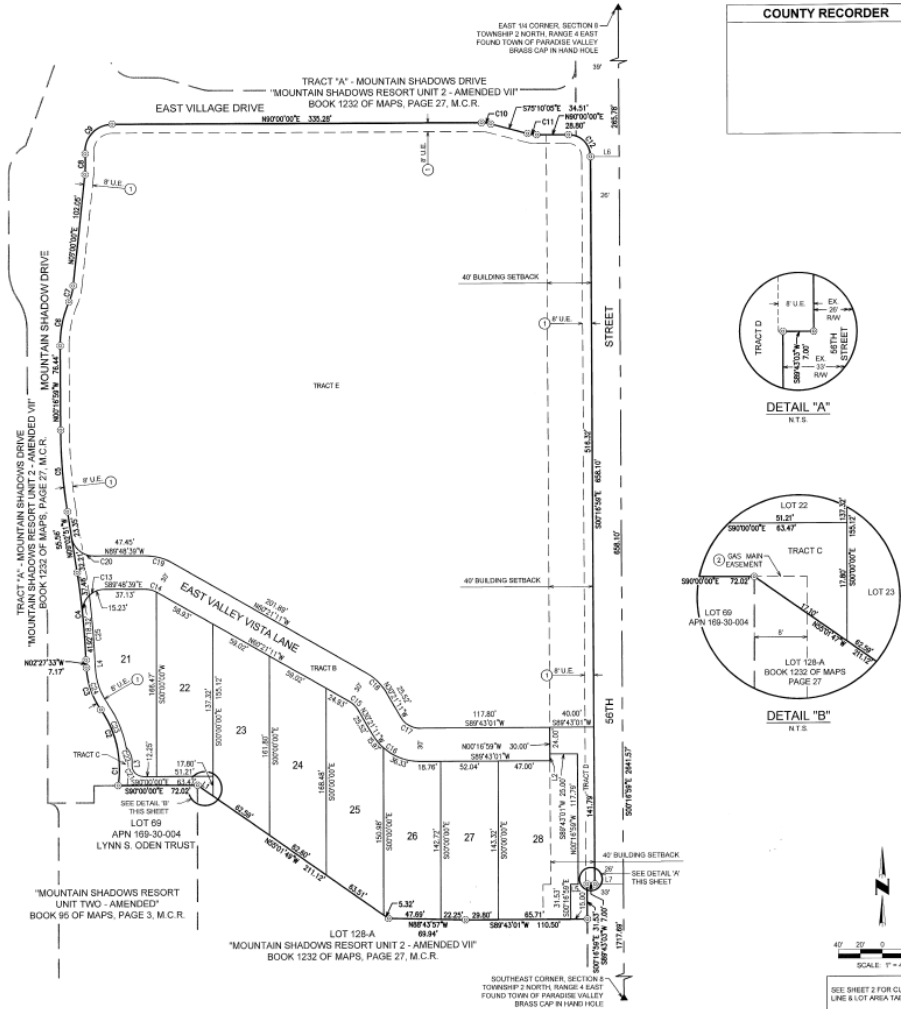
CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	26.11	91.26	018°23'36"	13.15	26.02	N07°53'56"E
C2	45.93	89.42	029°25'52"	23.49	45.43	N20°50'57"W
C3	40.44	70.00	033°06'00"	20.80	39.88	S17°00'53"E
C4	79.40	690.47	006°35'18"	36.74	79.35	N02°40'12"W
C5	74.19	485.00	008°45'52"	37.17	74.12	S04°39'55"E
C6	40.91	100.00	023°28'28"	20.75	40.63	S11°28'14"W
C7	14.97	50.00	017°00'27"	7.54	14.92	N14°34'44"E
C8	18.83	100.00	019°47'15"	8.44	18.80	N07°36'23"E
C9	40.53	24.50	094°47'15"	26.64	36.07	S47°39'23"W
C10	8.41	32.50	014°40'55"	4.23	8.39	N87°35'02"E
C11	8.41	32.50	014°40'55"	4.23	8.39	S87°35'02"E
C12	31.38	20.00	089°43'01"	19.90	36.31	N40°08'29"W
C13	33.90	20.00	089°07'37"	22.28	29.78	S40°07'37"W
C14	10.28	20.00	039°27'08"	5.28	10.17	N70°04'56"W
C15	10.47	20.00	030°00'00"	5.30	10.35	N40°21'11"W
C16	32.30	50.00	059°55'48"	28.83	49.95	S60°19'50"E
C17	20.90	20.00	059°55'48"	11.53	19.98	S60°19'50"E
C18	28.18	50.00	030°00'00"	13.40	25.88	N40°21'11"W
C19	25.71	50.00	029°27'38"	13.14	25.42	N70°04'56"W
C20	28.19	20.00	086°45'48"	17.01	25.92	S48°25'40"E
C21	15.71	10.00	090°00'00"	10.00	14.14	S45°00'00"E
C22	14.07	18.00	044°47'00"	7.42	13.71	N22°23'30"W
C23	42.77	97.42	020°09'04"	21.73	42.42	N22°59'01"W
C24	35.83	62.00	030°00'00"	18.42	35.32	S10°00'53"E
C25	58.27	696.47	004°48'48"	29.15	58.25	N04°50'53"W

LINE TABLE		
NO.	LENGTH	BEARING
L1	17.10	S05°01'49"E
L2	6.00	N07°18'59"W
L3	3.39	S00°00'00"W
L4	7.17	N02°27'33"W
L5	7.00	S84°43'03"W
L6	26.00	N84°43'01"E
L7	26.00	N84°43'01"E

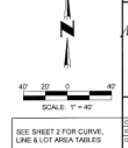
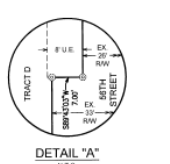
LOT AREA TABLE		
LOT	AREA (SQUARE FEET)	AREA (ACRES)
21	7,891	0.177
22	7,779	0.179
23	8,126	0.187
24	8,471	0.194
25	8,584	0.197
26	7,517	0.173
27	7,452	0.171
28	10,299	0.236
TOTAL	69,821	1.514

**LEGEND**

- ▲--- INDICATES SECTION CORNER, FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- INDICATES FOUND 1/2" IRON WITH CAP PLS. #22752 (UNLESS OTHERWISE NOTED)
- U.E. INDICATES UTILITY EASEMENT
- L1 INDICATES LINE NUMBER
- C1 INDICATES CURVE NUMBER
- M.C.R. INDICATES MARICOPA COUNTY RECORDER
- A.P.N. INDICATES ASSESSOR'S PARCEL NUMBER
- MAG. INDICATES MARICOPA ASSOCIATION OF GOVERNMENTS
- Ⓢ INDICATES EASEMENT SCHEDULE NO.



COUNTY RECORDER



4650 North 12th Street  
Phoenix, AZ 85014  
Phone: 602-954-9831  
www.cvl.com

NO.	DATE	REVISION

FINAL PLAT

2 SHEET OF 2

THE VILLAS AT MOUNTAIN SHADOWS II  
PARADISE VALLEY, ARIZONA

Coe and Van Loo II L.L.C.

SEE SHEET 2 FOR CURVE, LINE & LOT AREA TABLES

DATE: 05/14/07

