



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

Tuesday, July 21, 2015

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

- A. [15-118](#) Discussion of The Villas at Mountain Shadows Final Plat (FP 15-01)
Southwest Corner Lincoln Drive and 56th Street

Staff Contact: Paul Michaud, 480-348-3574

Attachments: [Villas Vicinity Map Aerial GP Zoning](#)

[Application Narrative](#)

[Prior Minutes](#)

[Fire Marshal Memo](#)

[Water Sewer Documentation](#)

[Utility Letters1](#)

[Noticing Villas 072115](#)

[Amd VII](#)

[051415 Approved Villas Prelim Plat](#)

[Final Plat Villas \(I\)](#)

5. ACTION ITEMS

The Public Body may take action on this item.

- A. [15-119](#) Consideration of The Villas at Mountain Shadows Final Plat (FP 15-01)
Southwest corner of Lincoln Drive and 56th Street

Staff Contact: Paul Michaud, 480-348-3574

Attachments: [Villas Vicinity Map Aerial GP Zoning](#)
[Application Narrative](#)
[Prior Minutes](#)
[Fire Marshal Memo](#)
[Water Sewer Documentation](#)
[Utility Letters1](#)
[Noticing Villas 072115](#)
[Amd VII](#)
[051415 Approved Villas Prelim Plat](#)
[Final Plat Villas \(I\)](#)

6. PUBLIC HEARINGS

The Public Body may take action on this item.

7. STUDY SESSION ITEMS (Continued)

- A. [15-121](#) Work Study Session - Special Use Permit Major Amendment
Ritz-Carlton Paradise Valley
7000 E Lincoln Drive (SUP-15-01)

Staff Contact: Eva Cutro, 480-348-3522

Attachments: [open space plan](#)
[will serve letter](#)
[5 Star-Ritz SOD check list \(2\)](#)
[ritz setbacks traffic](#)

- B. [15-122](#) Discussion of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)

Staff Contact: George Burton, 480-348-3525

Attachments: [Hillside Code Update Topics Chart](#)
[Hillside Code Update Timeline Process Chart](#)
[Article 22 - Hillside Development Regulations](#)

8. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

- A. [15-120](#) Minutes from the July 7, 2015 Planning Commission Meeting

Attachments: [PC 070715 MN draft](#)

9. STAFF REPORTS

10. PUBLIC BODY REPORTS

11. FUTURE AGENDA ITEMS

12. ADJOURNMENT

*Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the public body are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

Server Error

The server encountered a temporary error and could not complete your request.

Please [try again](#) in 30 seconds.

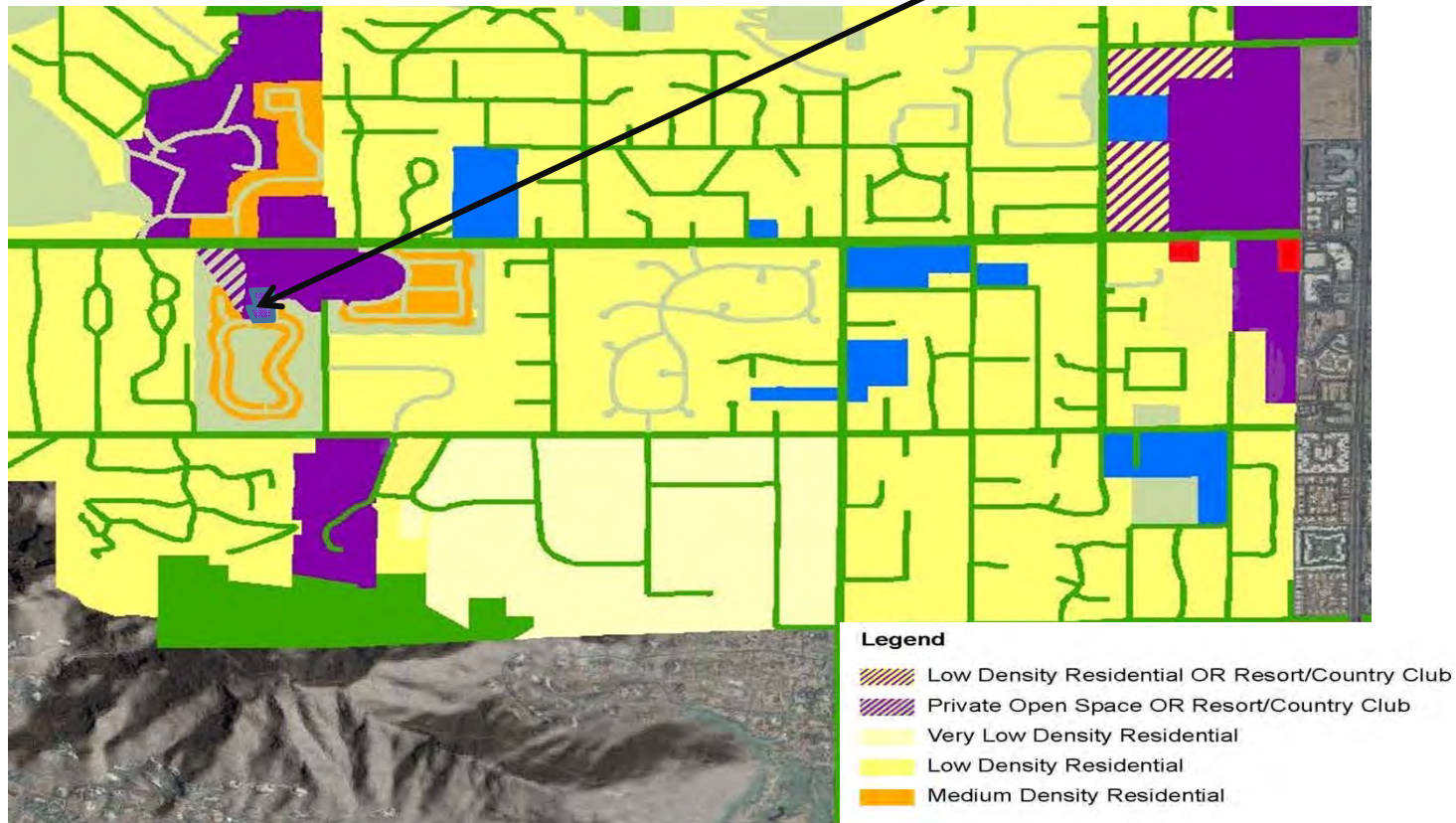
Vicinity Map/ Aerial Photo

Subject Property



General Plan

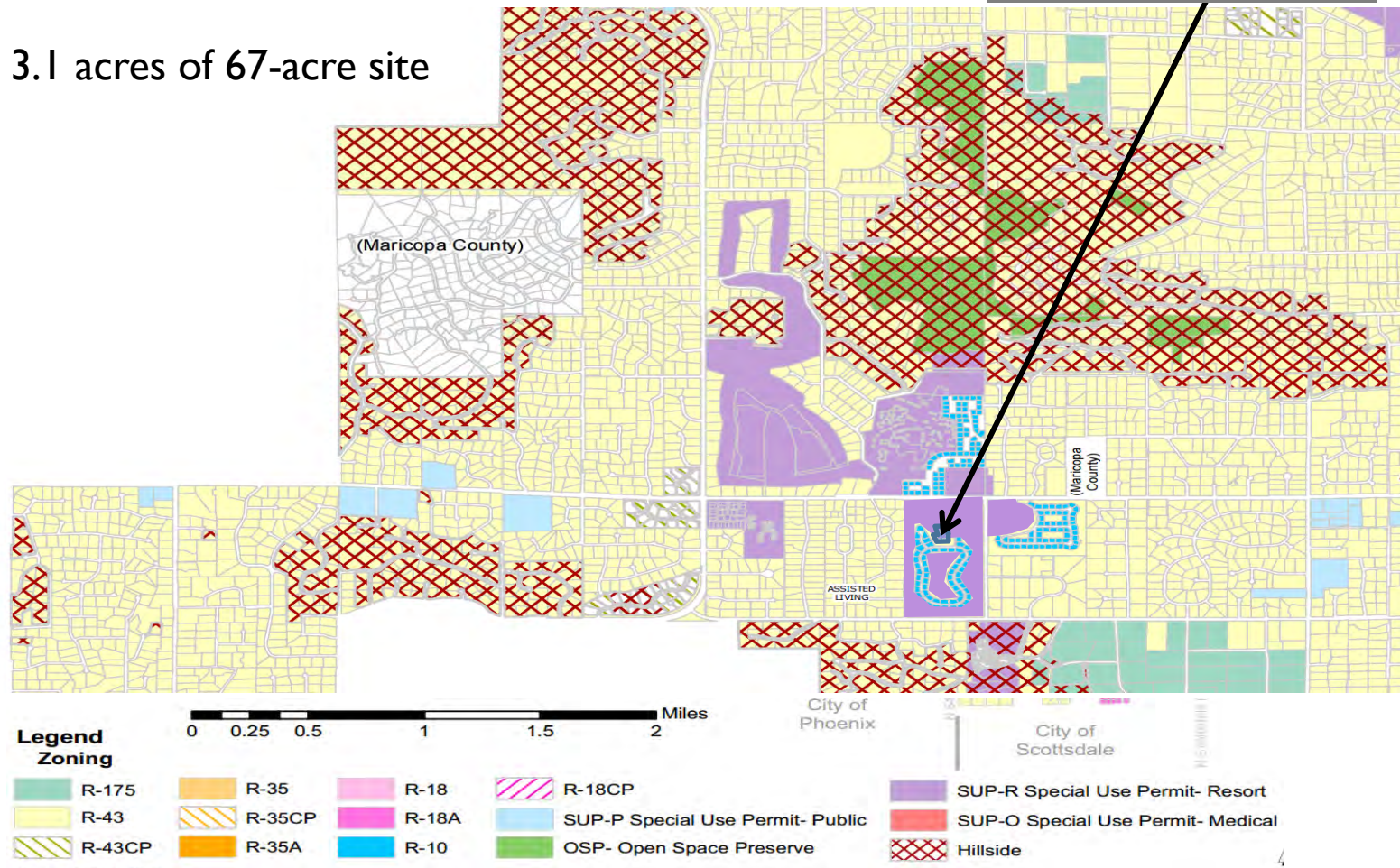
Subject Property



Zoning

3.1 acres of 67-acre site

Subject Property



TOWN OF PARADISE VALLEY
APPLICATION FOR FINAL PLAT

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

PARCEL NO.: 169 - 30 - 94
(County Tax Assessor Number)

DATE: 3 June, 2015

NAME OF SUBDIVISION: The Villas at Mountain Shadows

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

OWNER: MTS LAND LLC, ATTN ROBERT FLAXMAN

NAME

18201 VAN KERNAN AVE. Suite 950 649-476-2200
ADDRESS IRVINE, CALIFORNIA 92612 PHONE #

AUTHORIZED AGENT: FRED E. FLEET, P.E.

% COE & VAN LOO ENQ. NAME

4550 N 12th STREET, PHOENIX, AZ 85014
ADDRESS

602-264-6831

PHONE #

602-264-0928

FAX #

FRG for MTS Land LLC Authorized Signatory - 6-3-15
SIGNATURE OF REPRESENTATIVE

APPLICATION FOR FINAL PLAT

(REQUIRED) PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL. YOU MAY USE A SEPARATE 8 ½" BY 11" SHEET IF NECESSARY:

SEE ATTACHED

(REQUIRED) PLAT STATISTICS

TOTAL AREA

3.157 ACRES

NUMBER OF LOTS

20

CONCURRENT APPLICATIONS, IF ANY:

GUARD GATES

☐ YES

☒ NO

PRIVATE ROADS

☒ YES

☐ NO

ROADWAY VACATION

☐ YES

☒ NO

The Villas at Mountain Shadows Project Narrative

This Final plat of the Villas at Mountain Shadows is proposed as a 20 lot development. The proposed Resort Residential 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)).

Each of the 20 lots is currently intended to be designed to accommodate one Resort Residential unit with not less than two parking spaces per Resort Residential unit provided. Parking spaces will be in garages, surface parking spaces or a combination of both. Additional guest parking will be provided within the development. The exact number of additional guest parking spaces will vary based on final civil drawings, and current and future landscape plans. The Resort Residential units may be designed with a zero lot line and common elements. Each Resort Residential unit will comply with the allowable heights of the SUP.

Following approval of the Final plat, building plans will be processed with the Town, which shall include a tabulation of actual Floor Area for each Resort Residential unit on each lot (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.

The existing clubhouse is the only structure that exists in the area of the proposed plat. The clubhouse will be demolished prior to, or concurrently with the commencement of the grading and civil improvements for this area.

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

TOWN *of* PARADISE VALLEY



**TOWN COUNCIL MEETING
6401 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253
SUMMARY MINUTES
Thursday, May 14, 2015**

1. CALL TO ORDER / ROLL CALL

Mayor Collins called to order the Town Council Meeting for Thursday, May 14, 2015 at 1:10 p.m. in the Town Hall Boardroom.

COUNCIL MEMBERS PRESENT

Mayor Michael Collins
Council Member Bien-Willner
Council Member Mary Hamway
Council Member David A. Sherf
Council Member Stanton
Council Member Syms attended by telephone conference call.

ABSENT

Vice Mayor Paul E. Dembow

STAFF MEMBERS PRESENT

Town Manager Kevin Burke
Town Attorney Andrew M. Miller
Town Clerk Duncan Miller
Interim Public Safety Director Larry Ratcliff
Public Works Director/Town Engineer James P. Shano
Community Development Director Eva Cutro
Municipal Court Director Jeanette Wiesenhofer
Interim Finance Director Kent Brooksby
Information Technology Analyst Robert Kornovich
Senior Financial Analyst Christine Covell-Granberg
Senior Planner Paul Michaud
Engineering Services Analyst Jeremy Knapp

2. STUDY SESSION ITEMS

a. Discussion of Fiscal Year 2016 Budget

Town Manager Kevin Burke continued the presentation of his recommended budget. The following departments and programs were discussed: Town Attorney, Municipal Court, Finance & Information Technology, Capital Projects Program and health insurance.
(Attached)

b. Discussion of Mountain Shadows Preliminary Plat

Senior Planner Paul Michaud presented the Preliminary Plat for The Villas at Mountain Shadows. Rick Carpinelli, Crown Development representing the owner, responded to questions from the Council. Planning Commissioner Jonathan Wainwright responded to questions from the Council regarding the 4-2 vote to recommend approval of the preliminary plat.

Motion – Council Member Bien-Willner moved to enter Executive Session at 3:55 p.m. Council Member Hamway seconded the motion.

Passed For: 6; Against: 0; Abstain: 0; Absent: 1

c. Advisory Committee on Public Safety Interviews
Staff Contact: Mayor Michael Collins

Mayor Collins reconvened the Study Session at 4:10 p.m.

Council Member Syms arrived at 4:19 p.m.

The Mayor and Council interviewed the following residents who submitted applications to serve on the Advisory Committee on Public Safety:

Victoria Bellomo-Rosacci
Richard Coulston
Larry Fink
Charlie Herf
Paul Moore
Jay Ozer
Richard Post
Jennifer Schwarz

Mayor Collins recessed the meeting at 5:23 pm.

Mayor Collins reconvened the meeting at 5:35 p.m.

Continued Discussion of the FY 2016 Budget

The Council gave the following direction on items added to the add/delete list:

- Police APX radios – keep in the budget
- Police tablet charging stations – keep in budget
- Community Development chroma meter – keep in budget
- Security improvements to the Council dais – do not include in budget
- Enhanced emergency preparedness drill – do not include in budget
- Part-time attorney staffing – keep in budget
- Re-bid janitorial contract – add to budget
- Accept the Town Manager's recommendation on healthcare including offering a high deductible plan and a PPO plan

Mayor Collins recessed the meeting at 6:00 p.m.

3. EXECUTIVE SESSION

- a. Discussion and consultation with Town Representatives concerning the purchase, sale, or lease of real property in the vicinity of 7000 block of Highlands Drive as authorized by A.R.S. §38-431.03.A.7.
- b. The Town Council may go into executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the agenda items listed on the agenda as authorized by A.R.S. §38-431.A.3.

4. BREAK**5. RECONVENE FOR REGULAR MEETING****6. ROLL CALL**

Mayor Collins reconvened the meeting at 6:05 p.m.

COUNCIL MEMBERS PRESENT

Mayor Michael Collins
Council Member Bien-Willner
Council Member Mary Hamway
Council Member David A. Sherf
Council Member Stanton
Council Member Syms

ABSENT

Vice Mayor Paul E. Dembow

STAFF MEMBERS PRESENT

Town Manager Kevin Burke
Town Attorney Andrew M. Miller
Town Clerk Duncan Miller
Interim Public Safety Director Larry Ratcliff
Interim Finance Director Kent Brooksby
Community Development Director Eva Cutro
Senior Planner Paul Michaud
Municipal Court Director Jeanette Wiesenhofer

7. PLEDGE OF ALLEGIANCE*

Mayor Collins led the Pledge of Allegiance.

8. PRESENTATIONS*

There were no presentations.

9. CALL TO THE PUBLIC

There were no public speakers.

10. CONSENT AGENDA

Mr. Burke summarized the items on the consent agenda.

Motion - Council Member Mark Stanton moved to approve the Consent Agenda as submitted. Council Member Sherf seconded the motion.

Passed For: 6; Against: 0; Abstain: 0; Absent: 1

a. Minutes of Town Council Meeting April 23, 2015

b. Approval of Special Event Liquor License for Leukemia and Lymphoma Society

Recommendation: Approve a Special Event Liquor License for the Leukemia & Lymphoma Society for an event on Saturday, May 30, 2015, subject to the following stipulations: only those people authorized by law be allowed to dispense and/or consume alcoholic beverages; consumption shall be limited to the premises as indicated in the application; and Section 10-7 Control of Excess Noise be observed.

11. PUBLIC HEARINGS

There were no public hearings.

12. ACTION ITEMS

a. Approval of Appointments to the Committee on Public Safety

Recommendation: Approve appointments to the Advisory Committee on Public Safety.

Mayor Collins announced that the Council interviewed residents earlier in the meeting who had volunteered to serve on the Advisory Committee on Public Safety. He stated that Council Member Syms would chair the committee.

Council Member Syms stated that the committee will be a valuable tool in serving as a liaison between the police department and the community and continue the momentum started by the Public Safety Task Force.

Motion - Mayor Collins moved to make the following appointments to the Advisory Committee on Public Safety:

Council Member Maria Syms, Chair

Victoria Bellomo-Rosacci

Larry Fink

Paul Moore

Jay Ozer

Richard Post

Jennifer Schwarz

Council Member Sherf seconded the motion.

Passed For: 6; Against: 0; Abstain: 0; Absent: 1

b. Approval of Mountain Shadows Preliminary Plat

Recommendation: Approve the Villas at Mountain Shadows Preliminary Plat subject to the stipulations in the Action Report.

Council Member Syms left the meeting at 6:14 p.m.

Senior Planner Paul Michaud presented the preliminary plat for The Villas at Mountain

Shadows.

Rick Carpinelli representing the applicant stated that the plat is in conformance with the approved SUP and Development Agreement. He reported that he met with the Mountain Shadows West neighbors and came to an agreement about items related to the golf cart path and corner vision. He stated that the developer would comply with the Council's decision regarding the fire access points recommended by the Fire Marshal but not recommended by the Planning Commission.

Resident Lyn Odin spoke in opposition to the fire access gate.

Mr. Carpinelli stated that if a fire access gate was required, the developer's design team would attempt to make the gate aesthetically appealing.

Resident Pat Dickinson stated that Mountain Shadows HOA resort committee reached an agreement on the developer regarding the width of the cart paths and landscaping.

Motion - Council Member Hamway moved to approve the Villas at Mountain Shadows Preliminary Plat subject to the stipulations in the following stipulations:

1. The Final Plat for The Villas at Mountain Shadows shall be in substantial compliance with the Preliminary Plat, Sheets 1-3, prepared by Coe & Van Loo Consultants, Inc. dated April 28, 2015.
2. The Final Plat for The Villas at Mountain Shadows shall include any and all necessary easements and/or tracts, including:
 - a. Easements and/or tracts for drainage within said plat that are consistent to the overall grading and drainage plans for the entire Special Use Permit (SUP) site, which shall be depicted on the Final Plat prior to recordation of said plat,
 - b. Easements and/or tracts for utilities, with said easements to be in the locations and widths as prescribed by the respective utility provider, with correspondence from said utility providers indicating that the identification of the final locations and widths of such easement(s) are in process given to the Town prior to Planning Commission recommendation of the Final Plat, and
 - c. The utility and driveway easements across Lots 129 and 131 of Mountain Shadow Resort Unit 2 – Amended VI as recorded in Docket 20140826758, M.C.R. that shall be duly recorded prior to Town Council approval of said Final Plat.
3. Prior to recordation of the Final Plat for said subdivision, the applicant shall provide to the Town Attorney a copy of the CC&R's or other documents for review to insure that all CC&R terms required under the SUP or other recorded agreements are part of the CC&Rs or other documents, including provision for maintenance of any drainage easements dedicated on the plat.
4. The final subdivision improvements shall be in substantial compliance with subdivision 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

Plat, 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 final subdivision improvement plans prior to the issuance of any building permit for a residential unit in said subdivision.

5. Within 30 days of approval of the Final Plat, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.
6. The Map of "Mountain Shadow Resort Unit 2 – Amended VII" shall be approved by the Town and recorded prior to recordation of the Final Plat.

Council Member Mark Stanton seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 2 (Dembow, Syms)

13. REQUESTS FOR FUTURE AGENDA ITEMS

Mr. Burke summarized the future agenda item list.

Council Member Hamway asked that the ordinances regarding stormwater management be added to a future agenda.

a. Consideration of Request for Future Agenda Topics

14. MAYOR / COUNCIL / MANAGER COMMENTS

Mr. Burke announced that he appointed Dawn Marie Buckland as Director of Administration and Governmental Affairs. Her start date would be June 8, 2015.

He reported that a new Police Chief would be appointed very soon once the final background checks have been conducted.

Motion – Council Member Sherf moved to enter Executive Session at 6:40 p.m. Council Member Hamway seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 2 (Dembow, Syms)

15. ADJOURN

Motion - Council Member Jerry Bien-Willner moved to adjourn. Council Member Mark Stanton seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 2 (Dembow, Syms)

Mayor Collins adjourned the meeting at 6:55 p.m.

TOWN OF PARADISE VALLEY

SUBMITTED BY:

Duncan Miller, Town Clerk

TOWN *of* **PARADISE VALLEY**



**PLANNING COMMISSION MEETING
6401 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253
SUMMARY MINUTES
April 21, 2015**

1. CALL TO ORDER

The meeting of the Town of Paradise Valley Planning Commission was called to order by Chair Strom at 6:00 p.m. He explained that the primary item this evening will be The Villas at Mountain Shadows Preliminary Plat. He stated that the order of the agenda will be an executive session, followed by the study session and public meeting on said plat, then the public meeting on the hillside rotation.

2. ROLL CALL

George Burton called the roll, noting there was a quorum.

COMMISSIONERS PRESENT

Dolf Strom, Chairman
Thomas Campbell, Commissioner
Jonathan Wainwright, Commissioner
Scott Moore, Commissioner
Daran Wastchak, Commissioner
Jeff Wincel, Commissioner

COMMISSIONERS ABSENT

Richard Mahrle, Commissioner

STAFF PRESENT

Paul Michaud, Senior Planner
George Burton, Planner
Susan Goodwin, Acting Town Attorney
Duncan Miller, Town Clerk

3. EXECUTIVE SESSION

At 6:02 p.m., Commissioner Wastchak moved the Planning Commission go into executive session to discuss legal matters regarding the Villas at Mountain Shadows Preliminary Plat agenda item. Commissioner Wainwright seconded the motion and it passed unanimously. The regular meeting resumed at 6:15 p.m.

4. WORK STUDY SESSION

A. Discussion of The Villas at Mountain Shadows Preliminary Plat

Paul Michaud presented the topic per the Action Report. He focused on the three points raised at the April 7, 2015 Planning Commission meeting. These points were the corner vision at the southeast corner of Lot 12 adjoining the private roadway tract of Mountain Shadows West, the golf cart path on the subject property adjoining said private roadway tract and the 20-foot by 20-foot wide Emergency Access Easement (E.A.E) located on Tract C between Lots 12 and 13 of the Preliminary Plat.

During the course of the study session the applicant, Rick Carpinelli, and Scott McPherson, representative of the Resort Committee for the Mountain Shadows West Homeowners Association, spoke to clarify points.

Corner Vision: All parties' present expressed that they found the proposed 30-foot by 30-foot corner vision acceptable.

Golf Cart Path: It was noted that the Special Use Permit and Development Agreement do not require or specify any golf cart path locations. Also, these documents do not provide any design standards necessary to evaluate compliance to a proposed golf cart path. The plat itself will only show a tract(s) that includes golf cart usage along with the perimeter dimensions of said tract(s). Westroc (the resort owner), MTS Land LLC (the applicant for the Villas at Mountain Shadows) and the Mountain Shadows West Homeowners Association are working together on the final design of said path. Some concerns noted included the potential conflicts with golf cart drivers heading the opposite direction due to the one-way flow and potential conflicts with vehicles as the golf cart path adjoins the private roadway of Mountain Shadows West. The applicant noted that the newly proposed eight-foot setback wall staggers on the rear property lines along Lots 7-12 of the Preliminary Plat was a compromise.

Emergency Access: The Commissioners discussed the Town Fire Marshal's letter describing his reasoning for the access easement, along with prior conversations between the Fire Marshal and certain Commissioners. Said emergency access easement is not supported by the Mountain Shadows West Homeowners Association, claiming possible inverse condemnation and imposing new standards on an existing development. Discussion included that the Fire Marshal stated that the plat accommodates emergency access without said easement, said easement allows for another alternative emergency access point that builds in redundancy, the width of the private roadway of Mountain Shadows West and possible parked vehicles could limit turning movement and the actual use of said emergency access would likely be a rarity.

5. ACTION ITEMS

A. Consideration of The Villas at Mountain Shadows Preliminary Plat

Recommendation: Forwarded a recommendation of **APPROVAL** with stipulations.

Directly following the study session discussion, the Planning Commission went into the public meeting. Scott McPherson reviewed the three points discussed during the study session.

Motion – There were three motions. The first two motions failed. The first motion was the same motion as the third motion that was approved. The first motion failed by a vote of 2 – 4 (Commissioners Strom, Campbell, Wincel and Wastchak dissenting). The second motion removed the stipulation to delete the Emergency Access Easement. This motion failed by a vote of 2 – 4 (Commissioners Campbell, Wainwright, Wincel and Moore dissenting). A third motion passed whereby Commissioner Wastchak moved to recommend approval of the preliminary plat subject to the following stipulations. Commissioner Wainwright seconded the motion and it passed by a vote of 4 - 2 (Commissioners Strom and Campbell dissenting).

1. The Final Plat for The Villas at Mountain Shadows shall be in substantial compliance with the Preliminary Plat, Sheets 1-3, prepared by Coe & Van Loo Consultants, Inc. dated April 9, 2015.
2. The Final Plat for The Villas at Mountain Shadows shall include any and all necessary easements and/or tracts, including:
 - a. Easements and/or tracts for drainage within said plat that are consistent to the overall grading and drainage plans for the entire Special Use Permit (SUP) site, which shall be depicted on the Final Plat prior to recordation of said plat,
 - b. Easements and/or tracts for utilities, with said easements to be in the locations and widths as prescribed by the respective utility provider, with correspondence from said utility providers indicating that the identification of the final locations and widths of such easement(s) are in process given to the Town prior to Planning Commission recommendation of the Final Plat, and
 - c. The utility and driveway easements across Lots 129 and 131 of Mountain Shadow Resort Unit 2 – Amended VI as recorded in Docket 20140826758, M.C.R. that shall be duly recorded prior to Town Council approval of said Final Plat.
3. Prior to recordation of the Final Plat for said subdivision, the applicant shall provide to the Town Attorney a copy of the CC&R's or other documents for review to insure that all CC&R terms required under the SUP or other recorded agreements are part of the CC&Rs or other documents, including provision for maintenance of any drainage easements dedicated on the plat.
4. The final subdivision improvements shall be in substantial compliance with subdivision 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 Plat, 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 final subdivision improvement plans prior to the issuance of any building permit for a residential unit in said subdivision.

5. Within 30 days of approval of the Final Plat, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.
6. The applicant shall delete from the Preliminary Plat the 20-foot by 20-foot wide Emergency Access Easement (E.A.E) located on Tract C between Lots 12 and 13 of the Preliminary Plat.
7. The applicant shall revise Tract C to include the 8-foot setback wall staggers on the rear property lines along Lots 7-12 of the Preliminary Plat as shown on Sheet LH002, Preliminary Hardscape Plans, prepared by CVL Consultants dated April 21, 2015.
8. The applicant shall correct the southern perimeter lot dimension of Lot 15 of the Preliminary Plat.

Passed

For: 4; Against: 2; Abstain: 0; Absent: 1

B. Consideration of Hillside Building Committee Rotation Schedule.

There was no discussion or public comment made.

Motion –Commissioner Campbell moved to recommend approval of the changes to Section 2-5-6, Hillside Building Committee, of the Town Code with the following stipulations.

Commissioner Wincel seconded the motion and it passed unanimously.

- A. Hillside Building Committee (HIBCO) established to review applications for building permits in a Hillside Development Area.
- B. Committee shall consist of three (3) members of Planning Commission and two citizens, all of whom shall be appointed by the Mayor and confirmed by the Town Council. Citizen members must be Town residents but may not be members of the Planning Commission or Town staff.
- C. Term of citizen members shall be two (2) years. The first appointees shall serve individual terms of one year and two years. The terms of the members of the Planning Commission shall coincide with their terms of office, however such members shall serve on the Committee ~~via for six month staggered intervals according to a bi-annual rotation schedule proposed by the Mayor and confirmed by the Town Council. The rotation schedule shall also designate the member who shall serve as Chair.~~
- D. **The Hillside Building Committee members shall select the Hillside Committee Chair.**



June 16, 2015

Re: Emergency Assessment Easement

Dear Town Council Members;

In my capacity as the Fire Marshal (fire code official) of the Town of Paradise Valley, I have determined that the "The Villas At Mountain Shadows" plat meets the requirements of the International Fire Code in regards to access.

Sincerely,

Robert D Lee
Fire Marshal



2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

May 8, 2016

Fred E. Fleet
Coe and Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014

Dear Mr. Fleet,

This letter is to inform you that an analysis of the fire flow availability for the proposed Mountain Shadows West has been completed.

The analysis was performed using the hydraulic model for EPCOR Water's Paradise Valley water district, prepared by EPCOR. This model was last calibrated in 2010 and has been updated as necessary. The model is believed to be an accurate representation of the water system within a reasonable margin of error.

According to the plans submitted to EPCOR, the water lines proposed for Mountain Shadows West will be located in the northeast portion of the existing Mountain Shadows Golf Course, which is positioned at the southwest corner of Lincoln Drive and 56th Street. The proposed water lines are shown in the attached diagram. The new water lines will be 8-inch ductile iron pipe; they will connect to the existing 12-inch pipe in Lincoln Drive and the 8-inch pipe in 56th Street.

The Town of Paradise Valley is requesting a minimum fire flow of 1,500 gpm at a residual pressure of 20 psi. Based on the hydraulic modeling results of the proposed water lines, Mountain Shadows West will receive fire flows in the range of 2,064 gpm to 2,124 gpm at the required residual zone pressure of 20 psi (see attachment). This analysis was performed using the maximum day demand scenario. The results show that there is adequate fire flow availability to satisfy the minimum flow requested by the Town. Please note that these are estimated values from a model, and actual field tests are expected to vary depending on system demand and other fluctuating conditions.

If you have any questions concerning the model or the analysis performed, please feel free to contact me.

Sincerely,

Gandace Coleman, PE
Engineering Project Manager
EPCOR Water

Attachment: Mountain Shadows West, Fire Flow Availability

Prepared by EPCOR Water
Paradise Valley Working Model



EPCOR

2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

January 26, 2015

MTS Land LLO
18201 Van Karman Suite 950
Irvine, CA 92812

Sent via e-mail to: Fef@cvlcl.com

Re: Will-Serve Letter for Water Service
Villas at Mountain Shadows

To whom it may concern:

This letter is in response to Cde & Van Lee's request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to the Villas at Mountain Shadows (the "Development"). The Development is a residential project that encompasses approximately 9 acres and is located in the Town of Paradise Valley as shown in Exhibit A. EPCOR provides the following information for your consideration:

1. EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") as issued by the Arizona Corporation Commission.
2. Where new waterlines will be required to serve the Development, such water service to the Development by EPCOR will be conditioned upon the developer entering into a Main Extension Agreement (an "MXA") with EPCOR in a form acceptable to EPCOR, and upon the developer fully performing its obligations under the MXA. The MXA will provide, among other things, that the developer will be responsible for the cost to construct all water main extensions necessary to distribute water from EPCOR's existing system to the individual service line connections in the Development. The design and construction of all such main extensions will be subject to EPCOR's approval, and ownership of the main extensions, together with related real property easement rights, must be transferred to EPCOR prior to the initiation of water service in the Development.
3. Based on water service currently provided by EPCOR in the CC&N, EPCOR will have adequate water capacity for normal use in the Development upon developer's fulfillment of its obligations under the MXA. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
4. Developer will be required, as a condition to EPCOR providing water service to the Development, to pay all required fees pursuant to EPCOR's then current tariffs and as may be provided in the MXA.

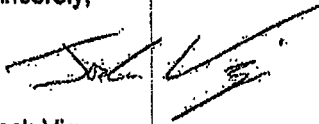
This letter assumes that construction of the main extensions within the Development will begin within one (1) year after the date of this letter.

If developer begins construction of any water mains in the Development or any other water service infrastructure intended to serve the Development without, in each instance, the prior written approval of such construction by EPCOR, developer will be proceeding with such construction at its own risk.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided to developer for information only. Any agreement between developer and EPCOR for water service in the Development must be memorialized in a written agreement executed and delivered by their respective authorized representatives.

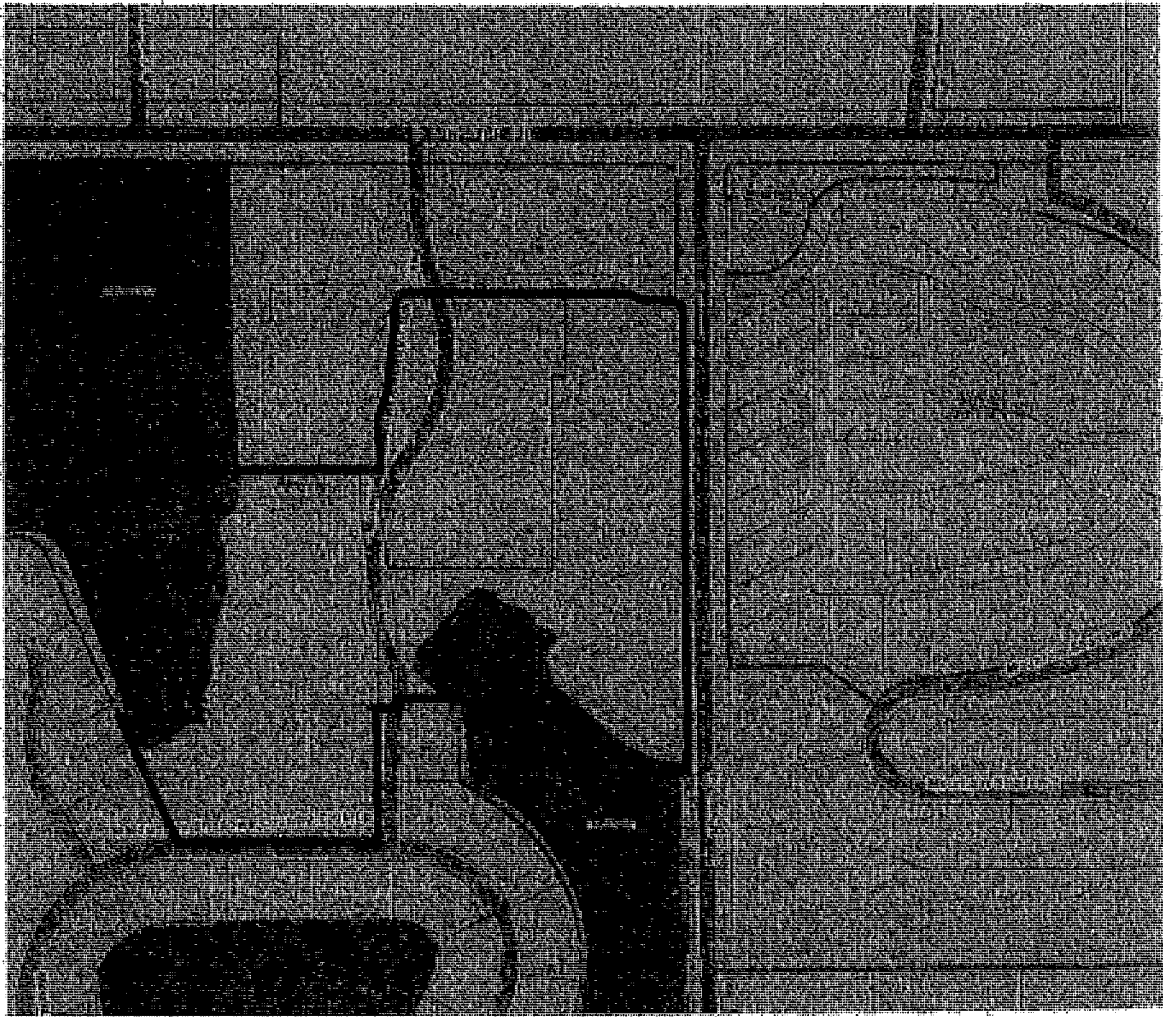
For additional information, please contact me at (623) 445-2495 or at jvig@epcor.com

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Vig", with a stylized flourish extending from the end.

Josh Vig
Project Manager

EXHIBIT A





City of Phoenix

WATER SERVICES DEPARTMENT
DISTRIBUTION & COLLECTION ENGINEERING DIVISION

August 13, 2007

Fred Fleet, P.E.
Fleet Fisher Engineering, Inc.
4250 E Camelback Road, Suite 410K
Phoenix, AZ 85018

Re: Mountain Shadows Redevelopment
56th St and Lincoln Drive – Paradise Valley, AZ

Dear Mr. Fleet:

In accordance with R18-9-E301C, the City of Phoenix affirms that it has capacity in its downstream collection system and treatment plants for the volume of wastewater from the proposed sewer collection system of the subject project.

Please call me at 602-495-5407 if we can provide additional assistance.

Sincerely,

James F. Shannon, P.E.
Civil Engineer III Team Leader
Distribution and Collection Engineering

c: Gary Griffith

**STATE OF ARIZONA
DEPARTMENT OF WATER RESOURCES
CERTIFICATE OF ASSURED WATER SUPPLY**

This is to certify that

MTS Land, LLC, a Delaware limited liability company, owner

has met the requirements of A.R.S. §§ 45-576 and the applicable regulations, and

By powers vested in the Director of the Arizona Department of Water Resources by the
State of Arizona, and subject to the conditions contained in the applicable regulations,

Is issued this Certificate of Assured Water Supply for

**Mountain Shadows Resort
Township 2 North, Range 4 East, Section 8
GSRB&M Maricopa County, PHOENIX Active Management Area**

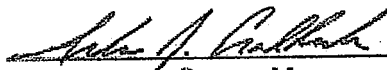
Sufficient water of adequate quality will be continuously available to satisfy the water demand of
the referenced subdivision for at least one hundred years. The referenced subdivision consists of
178 lots as described in the preliminary plat on file with the Department, and has an estimated
water demand of 36.42 acre-feet per year. The subdivision will be served groundwater by
EPCOR - Paradise Valley.

This Certificate is invalid as to any entity not named above.
This Certificate may be assigned pursuant to A.A.C. R12-15-705.

Certificate Number: 27-700797.0000



ARIZONA DEPARTMENT OF WATER RESOURCES


Program Manager

8/27/2014
Date

TYPE A CERTIFICATE



ARIZONA PUBLIC SERVICE

Town of Paradise Valley
c/o Ron Watson
Dry Utilities Services Arizona
4801 S. Lakeshore Dr.
Suite 112
Tempe, AZ 85282

Ray Smith
Survey & Row Representative
Customer Construction East

Mail Station 4031
P.O. Box 53933
Phoenix, AZ 85072-3933
T: 602.493-4405
F: 602.493-4429
R.Smith@aps.com

June 11, 2015

This is regarding the plans for The Final Plat For The Villas at Mountain Shadows, a resubdivision of Lot 132 of Mountain Shadow Resort Unit 2 - Amended VII. After reviewing the preliminary plat for The Villas at Mountain Shadows, Arizona Public Service does not see a problem with Tract B, Tract C and Tract D being dedicated to water, sewer, gas, electric, telephone and cable television utility providers. It is also understood that the purpose of this easement is to allow service to and from Lots 128, 128-A, 129, 131, 132(Future Lots 1-20), 133, 134, 135 and Tract "A" of Amended VII. This will be sufficient enough to place Arizona Public Service facilities in order to meet the needs of the customers of this development.

Please contact me at 602-493-4405 or by email at r.smith@aps.com with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Smith", with a stylized flourish at the end.

Ray Smith
Survey/ROW Agent
Arizona Public Service
Customer Construction East



4612 E BELL RD
PHOENIX, AZ 85032

4-29-15

Mr. Rick Carpinelli
CROWN REALTY DEVELOPMENT
5517 East Lincoln Drive
Paradise Valley, AZ 85253

Re: Villas at Mountain Shadows

Dear Mr. Carpinelli,

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The enclosed policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give me a call at 602-493-4470 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

Harry O'Neill

Harry O'Neill
Customer Project Manager
Customer Construction East



100 Centurylink Dr.
Mailstop 3TCW089.2
Monroe, LA 71203

June 11, 2015

Town of Paradise Valley
c/o Ron Watson
Dry Utilities Services Arizona
4801 S. Lakeshore Dr.
Suite 112
Tempe, AZ 85282

To Whom It May Concern:

This is regarding the plans for The Final Plat For The Villas at Mountain Shadows, a re-subdivision of Lot 132 of Mountain Shadow Resort Unit 2 – Amended VII. After reviewing the preliminary plat for For The Villas at Mountain Shadows, CenturyLink does not see a problem with Tract B, Tract C and Tract D being dedicated to water, sewer, gas, electric, telephone and cable television utility providers. It is also understood that the purpose of this easement is to allow service to and from Lots 128, 128-A, 129, 131, 132(Future Lots 1-20), 133, 134, 135 and Tract "A" of Amended VII. This will be sufficient enough to place CenturyLink facilities in order to meet the needs of the customers of this development.

Please contact me at 318-330-6894 or by email at michael.pietlukiewicz@centurylink.com with any questions or concerns.

Sincerely,

Michael Pietlukiewicz
Network Real Estate



CenturyLink™

CenturyLink Engineering
135 W. Orion St. 1st Floor
Tempe, AZ 85283
BICS@Centurylink.com

April 14, 2015

Mr. Rick Carpinelli
CROWN REALTY DEVELOPMENT
5517 East Lincoln Drive
Paradise Valley, Arizona 85253

RE: Villas at Mountain Shadows

Mr. Carpinelli,

The above mentioned project is located in a parcel of land located in Section 8, Township 2N and Range 4E in Maricopa County.

In response to your "Service Availability" request for the above mentioned development located at the southwest corner of Lincoln Drive and 56th Street, Paradise Valley, AZ, this letter is to acknowledge that this subject property is within CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission, and may be examined at your local CenturyLink Business Office.

Sincerely,

Roni Jean Grant-Sloan
CenturyLink Supervisor Construction/Engineering Permits/Joint Use/Developer Administration
135 W Orion Street, 1st Floor
Tempe, AZ 85283
480/768-4294 (Office)
480/748-1352 (Cell)



SOUTHWEST GAS CORPORATION

June 11, 2015

**Crown Realty Development
Attn: Rick Carpinelli
5517 E Lincoln Dr
Paradise Valley AZ 85253**

RE: Natural Gas Service: Villas at Mountain Shadows (56th St & Lincoln)

In response to your recent inquiry concerning the availability of natural gas to the above location, Southwest Gas Corporation is the natural gas supplier for this area. Gas can be extended to this subdivision from our gas main along Mountain Shadows Country Club Access Rd. Please keep in mind there is an existing service and meter on site with address of 5525 E Lincoln Dr Paradise Valley AZ 85253 that will need to be removed and abandoned.

Natural gas is available to serve this project in accordance with our Rule Six as filed with the Arizona Corporation Commission. We extend our facilities based on economic justification. Without reviewing a preliminary engineering plan for this project, we cannot, at this time, determine what fees would be required from the developer. We are interested in serving this project with the preferred fuel, natural gas, and look forward to hearing from you as plans progress.

If you have any questions regarding our policies or procedures, please contact me at 602-818-1891.

Sincerely,

Jeff Shelton
Energy Advisor
Central Arizona Division



Town of Paradise Valley
c/o Ron Watson
Dry Utilities Services Arizona
4801 S. Lakeshore Dr.
Suite 112
Tempe, AZ 85282

June 26, 2015

This is regarding the plans for The Final Plat for the Villas at Mountain Shadows, a re-subdivision of Lot 132 of Mountain Shadow Resort Unit 2 - Amended VII. After reviewing the preliminary plat for The Villas at Mountain Shadows, Cox does not see a problem with Tract B, Tract C and Tract D being dedicated to water, sewer, gas, electric, telephone and cable television utility providers. It is also understood that the purpose of this easement is to allow service to and from Lots 128, 128-A, 129, 131, 132(Future Lots 1-20), 133, 134, 135 and Tract "A" of Amended VII. This will be sufficient enough to place Cox facilities in order to meet the needs of the customers of this development.

Please contact me at 602-694-1418 or by email at zachary.killin@cox.com with any questions or concerns.

Sincerely,

Zach Killin

Zach Killin

Cox Communications
Construction Planner
zachary.killin@cox.com
1550 W. Deer Valley Rd
Phoenix Arizona 85027
Cell - 602-694-1418



1550 W Deer Valley Road
Phoenix, AZ 85027

April 16th, 2015

Mr. Rick Carpinelli
CROWN REALTY DEVELOPMENT
5517 East Lincoln Drive
Paradise Valley, AZ 85253

Project: Villas at South Mountain

To Whom It May Concern:

This letter is to confirm that Cox Communications is a licensed telecommunications provider for the above area located in Maricopa County. Service to a development with public streets and public utility easements, meeting the density requirement as stipulated in the license with the County, will be provided at no cost to the developer. Should the project not meet the density requirement, a capital contribution program is available.

For private communities (whether gated or not), our standard easement agreement will be required. Otherwise the same procedures apply. The developer also has the option of providing service to the community at a reduced rate under the bulk discount program. If you're interested, please contact me for additional information on the program.

Upon receipt of the appropriate trench maps and placement time lines, Cox Communications will place its facilities in the joint utility trenches. For the preliminary information and/or the service are map, please call our Cox Traffic Management Center at 623-328-3554.

Sincerely,

Daniel Weryzynski

Daniel Weryzynski
Account Executive
Phone 623-328-6701



2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

July 16, 2015

Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

RE: The Final Plat for the Villas at Mountain Shadows

EPCOR has reviewed the project for the Final Plat for the Villas at Mountain Shadows, a resubdivision of Lot 132 of Mountain Shadow Resort Unit 2 – Amended VII. EPCOR has no issue with the Final Plat as well as the construction plans for water service. The PUE to be dedicated is adequate for our utility service, per our Project Manager Josh Vig. Therefore, EPCOR has no objection.

Please feel free to contact me with any questions or concerns at 623-780-3777 or email at kdotray@epcor.com

Sincerely,


Kimberly Dotray
Real Property Manager



2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

January 26, 2015

MTS Land LLC
18201 Van Karman Suite 950
Irvine, CA 92812

Sent via e-mail to: Fef @cvlci.com

Re: Will-Serve Letter for Water Service
Villas at Mountain Shadows

To whom it may concern;

This letter is in response to Coe & Van Loo's request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to the Villas at Mountain Shadows (the "Development"). The Development is a residential project that encompasses approximately 9 acres and is located in the Town of Paradise Valley as shown in Exhibit A. EPCOR provides the following information for your consideration:

1. EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") as issued by the Arizona Corporation Commission.
2. Where new waterlines will be required to serve the Development, such water service to the Development by EPCOR will be conditioned upon the developer entering into a Main Extension Agreement (an "MXA") with EPCOR in a form acceptable to EPCOR, and upon the developer fully performing its obligations under the MXA. The MXA will provide, among other things, that the developer will be responsible for the cost to construct all water main extensions necessary to distribute water from EPCOR's existing system to the individual service line connections in the Development. The design and construction of all such main extensions will be subject to EPCOR's approval, and ownership of the main extensions, together with related real property easement rights, must be transferred to EPCOR prior to the initiation of water service in the Development.
3. Based on water service currently provided by EPCOR in the CC&N, EPCOR will have adequate water capacity for normal use in the Development upon developer's fulfillment of its obligations under the MXA. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
4. Developer will be required, as a condition to EPCOR providing water service to the Development, to pay all required fees pursuant to EPCOR's then-current tariffs and as may be provided in the MXA.

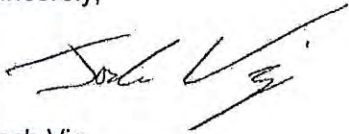
This letter assumes that construction of the main extensions within the Development will begin within one (1) year after the date of this letter.

If developer begins construction of any water mains in the Development or any other water service infrastructure intended to serve the Development without, in each instance, the prior written approval of such construction by EPCOR, developer will be proceeding with such construction at its own risk.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided to developer for information only. Any agreement between developer and EPCOR for water service in the Development must be memorialized in a written agreement executed and delivered by their respective authorized representatives.

For additional information, please contact me at (623) 445-2495 or at jvig@epcor.com

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Vig", written over a horizontal line.

Josh Vig
Project Manager



2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

January 15, 2015

Fred E. Fleet
Coe and Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014

Dear Mr. Fleet,

This letter is to inform you that an analysis of the fire flow availability for the proposed Villas at Mountain Shadows Resort has been updated.

The analysis was performed using the hydraulic model for EPCOR Water's Paradise Valley water district, prepared by EPCOR. This model was last calibrated in 2010 and has been updated as necessary. The model is believed to be an accurate representation of the water system within a reasonable margin of error.

According to the plans Fleet-Fisher Engineer submitted to EPCOR, the water lines proposed for this phase of the Mountain Shadows Resort will be located in the northeast portion of the existing Mountain Shadows Golf Course, which is positioned at the southwest corner of Lincoln Drive and 56th Street. The proposed water lines are shown in the attached diagram. The new water lines will be 8-inch ductile iron pipe; they will connect to the existing 12-inch pipe in Lincoln Drive and the 8-inch pipe in 56th Street. There are six fire hydrants in the proposed plan.

The Town of Paradise Valley is requesting a minimum fire flow of 1,500 gpm at a residual pressure of 20 psi. Based on the hydraulic modeling results of the proposed water lines, the hydrants will receive a flow of 2,066 gpm to 2,137 gpm at the required residual zone pressure of 20 psi (see attachment). This analysis was performed using the maximum day demand scenario. The results show that there is adequate fire flow availability to satisfy the minimum flow requested by the Town. Please note that these are estimated values from a model, and actual field tests are expected to vary depending on system demand and other fluctuating conditions.

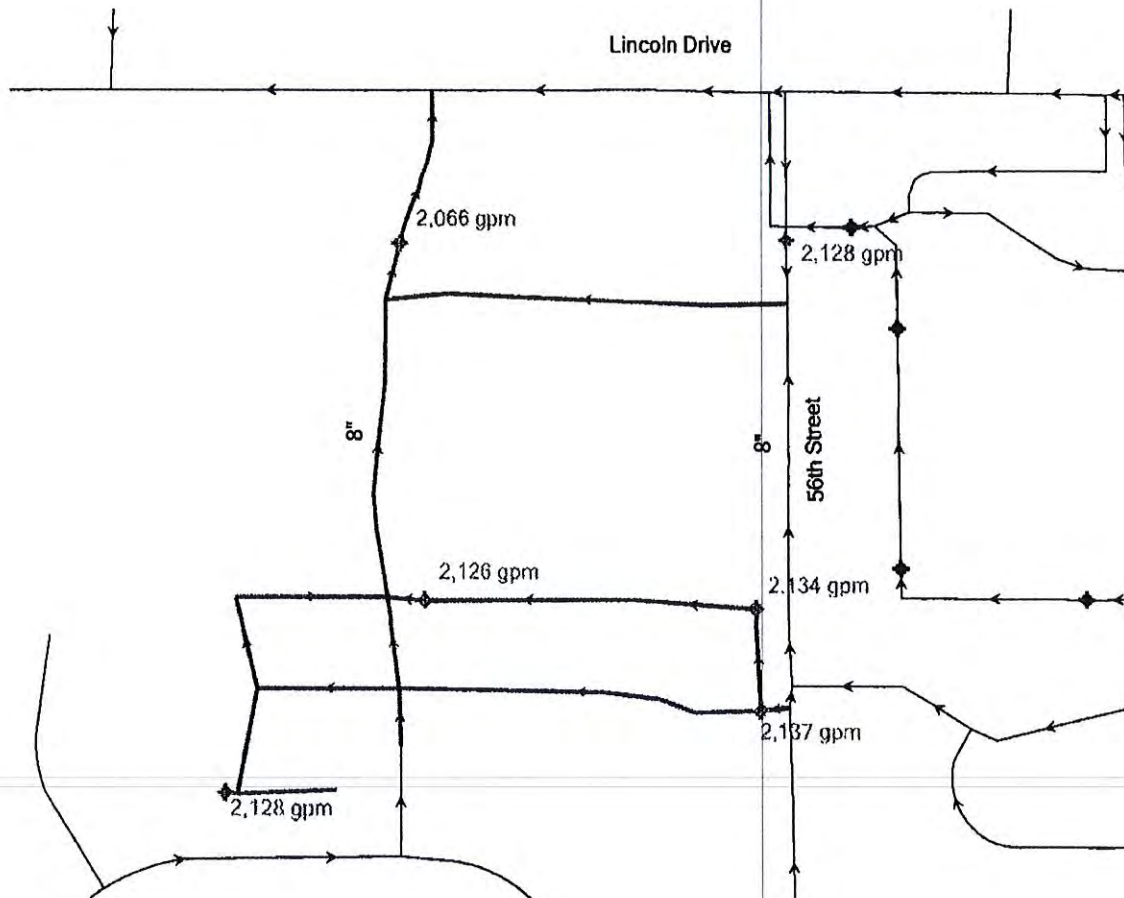
If you have any questions concerning the model or the analysis performed, please feel free to contact me.

Sincerely,
Candace Coleman
Candace Coleman, PE
Engineer, Planning
EPCOR Water



Attachment: Villas at Mountain Shadows Resort, Fire Flow Availability

Villas at Mountain Shadows Resort
Fire Flow Availability at 20 psi Minimum Zone Pressure
Maximum Day Demand Scenario



Prepared by EPCOR Water
Paradise Valley Working Model



City of Phoenix

WATER SERVICES DEPARTMENT
DISTRIBUTION & COLLECTION ENGINEERING DIVISION

August 13, 2007

Fred Fleet, P.E.
Fleet Fisher Engineering, Inc.
4250 E Camelback Road, Suite 410K
Phoenix, AZ 85018

Re: Mountain Shadows Redevelopment
56th St and Lincoln Drive – Paradise Valley, AZ

Dear Mr. Fleet:

In accordance with R18-9-E301C, the City of Phoenix affirms that it has capacity in its downstream collection system and treatment plants for the volume of wastewater from the proposed sewer collection system of the subject project.

Please call me at 602-495-5407 if we can provide additional assistance.

Sincerely,

James F. Shannon, P.E.
Civil Engineer III Team Leader
Distribution and Collection Engineering

c: Gary Griffith

LAW OFFICES
JORDEN BISCHOFF
& HISER, P.L.C.

7272 E. INDIAN SCHOOL ROAD, SUITE 360
SCOTTSDALE, ARIZONA 85251
TELEPHONE: 480-505-3900
FACSIMILE: 480-505-3901

SANDRA M. CORN

DIRECT LINE: 480-505-3907
e-mail: scorn@jordenbischoff.com

July 8, 2015

**VIA E-MAIL (pmichaud@paradisevalleyaz.gov)
AND REGULAR MAIL**

Paul Michaud, Senior Planner
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

Re: Affidavit of Mailing for Planning Commission Public Meeting Notice
The Villas at Mountain Shadows

Dear Paul:

Enclosed are the affidavit of mailing and a copy of the Planning Commission public meeting notice for the above-referenced property. Please call if you have any questions.

Sincerely,


Sandra M. Corn

Enclosures

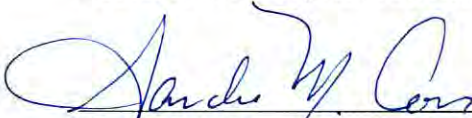
cc (w/encl.): Rick Carpinelli (rcarpinelli@crowndev.com)

AFFIDAVIT

STATE OF ARIZONA)
) ss.
County of Maricopa)

RE: Planning Commission Public Meeting, July 21, 2015 – The Villas at Mountain Shadows

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 1,000 feet of the subject property, as obtained from the Maricopa County Assessor's Office, and such notification has been mailed on July 8, 2015.

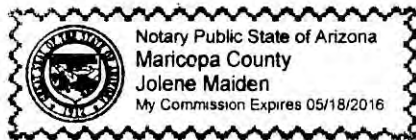


Sandra M. Corn, Paralegal



Date

The foregoing instrument was acknowledged by me this 8th day of July, 2015, by Sandra M. Corn.





NOTARY PUBLIC

My commission expires:



The Villas at Mountain Shadows Final Plat
1,000' Mailing List
July 8, 2015

OWNER	OWNER 2	ADDR1	ADDR2	CITY	STATE	ZIP
5600 E. Lincoln LLC	or Current Resident	2201 East Camelback Road	Suite 650	Phoenix	AZ	85016
6245 N. Camelback Manor LLC	or Current Resident	1445 North State Parkway	Suite 307	Chicago	IL	60610
Alan Hatch and Dawn Hatch	or Current Resident	5525 East Lincoln Drive	Unit 97	Paradise Valley	AZ	85253
Albert D. Frederickson and Ruth E. Frederickson	or Current Resident	7002 East San Miguel Avenue		Paradise Valley	AZ	85253
Alexander R. Abbell and Kimberly A. Abbell	or Current Resident	5434 East Lincoln Drive	Unit 5	Paradise Valley	AZ	85253
Ann L. Sells Revocable Trust	or Current Resident	5434 East Lincoln Drive	Unit 18	Paradise Valley	AZ	85253
Aslanian Family Trust	or Current Resident	6210 North Camelback Manor Drive		Paradise Valley	AZ	85253
Ax Beverey Bradway	or Current Resident	5434 East Lincoln Drive	Unit 20	Paradise Valley	AZ	85253
Barbara A. Vite	or Current Resident	5434 East Lincoln Drive	Unit 9	Paradise Valley	AZ	85253
Barbara M. Trandal	or Current Resident	5525 East Lincoln Drive	Unit 118	Paradise Valley	AZ	85253
Barbara's LLC	or Current Resident	P. O. Box 60399		Colorado Springs	CO	80960
Boomerang, LLC	or Current Resident	12515 Willows Road NE	Suite 200	Kirkland	WA	98034
Brenda Lee Emerick	or Current Resident	5525 East Lincoln Drive	Unit 108	Paradise Valley	AZ	85253
Brian P. Liddy and Mary Liddy	or Current Resident	1919 East Gothic Circle		Green Bay	WI	54313
Carl F. Bussema and Betty J. Bussema	or Current Resident	5525 East Lincoln Drive	Unit 91	Paradise Valley	AZ	85253
Carole Ferris Kroeger	or Current Resident	5525 East Lincoln Drive	Unit 73	Paradise Valley	AZ	85253
Charles E. Evans and Jeanne C. Evans	or Current Resident	5635 East Lincoln Drive	Unit 30	Paradise Valley	AZ	85253
Colonia Miramonte Owners Assn., Inc.	or Current Resident	P. O. Box 35065		Phoenix	AZ	85069
Courtney Lynn Meyer	or Current Resident	5434 East Lincoln Drive	Unit 10	Paradise Valley	AZ	85253
Curtis Steinhoff and Paul Rottas	or Current Resident	5525 East Lincoln Drive	Unit 120	Paradise Valley	AZ	85253
Daniel E. Kuchta and Joy M. Mendenhall	or Current Resident	5525 East Lincoln Drive	Unit 92	Paradise Valley	AZ	85253
Danny J. Noonan and Denise Rapp	or Current Resident	5635 East Lincoln Drive	Unit 34	Paradise Valley	AZ	85253
David and Marcia Christofferson Joint Trust	or Current Resident	361 Detroit St.		Denver	CO	80206
David E. Dines and Bette H. Dines	or Current Resident	5434 East Lincoln Drive	Unit 11	Paradise Valley	AZ	85253
Dennis R. Hood and Barbara Barr	or Current Resident	5525 East Lincoln Drive	Unit 90	Paradise Valley	AZ	85253
Dwight C. Lincoln and Lynne A. Lincoln	or Current Resident	5635 East Lincoln Drive	Unit 36	Paradise Valley	AZ	85253
Edward A. Beardsley and Mary Jo Beardsley	or Current Resident	6300 North Camelback Manor Drive		Paradise Valley	AZ	85253
Edward J. Coyne, II	or Current Resident	5525 East Lincoln Drive	Unit 101	Paradise Valley	AZ	85253
Edward Smith and Marilyne Smith	or Current Resident	5525 East Lincoln Drive	Unit 102	Paradise Valley	AZ	85253
ELW Arizona Qualified Personal Resid Trust	or Current Resident	5525 East Lincoln Drive	Unit 122	Paradise Valley	AZ	85253
Francis L. Foley and Barbara A. Wilson	or Current Resident	5434 East Lincoln Drive	Unit 3	Paradise Valley	AZ	85253
Gary L. Lane and Ann H. Lane	or Current Resident	6233 North Camelback Manor Drive		Paradise Valley	AZ	85253
Gerald G. Ritt and Kathryn A. Ritt	or Current Resident	5525 East Lincoln Drive	Unit 127	Paradise Valley	AZ	85253
GIG Asset Management, Inc.	or Current Resident	8549 Wilshire Boulevard	Suite 1191	Beverly Hills	CA	90211
Gloria A. Patzer	or Current Resident	5325 East Lincoln Drive		Paradise Valley	AZ	85253
Herschell E. Parent, II and Judith Parent	or Current Resident	5525 East Lincoln Drive	Unit 79	Paradise Valley	AZ	85253

Hong-Kee Ong and Doris Ong	or Current Resident	14629 North 14th Drive		Phoenix	AZ	85023
Howard E. Kraft	or Current Resident	5525 East Lincoln Drive	Unit 119	Paradise Valley	AZ	85253
Irene Bloom	or Current Resident	5635 East Lincoln Drive	Unit 33	Paradise Valley	AZ	85253
Iris J. Yellen Trust	or Current Resident	1981 Long Lakes Shores Drive		Bloomfield Hills	MI	48302
Irvin R. Kessler and Barbara Anderson	or Current Resident	2800 Niagara Lane North		Plymouth	MN	55447
J. D. Russell Trust	or Current Resident	6222 West Camelback Manor Drive		Paradise Valley	AZ	85253
J. David Hann and Leigh A. Hann	or Current Resident	6115 North Camelback Manor Drive		Paradise Valley	AZ	85253
James C. O'Malley Jr. and Madeleine C. O'Malley	or Current Resident	5525 East Lincoln Drive	Unit 110	Paradise Valley	AZ	85254
James H. Binns Jr. and Connie H. Binns	or Current Resident	5635 East Lincoln Drive	Unit 29	Paradise Valley	AZ	85253
James L. Kunkel and Judith A. Kunkel	or Current Resident	5434 East Lincoln Drive	Unit 1	Paradise Valley	AZ	85253
James Odor and David Birdwell	or Current Resident	15001 Wilson Road		Edmond	OK	73013
Jay C. Stuckey and Mary Sue Stuckey	or Current Resident	P. O. Box 87420		Phoenix	AZ	85080
Jeffrey Russell and Deborah Russell	or Current Resident	6222 North Camelback Manor Drive		Paradise Valley	AZ	85253
Jerald P. Underdahl and Steven F. Brandwein	or Current Resident	5343 East Lincoln Drive		Paradise Valley	AZ	85253
John Alan Balfour	or Current Resident	5525 East Lincoln Drive	Unit 74	Paradise Valley	AZ	85253
John J. Shufeldt and Rene J. Beckman	or Current Resident	6069 North 56th Street		Paradise Valley	AZ	85253
John J. Shufeldt and Rene J. Beckman	or Current Resident	6069 North 56th Street		Paradise Valley	AZ	85253
John T. Bunn	or Current Resident	5525 East Lincoln Drive	Unit 106	Paradise Valley	AZ	85253
Jon C Walker Trust	or Current Resident	7171 North Hillside Drive		Paradise Valley	AZ	85253
Joseph F. Miller and Evelyn L. Miller	or Current Resident	5525 East Lincoln Drive	Unit 98	Paradise Valley	AZ	85253
Joseph G. Abdo and Sara Sylvia Ramirez-Abdo	or Current Resident	6125 North Camelback Manor Drive		Paradise Valley	AZ	85253
Judith Darlene Dwyer	or Current Resident	5525 East Lincoln Drive	Unit 70	Paradise Valley	AZ	85253
Kathleen Ferris Trust	or Current Resident	6144 North Camelback Manor Drive		Paradise Valley	AZ	85253
Kathryn Ann Pulatie	or Current Resident	5525 East Lincoln Drive	Unit 103	Paradise Valley	AZ	85253
Kathy Albert Revocable Trust	or Current Resident	5434 East Lincoln Drive	Unit 17	Paradise Valley	AZ	85253
Kevin Hirsch	or Current Resident	6310 North Camelback Manor Drive		Paradise Valley	AZ	85253
Kimberly Alber	or Current Resident	6307 North Camelback Manor Drive		Paradise Valley	AZ	85253
Kitty S. Conover Revocable Trust	or Current Resident	6224 North Camelback Manor Drive		Paradise Valley	AZ	85253
Lawrence J. Rosen and Sandra H. Rosen	or Current Resident	220 North Bellefield Avenue		Pittsburgh	PA	15213
Leonard J. Erie, II and Susan M. Erie	or Current Resident	6306 North Camelback Manor Drive		Paradise Valley	AZ	85253
Leslie M. McCarver and Charles L. McCarver	or Current Resident	5525 East Lincoln Drive	Unit 77	Paradise Valley	AZ	85253
Loretta M. McCarthy	or Current Resident	70 East 77th Street	Unit 5C	New York	NY	10021
Lynn Spottswood Oden	or Current Resident	5525 East Lincoln Drive	Unit 69	Paradise Valley	AZ	85253
Marian F. Cook	or Current Resident	P. O. Box 3322		Carefree	AZ	85377-3322
Marilyn J. Kruzich	or Current Resident	5525 East Lincoln Drive	Unit 76	Paradise Valley	AZ	85253
Marjorie A. Eckman Revocable Trust	or Current Resident	5434 East Lincoln Drive	Unit 4	Paradise Valley	AZ	85253
Marriott Condominium Development Corporation	or Current Resident	P. O. Box 579		Louisville	TN	37777-0579

Martin F. White and Joy F. White	or Current Resident	156 Park NE		Warren	OH	44481
Max W. Fluckiger and Waltraut Fluckiger	or Current Resident	5525 East Lincoln Drive	Unit 126	Paradise Valley	AZ	85253
Melvin L. Decker and Clarice O. Decker	or Current Resident	5525 East Lincoln Drive	Unit 78	Paradise Valley	AZ	85253
Michael H. Dershowitz and Iris Dershowitz	or Current Resident	5434 East Lincoln Drive	Unit 2	Paradise Valley	AZ	85253
Michael Manning and Doreen A. Manning	or Current Resident	6301 North Camelback Manor Drive		Paradise Valley	AZ	85253
Milum Living Trust/Etal	or Current Resident	5525 East Lincoln Drive	Unit 117	Paradise Valley	AZ	85253
Mock Family Trust	or Current Resident	6130 North Camelback Manor Drive		Paradise Valley	AZ	85253
Moerkerke Family LLC	or Current Resident	14550 North Frank Lloyd Wright Boulevard	Suite 1000	Scottsdale	AZ	85260
Mountain Shadows Estates East Homeowners Association, Inc.	or Current Resident	2432 West Peoria Avenue	Suite 1302	Phoenix	AZ	85029
Mountain Shadows West Homeowners Association, Inc.	or Current Resident	2432 West Peoria Avenue	Suite 1302	Phoenix	AZ	85029
MS West, L.L.C.	or Current Resident	14400 North 76th Place		Scottsdale	AZ	85260
MTS Builders, LLC	or Current Resident	8408 East Shea Boulevard	Suite D-100	Scottsdale	AZ	85260
MTS Land L.L.C.	or Current Resident	18201 Von Karman Avenue	Suite 950	Irvine	CA	92612
P.V. No. 96, L.L.C.	or Current Resident	P. O. Box 556		Harbor Springs	MI	49740
Pacific Lincoln 24 L.L.C	or Current Resident	2201 East Camelback Road	Suite 650	Phoenix	AZ	85016
Paul Uhlmann, Jr.	or Current Resident	1011 Greenway Terrace		Kansas City	MO	64113
Peter G. Bernal, Sr. and Teresa A. Ray	or Current Resident	5525 East Lincoln Drive	Unit 100	Paradise Valley	AZ	85253
Peter R. Fratt and Margaret A. Fratt	or Current Resident	5635 East Lincoln Drive	Unit 35	Paradise Valley	AZ	85253
Peters Family Trust	or Current Resident	5635 East Lincoln Drive	Unit 32	Paradise Valley	AZ	85253
Pierre N. Tariot and Laura J. Jakimovich	or Current Resident	6111 North Camelback Manor Drive		Paradise Valley	AZ	85253
PM Irwin Family Living Trust	or Current Resident	5434 East Lincoln Drive	Unit 12	Paradise Valley	AZ	85253
Randall W. Lynch and Lisa K. Lynch	or Current Resident	6230 East Turquoise Avenue		Paradise Valley	AZ	85253
Richard J. Lehmann and Sally Stack Lehmann	or Current Resident	6228 North 61st Place		Paradise Valley	AZ	85253
Richard L. Collins and Margaret H. Collins	or Current Resident	5525 East Lincoln Drive	Unit 105	Paradise Valley	AZ	85253
Robert and Marina Moric	or Current Resident	6320 North Camelback Manor Drive		Paradise Valley	AZ	85253
Robert G. O'Malley and Barbara A. O'Malley	or Current Resident	5434 East Lincoln Drive	Unit 19	Paradise Valley	AZ	85253
Robert M. Lafferty and Allean Dee Wardle-Lafferty	or Current Resident	6121 North Camelback Manor Drive		Paradise Valley	AZ	85253
Robert Moric and Marina Moric	or Current Resident	6320 North Camelback Manor Drive		Paradise Valley	AZ	85253
Roger D. Nelson and Catherine R. Nelson	or Current Resident	5525 East Lincoln Drive	Unit 94	Paradise Valley	AZ	85253
Sandra E. Thomas	or Current Resident	5525 East Lincoln Drive	Unit 123	Paradise Valley	AZ	85253
Santor Ventures, LLC	or Current Resident	7600 East Doubletree Ranch Road	Suite 300	Scottsdale	AZ	85258
Scott McPherson	or Current Resident	6633 East McDonald Drive		Paradise Valley	AZ	85253
Spellman Family Trust	or Current Resident	333 West Berridge Lane		Phoenix	AZ	85013
SSCZ Holdings, LLC	or Current Resident	5620 East Nauni Valley Drive		Paradise Valley	AZ	85253
Steven and Kathryn Pidgeon	or Current Resident	5812 North 33rd Place	Unit 650	Paradise Valley	AZ	85253
Steven M. Schwab and Laurie A. Schwab	or Current Resident	6117 North Camelback Manor Drive		Paradise Valley	AZ	85253
Strib VIII Trust	or Current Resident	7114 East Stetson Drive	Suite 400	Scottsdale	AZ	85251

Survivors Trust	or Current Resident	5434 East Lincoln Drive	Unit 14	Paradise Valley	AZ	85253
Terry and Linda Mooschekian Trust	or Current Resident	13215 East Penn Street	Suite 510	Whittier	CA	90602
Tristan Alexander Rooks	or Current Resident	42 Kenmore Road		Belmont	MA	02478
Waltis Trust	or Current Resident	6124 North Camelback Manor Drive		Paradise Valley	AZ	85253
WFH Properties LLC	or Current Resident	6502 North Lost Dutchman Drive		Paradise Valley	AZ	85253
William G. Daggett and Jennifer Daggett	or Current Resident	5525 East Lincoln Drive	Unit 121	Paradise Valley	AZ	85253
William H. Mallender and Carole M. Mallender	or Current Resident	5239 East Desert Vista Road		Paradise Valley	AZ	85253
William S. Bloomer, III	or Current Resident	P. O. Box 13519		Arlington	TX	76094
Wood Train, Ltd.	or Current Resident	P. O. Box 50189		Amarillo	TX	79159
Woodbine Development Corporation	or Current Resident	1900 North Akard Street	Suite 3000	Dallas	TX	75201



Paul Michaud, AICP
Senior Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253
(480) 348-3574

Dear Resident:

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a public meeting at **6:00 p.m. on Tuesday, July 21, 2015**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC MEETING: Consideration of the final plat application for “The Villas at Mountain Shadows.” This is a 20-lot plat on approximately 3.157 acres located near the southwest corner of Lincoln Drive and 56th Street. The subject site is Lot 132 of the Final Map Mountain Shadows Resort Unit 2 – Amended VII Plat. The Town Council approved the preliminary plat application on May 14, 2015. Development will be pursuant to the approved Special Use Permit – Resort zoning on the subject property for resort residential development.

If you have questions, please call me at the Planning Department at (480) 348-3574.

Sincerely,

Paul Michaud, AICP
Senior Planner

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change. Several items may be on an agenda. You may want to contact the Town or view the agenda online to check the order of the item you are interested in to estimate when it may be heard. You can generally view the agenda approximately 4-6 days prior to the meeting date at www.ci.paradise-valley.az.us/330/Agendas-and-Meetings. When you click on the individual underlined items on the agenda, a list of pdf files will appear on the right side of the screen. The staff action report and attachments will be listed separately for each agenda item.

N:\01024561\1\CADD\AMENDED\VIDS\FPLAT.S01.DWG MikeR June 4, 2015 - 2:35 PM

ZONING:

EXISTING ZONING - SUP - RESORT

UTILITY PROVIDERS

WATER - EPCOR WATER
SEWER - CITY OF PHOENIX
ELECTRIC - ARIZONA PUBLIC SERVICE
TELEPHONE - CENTURYLINK
GAS - SOUTHWEST GAS
CABLE TELEVISION - COX COMMUNICATIONS

ENGINEER

COE & VAN LOO CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-6831
CONTACT: FRED E. FLEET, P.E.

BASIS OF BEARING

THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST
QUARTER OF SECTION 8, T. 2 N., R. 4 E.
USING A BEARING OF NORTH 90°00'00" EAST.

NOTE

1. THE EASEMENT AND RIGHTS INCIDENT THERETO FOR UNDERGROUND ELECTRIC LINES AS SET FORTH IN THE INSTRUMENT RECORDED IN DOCKET 3814, PAGE 87, WHICH WAS SHOWN ON THE DOCUMENTS RECORDED AS BOOK 940, PAGE 7; BOOK 1110, PAGE 37; BOOK 1170, PAGE 30; BOOK 1206, PAGE 6; AND BOOK 1210, PAGE 31, HAS BEEN DELETED FROM THIS MAP BECAUSE THE LOCATION OF SAID EASEMENT WAS CORRECTED BY THE INSTRUMENT RECORDED AS DOCKET 3923, PAGE 106 AND LISTED IN THE EASEMENT SCHEDULE AS NO. 4.

EASEMENT SCHEDULE

EASEMENT AND RIGHTS INCIDENT THERETO FOR WATER LINE PURPOSES AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 304, OF DEEDS, PAGE 308 AND BOOK 338 OF DEEDS, PAGE 377.

EASEMENT AND RIGHTS INCIDENT THERETO FOR ROADWAY PURPOSES AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 2251, PAGE 422.

A RESOLUTION OF THE TOWN OF PARADISE VALLEY RELATING TO PERSONAL WIRELESS SERVICE FACILITIES IDENTIFYING POSSIBLE SITE LOCATIONS. RECORDED IN RECORDING NO. 98-0213661.

EASEMENT AND RIGHTS INCIDENT THERETO FOR UNDERGROUND ELECTRIC LINES AND APPURTENANT FACILITIES AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 3923, PAGE 106.

EASEMENT AND RIGHTS INCIDENT THERETO FOR GAS MAIN PURPOSES SET FORTH IN INSTRUMENT RECORDED IN DOCKET 4930, PAGE 82.

EASEMENTS SET FORTH IN BOOK 95 OF MAPS, PAGE 3.

EASEMENT AND RIGHTS INCIDENT THERETO FOR GUARD HOUSE PURPOSES SET FORTH IN INSTRUMENT RECORDED IN RECORDING NO. 2013-1074866.

6-FOOT EASEMENT SET FORTH IN BOOK 95 OF MAPS, PAGE 3 ABANDONED HEREON AND EASEMENT AND RIGHTS INCIDENT THERETO FOR SEWER LINES SET FORTH IN INSTRUMENT RECORDED IN RECORDING NO. 2013-1074865 TO BE ABANDONED IN THE FUTURE UPON COMPLIANCE WITH SECTION 1.2 OF SAID INSTRUMENT.

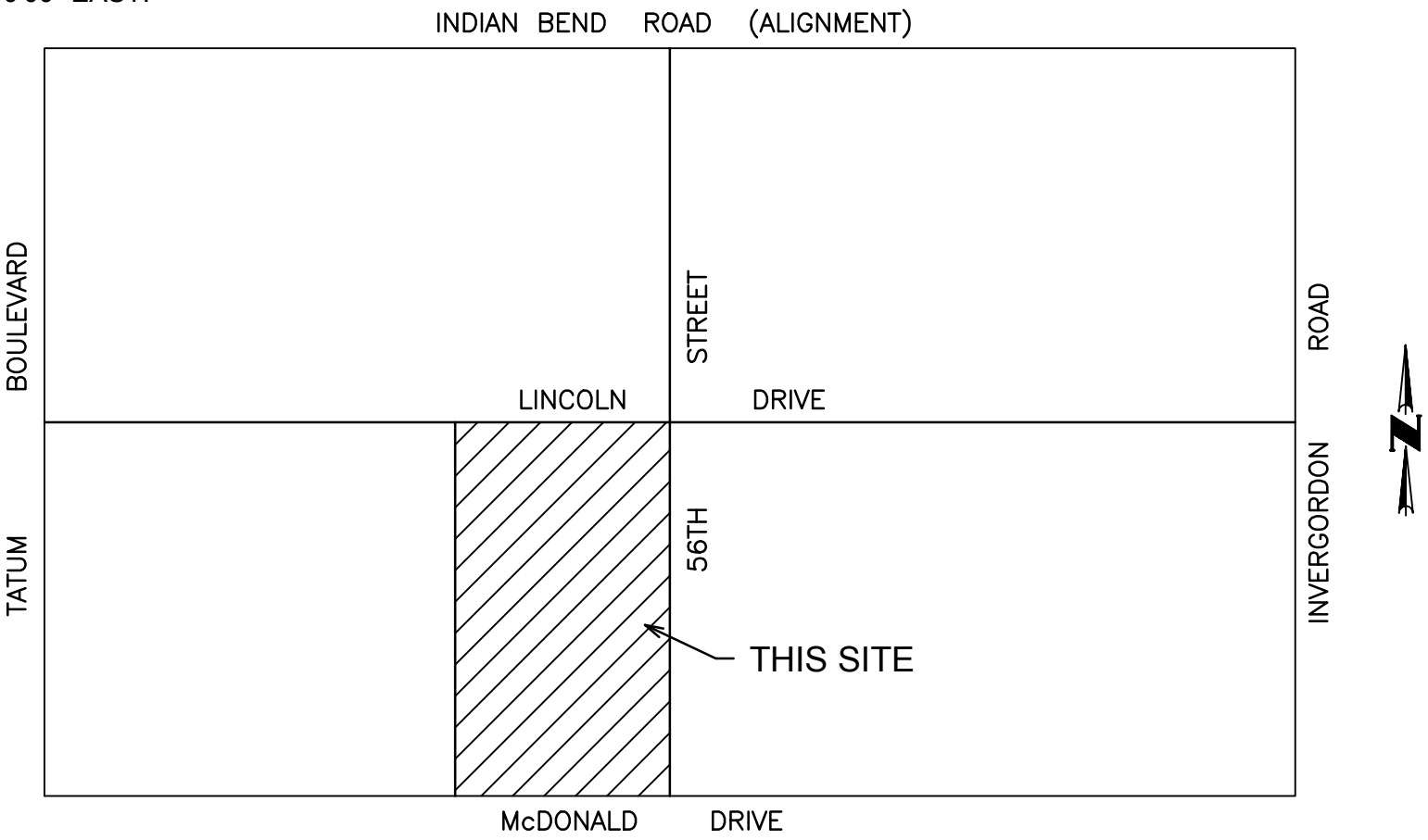
A UTILITY CORRIDOR EASEMENT PER THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER RECORDING NO. 2015-109960, AND EASEMENT AND RIGHTS INCIDENT THERETO FOR RELOCATED SEWER LINES SET FORTH IN INSTRUMENT RECORDED IN RECORDING NO. 2013-1074865.

EASEMENT AND RIGHTS INCIDENT THERETO FOR RELOCATED SEWER LINES SET FORTH IN INSTRUMENT RECORDED IN RECORDING NO. 2013-1074865.

A DRIVEWAY EASEMENT PER THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER RECORDING NO. 2015-109960, AND AMENDED IN RECORDING NO. 2015-_____.

FINAL MAP
"MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII"

A LOT LINE ADJUSTMENT OF LOT 128 OF "MOUNTAIN SHADOW RESORT UNIT 2 AMENDED" AS RECORDED IN BOOK 95 OF MAPS, PAGE 3 M.C.R. & LOT 128-A, LOT 129, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135 AND TRACT "A" OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VI" AS RECORDED IN BOOK 1210 OF MAPS, PAGE 31 M.C.R. 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



VICINITY MAP

(NOT-TO-SCALE)

SHEET INDEX

- 1 - COVER
- 2 - DETAILS, AREA TABLE, AND LEGEND
- 3 - FINAL MAP

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KRISTOPHER L. HARMAN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON _____, BEFORE ME, ANN M. VERA, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT A. FLAXMAN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME 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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____
ANN M. VERA

APPROVALS

APPROVED BY THE TOWN ENGINEER AND THE PLANNING DIRECTOR OF THE TOWN OF PARADISE VALLEY, THIS ____ DAY OF _____ OF 2015.

BY: _____
TOWN ENGINEER

PLANNING DIRECTOR

COUNTY RECORDER

DECLARATION - CONTINUED

AN EASEMENT FOR RELOCATED UNDERGROUND SEWER LINES (LISTED IN NO. 9 AND NO. 10 IN THE EASEMENT SCHEDULE) IS HEREBY DEDICATED TO SEWER UTILITY PROVIDERS UNDER AND ACROSS LOT 128-A, LOT 129, AND 131 AS DEPICTED HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND PRIVATE SEWER LINES PURSUANT TO THAT CERTAIN SEWER EASEMENT RELOCATION AND MAINTENANCE AGREEMENT RECORDED IN RECORDING NO. 2013-1074865, M.C.R. (THE "SEWER EASEMENT AGREEMENT"). THE UNDERGROUND EASEMENT ALSO INCLUDES AN EASEMENT FOR ANY ABOVE-GROUND FACILITIES REQUIRED BY SEWER UTILITY PROVIDERS IN CONNECTION WITH THE UNDERGROUND SEWER LINES. MAINTENANCE OF THE AREA SUBJECT TO THE FOREGOING EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR ASSOCIATION, AS DETERMINED BY THE ASSOCIATION, AND AS SET FORTH IN AND SUBJECT TO THE SEWER EASEMENT AGREEMENT, PROVIDED THAT AFTER ANY INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL, ANY SEWER UTILITY PROVIDER THAT DISTURBS THE SURFACE OR SUBSURFACE OF THE GROUND SHALL BE RESPONSIBLE FOR RESTORING SUCH AREA TO SUBSTANTIALLY THE CONDITION THAT EXISTED PRIOR TO SUCH DISTURBANCE. THIS EASEMENT FOR RELOCATED SEWER LINES IS IN ADDITION TO THE UTILITY CORRIDOR EASEMENT GRANTED IN THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN RECORDING NO. 2015-0109960, M.C.R., AND AMENDED IN RECORDING NO. 2015-_____, M.C.R., (THE "WEST DECLARATION"), WHICH IS ALSO LISTED IN NO. 9 IN THE EASEMENT SCHEDULE. UPON THE RELOCATION OF SEWER LINES FROM THE EASEMENT LISTED AS NO. 8 IN THE EASEMENT SCHEDULE TO THE EASEMENT FOR RELOCATED SEWER LINES LISTED IN NO. 9 AND NO. 10 IN THE EASEMENT SCHEDULE, AND UPON COMPLIANCE WITH SECTION 1.2 OF THE SEWER EASEMENT AGREEMENT, THE EASEMENT LISTED AS NO. 8 IN THE EASEMENT SCHEDULE AND AS DEPICTED HEREON SHALL BE ABANDONED IN THE FUTURE AND ANY EASEMENT FOR SEWER PURPOSES AS IT PERTAINS TO THE UTILITY EASEMENT DEPICTED AS NO. 8 HEREON SHALL BE AUTOMATICALLY TERMINATED AND OF NO FURTHER FORCE AND EFFECT, AS SET FORTH IN AND SUBJECT TO THE SEWER EASEMENT AGREEMENT.

MTS LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

MS RESORT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

MS CONDO-HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

MOUNTAIN SHADOWS MASTER ASSOCIATION, INC., AN ARIZONA NONPROFIT CORPORATION

IN WITNESS WHEREOF:

MTS LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ROBERT A. FLAXMAN, ITS AUTHORIZED AGENT. DULY AUTHORIZED THIS ____ DAY OF _____, 2015.

BY: _____
AUTHORIZED AGENT

IN WITNESS WHEREOF:

MS RESORT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF KRISTOPHER L. HARMAN, ITS VICE PRESIDENT ON BEHALF OF THE COMPANY DULY AUTHORIZED THIS ____ DAY OF _____, 2015.

BY: _____
KRISTOPHER L. HARMAN
VICE PRESIDENT

IN WITNESS WHEREOF:

MS CONDO-HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF KRISTOPHER L. HARMAN, ITS VICE PRESIDENT ON BEHALF OF THE COMPANY DULY AUTHORIZED THIS ____ DAY OF _____, 2015.

BY: _____
KRISTOPHER L. HARMAN
VICE PRESIDENT

IN WITNESS WHEREOF:

MOUNTAIN SHADOWS MASTER ASSOCIATION, INC., AN ARIZONA NONPROFIT CORPORATION, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ROBERT A. FLAXMAN, ITS AUTHORIZED AGENT. DULY AUTHORIZED THIS ____ DAY OF _____, 2015.

BY: _____
AUTHORIZED AGENT

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND RELOCATION OF THE LOT LINES DESCRIBED AND MAPPED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER 2014, THAT THIS SURVEY IS COMPLETE AS SHOWN, THAT THE MONUMENTS AND LOT CORNERS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LARRY E. SULLIVAN, R.L.S. #22782

GROSS AREA = 55.394 ACRES



DATE	REVISION	NO.

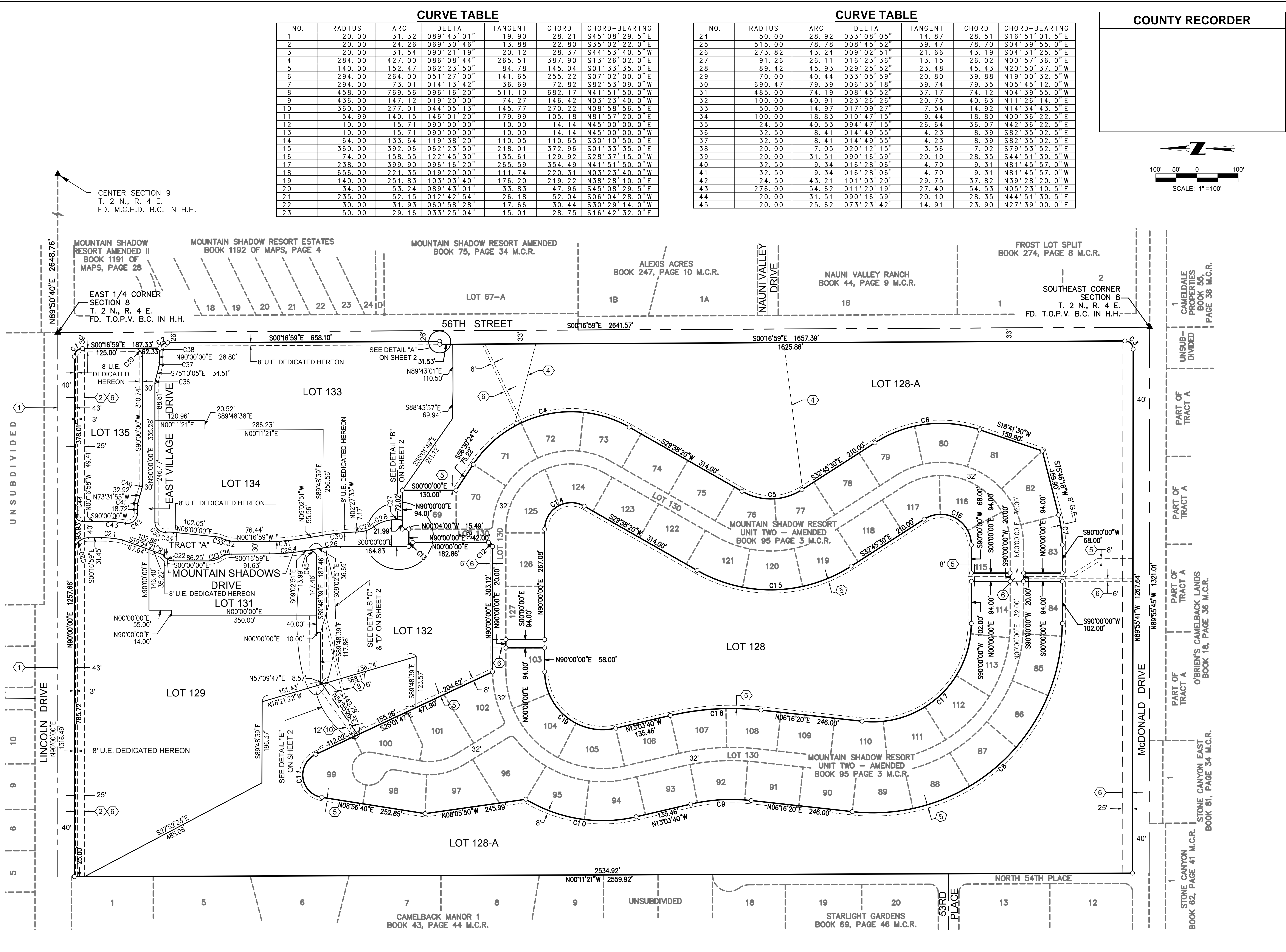
Coe & Van Loo Consultants, Inc.

FINAL MAP
MOUNTAIN SHADOW RESORT
UNIT - 2 AMENDED VII



SHEET 1 OF 3
CVL Contact: R. WEED CVL Project #: 01-0245811 CVL File #:

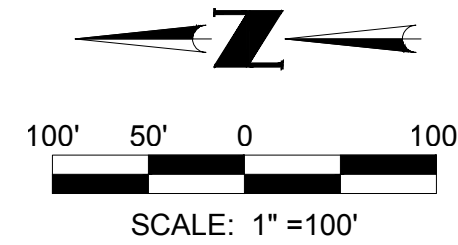
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CURVE TABLE						
NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	20.00	31.32	089°43'01"	19.90	28.21	S45°08'29.5"E
2	20.00	24.26	069°30'46"	13.88	22.80	S35°02'22.0"E
3	20.00	31.54	090°21'19"	20.12	28.37	S44°53'40.5"W
4	284.00	427.00	086°08'44"	265.51	387.90	S13°26'02.0"E
5	140.00	152.47	062°23'50"	84.78	145.04	S01°33'35.0"E
6	294.00	264.00	051°27'00"	141.65	255.22	S07°02'00.0"E
7	294.00	73.01	014°13'42"	36.69	72.82	S82°53'09.0"W
8	458.00	769.56	096°16'20"	511.10	682.17	N41°51'50.0"W
9	436.00	147.12	019°20'00"	74.27	146.42	N03°23'40.0"W
10	360.00	277.01	044°05'13"	145.77	270.22	N08°58'56.5"E
11	54.99	140.15	146°01'20"	179.99	105.18	N81°57'20.0"E
12	10.00	15.71	090°00'00"	10.00	14.14	N45°00'00.0"E
13	10.00	15.71	090°00'00"	10.00	14.14	N45°00'00.0"W
14	64.00	133.64	119°38'20"	110.05	110.65	S30°10'50.0"E
15	360.00	392.06	062°23'50"	218.01	372.96	S01°33'35.0"E
16	74.00	158.55	122°45'30"	135.61	129.92	S28°37'15.0"W
17	238.00	399.90	096°16'20"	265.59	354.49	N41°51'50.0"W
18	656.00	221.35	019°20'00"	111.74	220.31	N03°23'40.0"W
19	140.00	251.83	103°03'40"	176.20	219.22	N38°28'10.0"E
20	34.00	53.24	089°43'01"	33.83	47.96	S45°08'29.5"E
21	235.00	52.15	012°42'54"	26.18	52.04	S06°04'28.0"W
22	30.00	31.93	060°58'28"	17.66	30.44	S30°29'14.0"W
23	50.00	29.16	033°25'04"	15.01	28.75	S16°42'32.0"E

CURVE TABLE						
NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
24	50.00	28.92	033°08'05"	14.87	28.51	S16°51'01.5"E
25	515.00	78.78	008°45'52"	39.47	78.70	S04°39'55.0"E
26	273.82	43.24	009°02'51"	21.66	43.19	S04°31'25.5"E
27	91.26	26.11	016°23'36"	13.15	26.02	N00°57'36.0"E
28	89.42	45.93	029°25'52"	23.48	45.43	N20°50'37.0"W
29	70.00	40.44	033°05'59"	20.80	39.88	N19°00'32.5"W
30	690.47	79.39	006°35'18"	39.74	79.35	N05°45'12.0"W
31	485.00	74.19	008°45'52"	37.17	74.12	N04°39'55.0"W
32	100.00	40.91	023°26'26"	20.75	40.63	N11°26'14.0"E
33	50.00	14.97	017°09'27"	7.54	14.92	N14°34'43.5"E
34	100.00	18.83	010°47'15"	9.44	18.80	N00°36'22.5"E
35	24.50	40.53	094°47'15"	26.64	36.07	N42°36'22.5"E
36	32.50	8.41	014°49'55"	4.23	8.39	S82°35'02.5"E
37	32.50	8.41	014°49'55"	4.23	8.39	S82°35'02.5"E
38	20.00	7.05	020°12'15"	3.56	7.02	S79°53'52.5"E
39	20.00	31.51	090°16'59"	20.10	28.35	S44°51'30.5"W
40	32.50	9.34	016°28'06"	4.70	9.31	N81°45'57.0"W
41	32.50	9.34	016°28'06"	4.70	9.31	N81°45'57.0"W
42	24.50	43.21	101°03'20"	29.75	37.82	N39°28'20.0"W
43	276.00	54.62	011°20'19"	27.40	54.53	N05°23'10.5"E
44	20.00	31.51	090°16'59"	20.10	28.35	N44°51'30.5"E
45	20.00	25.62	073°23'42"	14.91	23.90	N27°39'00.0"E

COUNTY RECORDER



CVL CONSULTANTS

4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

DATE

REVISION

NO.

FINAL MAP

MOUNTAIN SHADOW RESORT
UNIT - 2 AMENDED VII

PRELIMINARY

3 SHEET OF 3

CVL Contact: R. WEED
CVL Project #: 01-0245811
CVL File #:

Coe & Van Loo Consultants, Inc.

FOUND OR SET MONUMENT AT SECTION OR 1/4 CORNER

B.C. BRASS CAP

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H.H. HAND HOLE

T.O.P.V. TOWN OF PARADISE VALLEY

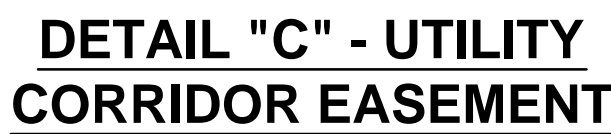
M.C.H.D. MARICOPA COUNTY HIGHWAY DEPT.

M.C. MARICOPA COUNTY

G.E. GAS LINE EASEMENT

U.E. UTILITY EASEMENT

M.C.R. MARICOPA COUNTY RECORDS



LOT TABLE		
LOT NO.	AREA (SQUARE FEET)	AREA (ACRES)
128	409,590	9.403
128-A	1,080,938	24.815
129	297,302	6.825
131	58,254	1.337
132	137,505	3.157
133	201,606	4.628
134	109,309	2.509
135	68,106	1.564
TRACT "A"	50,357	1.156
TOTAL	2,412,967	55.394

COUNTY RECORDER



DATE _____

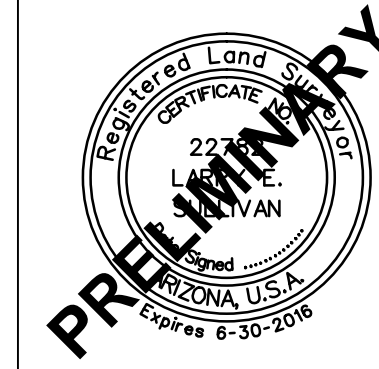
REVISION

No.	
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FINAL MAP

**MOUNTAIN SHADOW RESORT
UNIT - 2 AMENDED VII**

Coe & Van Loo Consultants, Inc.



2 SHEET OF 3

CVL Contact: R. WEED

CVL Project #: 01-0245811

CVL File #

Printed By: Alexc Print Date: April 27, 2015 Filename: N:\010245801\CADD\WEST\Residential\RT\Preliminary\PS\PRE-PLAT-01-03.dwg

NOTES

1. ALL ELECTRIC, GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS.
2. 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 SPECS AND STANDARD DETAILS.
3. 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 ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY TOWN CODE, FLOODPLANE ADMINISTRATION.
4. TRACT B IS A PRIVATE DRIVE AND WILL CONTAIN EASEMENTS FOR PRIVATE SEWER LINES, PUBLIC & PRIVATE WATER LINES, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES.
5. THIS SUBDIVISION, "THE VILLAS AT MOUNTAIN SHADOWS" IS LOCATED WITHIN THE EPCOR WATER SERVICE AREA AND HAS A 100 YEAR ASSURED WATER SUPPLY. AS PER THE ARIZONA DEPARTMENT OF WATER RESOURCES FILE NO. 27.700797.0000 FOR MOUNTAIN SHADOWS RESORT.
6. THE DEVELOPMENT OF THE LOTS IN "THE VILLAS AT MOUNTAIN SHADOWS" IS PURSUANT TO THE DEVELOPMENT AGREEMENT AND SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS AS RECORDED IN DOCKET 2013-0359723 MCR AND DOCKET 2013-0358792 MCR RESPECTIVELY.
7. BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS.
8. CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE MOUNTAIN SHADOWS AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AND THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCKET 20150109960 MCR.
9. INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT.
10. THOSE PORTIONS OF TRACT B AND TRACT C WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01(C), AND ARTICLE 6-4(E)(J), 6-7-1 ET. SEQ., AND SECTION 6-3-B OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, 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 PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, 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.

UTILITY PROVIDERS

SEWER	CITY OF PHOENIX
WATER	EPCOR WATER
TELEPHONE	CENTURY LINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE

SITE DATA

EXISTING ZONING - S.U.P.- RESORT

TOTAL TRACTS - 2

TOTAL LOTS - 20

GROSS SITE AREA - 3.16 AC.

NET SITE AREA - 3.16 AC.

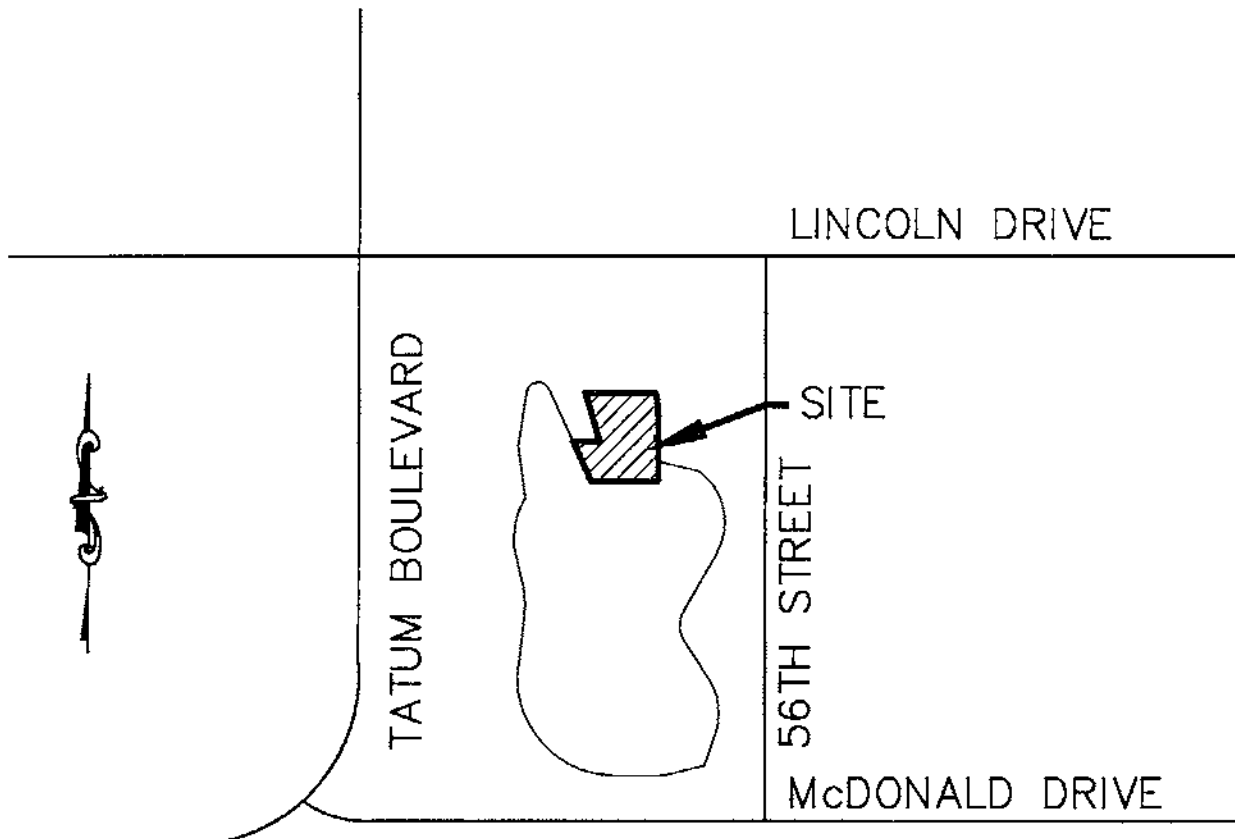
LEGEND

BSL - BUILDING SETBACK LINE	G - GAS LINE
B/C - BACK OF CURB	S - SEWER LINE
C.A. - COMMON AREA	W - WATER LINE
E/P - EDGE OF PAVEMENT	△ - FND. OR SET MONUMENT AT SECTION CORNER
ESMT. - EASEMENT	● - SUBDIVISION CORNER &/OR FND. OR SET MONUMENT AS NOTED
EXST. - EXISTING	⊕ - FIRE HYDRANT (EXISTING)
P.U.E. - PUBLIC UTILITY EASEMENT	⊙ - FIRE HYDRANT (PROPOSED)
U.E. - UTILITY EASEMENT	⊙ - SEWER MANHOLE (EXISTING OR PROPOSED)
TYP. - TYPICAL	
S.U.P.- SPECIAL USE PERMIT	
M.A.G. - MARICOPA ASSOCIATION OF GOVERNMENTS	
STD. - STANDARD	TR - DENOTES TRUST
C - CABLE	MCR - DENOTES MARICOPA COUNTY RECORDS
T - TELEPHONE	

PRELIMINARY PLAT

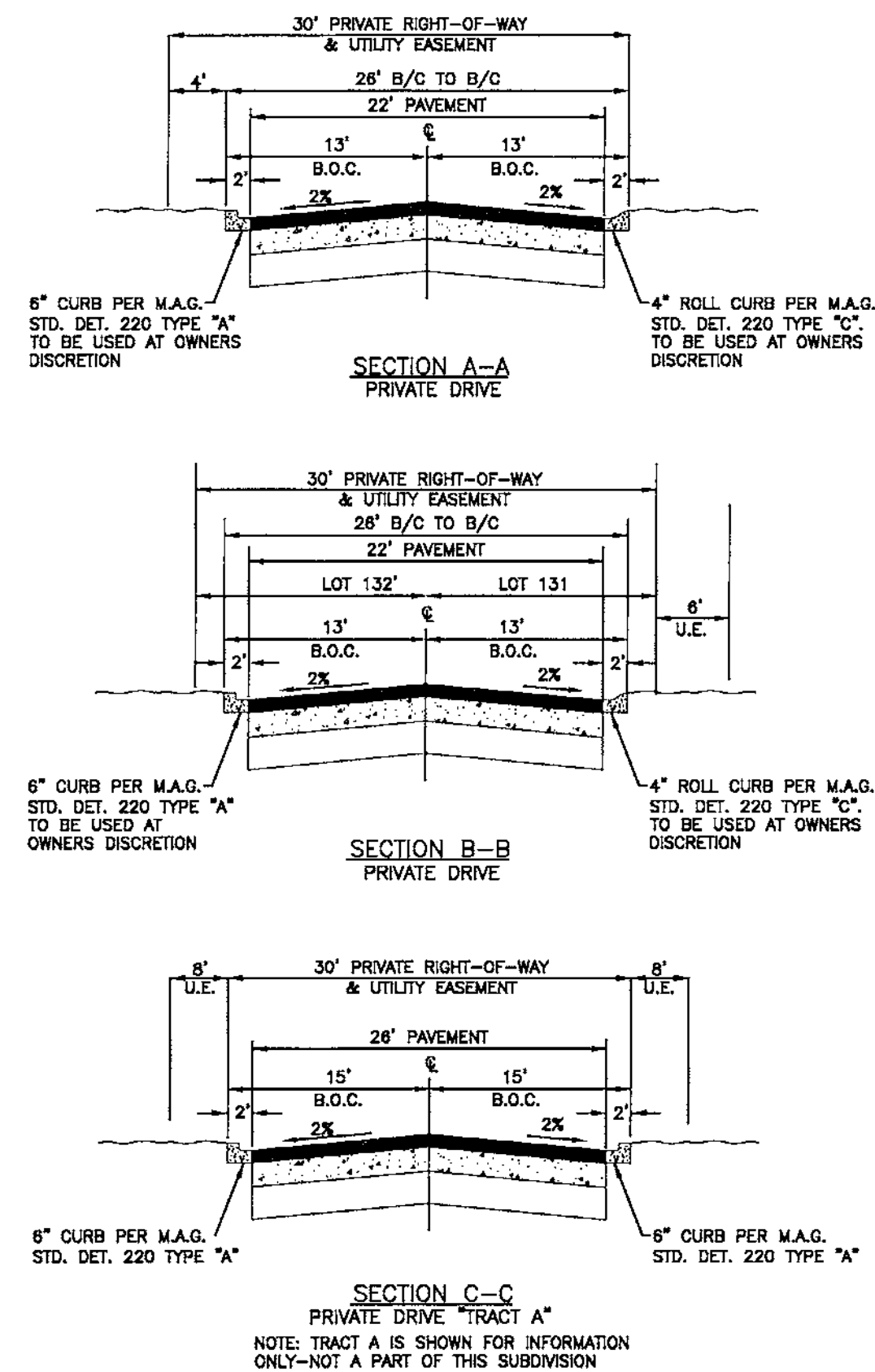
"THE VILLAS AT MOUNTAIN SHADOWS"

A RESUBDIVISION OF LOT 132, OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED IN BOOK ____ OF MAPS AT PAGE ____ OF THE MARICOPA COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.



* ALL PRIVATE DRIVES MAY BE CONSTRUCTED WITH INVERTED CROWN PAVEMENT AND OR RIBBON CURB AT OWNERS DISCRETION.

OWNER

MTS LAND, LLC, A DELEWARE LIMITED LIABILITY COMPANY
C/O CROWN REALTY & DEVELOPMENT INC.
18201 VON KARMAN AVENUE, SUITE 950
IRVINE, CA 92612
PHONE: 949.476.2200
CONTACT: ROBERT A. FLAXMAN, CEO

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: FRED E. FLEET P.E.
EMAIL: FEF_@CVLCI.COM

BENCHMARK

W 1/4 CORNER OF SECTION 9, T.2N., R.4.E.,
FD BCHH @ INTERSECTION OF 56TH STREET
AND LINCOLN DRIVE.
ELEVATION 1363.42 (NAVD 88' DATUM)

TRACT TABLE

TRACTS	SQ.FT	AREA ACRES	DESCRIPTION
A	0	0	NOT A PART OF THIS SUBDIVISION
B	22642	0.52	PRIVATE DRIVE / UTILITY EASEMENTS
C	17488	0.40	OPEN SPACE / LANDSCAPE TRACT/ UTILITY EASEMENTS / GUEST PARKING/CART PATH
TOTAL	40130	0.92	

LOT AREA TABLE

LOTS	SQ.FT.
1	5,322
2	4,652
3	4,558
4	4,465
5	4,461
6	8,973
7	8,759
8	4,283
9	4,512
10	4,736
11	5,127
12	7,086
13	4,601
14	3,954
15	3,746
16	3,781
17	3,420
18	3,393
19	3,409
20	4,299
TOTAL	97,536

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 SUBDIVIDED UNDER THE NAME OF "THE VILLAS AT MOUNTAIN SHADOWS" LOT 132, OF "MOUNTAIN SHADOW RESORT UNIT 2-AMENDED VII" AS RECORDED IN BOOK ____ OF MAPS AT PAGE ____ IN THE OFFICE OF THE MARICOPA COUNTY RECORDER ("AMENDED VII") AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8 T2N, R4E OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE LOTS AND TRACTS CONSTITUTING SAME 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 WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITY PROVIDERS AND RESERVES FOR THE "VILLAS AT MOUNTAIN SHADOWS" HOMEOWNERS ASSOCIATION OR ANY SUBASSOCIATION DESIGNATED BY SUCH ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION") AN EASEMENT UPON, OVER, UNDER, AND ACROSS THOSE AREAS SHOWN ON THIS PLAT AS UTILITY EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND PUBLIC AND PRIVATE WATER LINES, PRIVATE SEWER LINES, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITIES STRICTLY AS NECESSARY TO PROVIDE SUCH UTILITY SERVICES AND SOLELY FOR THE PURPOSE OF PROVIDING SUCH UTILITY SERVICES TO OR FROM LOTS 128, 128-A, 129, 131, 132, 133, 134, 135, AND TRACT "A" OF AMENDED VII. MAINTENANCE OF THE AREAS SUBJECT TO UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, TRACT OWNER, OR ASSOCIATION, AS DETERMINED BY THE ASSOCIATION, PROVIDED THAT AFTER ANY INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL, ANY UTILITY PROVIDER THAT DISTURBS THE SURFACE OR SUBSURFACE OF THE GROUND SHALL BE RESPONSIBLE FOR RESTORING SUCH AREA TO SUBSTANTIALLY THE CONDITION THAT EXISTED PRIOR TO SUCH DISTURBANCE. TRACT B IS DEDICATED AS A PRIVATE DRIVE. AN EASEMENT IS HEREBY DEDICATED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITY PROVIDERS AND RESERVED FOR THE ASSOCIATION UPON, OVER, UNDER, AND ACROSS TRACT B AND TRACT C FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND PUBLIC AND PRIVATE WATER LINES, PRIVATE SEWER LINES, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITIES STRICTLY AS NECESSARY TO PROVIDE SUCH UTILITY SERVICES AND SOLELY FOR THE PURPOSE OF PROVIDING SUCH UTILITY SERVICES TO OR FROM LOTS 128, 128-A, 129, 131, 132, 133, 134, 135, AND TRACT "A" OF AMENDED VII. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED TO THE TOWN OF PARADISE VALLEY AND TO THE ASSOCIATION, WHICH ASSOCIATION ALSO BENEFITS, IN THE AREAS SHOWN ON THIS PLAT AS DRAINAGE EASEMENTS. AN EASEMENT FOR REFUSE COLLECTION AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED OVER 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 IS 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 AND TRACT C SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION, PROVIDED THAT AFTER ANY INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL, ANY UTILITY PROVIDER THAT DISTURBS THE SURFACE OR SUBSURFACE OF THE GROUND SHALL BE RESPONSIBLE FOR RESTORING SUCH AREA TO SUBSTANTIALLY THE CONDITION THAT EXISTED PRIOR TO SUCH DISTURBANCE. TO THE EXTENT THAT THE UTILITY EASEMENTS AND PRIVATE DRIVE SHOWN ON THIS PLAT ARE INCONSISTENT WITH THE UTILITY CORRIDOR AND DRIVEWAY EASEMENT DESCRIBED IN THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 20150109960 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER (THE "WEST DECLARATION"), THE WEST DECLARATION CONTROLS WITH RESPECT TO ANY SUCH INCONSISTENCY.

MTS LAND LLC, A DELEWARE LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF:

MTS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREAUNTO CAUSED ITS NAME TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY ROBERT A. FLAXMAN ITS AUTHORIZED AGENT.

ROBERT A. FLAXMAN, AUTHORIZED AGENT DATE _____

ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON _____, BEFORE ME, ANN M. VERA, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT A. FLAXMAN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME 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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: _____
ANN M. VERA

APPROVALS:

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY THIS _____ DAY _____, 2015.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

TOWN ENGINEER

PLANNING DIRECTOR

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND DIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF 2015 AND THAT THIS SURVEY IS COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR



DATE _____

REVISION _____

NO. _____

PRELIMINARY PLAT

THE VILLAS AT MOUNTAIN SHADOWS
PARADISE VALLEY, ARIZONA

Coe & Van Loo Consultants, Inc.

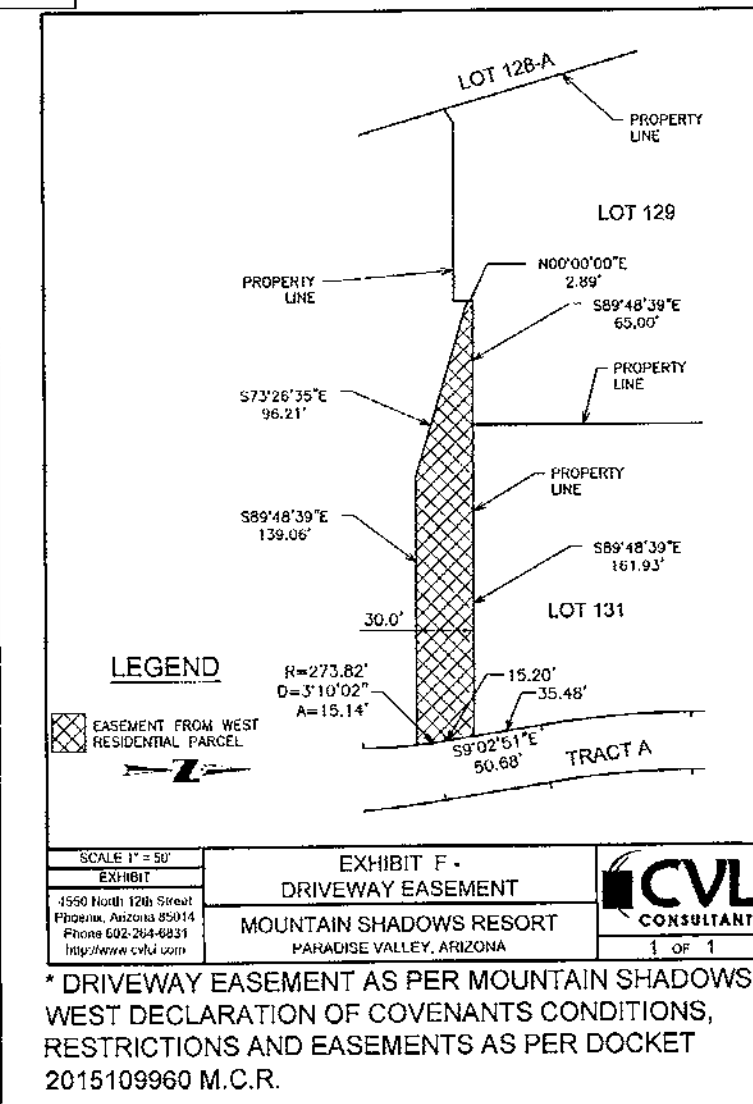
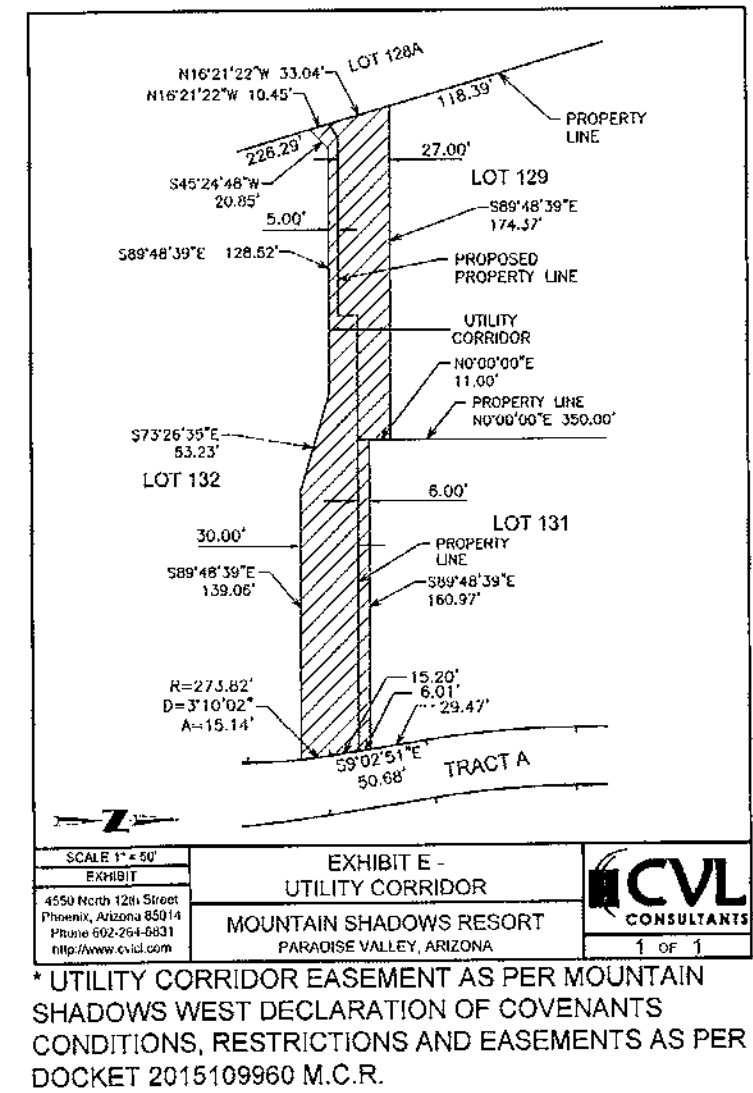
10237 FRED EVERETT FLEET
NOTARY PUBLIC
STATE OF ARIZONA
Commission Expires 12/31/17

SHEET NUMBER
1 OF 3

CVL Department: Land
CVL Project #: 01-0245801
CVL File: _____

PROJECT NO. XXXXXX

Curve Table						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	38.71	273.82	008°06'04"	19.39	38.68	N4°59'49"W
C2	15.71	10.00	090°00'00"	10.00	14.14	N45°00'00"W
C3	15.71	10.00	090°00'00"	10.00	14.14	N45°00'00"E



CVL
CONSULTANTS

4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

Coe & Van Loo Consultants, Inc.

THE VILLAS AT MOUNTAIN SHADOWS
PARADISE VALLEY, ARIZONA

PRELIMINARY PLAT

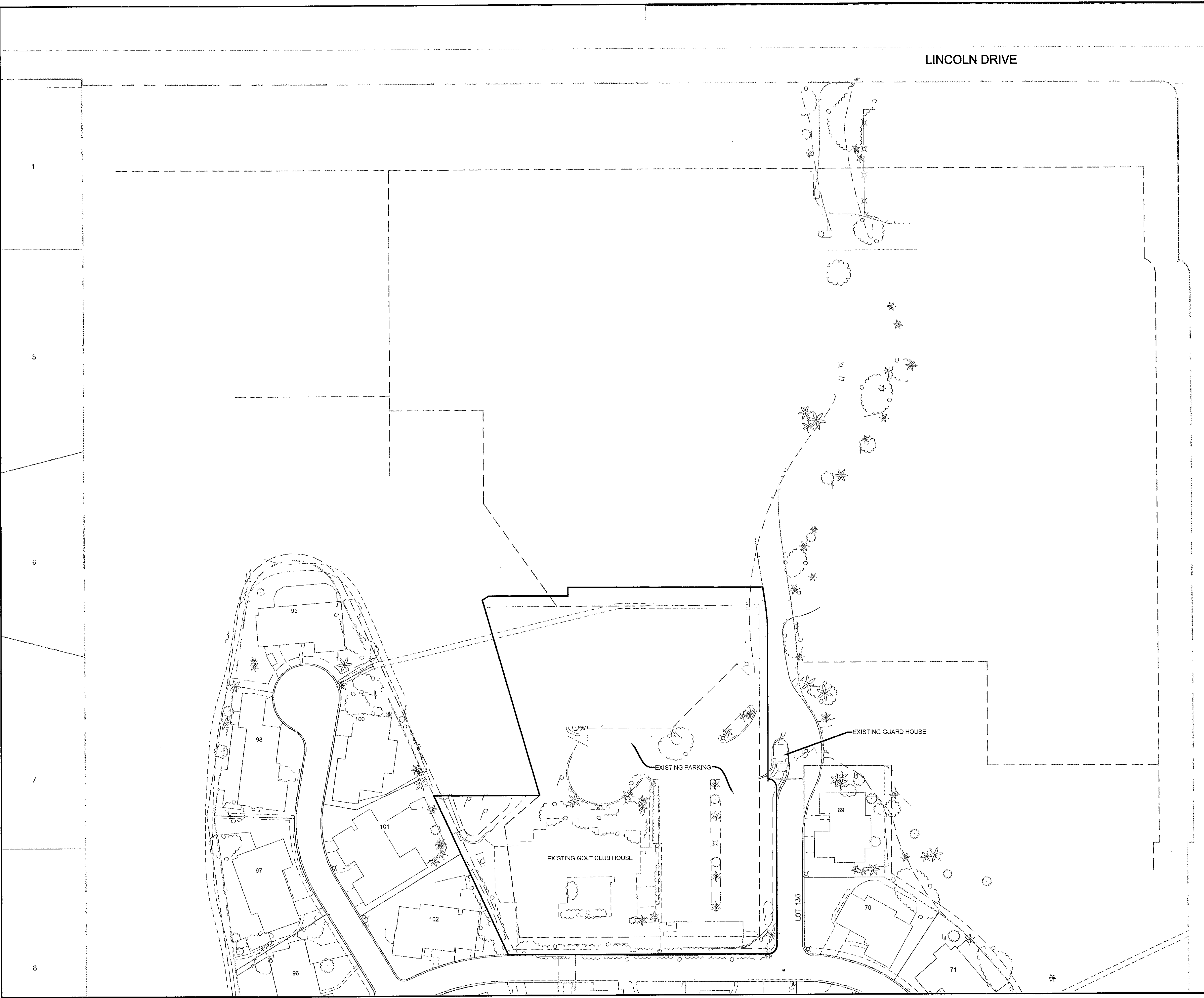
Professional Engineer's License
 Certificate No. 16237
 EVERETT
 FLEET
 23AP
 MADE IN U.S.A.
 12/31/17

SHEET NUMBER
2 OF 3

CVL Department: Land
CVL Project #: 01-0245801
CVL File:

PROJECT NO	YVYVYVY
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Printed By: Alex Print Date: April 27, 2016 Filename: N:\01024580\1\CADD\WEST\Residential\1\ Preliminary\PS PRE-PLAT 01-03.dwg



56TH STREET

LINCOLN DRIVE

TRACT B

TRACT F

17

18

19

20

21

22

23

24

TRACT D

SCALE 1" = 50'

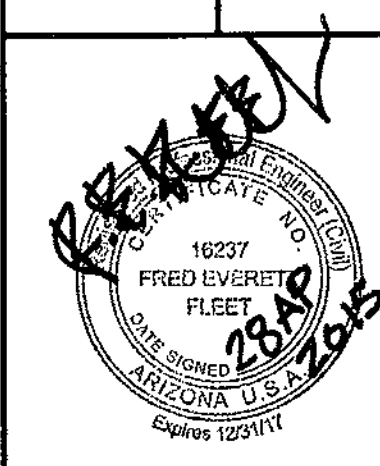
Call at least two full working days before you begin recording.

ARIZONA
Public Map Sales, Inc.
State 8-1-1 or 1-800-874-6247 (782-6346)
In Maricopa County: (602) 263-1100

NO.	REVISION	DATE

PRELIMINARY PLAT

THE VILLAS AT MOUNTAIN SHADOWS
PARADISE VALLEY, ARIZONA



SHEET NUMBER
3 OF 3

CVL Department: Land
CVL Project #: 01-0245801
CVL File:

CVL
CONSULTANTS

4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

Coe & Van Loo Consultants, Inc.

THE VILLAS AT MOUNTAIN SHADOWS

A RE-SUBDIVISION OF LOT 132 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 ("AMENDED VII") 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

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 SPECS 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 ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY TOWN CODE, FLOODPLAIN ADMINISTRATION.
- TRACT B IS A PRIVATE DRIVE. TRACTS B AND C 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" IS PURSUANT TO THE DEVELOPMENT AGREEMENT AND SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS AS RECORDED IN DOCUMENT NO. 2013-0359723 M.C.R. AND DOCUMENT NO. 2013-0358792 M.C.R. RESPECTIVELY.
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT (SUP) FOR MOUNTAIN SHADOWS.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE MOUNTAIN SHADOWS AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2015-0109812 M.C.R., AND AMENDED IN DOCUMENT NO. 2015-0426439 M.C.R. AND THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2015-0109960 M.C.R. AS AMENDED IN DOCUMENT NO. 2015-0426438 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 C WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION 6-4 (E)(J), 8-7-1 ET. SEQ. AND 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER, OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE 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 PLATTED. 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.

100 YEAR ASSURED WATER SUPPLY

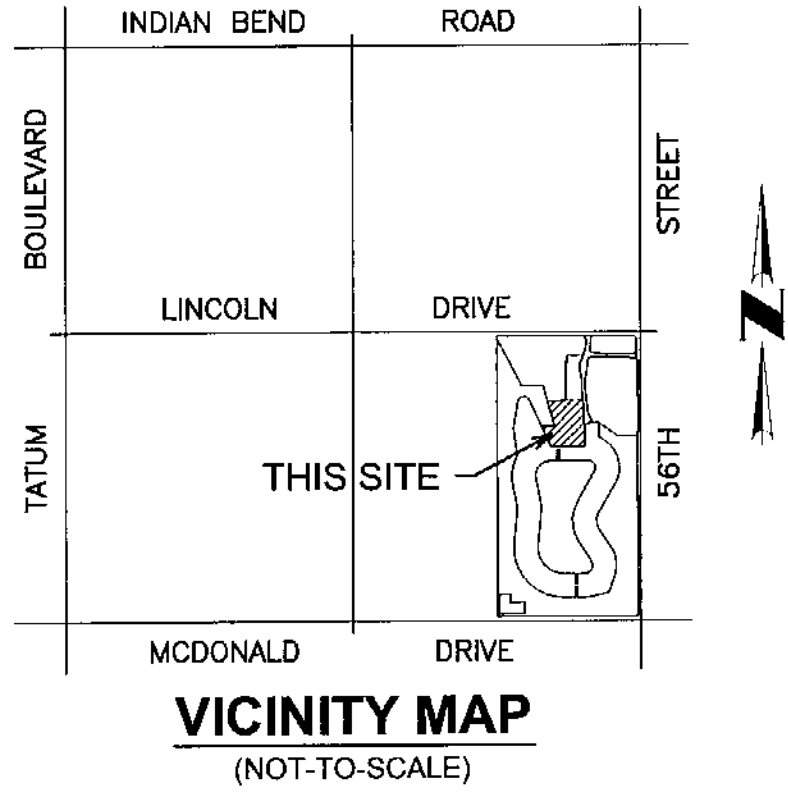
THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WATER ARIZONA INC. - PARADISE VALLEY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-700797.0000 DATED AUGUST 27, 2014.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°16'59" 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	EPCOR WATER
TELEPHONE	CENTURYLINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE



OWNER

MTS LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY
18201 VON KARMAN AVENUE, SUITE 950
IRVINE, CALIFORNIA 92612
PHONE: (949) 476-2200
CONTACT: ROBERT A. FLAXMAN, CEO

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: JOSEF PAPPAS, P.E.

LAND USE TABLE

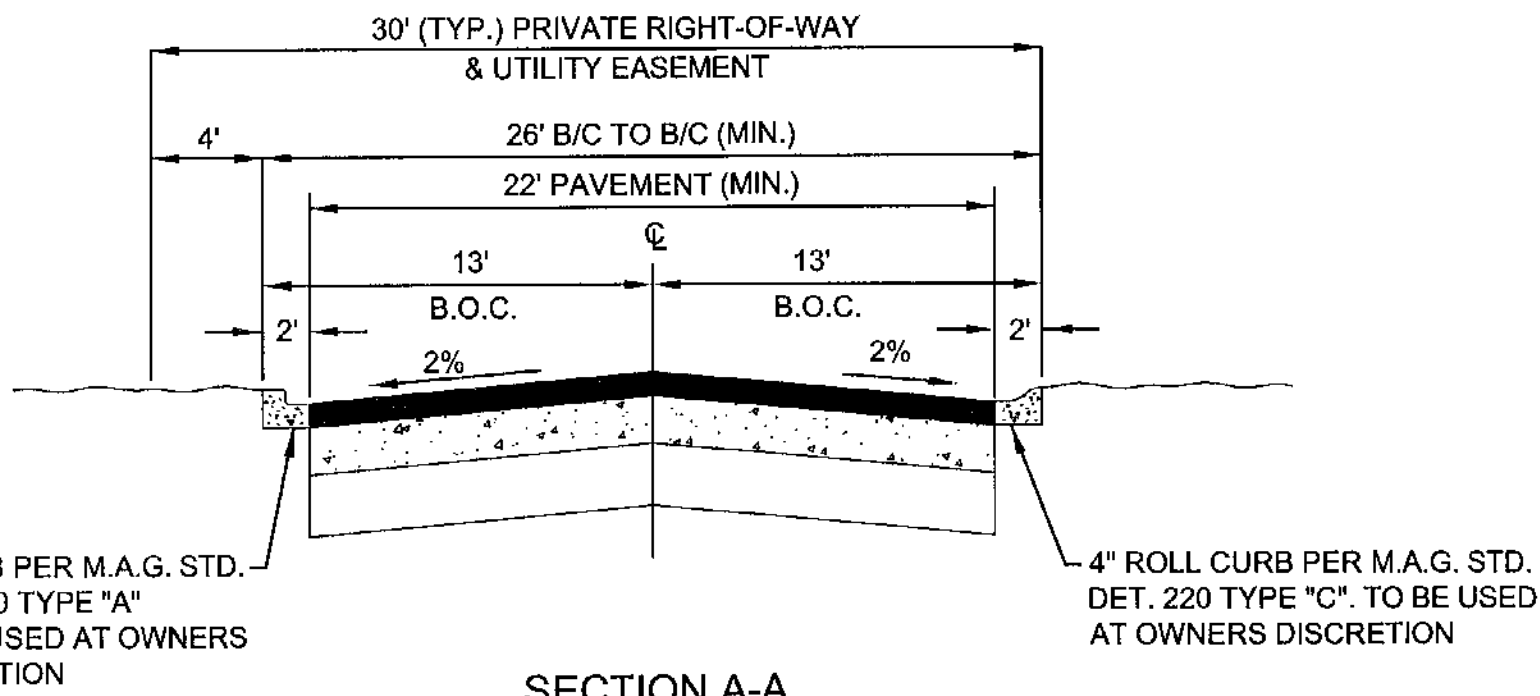
PARCEL	AREA
EXISTING ZONING	SUP-RESORT
YIELD	20 LOTS
GROSS / NET AREA	3.157 AC.

TRACT TABLE

TRACT	AREA (ACRES)	DESCRIPTION
TRACT 'B'	0.675	PRIVATE DRIVE, DRAINAGE EASEMENT, UTILITY EASEMENTS, OPEN SPACE, LANDSCAPE, GUEST PARKING
TRACT 'C'	0.196	UTILITY EASEMENTS, OPEN SPACE, LANDSCAPE, GOLF CART PATH
TOTAL	0.871	

EASEMENT SCHEDULE

- ① EASEMENTS SET FORTH IN BOOK 1232 OF MAPS, PAGE 27.



SECTION A-A
PRIVATE DRIVE

ALL PRIVATE DRIVES MAY BE CONSTRUCTED WITH INVERTED CROWN PAVEMENT AND/OR RIBBON CURB AT THE OWNER'S DISCRETION.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON _____ BEFORE ME, ANN M. VERA, A NOTARY PUBLIC,

PERSONALLY APPEARED ROBERT A. FLAXMAN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME 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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____
ANN M. VERA

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

COUNTY RECORDER

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT MTS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THE VILLAS AT MOUNTAIN SHADOWS" A RE-SUBDIVISION OF LOT 132 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 ("AMENDED VII") AND IS SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND TRACTS CONSTITUTING SAME 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 WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITY PROVIDERS AND RESERVES FOR THE "VILLAS AT MOUNTAIN SHADOWS" HOMEOWNERS ASSOCIATION OR ANY SUBASSOCIATION DESIGNATED BY SUCH ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION") AN UNDERGROUND PUBLIC UTILITY EASEMENT UNDER AND ACROSS TRACT B, TRACT C, AND THOSE AREAS SHOWN ON THIS PLAT AS EASEMENTS DEDICATED HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND PUBLIC AND PRIVATE WATER LINES, PRIVATE SEWER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITIES STRICTLY AS NECESSARY TO PROVIDE SUCH UTILITY SERVICES AND SOLELY FOR THE PURPOSE OF PROVIDING SUCH UTILITY SERVICES TO OR FROM LOTS 128, 128-A, 129, 131, 132, 133, 134, 135, AND TRACT "A" OF AMENDED VII. THIS UNDERGROUND EASEMENT ALSO INCLUDES AN EASEMENT FOR ANY ABOVE GROUND FACILITIES REQUIRED BY UTILITY PROVIDERS IN CONNECTION WITH THE UTILITIES. MAINTENANCE OF THE AREAS SUBJECT TO UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, TRACT OWNER, OR ASSOCIATION, AS DETERMINED BY THE ASSOCIATION.

TRACT B IS DEDICATED AS A PRIVATE DRIVE.

AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED OVER AND ACROSS TRACT B TO THE TOWN OF PARADISE VALLEY AND TO THE ASSOCIATION, WHICH ASSOCIATION ALSO BENEFITS, IN THE AREAS SHOWN ON THIS PLAT AS DRAINAGE EASEMENTS.

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 IS 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 AND TRACT C 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: _____ DATE: _____
ROBERT A. FLAXMAN
ITS: AUTHORIZED SIGNATORY

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 BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2015, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
LARRY E. SULLIVAN
REGISTRATION NUMBER 22782
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCCI.COM

GROSS AREA = 3.157 ACRES

SEE SHEET 2 FOR CURVE, LINE & LOT AREA TABLES



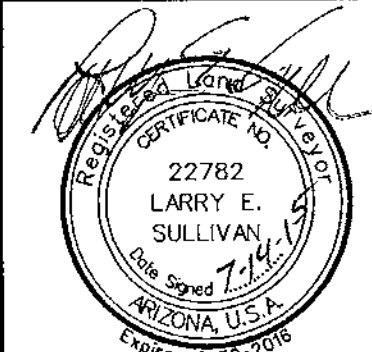
DATE

REVISION

NO.

FINAL PLAT

THE VILLAS AT MOUNTAIN SHADOWS
PARADISE VALLEY, ARIZONA



1 SHEET OF 2

CVL Contact: J. PAPPAS
CVL Project #: 01-0245801
CVL File #:

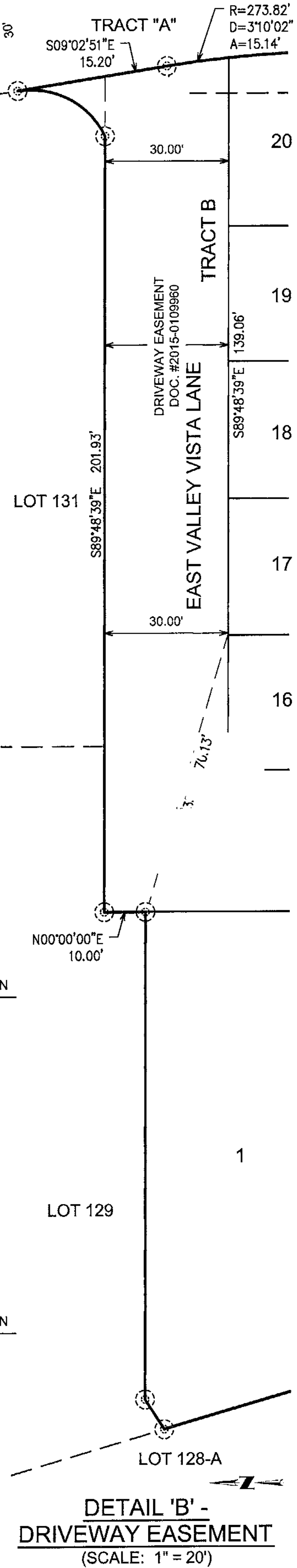
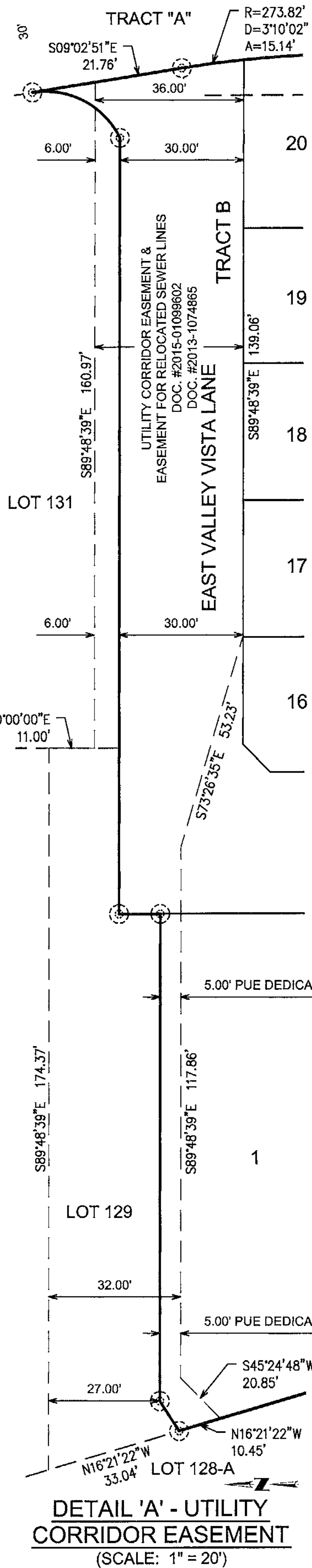
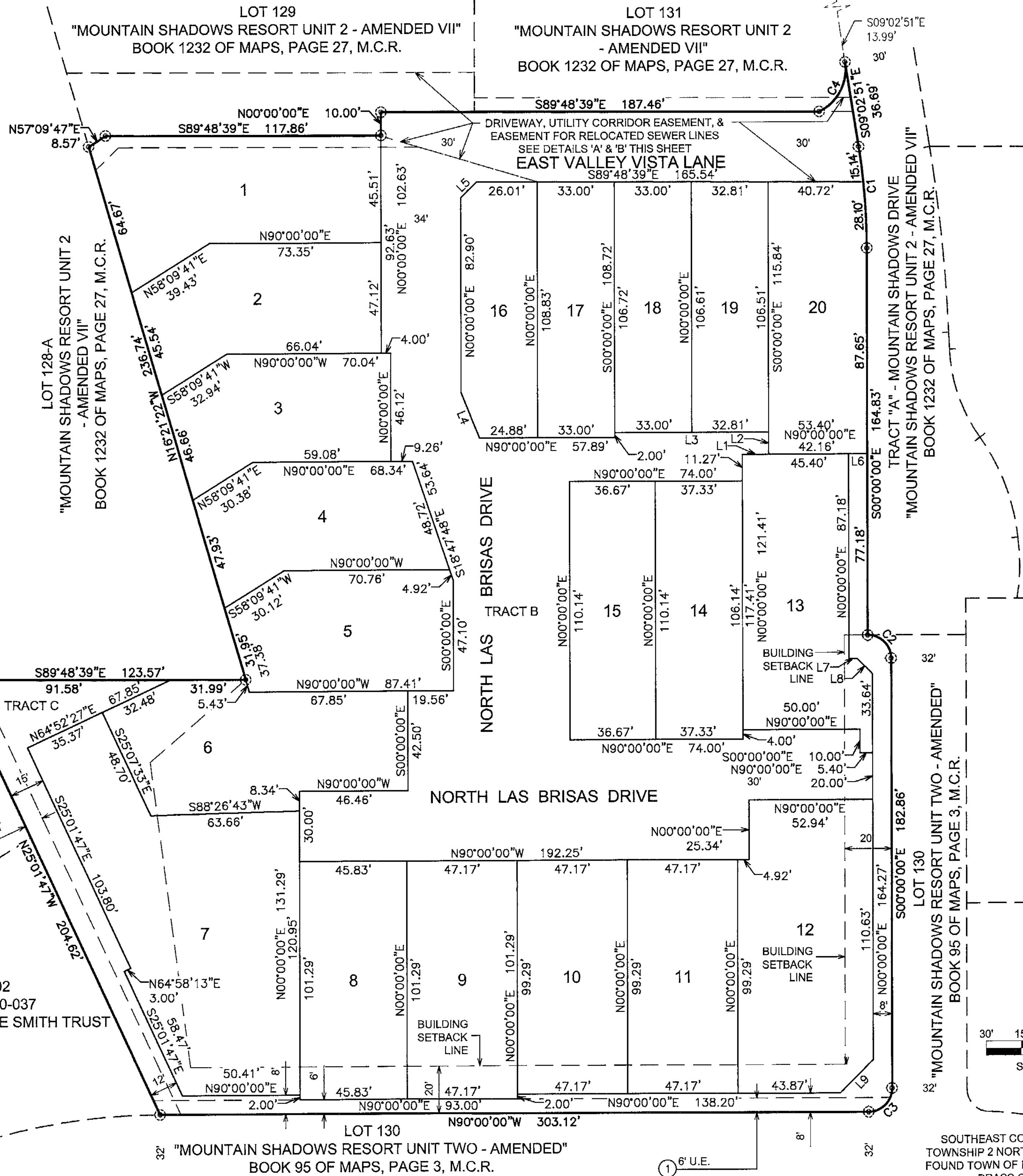
CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	43.24	273.82	009°02'51"	21.66	43.19	N04°31'26"W
C2	15.71	10.00	090°00'00"	10.00	14.14	N45°00'00"W
C3	15.71	10.00	090°00'00"	10.00	14.14	N45°00'00"E
C4	25.62	20.00	073°23'42"	14.91	23.90	N27°39'00"E
C5	78.78	515.00	008°45'53"	33.83	78.70	S04°39'55"E
C6	28.92	50.00	033°08'06"	26.18	28.51	S16°51'02"E
C7	29.16	50.00	033°25'04"	17.66	28.75	S16°42'32"E
C8	31.93	30.00	060°58'28"	15.01	30.44	S30°29'14"W
C9	52.15	235.00	012°42'54"	14.87	52.04	S06°04'28"W
C10	53.24	34.00	089°43'02"	39.47	47.96	S45°08'29"E

LINE TABLE		
NO.	LENGTH	BEARING
L1	11.24	N90°00'00"E
L2	9.33	S00°00'00"E
L3	65.81	N90°00'00"E
L4	20.91	N21°49'54"W
L5	9.38	S45°11'22"W
L6	8.00	N90°00'00"E
L7	3.41	N90°00'00"W
L8	9.31	N45°00'00"W
L9	19.80	S45°00'00"W

LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- INDICATES FOUND 1/2" REBAR WITH CAP RLS #22782 (UNLESS OTHERWISE NOTED)
- INDICATES UTILITY EASEMENT
- INDICATES LINE NUMBER
- INDICATES CURVE NUMBER
- INDICATES MARICOPA COUNTY RECORDER
- INDICATES ASSESSOR PARCEL NUMBER
- INDICATES MARICOPA ASSOCIATION OF GOVERNMENTS
- INDICATES PUBLIC UTILITY EASEMENT
- INDICATES EASEMENT SCHEDULE NO.

LOT AREA TABLE		
LOT	AREA (SQUARE FEET)	AREA (ACRES)
1	5,863	0.135
2	4,872	0.112
3	4,401	0.101
4	4,605	0.106
5	4,673	0.107
6	6,022	0.138
7	10,597	0.243
8	4,642	0.107
9	4,778	0.110
10	4,683	0.108
11	4,683	0.108
12	6,989	0.160
13	5,665	0.130
14	4,112	0.094
15	4,038	0.093
16	3,459	0.079
17	3,590	0.082
18	3,520	0.081
19	3,496	0.080
20	4,868	0.112
TOTAL	99,545	2.285



COUNTY RECORDER

DATE: _____

REVISION: _____

NO. _____

FINAL PLAT

THE VILLAS AT MOUNTAIN SHADOWS

PARADISE VALLEY, ARIZONA

2 SHEET OF **2**

Civil Contact: J. PAPPAS

Civil Project #: 01-0245801

Civil File #:

Coe & Van Loo Consultants, Inc.

4550 North 12th Street

Phoenix, Arizona 85014

602-264-6831

www.cvlci.com

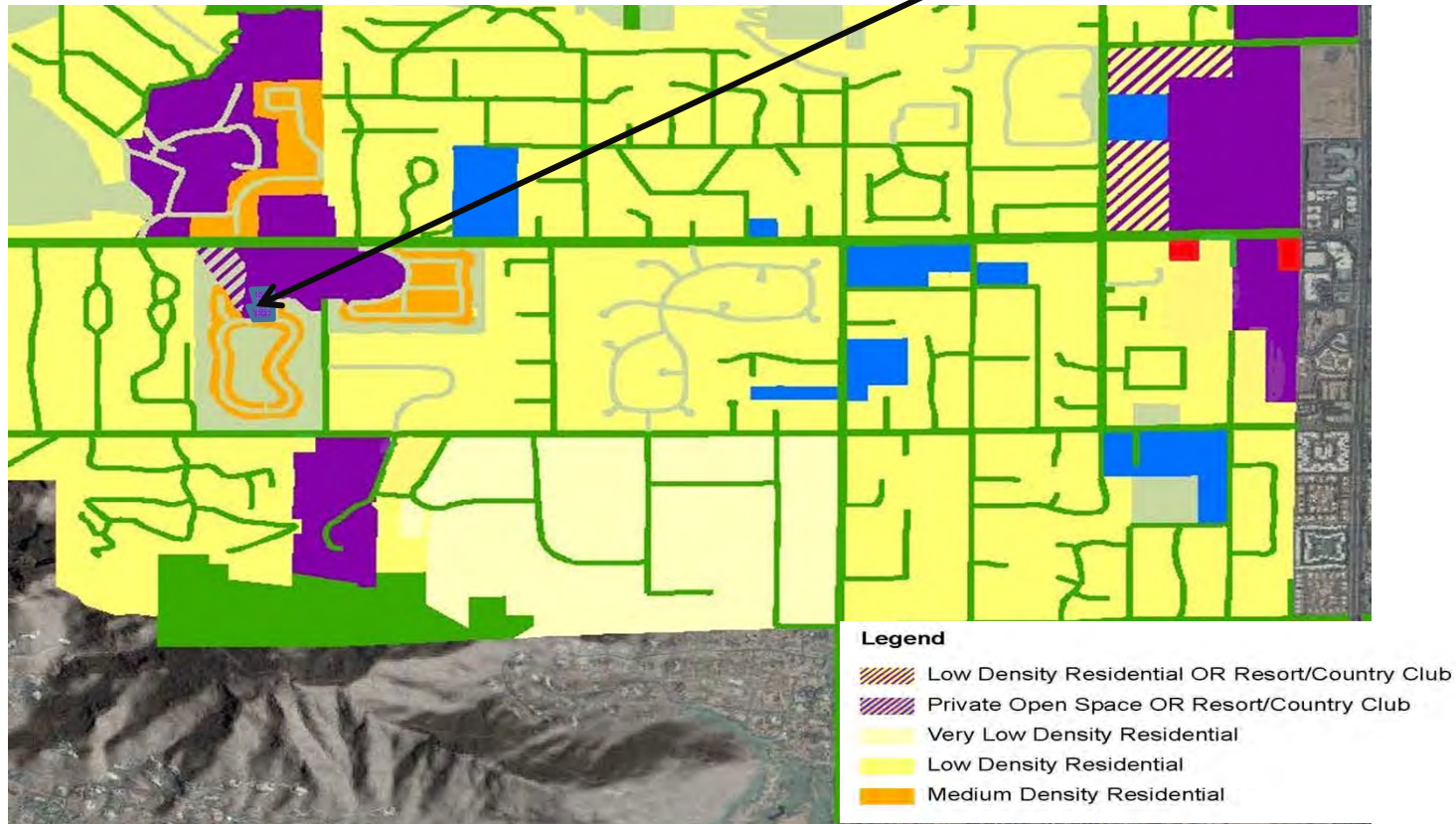
Vicinity Map/ Aerial Photo

Subject Property



General Plan

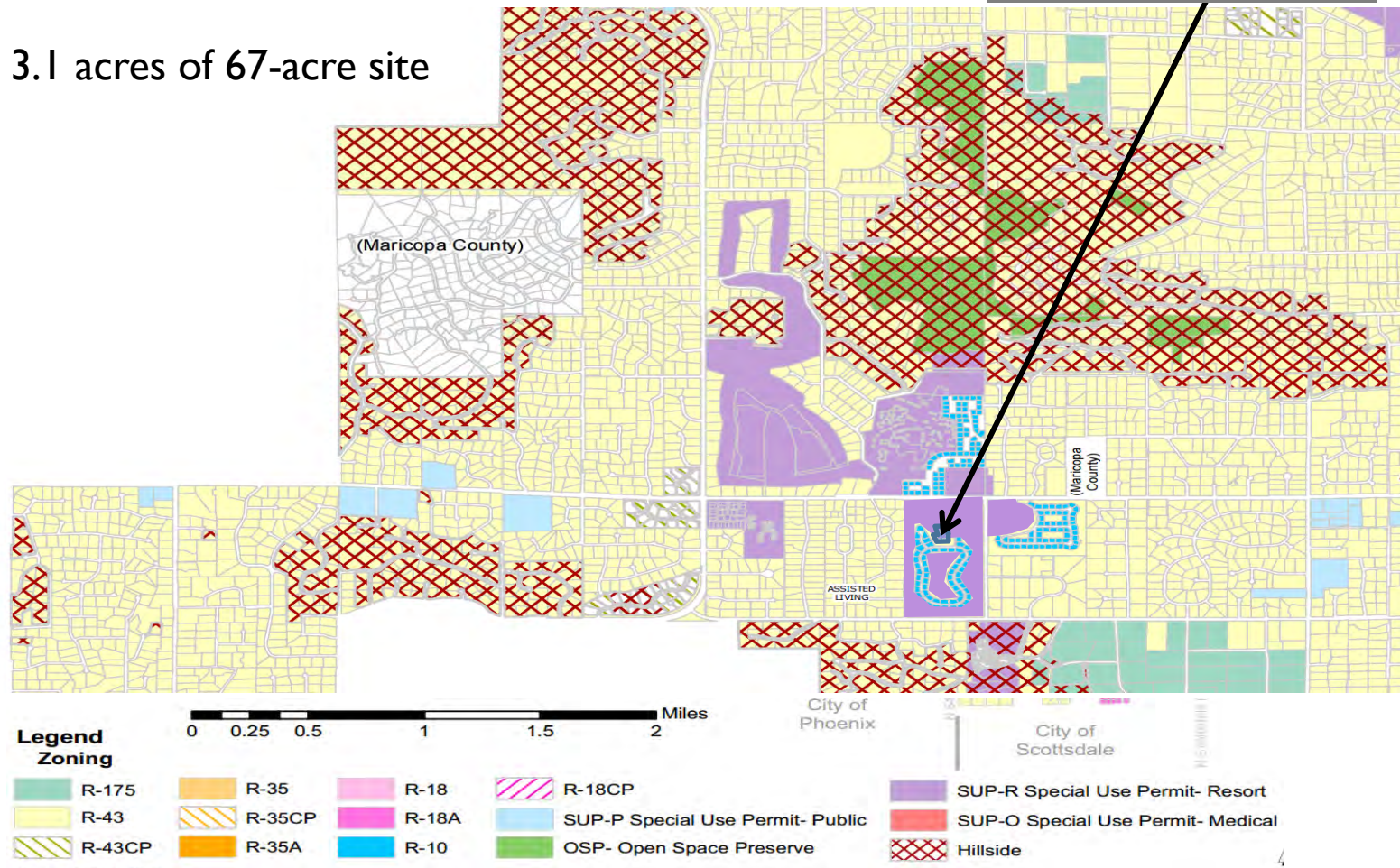
Subject Property



Zoning

3.1 acres of 67-acre site

Subject Property



TOWN OF PARADISE VALLEY
APPLICATION FOR FINAL PLAT

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

PARCEL NO.: 169 - 30 - 94
(County Tax Assessor Number)

DATE: 3 June, 2015

NAME OF SUBDIVISION: The Villas at Mountain Shadows

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

OWNER: MTS LAND LLC, ATTN ROBERT FLAXMAN

NAME

18201 VAN KERMAD AVE. Suite 950 (649) - 476-2200
ADDRESS IRVINE, CALIFORNIA 92612 PHONE #

AUTHORIZED AGENT: FRED E. FLEET, P.E.

% COE & VAN LOO BQA. NAME

4550 N 12th STREET, PHOENIX, AZ 85014
ADDRESS

(602) 264-6831

PHONE #

(602) 264-0928

FAX #

FRG for MTS Land LLC Authorized Signatory - 6-3-15
SIGNATURE OF REPRESENTATIVE

APPLICATION FOR FINAL PLAT

(REQUIRED) PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL. YOU MAY USE A SEPARATE 8 ½" BY 11" SHEET IF NECESSARY:

SEE ATTACHED

(REQUIRED) PLAT STATISTICS

TOTAL AREA

3.157 ACRES

NUMBER OF LOTS

20

CONCURRENT APPLICATIONS, IF ANY:

GUARD GATES

☐ YES

☒ NO

PRIVATE ROADS

☒ YES

☐ NO

ROADWAY VACATION

☐ YES

☒ NO

The Villas at Mountain Shadows Project Narrative

This Final plat of the Villas at Mountain Shadows is proposed as a 20 lot development. The proposed Resort Residential 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)).

Each of the 20 lots is currently intended to be designed to accommodate one Resort Residential unit with not less than two parking spaces per Resort Residential unit provided. Parking spaces will be in garages, surface parking spaces or a combination of both. Additional guest parking will be provided within the development. The exact number of additional guest parking spaces will vary based on final civil drawings, and current and future landscape plans. The Resort Residential units may be designed with a zero lot line and common elements. Each Resort Residential unit will comply with the allowable heights of the SUP.

Following approval of the Final plat, building plans will be processed with the Town, which shall include a tabulation of actual Floor Area for each Resort Residential unit on each lot (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.

The existing clubhouse is the only structure that exists in the area of the proposed plat. The clubhouse will be demolished prior to, or concurrently with the commencement of the grading and civil improvements for this area.

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

TOWN *of* PARADISE VALLEY



**TOWN COUNCIL MEETING
6401 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253
SUMMARY MINUTES
Thursday, May 14, 2015**

1. CALL TO ORDER / ROLL CALL

Mayor Collins called to order the Town Council Meeting for Thursday, May 14, 2015 at 1:10 p.m. in the Town Hall Boardroom.

COUNCIL MEMBERS PRESENT

Mayor Michael Collins
Council Member Bien-Willner
Council Member Mary Hamway
Council Member David A. Sherf
Council Member Stanton
Council Member Syms attended by telephone conference call.

ABSENT

Vice Mayor Paul E. Dembow

STAFF MEMBERS PRESENT

Town Manager Kevin Burke
Town Attorney Andrew M. Miller
Town Clerk Duncan Miller
Interim Public Safety Director Larry Ratcliff
Public Works Director/Town Engineer James P. Shano
Community Development Director Eva Cutro
Municipal Court Director Jeanette Wiesenhofer
Interim Finance Director Kent Brooksby
Information Technology Analyst Robert Kornovich
Senior Financial Analyst Christine Covell-Granberg
Senior Planner Paul Michaud
Engineering Services Analyst Jeremy Knapp

2. STUDY SESSION ITEMS

a. Discussion of Fiscal Year 2016 Budget

Town Manager Kevin Burke continued the presentation of his recommended budget. The following departments and programs were discussed: Town Attorney, Municipal Court, Finance & Information Technology, Capital Projects Program and health insurance.
(Attached)

b. Discussion of Mountain Shadows Preliminary Plat

Senior Planner Paul Michaud presented the Preliminary Plat for The Villas at Mountain Shadows. Rick Carpinelli, Crown Development representing the owner, responded to questions from the Council. Planning Commissioner Jonathan Wainwright responded to questions from the Council regarding the 4-2 vote to recommend approval of the preliminary plat.

Motion – Council Member Bien-Willner moved to enter Executive Session at 3:55 p.m. Council Member Hamway seconded the motion.

Passed For: 6; Against: 0; Abstain: 0; Absent: 1

c. Advisory Committee on Public Safety Interviews
Staff Contact: Mayor Michael Collins

Mayor Collins reconvened the Study Session at 4:10 p.m.

Council Member Syms arrived at 4:19 p.m.

The Mayor and Council interviewed the following residents who submitted applications to serve on the Advisory Committee on Public Safety:

Victoria Bellomo-Rosacci
Richard Coulston
Larry Fink
Charlie Herf
Paul Moore
Jay Ozer
Richard Post
Jennifer Schwarz

Mayor Collins recessed the meeting at 5:23 pm.

Mayor Collins reconvened the meeting at 5:35 p.m.

Continued Discussion of the FY 2016 Budget

The Council gave the following direction on items added to the add/delete list:

- Police APX radios – keep in the budget
- Police tablet charging stations – keep in budget
- Community Development chroma meter – keep in budget
- Security improvements to the Council dais – do not include in budget
- Enhanced emergency preparedness drill – do not include in budget
- Part-time attorney staffing – keep in budget
- Re-bid janitorial contract – add to budget
- Accept the Town Manager's recommendation on healthcare including offering a high deductible plan and a PPO plan

Mayor Collins recessed the meeting at 6:00 p.m.

3. EXECUTIVE SESSION

- a. Discussion and consultation with Town Representatives concerning the purchase, sale, or lease of real property in the vicinity of 7000 block of Highlands Drive as authorized by A.R.S. §38-431.03.A.7.
- b. The Town Council may go into executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the agenda items listed on the agenda as authorized by A.R.S. §38-431.A.3.

4. BREAK**5. RECONVENE FOR REGULAR MEETING****6. ROLL CALL**

Mayor Collins reconvened the meeting at 6:05 p.m.

COUNCIL MEMBERS PRESENT

Mayor Michael Collins
Council Member Bien-Willner
Council Member Mary Hamway
Council Member David A. Sherf
Council Member Stanton
Council Member Syms

ABSENT

Vice Mayor Paul E. Dembow

STAFF MEMBERS PRESENT

Town Manager Kevin Burke
Town Attorney Andrew M. Miller
Town Clerk Duncan Miller
Interim Public Safety Director Larry Ratcliff
Interim Finance Director Kent Brooksby
Community Development Director Eva Cutro
Senior Planner Paul Michaud
Municipal Court Director Jeanette Wiesenhofer

7. PLEDGE OF ALLEGIANCE*

Mayor Collins led the Pledge of Allegiance.

8. PRESENTATIONS*

There were no presentations.

9. CALL TO THE PUBLIC

There were no public speakers.

10. CONSENT AGENDA

Mr. Burke summarized the items on the consent agenda.

Motion - Council Member Mark Stanton moved to approve the Consent Agenda as submitted. Council Member Sherf seconded the motion.

Passed For: 6; Against: 0; Abstain: 0; Absent: 1

a. **Minutes of Town Council Meeting April 23, 2015**

b. **Approval of Special Event Liquor License for Leukemia and Lymphoma Society**

Recommendation: Approve a Special Event Liquor License for the Leukemia & Lymphoma Society for an event on Saturday, May 30, 2015, subject to the following stipulations: only those people authorized by law be allowed to dispense and/or consume alcoholic beverages; consumption shall be limited to the premises as indicated in the application; and Section 10-7 Control of Excess Noise be observed.

11. PUBLIC HEARINGS

There were no public hearings.

12. ACTION ITEMS

a. **Approval of Appointments to the Committee on Public Safety**

Recommendation: Approve appointments to the Advisory Committee on Public Safety.

Mayor Collins announced that the Council interviewed residents earlier in the meeting who had volunteered to serve on the Advisory Committee on Public Safety. He stated that Council Member Syms would chair the committee.

Council Member Syms stated that the committee will be a valuable tool in serving as a liaison between the police department and the community and continue the momentum started by the Public Safety Task Force.

Motion - Mayor Collins moved to make the following appointments to the Advisory Committee on Public Safety:

Council Member Maria Syms, Chair

Victoria Bellomo-Rosacci

Larry Fink

Paul Moore

Jay Ozer

Richard Post

Jennifer Schwarz

Council Member Sherf seconded the motion.

Passed For: 6; Against: 0; Abstain: 0; Absent: 1

b. **Approval of Mountain Shadows Preliminary Plat**

Recommendation: Approve the Villas at Mountain Shadows Preliminary Plat subject to the stipulations in the Action Report.

Council Member Syms left the meeting at 6:14 p.m.

Senior Planner Paul Michaud presented the preliminary plat for The Villas at Mountain

Shadows.

Rick Carpinelli representing the applicant stated that the plat is in conformance with the approved SUP and Development Agreement. He reported that he met with the Mountain Shadows West neighbors and came to an agreement about items related to the golf cart path and corner vision. He stated that the developer would comply with the Council's decision regarding the fire access points recommended by the Fire Marshal but not recommended by the Planning Commission.

Resident Lyn Odin spoke in opposition to the fire access gate.

Mr. Carpinelli stated that if a fire access gate was required, the developer's design team would attempt to make the gate aesthetically appealing.

Resident Pat Dickinson stated that Mountain Shadows HOA resort committee reached an agreement on the developer regarding the width of the cart paths and landscaping.

Motion - Council Member Hamway moved to approve the Villas at Mountain Shadows Preliminary Plat subject to the stipulations in the following stipulations:

1. The Final Plat for The Villas at Mountain Shadows shall be in substantial compliance with the Preliminary Plat, Sheets 1-3, prepared by Coe & Van Loo Consultants, Inc. dated April 28, 2015.
2. The Final Plat for The Villas at Mountain Shadows shall include any and all necessary easements and/or tracts, including:
 - a. Easements and/or tracts for drainage within said plat that are consistent to the overall grading and drainage plans for the entire Special Use Permit (SUP) site, which shall be depicted on the Final Plat prior to recordation of said plat,
 - b. Easements and/or tracts for utilities, with said easements to be in the locations and widths as prescribed by the respective utility provider, with correspondence from said utility providers indicating that the identification of the final locations and widths of such easement(s) are in process given to the Town prior to Planning Commission recommendation of the Final Plat, and
 - c. The utility and driveway easements across Lots 129 and 131 of Mountain Shadow Resort Unit 2 – Amended VI as recorded in Docket 20140826758, M.C.R. that shall be duly recorded prior to Town Council approval of said Final Plat.
3. Prior to recordation of the Final Plat for said subdivision, the applicant shall provide to the Town Attorney a copy of the CC&R's or other documents for review to insure that all CC&R terms required under the SUP or other recorded agreements are part of the CC&Rs or other documents, including provision for maintenance of any drainage easements dedicated on the plat.
4. The final subdivision improvements shall be in substantial compliance with subdivision 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

Plat, 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 final subdivision improvement plans prior to the issuance of any building permit for a residential unit in said subdivision.

5. Within 30 days of approval of the Final Plat, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.
6. The Map of "Mountain Shadow Resort Unit 2 – Amended VII" shall be approved by the Town and recorded prior to recordation of the Final Plat.

Council Member Mark Stanton seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 2 (Dembow, Syms)

13. REQUESTS FOR FUTURE AGENDA ITEMS

Mr. Burke summarized the future agenda item list.

Council Member Hamway asked that the ordinances regarding stormwater management be added to a future agenda.

a. Consideration of Request for Future Agenda Topics

14. MAYOR / COUNCIL / MANAGER COMMENTS

Mr. Burke announced that he appointed Dawn Marie Buckland as Director of Administration and Governmental Affairs. Her start date would be June 8, 2015.

He reported that a new Police Chief would be appointed very soon once the final background checks have been conducted.

Motion – Council Member Sherf moved to enter Executive Session at 6:40 p.m. Council Member Hamway seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 2 (Dembow, Syms)

15. ADJOURN

Motion - Council Member Jerry Bien-Willner moved to adjourn. Council Member Mark Stanton seconded the motion.

Passed For: 5; Against: 0; Abstain: 0; Absent: 2 (Dembow, Syms)

Mayor Collins adjourned the meeting at 6:55 p.m.

TOWN OF PARADISE VALLEY

SUBMITTED BY:

Duncan Miller, Town Clerk

TOWN *of* **PARADISE VALLEY**



**PLANNING COMMISSION MEETING
6401 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253
SUMMARY MINUTES
April 21, 2015**

1. CALL TO ORDER

The meeting of the Town of Paradise Valley Planning Commission was called to order by Chair Strom at 6:00 p.m. He explained that the primary item this evening will be The Villas at Mountain Shadows Preliminary Plat. He stated that the order of the agenda will be an executive session, followed by the study session and public meeting on said plat, then the public meeting on the hillside rotation.

2. ROLL CALL

George Burton called the roll, noting there was a quorum.

COMMISSIONERS PRESENT

Dolf Strom, Chairman
Thomas Campbell, Commissioner
Jonathan Wainwright, Commissioner
Scott Moore, Commissioner
Daran Wastchak, Commissioner
Jeff Wincel, Commissioner

COMMISSIONERS ABSENT

Richard Mahrle, Commissioner

STAFF PRESENT

Paul Michaud, Senior Planner
George Burton, Planner
Susan Goodwin, Acting Town Attorney
Duncan Miller, Town Clerk

3. EXECUTIVE SESSION

At 6:02 p.m., Commissioner Wastchak moved the Planning Commission go into executive session to discuss legal matters regarding the Villas at Mountain Shadows Preliminary Plat agenda item. Commissioner Wainwright seconded the motion and it passed unanimously. The regular meeting resumed at 6:15 p.m.

4. WORK STUDY SESSION

A. Discussion of The Villas at Mountain Shadows Preliminary Plat

Paul Michaud presented the topic per the Action Report. He focused on the three points raised at the April 7, 2015 Planning Commission meeting. These points were the corner vision at the southeast corner of Lot 12 adjoining the private roadway tract of Mountain Shadows West, the golf cart path on the subject property adjoining said private roadway tract and the 20-foot by 20-foot wide Emergency Access Easement (E.A.E) located on Tract C between Lots 12 and 13 of the Preliminary Plat.

During the course of the study session the applicant, Rick Carpinelli, and Scott McPherson, representative of the Resort Committee for the Mountain Shadows West Homeowners Association, spoke to clarify points.

Corner Vision: All parties' present expressed that they found the proposed 30-foot by 30-foot corner vision acceptable.

Golf Cart Path: It was noted that the Special Use Permit and Development Agreement do not require or specify any golf cart path locations. Also, these documents do not provide any design standards necessary to evaluate compliance to a proposed golf cart path. The plat itself will only show a tract(s) that includes golf cart usage along with the perimeter dimensions of said tract(s). Westroc (the resort owner), MTS Land LLC (the applicant for the Villas at Mountain Shadows) and the Mountain Shadows West Homeowners Association are working together on the final design of said path. Some concerns noted included the potential conflicts with golf cart drivers heading the opposite direction due to the one-way flow and potential conflicts with vehicles as the golf cart path adjoins the private roadway of Mountain Shadows West. The applicant noted that the newly proposed eight-foot setback wall staggers on the rear property lines along Lots 7-12 of the Preliminary Plat was a compromise.

Emergency Access: The Commissioners discussed the Town Fire Marshal's letter describing his reasoning for the access easement, along with prior conversations between the Fire Marshal and certain Commissioners. Said emergency access easement is not supported by the Mountain Shadows West Homeowners Association, claiming possible inverse condemnation and imposing new standards on an existing development. Discussion included that the Fire Marshal stated that the plat accommodates emergency access without said easement, said easement allows for another alternative emergency access point that builds in redundancy, the width of the private roadway of Mountain Shadows West and possible parked vehicles could limit turning movement and the actual use of said emergency access would likely be a rarity.

5. ACTION ITEMS

A. Consideration of The Villas at Mountain Shadows Preliminary Plat

Recommendation: Forwarded a recommendation of **APPROVAL** with stipulations.

Directly following the study session discussion, the Planning Commission went into the public meeting. Scott McPherson reviewed the three points discussed during the study session.

Motion – There were three motions. The first two motions failed. The first motion was the same motion as the third motion that was approved. The first motion failed by a vote of 2 – 4 (Commissioners Strom, Campbell, Wincel and Wastchak dissenting). The second motion removed the stipulation to delete the Emergency Access Easement. This motion failed by a vote of 2 – 4 (Commissioners Campbell, Wainwright, Wincel and Moore dissenting). A third motion passed whereby Commissioner Wastchak moved to recommend approval of the preliminary plat subject to the following stipulations. Commissioner Wainwright seconded the motion and it passed by a vote of 4 - 2 (Commissioners Strom and Campbell dissenting).

1. The Final Plat for The Villas at Mountain Shadows shall be in substantial compliance with the Preliminary Plat, Sheets 1-3, prepared by Coe & Van Loo Consultants, Inc. dated April 9, 2015.
2. The Final Plat for The Villas at Mountain Shadows shall include any and all necessary easements and/or tracts, including:
 - a. Easements and/or tracts for drainage within said plat that are consistent to the overall grading and drainage plans for the entire Special Use Permit (SUP) site, which shall be depicted on the Final Plat prior to recordation of said plat,
 - b. Easements and/or tracts for utilities, with said easements to be in the locations and widths as prescribed by the respective utility provider, with correspondence from said utility providers indicating that the identification of the final locations and widths of such easement(s) are in process given to the Town prior to Planning Commission recommendation of the Final Plat, and
 - c. The utility and driveway easements across Lots 129 and 131 of Mountain Shadow Resort Unit 2 – Amended VI as recorded in Docket 20140826758, M.C.R. that shall be duly recorded prior to Town Council approval of said Final Plat.
3. Prior to recordation of the Final Plat for said subdivision, the applicant shall provide to the Town Attorney a copy of the CC&R's or other documents for review to insure that all CC&R terms required under the SUP or other recorded agreements are part of the CC&Rs or other documents, including provision for maintenance of any drainage easements dedicated on the plat.
4. The final subdivision improvements shall be in substantial compliance with subdivision 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 Plat, 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 final subdivision improvement plans prior to the issuance of any building permit for a residential unit in said subdivision.

5. Within 30 days of approval of the Final Plat, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.
6. The applicant shall delete from the Preliminary Plat the 20-foot by 20-foot wide Emergency Access Easement (E.A.E) located on Tract C between Lots 12 and 13 of the Preliminary Plat.
7. The applicant shall revise Tract C to include the 8-foot setback wall staggers on the rear property lines along Lots 7-12 of the Preliminary Plat as shown on Sheet LH002, Preliminary Hardscape Plans, prepared by CVL Consultants dated April 21, 2015.
8. The applicant shall correct the southern perimeter lot dimension of Lot 15 of the Preliminary Plat.

Passed

For: 4; Against: 2; Abstain: 0; Absent: 1

B. Consideration of Hillside Building Committee Rotation Schedule.

There was no discussion or public comment made.

Motion –Commissioner Campbell moved to recommend approval of the changes to Section 2-5-6, Hillside Building Committee, of the Town Code with the following stipulations.

Commissioner Wincel seconded the motion and it passed unanimously.

- A. Hillside Building Committee (HIBCO) established to review applications for building permits in a Hillside Development Area.
- B. Committee shall consist of three (3) members of Planning Commission and two citizens, all of whom shall be appointed by the Mayor and confirmed by the Town Council. Citizen members must be Town residents but may not be members of the Planning Commission or Town staff.
- C. Term of citizen members shall be two (2) years. The first appointees shall serve individual terms of one year and two years. The terms of the members of the Planning Commission shall coincide with their terms of office, however such members shall serve on the Committee ~~via for six month staggered intervals according to a bi-annual rotation schedule proposed by the Mayor and confirmed by the Town Council. The rotation schedule shall also designate the member who shall serve as Chair.~~
- D. **The Hillside Building Committee members shall select the Hillside Committee Chair.**



June 16, 2015

Re: Emergency Assessment Easement

Dear Town Council Members;

In my capacity as the Fire Marshal (fire code official) of the Town of Paradise Valley, I have determined that the "The Villas At Mountain Shadows" plat meets the requirements of the International Fire Code in regards to access.

Sincerely,

Robert D Lee
Fire Marshal



2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

May 8, 2016

Fred E. Fleet
Coe and Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014

Dear Mr. Fleet,

This letter is to inform you that an analysis of the fire flow availability for the proposed Mountain Shadows West has been completed.

The analysis was performed using the hydraulic model for EPCOR Water's Paradise Valley water district, prepared by EPCOR. This model was last calibrated in 2010 and has been updated as necessary. The model is believed to be an accurate representation of the water system within a reasonable margin of error.

According to the plans submitted to EPCOR, the water lines proposed for Mountain Shadows West will be located in the northeast portion of the existing Mountain Shadows Golf Course, which is positioned at the southwest corner of Lincoln Drive and 56th Street. The proposed water lines are shown in the attached diagram. The new water lines will be 8-inch ductile iron pipe; they will connect to the existing 12-inch pipe in Lincoln Drive and the 8-inch pipe in 56th Street.

The Town of Paradise Valley is requesting a minimum fire flow of 1,500 gpm at a residual pressure of 20 psi. Based on the hydraulic modeling results of the proposed water lines, Mountain Shadows West will receive fire flows in the range of 2,064 gpm to 2,124 gpm at the required residual zone pressure of 20 psi (see attachment). This analysis was performed using the maximum day demand scenario. The results show that there is adequate fire flow availability to satisfy the minimum flow requested by the Town. Please note that these are estimated values from a model, and actual field tests are expected to vary depending on system demand and other fluctuating conditions.

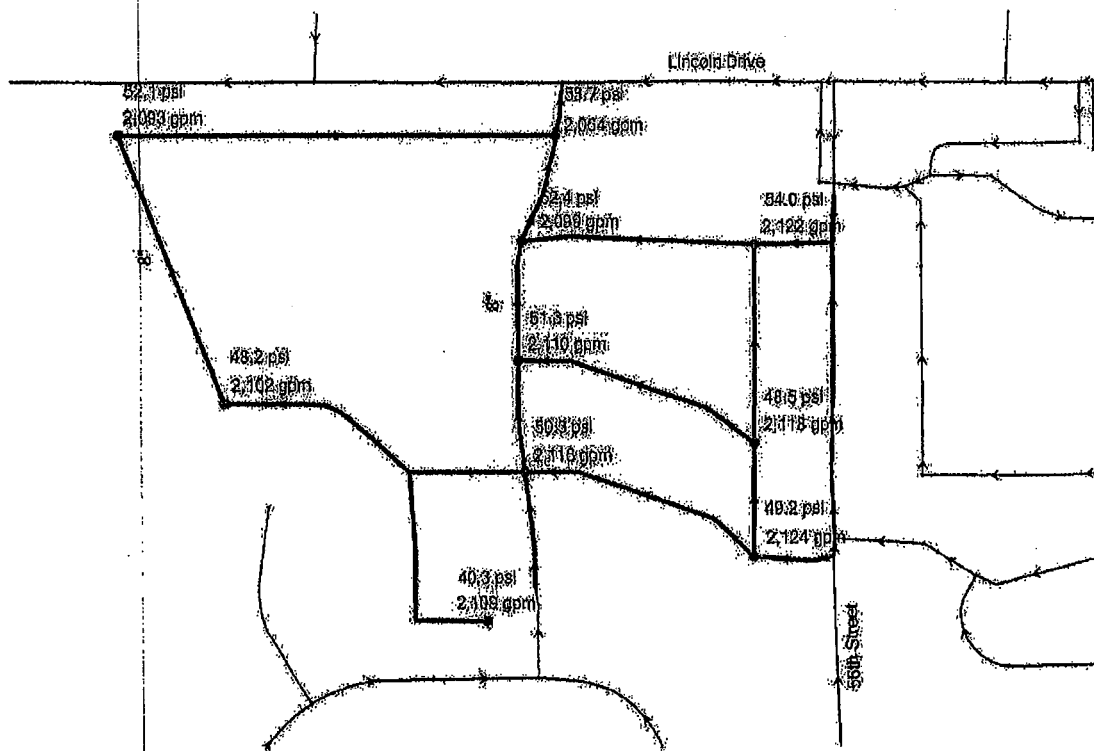
If you have any questions concerning the model or the analysis performed, please feel free to contact me.

Sincerely,

Gandace Coleman, PE
Engineering Project Manager
EPCOR Water

Attachment: Mountain Shadows West, Fire Flow Availability

Mountain Shadows West
Fire Flow Availability and Residual Pressure
20 psi Minimum Zone Pressure
Maximum Day Demand Scenario



Prepared by EPCOR Water
Paradise Valley Working Model



EPCOR

2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

January 26, 2015

MTS Land LLO
18201 Van Karman Suite 950
Irvine, CA 92812

Sent via e-mail to: Fef@cvlcl.com

Re: Will-Serve Letter for Water Service
Villas at Mountain Shadows

To whom it may concern:

This letter is in response to Cde & Van Lee's request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to the Villas at Mountain Shadows (the "Development"). The Development is a residential project that encompasses approximately 9 acres and is located in the Town of Paradise Valley as shown in Exhibit A. EPCOR provides the following information for your consideration:

1. EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") as issued by the Arizona Corporation Commission.
2. Where new waterlines will be required to serve the Development, such water service to the Development by EPCOR will be conditioned upon the developer entering into a Main Extension Agreement (an "MXA") with EPCOR in a form acceptable to EPCOR, and upon the developer fully performing its obligations under the MXA. The MXA will provide, among other things, that the developer will be responsible for the cost to construct all water main extensions necessary to distribute water from EPCOR's existing system to the individual service line connections in the Development. The design and construction of all such main extensions will be subject to EPCOR's approval, and ownership of the main extensions, together with related real property easement rights, must be transferred to EPCOR prior to the initiation of water service in the Development.
3. Based on water service currently provided by EPCOR in the CC&N, EPCOR will have adequate water capacity for normal use in the Development upon developer's fulfillment of its obligations under the MXA. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
4. Developer will be required, as a condition to EPCOR providing water service to the Development, to pay all required fees pursuant to EPCOR's then current tariffs and as may be provided in the MXA.

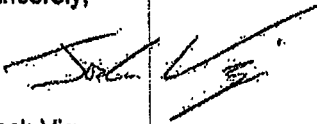
This letter assumes that construction of the main extensions within the Development will begin within one (1) year after the date of this letter.

If developer begins construction of any water mains in the Development or any other water service infrastructure intended to serve the Development without, in each instance, the prior written approval of such construction by EPCOR, developer will be proceeding with such construction at its own risk.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided to developer for information only. Any agreement between developer and EPCOR for water service in the Development must be memorialized in a written agreement executed and delivered by their respective authorized representatives.

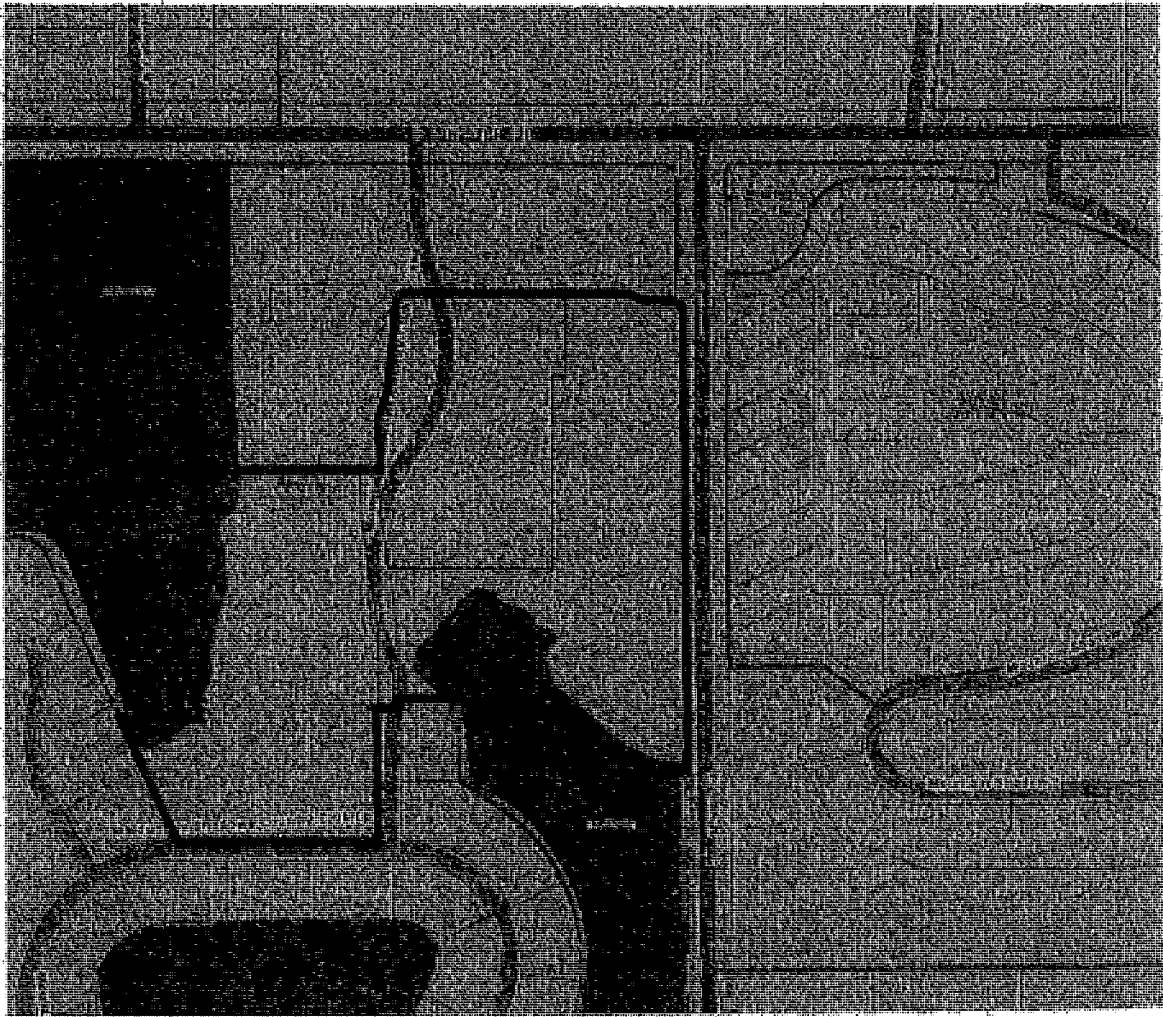
For additional information, please contact me at (623) 445-2495 or at jvig@epcor.com

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Vig", with a stylized flourish extending from the end.

Josh Vig
Project Manager

EXHIBIT A





City of Phoenix

WATER SERVICES DEPARTMENT
DISTRIBUTION & COLLECTION ENGINEERING DIVISION

August 13, 2007

Fred Fleet, P.E.
Fleet Fisher Engineering, Inc.
4250 E Camelback Road, Suite 410K
Phoenix, AZ 85018

Re: Mountain Shadows Redevelopment
56th St and Lincoln Drive – Paradise Valley, AZ

Dear Mr. Fleet:

In accordance with R18-9-E301C, the City of Phoenix affirms that it has capacity in its downstream collection system and treatment plants for the volume of wastewater from the proposed sewer collection system of the subject project.

Please call me at 602-495-5407 if we can provide additional assistance.

Sincerely,

James F. Shannon, P.E.
Civil Engineer III Team Leader
Distribution and Collection Engineering

c: Gary Griffith

**STATE OF ARIZONA
DEPARTMENT OF WATER RESOURCES
CERTIFICATE OF ASSURED WATER SUPPLY**

This is to certify that

MTS Land, LLC, a Delaware limited liability company, owner

has met the requirements of A.R.S. §§ 45-576 and the applicable regulations, and

By powers vested in the Director of the Arizona Department of Water Resources by the
State of Arizona, and subject to the conditions contained in the applicable regulations,

Is issued this Certificate of Assured Water Supply for

**Mountain Shadows Resort
Township 2 North, Range 4 East, Section 8
GSRB&M Maricopa County, PHOENIX Active Management Area**

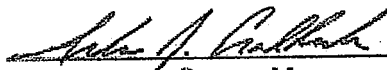
Sufficient water of adequate quality will be continuously available to satisfy the water demand of
the referenced subdivision for at least one hundred years. The referenced subdivision consists of
178 lots as described in the preliminary plat on file with the Department, and has an estimated
water demand of 36.42 acre-feet per year. The subdivision will be served groundwater by
EPCOR - Paradise Valley.

This Certificate is invalid as to any entity not named above.
This Certificate may be assigned pursuant to A.A.C. R12-15-705.

Certificate Number: 27-700797.0000



ARIZONA DEPARTMENT OF WATER RESOURCES


Program Manager

8/27/2014
Date

TYPE A CERTIFICATE



ARIZONA PUBLIC SERVICE

Town of Paradise Valley
c/o Ron Watson
Dry Utilities Services Arizona
4801 S. Lakeshore Dr.
Suite 112
Tempe, AZ 85282

Ray Smith
Survey & Row Representative
Customer Construction East

Mail Station 4031
P.O. Box 53933
Phoenix, AZ 85072-3933
T: 602.493-4405
F: 602.493-4429
R.Smith@aps.com

June 11, 2015

This is regarding the plans for The Final Plat For The Villas at Mountain Shadows, a resubdivision of Lot 132 of Mountain Shadow Resort Unit 2 - Amended VII. After reviewing the preliminary plat for The Villas at Mountain Shadows, Arizona Public Service does not see a problem with Tract B, Tract C and Tract D being dedicated to water, sewer, gas, electric, telephone and cable television utility providers. It is also understood that the purpose of this easement is to allow service to and from Lots 128, 128-A, 129, 131, 132(Future Lots 1-20), 133, 134, 135 and Tract "A" of Amended VII. This will be sufficient enough to place Arizona Public Service facilities in order to meet the needs of the customers of this development.

Please contact me at 602-493-4405 or by email at r.smith@aps.com with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Smith", with a stylized flourish at the end.

Ray Smith
Survey/ROW Agent
Arizona Public Service
Customer Construction East



4612 E BELL RD
PHOENIX, AZ 85032

4-29-15

Mr. Rick Carpinelli
CROWN REALTY DEVELOPMENT
5517 East Lincoln Drive
Paradise Valley, AZ 85253

Re: Villas at Mountain Shadows

Dear Mr. Carpinelli,

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The enclosed policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give me a call at 602-493-4470 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

Harry O'Neill

Harry O'Neill
Customer Project Manager
Customer Construction East



100 Centurylink Dr.
Mailstop 3TCW089.2
Monroe, LA 71203

June 11, 2015

Town of Paradise Valley
c/o Ron Watson
Dry Utilities Services Arizona
4801 S. Lakeshore Dr.
Suite 112
Tempe, AZ 85282

To Whom It May Concern:

This is regarding the plans for The Final Plat For The Villas at Mountain Shadows, a re-subdivision of Lot 132 of Mountain Shadow Resort Unit 2 – Amended VII. After reviewing the preliminary plat for For The Villas at Mountain Shadows, CenturyLink does not see a problem with Tract B, Tract C and Tract D being dedicated to water, sewer, gas, electric, telephone and cable television utility providers. It is also understood that the purpose of this easement is to allow service to and from Lots 128, 128-A, 129, 131, 132(Future Lots 1-20), 133, 134, 135 and Tract "A" of Amended VII. This will be sufficient enough to place CenturyLink facilities in order to meet the needs of the customers of this development.

Please contact me at 318-330-6894 or by email at michael.pietlukiewicz@centurylink.com with any questions or concerns.

Sincerely,

Michael Pietlukiewicz
Network Real Estate



CenturyLink™

CenturyLink Engineering
135 W. Orion St. 1st Floor
Tempe, AZ 85283
BICS@Centurylink.com

April 14, 2015

Mr. Rick Carpinelli
CROWN REALTY DEVELOPMENT
5517 East Lincoln Drive
Paradise Valley, Arizona 85253

RE: Villas at Mountain Shadows

Mr. Carpinelli,

The above mentioned project is located in a parcel of land located in Section 8, Township 2N and Range 4E in Maricopa County.

In response to your "Service Availability" request for the above mentioned development located at the southwest corner of Lincoln Drive and 56th Street, Paradise Valley, AZ, this letter is to acknowledge that this subject property is within CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission, and may be examined at your local CenturyLink Business Office.

Sincerely,

Roni Jean Grant-Sloan
CenturyLink Supervisor Construction/Engineering Permits/Joint Use/Developer Administration
135 W Orion Street, 1st Floor
Tempe, AZ 85283
480/768-4294 (Office)
480/748-1352 (Cell)



SOUTHWEST GAS CORPORATION

June 11, 2015

**Crown Realty Development
Attn: Rick Carpinelli
5517 E Lincoln Dr
Paradise Valley AZ 85253**

RE: Natural Gas Service: Villas at Mountain Shadows (56th St & Lincoln)

In response to your recent inquiry concerning the availability of natural gas to the above location, Southwest Gas Corporation is the natural gas supplier for this area. Gas can be extended to this subdivision from our gas main along Mountain Shadows Country Club Access Rd. Please keep in mind there is an existing service and meter on site with address of 5525 E Lincoln Dr Paradise Valley AZ 85253 that will need to be removed and abandoned.

Natural gas is available to serve this project in accordance with our Rule Six as filed with the Arizona Corporation Commission. We extend our facilities based on economic justification. Without reviewing a preliminary engineering plan for this project, we cannot, at this time, determine what fees would be required from the developer. We are interested in serving this project with the preferred fuel, natural gas, and look forward to hearing from you as plans progress.

If you have any questions regarding our policies or procedures, please contact me at 602-818-1891.

Sincerely,

Jeff Shelton
Energy Advisor
Central Arizona Division



Town of Paradise Valley
c/o Ron Watson
Dry Utilities Services Arizona
4801 S. Lakeshore Dr.
Suite 112
Tempe, AZ 85282

June 26, 2015

This is regarding the plans for The Final Plat for the Villas at Mountain Shadows, a re-subdivision of Lot 132 of Mountain Shadow Resort Unit 2 - Amended VII. After reviewing the preliminary plat for The Villas at Mountain Shadows, Cox does not see a problem with Tract B, Tract C and Tract D being dedicated to water, sewer, gas, electric, telephone and cable television utility providers. It is also understood that the purpose of this easement is to allow service to and from Lots 128, 128-A, 129, 131, 132(Future Lots 1-20), 133, 134, 135 and Tract "A" of Amended VII. This will be sufficient enough to place Cox facilities in order to meet the needs of the customers of this development.

Please contact me at 602-694-1418 or by email at zachary.killin@cox.com with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Zach Killin". The signature is written in a cursive, flowing style.

Zach Killin

Cox Communications
Construction Planner
zachary.killin@cox.com
1550 W. Deer Valley Rd
Phoenix Arizona 85027
Cell - 602-694-1418



1550 W Deer Valley Road
Phoenix, AZ 85027

April 16th, 2015

Mr. Rick Carpinelli
CROWN REALTY DEVELOPMENT
5517 East Lincoln Drive
Paradise Valley, AZ 85253

Project: Villas at South Mountain

To Whom It May Concern:

This letter is to confirm that Cox Communications is a licensed telecommunications provider for the above area located in Maricopa County. Service to a development with public streets and public utility easements, meeting the density requirement as stipulated in the license with the County, will be provided at no cost to the developer. Should the project not meet the density requirement, a capital contribution program is available.

For private communities (whether gated or not), our standard easement agreement will be required. Otherwise the same procedures apply. The developer also has the option of providing service to the community at a reduced rate under the bulk discount program. If you're interested, please contact me for additional information on the program.

Upon receipt of the appropriate trench maps and placement time lines, Cox Communications will place its facilities in the joint utility trenches. For the preliminary information and/or the service are map, please call our Cox Traffic Management Center at 623-328-3554.

Sincerely,

Daniel Weryzynski

Daniel Weryzynski
Account Executive
Phone 623-328-6701



2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

July 16, 2015

Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

RE: The Final Plat for the Villas at Mountain Shadows

EPCOR has reviewed the project for the Final Plat for the Villas at Mountain Shadows, a resubdivision of Lot 132 of Mountain Shadow Resort Unit 2 – Amended VII. EPCOR has no issue with the Final Plat as well as the construction plans for water service. The PUE to be dedicated is adequate for our utility service, per our Project Manager Josh Vig. Therefore, EPCOR has no objection.

Please feel free to contact me with any questions or concerns at 623-780-3777 or email at kdotray@epcor.com

Sincerely,


Kimberly Dotray
Real Property Manager



2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

January 26, 2015

MTS Land LLC
18201 Van Karman Suite 950
Irvine, CA 92812

Sent via e-mail to: Fef @cvlci.com

Re: Will-Serve Letter for Water Service
Villas at Mountain Shadows

To whom it may concern;

This letter is in response to Coe & Van Loo's request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to the Villas at Mountain Shadows (the "Development"). The Development is a residential project that encompasses approximately 9 acres and is located in the Town of Paradise Valley as shown in Exhibit A. EPCOR provides the following information for your consideration:

1. EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") as issued by the Arizona Corporation Commission.
2. Where new waterlines will be required to serve the Development, such water service to the Development by EPCOR will be conditioned upon the developer entering into a Main Extension Agreement (an "MXA") with EPCOR in a form acceptable to EPCOR, and upon the developer fully performing its obligations under the MXA. The MXA will provide, among other things, that the developer will be responsible for the cost to construct all water main extensions necessary to distribute water from EPCOR's existing system to the individual service line connections in the Development. The design and construction of all such main extensions will be subject to EPCOR's approval, and ownership of the main extensions, together with related real property easement rights, must be transferred to EPCOR prior to the initiation of water service in the Development.
3. Based on water service currently provided by EPCOR in the CC&N, EPCOR will have adequate water capacity for normal use in the Development upon developer's fulfillment of its obligations under the MXA. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
4. Developer will be required, as a condition to EPCOR providing water service to the Development, to pay all required fees pursuant to EPCOR's then-current tariffs and as may be provided in the MXA.

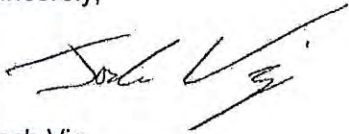
This letter assumes that construction of the main extensions within the Development will begin within one (1) year after the date of this letter.

If developer begins construction of any water mains in the Development or any other water service infrastructure intended to serve the Development without, in each instance, the prior written approval of such construction by EPCOR, developer will be proceeding with such construction at its own risk.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided to developer for information only. Any agreement between developer and EPCOR for water service in the Development must be memorialized in a written agreement executed and delivered by their respective authorized representatives.

For additional information, please contact me at (623) 445-2495 or at jvig@epcor.com

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Vig", with a stylized flourish at the end.

Josh Vig
Project Manager



2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

January 15, 2015

Fred E. Fleet
Coe and Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014

Dear Mr. Fleet,

This letter is to inform you that an analysis of the fire flow availability for the proposed Villas at Mountain Shadows Resort has been updated.

The analysis was performed using the hydraulic model for EPCOR Water's Paradise Valley water district, prepared by EPCOR. This model was last calibrated in 2010 and has been updated as necessary. The model is believed to be an accurate representation of the water system within a reasonable margin of error.

According to the plans Fleet-Fisher Engineer submitted to EPCOR, the water lines proposed for this phase of the Mountain Shadows Resort will be located in the northeast portion of the existing Mountain Shadows Golf Course, which is positioned at the southwest corner of Lincoln Drive and 56th Street. The proposed water lines are shown in the attached diagram. The new water lines will be 8-inch ductile iron pipe; they will connect to the existing 12-inch pipe in Lincoln Drive and the 8-inch pipe in 56th Street. There are six fire hydrants in the proposed plan.

The Town of Paradise Valley is requesting a minimum fire flow of 1,500 gpm at a residual pressure of 20 psi. Based on the hydraulic modeling results of the proposed water lines, the hydrants will receive a flow of 2,066 gpm to 2,137 gpm at the required residual zone pressure of 20 psi (see attachment). This analysis was performed using the maximum day demand scenario. The results show that there is adequate fire flow availability to satisfy the minimum flow requested by the Town. Please note that these are estimated values from a model, and actual field tests are expected to vary depending on system demand and other fluctuating conditions.

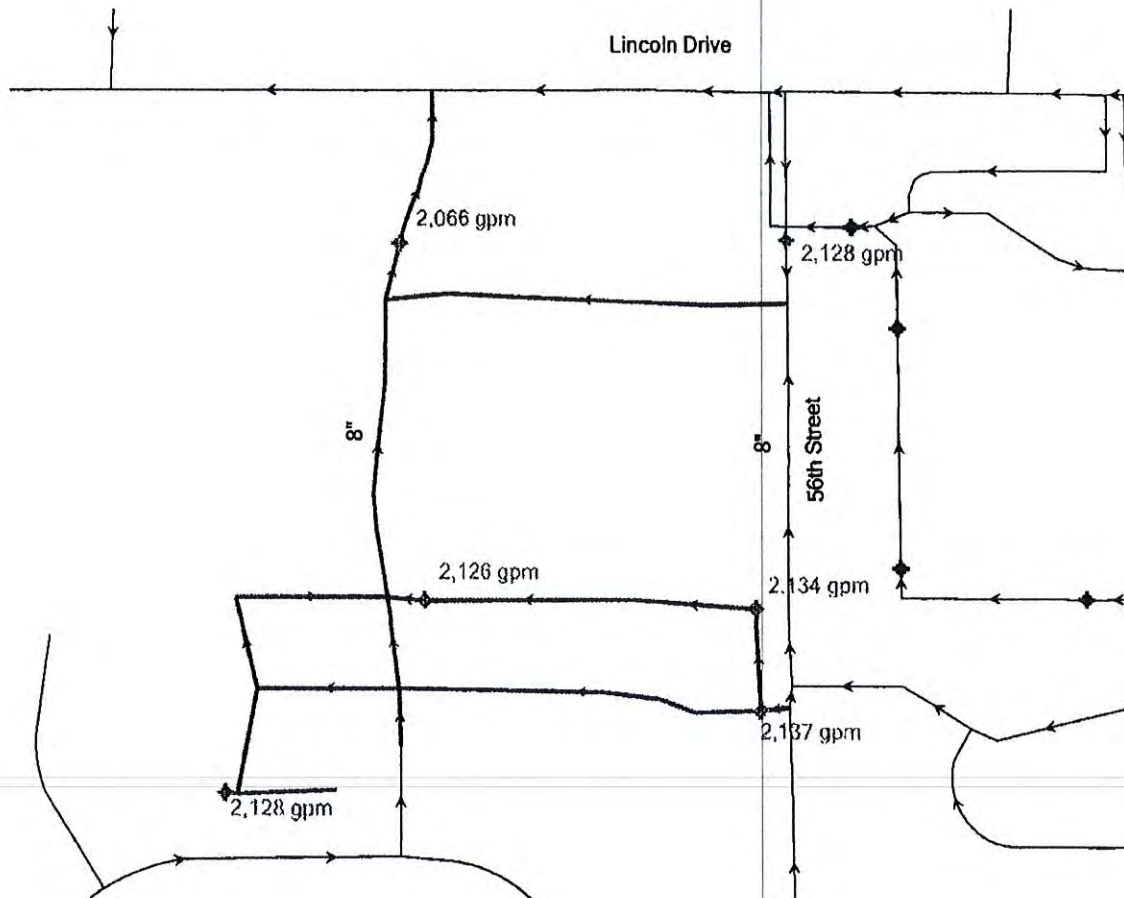
If you have any questions concerning the model or the analysis performed, please feel free to contact me.

Sincerely,
Candace Coleman
Candace Coleman, PE
Engineer, Planning
EPCOR Water



Attachment: Villas at Mountain Shadows Resort, Fire Flow Availability

Villas at Mountain Shadows Resort
Fire Flow Availability at 20 psi Minimum Zone Pressure
Maximum Day Demand Scenario



Prepared by EPCOR Water
Paradise Valley Working Model



City of Phoenix

WATER SERVICES DEPARTMENT
DISTRIBUTION & COLLECTION ENGINEERING DIVISION

August 13, 2007

Fred Fleet, P.E.
Fleet Fisher Engineering, Inc.
4250 E Camelback Road, Suite 410K
Phoenix, AZ 85018

Re: Mountain Shadows Redevelopment
56th St and Lincoln Drive – Paradise Valley, AZ

Dear Mr. Fleet:

In accordance with R18-9-E301C, the City of Phoenix affirms that it has capacity in its downstream collection system and treatment plants for the volume of wastewater from the proposed sewer collection system of the subject project.

Please call me at 602-495-5407 if we can provide additional assistance.

Sincerely,

James F. Shannon, P.E.
Civil Engineer III Team Leader
Distribution and Collection Engineering

c: Gary Griffith

LAW OFFICES
JORDEN BISCHOFF
& HISER, P.L.C.

7272 E. INDIAN SCHOOL ROAD, SUITE 360
SCOTTSDALE, ARIZONA 85251
TELEPHONE: 480-505-3900
FACSIMILE: 480-505-3901

SANDRA M. CORN

DIRECT LINE: 480-505-3907
e-mail: scorn@jordenbischoff.com

July 8, 2015

**VIA E-MAIL (pmichaud@paradisevalleyaz.gov)
AND REGULAR MAIL**

Paul Michaud, Senior Planner
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

Re: Affidavit of Mailing for Planning Commission Public Meeting Notice
The Villas at Mountain Shadows

Dear Paul:

Enclosed are the affidavit of mailing and a copy of the Planning Commission public meeting notice for the above-referenced property. Please call if you have any questions.

Sincerely,


Sandra M. Corn

Enclosures

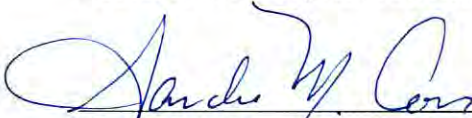
cc (w/encl.): Rick Carpinelli (rcarpinelli@crowndev.com)

AFFIDAVIT

STATE OF ARIZONA)
) ss.
County of Maricopa)

RE: Planning Commission Public Meeting, July 21, 2015 – The Villas at Mountain Shadows

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 1,000 feet of the subject property, as obtained from the Maricopa County Assessor's Office, and such notification has been mailed on July 8, 2015.

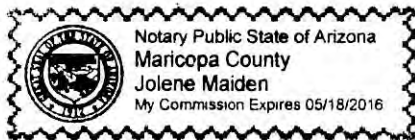


Sandra M. Corn, Paralegal



Date

The foregoing instrument was acknowledged by me this 8th day of July, 2015, by Sandra M. Corn.





NOTARY PUBLIC

My commission expires:



The Villas at Mountain Shadows Final Plat
1,000' Mailing List
July 8, 2015

OWNER	OWNER 2	ADDR1	ADDR2	CITY	STATE	ZIP
5600 E. Lincoln LLC	or Current Resident	2201 East Camelback Road	Suite 650	Phoenix	AZ	85016
6245 N. Camelback Manor LLC	or Current Resident	1445 North State Parkway	Suite 307	Chicago	IL	60610
Alan Hatch and Dawn Hatch	or Current Resident	5525 East Lincoln Drive	Unit 97	Paradise Valley	AZ	85253
Albert D. Frederickson and Ruth E. Frederickson	or Current Resident	7002 East San Miguel Avenue		Paradise Valley	AZ	85253
Alexander R. Abbell and Kimberly A. Abbell	or Current Resident	5434 East Lincoln Drive	Unit 5	Paradise Valley	AZ	85253
Ann L. Sells Revocable Trust	or Current Resident	5434 East Lincoln Drive	Unit 18	Paradise Valley	AZ	85253
Aslanian Family Trust	or Current Resident	6210 North Camelback Manor Drive		Paradise Valley	AZ	85253
Ax Beverey Bradway	or Current Resident	5434 East Lincoln Drive	Unit 20	Paradise Valley	AZ	85253
Barbara A. Vite	or Current Resident	5434 East Lincoln Drive	Unit 9	Paradise Valley	AZ	85253
Barbara M. Trandal	or Current Resident	5525 East Lincoln Drive	Unit 118	Paradise Valley	AZ	85253
Barbara's LLC	or Current Resident	P. O. Box 60399		Colorado Springs	CO	80960
Boomerang, LLC	or Current Resident	12515 Willows Road NE	Suite 200	Kirkland	WA	98034
Brenda Lee Emerick	or Current Resident	5525 East Lincoln Drive	Unit 108	Paradise Valley	AZ	85253
Brian P. Liddy and Mary Liddy	or Current Resident	1919 East Gothic Circle		Green Bay	WI	54313
Carl F. Bussema and Betty J. Bussema	or Current Resident	5525 East Lincoln Drive	Unit 91	Paradise Valley	AZ	85253
Carole Ferris Kroeger	or Current Resident	5525 East Lincoln Drive	Unit 73	Paradise Valley	AZ	85253
Charles E. Evans and Jeanne C. Evans	or Current Resident	5635 East Lincoln Drive	Unit 30	Paradise Valley	AZ	85253
Colonia Miramonte Owners Assn., Inc.	or Current Resident	P. O. Box 35065		Phoenix	AZ	85069
Courtney Lynn Meyer	or Current Resident	5434 East Lincoln Drive	Unit 10	Paradise Valley	AZ	85253
Curtis Steinhoff and Paul Rottas	or Current Resident	5525 East Lincoln Drive	Unit 120	Paradise Valley	AZ	85253
Daniel E. Kuchta and Joy M. Mendenhall	or Current Resident	5525 East Lincoln Drive	Unit 92	Paradise Valley	AZ	85253
Danny J. Noonan and Denise Rapp	or Current Resident	5635 East Lincoln Drive	Unit 34	Paradise Valley	AZ	85253
David and Marcia Christofferson Joint Trust	or Current Resident	361 Detroit St.		Denver	CO	80206
David E. Dines and Bette H. Dines	or Current Resident	5434 East Lincoln Drive	Unit 11	Paradise Valley	AZ	85253
Dennis R. Hood and Barbara Barr	or Current Resident	5525 East Lincoln Drive	Unit 90	Paradise Valley	AZ	85253
Dwight C. Lincoln and Lynne A. Lincoln	or Current Resident	5635 East Lincoln Drive	Unit 36	Paradise Valley	AZ	85253
Edward A. Beardsley and Mary Jo Beardsley	or Current Resident	6300 North Camelback Manor Drive		Paradise Valley	AZ	85253
Edward J. Coyne, II	or Current Resident	5525 East Lincoln Drive	Unit 101	Paradise Valley	AZ	85253
Edward Smith and Marilyne Smith	or Current Resident	5525 East Lincoln Drive	Unit 102	Paradise Valley	AZ	85253
ELW Arizona Qualified Personal Resid Trust	or Current Resident	5525 East Lincoln Drive	Unit 122	Paradise Valley	AZ	85253
Francis L. Foley and Barbara A. Wilson	or Current Resident	5434 East Lincoln Drive	Unit 3	Paradise Valley	AZ	85253
Gary L. Lane and Ann H. Lane	or Current Resident	6233 North Camelback Manor Drive		Paradise Valley	AZ	85253
Gerald G. Ritt and Kathryn A. Ritt	or Current Resident	5525 East Lincoln Drive	Unit 127	Paradise Valley	AZ	85253
GIG Asset Management, Inc.	or Current Resident	8549 Wilshire Boulevard	Suite 1191	Beverly Hills	CA	90211
Gloria A. Patzer	or Current Resident	5325 East Lincoln Drive		Paradise Valley	AZ	85253
Herschell E. Parent, II and Judith Parent	or Current Resident	5525 East Lincoln Drive	Unit 79	Paradise Valley	AZ	85253

Hong-Kee Ong and Doris Ong	or Current Resident	14629 North 14th Drive		Phoenix	AZ	85023
Howard E. Kraft	or Current Resident	5525 East Lincoln Drive	Unit 119	Paradise Valley	AZ	85253
Irene Bloom	or Current Resident	5635 East Lincoln Drive	Unit 33	Paradise Valley	AZ	85253
Iris J. Yellen Trust	or Current Resident	1981 Long Lakes Shores Drive		Bloomfield Hills	MI	48302
Irvin R. Kessler and Barbara Anderson	or Current Resident	2800 Niagara Lane North		Plymouth	MN	55447
J. D. Russell Trust	or Current Resident	6222 West Camelback Manor Drive		Paradise Valley	AZ	85253
J. David Hann and Leigh A. Hann	or Current Resident	6115 North Camelback Manor Drive		Paradise Valley	AZ	85253
James C. O'Malley Jr. and Madeleine C. O'Malley	or Current Resident	5525 East Lincoln Drive	Unit 110	Paradise Valley	AZ	85254
James H. Binns Jr. and Connie H. Binns	or Current Resident	5635 East Lincoln Drive	Unit 29	Paradise Valley	AZ	85253
James L. Kunkel and Judith A. Kunkel	or Current Resident	5434 East Lincoln Drive	Unit 1	Paradise Valley	AZ	85253
James Odor and David Birdwell	or Current Resident	15001 Wilson Road		Edmond	OK	73013
Jay C. Stuckey and Mary Sue Stuckey	or Current Resident	P. O. Box 87420		Phoenix	AZ	85080
Jeffrey Russell and Deborah Russell	or Current Resident	6222 North Camelback Manor Drive		Paradise Valley	AZ	85253
Jerald P. Underdahl and Steven F. Brandwein	or Current Resident	5343 East Lincoln Drive		Paradise Valley	AZ	85253
John Alan Balfour	or Current Resident	5525 East Lincoln Drive	Unit 74	Paradise Valley	AZ	85253
John J. Shufeldt and Rene J. Beckman	or Current Resident	6069 North 56th Street		Paradise Valley	AZ	85253
John J. Shufeldt and Rene J. Beckman	or Current Resident	6069 North 56th Street		Paradise Valley	AZ	85253
John T. Bunn	or Current Resident	5525 East Lincoln Drive	Unit 106	Paradise Valley	AZ	85253
Jon C Walker Trust	or Current Resident	7171 North Hillside Drive		Paradise Valley	AZ	85253
Joseph F. Miller and Evelyn L. Miller	or Current Resident	5525 East Lincoln Drive	Unit 98	Paradise Valley	AZ	85253
Joseph G. Abdo and Sara Sylvia Ramirez-Abdo	or Current Resident	6125 North Camelback Manor Drive		Paradise Valley	AZ	85253
Judith Darlene Dwyer	or Current Resident	5525 East Lincoln Drive	Unit 70	Paradise Valley	AZ	85253
Kathleen Ferris Trust	or Current Resident	6144 North Camelback Manor Drive		Paradise Valley	AZ	85253
Kathryn Ann Pulatie	or Current Resident	5525 East Lincoln Drive	Unit 103	Paradise Valley	AZ	85253
Kathy Albert Revocable Trust	or Current Resident	5434 East Lincoln Drive	Unit 17	Paradise Valley	AZ	85253
Kevin Hirsch	or Current Resident	6310 North Camelback Manor Drive		Paradise Valley	AZ	85253
Kimberly Alber	or Current Resident	6307 North Camelback Manor Drive		Paradise Valley	AZ	85253
Kitty S. Conover Revocable Trust	or Current Resident	6224 North Camelback Manor Drive		Paradise Valley	AZ	85253
Lawrence J. Rosen and Sandra H. Rosen	or Current Resident	220 North Bellefield Avenue		Pittsburgh	PA	15213
Leonard J. Erie, II and Susan M. Erie	or Current Resident	6306 North Camelback Manor Drive		Paradise Valley	AZ	85253
Leslie M. McCarver and Charles L. McCarver	or Current Resident	5525 East Lincoln Drive	Unit 77	Paradise Valley	AZ	85253
Loretta M. McCarthy	or Current Resident	70 East 77th Street	Unit 5C	New York	NY	10021
Lynn Spottswood Oden	or Current Resident	5525 East Lincoln Drive	Unit 69	Paradise Valley	AZ	85253
Marian F. Cook	or Current Resident	P. O. Box 3322		Carefree	AZ	85377-3322
Marilyn J. Kruzich	or Current Resident	5525 East Lincoln Drive	Unit 76	Paradise Valley	AZ	85253
Marjorie A. Eckman Revocable Trust	or Current Resident	5434 East Lincoln Drive	Unit 4	Paradise Valley	AZ	85253
Marriott Condominium Development Corporation	or Current Resident	P. O. Box 579		Louisville	TN	37777-0579

Martin F. White and Joy F. White	or Current Resident	156 Park NE		Warren	OH	44481
Max W. Fluckiger and Waltraut Fluckiger	or Current Resident	5525 East Lincoln Drive	Unit 126	Paradise Valley	AZ	85253
Melvin L. Decker and Clarice O. Decker	or Current Resident	5525 East Lincoln Drive	Unit 78	Paradise Valley	AZ	85253
Michael H. Dershowitz and Iris Dershowitz	or Current Resident	5434 East Lincoln Drive	Unit 2	Paradise Valley	AZ	85253
Michael Manning and Doreen A. Manning	or Current Resident	6301 North Camelback Manor Drive		Paradise Valley	AZ	85253
Milum Living Trust/Etal	or Current Resident	5525 East Lincoln Drive	Unit 117	Paradise Valley	AZ	85253
Mock Family Trust	or Current Resident	6130 North Camelback Manor Drive		Paradise Valley	AZ	85253
Moerkerke Family LLC	or Current Resident	14550 North Frank Lloyd Wright Boulevard	Suite 1000	Scottsdale	AZ	85260
Mountain Shadows Estates East Homeowners Association, Inc.	or Current Resident	2432 West Peoria Avenue	Suite 1302	Phoenix	AZ	85029
Mountain Shadows West Homeowners Association, Inc.	or Current Resident	2432 West Peoria Avenue	Suite 1302	Phoenix	AZ	85029
MS West, L.L.C.	or Current Resident	14400 North 76th Place		Scottsdale	AZ	85260
MTS Builders, LLC	or Current Resident	8408 East Shea Boulevard	Suite D-100	Scottsdale	AZ	85260
MTS Land L.L.C.	or Current Resident	18201 Von Karman Avenue	Suite 950	Irvine	CA	92612
P.V. No. 96, L.L.C.	or Current Resident	P. O. Box 556		Harbor Springs	MI	49740
Pacific Lincoln 24 L.L.C	or Current Resident	2201 East Camelback Road	Suite 650	Phoenix	AZ	85016
Paul Uhlmann, Jr.	or Current Resident	1011 Greenway Terrace		Kansas City	MO	64113
Peter G. Bernal, Sr. and Teresa A. Ray	or Current Resident	5525 East Lincoln Drive	Unit 100	Paradise Valley	AZ	85253
Peter R. Fratt and Margaret A. Fratt	or Current Resident	5635 East Lincoln Drive	Unit 35	Paradise Valley	AZ	85253
Peters Family Trust	or Current Resident	5635 East Lincoln Drive	Unit 32	Paradise Valley	AZ	85253
Pierre N. Tariot and Laura J. Jakimovich	or Current Resident	6111 North Camelback Manor Drive		Paradise Valley	AZ	85253
PM Irwin Family Living Trust	or Current Resident	5434 East Lincoln Drive	Unit 12	Paradise Valley	AZ	85253
Randall W. Lynch and Lisa K. Lynch	or Current Resident	6230 East Turquoise Avenue		Paradise Valley	AZ	85253
Richard J. Lehmann and Sally Stack Lehmann	or Current Resident	6228 North 61st Place		Paradise Valley	AZ	85253
Richard L. Collins and Margaret H. Collins	or Current Resident	5525 East Lincoln Drive	Unit 105	Paradise Valley	AZ	85253
Robert and Marina Moric	or Current Resident	6320 North Camelback Manor Drive		Paradise Valley	AZ	85253
Robert G. O'Malley and Barbara A. O'Malley	or Current Resident	5434 East Lincoln Drive	Unit 19	Paradise Valley	AZ	85253
Robert M. Lafferty and Allean Dee Wardle-Lafferty	or Current Resident	6121 North Camelback Manor Drive		Paradise Valley	AZ	85253
Robert Moric and Marina Moric	or Current Resident	6320 North Camelback Manor Drive		Paradise Valley	AZ	85253
Roger D. Nelson and Catherine R. Nelson	or Current Resident	5525 East Lincoln Drive	Unit 94	Paradise Valley	AZ	85253
Sandra E. Thomas	or Current Resident	5525 East Lincoln Drive	Unit 123	Paradise Valley	AZ	85253
Santor Ventures, LLC	or Current Resident	7600 East Doubletree Ranch Road	Suite 300	Scottsdale	AZ	85258
Scott McPherson	or Current Resident	6633 East McDonald Drive		Paradise Valley	AZ	85253
Spellman Family Trust	or Current Resident	333 West Berridge Lane		Phoenix	AZ	85013
SSCZ Holdings, LLC	or Current Resident	5620 East Nauni Valley Drive		Paradise Valley	AZ	85253
Steven and Kathryn Pidgeon	or Current Resident	5812 North 33rd Place	Unit 650	Paradise Valley	AZ	85253
Steven M. Schwab and Laurie A. Schwab	or Current Resident	6117 North Camelback Manor Drive		Paradise Valley	AZ	85253
Strib VIII Trust	or Current Resident	7114 East Stetson Drive	Suite 400	Scottsdale	AZ	85251

Survivors Trust	or Current Resident	5434 East Lincoln Drive	Unit 14	Paradise Valley	AZ	85253
Terry and Linda Mooschekian Trust	or Current Resident	13215 East Penn Street	Suite 510	Whittier	CA	90602
Tristan Alexander Rooks	or Current Resident	42 Kenmore Road		Belmont	MA	02478
Waltis Trust	or Current Resident	6124 North Camelback Manor Drive		Paradise Valley	AZ	85253
WFH Properties LLC	or Current Resident	6502 North Lost Dutchman Drive		Paradise Valley	AZ	85253
William G. Daggett and Jennifer Daggett	or Current Resident	5525 East Lincoln Drive	Unit 121	Paradise Valley	AZ	85253
William H. Mallender and Carole M. Mallender	or Current Resident	5239 East Desert Vista Road		Paradise Valley	AZ	85253
William S. Bloomer, III	or Current Resident	P. O. Box 13519		Arlington	TX	76094
Wood Train, Ltd.	or Current Resident	P. O. Box 50189		Amarillo	TX	79159
Woodbine Development Corporation	or Current Resident	1900 North Akard Street	Suite 3000	Dallas	TX	75201



Paul Michaud, AICP
Senior Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253
(480) 348-3574

Dear Resident:

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a public meeting at **6:00 p.m. on Tuesday, July 21, 2015**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC MEETING: Consideration of the final plat application for “The Villas at Mountain Shadows.” This is a 20-lot plat on approximately 3.157 acres located near the southwest corner of Lincoln Drive and 56th Street. The subject site is Lot 132 of the Final Map Mountain Shadows Resort Unit 2 – Amended VII Plat. The Town Council approved the preliminary plat application on May 14, 2015. Development will be pursuant to the approved Special Use Permit – Resort zoning on the subject property for resort residential development.

If you have questions, please call me at the Planning Department at (480) 348-3574.

Sincerely,

Paul Michaud, AICP
Senior Planner

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change. Several items may be on an agenda. You may want to contact the Town or view the agenda online to check the order of the item you are interested in to estimate when it may be heard. You can generally view the agenda approximately 4-6 days prior to the meeting date at www.ci.paradise-valley.az.us/330/Agendas-and-Meetings. When you click on the individual underlined items on the agenda, a list of pdf files will appear on the right side of the screen. The staff action report and attachments will be listed separately for each agenda item.

FINAL MAP

"MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII"

A LOT LINE ADJUSTMENT OF LOT 128 OF "MOUNTAIN SHADOW RESORT UNIT 2 AMENDED" AS RECORDED IN BOOK 95 OF MAPS, PAGE 3 M.C.R. & LOT 128-A, LOT 129, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135 AND TRACT "A" OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VI" AS RECORDED IN BOOK 1210 OF MAPS, PAGE 31 M.C.R. 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

ZONING:

EXISTING ZONING - SUP - RESORT

UTILITY PROVIDERS

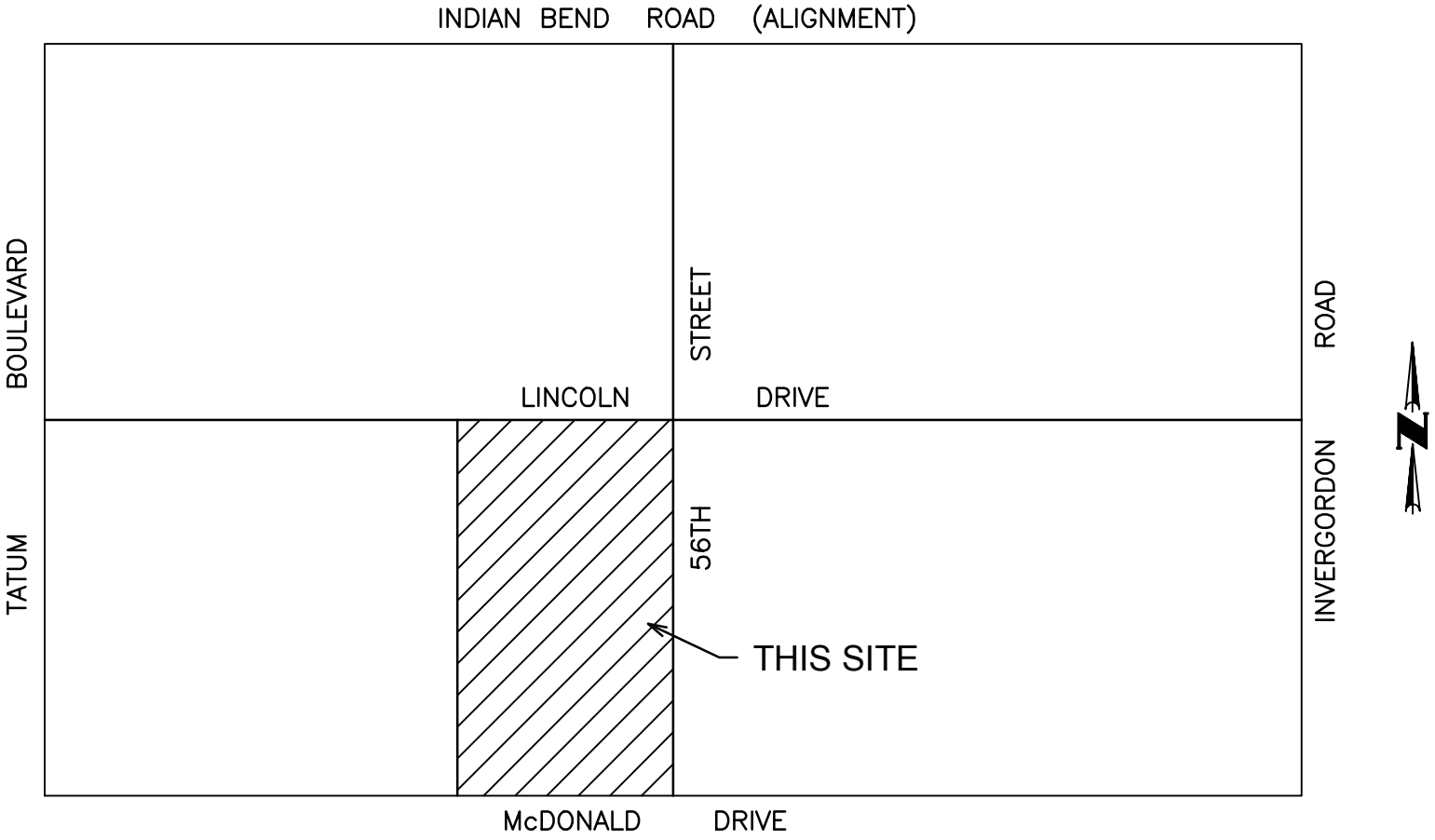
WATER - EPCOR WATER
SEWER - CITY OF PHOENIX
ELECTRIC - ARIZONA PUBLIC SERVICE
TELEPHONE - CENTURYLINK
GAS - SOUTHWEST GAS
CABLE TELEVISION - COX COMMUNICATIONS

ENGINEER

COE & VAN LOO CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-6831
CONTACT: FRED E. FLEET, P.E.

BASIS OF BEARING

THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, T. 2 N., R. 4 E. USING A BEARING OF NORTH 90°00'00" EAST.



VICINITY MAP

(NOT-TO-SCALE)

SHEET INDEX

- 1 - COVER
- 2 - DETAILS, AREA TABLE, AND LEGEND
- 3 - FINAL MAP

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KRISTOPHER L. HARMAN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON _____, BEFORE ME, ANN M. VERA, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT A. FLAXMAN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME 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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____
ANN M. VERA

APPROVALS

APPROVED BY THE TOWN ENGINEER AND THE PLANNING DIRECTOR OF THE TOWN OF PARADISE VALLEY, THIS ____ DAY OF _____ OF 2015.

BY: _____
TOWN ENGINEER

PLANNING DIRECTOR

COUNTY RECORDER

DECLARATION - CONTINUED

AN EASEMENT FOR RELOCATED UNDERGROUND SEWER LINES (LISTED IN NO. 9 AND NO. 10 IN THE EASEMENT SCHEDULE) IS HEREBY DEDICATED TO SEWER UTILITY PROVIDERS UNDER AND ACROSS LOT 128-A, LOT 129, AND 131 AS DEPICTED HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND PRIVATE SEWER LINES PURSUANT TO THAT CERTAIN SEWER EASEMENT RELOCATION AND MAINTENANCE AGREEMENT RECORDED IN RECORDING NO. 2013-1074865, M.C.R. (THE "SEWER EASEMENT AGREEMENT"). THE UNDERGROUND EASEMENT ALSO INCLUDES AN EASEMENT FOR ANY ABOVE-GROUND FACILITIES REQUIRED BY SEWER UTILITY PROVIDERS IN CONNECTION WITH THE UNDERGROUND SEWER LINES. MAINTENANCE OF THE AREA SUBJECT TO THE FOREGOING EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR ASSOCIATION, AS DETERMINED BY THE ASSOCIATION, AND AS SET FORTH IN AND SUBJECT TO THE SEWER EASEMENT AGREEMENT, PROVIDED THAT AFTER ANY INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL, ANY SEWER UTILITY PROVIDER THAT DISTURBS THE SURFACE OR SUBSURFACE OF THE GROUND SHALL BE RESPONSIBLE FOR RESTORING SUCH AREA TO SUBSTANTIALLY THE CONDITION THAT EXISTED PRIOR TO SUCH DISTURBANCE. THIS EASEMENT FOR RELOCATED SEWER LINES IS IN ADDITION TO THE UTILITY CORRIDOR EASEMENT GRANTED IN THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN RECORDING NO. 2015-0109960, M.C.R., AND AMENDED IN RECORDING NO. 2015-_____, M.C.R., (THE "WEST DECLARATION"), WHICH IS ALSO LISTED IN NO. 9 IN THE EASEMENT SCHEDULE. UPON THE RELOCATION OF SEWER LINES FROM THE EASEMENT LISTED AS NO. 8 IN THE EASEMENT SCHEDULE TO THE EASEMENT FOR RELOCATED SEWER LINES LISTED IN NO. 9 AND NO. 10 IN THE EASEMENT SCHEDULE, AND UPON COMPLIANCE WITH SECTION 1.2 OF THE SEWER EASEMENT AGREEMENT, THE EASEMENT LISTED AS NO. 8 IN THE EASEMENT SCHEDULE AND AS DEPICTED HEREON SHALL BE ABANDONED IN THE FUTURE AND ANY EASEMENT FOR SEWER PURPOSES AS IT PERTAINS TO THE UTILITY EASEMENT DEPICTED AS NO. 8 HEREON SHALL BE AUTOMATICALLY TERMINATED AND OF NO FURTHER FORCE AND EFFECT, AS SET FORTH IN AND SUBJECT TO THE SEWER EASEMENT AGREEMENT.

MTS LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

MS RESORT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

MS CONDO-HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

MOUNTAIN SHADOWS MASTER ASSOCIATION, INC., AN ARIZONA NONPROFIT CORPORATION

IN WITNESS WHEREOF:

MTS LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ROBERT A. FLAXMAN, ITS AUTHORIZED AGENT. DULY AUTHORIZED THIS ____ DAY OF _____, 2015.

BY: _____
AUTHORIZED AGENT

IN WITNESS WHEREOF:

MS RESORT OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF KRISTOPHER L. HARMAN, ITS VICE PRESIDENT ON BEHALF OF THE COMPANY DULY AUTHORIZED THIS ____ DAY OF _____, 2015.

BY: _____
KRISTOPHER L. HARMAN
VICE PRESIDENT

IN WITNESS WHEREOF:

MS CONDO-HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF KRISTOPHER L. HARMAN, ITS VICE PRESIDENT ON BEHALF OF THE COMPANY DULY AUTHORIZED THIS ____ DAY OF _____, 2015.

BY: _____
KRISTOPHER L. HARMAN
VICE PRESIDENT

IN WITNESS WHEREOF:

MOUNTAIN SHADOWS MASTER ASSOCIATION, INC., AN ARIZONA NONPROFIT CORPORATION, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ROBERT A. FLAXMAN, ITS AUTHORIZED AGENT. DULY AUTHORIZED THIS ____ DAY OF _____, 2015.

BY: _____
AUTHORIZED AGENT

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND RELOCATION OF THE LOT LINES DESCRIBED AND MAPPED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER 2014, THAT THIS SURVEY IS COMPLETE AS SHOWN, THAT THE MONUMENTS AND LOT CORNERS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LARRY E. SULLIVAN, R.L.S. #22782

GROSS AREA = 55.394 ACRES



DATE	REVISION	NO.

Coe & Van Loo Consultants, Inc.

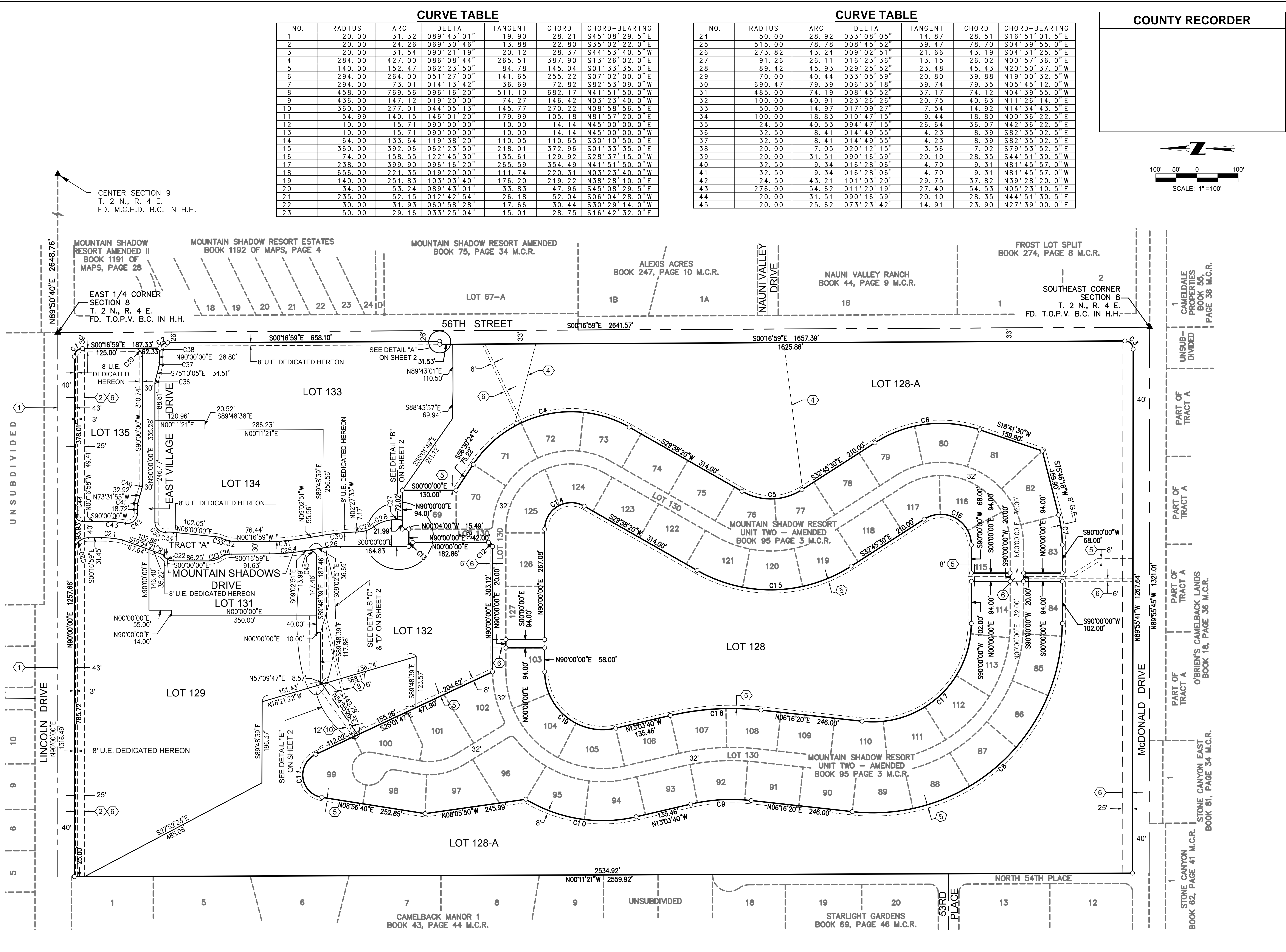
FINAL MAP

MOUNTAIN SHADOW RESORT
UNIT - 2 AMENDED VII



SHEET 1 OF 3
CVL Contact: R. WEED CVL Project #: 01-0245811 CVL File #:

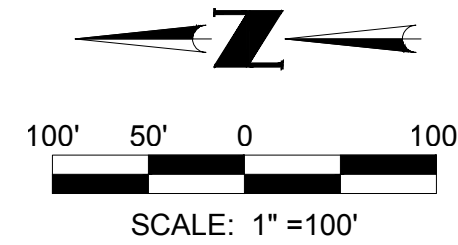
N:\01024581\1\CADD\AMENDED\VIDS\FPLAT.S02.DWG MikeR June 4, 2015 - 2:36 PM



CURVE TABLE						
NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	20.00	31.32	089°43'01"	19.90	28.21	S45°08'29.5"E
2	20.00	24.26	069°30'46"	13.88	22.80	S35°02'22.0"E
3	20.00	31.54	090°21'19"	20.12	28.37	S44°53'40.5"W
4	284.00	427.00	086°08'44"	265.51	387.90	S13°26'02.0"E
5	140.00	152.47	062°23'50"	84.78	145.04	S01°33'35.0"E
6	294.00	264.00	051°27'00"	141.65	255.22	S07°02'00.0"E
7	294.00	73.01	014°13'42"	36.69	72.82	S82°53'09.0"W
8	458.00	769.56	096°16'20"	511.10	682.17	N41°51'50.0"W
9	436.00	147.12	019°20'00"	74.27	146.42	N03°23'40.0"W
10	360.00	277.01	044°05'13"	145.77	270.22	N08°58'56.5"E
11	54.99	140.15	146°01'20"	179.99	105.18	N81°57'20.0"E
12	10.00	15.71	090°00'00"	10.00	14.14	N45°00'00.0"E
13	10.00	15.71	090°00'00"	10.00	14.14	N45°00'00.0"W
14	64.00	133.64	119°38'20"	110.05	110.65	S30°10'50.0"E
15	360.00	392.06	062°23'50"	218.01	372.96	S01°33'35.0"E
16	74.00	158.55	122°45'30"	135.61	129.92	S28°37'15.0"W
17	238.00	399.90	096°16'20"	265.59	354.49	N41°51'50.0"W
18	656.00	221.35	019°20'00"	111.74	220.31	N03°23'40.0"W
19	140.00	251.83	103°03'40"	176.20	219.22	N38°28'10.0"E
20	34.00	53.24	089°43'01"	33.83	47.96	S45°08'29.5"E
21	235.00	52.15	012°42'54"	26.18	52.04	S06°04'28.0"W
22	30.00	31.93	060°58'28"	17.66	30.44	S30°29'14.0"W
23	50.00	29.16	033°25'04"	15.01	28.75	S16°42'32.0"E

CURVE TABLE						
NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
24	50.00	28.92	033°08'05"	14.87	28.51	S16°51'01.5"E
25	515.00	78.78	008°45'52"	39.47	78.70	S04°39'55.0"E
26	273.82	43.24	009°02'51"	21.66	43.19	S04°31'25.5"E
27	91.26	26.11	016°23'36"	13.15	26.02	N00°57'36.0"E
28	89.42	45.93	029°25'52"	23.48	45.43	N20°50'37.0"W
29	70.00	40.44	033°05'59"	20.80	39.88	N19°00'32.5"W
30	690.47	79.39	006°35'18"	39.74	79.35	N05°45'12.0"W
31	485.00	74.19	008°45'52"	37.17	74.12	N04°39'55.0"W
32	100.00	40.91	023°26'26"	20.75	40.63	N11°26'14.0"E
33	50.00	14.97	017°09'27"	7.54	14.92	N14°34'43.5"E
34	100.00	18.83	010°47'15"	9.44	18.80	N00°36'22.5"E
35	24.50	40.53	094°47'15"	26.64	36.07	N42°36'22.5"E
36	32.50	8.41	014°49'55"	4.23	8.39	S82°35'02.5"E
37	32.50	8.41	014°49'55"	4.23	8.39	S82°35'02.5"E
38	20.00	7.05	020°12'15"	3.56	7.02	S79°53'52.5"E
39	20.00	31.51	090°16'59"	20.10	28.35	S44°51'30.5"W
40	32.50	9.34	016°28'06"	4.70	9.31	N81°45'57.0"W
41	32.50	9.34	016°28'06"	4.70	9.31	N81°45'57.0"W
42	24.50	43.21	101°03'20"	29.75	37.82	N39°28'20.0"W
43	276.00	54.62	011°20'19"	27.40	54.53	N05°23'10.5"E
44	20.00	31.51	090°16'59"	20.10	28.35	N44°51'30.5"E
45	20.00	25.62	073°23'42"	14.91	23.90	N27°39'00.0"E

COUNTY RECORDER



CVL CONSULTANTS

4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

DATE

REVISION

NO.

FINAL MAP

MOUNTAIN SHADOW RESORT
UNIT - 2 AMENDED VII

Registered Land Surveyor
22
STATE OF ARIZONA
Expires 6-30-2016

PRELIMINARY

3 SHEET OF 3

CVL Contact: R. WEED
CVL Project #: 01-0245811
CVL File #:

Coe & Van Loo Consultants, Inc.

FOUND OR SET MONUMENT AT SECTION OR 1/4 CORNER

B.C. BRASS CAP

FD.	FOUND
1	1
2	2
3	3
4	4
5	5
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98	98
99	99
100	100

H.H. HAND HOLE

T.O.P.V. TOWN OF PARADISE VALLEY

M.C.H.D. MARICOPA COUNTY HIGHWAY DEPT.

M.C. MARICOPA COUNTY

G.E. GAS LINE EASEMENT

U.E. UTILITY EASEMENT

M.C.R. MARICOPA COUNTY RECORDS



LOT TABLE		
LOT NO.	AREA (SQUARE FEET)	AREA (ACRES)
128	409,590	9.403
128-A	1,080,938	24.815
129	297,302	6.825
131	58,254	1.337
132	137,505	3.157
133	201,606	4.628
134	109,309	2.509
135	68,106	1.564
TRACT "A"	50,357	1.156
TOTAL	2,412,967	55.394

COUNTY RECORDER



DATE _____

REVISION

No.	
-----	--

FINAL MAP

**MOUNTAIN SHADOW RESORT
UNIT - 2 AMENDED VII**

Coe & Van Loo Consultants, Inc.



2 SHEET OF 3

CVL Contact: R. WEED

CVL Project #: 01-0245811

CVL File #

Printed By: Alexc Print Date: April 27, 2016 Filename: N:\010245801\CADD\WEST\Residential\RT\Preliminary\PS\PRE-PLAT-01-03.dwg

NOTES

1. ALL ELECTRIC, GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS.
2. 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 SPECS AND STANDARD DETAILS.
3. 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 ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY TOWN CODE, FLOODPLANE ADMINISTRATION.
4. TRACT B IS A PRIVATE DRIVE AND WILL CONTAIN EASEMENTS FOR PRIVATE SEWER LINES, PUBLIC & PRIVATE WATER LINES, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES.
5. THIS SUBDIVISION, "THE VILLAS AT MOUNTAIN SHADOWS" IS LOCATED WITHIN THE EPCOR WATER SERVICE AREA AND HAS A 100 YEAR ASSURED WATER SUPPLY. AS PER THE ARIZONA DEPARTMENT OF WATER RESOURCES FILE NO. 27.700797.0000 FOR MOUNTAIN SHADOWS RESORT.
6. THE DEVELOPMENT OF THE LOTS IN "THE VILLAS AT MOUNTAIN SHADOWS" IS PURSUANT TO THE DEVELOPMENT AGREEMENT AND SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS AS RECORDED IN DOCKET 2013-0359723 MCR AND DOCKET 2013-0358792 MCR RESPECTIVELY.
7. BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS.
8. CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE MOUNTAIN SHADOWS AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AND THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCKET 20150109960 MCR.
9. INDIVIDUAL TRACTS OR LOTS CAN INCLUDE POOLS OR OTHER AMENITIES IN CONFORMANCE WITH APPROVED SPECIAL USE PERMIT.
10. THOSE PORTIONS OF TRACT B AND TRACT C WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01(C), AND ARTICLE 6-4(E)(J), 6-7-1 ET. SEQ., AND SECTION 6-3-B OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, 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 PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, 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.

UTILITY PROVIDERS

SEWER	CITY OF PHOENIX
WATER	EPCOR WATER
TELEPHONE	CENTURY LINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE

SITE DATA

EXISTING ZONING - S.U.P.- RESORT

TOTAL TRACTS - 2

TOTAL LOTS - 20

GROSS SITE AREA - 3.16 AC.

NET SITE AREA - 3.16 AC.

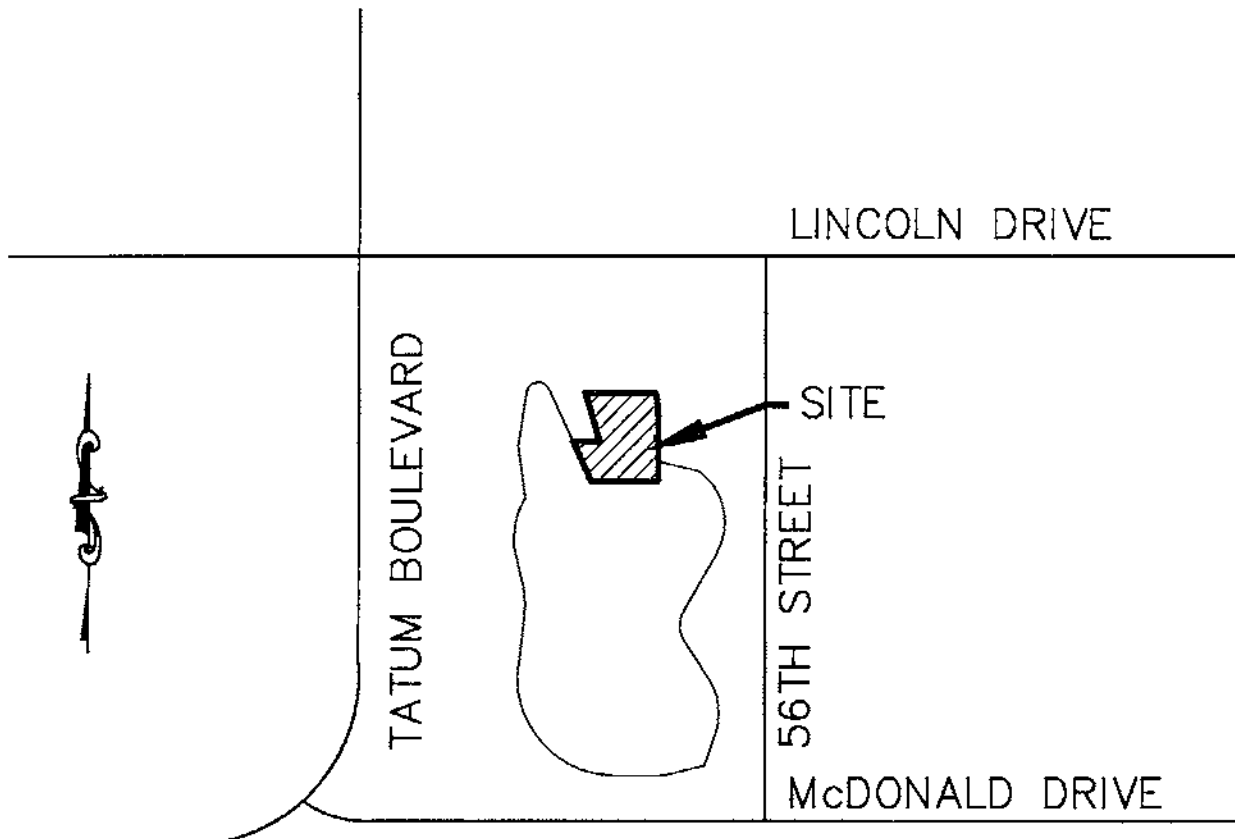
LEGEND

BSL - BUILDING SETBACK LINE	G - GAS LINE
B/C - BACK OF CURB	S - SEWER LINE
C.A. - COMMON AREA	W - WATER LINE
E/P - EDGE OF PAVEMENT	△ - FND. OR SET MONUMENT AT SECTION CORNER
ESMT. - EASEMENT	● - SUBDIVISION CORNER &/OR FND. OR SET MONUMENT AS NOTED
EXST. - EXISTING	⊕ - FIRE HYDRANT (EXISTING)
P.U.E. - PUBLIC UTILITY EASEMENT	⊗ - FIRE HYDRANT (PROPOSED)
U.E. - UTILITY EASEMENT	⊙ - SEWER MANHOLE (EXISTING OR PROPOSED)
TYP. - TYPICAL	TR - DENOTES TRUST
S.U.P.- SPECIAL USE PERMIT	MCR - DENOTES MARICOPA COUNTY RECORDS
M.A.G. - MARICOPA ASSOCIATION OF GOVERNMENTS	
STD. - STANDARD	
C - CABLE	
T - TELEPHONE	

PRELIMINARY PLAT

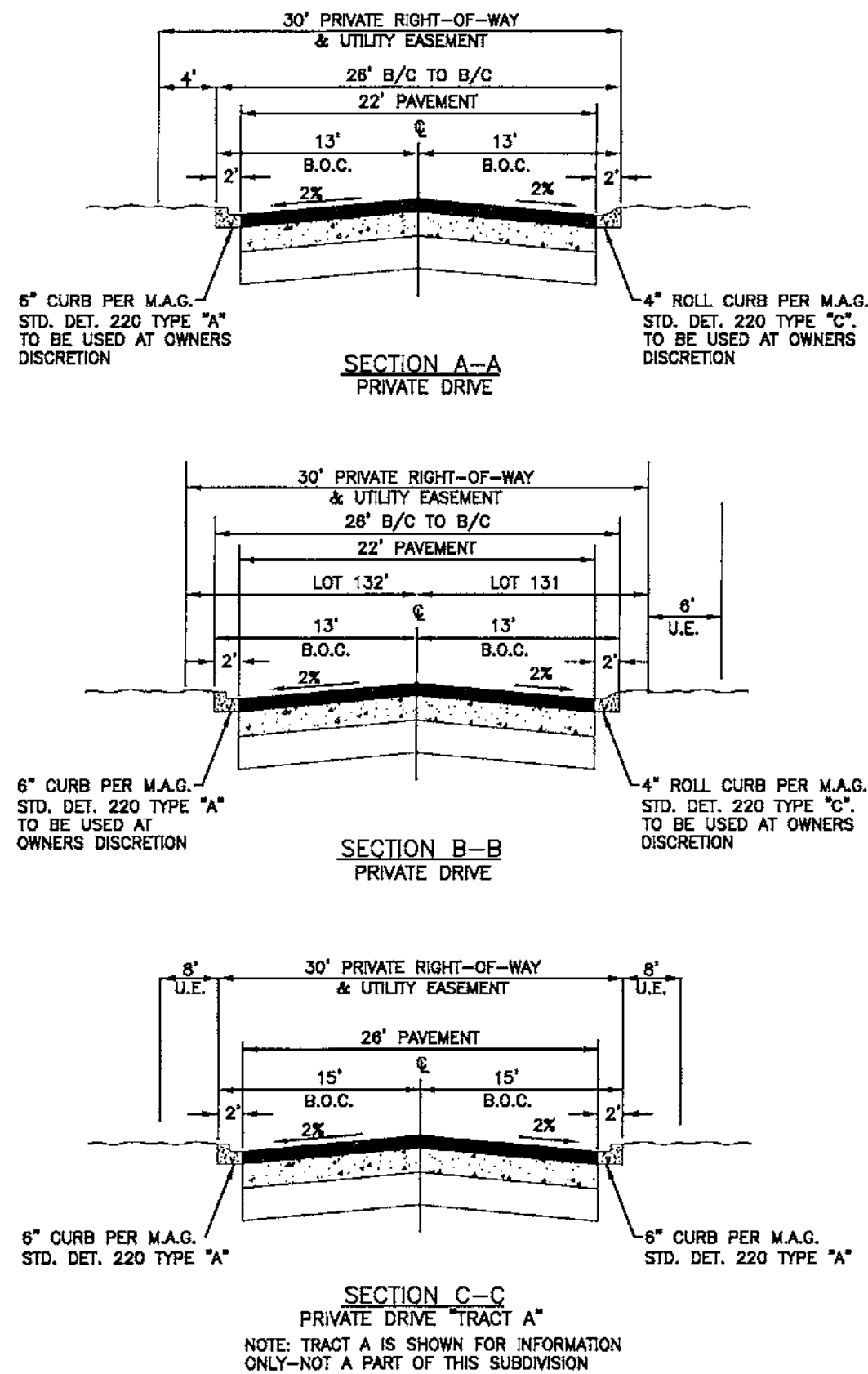
"THE VILLAS AT MOUNTAIN SHADOWS"

A RESUBDIVISION OF LOT 132, OF "MOUNTAIN SHADOW RESORT UNIT 2 - AMENDED VII" AS RECORDED IN BOOK ____ OF MAPS AT PAGE ____ OF THE MARICOPA COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.



* ALL PRIVATE DRIVES MAY BE CONSTRUCTED WITH INVERTED CROWN PAVEMENT AND OR RIBBON CURB AT OWNERS DISCRETION.

OWNER

MTS LAND, LLC, A DELEWARE LIMITED LIABILITY COMPANY
C/O CROWN REALTY & DEVELOPMENT INC.
18201 VON KARMAN AVENUE, SUITE 950
IRVINE, CA 92612
PHONE: 949.476.2200
CONTACT: ROBERT A. FLAXMAN, CEO

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: FRED E. FLEET P.E.
EMAIL: FEF_@CVLCI.COM

BENCHMARK

W 1/4 CORNER OF SECTION 9, T.2N., R.4.E.,
FD BCHH @ INTERSECTION OF 56TH STREET
AND LINCOLN DRIVE.
ELEVATION 1363.42 (NAVD 88' DATUM)

TRACT TABLE

TRACTS	SQ.FT	AREA ACRES	DESCRIPTION
A	0	0	NOT A PART OF THIS SUBDIVISION
B	22642	0.52	PRIVATE DRIVE / UTILITY EASEMENTS
C	17488	0.40	OPEN SPACE / LANDSCAPE TRACT/ UTILITY EASEMENTS / GUEST PARKING/CART PATH
TOTAL	40130	0.92	

LOT AREA TABLE

LOTS	SQ.FT.
1	5,322
2	4,652
3	4,558
4	4,465
5	4,461
6	8,973
7	8,759
8	4,283
9	4,512
10	4,736
11	5,127
12	7,086
13	4,601
14	3,954
15	3,746
16	3,781
17	3,420
18	3,393
19	3,409
20	4,299
TOTAL	97,536

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT MTS LAND, LLC, A DELEWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THE VILLAS AT MOUNTAIN SHADOWS" LOT 132, OF "MOUNTAIN SHADOW RESORT UNIT 2-AMENDED VII" AS RECORDED IN BOOK ____ OF MAPS AT PAGE ____ IN THE OFFICE OF THE MARICOPA COUNTY RECORDER ("AMENDED VII") AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8 T2N, R4E OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE LOTS AND TRACTS CONSTITUTING SAME AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT. MTS LAND, LLC, A DELEWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITY PROVIDERS AND RESERVES FOR THE "VILLAS AT MOUNTAIN SHADOWS" HOMEOWNERS ASSOCIATION OR ANY SUBASSOCIATION DESIGNATED BY SUCH ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION") AN EASEMENT UPON, OVER, UNDER, AND ACROSS THOSE AREAS SHOWN ON THIS PLAT AS UTILITY EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND PUBLIC AND PRIVATE WATER LINES, PRIVATE SEWER LINES, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITIES STRICTLY AS NECESSARY TO PROVIDE SUCH UTILITY SERVICES AND SOLELY FOR THE PURPOSE OF PROVIDING SUCH UTILITY SERVICES TO OR FROM LOTS 128, 128-A, 129, 131, 132, 133, 134, 135, AND TRACT "A" OF AMENDED VII. MAINTENANCE OF THE AREAS SUBJECT TO UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, TRACT OWNER, OR ASSOCIATION, AS DETERMINED BY THE ASSOCIATION, PROVIDED THAT AFTER ANY INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL, ANY UTILITY PROVIDER THAT DISTURBS THE SURFACE OR SUBSURFACE OF THE GROUND SHALL BE RESPONSIBLE FOR RESTORING SUCH AREA TO SUBSTANTIALLY THE CONDITION THAT EXISTED PRIOR TO SUCH DISTURBANCE. TRACT B IS DEDICATED AS A PRIVATE DRIVE. AN EASEMENT IS HEREBY DEDICATED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITY PROVIDERS AND RESERVED FOR THE ASSOCIATION UPON, OVER, UNDER, AND ACROSS TRACT B AND TRACT C FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND PUBLIC AND PRIVATE WATER LINES, PRIVATE SEWER LINES, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITIES STRICTLY AS NECESSARY TO PROVIDE SUCH UTILITY SERVICES AND SOLELY FOR THE PURPOSE OF PROVIDING SUCH UTILITY SERVICES TO OR FROM LOTS 128, 128-A, 129, 131, 132, 133, 134, 135, AND TRACT "A" OF AMENDED VII. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED TO THE TOWN OF PARADISE VALLEY AND TO THE ASSOCIATION, WHICH ASSOCIATION ALSO BENEFITS, IN THE AREAS SHOWN ON THIS PLAT AS DRAINAGE EASEMENTS. AN EASEMENT FOR REFUSE COLLECTION AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED OVER 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 IS 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 AND TRACT C SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION, PROVIDED THAT AFTER ANY INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL, ANY UTILITY PROVIDER THAT DISTURBS THE SURFACE OR SUBSURFACE OF THE GROUND SHALL BE RESPONSIBLE FOR RESTORING SUCH AREA TO SUBSTANTIALLY THE CONDITION THAT EXISTED PRIOR TO SUCH DISTURBANCE. TO THE EXTENT THAT THE UTILITY EASEMENTS AND PRIVATE DRIVE SHOWN ON THIS PLAT ARE INCONSISTENT WITH THE UTILITY CORRIDOR AND DRIVEWAY EASEMENT DESCRIBED IN THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 20150109960 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER (THE "WEST DECLARATION"), THE WEST DECLARATION CONTROLS WITH RESPECT TO ANY SUCH INCONSISTENCY.

MTS LAND LLC, A DELEWARE LIMITED

LIABILITY COMPANY

IN WITNESS WHEREOF:

MTS LAND, LLC, A DELEWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREAUNTO CAUSED ITS NAME TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY ROBERT A. FLAXMAN ITS AUTHORIZED AGENT.

ROBERT A. FLAXMAN, AUTHORIZED AGENT DATE _____

ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON _____, BEFORE ME, ANN M. VERA, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT A. FLAXMAN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME 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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: _____
ANN M. VERA

APPROVALS:

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY THIS _____ DAY _____, 2015.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

TOWN ENGINEER

PLANNING DIRECTOR

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND DIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF 2015 AND THAT THIS SURVEY IS COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR



DATE _____

REVISION _____

NO. _____

PRELIMINARY PLAT

THE VILLAS AT MOUNTAIN SHADOWS
PARADISE VALLEY, ARIZONA

Coe & Van Loo Consultants, Inc.

SHEET NUMBER
1 OF 3

CVL Department: Land
CVL Project #: 01-0245801
CVL File: _____

PROJECT NO. XXXXXX

Curve Table						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	38.71	273.82	008°06'04"	19.39	38.68	N4°59'49"W
C2	15.71	10.00	090°00'00"	10.00	14.14	N45°00'00"W
C3	15.71	10.00	090°00'00"	10.00	14.14	N45°00'00"E

CVL
CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

Coe & Van Loo Consultants, Inc.

THE VILLAS AT MOUNTAIN SHADOWS
PARADISE VALLEY, ARIZONA

PRELIMINARY PLAT

Professional Engineer Seal for Fred Everett Fleet, State of Arizona, No. 16237, Expires 12/31/71. The seal is circular with the text "Professional Engineer Seal" around the top and "STATE OF ARIZONA U.S.A." around the bottom. In the center, it says "FRED EVERETT FLEET", "16237", "DATE SIGNED", and "Expires 12/31/71". There are handwritten marks "16237" and "23AP" over the seal.

SHEET NUMBER
2 OF 3

CVL Department: Land
CVL Project #: 01-0245801
CVL File:

PROJECT NO. VVVVVVV

THE VILLAS AT MOUNTAIN SHADOWS

A RE-SUBDIVISION OF LOT 132 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 ("AMENDED VII") 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

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 SPECS 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 ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY TOWN CODE, FLOODPLAIN ADMINISTRATION.
- TRACT B IS A PRIVATE DRIVE. TRACTS B AND C 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" IS PURSUANT TO THE DEVELOPMENT AGREEMENT AND SPECIAL USE PERMIT FOR MOUNTAIN SHADOWS AS RECORDED IN DOCUMENT NO. 2013-0359723 M.C.R. AND DOCUMENT NO. 2013-0358792 M.C.R. RESPECTIVELY.
- BUILDING HEIGHTS ARE PURSUANT TO THE SPECIAL USE PERMIT (SUP) FOR MOUNTAIN SHADOWS.
- CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE MOUNTAIN SHADOWS AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2015-0109812 M.C.R., AND AMENDED IN DOCUMENT NO. 2015-0426439 M.C.R. AND THE MOUNTAIN SHADOWS WEST DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 2015-0109960 M.C.R. AS AMENDED IN DOCUMENT NO. 2015-0426438 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 C WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION 6-4 (E)(J), 8-7-1 ET. SEQ. AND 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER, OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE 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 PLATTED. 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.

100 YEAR ASSURED WATER SUPPLY

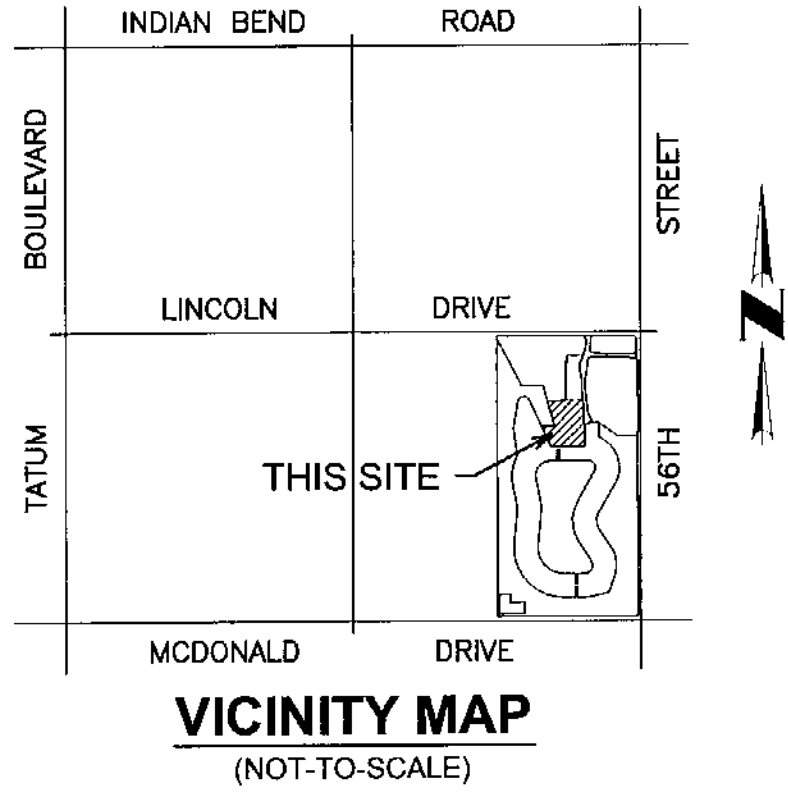
THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WATER ARIZONA INC. - PARADISE VALLEY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER 27-700797.0000 DATED AUGUST 27, 2014.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°16'59" 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	EPCOR WATER
TELEPHONE	CENTURYLINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE



OWNER

MTS LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY
18201 VON KARMAN AVENUE, SUITE 950
IRVINE, CALIFORNIA 92612
PHONE: (949) 476-2200
CONTACT: ROBERT A. FLAXMAN, CEO

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: JOSEF PAPPAS, P.E.

LAND USE TABLE

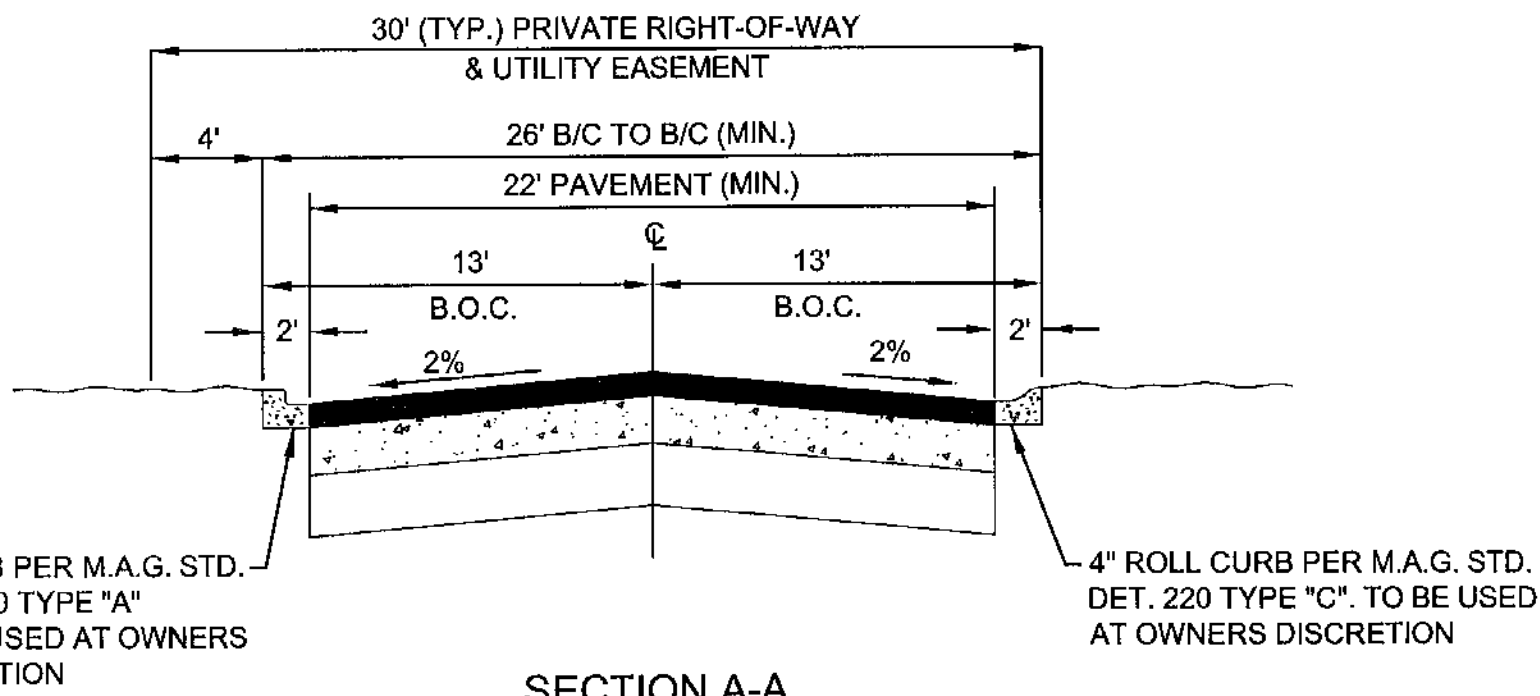
PARCEL	AREA
EXISTING ZONING	SUP-RESORT
YIELD	20 LOTS
GROSS / NET AREA	3.157 AC.

TRACT TABLE

TRACT	AREA (ACRES)	DESCRIPTION
TRACT 'B'	0.675	PRIVATE DRIVE, DRAINAGE EASEMENT, UTILITY EASEMENTS, OPEN SPACE, LANDSCAPE, GUEST PARKING
TRACT 'C'	0.196	UTILITY EASEMENTS, OPEN SPACE, LANDSCAPE, GOLF CART PATH
TOTAL	0.871	

EASEMENT SCHEDULE

- ① EASEMENTS SET FORTH IN BOOK 1232 OF MAPS, PAGE 27.



SECTION A-A
PRIVATE DRIVE

ALL PRIVATE DRIVES MAY BE CONSTRUCTED WITH INVERTED CROWN PAVEMENT AND/OR RIBBON CURB AT THE OWNER'S DISCRETION.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON _____ BEFORE ME, ANN M. VERA, A NOTARY PUBLIC,

PERSONALLY APPEARED ROBERT A. FLAXMAN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME 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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____
ANN M. VERA

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

COUNTY RECORDER

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT MTS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THE VILLAS AT MOUNTAIN SHADOWS" A RE-SUBDIVISION OF LOT 132 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 ("AMENDED VII") AND IS SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND TRACTS CONSTITUTING SAME 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 WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITY PROVIDERS AND RESERVES FOR THE "VILLAS AT MOUNTAIN SHADOWS" HOMEOWNERS ASSOCIATION OR ANY SUBASSOCIATION DESIGNATED BY SUCH ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION") AN UNDERGROUND PUBLIC UTILITY EASEMENT UNDER AND ACROSS TRACT B, TRACT C, AND THOSE AREAS SHOWN ON THIS PLAT AS EASEMENTS DEDICATED HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND PUBLIC AND PRIVATE WATER LINES, PRIVATE SEWER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITIES STRICTLY AS NECESSARY TO PROVIDE SUCH UTILITY SERVICES AND SOLELY FOR THE PURPOSE OF PROVIDING SUCH UTILITY SERVICES TO OR FROM LOTS 128, 128-A, 129, 131, 132, 133, 134, 135, AND TRACT "A" OF AMENDED VII. THIS UNDERGROUND EASEMENT ALSO INCLUDES AN EASEMENT FOR ANY ABOVE GROUND FACILITIES REQUIRED BY UTILITY PROVIDERS IN CONNECTION WITH THE UTILITIES. MAINTENANCE OF THE AREAS SUBJECT TO UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, TRACT OWNER, OR ASSOCIATION, AS DETERMINED BY THE ASSOCIATION.

TRACT B IS DEDICATED AS A PRIVATE DRIVE.

AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED OVER AND ACROSS TRACT B TO THE TOWN OF PARADISE VALLEY AND TO THE ASSOCIATION, WHICH ASSOCIATION ALSO BENEFITS, IN THE AREAS SHOWN ON THIS PLAT AS DRAINAGE EASEMENTS.

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 IS 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 AND TRACT C 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: _____ DATE: _____
ROBERT A. FLAXMAN
ITS: AUTHORIZED SIGNATORY

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 BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2015, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
LARRY E. SULLIVAN
REGISTRATION NUMBER 22782
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCCI.COM

GROSS AREA = 3.157 ACRES

SEE SHEET 2 FOR CURVE, LINE & LOT AREA TABLES



DATE _____
REVISION _____
NO. _____

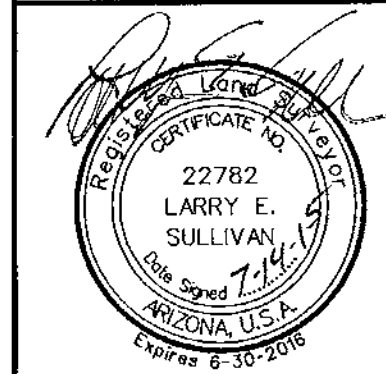
FINAL PLAT

THE VILLAS AT MOUNTAIN SHADOWS
PARADISE VALLEY, ARIZONA

Coe & Van Loo Consultants, Inc.

FINAL PLAT

THE VILLAS AT MOUNTAIN SHADOWS
PARADISE VALLEY, ARIZONA



1 SHEET OF 2

CVL Contact: J. PAPPAS
CVL Project #: 01-0245801
CVL File #:

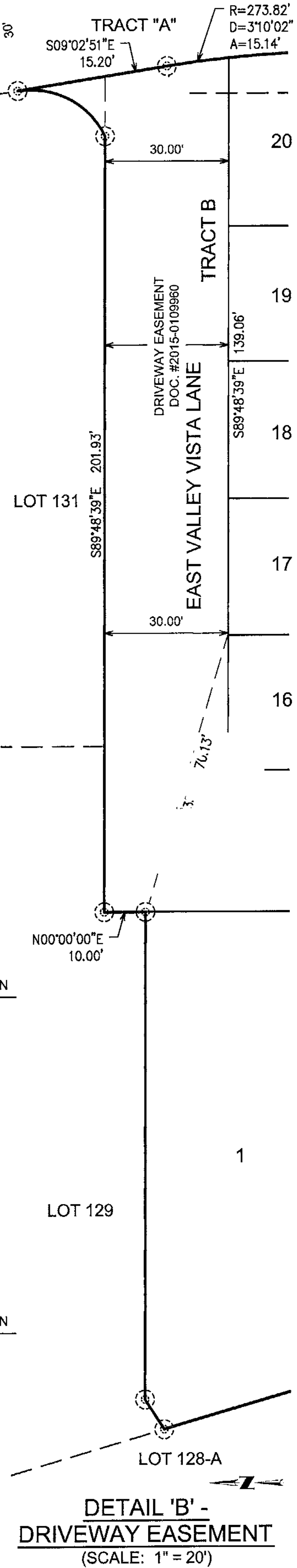
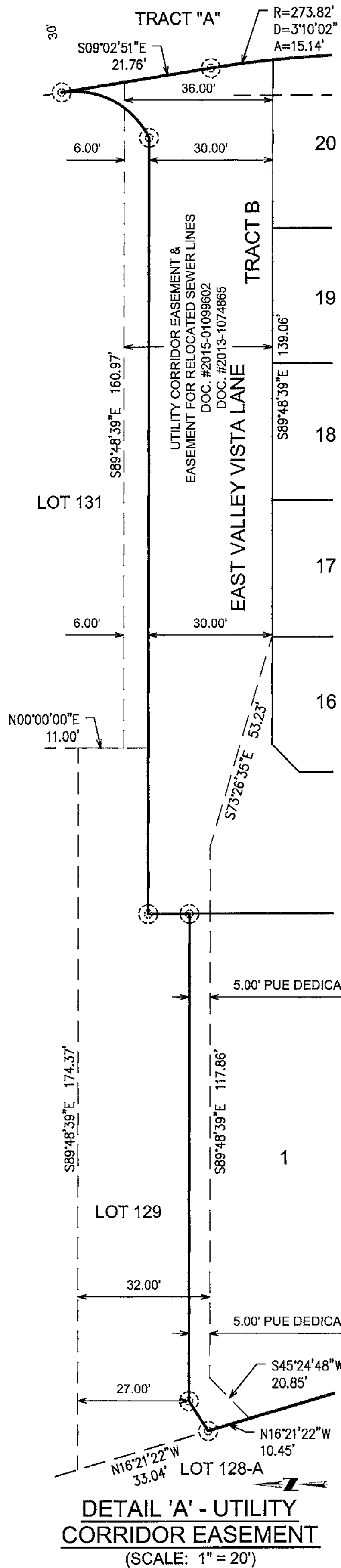
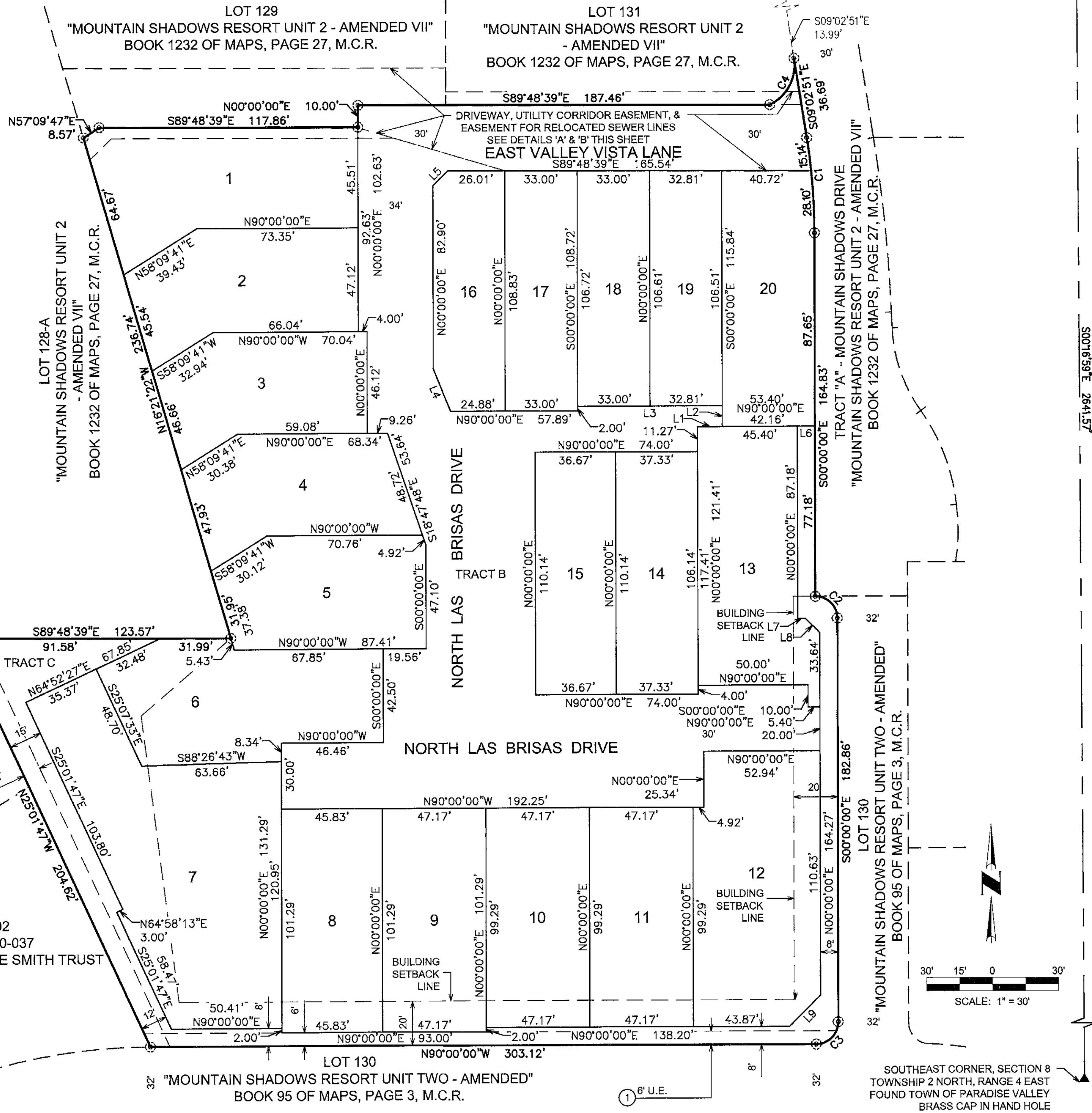
CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	43.24	273.82	009°02'51"	21.66	43.19	N04°31'26"W
C2	15.71	10.00	090°00'00"	10.00	14.14	N45°00'00"W
C3	15.71	10.00	090°00'00"	10.00	14.14	N45°00'00"E
C4	25.62	20.00	073°23'42"	14.91	23.90	N27°39'00"E
C5	78.78	515.00	008°45'53"	33.83	78.70	S04°39'55"E
C6	28.92	50.00	033°08'06"	26.18	28.51	S16°51'02"E
C7	29.16	50.00	033°25'04"	17.66	28.75	S16°42'32"E
C8	31.93	30.00	060°58'28"	15.01	30.44	S30°29'14"W
C9	52.15	235.00	012°42'54"	14.87	52.04	S06°04'28"W
C10	53.24	34.00	089°43'02"	39.47	47.96	S45°08'29"E

LINE TABLE		
NO.	LENGTH	BEARING
L1	11.24	N90°00'00"E
L2	9.33	S00°00'00"E
L3	65.81	N90°00'00"E
L4	20.91	N21°49'54"W
L5	9.38	S45°11'22"W
L6	8.00	N90°00'00"E
L7	3.41	N90°00'00"W
L8	9.31	N45°00'00"W
L9	19.80	S45°00'00"W

LEGEND

- INDICATES SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- INDICATES FOUND 1/2" REBAR WITH CAP RLS #22782 (UNLESS OTHERWISE NOTED)
- INDICATES UTILITY EASEMENT
- INDICATES LINE NUMBER
- INDICATES CURVE NUMBER
- INDICATES MARICOPA COUNTY RECORDER
- INDICATES ASSESSOR PARCEL NUMBER
- INDICATES MARICOPA ASSOCIATION OF GOVERNMENTS
- INDICATES PUBLIC UTILITY EASEMENT
- INDICATES EASEMENT SCHEDULE NO.

LOT AREA TABLE		
LOT	AREA (SQUARE FEET)	AREA (ACRES)
1	5,863	0.135
2	4,872	0.112
3	4,401	0.101
4	4,605	0.106
5	4,673	0.107
6	6,022	0.138
7	10,597	0.243
8	4,642	0.107
9	4,778	0.110
10	4,683	0.108
11	4,683	0.108
12	6,989	0.160
13	5,665	0.130
14	4,112	0.094
15	4,038	0.093
16	3,459	0.079
17	3,590	0.082
18	3,520	0.081
19	3,496	0.080
20	4,868	0.112
TOTAL	99,545	2.285



COUNTY RECORDER

4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvcil.com

DATE

REVISION

NO.

FINAL PLAT

THE VILLAS AT MOUNTAIN SHADOWS
PARADISE VALLEY, ARIZONA

2 SHEET OF 2

Civil Contact: J. PAPPAS
CVC Project #: 01-0245801
CVC File #:



CIVITECH, INC
Traffic Engineering
10005 N. Hayden Road | Ste. 140
Scottsdale, AZ 85260-5595
480.659.2290
Contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning & Survey
4550 N. 17th St.
Phoenix, AZ 85016
602.264.6831
Contact: Ryan Wood

MASON ARCHITECTS
Architecture & Master Planning
2995 Woodside Rd | Ste. 400
Woodside, CA 94062
650.851.8810
Contact: Peter Mason

NEUSEN PARTNERS
Mixed-Use Architecture
15210 N. Scottsdale Rd | Ste. 300
Scottsdale, AZ 85254
480.949.6500
Contact: George A. Medina

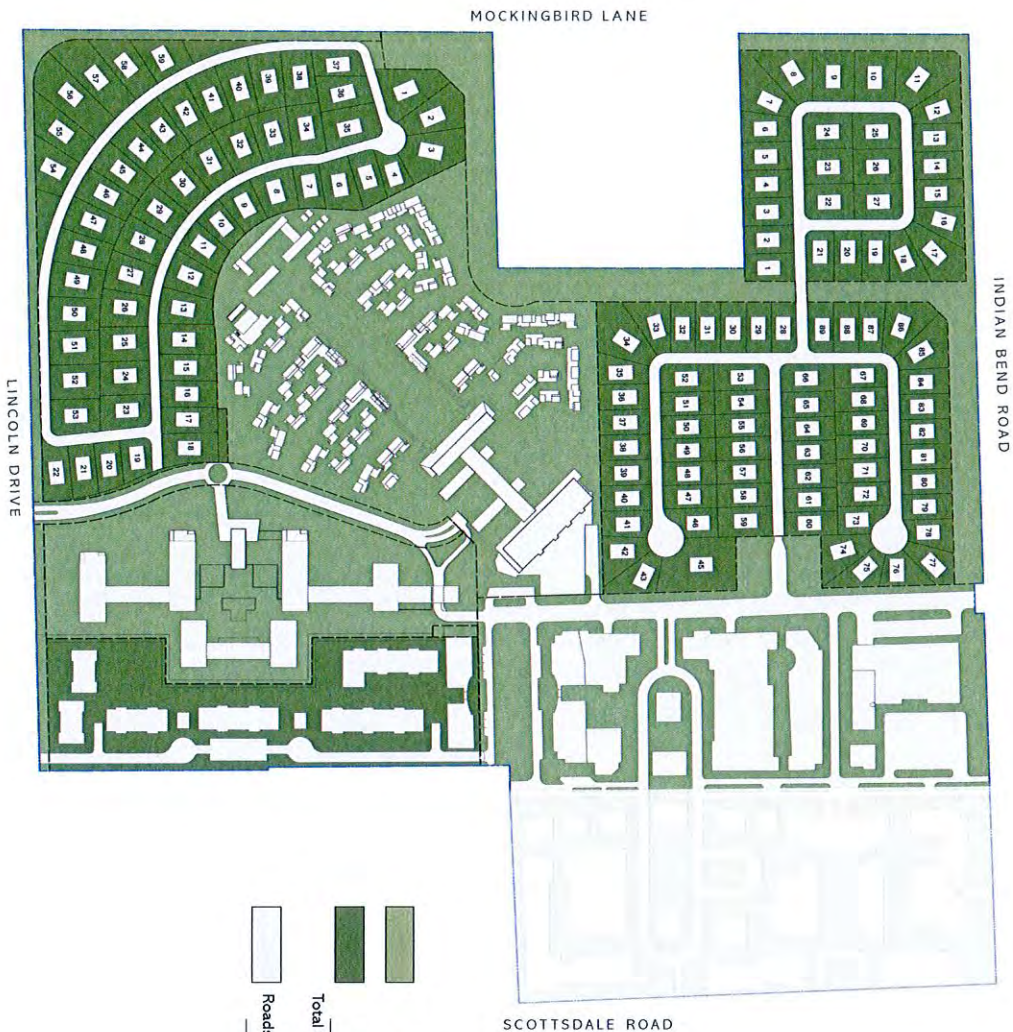
WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E. Arizona Avenue, C-1 | Ste. A-212
Phoenix, Arizona 85016
602.230.0500
Contact: Jason Morris






The Ritz-Carlton Resort
Paradise Valley Special Use Permit Application
June 8, 2015



OPEN SPACE PLAN



	Open Space (Public)	24.79 acres
	Open Space (Private)	35.51 acres
	Total Open Space	60.3 acres (57%)
	Roads & Building Structures	45.5 acres (43%)
	Total	105.8 acres



2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

July 9, 2015

Mr. Eric Laurin, P.E.
Coe & Van Loo Consultants, Inc.
4550 N. 12th Street
Phoenix, AZ 85014

Sent via e-mail to: etlaurin@cvtci.com

Re: Will-Serve Letter for Water Service
Ritz Carlton

Dear Mr. Laurin;

This letter is in response to your request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to the proposed development known as the Ritz Carlton (the "Development"). The Development consists of approximately 125 acres, of which roughly 108 acres is located in the Town of Paradise Valley with the remaining 17 acres in the City of Scottsdale, all located near the northwest corner of Lincoln Drive and Scottsdale Road as shown in Exhibit A. The Development is proposed to consist of 200 hotel guest suites, 160 single family residential units, 760 multi-family units, and approximately 30 acres of retail and restaurant space. EPCOR provides the following information for your consideration:

1. EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") as issued by the Arizona Corporation Commission.
2. Water service to the Development by EPCOR will be conditioned upon the developer entering into a Main Extension Agreement (an "MXA") with EPCOR in a form acceptable to EPCOR, and upon the developer fully performing its obligations under the MXA. The MXA will provide, among other things, that the developer will be responsible for the cost to bring additional water resources and to construct all water main extensions necessary to distribute water from EPCOR's existing system to the individual service line connections in the Development. The design and construction of all such main extensions will be subject to EPCOR's approval, and ownership of the main extensions, together with related real property easement rights, must be transferred to EPCOR prior to the initiation of water service in the Development. All on-site and off-site improvement costs to serve the Development, including the costs for additional water resources and related infrastructure, will be borne by the developer and such costs will not be passed on to existing customers.
3. Based on the developer's projections and the MXA requirements, EPCOR will have adequate water capacity for normal use in the Development upon developer's fulfillment of its obligations under the MXA. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
4. Developer will be required, as a condition to EPCOR providing water service to the Development, to pay all required fees pursuant to EPCOR's then-current tariffs and as may be provided in the MXA.

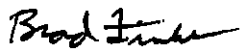
This letter assumes that construction of the main extensions within the Development will begin within one (1) year after the date of this letter.

If developer begins construction of any water mains in the Development or any other water service infrastructure intended to serve the Development without, in each instance, the prior written approval of such construction by EPCOR, developer will be proceeding with such construction at its own risk.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided to developer for information only. Any agreement between developer and EPCOR for water service in the Development must be memorialized in a written agreement executed and delivered by their respective authorized representatives.

For additional information, please contact me at (623) 445-2402 or at BFinke@epcor.com

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Finke", written in a cursive style.

Brad Finke, P.E.
Engineering Manager

EXHIBIT A

Location (Aerial Map) of the Development



**5 Star Ritz-Carlton
-Statement of Direction – Check list**

Density

Lot coverage measured by dripline area	
Residential density not exceed the 25% lot coverage	
Retail density not exceed the 25% lot coverage	
Resort lot coverage (Areas “A” and “A1” combined) shall not exceed 30% and 700,000 square feet.	

Residential lot size

Recommend that all detached residential product in Areas B and C:	
Have an average of two dwelling units per acre	Area B & C $(101+59)/(28.7+22.3)=3.1$
Progress from larger lots on the north, south, and west perimeters to more dense lots in the center and eastern perimeter.	
Detached residential product shall be a mix of 1 and 2 story.	
Residence setbacks shall be proposed in a Land density table for all lot types	
Area D Attached residential product Proposed June 11 2015 is disfavored and alternate uses shall be explored	
.	

Heights

Resort principal structures max height 36 feet	
Resort accessory structures max height 24 feet	
Recommend that Commission allow such lobby heights to capture the unique mountain views but fully explore the impacts of the proposed height including what is visible off-site and if current views of the Mc Dowell Mountains will be obstructed (as viewed from the adjoining public RsOW).	The proposed height does not significantly block McDowell view but applicant wants to use top deck/roof as an entertainment area. This shall be further examined specifically to explore shade cover and noise restrictions
The overall mass of the building shall be reviewed to make sure it is of appropriate scale	
A 3-D graphic shall be required	Done
Additional height may be allotted to provide a transition or buffering from the four-story apartment and three-story office buildings located in the City of Scottsdale. Three-story (36' max), stepping down to two and then one-story	
Demonstrate compliance with Open Space Criteria	

Retail Use

Parcel E shall be evaluated for mixed use in conjunction with the plans for the Scottsdale Parcel to the east. Planning Commission also evaluate the possibility of an all detached residential use if applicant chooses.	
Parcel E serve as a transition from less intense residential use on the west to more intense mixed use on the east	
Max height 36 feet, 3 story	
Retail must be viable, including an evaluation of a grocery store-type use	
Applicant to provide a market study addressing the feasibility of the type and amount of retail proposed	
Planning Commission may use a third-party expert to assist in the evaluation retail viability.	Initial comments – Retail must have a presence from Scottsdale Road.
Retail must be resort related	
Residential must be resort related.	

Perimeter Setbacks

Minimum 50' wide landscaped area shall be provided along Lincoln Drive	
Minimum 50' wide landscaped area shall be provided along Mockingbird Road	
Minimum of 30' wide landscape area shall be provided along Indian Bend Road	
Additional landscape buffer shall be provided at the corner of Lincoln Drive and Mockingbird Lane	
Additional landscape buffer shall be provided at the main entrance to the Resort	
Additional landscape buffer shall be provided at the gateway to the Town.	

Open Space

Element shall address both private and public open spaces, passive and active recreation, and undeveloped/natural areas	
Guideline for open space is 40%.	
Consider landscape buffering as a transition from the City of Scottsdale large scale development along the eastern border	

Rights-of-Way

25' of Right of Way (ROW) dedication be required along Lincoln Drive	
Sidewalks, medians, round-a-bouts, deceleration lanes, emergency access points, and traffic/pedestrian to meet Town Engineering standards.	
Emergency vehicle access points to meet Fire Marshal standards	
Lincoln Drive to be viewed as a "Visually Significant Corridor" therefore special design considerations need to reflect this	
Lincoln Drive is a Gateway to the Town therefore special design considerations need to reflect this.	

Traffic

Traffic analysis to assume full impact from both PV and Scottsdale proposed development.	Initial report done
Traffic analysis to include all adjacent streets and Lincoln Drive from Scottsdale Road to Tatum.	Initial report done
Town Engineer may use the services of third party to evaluate traffic study.	
Vehicular circulation plan with emphasis placed on all ingress and egress points.	Reviewed and OK
Pedestrian and non-vehicular circulation shall be reviewed	

Parking

Parking analysis to assume full impact from both PV and Scottsdale proposed development	Methodology discussed
Town Engineer may use the services of third party to evaluate parking analysis.	

Grading/Drainage/Retention

Grading and drainage study prepared by the applicant with emphasis on proposed rerouting of the natural wash	
On site storm water retention plan	
Town Engineer may use the services of third party to evaluate drainage plan.	

Additional Review Items

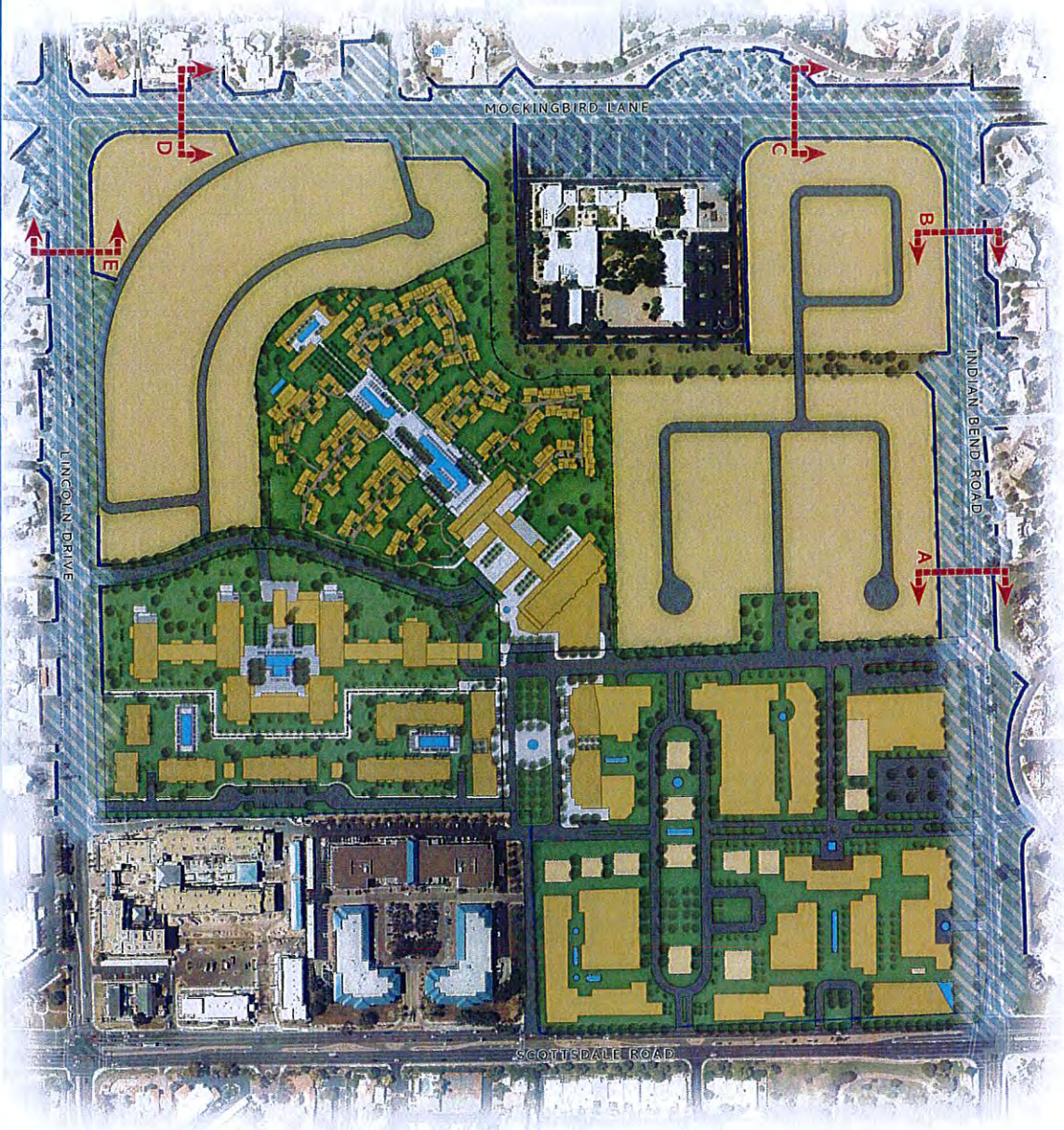
Landscape Plan to focus on exterior landscaping along the Rights of Way.	
Wall master plan submittal	
Monument sign placement and size parameters	
Any necessary upgrades for potable water supply shall be defined. Applicant to be responsible for all associated costs.	
The results of the Community Meeting, the Keys to Success, shall be considered when reviewing this proposal.	
The Planning Commission shall address any improvements/uses that deviate from the SUP Resort Guidelines and the applicant must provide a justification for the deviation from the Guidelines.	
The Planning Commission may craft stipulations on issues including but not limited to: landscaping, utility and mechanical equipment screening and locations, resort operational issues, and special regulatory standards (such as hours of operation, amplified music, etc..) and other land use concerns not otherwise in conflict with this SOD.	

Application Requirements

Lighting and Photometric Plan	
Material Sample Board, architectural style and details, and exterior building materials and colors.	
Noise Study	
Mechanical locations and screening	
Accessory structure and resort amenities development standards (heights, setbacks, and areas) for pools, game courts, ramadas, trellises, valet stands, cabanas, and other similar structures	
Complete sign plan including interior traffic and directional signage	
Guardhouse, Gatehouse, access control plan	

Tent Plan	
No loading, truck parking, trash containers or outdoor storage area shall be located within 100 feet of adjacent residentially zoned property. All such areas shall provide visual and noise screening to minimize impacts on adjacent residential property.	
Project Narrative	
Development Phasing Plan	

1



CIVTECH, INC.
Traffic Engineering
10605 N. Hayden Road, Suite 140
Scottsdale, AZ 85260-5595
480.659.4750
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4550 N. 13th St.
Phoenix, AZ 85014
602.264.6831
contact: Ryan Wood

MASON ARCHITECTS
Architecture & Master Planning
3005 Westside Blvd., Suite 400
Woodside, CA 94062
650.851.3810
contact: Peter Mason

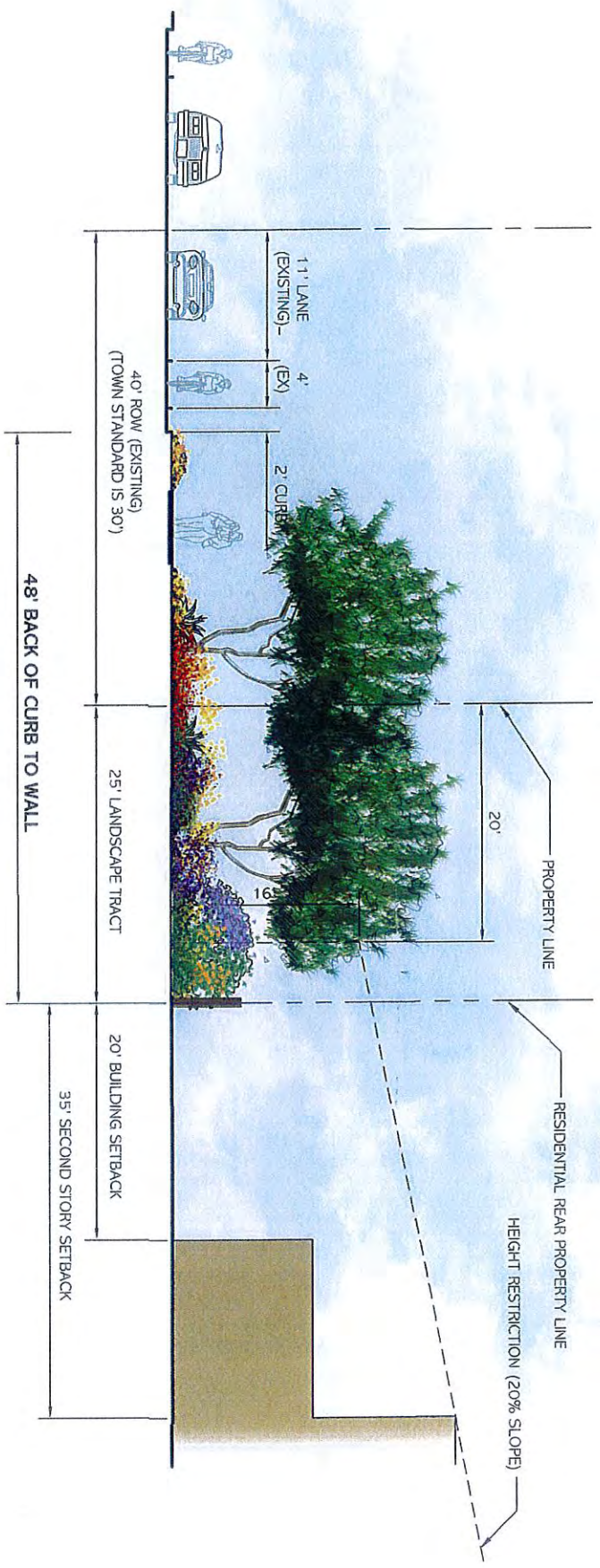
NELSEN PARTNERS
Master/Use Architecture
15110 N. Scottsdale Rd., Suite 300
Scottsdale, AZ 85254
480.949.6800
contact: George A. Medina

WITHEY MORRIS, P.L.C.
Land Use & Zoning Attorney
3535 E. Arizona, Billings, MT 59016
602.230.0500
contact: Jason Morris

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort
Paradise Valley Special Use Permit Application
Exhibit, date: July 6, 2015





SECTION B: INDIAN BEND (NO CHANNEL)

CIVTECH, INC
Traffic Engineering
10605 N Hayden Road | Ste 140
480 659 4250
contact: Dawn Carter

CVL CONSULTANTS
Civil, Landscape, Planning, & Survey
4250 N 12th St
602 264 6831
contact: Ryan Weed

MASON ARCHITECTS
Architecture & Interior Planning
2995 Woodside Rd | Ste 400
602 264 6831
contact: Peter Mason

NELSEN PARTNERS
Placed Use Architecture
15210 N Scottsdale Rd | Ste 300
480 979 6000
contact: George A. Medina

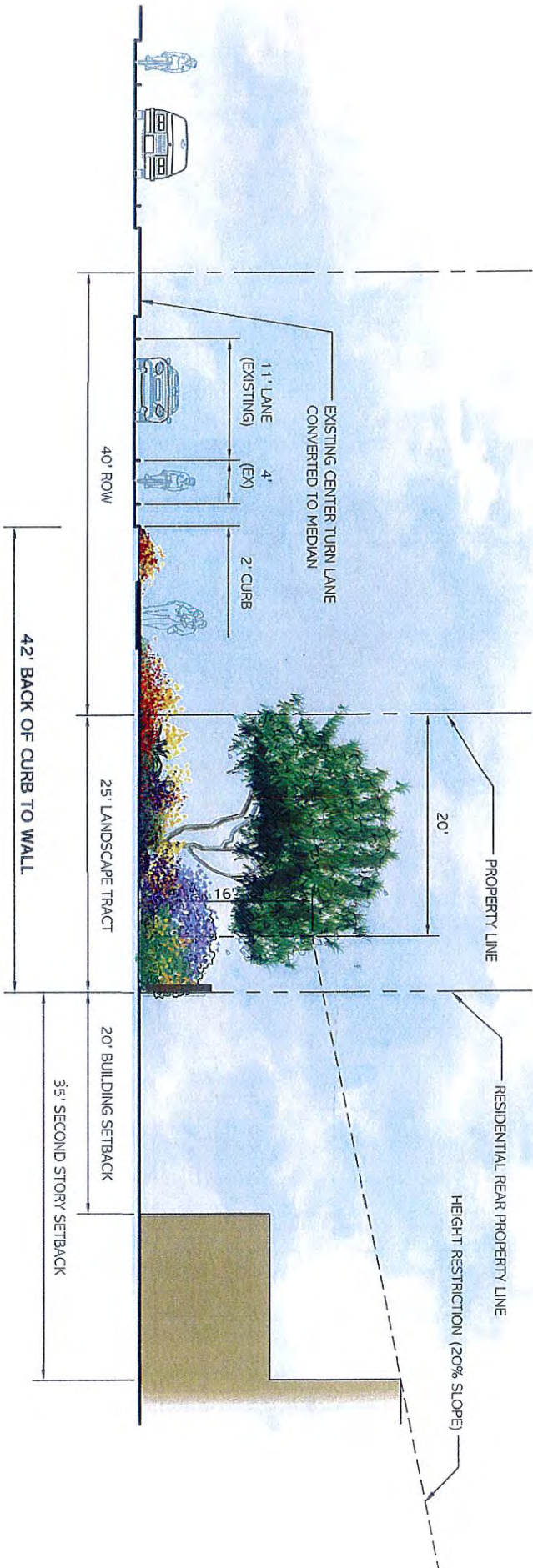
WITHEY MORRIS, PLC
Land Use & Zoning Attorney
2525 E Arizona Avenue Cir | Ste A-212
602 230 0500
contact: Jason Morris

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort
Paradise Valley Special Use Permit Application
Exhibit date: July 6, 2015

THE RITZ-CARLTON®

ROAD SECTION B
Indian Bend (no Channel)
Page 3



SECTION D: MOCKINGBIRD (SOUTH)

CIVTECH, INC.
Traffic Engineering
10605 N Hayden Road | Ste 140
Scottsdale, AZ 85260-5595
480.659.4250
contact: Dawn Carter

CVL CONSULTANTS
Civil Landscape, Planning, & Survey
4550 N 12th St
Phoenix, AZ 85014
602.264.6831
contact: Ryan Wood

MASON ARCHITECTS
Architecture & Master Planning
2895 Woodside Rd | Ste 400
Woodside, CA 94062
650.851.8810
contact: Peter Mason

NELSEN PARTNERS
Mixed-Use Architecture
15210 N Scottsdale Rd | Ste 300
Scottsdale, AZ 85254
480.949.6800
contact: George A. Medina

WITHEY MORRIS, PLC
Land Use & Zoning Attorney
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Phoenix, Arizona 85016
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contact: Jason Morris

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort
Paradise Valley Special Use Permit Application
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ROAD SECTION D
Mockingbird (South)
Page 5



Dimensions noted on plan indicate approximate distance between back of curb and residential wall.

CLIVTECH, INC.
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10605 N Hayden Road | Ste 140
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MASON ARCHITECTS
Architecture & Master Planning
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Phoenix, AZ 85028
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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort
Paradise Valley Special Use Permit Application
Exhibit date: July 6, 2015



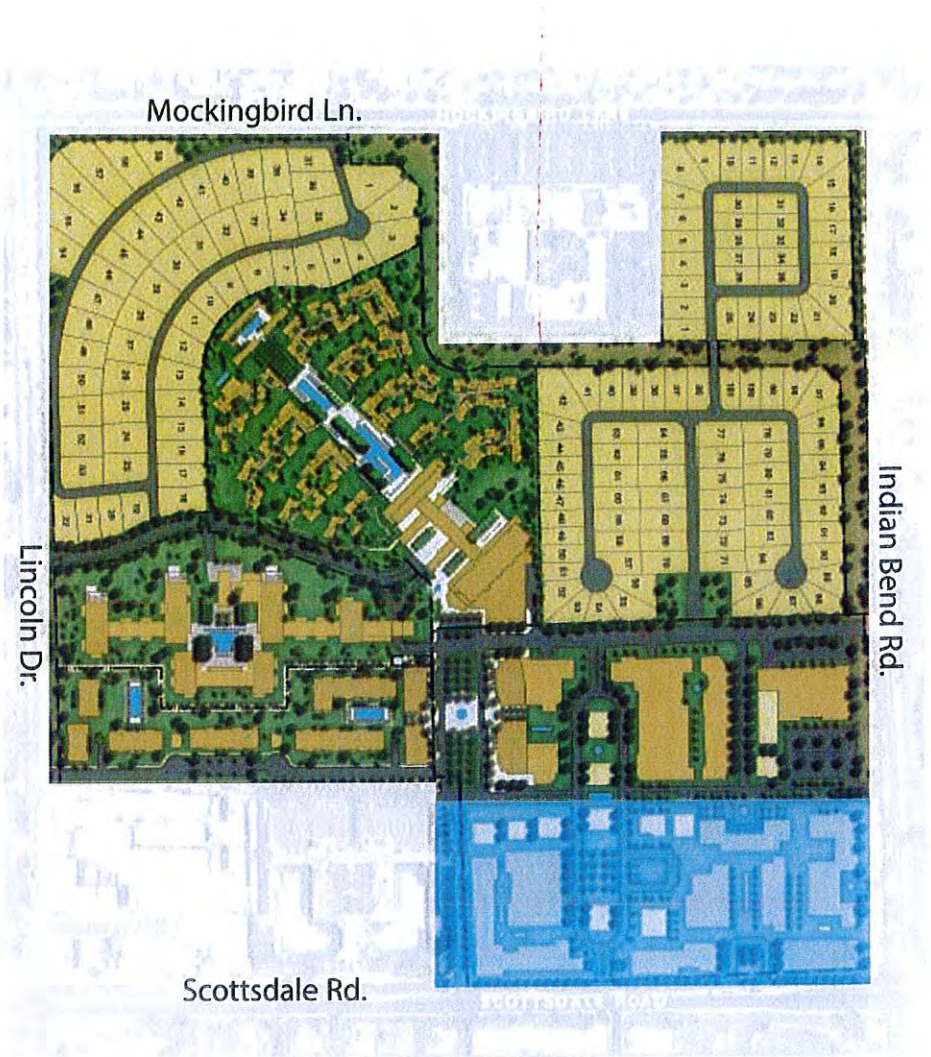
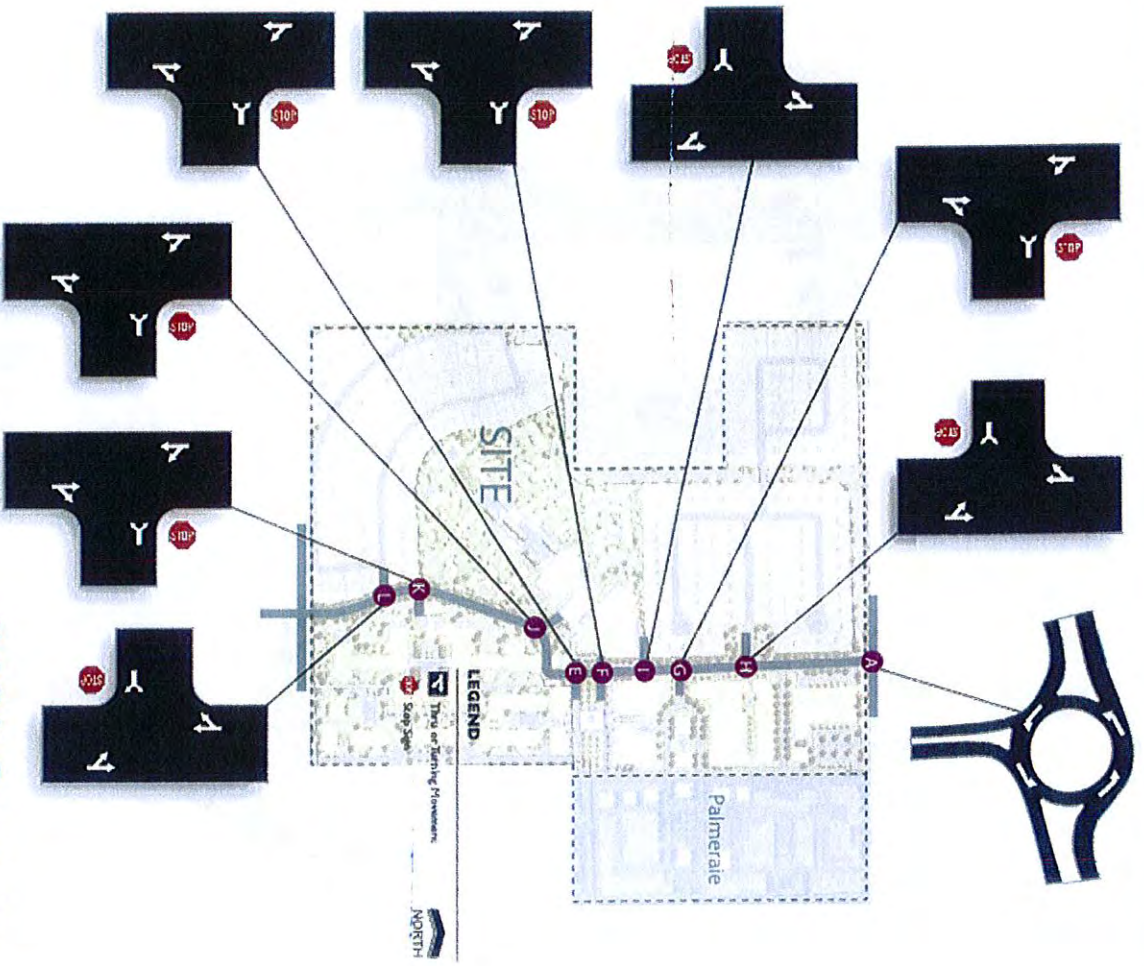


Exhibit C: Site Circulation



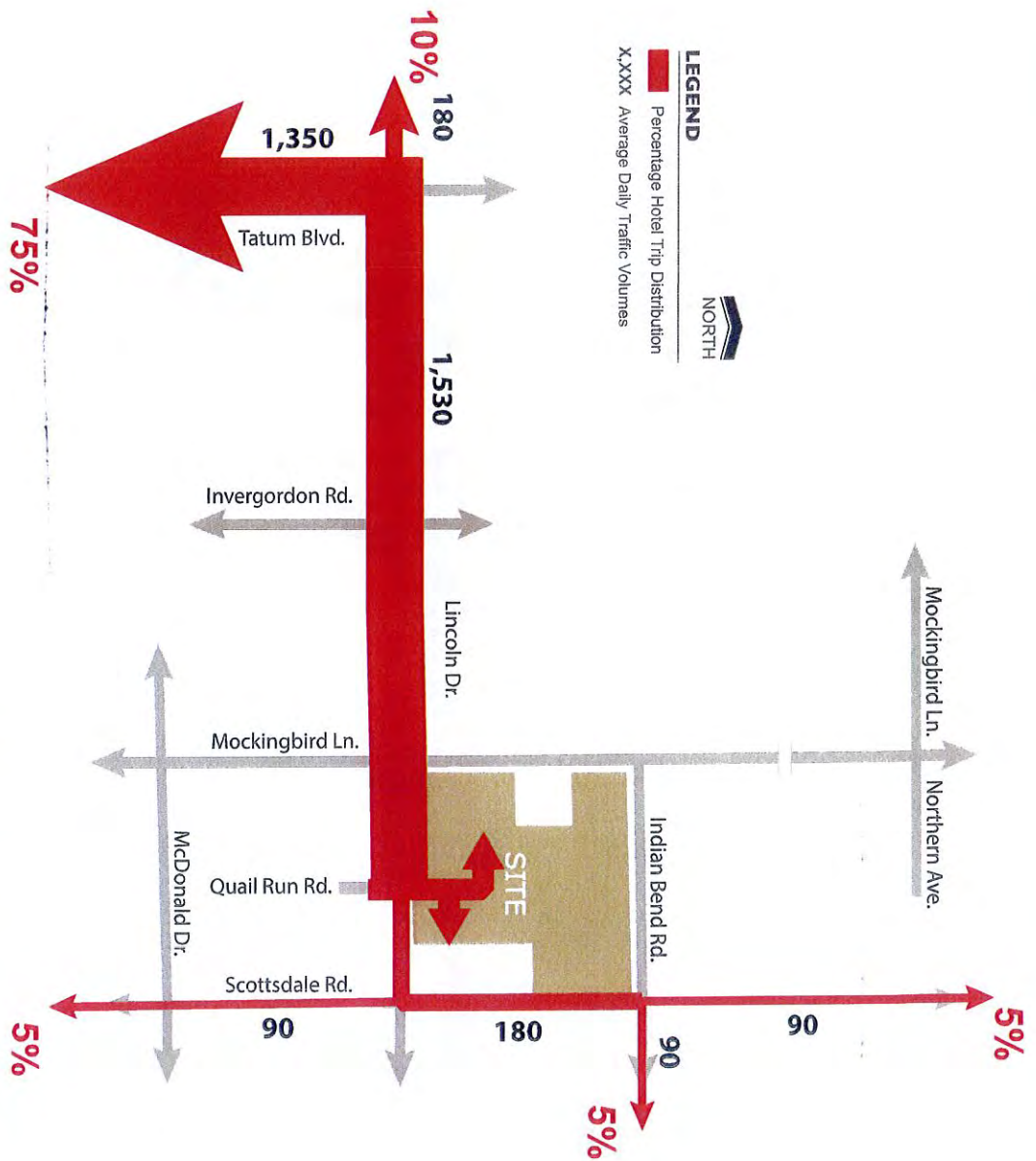


Exhibit E: Hotel Distribution

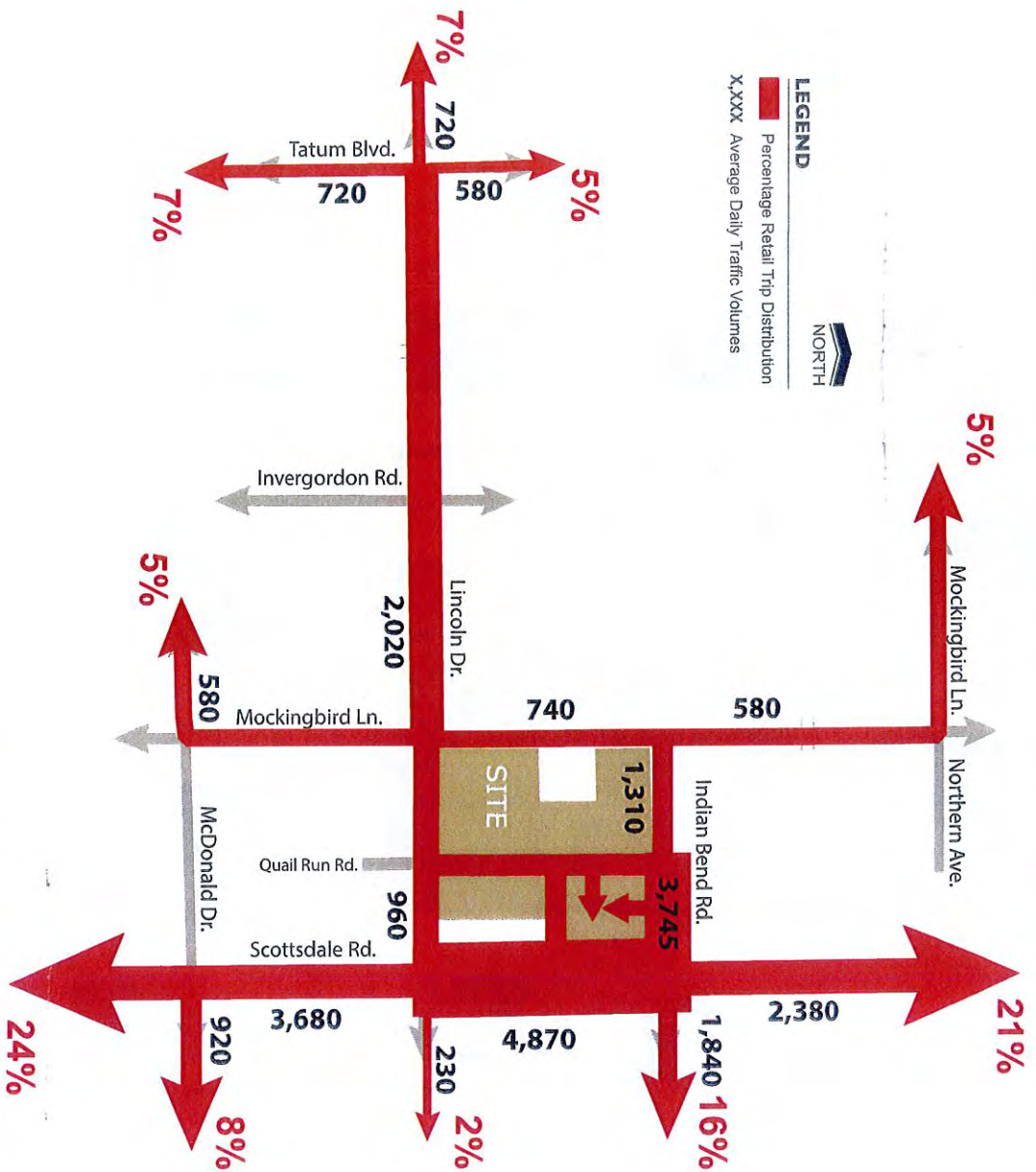


Exhibit G: Retail Distribution

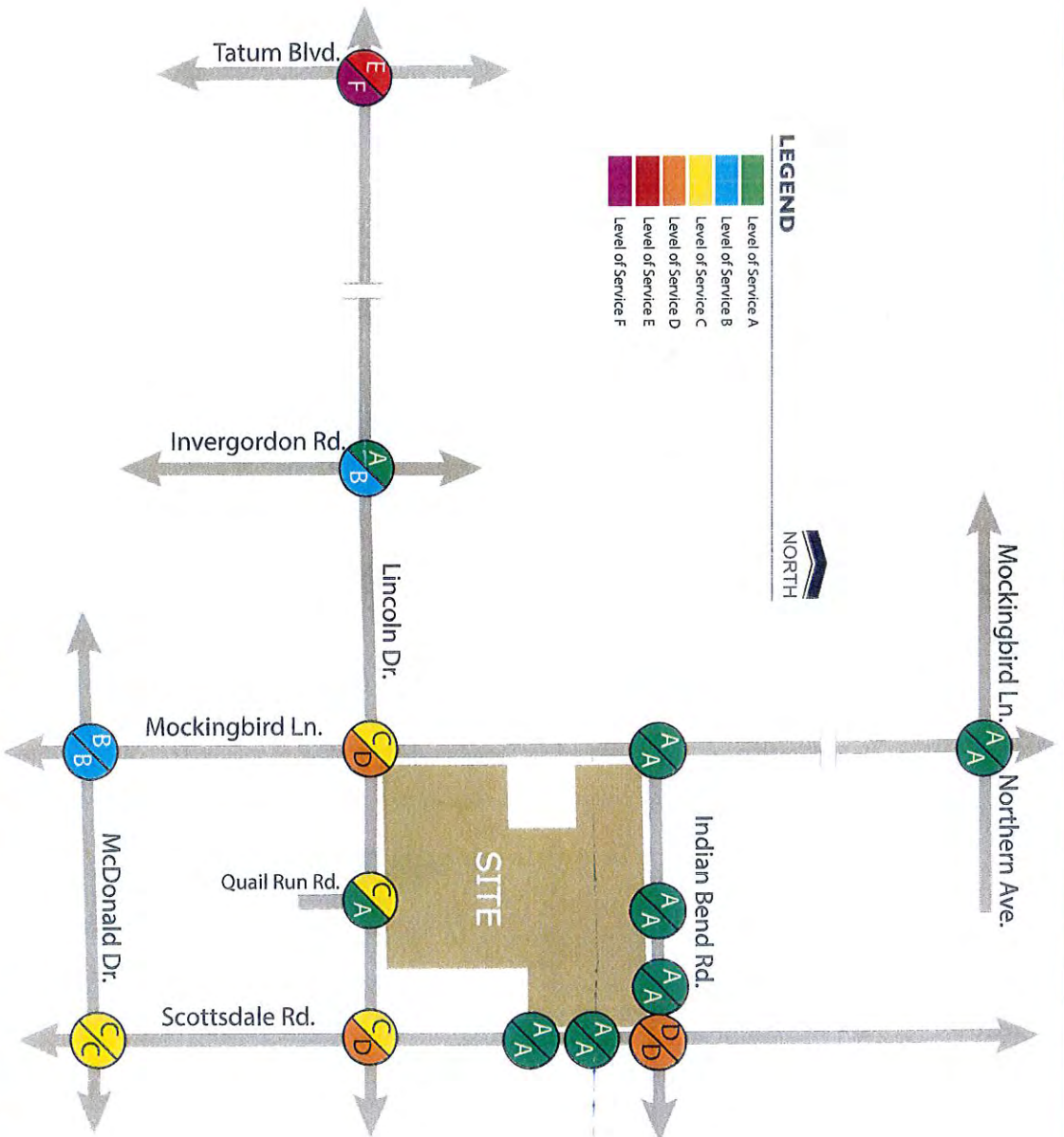
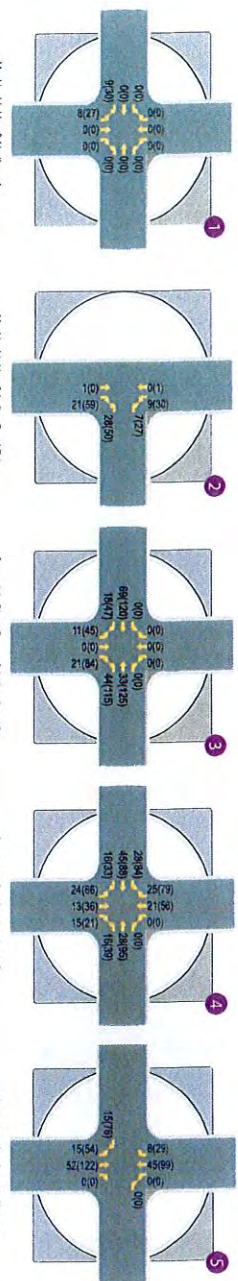
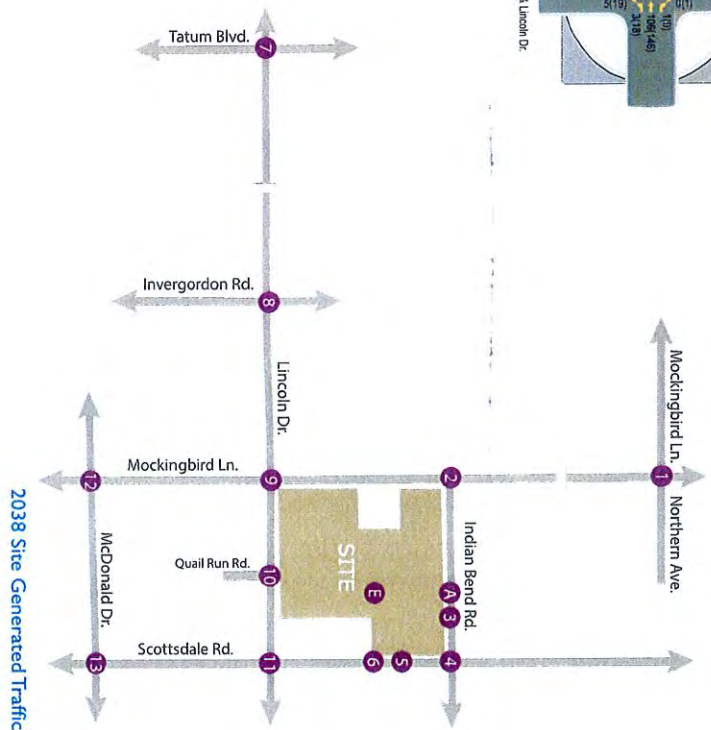
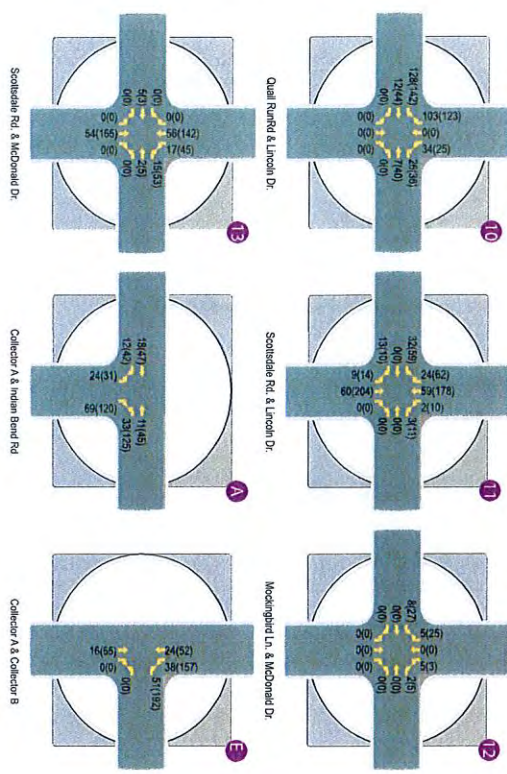
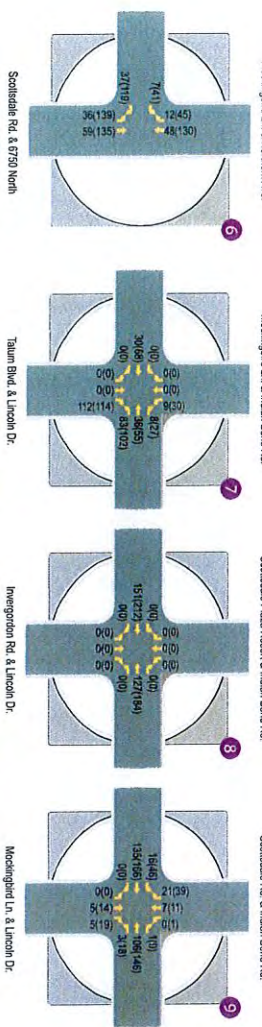


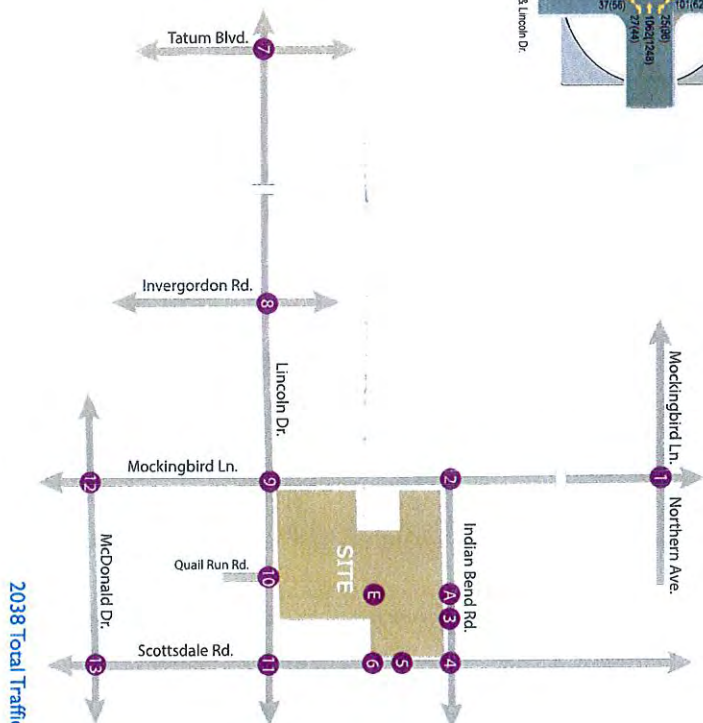
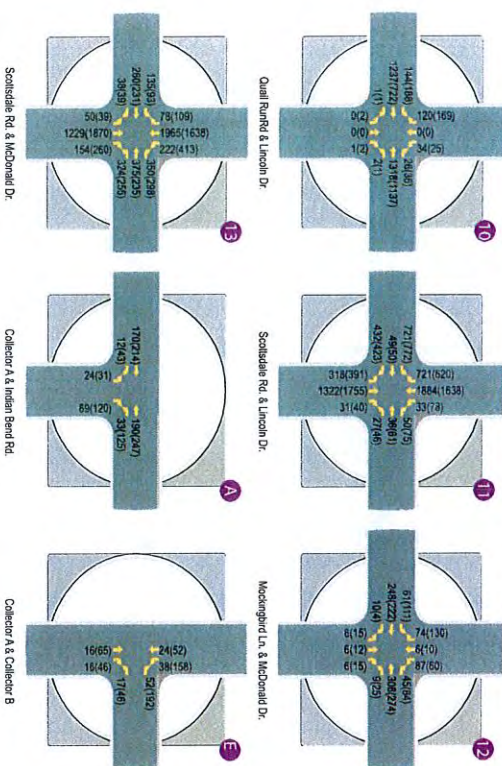
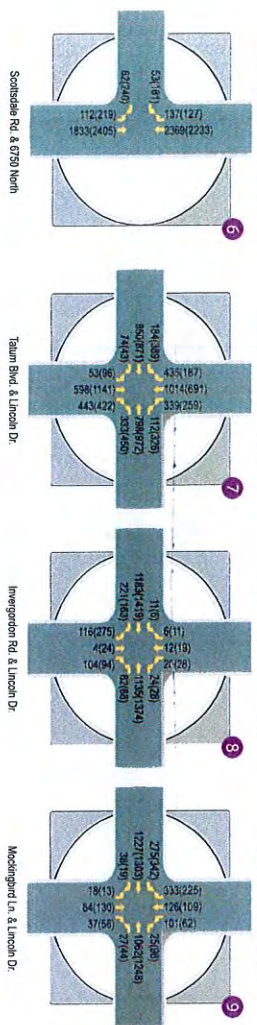
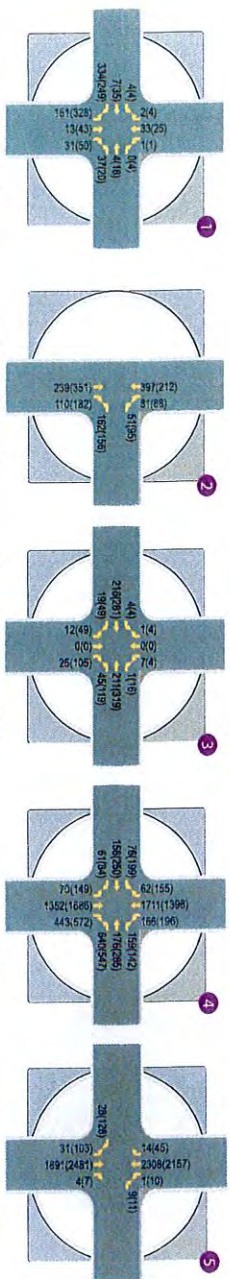
Exhibit I: Intersection Level of Service Rating - 2038 Total



LEGEND
 XXXXX - Allway Plaza Hour Traffic Volumes
 NORTH

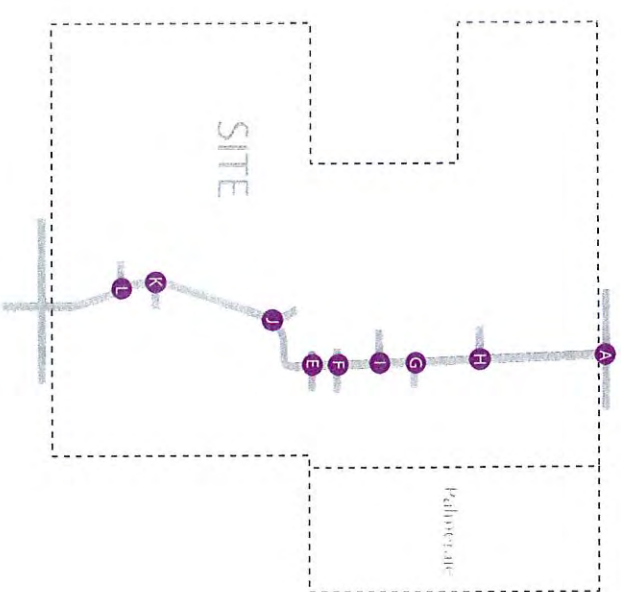
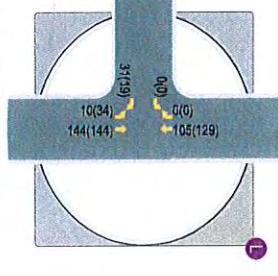
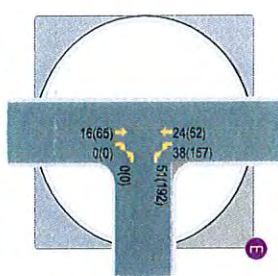
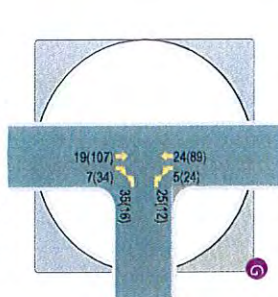
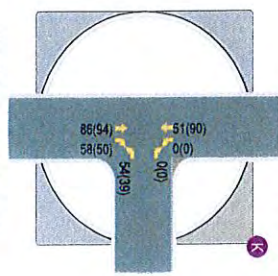
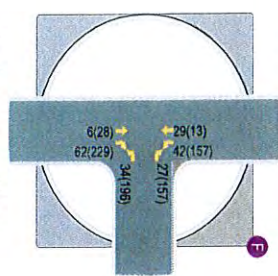
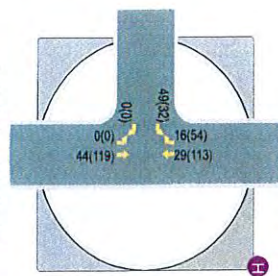
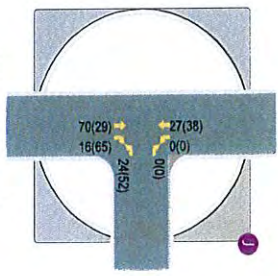
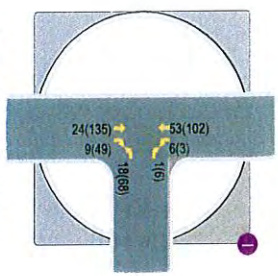
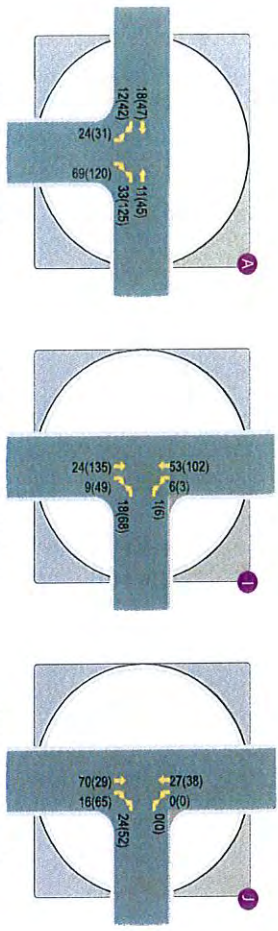


Ritz Carlton Resort - Master Traffic Impact Analysis



2038 Total Traffic Volumes (A)

LEGEND
 NORTH
 2038 / AM(PM) Peak Hour Traffic Volumes



LEGEND
 XXXXX - Anticipated Peak Hour Traffic Volumes
 NORTH

2038 Site Generated Traffic Volumes (C)

Hillside Code Update Topics

Hillside Topic	Issues and/or Concerns of Topic
1. Retaining & Screen Walls (Section 2207.VI)	<ul style="list-style-type: none"> A. Clarify retaining wall & screen wall setbacks. B. Address planters and stacking requirements. C. Address driveway retaining walls and “safety” barriers. D. Examine the allowance of yard fencing and applicable development standards. E. Develop standards for trash enclosure screen walls.
2. Material Palette and Light Reflective Value (LRV) (Section 2207.II.D - F)	<ul style="list-style-type: none"> A. Explore the use of Chroma as a form of measurement on exterior materials. B. Limited use of contrasting colors. Add language to the code to give the Hillside Committee more latitude in approving contrasting colors. C. Expand the code to allow the Hillside Committee to address highly polished/mirrored surfaces.
3. Administrative Hillside Chair Review (Section 2207.VII.A)	<ul style="list-style-type: none"> A. Increase the type of applications that are subject to Administrative Hillside Chair review (e.g. improvements that included a limited amount of site walls, a limited increase of disturbance, addition of solar panels, etc. would be subject to Chair review).
4. Disturbed Area Calculation (Sections 2203 and 2207.III.H.I)	<ul style="list-style-type: none"> A. Examine if modification should be made to the code to address properties with non-conforming amounts of disturbance.
5. Demolition on Hillside Properties (Section 2205.III)	<ul style="list-style-type: none"> A. Make hillside demolitions subject to Chair review, require a hillside demo assurance/bond and require that existing disturbance boundaries be staked prior to and during demolition.
6. Hillside Study Model (Section 2206.J)	<ul style="list-style-type: none"> A. Replace physical model with a computer generated 3D model. Establish requirements for the computer generated modeling.
7. Accessory Structure and Accessory Structure Height Limits (including raised decks/platforms) (Section 2207.II)	<ul style="list-style-type: none"> A. Clarify that detached assessor structures are limited to a 16’ maximum height measured from natural grade. B. Address setback and height requirements for raised decks and patios (e.g. a raised deck surrounding a pool, etc.).
8. 40’ Overall Height Measurement (Section 2207.II)	<ul style="list-style-type: none"> A. Clarify that the overall 40’ height measurement is taken from the

	natural grade any structure (with the exception of driveway retaining walls and entry gates).
9. Driveway Disturbance Credit (Section 2207.IV)	A. Decorative driveways for new SFR receive partial credit when calculation disturbed area. Add language to the code to clarify how decorative driveway credit is calculated and explore the possibility of treating decomposed granite driveways as a decorative drive.
10. Lighting (Section 2208)	A. Prohibit “night sky bulbs” are not a substitute for an opaque cover on a light fixture.
11. Process to Remove a Property from Hillside Designation	A. This process is not addressed in the code. Add language to outline process and requirements.
12. Hillside Assurance/Bond (Section 2205.III.B)	A. Update the code to tie the hillside assurance to building and/or demolition permits (not a grading permit as currently defined). B. Possibility of requiring two hillside assurances – one for demolition and one for building permits (with applicable standards for each assurance). C. Changing or adding the criteria on how the assurance is calculated.
13. Define which Hillside Code applies to La Place du Sommet Subdivision	A. The 1984 Hillside Ordinance applies to the La Place du Sommet Subdivision. Language will be added to the code to clarify this.
14. Solar Panels and Hillside Review Process (Section 2207.II.E)	A. Explore the possibility of allowing solar panels on pitched roofs and the associated development standards. B. Allow solar panel applications to be reviewed administratively by the Hillside Chair.
15. Cantilevers (Section 2207.II.B)	A. Explore possible modifications to this section of code and/or identify which structures this is applicable to (e.g. house cantilevers, pool deck cantilevers, etc.).
16. On-Site Retention	A. Retention basins may be required on a hillside property. Examine the possibility of excluding retention basins from the disturbed area calculation and draft development standards (that identify when a retention basin will and will not be treated as disturbed area – such as size limits on the basin, use of a retaining wall for a basin, re-vegetation requirements, etc.).

<p>17. Pool Barriers and Perimeter Fencing Standards (Section 2207.VI)</p>	<p>A. Applicants expand the size of the pool barrier in an attempt to create a yard on the hillside. Add language to the code to clarify that the pool barrier must be a minimum amount needed to secure the pool and that pool barriers are subject to setback requirements.</p> <p>B. Develop pool barrier standards such as limiting the barrier to no more than 13' away from water's edge or limiting the pool barrier area to no more than 3 times the square footage of the pool/spa.</p>
<p>18. Release of Certificate of Occupancy.</p>	<p>A. Explore the possibility of releasing a CofO without the installation of the landscaping. Discuss if this is an acceptable procedure and if applicable, require a separate landscape assurance/bond.</p>
<p>19. Administrative relief on hillside lots.</p>	<p>A. Currently, administrative relief is limited to Article 10 of the Zoning Ordinance, in which the Community Development Director may authorize administrative relief to a property owner in the Town of Paradise Valley of up to ten (10) percent of any development standard. Language would be added to the code to allow the Community Development Director to review requests for up to a 10 percent deviation from any hillside development standard (e.g. retaining wall heights, disturbed area limitation, etc.)</p>

ID	Task Name	Start	Finish	2016							
				Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4		
1	PV HILLSIDE CODE UPDATE PROCESS (Tentative)	Mon 02/02/15	Thu 05/26/16	<div></div>							
2	Preliminary Evaluation of Hillside Regulations	Mon 02/02/15	Tue 10/13/15	<div></div>							
6	Interdepartmental Staff Review	Wed 02/18/15	Mon 08/17/15	<div></div>							
26	Builder - Architect Review	Tue 09/15/15	Tue 10/13/15	<div></div>							
31	Planning Commission - Hillside Building Committee Review	Tue 07/21/15	Tue 02/16/16	<div></div>							
68	Town Council Review	Thu 02/18/16	Thu 05/26/16	<div></div>							

Task

Split

Milestone Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

Project: Text Amd - Hillside Reg

Date: Wed 07/15/15

Page 1

Project: Text Amd - Hillside Reg
Date: Wed 07/15/15

Article XXII. HILLSIDE DEVELOPMENT REGULATIONS ^{110 112 181 193 194 409 425 533 558}
654580

Section 2200. INTRODUCTION

As valuable scenic resources, Camelback Mountain, Mummy Mountain and the Phoenix Mountains provide a permanent visual presence that exemplify what is unique about Paradise Valley. They define the location and character of the Town, shape our sense of place and contribute to the Town's identity. These land forms, their foothills, and other areas over a 10% slope, offer a desirable setting visible to the entire metropolitan area and an intrinsic aesthetic value to the Town; therefore they require unique standards resulting from the characteristics of hillside terrain.

Section 2201. PURPOSE

This article exists to establish provisions to: a) regulate the intensity of development; b) preserve and protect the hillside environment; c) provide for the safety and welfare of the Town and its residents; and d) establish rules and procedures for review by the Hillside Building Committee of hillside development, building and construction plans through the implementation of the following:

1. Require building massing to adapt to the natural hillside topography thereby reducing the scarring effects of roads, drives, building pads and cut and fill slopes.
2. Encourage all improvements to be designed and constructed in a manner that minimizes the impact of development from viewpoints on the valley floor and adjacent slopes.
3. Prevent unnecessary grading or stripping of vegetation, preserve drainage patterns, protect the public from natural hazards of storm water runoff and erosion, and require re-vegetation in order to maintain the natural landscape environment.
4. Preserve visual open space, unique natural features, wildlife habitats and retain the integrity and natural states of the identified dominant peaks and ridges.
5. Provide development and construction practices and methods to ensure greater fire protection in hillside development areas.
6. Require limited and efficient use of exterior lighting to maintain minimal night-time lighting levels and preservation of the dark sky.

This Article endeavors to enhance design quality so that the resulting development maintains the essential natural characteristic and context of the hillside consistent with the goals and policies of the Town's General Plan.

ZONING ORDINANCE

Section 2202. **IMPLEMENTATION**

The provisions of this Article shall apply to all land within a Hillside Development Area as denoted on **FIGURE 2 – HILLSIDE DEVELOPMENT AREA** and to all lands where the natural terrain under the building pad has a slope of ten percent (10%) or greater (see example below), whether shown in Figure 2 or not. However, a 10% or greater slope, in an area not denoted on Figure 2, created by a natural wash on land that would otherwise not be classified as hillside land, shall be exempt from the hillside regulations. Hillside lands are also subject to special provisions relating to lot split and subdivision development as set forth in the subdivision code. If there is a conflict between the Hillside Development provisions and another section of this Ordinance or the Town Code, these provisions shall prevail.

FIGURE 1 –10% SLOPE

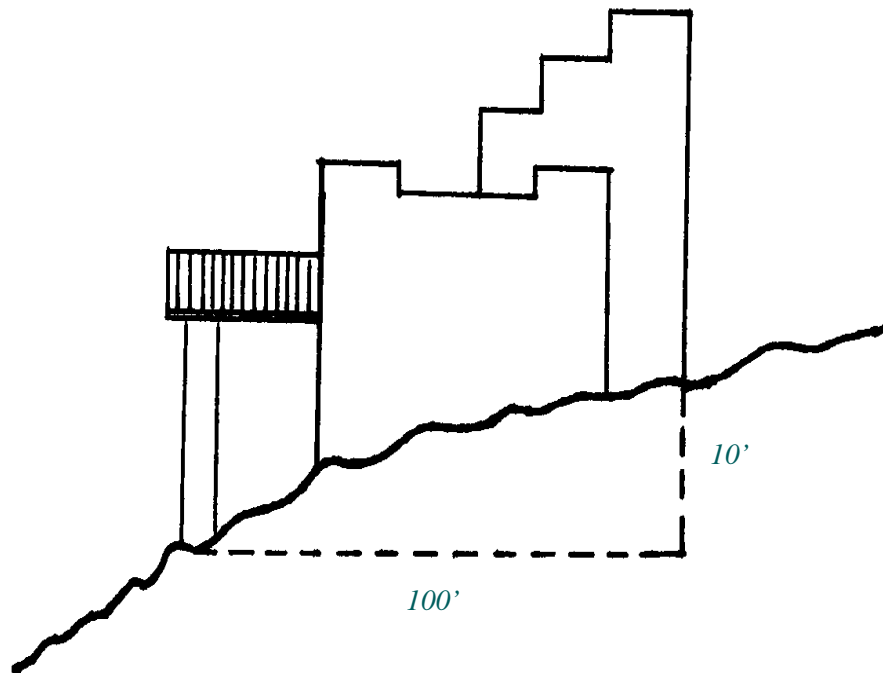
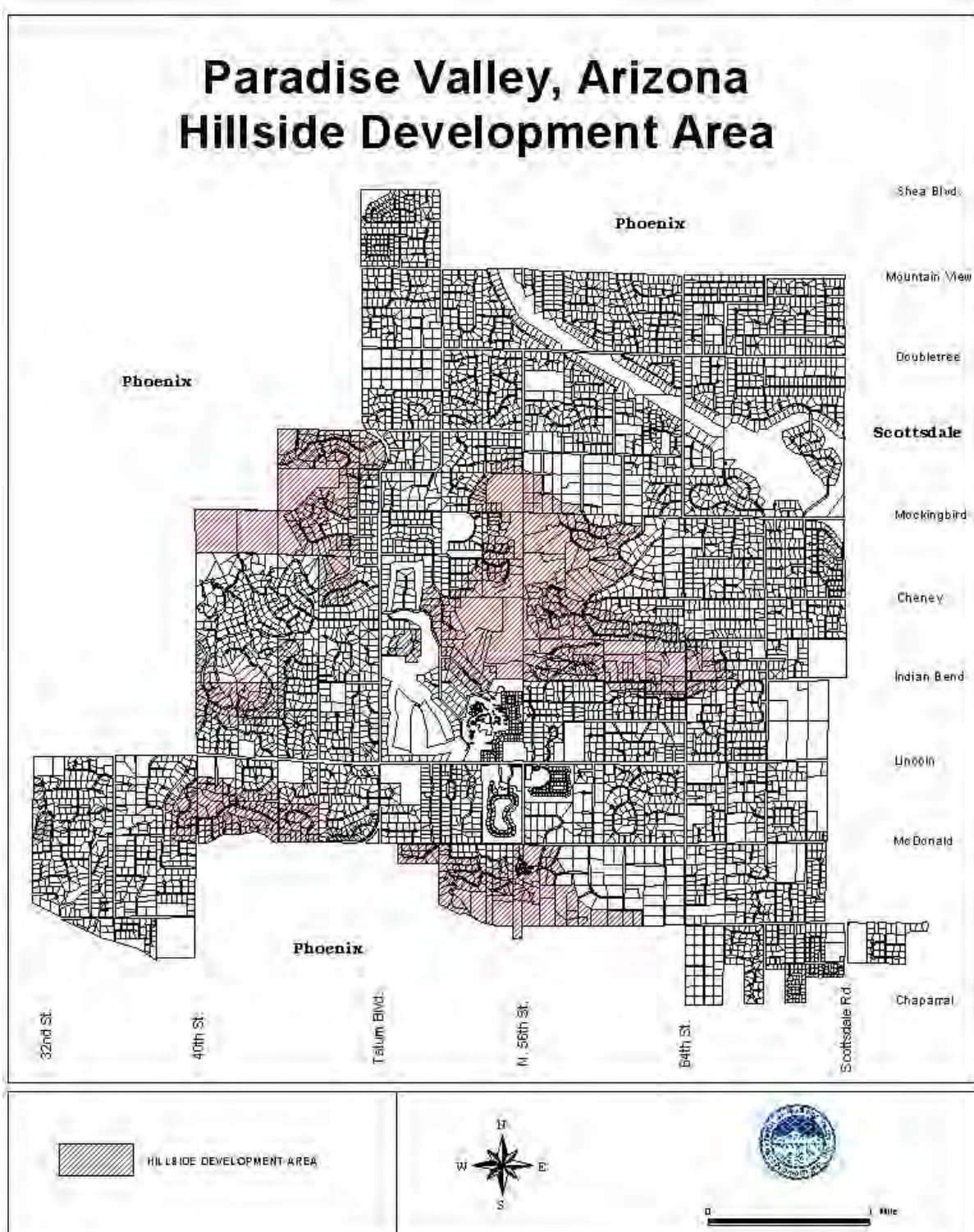
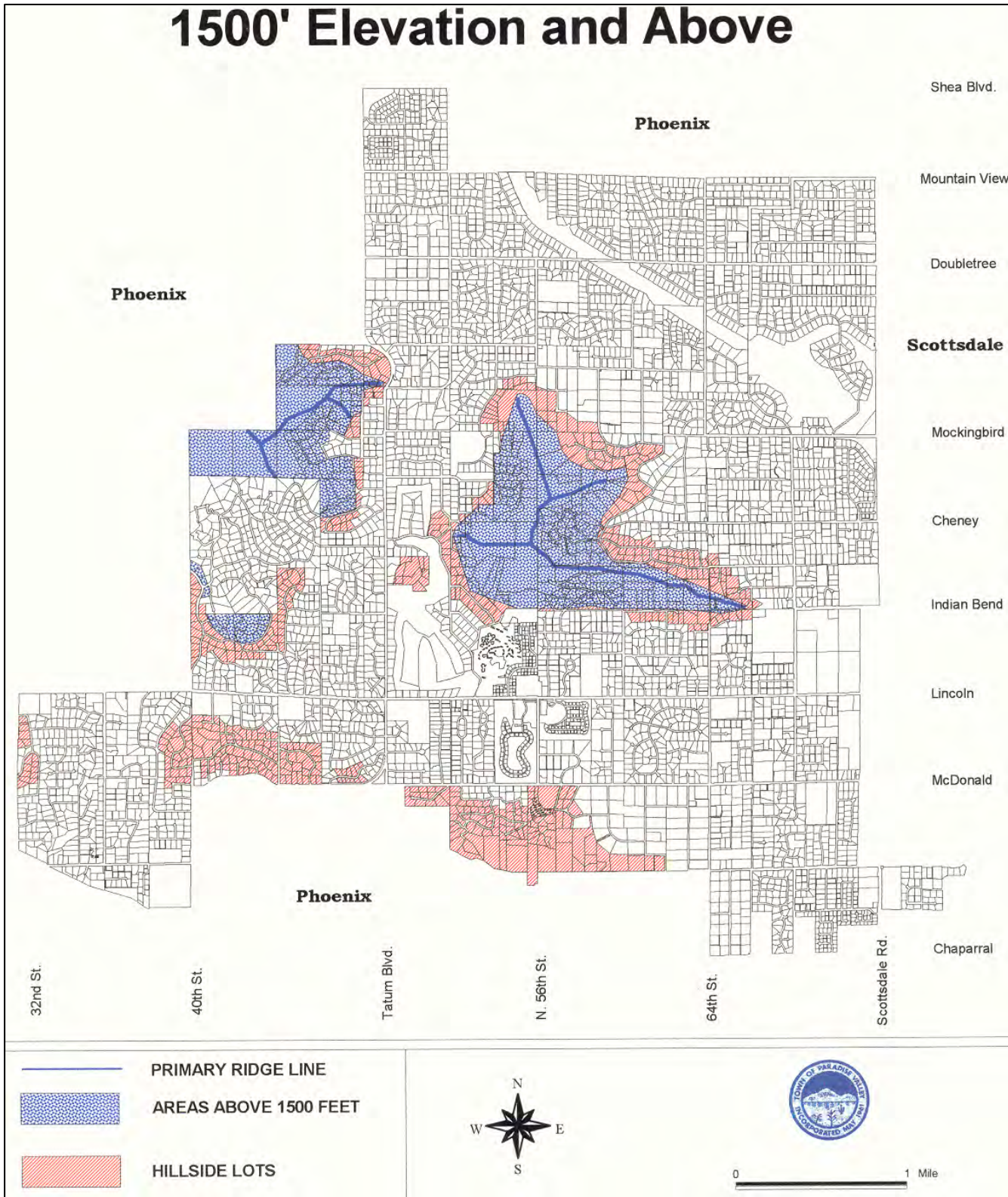


FIGURE 2 – HILLSIDE DEVELOPMENT AREA



ZONING ORDINANCE

FIGURE 3 – PRIMARY RIDGE LINE DESIGNATION



ZONING ORDINANCE

Section 2203 **HILLSIDE DEFINITIONS.** Where definitions are not defined in this section, the definitions in Article II shall control. For purposes of this Article, the terms contained in the Article shall have the following meanings:

Acre - 43,560 square feet as measured on the horizontal plane.

Alter the Mountain Top Ridge Line - Any Development on the Primary Ridge Line shown on **FIGURE 3** that disturbs or alters the natural mountain top profile.

Applicant - The person or entity desiring to improve or otherwise engage in any Development of property in the Hillside Development Area, including the owner of the property and any agents acting on behalf of the owner.

Building Pad - The total area under roof of all structures proposed for the property.

Building Pad Slope - The percent of slope measured at right angles to the natural contours along a line passing through the center of the proposed building and terminating at the ends of the disturbed area limits of the building site.

Building Site - That portion of the lot or parcel, excluding driveways, upon which a building and appurtenances are to be placed or are already existing, including but not limited to; adequate areas for parking, turnaround areas not separated by driveways, sewage disposal, clearance, and proper drainage which conforms to the requirements of the provisions of this Article and the Uniform Building Code.

Code - The Code of Ordinances of the Town of Paradise Valley, Arizona in effect as of the date of these Regulations and as may be amended.

Commission - The Planning and Zoning Commission of the Town of Paradise Valley.

Committee - The Hillside Building Committee of the Town of Paradise Valley.

Conservation - Retention or acquisition of land for the purpose of preservation in a natural state.

Conservation Easement - A permanent open space easement granted to the Town or to a public land trust to prohibit development of property including roads and utilities and to retain and preserve the land for the scenic enjoyment of the general public.

Council - The Town Council of the Town of Paradise Valley.

Cut - The land surface which is shaped through the removal of soil, rock, or other materials.

Development - Any grading, excavation or construction.

Disturbed Area - That area of natural ground excluding the footprint of the residence that has been or is proposed to be altered through grading, cut and fill, removal of natural vegetation, placement of material, trenching, or by any means that causes a change in the undisturbed natural surface of the land or natural vegetation.

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Fill - The deposit of soil, rock, or other materials placed by man.

Finished Grade - The final grade and elevation of the ground surface after grading is completed.

Footprint - That area of the residence measured from the outside walls (excluding any overhanging portions) which includes indoor uses such as attached garage, carports, utility room, laundry, etc., but excludes outdoor uses such as patios and breezeways.

Grading - Any excavating, or filling or combination thereof, including the conditions resulting from any excavation or fill.

Hillside Development Area - Those areas marked in **FIGURE 2** and to all lands where the natural terrain under the building pad has a slope of ten percent (10%) or greater, whether shown in FIGURE 2 or not. However, a 10% or greater slope, in an area not denoted on Figure 2, created by a natural wash on land that otherwise would not be classified as hillside land shall be exempt from the hillside regulations.

Hillside Wash – Any creek, stream, wash, arroyo, channel or other body of water having historical banks and with a flow rate equal to or greater than 2 cubic feet per second based on a 100-year storm event.

Lot - A parcel of land occupied or intended for occupancy by one main building, together with any accessory buildings including the open spaces required of the Hillside Regulations and having adequate frontage on a public or private street.

Natural Features, Significant - Include washes, Significant Vegetation, and Significant Rock Outcroppings provided these features are in their undisturbed natural state.

Natural Grade - The undisturbed natural surface of the land, including washes.

Primary Ridge Line - That line running from the highest point along the mountain top downward along a divide to the 1500 foot mean sea level contour line as shown on **FIGURE 3**.

Retaining Wall - A wall or terraced combination of walls, including negative edge pools, used solely to retain more than eighteen inches (18") of material or water but not to support or to provide a foundation or wall for a building.

Raw Spill Slope – An area created by causing or allowing earth or other material to fall, flow or run down the slope, thereby creating a change in the natural appearance and topography.

Rock Outcroppings, Significant - Any surface rock or group formation of rocks covering an area of 200 square feet or larger or any surface rock formation with a height greater than ten feet from the surrounding grade.

Sheet Flow – A shallow and wide overland flow of water.

Subterranean - That space which lies totally underground, and which cannot be seen from outside the exterior perimeter of the structure on the same horizontal plane which originates at that point where the building intersects the ground.

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Town - The Town of Paradise Valley.

Vegetation, Significant - A single tree or cactus having a height greater than 15 feet or three or more trees or cacti, located within a radius of 15 feet, each having a height greater than 12 feet.

View Fencing (View Fence) – Fencing that is constructed in such a manner as to achieve 80% overall openness.

Section 2204 HILLSIDE BUILDING COMMITTEE.

- A. The Hillside Building Committee as established in Chapter 2 of the Town Code shall review all new applications submitted to the Town for new home Development and related construction within a Hillside Development Area. No building permit shall be issued for such application until approved by the Committee and then such issuance shall only be in accordance with the plans and specifications approved by the Committee.
- B. The Hillside Building Committee may review applications for additions to existing structures in accordance with Section 2207 (VII)(A) of this Ordinance.
- C. The Hillside Building Committee may review applications for accessory construction (e.g. fences, retaining walls, pools etc.) if the Town Engineer in consultation with a member of the Hillside Committee determines that the proposed construction: (i) creates a significant visual impact; or (ii) proposes an additional disturbance area.
- D. The Hillside Building Committee approval process is a two stages process:
 - 1. A Conceptual Plan Review Meeting.
 - 2. A Formal Hillside Building Committee Meeting.

Section 2205 REVIEW AND DEVELOPMENT PROCESS. The Hillside Building Committee shall review Development plans, as outlined in Section 2204, prior to the Community Development Department review and the issuance of a building, grading or other Development permit. The review and development process consists of up to four stages, depending upon the nature and scope of the proposed Development:

- I. Concept Plan Review Meeting: The Applicant, along with their architect and engineer shall submit a completed application and the required fees, to the Town Engineer, at the time they request a concept plan review meeting (pre-hillside meeting) with the Hillside Building Committee. The purpose of this meeting is to discuss, review, and give suggestions and guidance to the Applicant regarding the proposed development including: the location of the building pad and accessory uses; how these relate to Significant Natural Features; the preservation of existing vegetation; grading concepts and their adaptation to the natural hillside topography; and how the requirements

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pursuant to these hillside regulations and purpose statement will guide the proposed Development.

- II. Formal Hillside Committee Review Meeting: At this stage, in addition to those materials previously submitted, the Applicant shall submit all materials outlined in Section 2206 (II) to the Town Engineer. The Hillside Building Committee shall then review the submittal for compliance with the goals, purposes, and specific criteria of this ordinance and either approve, approve with stipulations or changes, or deny the submittal.
- III. Building Permit Review: The final construction plans submitted to the Town Community Development Department for review and approval shall comply with the final approval of the Hillside Building Committee. Any variation from Chapter 70 of the Uniform Building Code must be accompanied by a soils engineering report from a testing laboratory or geological engineer approved by the Town Engineer. No site preparation or construction shall commence until the Town has issued a grading or building permit.
 - A. The plans for any Development in the Hillside Development Area, must be approved by the Town and appropriate legal permit(s) issued before any clearing and grubbing, grading, bulldozing, blasting, or movement of earth is commenced. If Development does not commence within twelve months after securing such approval from the Hillside Building Committee, no construction shall occur until such plans have been resubmitted and re-approved or if such is appropriate based upon circumstances outside the control of the Applicant, a one-time six (6) month extension may be granted by the Town Engineer.
 - B. When a grading permit is required under provisions of these Regulations, the Applicant shall first provide the Town with a form of financial assurance, acceptable to the Town Attorney, which places the Town in an assured position to do or to contract to be done the necessary work to cover, restore and landscape exposed fills and cuts to blend with the surrounding natural terrain. The minimum acceptable assurance shall be in a dollar amount equal to the number of total cubic yards of cut and fill multiplied by 25, or in such greater amount as deemed appropriate by the Town. In the event that construction has not commenced within six months from the date of issuance of the grading or building permit, the plan approval and permit shall expire. Twelve months after the date of the last inspection, such assurance shall be forfeited to the Town in such amount necessary for the purpose of restoration of the construction site to its original condition and all authorized permits shall be revoked and become void.
- IV. Issuance of Certificate of Occupancy: Prior to the issuance of any Certificate of Occupancy for any building constructed pursuant to these Regulations, the applicant shall obtain from the Town Engineer and the Town Building Inspector certification of compliance with this Article.

Section 2206 **DOCUMENTARY REQUIREMENTS AND CERTIFICATION** ^{558 580}

- I. **CONCEPT PLAN REVIEW MEETING.** The applicant shall submit the following:
 - A. **Notification Letters.** At least three (3) weeks prior to the scheduled conceptual Hillside Building Committee meeting the applicant shall submit to the Town a neighbor notification letter complete with address labels, with appropriate postage, for all property owners within 500 feet of the perimeter of the subject property. This notification letter shall include the following information; a) type of proposed development (addition, remodel, new construction), b) the scheduled hearing date and time, c) that the letter is only as a courtesy notification and that their attendance at the meeting is not required. d) the purpose of the meeting, and e) the goals of the meeting.
 - B. Seven (7) copies of a preliminary site plan that includes, but is not limited to, the building footprint, driveway, swimming pool, and accessory use locations along with topographic information for the Lot.
 - C. A 3-dimensional representation of the general massing of all proposed structures (e.g. a mass model, a 3-D rendering or a computer generated model in relation to topography – not a detail model).
 - D. A recent aerial photo of the site (less than 3 years old), with topography, lot lines, and the building footprint superimposed on it, and identification of significant natural features as well as adjacent lots and structures within 100 feet of the perimeter of the subject property (minimum 24”X 36”).
 - E. Preliminary calculations on land disturbance and cut and fill methods.
- II. **FORMAL HILLSIDE COMMITTEE REVIEW MEETING.** All plans submitted to the Town for review shall be stamped and sealed by the appropriate registered or licensed professional (e.g. civil engineer, land surveyor, geologist, architect). All plans shall be reviewed by the Hillside Building Committee. In addition, once the plans have been approved by the Committee the applicant shall submit final plans, in accordance with the Hillside Building Committee’s approved plans, to the Community Development Department for building permits. Plan review fees for each such submittal shall be paid at the time of the submittal of such plans in the amount specified in the Town of Paradise Valley fee schedule, as such may be amended from time to time. The following plans and material shall be required:
 - A. **Notification Letters.** At least three (3) weeks prior to the scheduled Formal Hillside Building Committee Meeting the applicant shall submit to the Town a neighbor notification letter complete with address labels, with appropriate postage, for all property owners within 500 feet of the perimeter of the subject property. This notification letter shall include the following information; a) type of proposed development (addition, remodel, new construction), b) the scheduled hearing date and time, c) that the letter is only as a courtesy notification and that

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their attendance at the meeting is not required, d) the purpose of the meeting, and e) the goals of the meeting.

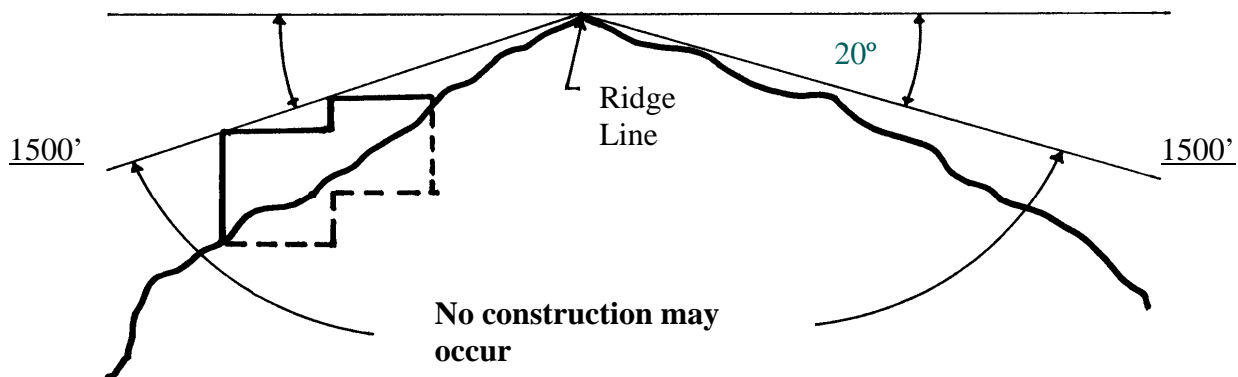
- B. Seismic Refraction Survey. All proposed cuts shall require a seismic refraction survey, performed by a registered geologist. If the geological report or seismic refraction survey indicates fractured or unstable rock, then the proposed location of the building site (or appurtenances) shall be changed to a stable location unless the unstable condition(s) can be mitigated by an engineered design that creates a stable location and complies with the provisions of Article XXII and other Articles of this Zoning Ordinance. The geological report and results of the seismic refraction survey shall be submitted to the Town.
- C. A detailed site plan (minimum 24" X 36"), sealed by a registered engineer or land surveyor, with topographic information for the entire lot including under the footprint of the building. This site plan shall depict: the limits of disturbance; the building envelope including the building footprint, driveway(s), swimming pools, mechanical equipment, sanitary sewer or septic systems; location, size and type of mechanical screen walls and pool barrier fencing; length and height of retaining walls; all accessory buildings; and significant natural features.
- D. Photographs of the site looking out from the property in all directions and of the property from several different views.
- F. A detailed grading and drainage plan (minimum 24" X 36"), sealed by a registered engineer, with topographic information for the entire lot. This plan shall show proposed finished contours at 1 foot intervals within a perimeter 20 feet from the building, a maximum 5 foot intervals elsewhere, and shall show existing and proposed contours. This plan shall show limits of excavation and fill; slope of cut and fill; total cubic yards of excavation and fill; method of concealment for each fill or exposed cut; and the calculations for amount of disturbance for the total development. This plan shall show original drainage pattern (natural course) and proposed changes. If any structures or culverts are involved, it will be necessary to include an estimate of peak flows for a 100 year frequency storm to establish drainage facility cross-sections. Sheet flow diverted from its original drainage pattern shall be returned to its natural course before leaving the property.
- G. A detailed landscape plan that includes, but is not limited to the following: the building envelope; building footprint; all accessory structures and locations; significant natural features; plant materials list with type, quantity and size; plant location; location and species of salvaged plant materials; and methods for revegetation of all disturbed areas. Native desert vegetation shall be identified and preserved to the maximum extent reasonably possible in the landscape plan.
- H. Cross sections at a scale equal to or greater than the site plan scale at three or more locations perpendicular to the contours through the building site shall be clearly shown on the topographic map.

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- I. A detailed outdoor lighting plan indicating the proposed luminaire locations on the building and on the site (if applicable); the type of illuminating devices including; the manufacture's catalog cut sheets and drawings; and photometrics that describe the illuminating devices; the fixtures, lamps, lumens and wattages, supports, the aiming angles, and other devices.
- J. A Study Model: Including all proposed improvements, at not less than (1/16) inch = (1) foot showing the relationship of all proposed improvements to the contours of the lot. The model must accurately represent the massing of all structures and roof forms as well as the following:
1. All windows, exterior doors and skylights.
 2. The model shall include enough of the property to visually relate the proposed structure and accessory uses to the natural terrain.
 3. The Applicant's name, architect's name, builder's name, lot number, scale, and north arrow.
- K. An accurate oblique view architectural rendering in color or a computer generated 3-dimensional picture shall be submitted showing the appearance of the building, lot, landscaping, and skyline. The rendering or computer generated picture, and the model may remain in the custody of the Town Engineer until a Certificate of Occupancy is issued or until released by the Town Engineer.
- L. Exterior Material Samples: Include samples of all colors, materials, and material specifications mounted on rigid board with all materials identified with the manufacture's name, color, and LRV number where applicable. Material samples or color specifications are required for all exterior materials and finishes including but not limited to:
- Roof
 - Metal
 - Hardscape
 - Stone
 - View fencing
 - Wall color and texture (8½" x 11" sample size)
 - Masonry
 - Glass
 - Driveway and terrace paving
 - Garage doors
- M. The Applicant shall install a marker to designate the location of the house at the major building corners. The markers should be at least 3 feet in height with a colored ribbon at the top of the marker. The applicant shall install markers at least two (2) weeks prior to the Formal Hillside Committee meeting and remove immediately following the formal committee meeting.

Section 2207 DEVELOPMENT STANDARDS ^{558 654}**I. MOUNTAIN PROFILE INVIOLEATE**

- A. At and above an elevation of 1500 feet mean sea level, no Development shall occur which will Alter the Mountain Top Ridge Lines as shown on **FIGURE 3** . A model must be submitted pursuant to Section 2206(II)(J) showing compliance with this paragraph together with complete plans showing the appearance of the mountain top profile, as part of the submittal for the Formal Hillside Committee Review. Further, no structure may extend above a plane that originates on the primary ridge line and angles downward from the primary ridge line by twenty degrees (See **FIGURE 4**).

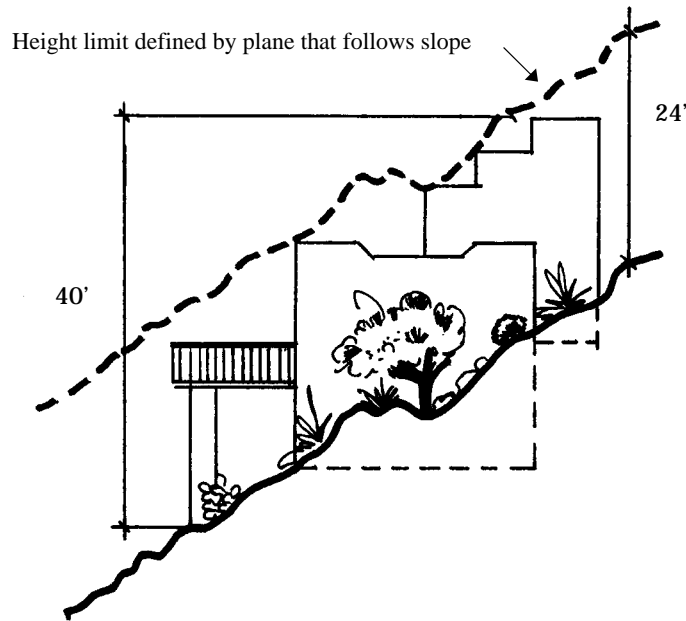
FIGURE 4 – RIDGE LINE TWENTY DEGREE DELINEATION**II. ARCHITECTURAL STANDARDS.**

- A. For development within the Hillside Development Areas, the height of structures shall be determined by the following four (4) sub-sections and not by the zoning district regulations that apply to lots or parcels outside the Hillside Development Area.
1. The height of a building or structure is limited to a twenty-four (24) foot imaginary plane that parallels the existing pre-development natural grade, as measured vertically from any point under the building (see **FIGURE 5**). The subterranean portion of the structure is not included in the total height calculation provided that at least half ($\frac{1}{2}$) of the volume of the subterranean portion of the structure is below natural grade.
 2. In the case where the natural grade has been cut and is not restored back against the building, no exposed face in any vertical plane shall exceed a twenty-four (24') foot height measured from the lowest, finished grade.

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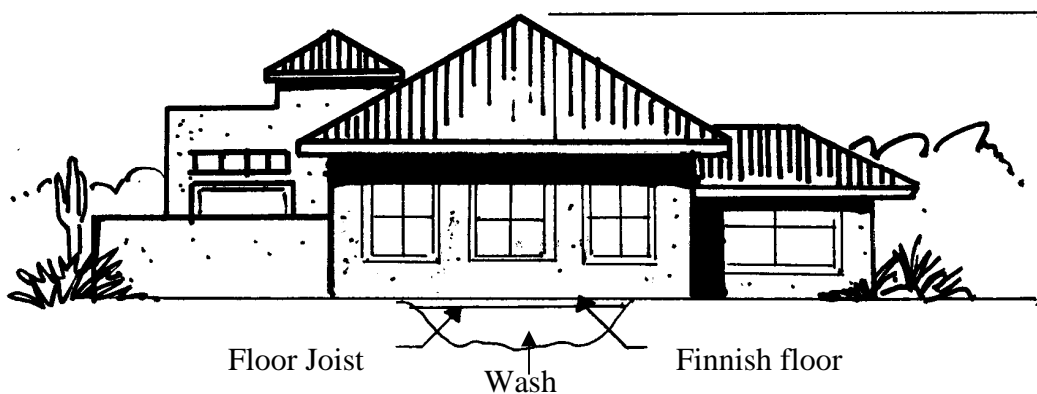
3. The maximum overall height of the building or structure, including chimneys and accessory buildings, shall not exceed forty (40) feet from the highest point of the building to natural grade at the lowest point adjacent to the building structure or column (see **FIGURE 5**).

FIGURE 5 – BUILDING HEIGHT IN HILLSIDE



4. Where a building spans a wash the maximum height of twenty-four (24') feet shall be measured vertically from that point where the visible structure and the side of the wash intersect. See **FIGURE 6**.

FIGURE 6 – BUILDING HEIGHT WITH A WASH CROSS SECTION

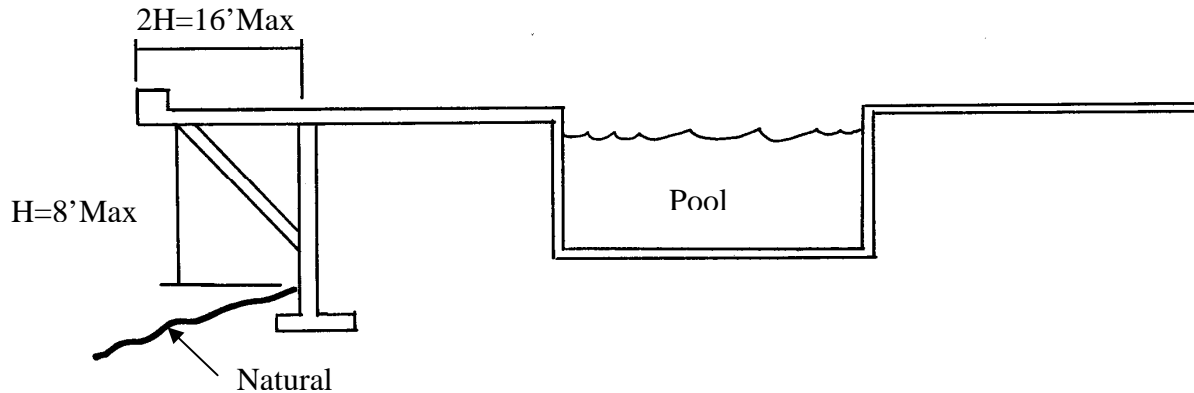


- B. Structures employing the use of a cantilever may extend the cantilever a horizontal distance twice the height of the support. The maximum vertical height of the support shall be eight (8) feet. One-half the area underneath the

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cantilevered element shall be calculated as disturbed area. (See **FIGURE 7** below).

FIGURE 7 - HEIGHT FOR A CANTILEVERED ELEMENT



- C. All of the setback requirements of the underlying zoning district shall apply in the Hillside Development Area (see Article X, Section 1001, Table 1001).
- D. Materials used for exterior surfaces such as structures, walls, roofs and fences shall blend with the surrounding natural setting and avoid high contrasts. There shall be no paint or material colors used which have a LRV (Light Reflecting Value) greater than thirty-eight (38) percent. Limited use of contrasting accent colors (in excess of 38% LRV) for small elements such as doors and window mullions may be allowed upon explicit approval of the Hillside Building Committee.
- E. All electrical service equipment and subpanels and all mechanical equipment including, but not limited to, air conditioning, evaporative cooling, and antennas greater than 24" in diameter shall not be allowed on the roof. Solar panels may be allowed if they are integrated into the building design and hidden from view when viewed from the same or a lower elevation and approved by the Hillside Building Committee. All mechanical, electrical, and natural gas equipment along with pool equipment and antennas shall be screened in such a manner that they are not visible from outside the property when viewed from the same or a lower elevation.
- F. Mirror surfaces or reflective treatment that changes or enhances ordinary glass into a mirror surface is prohibited. Permanently reflective metallic surfaces shall be prohibited.
- G. The building design should minimize the reflection of daytime glare from glass and the emission of light from within the structure during evening hours.
- H. Shake shingle roofs are prohibited. Existing shake shingle roofs on residential structures may be allowed only until such time that it is determined, during the

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course of normal maintenance, that a new roof (re-roof) is necessary and/or the extent of maintenance or repair work requires a building permit from the Town.

III. LAND DISTURBANCE STANDARDS.

- A. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to and during construction and shall conform to the approved individual site analysis plan. No disturbance shall be permitted beyond the areas designated as the limits of disturbance both during and after construction. If land disturbance in violation of this ordinance occurs, the illegally-disturbed area(s) shall be restored to its natural grade and revegetated with plant material of the same species, size, and at a similar density present prior to the illegal disturbance.
- B. All disturbed land that is not otherwise used for approved development shall be restored to the natural grade and revegetated with plant material as listed in the Town of Paradise Valley landscape guidelines or pursuant to a landscape plan approved by the Town.
- C. All buildings, structures, roads, and drives shall, to the fullest extent practicable, follow and utilize the natural contours of the land to minimize disturbance. The maximum height of any cut used to establish a building site shall not exceed 30 feet.
- D. All surplus excavated material shall be removed from the lot prior to the issuance of the Certificate of Occupancy.
- E. After final grading, not more than 5% of the lot shall be steeper than the natural grade of the lot.
- F. The total disturbed area shall not exceed the allowed percentage of the lot area as shown in **TABLE 1** below.
- G. Grading within street rights-of-way or tracts of land for private roads is exempt from the disturbance calculations. Any roadway grading beyond the limits of the dedicated rights-of-way or private road tracts shall be placed in slope easements and included within the calculations for land disturbance limitations.
- H. A legally pre-existing disturbed area may be excluded from disturbed area calculations when the applicant has committed to comply with the following restoration conditions:
 - 1. the restored area shall follow original natural contours.
 - 2. the restoration shall be treated with an aging agent approved by the Town Engineer and planted with indigenous desert material.
 - 3. the restoration process shall be sealed by a landscape architect and/or a registered engineer or architect.

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- I. The livable portion of the main residence including garage and livable portions of detached accessory buildings shall not be counted as disturbed area provided that all buildings are within the required setbacks and do not exceed the building height limitations as specified in Section 2207 (II) (A) of this Ordinance.

TABLE 1 – Slope Category / Lot Disturbance Limitations

Bldg. Site Slope	% Allowable Land Disturbance	Bldg. Site Slope	% Allowable Land Disturbance	Bldg. Site Slope	% Allowable Land Disturbance
10%	60.0	41%	9.90	72%	6.80
11%	53.66	42%	9.80	73%	6.70
12%	47.94	43%	9.70	74%	6.60
13%	42.81	44%	9.60	75%	6.50
14%	38.21	45%	9.50	76%	6.40
15%	34.11	46%	9.40	77%	6.30
16%	30.48	47%	9.30	78%	6.20
17%	27.27	48%	9.20	79%	6.10
18%	24.46	49%	9.10	80%	6.00
19%	22.01	50%	9.00	81%	5.90
20%	19.88	51%	8.90	82%	5.80
21%	18.04	52%	8.80	83%	5.70
22%	16.48	53%	8.70	84%	5.60
23%	15.16	54%	8.60	85%	5.50
24%	14.05	55%	8.50	86%	5.40
25%	13.13	56%	8.40	87%	5.30
26%	12.37	57%	8.30	88%	5.20
27%	11.76	58%	8.20	89%	5.10
28%	11.28	59%	8.10	90%	5.00
29%	10.90	60%	8.00	91%	4.90
30%	10.62	61%	7.90	92%	4.80
31%	10.41	62%	7.80	93%	4.70
32%	10.25	63%	7.70	94%	4.60
33%	10.15	64%	7.60	95%	4.50
34%	10.08	65%	7.50	96%	4.40
35%	10.04	66%	7.40	97%	4.30
36%	10.02	67%	7.30	98%	4.20
37%	10.01	68%	7.20	99%	4.10
38%	10.00	69%	7.10	100%	4.00
39%	10.00	70%	7.00		
40%	10.00	71%	6.90		

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IV. DRIVEWAYS ⁵⁵⁸

- A. Driveways that serve a new single residence shall be: (1) a minimum of 12 feet wide; (2) surfaced with paving brick, textured integral colored concrete (i.e. stamped or exposed aggregate etc.) or other similar decorative paving materials specifically colored to blend with the existing natural color of the site; (3) designed with an overall grade that does not exceed 30%; (4) constructed in full conformance with the Fire Code; and (5) developed only as specifically approved by the Hillside Building Committee. The driveway shall be included in the calculations for land disturbance limitations at a ratio of 50% of the total disturbed area of the driveway, if the driveway is constructed at a grade plus or minus 6 inches from natural grade. Driveways with cut and fill in excess of 6 inches from natural grade shall be charged with 75% of the total disturbed area of driveway surface.
- B. Driveways that serve an existing home undergoing renovation, remodel, or an addition shall be included in the calculations for land disturbance limitations subject to the following conditions:
 - 1. Existing driveways reconstructed with paving bricks, textured integral colored concrete (e.g. stamped or exposed aggregate etc.) or other similar decorative paving materials, specifically colored to blend with the existing natural color of the site, shall be excluded from the land disturbance calculations.
 - 2. Existing driveways surfaced with paving bricks, textured integral colored concrete (e.g. stamped or exposed aggregate) or other similar decorative paving materials, specifically colored to blend with the existing natural color of the site, shall be excluded from the land disturbance calculations.
 - 3. Existing asphalt or uncolored concrete driveways not reconstructed with paving bricks or textured integral colored concrete (e.g. stamped or exposed aggregate etc.) shall be calculated as disturbed area at a ratio of 150% of the total disturbed area of the driveway.
- C. The minimum standard turning radius for a driveway is 40 feet; except that a minimum 25 foot radius may be used provided all structures are protected with an approved fire extinguishing system.
- D. Any street or driveway cut greater than 8 feet shall not have a length greater than 100 feet.
- E. A twenty (20) foot by thirty (30) foot driveway apron may be required by the Fire Marshall or the Building Official at or near the garage, with no more than a 5% grade, to serve as a staging platform to fight a fire.
- F. The maximum height, measured vertically, of any cut used to establish a street or driveway shall not exceed 30 feet.

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V. GRADING AND DRAINAGE STANDARDS.

- A. There shall be no clearing, grubbing, grading, importing or stockpiling of fill material on, or to, any site prior to approval of such Development by the Hillside Building Committee and approval of a grading plan by the Town Engineer, unless such clearing, grubbing, or grading, is required by the Town for public safety purposes.
- B. The maximum depth of fill shall not exceed 8 feet except beneath the footprint of the main residence. All exposed disturbed area fill shall be contained behind retaining walls or covered with a natural rock veneer and treated with an aging agent and landscaped with indigenous plant material.
- C. Rock veneered spill slopes may be allowed provided that they are approved by the Hillside Building Committee, and:
 - 1. The vertical height of the spill slope does not exceed the vertical height of the exposed cut with the base of the spill slope engineered for stability and keyed into the mountain or supported by a retaining wall.
 - 2. The spill slope does not exceed a one to one slope.
 - 3. Retaining walls used to limit the height of the spill slope are color treated or veneered to blend in with the surrounding natural colors.
- D. Raw spill slopes are prohibited. Any violation will be subject to a stop work order until the spill slope is removed, restored to its natural grade, revegetated and approved by the Town.
- E. A hillside wash shall not be diverted, relocated or moved from its present position to another location, however, a hillside wash may be bridged by a structure so long as such structure does not impede the flow of the hillside wash.
- F. Earth contiguous to the structure shall contact that structure at an angle approximating that of the natural grade.

VI. WALLS AND FENCES. ⁵⁵⁸

- A. Curbs less than 18 inches above finished grade are not considered walls.
- B. No more than 300 total linear feet of wall shall be visible from any point on the property line.
- C. Walls that are otherwise permissible in Article XXIV are prohibited in the Hillside Development Area. Retaining walls, pool barriers, walls used to screen mechanical equipment, driveway columns and entry gates, and tennis/sport court

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fencing are allowed provided that they are of minimum lengths and heights, as further specified below, and are approved by the Hillside Building Committee.

1. Retaining Walls:

- a. The maximum length of any continuous retaining wall shall not be more than 100 linear feet. The maximum height of any retaining wall shall not be more than 8 feet. The height of a retaining wall is measured from the low side of natural grade when retaining fill slopes and from finished grade when retaining cut slopes to the top of the wall; whether the top is retaining earth or not.
- b. Retaining walls shall be used for the purpose of containing fill material or for minimizing cut or fill slopes. The retaining wall may only extend six (6) inches above the material it is retaining.
- c. A terraced combination of retaining walls shall be measured as a single retaining wall provided the combined walls are: 1) no more than eight (8) feet total vertical height; 2) terraced with a minimum distance between of four (4) feet and a maximum separation of eight (8) feet; and 3) contain appropriate vegetation between the walls so as to soften the visual impact of the combined walls (see **FIGURE 8**).
- d. When a safety fence, on top of a retaining wall, is required by code it shall be a view fence and shall be painted to blend with surrounding natural colors.
- e. Where retaining walls are provided they shall be color treated, textured, or veneered to blend in with the surrounding natural colors and textures of the native rock and soils at the site.

2. Pool Barriers: Shall be view fencing. Open view fencing is not calculated in the 300 feet maximum allowable wall.

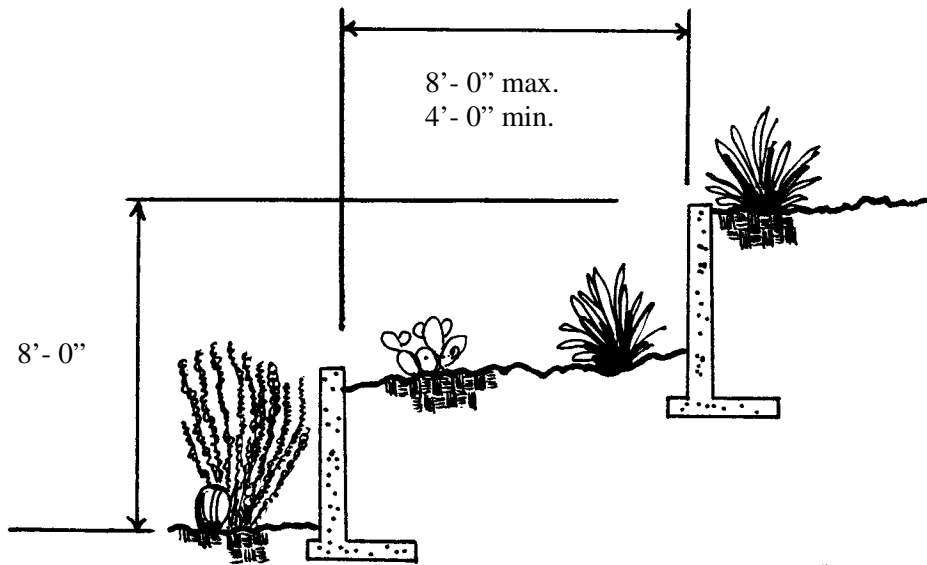
3. Screen Walls: These walls may be solid walls provided they are of minimum height and length needed to screen the mechanical equipment or windows of interior bathroom areas, and shall not exceed six (6) feet in height. Screen walls over 6 feet in height may be allowed, at the discretion of the Hillside Building Committee, to properly screen the mechanical equipment or windows of interior bathroom areas; provided, 1) such walls meet the allowable setbacks and height of an accessory structure, and 2) screening area surrounded by screen walls is calculated as part of the allowable floor area.

4. Tennis/Sport Courts: Fences surrounding a tennis court or sport court shall be: (i) no greater than 10 feet in height as measured from the playing surface, (ii) set within the disturbable area of the Lot, and (iii) colored to blend in with the surrounding area.

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5. Driveway Columns and Entry Gates may be located ten (10) feet or more from the property line. The columns and gate are limited to six (6) feet in height and the columns may be a maximum size of two (2) feet by two (2) feet. Electrically controlled gates must be equipped with an approved key switch located as far as possible from the right-of-way.

FIGURE 8 –TERRACED VERTICAL RETAINING WALLS



VII. ACCESSORY STRUCTURES AND ADDITIONS TO EXISTING STRUCTURES. ⁵⁵⁸

- A. The Hillside Building Committee may review applications for the proposed accessory structures and additions to existing structures if the Town Engineer in consultation with a member of the Hillside Building Committee determines that the proposed accessory structures or addition: (i) exceeds or increases the building height of the main residence; (ii) increases the existing building footprint by more than 1,000 square feet or more than 50% of the original building square footage; (iii) creates an additional disturbance area; (iv) increases site walls; (v) proposes a significant addition of exterior lighting; or (vi) creates a significant adverse visual impact.
- B. The Hillside Building Committee may combine the Concept Plan Review Meeting and the Formal Hillside Committee Review Meeting for applications conforming with the criteria set forth in Subsection VII (A).
- C. If no new disturbed area is required and the proposed accessory structure or addition meets all other hillside requirements including allowable disturbed area, a permit for an accessory structure, or an addition to hillside building may be obtained without requirements for, disturbed area calculations or any other specific requirements as designated by the Town Engineer.
- D. Any proposed accessory structure or improvements to existing hillside structures which require additional disturbed area shall be accompanied by calculations of prior disturbed area to determine if the entire site is within the allowed limits for hillside construction. When the disturbed area equals that allowed, no further construction involving additional disturbed area will be permitted.

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- E. Accessory buildings and structures shall not occupy more than one-half of the total ground area of the main building. No accessory building or structure shall exceed the height specified in Table 1001B or elsewhere in this ordinance.

VIII. SEWERS AND UTILITIES.

- A. Grading for septic systems, evapotranspiration systems, and alternative systems shall be included in the calculations for land disturbance limitations unless:
 - 1. The disturbed area is brought back to original natural grade contours, treated with an approved aging agent and planted to blend with surrounding natural growth,
 - 2. Special landscape plans for evapotranspiration systems shall be submitted to the Town Engineer. Plans shall show the appropriate vegetation and supplemental irrigation systems approved by the Town Engineer.
- B. Grading for utility lines, including water and sewer lines and lateral lines, electric, gas, telephone and cable services, shall be included within the calculations for land disturbance limitations unless:
 - 1. Trenches are placed under a driveway, under paving or in other areas already counted as disturbed, or
 - 2. Trenches and related disturbed areas are restored to appear as original ground, color treated and planted to blend with surrounding natural growth.

IX. FIRE PROTECTION.

- A. Washes must be maintained as easements as described in Section 8-7 of the Town Code and other applicable codes to minimize the risk and spread of fire.
- B. Grasses known to be highly flammable, such as fountain grass, *Pennisetum setaceum*, and buffel grass, *Pennisetum ciliare* are not allowed in a Hillside Development Area.

Section 2208 **OUTDOOR LIGHTING ⁵⁵⁸**

- A. Purpose: The intent of these lighting requirements is to preserve the low light level conditions that are inherently characteristic of the desert. The objective is to allow only the quantity and level of lighting necessary for safety, security and the enjoyment of outdoor living while protecting against direct glare and excessive lighting; protecting the ability to view the night sky; and preventing light trespass.

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- B. Definitions: For the purposes of this section, exterior lighting is defined and regulated by the following definitions and categories:
1. Footcandle (fc) - A unit of illuminance of equal to 1 lm/ft² (lumen / sq. ft.) or 10.76 lx (lux).
 2. Fully Shielded (Full Cut-Off) - A fixture shielded with an opaque material so that light rays emitted by the fixture are projected only below a horizontal plane running through the lowest point on the fixture where light is emitted.
 3. Lumens – The Standard International (SI) unit of luminous flux.
 4. Luminaire (Light Fixture) - A complete lighting unit consisting of a lamp or lamps and ballast(s) (when applicable) together with the parts designed to distribute the light, position and protect the lamps, to connect the lamps to the power supply.
 5. Opaque - Impervious to the passage of light.
 6. Partially Shielded (Partial Cut-Off) - A fixture that allows light rays to be emitted up and down and shielded with an opaque material in such a manner to prevent the bulb from being seen.
 7. Safety Lighting - Low-level lighting used to illuminate vehicular and pedestrian circulation.
 8. Security Lighting - Lighting that is fully shielded that is intended to provide bright illumination during emergency situations only.
 9. Spill Light - The amount of light that illuminates beyond the range or primary area that the fixture is intended to light.
 10. Translucent – A material through which light can pass but the light source cannot be seen.
 11. Trespass Lighting - Spill light that encroaches onto neighboring properties.
 12. Visual Enjoyment Lighting - Lighting intended to illuminate outdoor living areas.
- C. Design Standards:
1. All building mounted light fixtures shall be fully shielded. Recessed lights in exterior soffits, eaves, or ceilings shall have a 45° cutoff. At the main entry of the primary structure, a maximum of two (2) translucent fixtures may be permitted as long as the total lumens, per fixture, do not exceed a

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maximum of 750 lumens. All other entrances, excluding garage doors, shall be limited to no more than one (1) fixture.

2. All fixtures, unless otherwise allowed, shall be directed downward and properly aimed on the targeted areas to maximize their effectiveness and minimize the total number of lighting fixtures.
3. Building mounted lighting must be directed downward away from adjacent lots, streets, undisturbed areas, and open spaces, and may not be used to light walls or building elements for decorative purposes.
4. There shall be no lighting permitted in areas identified as “undisturbed areas” of the property pursuant to the plans submitted under Section 2207 III.A.
5. The maximum lighting intensity shall not exceed 0.25 footcandle when measured at the property line.
6. A repetitive line up of lights along driveways or walkways accessing public streets shall not be allowed. Some random lighting of driveways or walkways accessing public streets may be allowed by the Hillside Building Committee. Driveway lights must be located on the "downhill" side and aimed toward the "uphill" side, must be fully shielded from below and only light the driveway surface. Driveway and walkway lights shall not exceed a maximum of 0.25fc at any point beyond 10 feet from the fixture.
7. Each lighting or illuminating device shall be set back from the nearest property line a minimum of ten (10) feet or a distance equal to or greater than the height of the device above natural or excavated grade, whichever is greater. As an exception a lighted entry marker may be placed on each side of the driveway entrance. The entry marker shall not be placed within the Town right-of-way or private road areas and the total height of the marker and light shall not exceed four (4) feet above finished grade adjacent to the driveway. The light source shall not exceed the equivalent projected brightness of 250 lumens.

D. Luminaire (Light Fixture) All luminaires shall be subject to the following limitations:

1. Shall not exceed 750 lumens when attached to a structure and confined to the immediate vicinity of a building entrance or outdoor living area of the residence.
2. Shall not exceed 250 lumens for all other uses.
3. Shall not exceed 150 lumens for landscape up-lighting.
4. Motion sensor/detector light fixtures are permitted for security lighting. Security lighting must be controlled separately from all other lighting.

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Security lights must be on timers that regulate their operation time to a maximum of 10 minutes and limited to lamps with a maximum of 750 lumens.

5. Rope lighting shall not exceed 3.6 watts per lineal foot for an incandescent rope light.

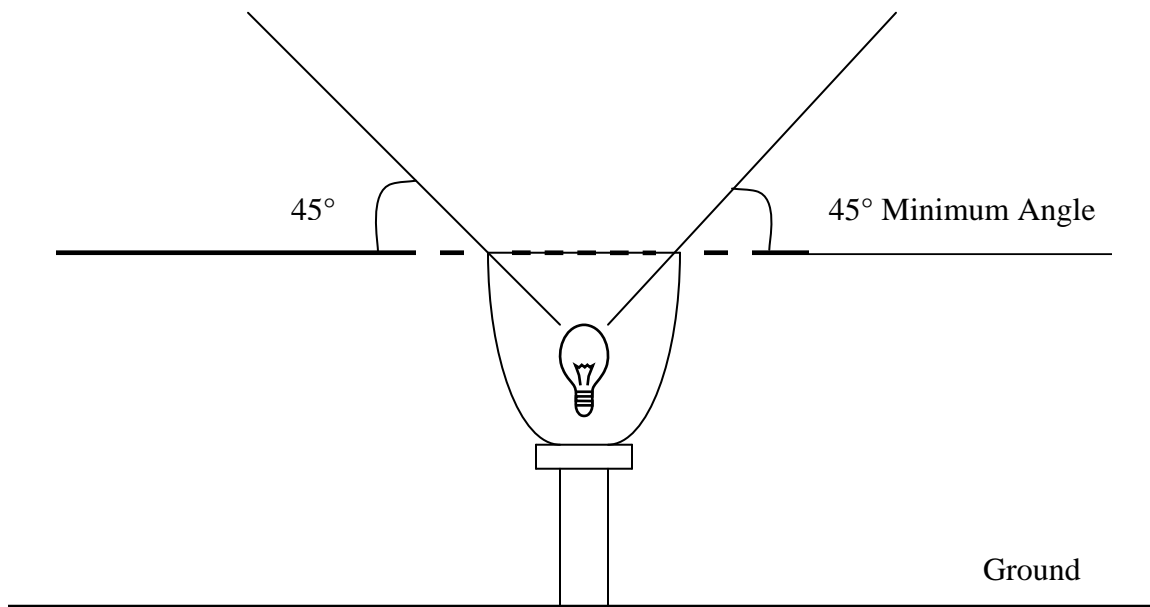
E. Mounting Exterior fixtures shall be mounted:

1. In the ground or on a post not to exceed 36 inches above the ground. When exterior fixtures are affixed to existing trees, the height of the fixture shall not exceed 8 feet above the finished grade.
2. In or on a building wall not to exceed 8 feet above finished grade and shielded in such a manner as to avoid creating concentrated light (hot spots) on the structures to which they are mounted. Security lighting may be mounted on the structure to a height of not more than twelve (12) feet.

F. Landscape Up-lighting:

1. The number of fixtures is limited to one fixture per 1000 square feet of allowable disturbed area.
2. The lamp must be recessed to provide a minimum 45° cut-off from the vertical plane.

FIGURE 9 - TYPICAL UPLIGHT WITH 45° CUT-OFF



ZONING ORDINANCE

- G. Prohibitions In addition to the limitations noted above, the following lights or lighting effects are strictly prohibited:
1. Colored lamps or bulbs and string and unshielded rope lights; except that temporary holiday lighting shall be permitted between November 15th and January 15th.
 2. Tennis court and sport court lighting.
 3. Any temporary lighting that violates the provisions of this lighting section.
 4. Exterior lights, except security lighting, that illuminate the adjoining mountainside such that the mountainside is visible from off the property between sunset and sunrise.
- H. Amendments:
1. Should the applicant desire to substitute outdoor light fixtures or lamps after a permit has been issued, the applicant must submit all changes to the Town Engineer for approval, with adequate information to assure compliance with this ordinance.

Section 2209. DENSITY and SUBDIVISIONS / LOT SPLIT STANDARDS

- A. The maximum number of lots into which Hillside Development Area land may be subdivided shall be the sum of the number of lots allowed in each slope category of land as shown by the following **TABLE 2 – Density/Slope Category**.
- B. Slope shall be calculated using a minimum of 3 slope lines per acre. The slope lines shall be perpendicular to the slope and at equal distances across the lot.
- C. Each of the resulting lots shall meet the minimum lot size requirements based upon the average lot slope shown on **TABLE 2**.
- D. Building envelopes shall be conceptually indicated on preliminary plats and accurately shown on final plats.
- E. The subdivider shall demonstrate by sketches, engineering drawings, charts or other means that roads, public or private, and driveway access and placement of residential structure will conform, for each lot, to current hillside development regulations and without the need for a variance.
- F. All subdivision development and lot split applications shall comply with the Hillside Development Requirements as outlined in the Town of Paradise Valley Subdivision Ordinance and Article XXII of this Ordinance.

ZONING ORDINANCE

TABLE 2 – Density / Slope Category

Average Lot Slope %	Min. Lot Size Acres	Min. Lot Size –Sq. Ft.	Average Lot Slope %	Min. Lot Size Acres	Min. Lot Size – Sq. Ft.
10%	1	43,560	41%	6.8	296,208
11%	1.01	43,996	42%	7.6	331,056
12%	1.02	44,431	43%	8.4	365,904
13%	1.04	45,302	44%	9.2	400,752
14%	1.06	46,174	45%	10	435,600
15%	1.08	47,045	46%	11	479,160
16%	1.1	47,916	47%	12	522,720
17%	1.2	52,272	48%	13	566,280
18%	1.3	56,628	49%	14	609,840
19%	1.4	60,984	50%	15	653,400
20%	1.55	67,518	51%	16	696,960
21%	1.6	69,696	52%	17	740,520
22%	1.7	74,052	53%	18	784,080
23%	1.8	78,408	54%	19	827,640
24%	1.9	82,764	55%	20	871,200
25%	2	87,120	56%	21	914,760
26%	2.2	95,832	57%	22	958,320
27%	2.4	104,544	58%	23	1,001,880
28%	2.6	113,256	59%	24	1,045,440
29%	2.8	121,968	60%	25	1,089,000
30%	3	130,680	61%	26	1,132,560
31%	3.2	139,392	62%	27	1,176,120
32%	3.4	148,104	63%	28	1,219,680
33%	3.6	156,816	64%	29	1,263,240
34%	3.8	165,528	65%	30	1,306,800
35%	4	174,240	66%	32	1,393,920
36%	4.4	191,664	67%	34	1,481,040
37%	4.8	209,088	68%	36	1,568,160
38%	5.2	226,512	69%	38	1,655,280
39%	5.6	243,936	70%	40	1,742,400
40%	6	261,360			

ZONING ORDINANCE

FOOTNOTE:

110 Ordinance # 220 – 7/12/84
112 Ordinance #221 – 9/24/84
181 Ordinance # 305 – 11/9/89
193 Ordinance # 320 – 2/28/91
194 Ordinance # 321 – 2/28/91
206 Ordinance # 338 – 3/26/92
382 Ordinance # 382 – 12/01/94
409 Ordinance #409 - 7/13/95
425 Ordinance # 425 – 9/12/96
533 Ordinance # 533 – 10/09/03
558 Ordinance # 558 – 06/09/05
580 Ordinance # 580 – 10/26/2006
654 Ordinance #654 – 03/13/2014



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft Planning Commission

Tuesday, July 7, 2015

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Strom called the meeting to order at 6:02 p.m.

2. ROLL CALL

Present 5 - Chairperson Dolf Strom, Commissioner Thomas G. Campbell, Commissioner Scott Moore, Commissioner Daran Wastchak and Commissioner Jeff Wincel

Absent 2 - Commissioner Richard K. Mahrle and Commissioner Jonathan Wainwright

3. EXECUTIVE SESSION

There was no executive session called

4. PUBLIC HEARINGS

A. 15-107

Consideration of a minor amendment to the Phoenix Country Day School Special Use Permit (SUP 15-02) to allow for various signs located on or near the aquatic center and gymnasiums. Some of these signs are to be illuminated by ground-mounted up lighting or back lighting. The subject property is located at 3901 E Stanford Drive (Assessor's Parcel Numbers 170-09-001A and 170-09-001B).

Paul Michaud presented the request per the application packet.

Planning Commission discussion included the following points:

- Chairman Strom asked about timing of the lights on the signs. Jordan Rose, attorney with Rose Law Group representing the school, clarified that the lights will be on a timer and they would be seasonally adjusted
- Chairman Strom asked about the photometric rule and what would happen if the school wanted to change out an approved light fixture in the future. Eva Cutro identified staff would evaluate if the modified light is substantially compliant or if it would need a managerial amendment to the school's Special Use Permit.
- Paul Michaud asked for clarification on whether the Planning Commission desired to require the gymnasium building sign or other signs with this application as part of the three allowable signs in the existing Special Use Permit. He noted that the existing

stipulation referred to monument signs at entry points along the street approved in 1985, of which two such signs were removed many years back. Commissioner Campbell expressed a desire not to be bound by the 1985 stipulation and the possibility of a future need on Stanford Drive. The Commissioners were agreeable to clarify that the proposed signage with this application should not impact the approved number of monument signs in 1985.

Public comment included the following:

- Jane Grace, who lives across the school along 40th Street, requested more information on the direction the signs will face and visibility of the sign illumination. Nick Labadie, planner with Rose Law Group, clarified the location of the signs. Mrs. Grace requested the Planning Commission restrict the sign illumination to be turned off at 8:30 p.m. instead of 9:30 p.m. It was stated that the 9:30 p.m. time was consistent with the exterior light shut off of the aquatic center.
- Barbara Moody, who lives across the school along 40th Street, stated she was disappointed with the look of the new gym, the color and its impact on views of sunsets. She noted she did not receive a mailing notification. It was pointed out that notice may have been returned by the post office. She expressed concern over the sign illumination. Jordan Rose stated she will coordinate with Mrs. Moody on meeting with her after the meeting to go over the items, as many of the points raised do not address the application before the Planning Commission this evening.

A motion was made by Commissioner Campbell, seconded by Commissioner Wastchak, to deem the requested amendment to the Phoenix Country Day School Special Use Permit as a minor amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance. The motion carried by the following vote:

Aye: 5 - Chairperson Strom, Commissioner Campbell, Commissioner Moore, Commissioner Wastchak and Commissioner Wincel

Absent: 2 - Commissioner Mahrle and Commissioner Wainwright

A motion was made by Commissioner Campbell, seconded by Commissioner Wastchak, to approve the application subject to the stipulations in the action report and one added stipulation that this approval does not impact the existing SUP Stipulation regarding the three allowable signs approved in 1985. The motion carried by the following vote:

Aye: 5 - Chairperson Strom, Commissioner Campbell, Commissioner Moore, Commissioner Wastchak and Commissioner Wincel

Absent: 2 - Commissioner Mahrle and Commissioner Wainwright

5. STUDY SESSION ITEMS

- A. 15-111 Work Study Session - Special Use Permit Major Amendment
Ritz-Carlton Paradise Valley
7000 E Lincoln Drive (SUP-15-01)

Chairman Strom provided some background on the project and introduced this work study session topic.

Eva Cutro stated staff has no formal presentation. She added that the applicant provided no material ahead of time for the Planning Commission packet for this meeting for staff to review.

Richard Frazee, project manager for the applicant, reviewed the three points the applicant team will cover this evening: traffic, parking and perimeter setbacks.

Traffic

Dawn Cartier with Civtec provided an overview of the traffic study. It was noted that this draft study was previously submitted to Town's third party reviewer. The third party reviewer did have comments. These comments included that the study consider the impact of special events and crash data.

Points discussed included the following:

- The roadway access onto Lincoln Drive in Area D located adjacent to the Town limits will be removed, leaving only one road access point onto Lincoln Drive into the project within the Town. Also, it was pointed out that the round-a-bout on Indian Bend Road is proposed to remain in its present location.
- Dawn Cartier stated that the background data described in the traffic study incorporates the proposed retail/hotel component of the project located in the City of Scottsdale. However, it was noted that since this Scottsdale piece of the project is not yet approved, the traffic study may need to be updated at a later date.
- Dawn Cartier provided an overview of the internal circulation, including the various access points to the underground garages. She noted that there will be a self-park option in the retail component of Area E, but for the most part the parking is all valet.
- Questions regarding traffic mitigation should there be an unexpected amount of vehicular traffic using the main road from Lincoln Drive to Indian Bend Road were discussed.
 - Commissioner Campbell stated the traffic study should incorporate cut-through traffic and not underestimate how

people will avoid making a left turn onto Lincoln Drive. Several points were brought up. This includes that the traffic study was conservatively based on the worst-case scenarios. It was noted that the traffic numbers included the proposed grocery store traffic. Dawn Cartier displayed the portion of vehicle trips at each intersection contributable to the resort, residential, and retail uses.

- Dawn Cartier described the design of the roadway as one lane in each direction, explained there will be turn lanes on the project roads that exit onto the perimeter roads, stated the project roads will have a low posted speed limit, and explained how the roadway design for the connection roadway between Area A and A1 will work. She described other aspects of the roadway design that will mitigate traffic congestion such as how the different mix of uses (i.e., hotel, residential, and retail) will use the roadways at different times and that the 'Y' roadway connection between the resort and Area E will not be used by the valet service. The valet service has its own access within the project site. She added that traffic engineers prefer to have traffic equalize across the roadway system.
- Questions arose regarding the type and timing of roadway improvements, including:
 - *Responsible Party*. Commissioner Wastchak asked who will pay and for what roadway improvements. It was stated that the necessary half-street improvements, to include landscaped medians, is part of the off-site improvements required to be constructed and paid for by the applicant. A dialogue ensued regarding the General Plan roadway cross-sections and how the adjoining public perimeter roads presently meet or do not meet these General Plan standards. Lincoln Drive is the only perimeter road requiring additional right-of-way. All three perimeter roads will require some level of improvements for bicycle lanes and/or sidewalks. Jim Shano further explained that roadway improvements on the opposite side of the perimeter roadways may require collecting money from the applicant for their portion of improvements until such time as the Town has the capital improvement funds to make the full roadway improvements. It was stated that the type and manner of improvements will be detailed in a development agreement or Town Council stipulation. However, the Planning Commission can make a recommendation to Town Council.
 - *Deceleration lanes*. The new access onto Lincoln Drive across from Quail Run Road will include a deceleration lane.

There is an option for a deceleration lane on Lincoln Drive turning north onto Mockingbird Lane, which the Town Engineer stated he would encourage. The applicant also suggested an optional deceleration lane southbound on Mockingbird Lane which would require additional land from the adjoining residential property owner. Most Commissioners seemed to think the southbound Mockingbird deceleration lane was not needed.

- *Sidewalks.* Eva Cutro read into the record a comment from a resident who wants the asphalt walkway along Lincoln Drive to be upgraded.
- *Timing.* Dawn Cartier explained that traffic signal at Lincoln Drive and Quail Run Road will go in when the resort goes in. She stated this will help with event traffic. She discussed signal timing strategies.
- Dawn Cartier reviewed graphics showing the used and available roadway capacity at various intersections. These graphics illustrate the amount of additional traffic due to the project from what currently exists to what is expected to exist in the year 2038. Highlights noted included:
 - The roadway segment on Scottsdale Road between Lincoln Drive and Indian Bend Road has higher than average traffic. This is possibly due to traffic from Lincoln Drive trying to get to Indian Bend Road in order to get to 101 Freeway.
 - The traffic flow at the intersection on Scottsdale Road and Indian Bend Road will flow better with the half street improvements completed on Indian Bend Road. These improvements will likely mirror the improvements on east side of Scottsdale Road and allow for synchronized light timing at this intersection.
 - The Tatum Boulevard and Lincoln Drive intersection has higher than average traffic. Some reasons for this include the lack of north-south commuter streets between Scottsdale Road and the 51 Freeway and restrictions along Tatum Boulevard to add travel lanes.
- Dawn discussed intersection level of service ratings.
- Concluding remarks on the traffic presentation included:
 - Chairman Strom asked the applicant to provide a future slide on the list of assumptions that went into the study.
 - Staff pointed out that compliance to the Statement of Direction regarding the review of a traffic study will be met once the Town Engineer approves the final report provided by CivTech and the third party reviewer. Dawn Cartier expects the final study to be submitted to the Town within a week or so.

- Staff will provide the Planning Commission a chart to track progress status of with the Statement of Direction items.
- At this time, the Planning Commission is agreeable to the traffic impact explanations.

Parking

The discussion moved to parking at 7:35 p.m.

- Dawn Cartier provided an overview of the original 2008 parking study and parking for the proposed development. She noted that the parking study is underway, but not completed and submitted to the Town. Richard Frazee noted that there are approximately 4,000 proposed parking spaces. Dawn stated the parking study addresses Special Use Permit Guidelines and items such as internal capture, uses and shared times of day.
- Other points raised included:
 - How the study factored in other resorts and which minimum thresholds create problems.
 - The need to address shared parking for events, particularly between the resort and Scottsdale portion of the project.
 - Chair Strom asked for Dawn Cartier to provide some history and track record regarding her past parking studies (e.g. Montelucia, Sanctuary).
 - To explain how the interconnectivity will work for the underground garages.

Perimeter Setbacks

The discussion moved to perimeter setbacks at 7:45 p.m.

Richard Frazee reviewed the slides showing various roadway cross sections taken through the perimeter streets from the centerline to the proposed perimeter project wall. He noted that the proposed landscape setback across from the Judson development was reviewed by the Judson homeowner association.

The primary take away points of this discussion were as follows:

- The applicant asked the Planning Commission to consider the landscape setback as the back of curb to the proposed perimeter project wall, as this is what a person will experience in viewing the site. It was noted that the Town measures setbacks from the property line. Also, that the visuals shown generally do not include additional roadway improvements such as any future lane widening, deceleration lanes, or required widening for bicycle lanes. Chairman Strom stated he could consider a greater setback of the perimeter wall from the street with a possible reduction in individual lot rear

setback. However, after all the discussion on this point, the Commissioners expressed that the applicant should at least meet the minimum width regarding the landscape guidelines as a means to provide flexibility on the interior of the project. As such, only roadway cross-section A-A at the relocated wash was agreeable by the Planning Commission. Eva Cutro reminded the Planning Commission that the goal should be to strive for more than the minimum, not something less than the minimum.

- *Indian Bend Road.* Indian Bend Road has a right-of-way width of 80 feet, which is greater than the Town's General Plan minimum width of 60 feet. The landscape setback on the eastern two-thirds of Indian Bend Road exceeds the Special Use Permit (SUP) Guideline setback of 30 feet. It is 80 feet due to the proposed relocated wash. However, the landscape setback along the western one-third of Indian Bend Road is 25 feet, which is five feet less than the SUP guideline. The cross sections shown had the proposed landscape setback, as measured from back of curb to the project perimeter wall, at 103 feet and 48 feet.
- *Mockingbird Lane.* Mockingbird Lane has a right-of-way width of 80 feet, which is the Town's General Plan minimum width. The project landscape setback on the majority of this road is five feet less than the SUP guideline of 50 feet. The cross sections shown had the proposed landscape setback, as measured from back of curb to the project perimeter wall, at 62 feet and 42 feet.
- *Lincoln Drive.* Lincoln Drive has a proposed right-of-way width of 130 feet, which is the Town's General Plan minimum width. The project landscape setback on this road is 25 feet less than the SUP guideline of 50 feet. The cross sections shown had the proposed landscape setback, as measured from back of curb to the project perimeter wall, at 53 feet. The Planning Commission raised a concern that this landscape setback will be reduced with the addition of deceleration lanes.

With the perimeter setback discussion ended at 8:30 p.m., Richard Frazee gave an update to the Planning Commission on some other items as follows:

- Clarification on how to calculate density, specifically that the 25-foot dedication along Lincoln Drive cannot be included in the overall parcel size.
- The applicant met with the water service representatives of EPCOR. EPCOR will be providing an updated will serve letter. Referring to the prior question last meeting about unintended costs to water consumers, he explained that the water improvement impact fee of approximately \$3,000,000 will be the responsibility of the property

owner of this project.

- Clarification on the open space graphic, to make sure it includes public and private open space, the numbers not include the Scottsdale portion, and to measure from the property lines.
- It was noted that the applicant will be reorienting Areas A1 and D.

The Planning Commission noted some processing items for the applicant. This includes the following:

- To add date stamps to delineate changes in the documents.
- Staff can deliver packets on Friday morning, in lieu of Tuesday afternoon
- The applicant must provide submittal items the second Friday prior to the Planning Commission meeting for staff review.
- The applicant will regroup and send out an updated agenda topic discussion calendar, noting that grading and drainage is not ready to be discussed on July 21, 2015.

6. CONSENT AGENDA

A. 15-114 Minutes from the October 7, 2014 Planning Commission Meeting

A motion was made by Commissioner Campbell, seconded by Commissioner Wincel, to approve the Minutes from the October 7, 2014 Planning Commission Meeting. The motion carried by the following vote:

Aye: 4 - Chairperson Strom, Commissioner Campbell, Commissioner Moore and Commissioner Wincel

Absent: 2 - Commissioner Mahrle and Commissioner Wainwright

Abstain: 1 - Commissioner Wastchak

B. 15-117 Minutes from the November 4, 2014 Planning Commission Meeting

A motion was made by Commissioner Campbell, seconded by Commissioner Wincel, to approve the Minutes from the November 4, 2014 Planning Commission Meeting. The motion carried by the following vote:

Aye: 4 - Chairperson Strom, Commissioner Campbell, Commissioner Moore and Commissioner Wincel

Absent: 2 - Commissioner Mahrle and Commissioner Wainwright

Abstain: 1 - Commissioner Wastchak

C. 15-112 Minutes from the June 16, 2015 Planning Commission Meeting

A motion was made by Commissioner Campbell, seconded by Commissioner Wincel, to approve the Minutes from the June 16, 2015 Planning Commission Meeting. The motion carried by the following vote:

Aye: 5 - Chairperson Strom, Commissioner Campbell, Commissioner Moore, Commissioner Wastchak and Commissioner Wincel

Absent: 2 - Commissioner Mahrle and Commissioner Wainwright

7. STAFF REPORTS

Paul Michaud noted that there were some 2014 minutes never approved, and that these will be put on a future agenda once the minutes are prepared.

8. PUBLIC BODY REPORTS

It was noted that three Planning Commissioners terms will be up in October 2015 and it may be desirable to wrap up the Ritz application review before these terms end.

9. FUTURE AGENDA ITEMS

Paul Michaud reviewed the upcoming application items.

10. ADJOURNMENT

A motion was made by Commissioner Wastchak, seconded by Commissioner Moore, to ADJOURN. The meeting ended at 9:03 p.m. The motion carried by the following vote:

Aye: 5 - Chairperson Strom, Commissioner Campbell, Commissioner Moore, Commissioner Wastchak and Commissioner Wincel

Absent: 2 - Commissioner Mahrle and Commissioner Wainwright

*Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the public body are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

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