

Request

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





Vicinity Map

Subject Property

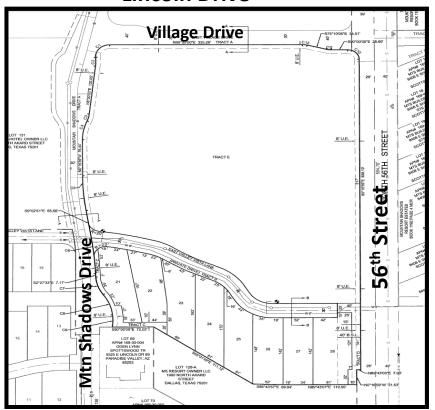




Requirements – Processing

- Plat held to SUP & DA standards
- Administrative review/approval process
 - All SUP/DA standards met = approvable
 - Typical requirements for ROW, easements, lot size, lot width, setbacks etc. do not apply
 - No legislative discretion as in SUP/Rezoning

Lincoln Drive



Final Plat

- Discussed by Council Nov 5, 2015
- Recommended by Commission Oct 20, 2015 (7 to 0)

Planning Commission Final Plat

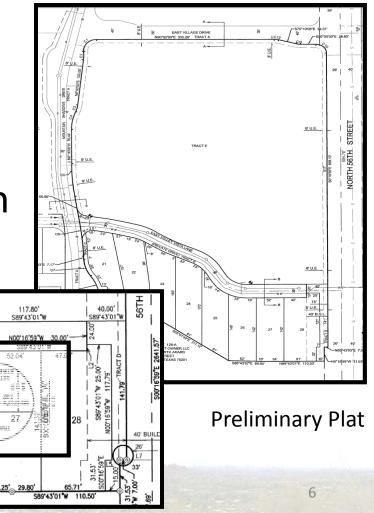
Preliminary Plat

Approved by Council
 September 24, 2015 (6 to 0)

 Recommended by Commission June 16, 2015 (7 to 0)

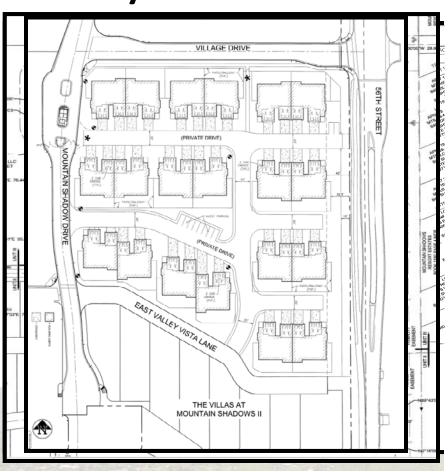
 Pre-Plat stipulations similar to Final Plat stipulations

Rotated Detail "A" North



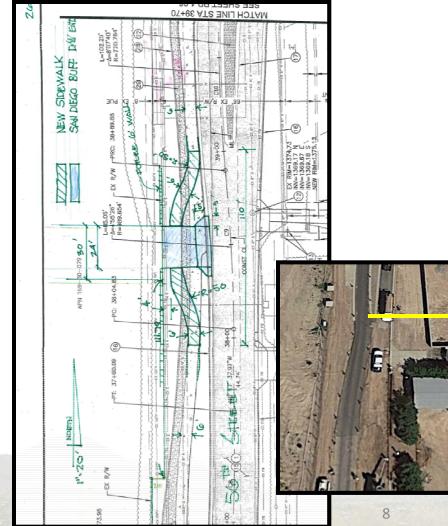
Updates Since Preliminary Plat

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









Public Comments



- 1,000' radius mailed notice
- 1 Phone call (10-19-15)
 - Ms. Unland, MSE
 - Against density



Commission Recommendation (Summary)

Recommendation of approval, subject to 5 stipulations :

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

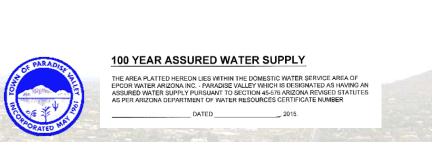


Recommendation (Summary)

- 4. Within 60 days of approval of the Final Plat, the applicant shall submit to the Town mylars and plans in a pdf format
- 5. The Final Plat shall not be recorded until the Town receives the appropriate information for the State of Arizona Department of Water Resources Certificate of Assured Water Supply, with the certificate number and date to be duly

noted on the Final Plat

6. Rotate Detail "A"



CERTIFICATE OF ASSURED WATER SUPPLY

This is to contriby that

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

has met the requirements of A.R.\$ 85 As 576 and the applicable regulations, and

By power souted in the Director of the Astrack Deportment of Water Resources by the

State of Actions, and subject to the conditionity contained in the applicable regulations,

In issued this Gettificate of Assigned Water Pupply for

Mountain Shadows Resort

Township Shorth, Ranguel Rat, Seeting 8

GSRB&M Martepon dounty, PHORIXX Active Mahayement Area

Sofficient water of denguine dailing with Locatinesously admits the to highly the water domand of
the referenced subdivision for at least one hundred years. The referenced subdivision consists of
178 lots as described in the positimizing the critic with the Department, and has nectimated
water domand of 3642 faces feet per year. The subdivision/will be served groundewater by

ETAL Cartificate is invalid as to any entity not named above.

This Certificate is mail as a nay entity not named above.

This Certificate Number: 27-700797,0000

ARIZONA DEPARTMENT OF WATER RESOURCES

178, 113

Next Steps

 If approved, comply with stipulations, record plat, pull building permits



Questions? Lincoln Drive



