



## Legislation Details (With Text)

**File #:** 15-119      **Version:** 1      **Name:**  
**Type:** Plat      **Status:** Reported to Council  
**File created:** 7/6/2015      **In control:** Town Council  
**On agenda:** 7/21/2015      **Final action:** 7/21/2015  
**Title:** Consideration of The Villas at Mountain Shadows Final Plat (FP 15-01)  
Southwest corner of Lincoln Drive and 56th Street

**Sponsors:**

**Indexes:** Mountain Shadows Resort

**Code sections:** 6-1 - Definitions, 6-2 - Procedure for the Preparation and Filing of Plats, 6-3 - Standards of Design, 6-4 - Assurances, Warranty, Minimum Improvements Required, 6-6 - Information Required on the Final Plat, Article XI - Special Uses and Additional Use Regs

**Attachments:** 1. Staff Report, 2. Villas Vicinity Map Aerial GP Zoning, 3. Application Narrative, 4. Prior Minutes, 5. Fire Marshal Memo, 6. Water Sewer Documentation, 7. Utility Letters1, 8. Noticing Villas 072115, 9. Amd VII, 10. 051415 Approved Villas Prelim Plat, 11. Final Plat Villas (I)

Date	Ver.	Action By	Action	Result
7/21/2015	1	Planning Commission	recommended for approval	Pass

**TO: Chair and Planning Commission**

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

**DATE: July 21, 2015**

**CONTACT:**

Paul Michaud, 480-348-3574

**AGENDA TITLE:**

Consideration of The Villas at Mountain Shadows Final Plat (FP 15-01)  
Southwest corner of Lincoln Drive and 56<sup>th</sup> Street

**RECOMMENDATION:**

Forward to the Town Council a recommendation of approval for the Final Plat of The Villas at Mountain Shadows (FP-15-01), subject to the following stipulations:

1. This subdivision shall be in substantial compliance with the final plat, The Villas at Mountain Shadows, Sheets 1-2, prepared by Coe & Van Loo Consultants, Inc. dated July 14, 2015.
2. 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.

3. 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 said final subdivision improvement plans prior to the issuance of any building permit for a residential unit in said subdivision.
4. 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.
5. The applicant shall provide all remaining correspondence from the utility providers regarding acceptance of the utility easement locations prior to the Final Plat approval by the Town Council.

**BACKGROUND:**

Refer to the action report for the Final Plat (FP 15-01) of The Villas at Mountain Shadows under Study Session Items of the July 21, 2015 Planning Commission agenda for information on the compliance to the Special Use Permit - Resort zoning and related platting requirements.

Article 3.C.3(c)ii of the Development Agreement for the subject property requires the Planning Commission act on the application within 40 days of a complete application submittal. The 40-day deadline ends August 1, 2015.

**ATTACHMENTS:**

Refer to the action report for the Final Plat (FP 15-01) of The Villas at Mountain Shadows under Study Session Items of the July 21, 2015 Planning Commission agenda.

C: - Fred Fleet (Applicant)  
- Case File: (FP 15-01)