Legislation Details (With Text)

File #:	15-223	**Version:**	1	**Name:**	
Type:	Plat			**Status:**	Passed
File created:	10/6/2015			**In control:**	Planning Commission
On agenda:	10/20/2015			**Final action:**	10/20/2015
Title:	Recommendation of “The Villas at Mountain Shadows II” Final Plat SW Corner Lincoln Drive and 56th Street (FP 15-02)				
Sponsors:					
Indexes:	Mountain Shadows Resort				
Code sections:	6-6 - Information Required on the Final Plat				
Attachments:	1. 56th St Graphic, 2. Vicinity Map Zoning, 3. Application & Narrative, 4. Prior Minutes, 5. Fire Marshal Correspondence, 6. Utility Correspondence, 7. Noticing, 8. Final Map Amended VII Plat, 9. Recommended Preliminary Plat Villas II & III, 10. Approved Preliminary Plat Villas II, 11. Proposed Final Plat Villas II				

Date	Ver.	Action By	Action	Result
10/20/2015	1	Planning Commission	Approved	

Town of Paradise Valley
Action Report

TO: Chair and Planning Commission

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

DATE: October 20, 2015

CONTACT:
Paul Michaud, 480-348-3574

AGENDA TITLE:
Recommendation of “The Villas at Mountain Shadows II” Final Plat
SW Corner Lincoln Drive and 56th Street (FP 15-02)

RECOMMENDATION:
Recommendation that the Town Council approve the Final Plat, “The Villas at Mountain Shadows II” (FP 15-02), subject to the following stipulations:

1. This subdivision shall be in substantial compliance with the Final Plat, “The Villas at Mountain Shadows II”, Sheets 1-2, prepared by Coe & Van Loo Consultants, Inc. dated October 7, 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 60 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 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.

BACKGROUND

Refer to the action report for the Final Plat (FP 15-02) of "The Villas at Mountain Shadows II" under Study Session Items of the October 20, 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 November 14, 2015.

ATTACHMENT(S):

Refer to the action report for the Final Plat (FP 15-02) of "The Villas at Mountain Shadows II" under Study Session Items of the October 20, 2015 Planning Commission agenda for all attachments.

C: - Fred Fleet (Applicant)
- Case File: (FP 15-02)