



## Legislation Details (With Text)

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**Title:** Consideration of "The Villas at Mountain Shadows - Amended - Condominiums" Final Condominium Plat Map - 10 Minutes

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1 Presentation, 2. 2 Vicinity Map Aerial General Plan Zoning, 3. 3 Application, 4. 4 Prior Minutes, 5. 5 Certificate of Assured Water Supply, 6. 6 Noticing Material, 7. 7 Approved Final Re-Plat & Preliminary Condo Plat Map, 8. 8 Proposed Final Condo Plat Map

Date	Ver.	Action By	Action	Result
5/26/2016	1	Town Council		

**TO:** Mayor Collins and Town Council Members

**FROM:** Kevin Burke, Town Manager  
Eva Cutro, Community Development Director

**DATE:** May 26, 2016

**DEPARTMENT:** Community Development Department  
Paul Michaud, Senior Planner, 480-348-3574

**AGENDA TITLE:**  
Consideration of "The Villas at Mountain Shadows - Amended - Condominiums"  
Final Condominium Plat Map - 10 Minutes

### Council Goals or Statutory Requirements:

- Maintain and Improve the Paradise Valley quality of life
- Support resort industry and manage its development such that it maintains the Paradise Valley quality of life and financial health.

### RECOMMENDATION:

Recommendation that the Town Council approve the Final Condominium Plat Map, "The Villas at Mountain Shadows - Amended - Condominiums" (FP 16-02), subject to the stipulations in the Action Report.

### STIPULATIONS

1. Development shall be in substantial compliance with the Final Condominium Plat Map, "The Villas at Mountain Shadows - Amended - Condominiums," Sheets 1-6, prepared by Coe & Van Loo Consultants, Inc. dated May 18, 2016 (Sheet 1) and May 5, 2016 (Sheets 2-6).

2. The final improvements shall be in substantial compliance with 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 Condominium Plat Map, 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 improvement plans prior to the issuance of any building permit for a residential unit in said Final Condominium Plat Map.
3. Within 60 days of approval of the Final Condominium Plat Map, 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.

## **BACKGROUND**

Refer to the action report for the Final Condominium Plat Map (FP 16-02) under Study Session Items of the May 26, 2016 agenda for information on the compliance to the Special Use Permit - Resort zoning and related platting requirements.

## **ATTACHMENTS**

Refer to the action report for the Final Condominium Plat Map (FP 16-02) under Study Session Items of the May 26, 2016 agenda for all attachments.

C:       - Applicant  
          - Case File: (FP 16-02)