



## Legislation Text

---

**File #:** 16-048, **Version:** 1

---

**TO:** Chair and Planning Commission

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

**DATE:** February 16, 2016

**CONTACT:**

Paul Michaud, 480-348-3574

**AGENDA TITLE:**

Recommendation of "Mountain Shadows Resort - Condominium Hotel"  
Preliminary Condominium Map (FP 16-01)  
Southwest Corner Lincoln Drive and 56<sup>th</sup> Street (Assessor No. 169-30-102)

**RECOMMENDATION:**

Recommendation that the Town Council approve the Final Condominium Plat Map for the "Mountain Shadows Resort - Condominium Hotel" (FP 16-01), subject to the following stipulations:

1. Development shall be in substantial compliance with the Final Condominium Plat Map, "Mountain Shadows Resort - Condominium Hotel," Sheets 1-18, prepared by Coe & Van Loo Consultants, Inc. dated February 5, 2016.
2. Prior to recordation of the Final Plat Map, the applicant shall provide to the Town Attorney a copy of the CC&R's, declaration, bylaws, or other documents for review to insure that all terms required under the SUP or other recorded agreements are part of these documents, including provision for maintenance of any drainage easements dedicated on the map.
3. 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 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 the building permit for the hotel condominium structure.
4. Within 60 days of approval of the Final 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 Plat Map (FP 16-01) under the Study Session Items of the February 16, 2016 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 March 7, 2016.

## **ATTACHMENTS**

Refer to the action report for the Final Plat Map (FP 16-01) under the Study Session Items of the February 16, 2016 Planning Commission agenda for all attachments.

C:       - Kristopher Harman (Applicant)  
          - Case File: (FP 16-01)