

(RENDERING TO BE
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NOTE: (TO BE PROVIDED)

MOUNTAIN SHADOWS



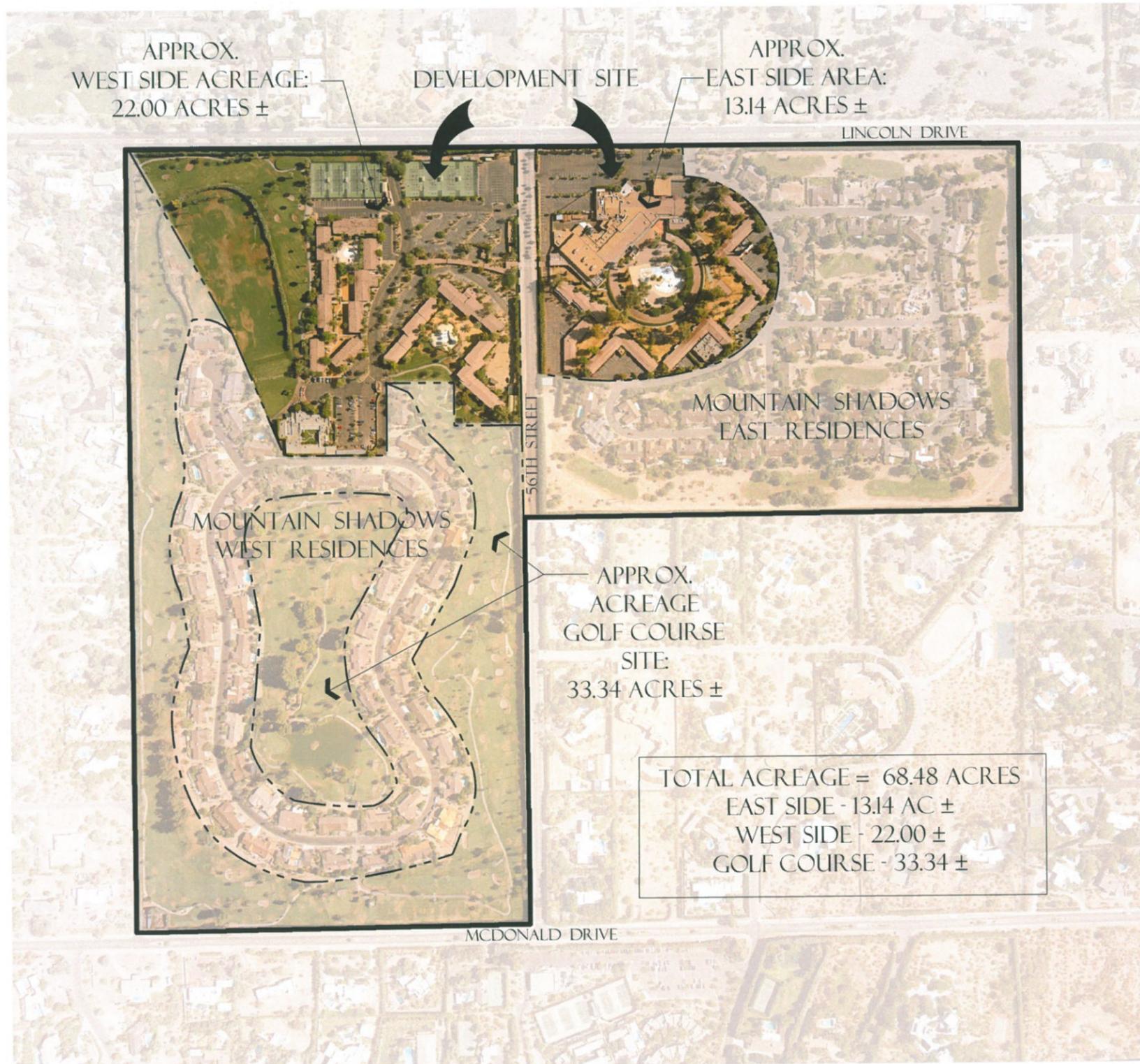
ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS.

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Revision		Special Use	SPECIAL USE PERMIT		

COVER SHEET

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AERIAL EXISTING SITE SCALE: 1" = 150'

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AERIAL / VICINITY MAP / TABLE OF CONTENTS

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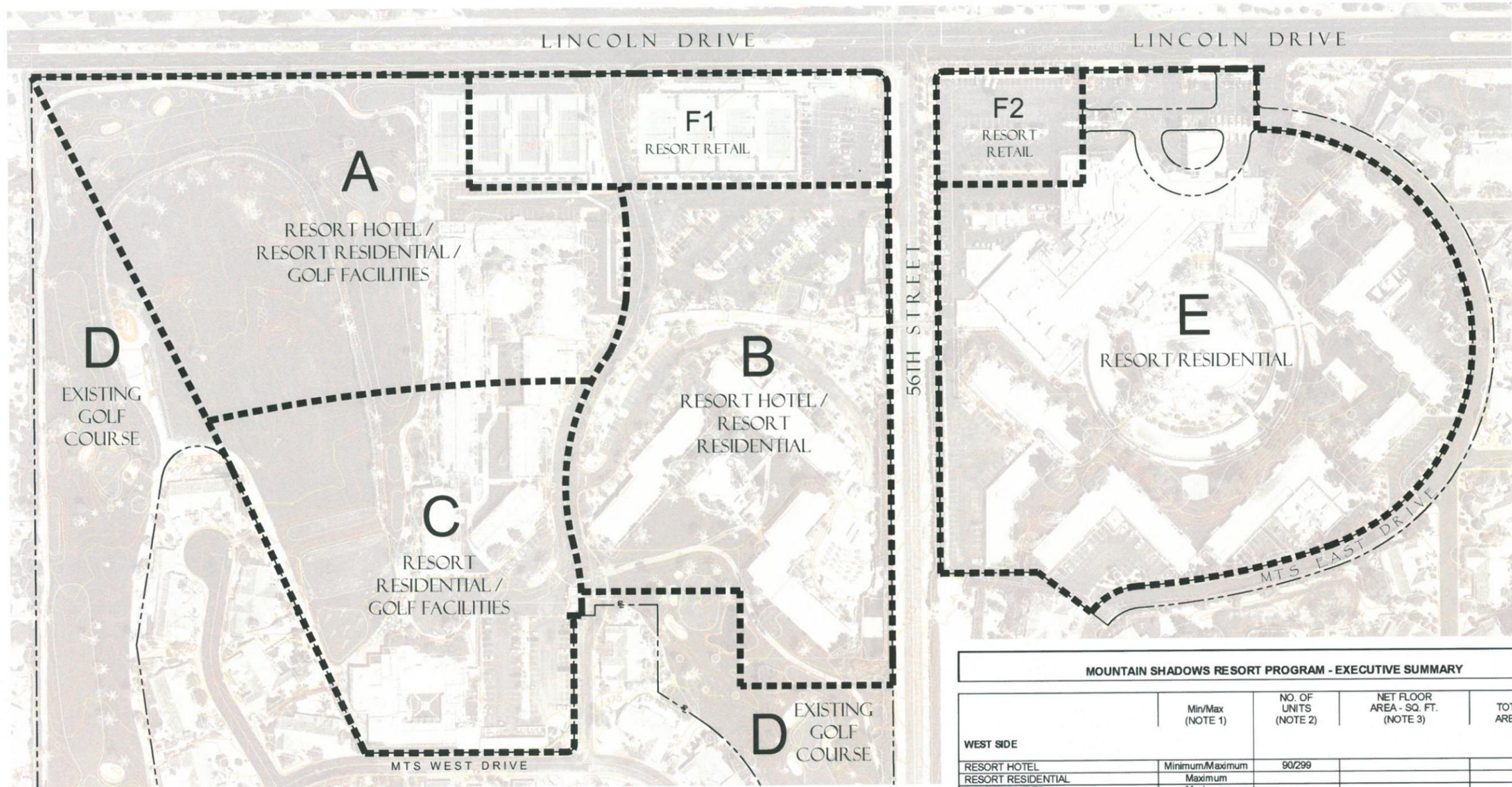
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VICINITY MAP NTS PARADISE VALLEY, ARIZONA

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NOTES:

1. MINIMUM MEANS, FOR SUCH COMPONENT, IT WILL CONTAIN NOT LESS THAN THE MINIMUM. MAXIMUM MEANS, FOR SUCH COMPONENT IT WILL CONTAIN NOT MORE THAN THE MAXIMUM. FOR THE WEST SIDE, ALLOCATIONS OF NET OR GROSS FLOOR AREA FOR EACH COMPONENT MAY BE REALLOCATED TO OTHER COMPONENTS AS LONG AS THE MAXIMUM FOR EACH COMPONENT (AND THE SUBTOTAL) IS NOT EXCEEDED.
2. A UNIT IS ANY SINGLE GROUPING OF ONE OR MORE ROOMS WHICH CAN BE OCCUPIED FOR HOTEL OR RESIDENTIAL USE (I.E., ONE OR MORE BEDROOMS) AND IS ACCESSIBLE BY ONE KEY. ROOMS WITHIN A UNIT MAY BE ACCESSIBLE BY MORE THAN ONE KEY; UNITS WITH MORE THAN ONE ROOM MAY BE OCCUPIED BY MORE THAN ONE PARTY USING SEPARATE KEYS. TOTAL NUMBER OF SEPARATELY KEYED ROOMS FOR RESIDENTIAL OR HOTEL USE WILL NOT EXCEED MAXIMUM TOTAL UNITS.
3. ALL AREAS LISTED IN NET FLOOR AREA REFLECT INTERIOR CONDITIONED SPACE AND DOES NOT INCLUDE BASEMENTS, CART STORAGE, MAINTENANCE AREAS, COMFORT STATIONS, GARAGES, OR EXTERIOR COVERED AREAS SUCH AS PATIOS AND TERRACES, OVERHANGS, TRELLISES, POOL CABANAS, COURTYARDS OR ANY OTHER FACILITIES WHICH ARE NOT INTERIOR CONDITIONED SPACE.
4. TOTAL FLOOR AREA REFLECTS AREAS UNDER ROOF, PER STORY, EXCLUDING FLOOR AREA OF ANY FULLY SUBTERRANEAN PORTIONS OF A BUILDING. OPEN ROOF STRUCTURES SUCH AS TRELLISES ARE MEASURED AS 25 % OF THE GROSS AREA OF SUCH STRUCTURE.
5. ALL MEASUREMENTS UNDER THIS S.U.P. FOR FLOOR AREA SHALL BE BASED UPON THE DEFINITIONS IN NOTES 1 AND 2 ABOVE.
6. GOLF FACILITIES MAY BE REALLOCATED OR COMBINED WITH RESORT HOTEL, HOWEVER THE NET OR GROSS FLOOR AREA SHALL NOT EXCEED THE TOTAL OF THE TWO.
7. UP TO _____ SQUARE FEET OF NET FLOOR AREA (AND A CORRESPONDING PORTION OF TOTAL FLOOR AREA) MAY BE ALLOCATED FROM THE EAST SIDE TO THE WEST SIDE. UP TO _____ UNITS MAY BE ALLOCATED FROM THE EAST SIDE TO THE WEST, PROVIDED THE UNIT MAXIMUMS ARE NOT EXCEEDED.
8. RESORT HOTEL UNITS SHALL HAVE DESIGN ELEMENTS WHICH INTEND THE UNIT TO BE RENTED OR USED FOR SHORT TERM OCCUPANCY (30 CONTINUOUS DAYS OR LESS). SUCH DESIGN ELEMENTS SHALL PRINCIPALLY BE NO DIRECT, ENCLOSED ATTACHED PARKING. PARKING MAY, HOWEVER, BE IN A JOINT USE GARAGE OR PARKING LOT. RESORT HOTEL UNITS MAY BE SEPARATELY OWNED, AND RENTED THROUGH A RESORT RENTAL PROGRAM.

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NOTE: (TO BE PROVIDED)

MOUNTAIN SHADOWS



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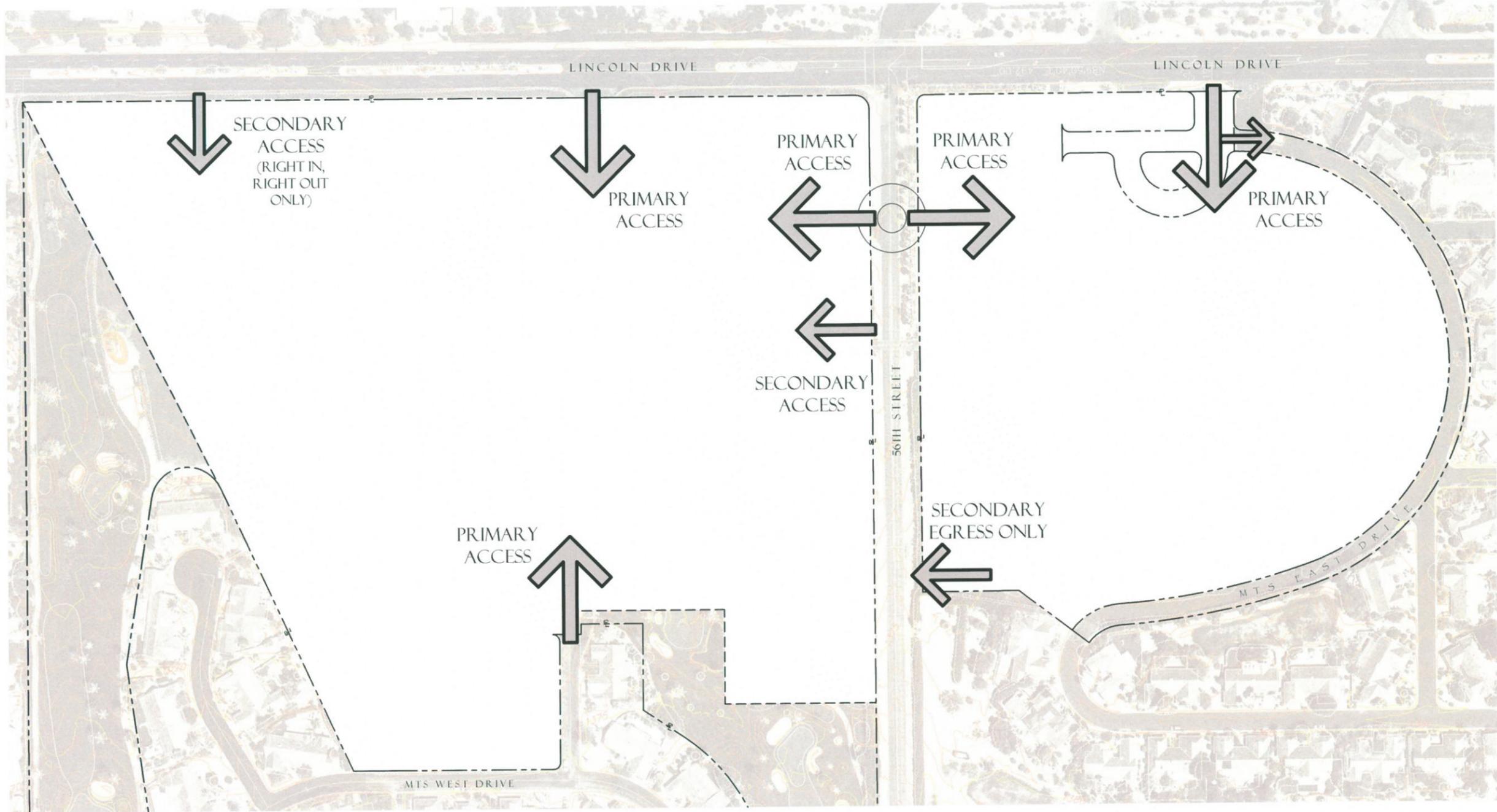
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MOUNTAIN SHADOWS RESORT PROGRAM - EXECUTIVE SUMMARY

	Min/Max (NOTE 1)	NO. OF UNITS (NOTE 2)	NET FLOOR AREA - SQ. FT. (NOTE 3)	TOTAL FLOOR AREA (NOTE 4)
WEST SIDE				
RESORT HOTEL	Minimum/Maximum	90/299		
RESORT RESIDENTIAL	Maximum			
GOLF FACILITIES	Maximum			
RESORT RETAIL	Maximum			
WEST SIDE SUBTOTAL	Maximum			
EAST SIDE				
RESORT RESIDENTIAL/	Maximum			
EAST SIDE SUBTOTAL				
RESORT TOTAL	Maximum	339	564,500	873,000

[All Subtotal details to be provided in SUP Application]

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NOTE: (TO BE PROVIDED)

MOUNTAIN SHADOWS



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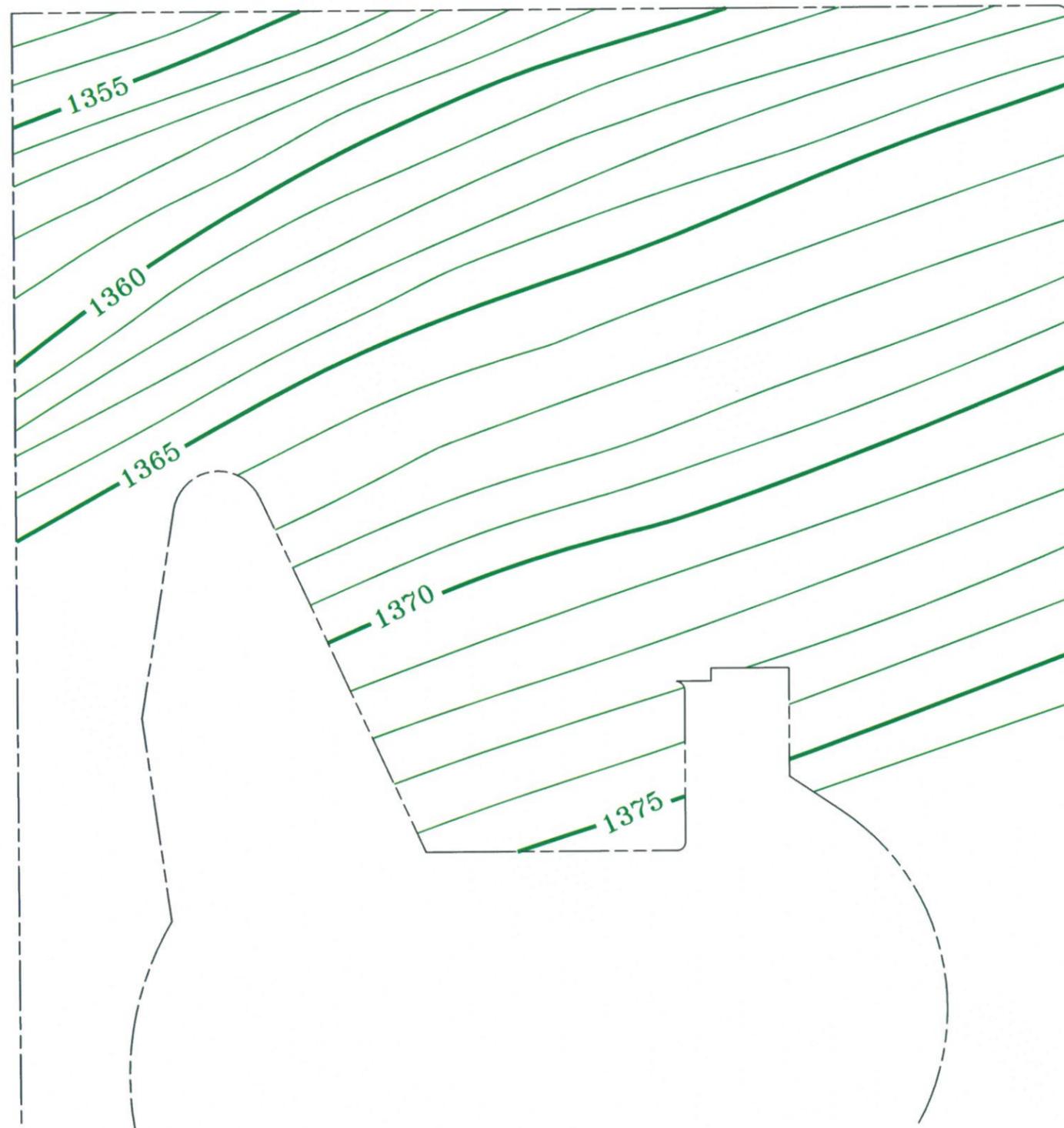


INGRESS / EGRESS DIAGRAM

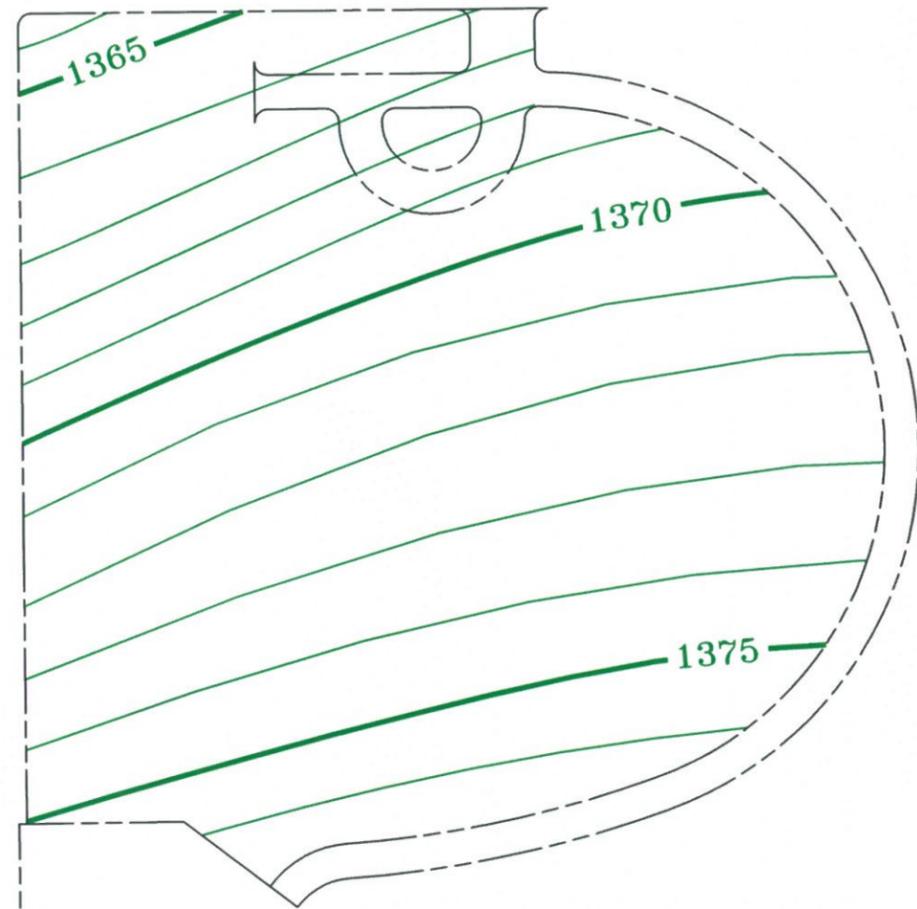
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LINCOLN DRIVE R.O.W.



56TH ST. R.O.W.



NOTES:

1. THIS PLAN REPRESENTS THE ASSUMED "NATURAL GRADE" TO BE USED FOR THE PURPOSE OF MEASURING ALL ELEVATIONS AND BUILDING HEIGHTS AS ALLOWED UNDER THIS S.U.P.
2. FINISH FLOOR ELEVATION (F.F.E.) OF ANY BUILDING OR IMPROVEMENT MAY BE ABOVE OR BELOW THE ASSUMED NATURAL GRADE WITHOUT RESTRICTION.
3. THE MAXIMUM HEIGHT OF ANY SINGLE BUILDING OR IMPROVEMENT SHALL BE MEASURED FROM THE MID-POINT EQUIDISTANT FROM THE HIGH POINT AND LOW POINT OF THE GRADE IMMEDIATELY ADJACENT TO SUCH BUILDING OR IMPROVEMENT. A SINGLE BUILDING OR IMPROVEMENT IS DEFINED AS ANY STRUCTURE (OR PART OF A STRUCTURE) WHOSE F.F.E. IS ALL AT THE SAME GRADE.
4. CONTOUR INTERVAL SHOWN IS 1 FOOT.

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MOUNTAIN SHADOWS



ASSUMED NATURAL GRADE (A.N.G.) PLAN

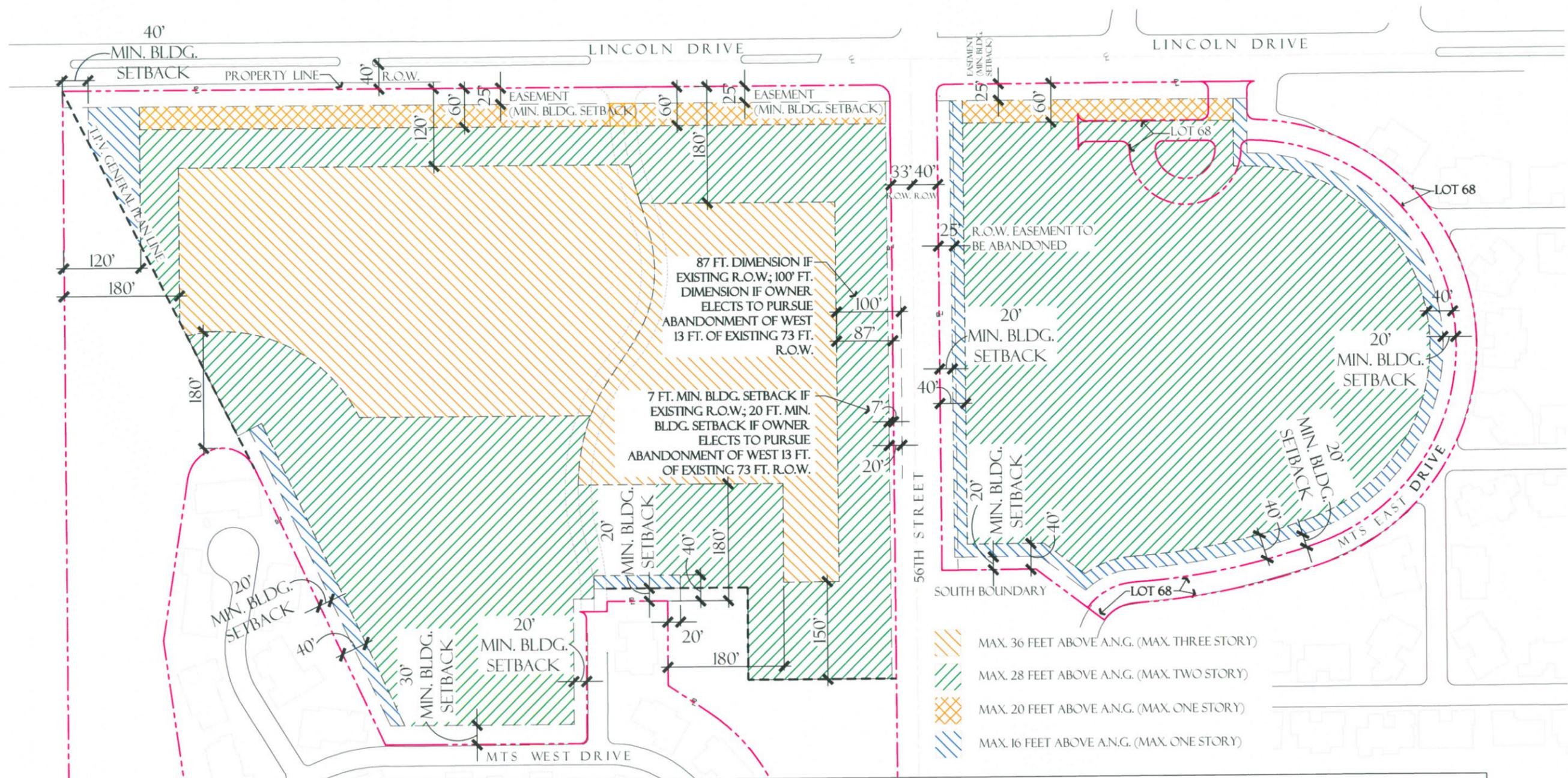
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- NOTES:**
- THIS DEVELOPMENT ENVELOPE PLAN REFLECTS THE MINIMUM BUILDING SETBACK WITHIN ANY PARTICULAR LOCATION SHOWN ON THE PLAN AS NOTED.
 - THIS DEVELOPMENT ENVELOPE PLAN REFLECTS THE MAXIMUM HEIGHT OF ANY BUILDING AT ANY PARTICULAR LOCATION ON THIS PLAN AS MEASURED FROM THE ASSUMED NATURAL GRADE, MEASURED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSUMED NATURAL GRADE PLAN.
 - CERTAIN BUILDING FEATURES WILL BE ALLOWED AT A HEIGHT GREATER THAN THE MAXIMUM ALLOWED BUILDING HEIGHT FOR SUCH ITEMS AS CHIMNEYS, ELEVATOR ENCLOSURES, MECHANICAL EQUIPMENT AND MECHANICAL EQUIPEMENT SCREENS, OR OTHER ITEMS DESCRIBED ELSEWHERE IN THIS S.U.P.
 - WALLS: 8 FT MAX. WALL (INCL. 2 FT BERM) WITHIN 25 FT ALONG LINCOLN DRIVE; 6 FT WALL WITHIN 7 FT ALONG 56TH STREET FROM CORNER AT LINCOLN SOUTH TO POINT WHERE GOLF COURSE ADJOINS 56TH ST.; ALONG 56TH ST. AND MCDONALD WHERE GOLF COURSE IS ADJACENT TO R.O.W., WALLS MAY BE EITHER: 1) A 6FT. WALL ON APPROXIMATE CENTERLINE OF EXISTING OLEANDER HEDGE (BUT NOT MORE THAN 10' BACK FROM R.O.W.), OR 2) A VIEW FENCE WITH ITS EXTERIOR FACE SET ON THE R.O.W.
 - GOLF FACILITIES WITHIN THE GOLF COURSE SHALL HAVE A MAXIMUM HEIGHT OF 20 FT. FOR CLUBHOUSE/PRO SHOP STRUCTURE; 16 FT. FOR MAINTENANCE BUILDINGS, COMFORT STATIONS AND OTHER "ACCESSORY" TYPE GOLF COURSE STRUCTURES.
 - REFER TO DRAWING "4" ASSUMED NATURAL GRADE PLAN FOR ADDITIONAL ASSUMED NATURAL GRADE (A.N.G.) INFORMATION

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MOUNTAIN SHADOWS



DEVELOPMENT ENVELOPE PLAN

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OVERALL CONCEPTUAL SITE PLAN

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EAST SIDE ENTRY PLAN - 'OPTION 2'
SCALE: 1"=60'

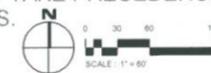
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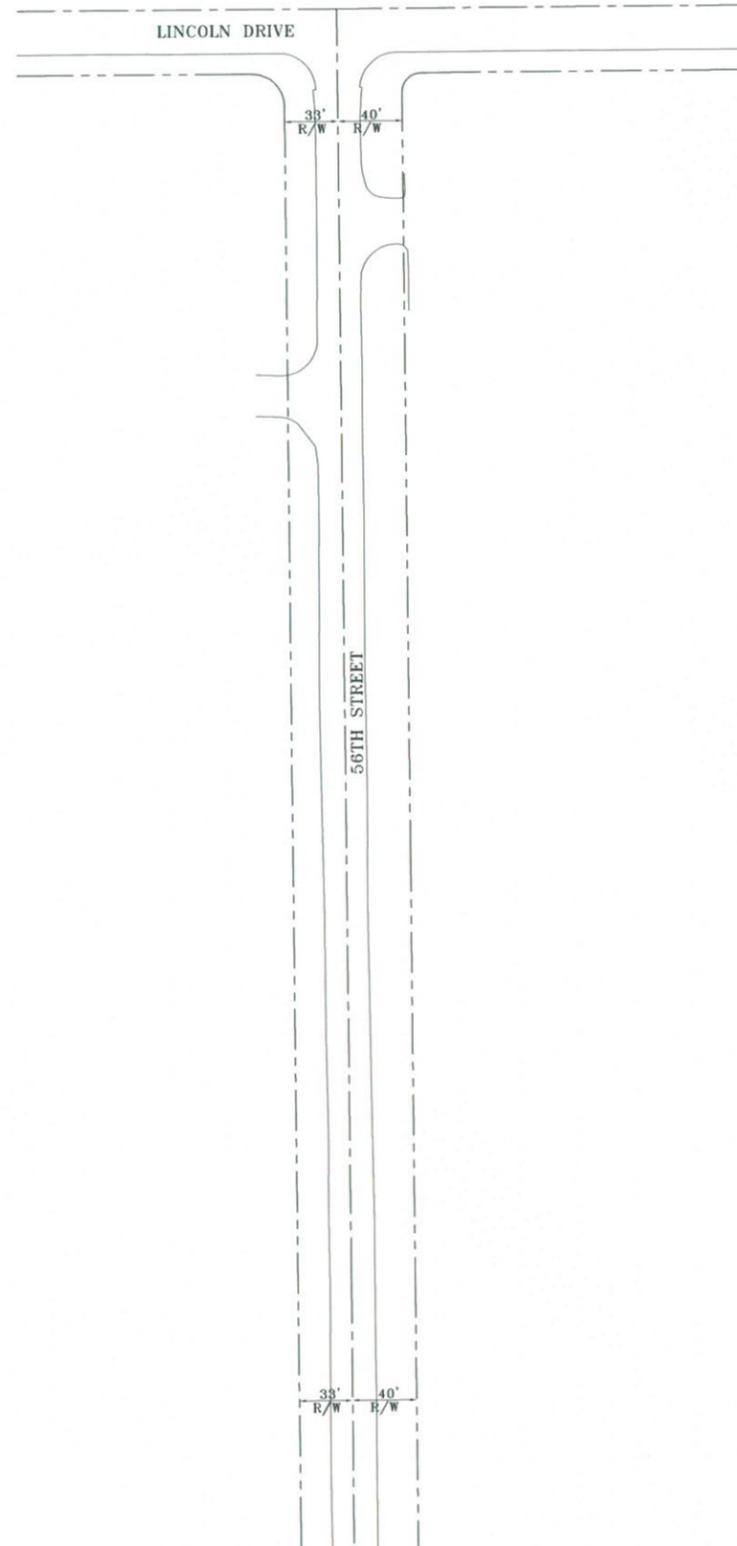


ENLARGED CONCEPTUAL SITE PLAN

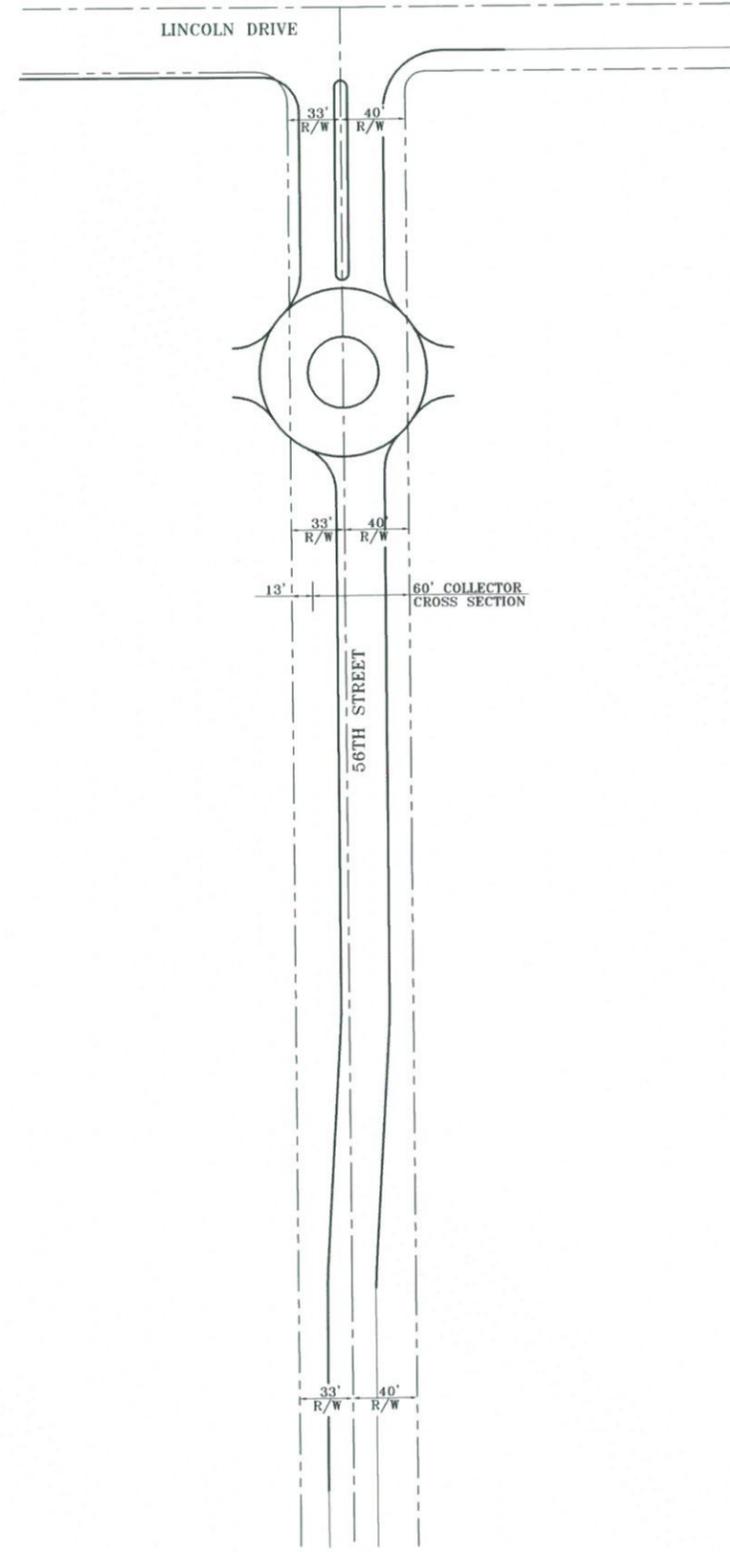
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EXISTING 56TH STREET R.O.W.
SCALE: P=40'



PROPOSED 56TH STREET R.O.W.
SCALE: P=40'

MOUNTAIN SHADOWS

REALIGNMENT OF 56TH STREET R.O.W.

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