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FLEET + FISHER
ENGINEERING
INC.
4022 E. Camelback
Suite 402
Phoenix, Arizona 85012
(602) 249-1996

NOTE: (TO BE PROVIDED)

MOUNTAIN SHADOWS



ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS.

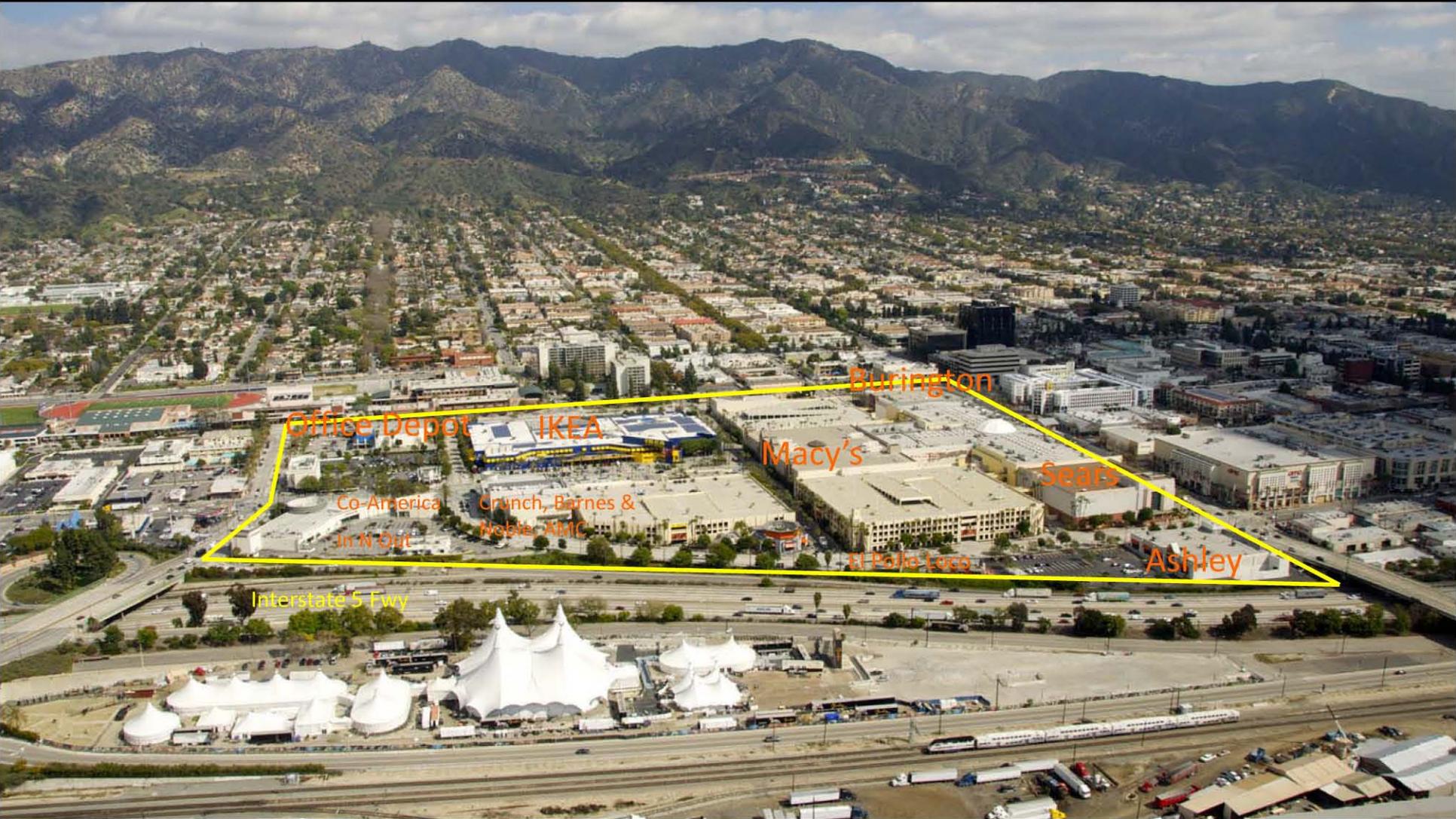
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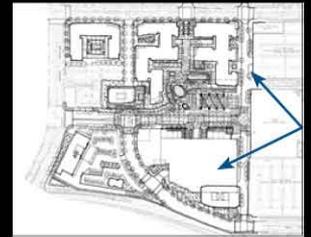
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Project:		Notes:	SPECIAL USE PERMIT	0	

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OZA ARCHITECTS, INC.
2011, 2009 & 2008
SUNSHINE, AZ 85040
PH: 480-451-0001
FX: 480-451-0007
WWW.OZARCHITECTS.COM

Burbank Town Center 1,235,000 sq ft





Burbank TOWN CENTER



GLENDALE

134 FREEWAY

CENTRAL

BRAND BLVD



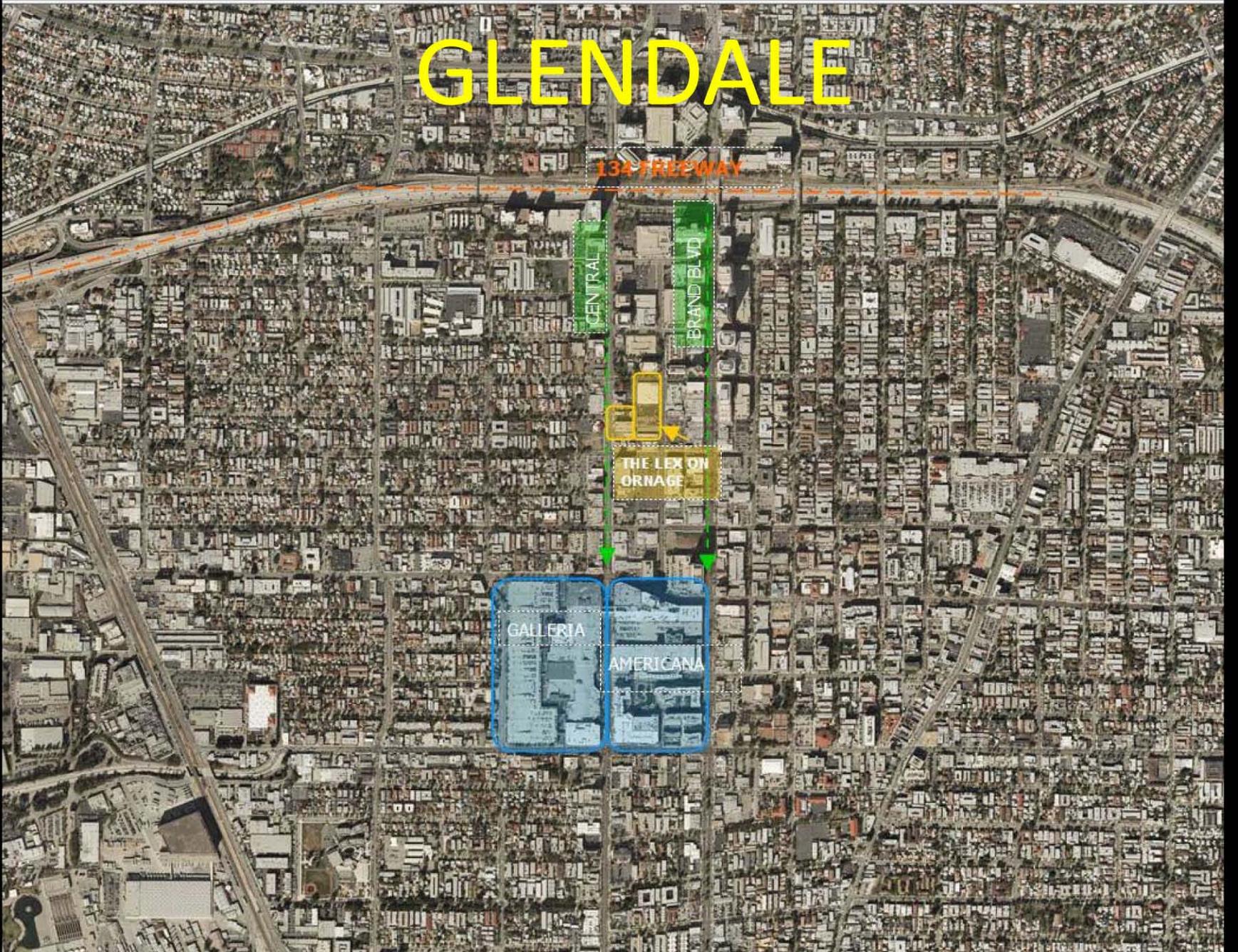
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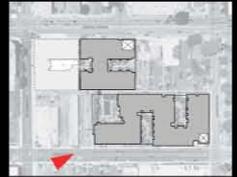


AMERICANA





EXISTING PAVING



Imperial Center Raleigh-Durham, NC

RALEIGH DURHAM INTERNATIONAL AIRPORT





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Suite 402
Phoenix, Arizona 85012
(602) 249-1996

NOTE: (TO BE PROVIDED)

MOUNTAIN SHADOWS



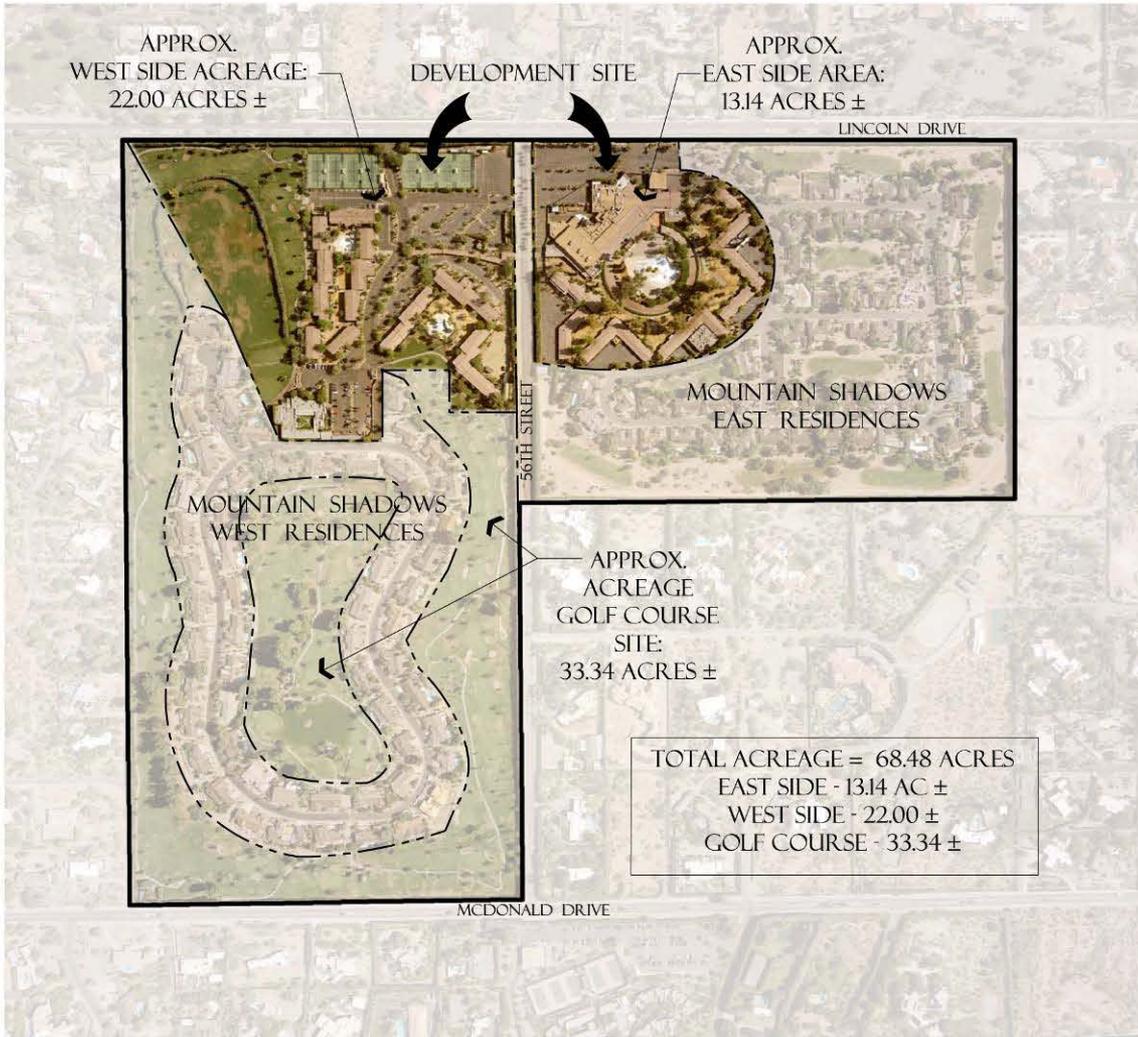
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COVER SHEET

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OZA ARCHITECTS, INC.
2011, 2009 & 2008
SUNSHINE, AZ 85040
PH: 480-442-0001
FX: 480-442-0007
WWW.OZARCHITECTS.COM



AERIAL
EXISTING SITE

SCALE: 1" = 150'

SCALE: 1" = 500'

FLEET + FISHER
ENGINEERING
INC.
4023 S. Camelback
Suite 100
Phoenix, Arizona 85018
(602) 998-8998

NOTE: (TO BE PROVIDED)

MOUNTAIN SHADOWS



AERIAL / VICINITY MAP / TABLE OF CONTENTS

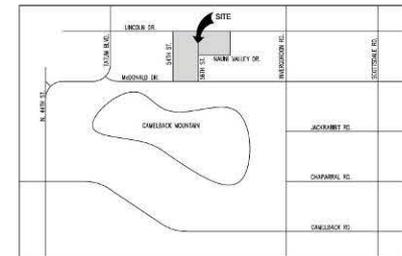
ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS.

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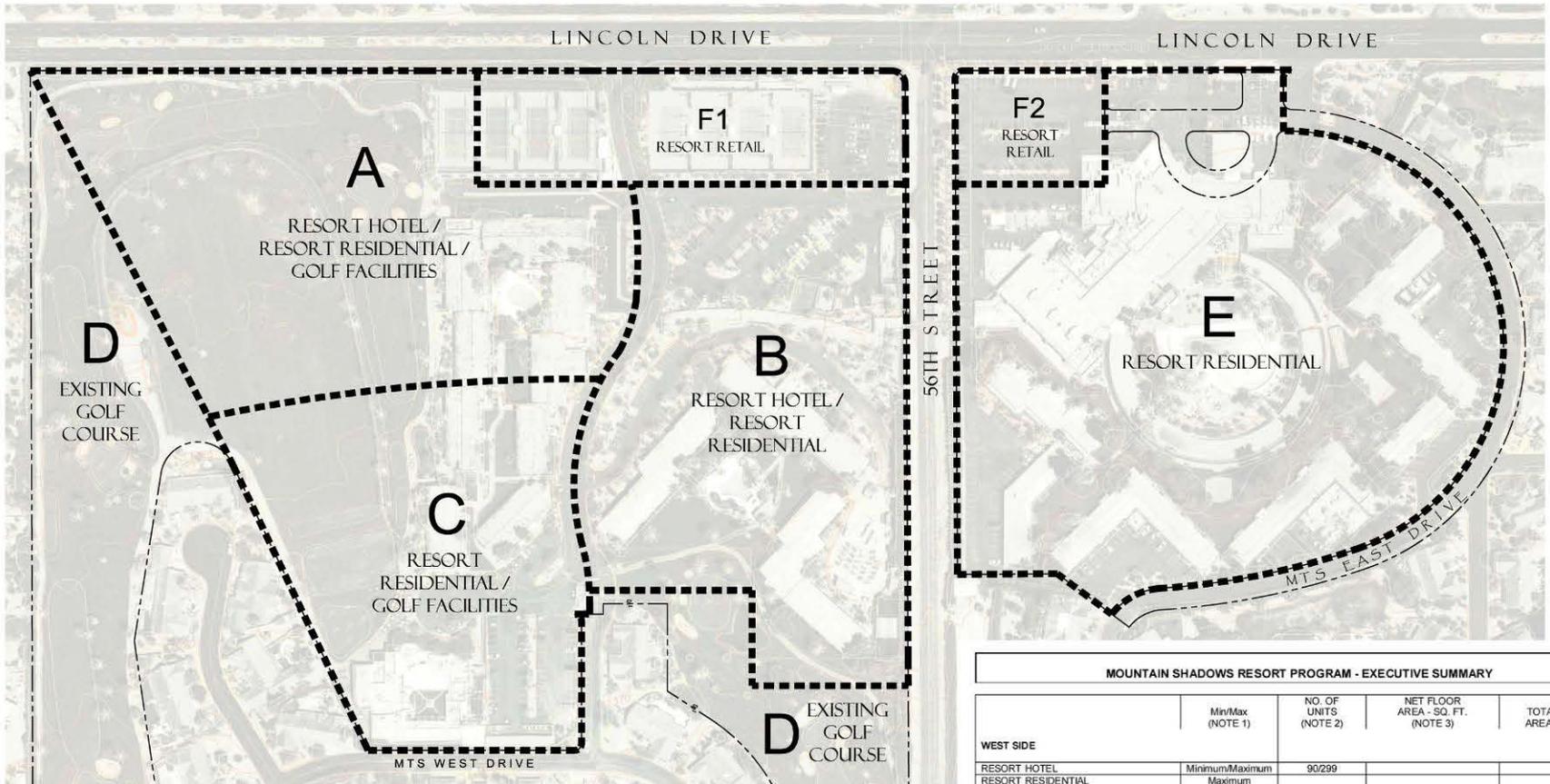
- 0 COVER SHEET
- 1 AERIAL / VICINITY MAP / TABLE OF CONTENTS
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- 3 INGRESS/EGRESS DIAGRAM
- 4 ASSUMED NATURAL GRADE PLAN
- 5 DEVELOPMENT ENVELOPE PLAN
- 6 OVERALL CONCEPTUAL SITE PLAN
- 7 ENLARGED CONCEPTUAL SITE PLAN
- 8 REALIGNMENT OF 56TH STREET R.O.W.



VICINITY MAP
PARADISE VALLEY, ARIZONA

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Dr. Archibald, Inc.
10111 - 10111
Phoenix, AZ 85018
PH: 602-998-8998
FX: 602-998-8998
WWW.OZARCHITECTS.COM



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 KEYPED 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.

FLEET + FISHER
 ENGINEERING
 INC.
 4600 E. Cambridge
 Suite 400
 Phoenix, Arizona 85012
 (602) 364-8500

NOTE: (TO BE PROVIDED)

MOUNTAIN SHADOWS



ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.



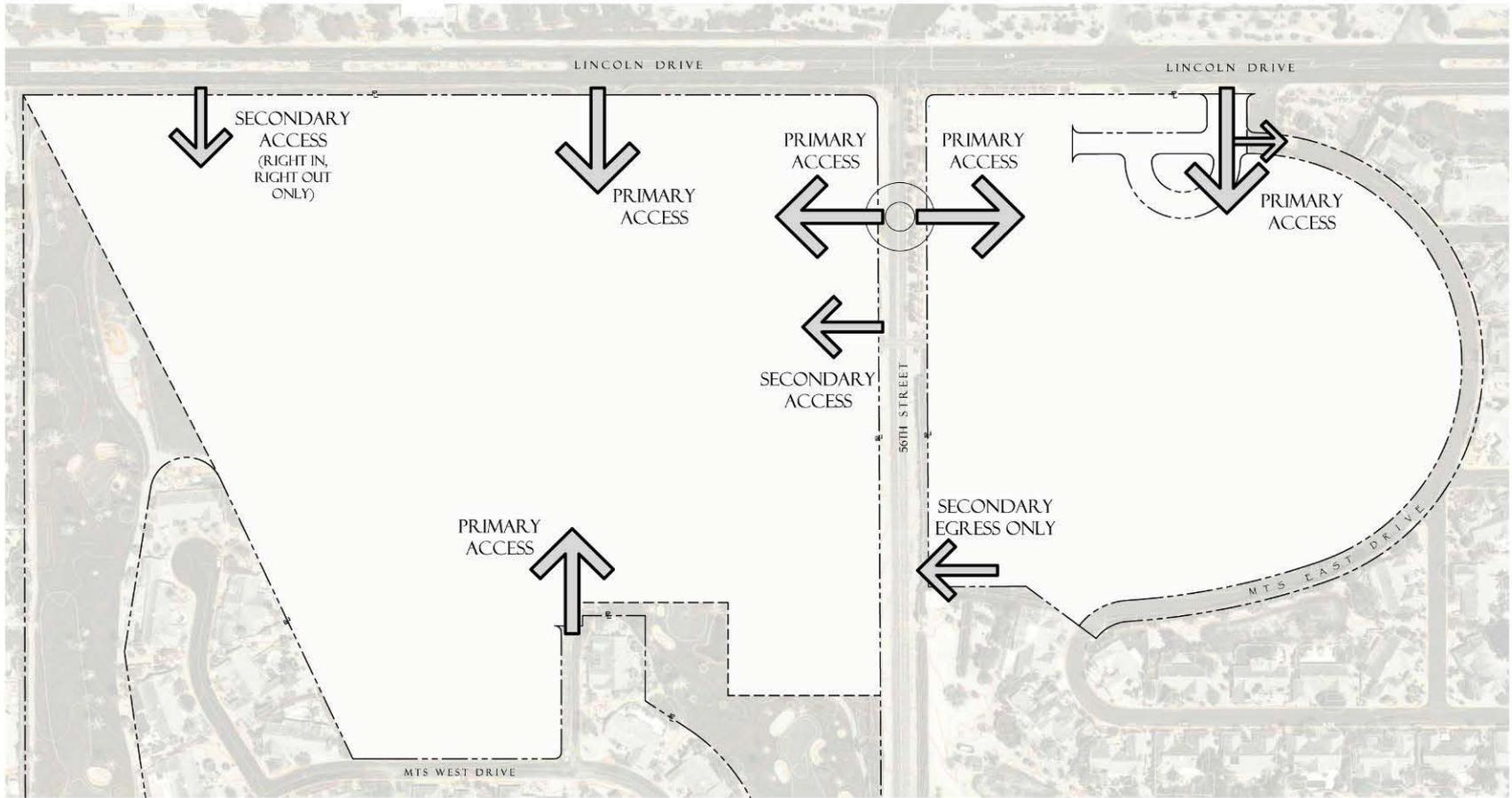
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MOUNTAIN SHADOWS RESORT PROGRAM - EXECUTIVE SUMMARY

	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/ EAST SIDE SUBTOTAL	Maximum			
RESORT TOTAL	Maximum	339	564,500	873,000

[All Subtotal details to be provided in SUP Application]

OZA
 RCH
 TTE
 CTS
 INC
 1011 S. UNIVERSITY
 TUCSON, AZ 85724
 PH: (520) 624-0001
 FX: (520) 624-0007
 WWW.OZARCHTTECS.COM



FLEET + FISHER
ENGINEERING
INC.
4000 E. Cambridge
Suite 400
Phoenix, Arizona 85012
(602) 994-8994

NOTE: (TO BE PROVIDED)

MOUNTAIN SHADOWS



ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
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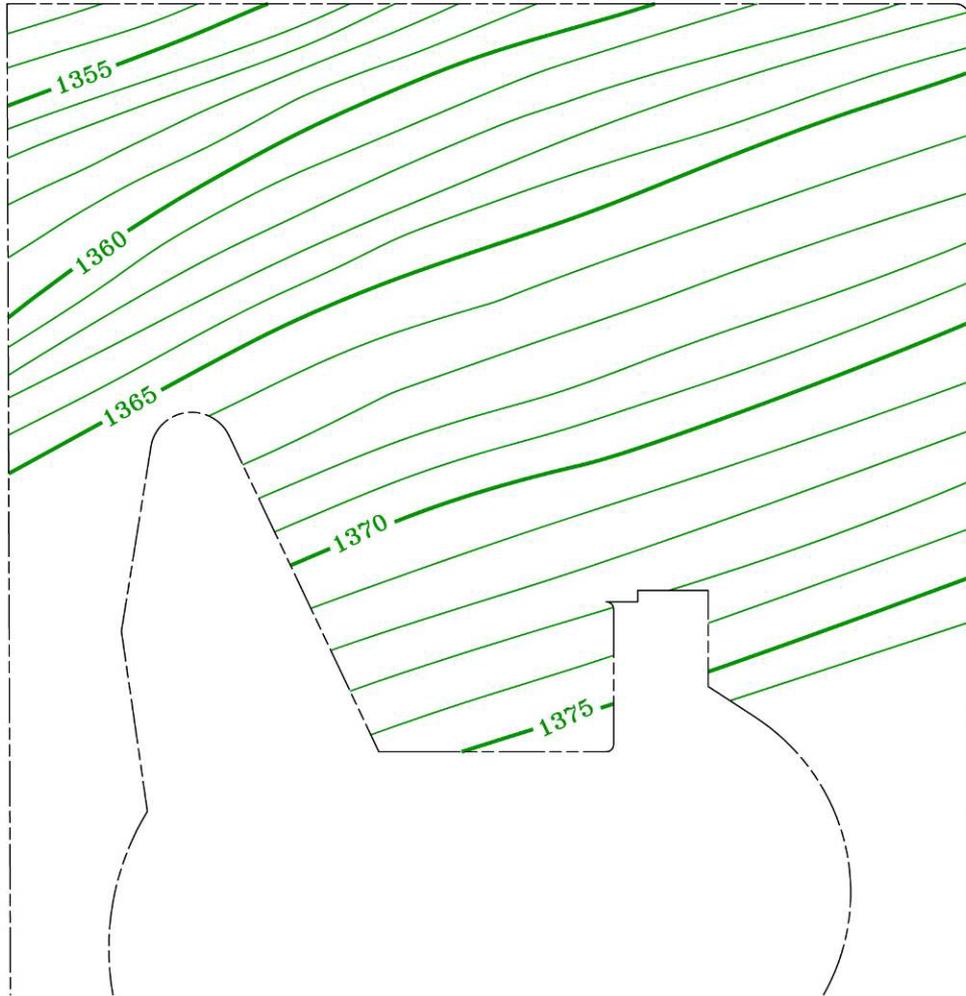
INGRESS / EGRESS DIAGRAM

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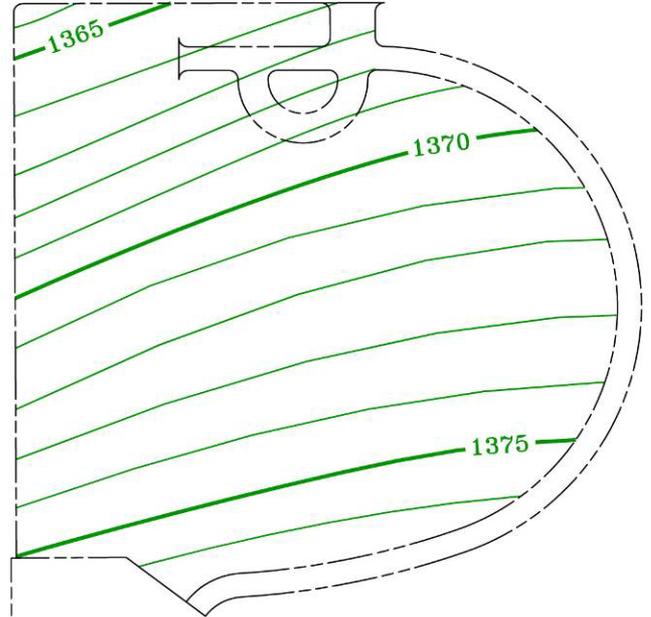
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Dr. Architects, Inc.
10111 Underwood
Suite 400, AZ 85024
PH: 480-942-0000
AZ: 00-00-0000
www.oza3.com

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 SUP.
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.

FLEET + FISHER
ENGINEERING
INC.
4022 E. Camelback
Suite 402
Phoenix, Arizona 85018
(602) 248-1998

NOTE: (TO BE PROVIDED)

MOUNTAIN SHADOWS



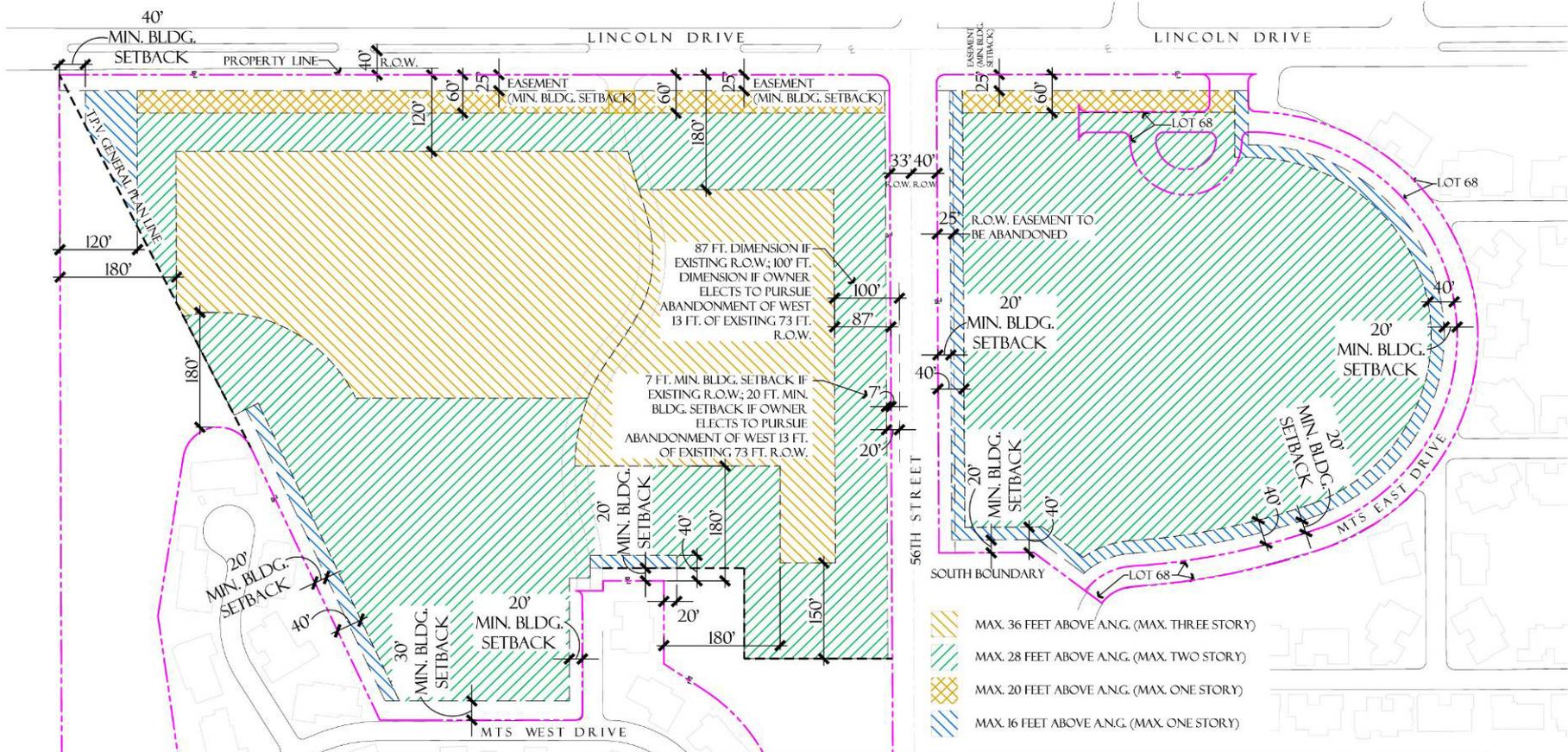
ASSUMED NATURAL GRADE (A.N.G.) PLAN

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.



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INC.
Dr. Architects, Inc.
1811 S. 19th Ave
Tempe, AZ 85281
PH: 480-833-0001
FX: 480-833-0007
WWW.OZARCONS.COM



- 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 EQUIPMENT 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 6 FT. 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

FLEET + FISHER
ENGINEERING
INC.
4025 E. Camelback
Suite 400A
Phoenix, Arizona 85018
(602) 998-9999

NOTE: (TO BE PROVIDED)

MOUNTAIN SHADOWS



DEVELOPMENT ENVELOPE PLAN

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.



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(602) 998-9999
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ENGINEERING
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KSCE Certified
Surveyor #1234
Professional Engineer #1234
(800) 555-1234

NOTE: (TO BE PROVIDED)

MOUNTAIN SHADOWS



ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
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OVERALL CONCEPTUAL SITE PLAN

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OZAR
ARCHITECTS
INC.
By Architects Inc.
101 E. Main Street
Tulsa, OK 74103
Tel: 918.462.1234
Fax: 918.462.1235
www.ozarchitects.com



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

FLEET + PROHEK
ENGINEERING
INC.
4750 N. Central
Suite 400
Phoenix, Arizona 85018
602.944.8800

NOTE: (TO BE PROVIDED)

MOUNTAIN SHADOWS



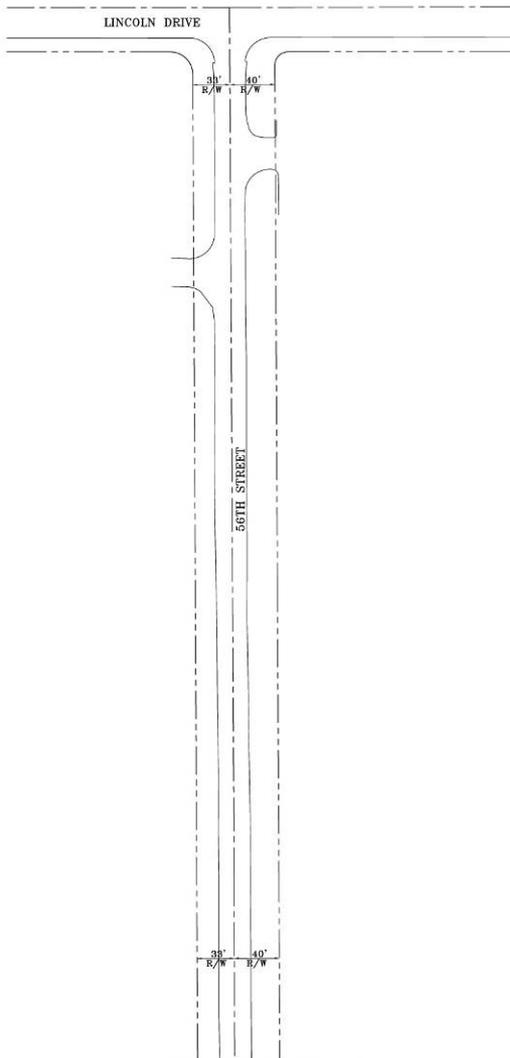
ENLARGED CONCEPTUAL SITE PLAN

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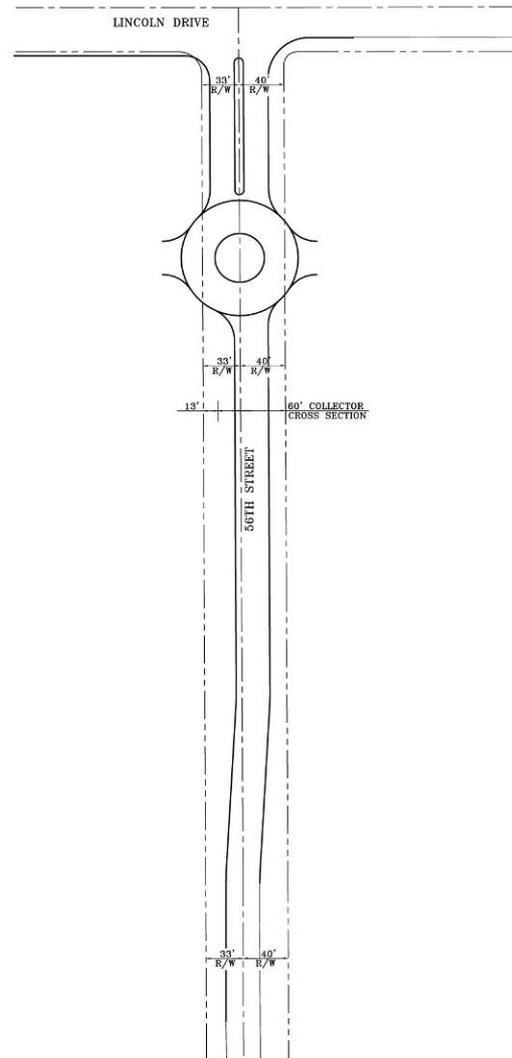


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OZARCHELLECTICS INC.
2611 S. Baseline
Suite 100 - AZ 85040
(602) 944-8800
www.ozarchelectrics.com



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.

FLEET + FISHER
ENGINEERING
INC.
4020 E. Camelback
Suite #100
Phoenix, Arizona 85018
(602) 248-8888

NOTE: (TO BE PROVIDED)



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Dr. Architects, Inc.
201 E. Camelback Road
Suite #100, Phoenix, AZ 85018
PH: 480-480-0000
FX: 480-480-0000
www.ozaarch.com

