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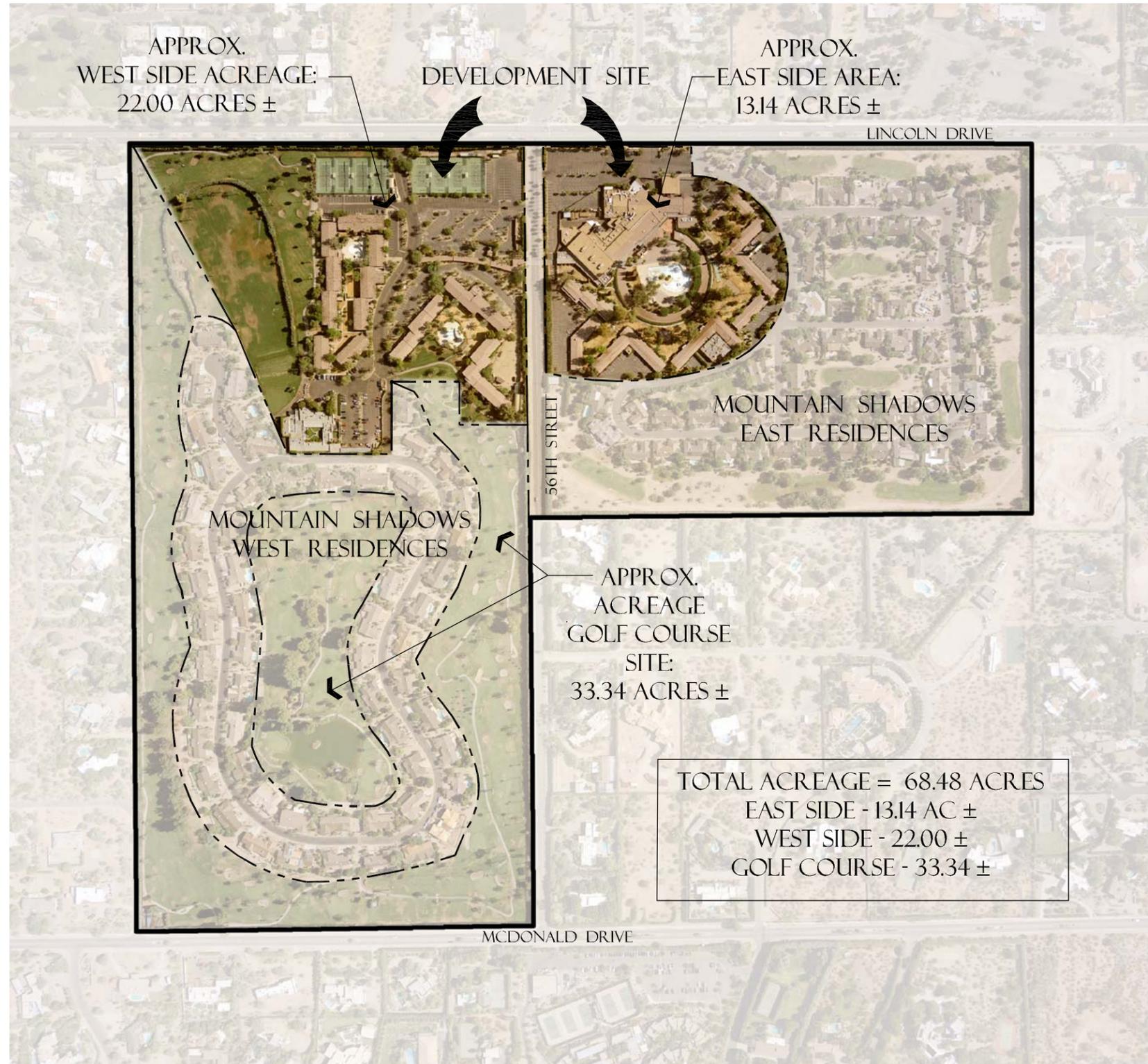
MOUNTAIN SHADOWS



COVER SHEET

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Project: SPECIAL USE PERMIT		

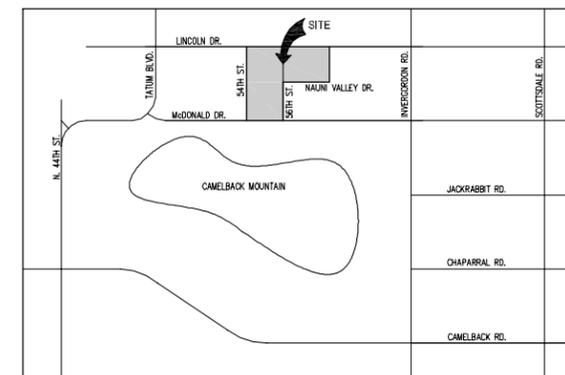
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VICINITY MAP NTS
PARADISE VALLEY, ARIZONA

AERIAL
EXISTING SITE
SCALE: 1" = 150'
SCALE: 1" = 150'

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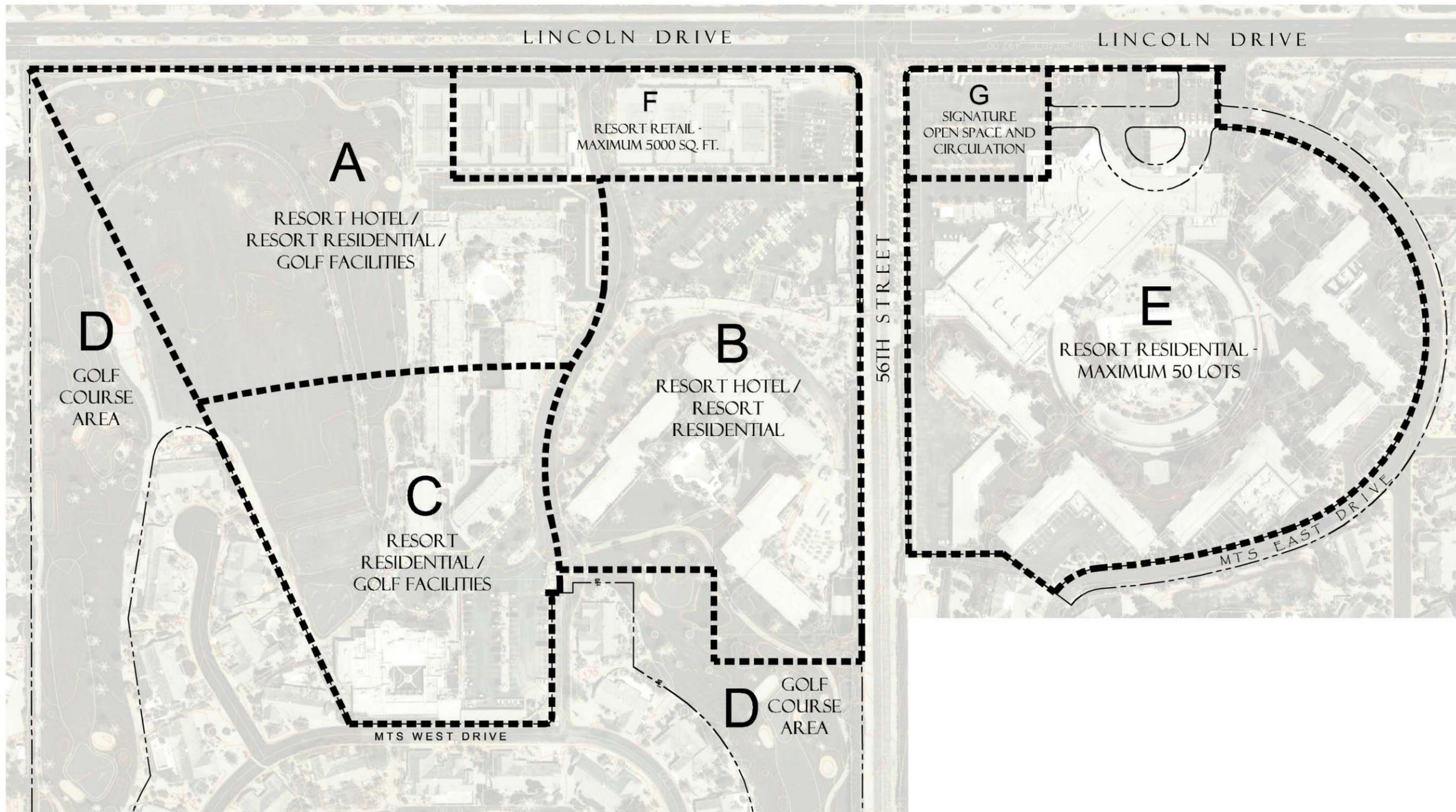
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AERIAL / VICINITY MAP / TABLE OF CONTENTS

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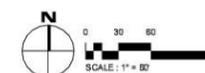
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LAND USE PLAN

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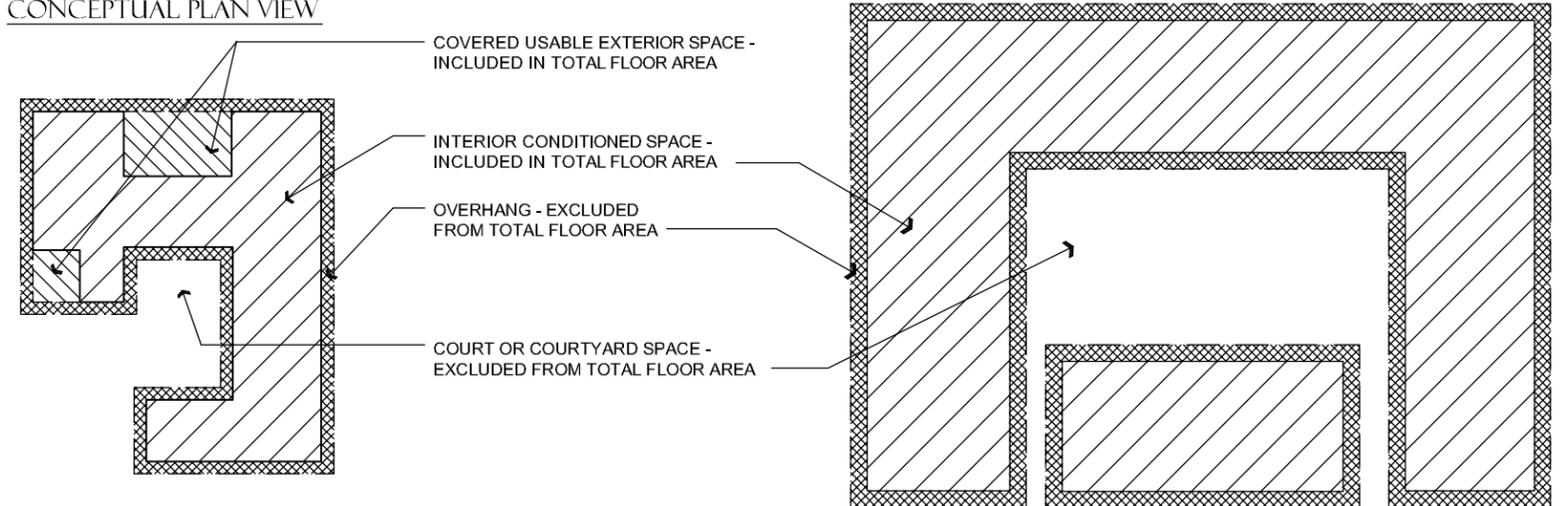
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DEFINITIONS AND LIMITATIONS ON DENSITY:

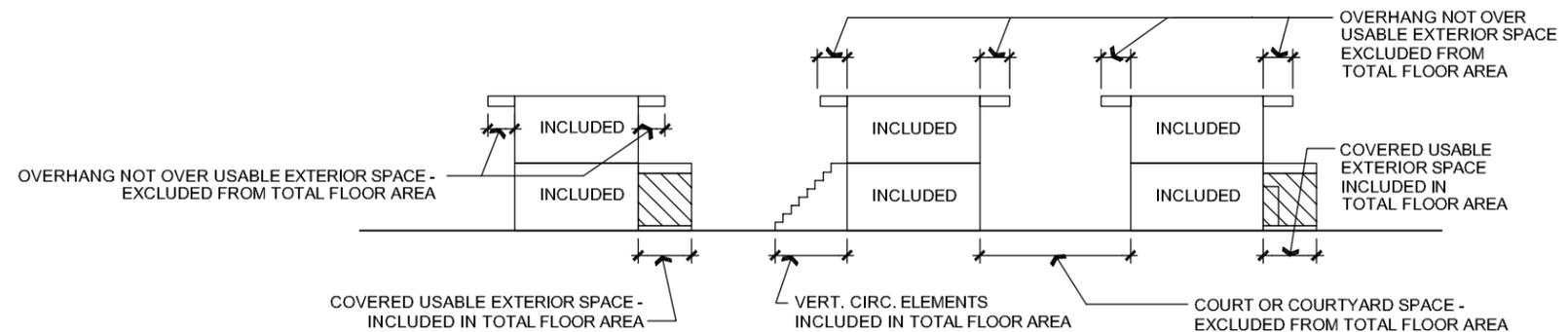
1. FLOOR AREA RATIO FOR ALL RESORT IMPROVEMENTS SHALL NOT EXCEED 25%. FLOOR AREA RATIO IS CALCULATED BY DIVIDING TOTAL FLOOR AREA (AS DEFINED BELOW), BY 2,983,012 S.F.
2. A UNIT IS ANY SINGLE GROUPING OF ONE OR MORE ROOMS WHICH CAN BE OCCUPIED FOR HOSPITALITY OR RESIDENTIAL USE (I.E., ONE OR MORE BEDROOMS) 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 AND HOTEL USE WILL NOT EXCEED MAXIMUM TOTAL UNITS.
3. "MAXIMUM NET FLOOR AREA" FOR THE PROJECT SHALL BE 564,500 S.F. NET FLOOR AREA REFLECTS INTERIOR CONDITIONED SPACE AND DOES NOT INCLUDE BASEMENTS, CART STORAGE, MAINTENANCE AREAS, COMFORT STATIONS, GARAGES (ABOVE OR BELOW GRADE), OR EXTERIOR COVERED AREAS SUCH AS PATIOS AND TERRACES, CARPORTS, OVERHANGS, TRELLISES, POOL CABANAS OR COURTYARDS OR ANY OTHER FACILITIES WHICH ARE NOT INTERIOR CONDITIONED SPACE.
4. TOTAL FLOOR AREA IS DEFINED IN SECTION 2.01 OF THE TOWN ZONING ORDINANCE, BUT EXCLUDING COURTYARDS AND "TRUE ROOF OVERHANGS" SEE RELATED DRAWINGS ON SHEET 2.1.
5. ALL MEASUREMENTS UNDER THIS S.U.P. FOR NET AND TOTAL FLOOR AREA SHALL BE BASED UPON THE DEFINITIONS SET FORTH HEREIN.
6. 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 INCLUDE NO DIRECT, ENCLOSED ATTACHED PARKING. PARKING MAY, HOWEVER, BE IN A JOINT USE GARAGE (ABOVE OR BELOW GRADE) OR PARKING LOT. RESORT HOTEL UNITS MAY BE SEPARATELY OWNED, AND RENTED THROUGH A RESORT RENTAL PROGRAM.

MOUNTAIN SHADOWS RESORT PROGRAM		
	Min/Max	NO. OF UNITS (NOTE 3)
WEST SIDE		
RESORT HOTEL	Minimum/Maximum	100/289
RESORT RESIDENTIAL	Maximum	189
WEST SIDE SUBTOTAL	Maximum	289
EAST SIDE		
RESORT RESIDENTIAL	Maximum Lts	50
EAST SIDE SUBTOTAL		50
RESORT TOTAL	Maximum	339

TOTAL FLOOR AREA DIAGRAM - CONCEPTUAL PLAN VIEW



TOTAL FLOOR AREA DIAGRAM - CONCEPTUAL SECTION VIEW



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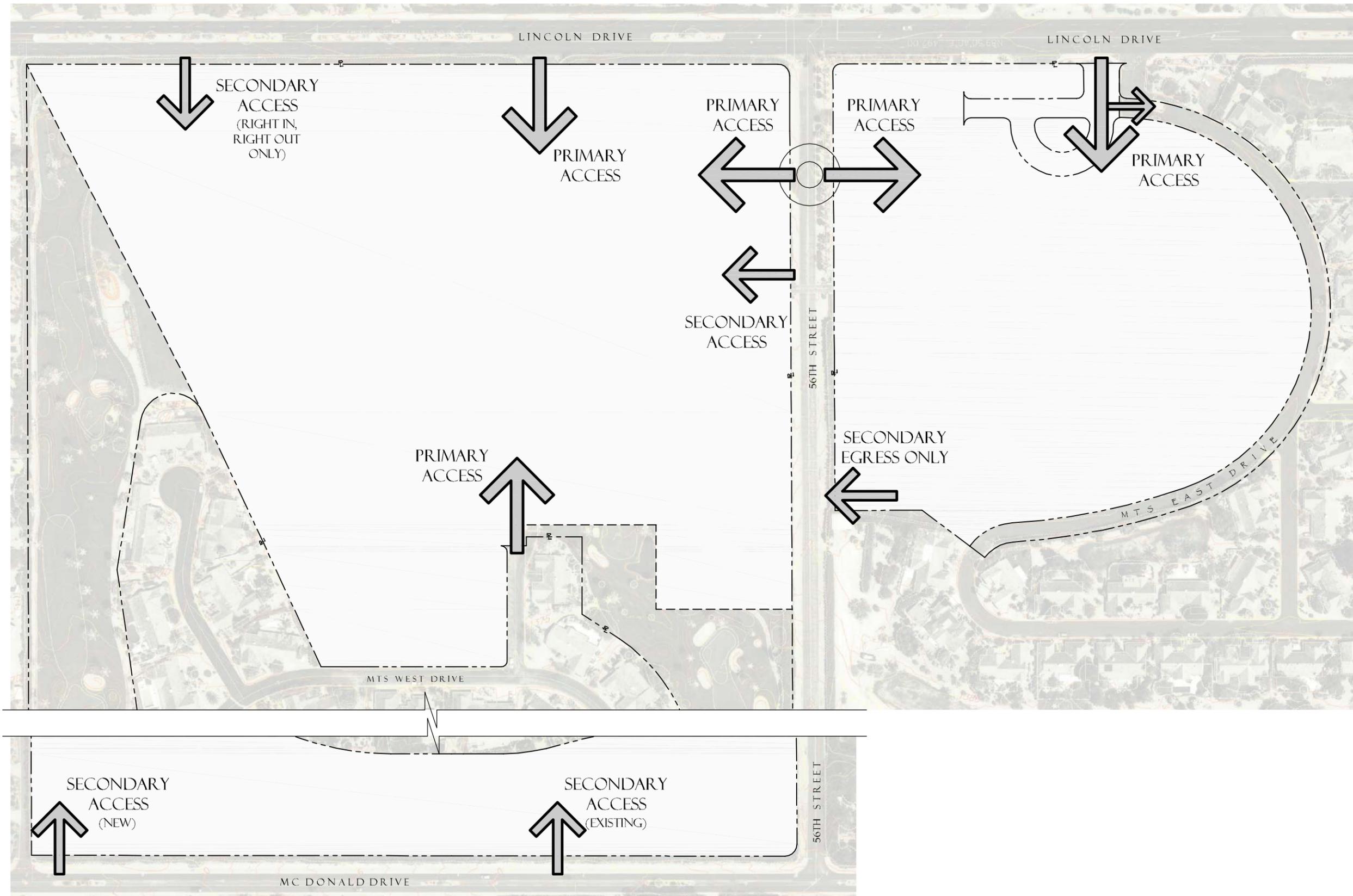
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MOUNTAIN SHADOWS RESORT PROGRAM,
LAND USE PLAN NOTES & DIAGRAMS

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ph: 480.442.8824
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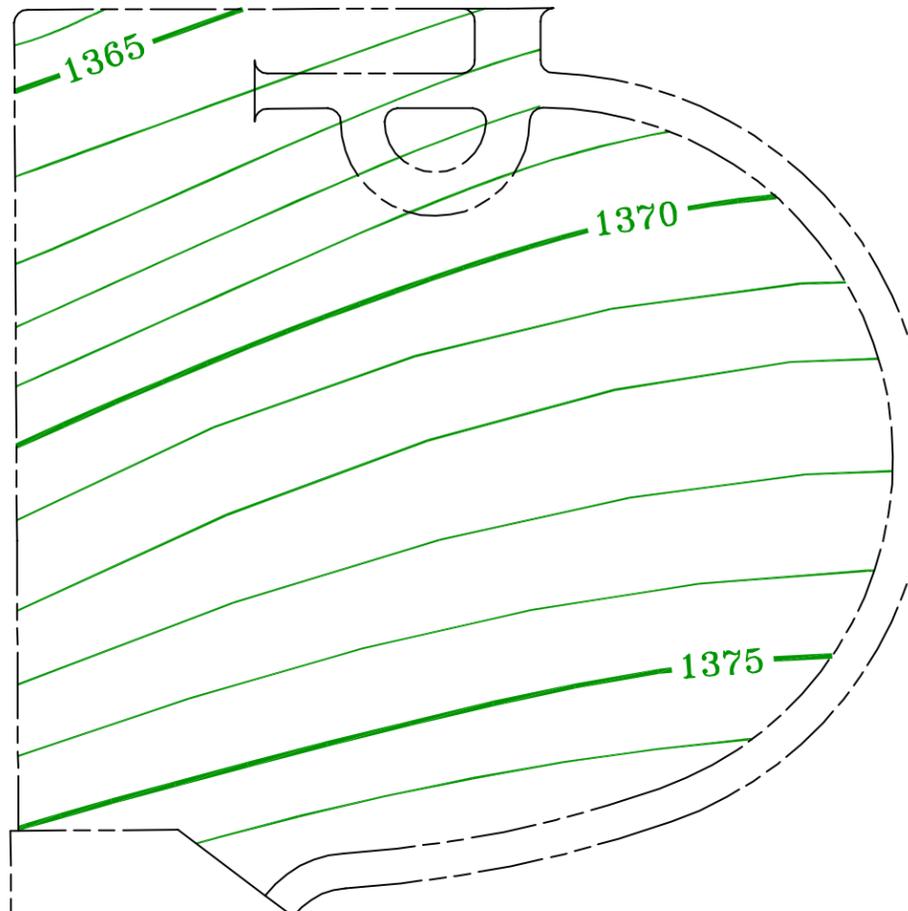
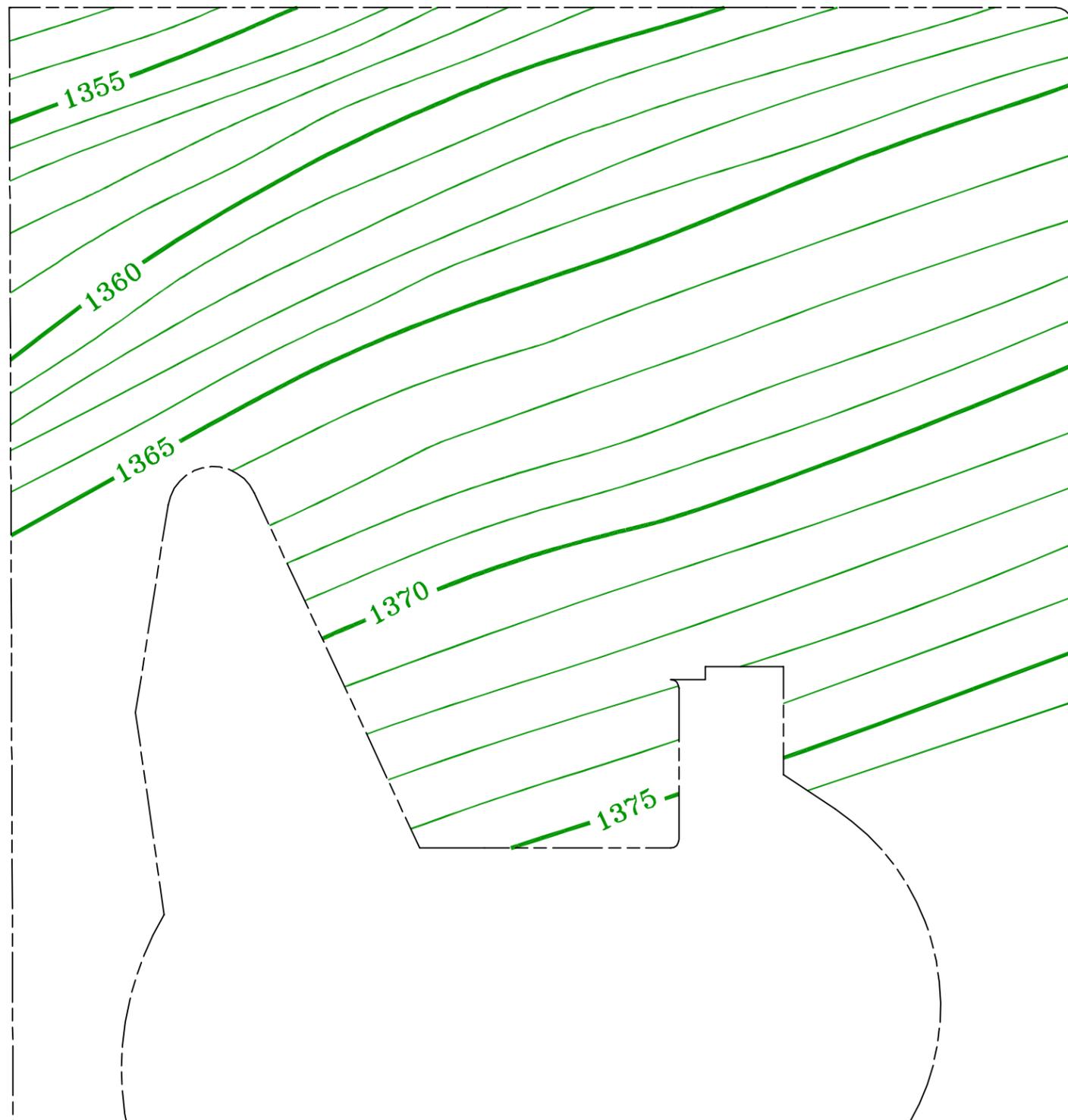
INGRESS / EGRESS DIAGRAM

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LINCOLN DRIVE R.O.W.

56TH ST. R.O.W.



NOTES:

1. THIS PLAN REPRESENTS THE "ORIGINAL 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. FILL MAY EXCEED 2 FEET.
4. CONTOUR INTERVAL SHOWN IS 1 FOOT.

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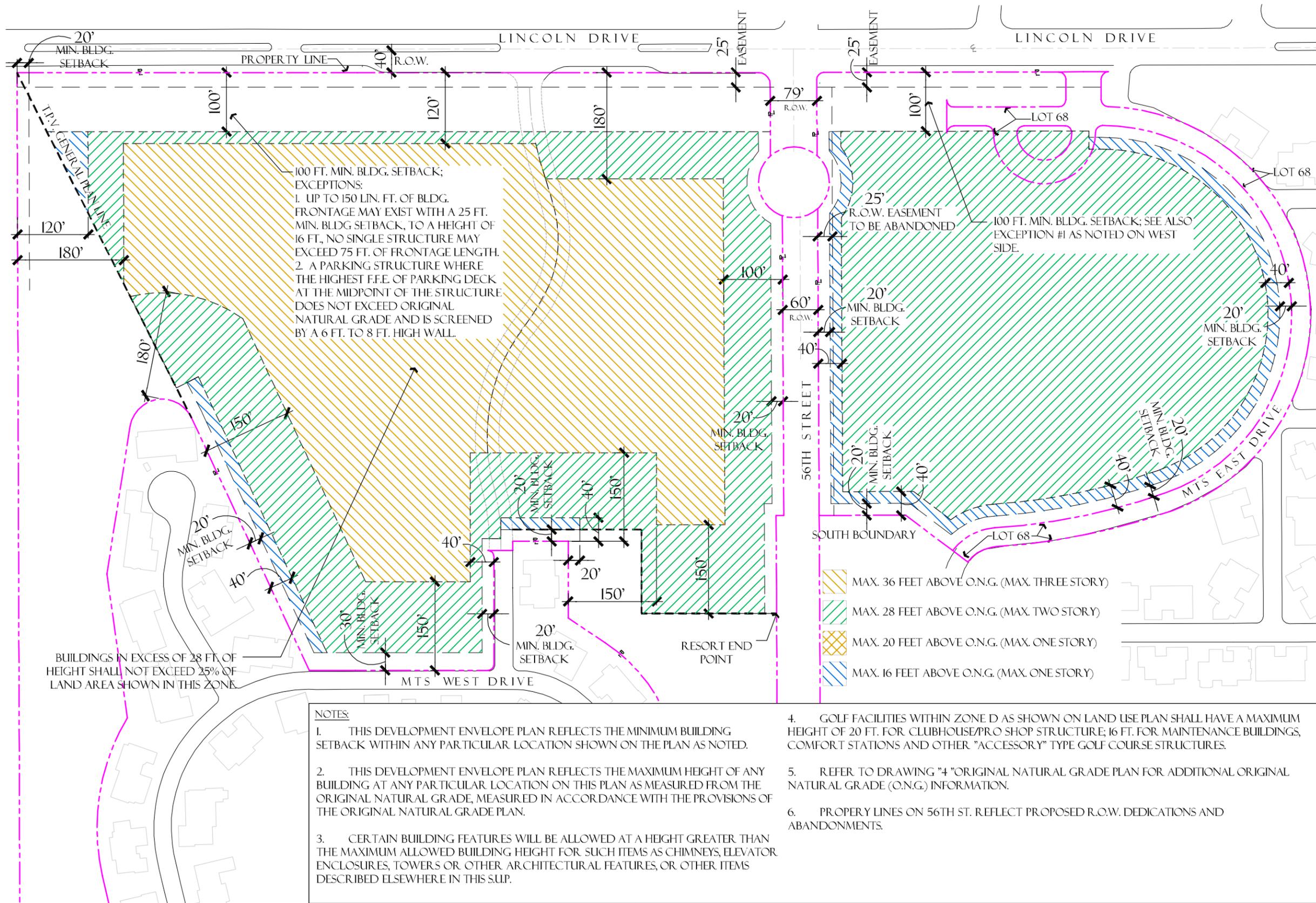
MOUNTAIN SHADOWS



ORIGINAL NATURAL GRADE (O.N.G.) PLAN

<p>SCALE: 1" = 60'</p>	Date: May 15, 2012	Sheet # 3124	<p>4</p>
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DEVELOPMENT CRITERIA EAST SIDE LOTS:

1. MINIMUM SETBACKS AT PERIMETER OF EAST SIDE SHALL BE AS SHOWN ON THE PLAN.
2. REAR YARD SETBACKS: 10 FT TO 28 FT HEIGHT, SUBJECT TO ITEM 1 ABOVE.
3. FRONT YARD SETBACKS: 10 FT TO BUILDING STRUCTURE, DRIVEWAY MUST BE 20 FT. MIN. LENGTH MEASURED FROM BACK OF CURB.
4. SIDE YARD SETBACKS: 10 FT. IN TOTAL, VARIABLY DISTRIBUTED BETWEEN 2 SIDE YARDS.
5. CORNER LOTS: STREET FRONTAGES SHALL BE AS PER FRONT YARDS PER ITEM 3 ABOVE.
6. POOLS, ACCESSORY STRUCTURES NOT EXCEEDING 6 FT. IN HEIGHT SHALL BE ALLOWED IN SETBACKS, BUT BEHIND ALLOWED WALLS.

WALLS:

1. ALONG LINCOLN: 8 FT. MAX. HEIGHT WALL WITH 2 FT. BERM (ON LINCOLN SIDE) SET BACK MIN. OF 25 FT.
2. ALONG 56TH ST. WEST SIDE FROM LINCOLN DRIVE TO RESORT END POINT: 6 FT. MAX. HEIGHT WALL SET BACK MIN. OF 13 FT.
3. ALONG 56TH ST. WEST SIDE FROM RESORT END POINT SOUTH TO MCDONALD: 6 FT. MAX. HEIGHT WALL/VIEW FENCE WITH EXTERIOR FACE SET ON R.O.W.
4. ALONG 56TH ST. EAST SIDE: 6 FT. MAX. HEIGHT WALL SET BACK MIN. OF 13 FT.
5. ALONG MCDONALD: 6 FT. MAX. HEIGHT WALL/VIEW FENCE WITH EXTERIOR FACE SET ON R.O.W.
6. ALONG THE INTERIOR PERIMETER OF EAST SIDE LOTS ADJACENT TO LOT 68: 6 FT. MAX. HEIGHT WALL/VIEW FENCE SET BACK MIN. OF 3 FT. FROM INTERIOR LOT 68 PROP. LINE.
7. COMMON WALLS WILL BE ALLOWED ON INTERIOR LOTS.

- NOTES:**
1. THIS DEVELOPMENT ENVELOPE PLAN REFLECTS THE MINIMUM BUILDING SETBACK WITHIN ANY PARTICULAR LOCATION SHOWN ON THE PLAN AS NOTED.
 2. THIS DEVELOPMENT ENVELOPE PLAN REFLECTS THE MAXIMUM HEIGHT OF ANY BUILDING AT ANY PARTICULAR LOCATION ON THIS PLAN AS MEASURED FROM THE ORIGINAL NATURAL GRADE, MEASURED IN ACCORDANCE WITH THE PROVISIONS OF THE ORIGINAL NATURAL GRADE PLAN.
 3. CERTAIN BUILDING FEATURES WILL BE ALLOWED AT A HEIGHT GREATER THAN THE MAXIMUM ALLOWED BUILDING HEIGHT FOR SUCH ITEMS AS CHIMNEYS, ELEVATOR ENCLOSURES, TOWERS OR OTHER ARCHITECTURAL FEATURES, OR OTHER ITEMS DESCRIBED ELSEWHERE IN THIS S.U.P.
 4. GOLF FACILITIES WITHIN ZONE D AS SHOWN ON LAND USE PLAN 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.
 5. REFER TO DRAWING "4" ORIGINAL NATURAL GRADE PLAN FOR ADDITIONAL ORIGINAL NATURAL GRADE (O.N.G.) INFORMATION.
 6. PROPERTY LINES ON 56TH ST. REFLECT PROPOSED R.O.W. DEDICATIONS AND ABANDONMENTS.

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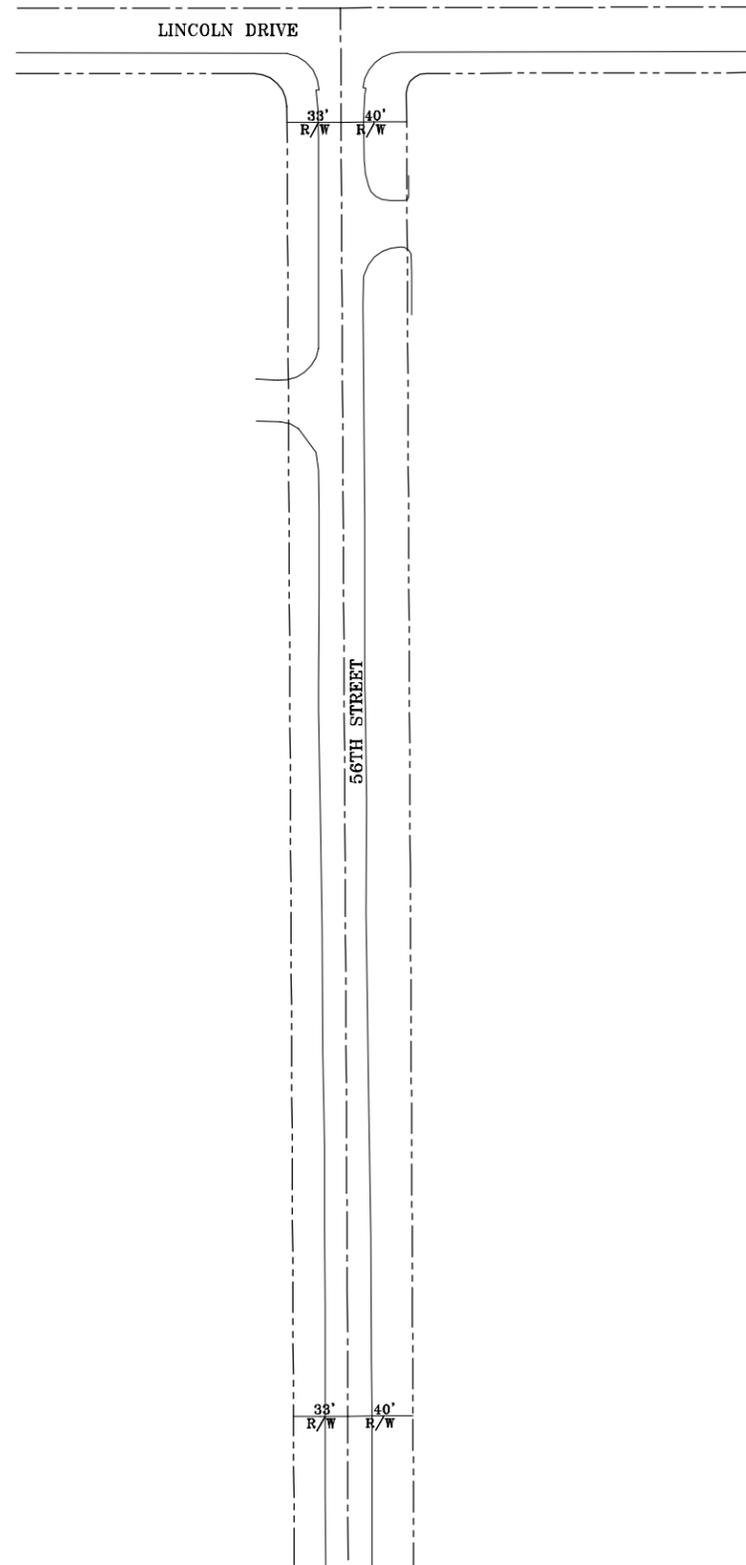
DEVELOPMENT ENVELOPE PLAN



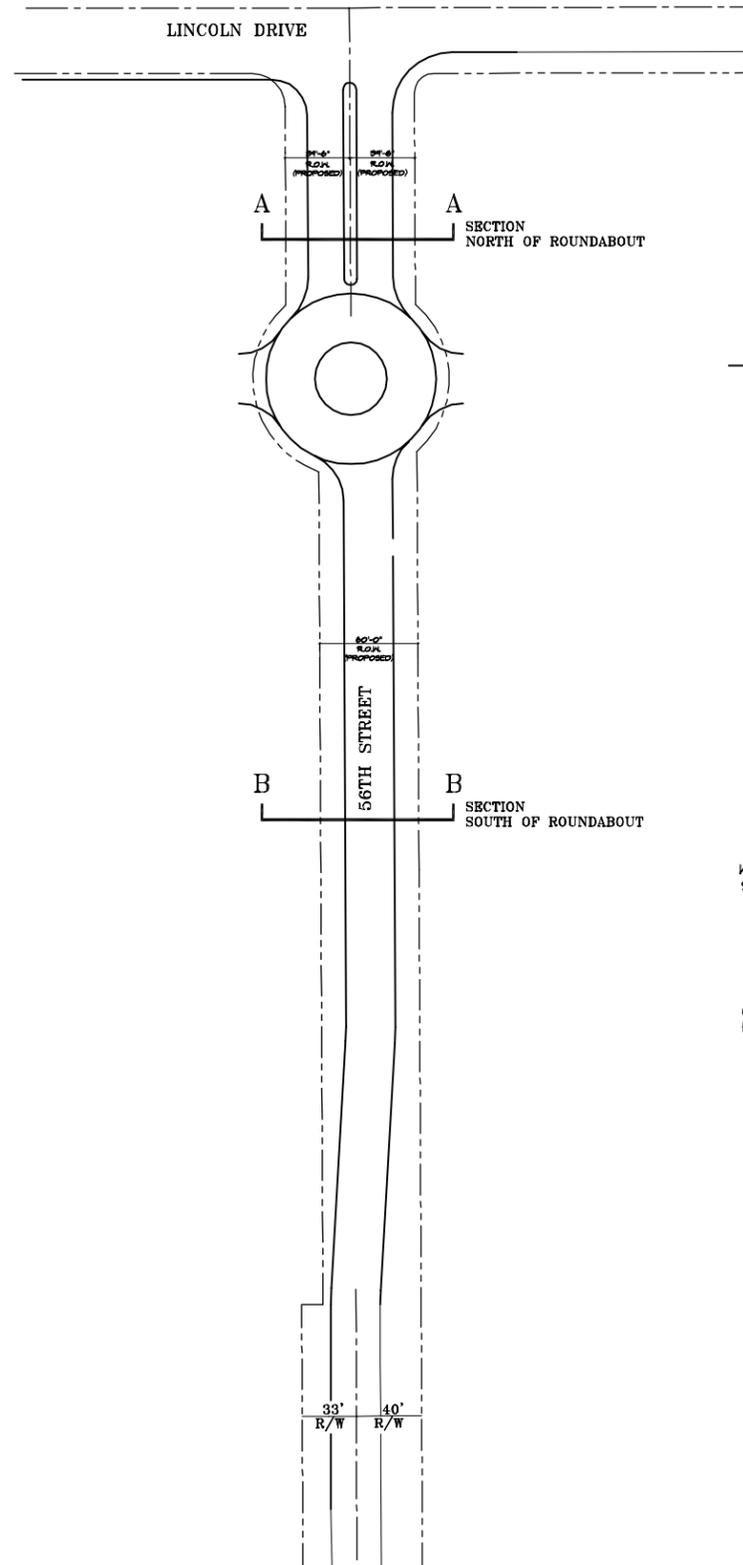
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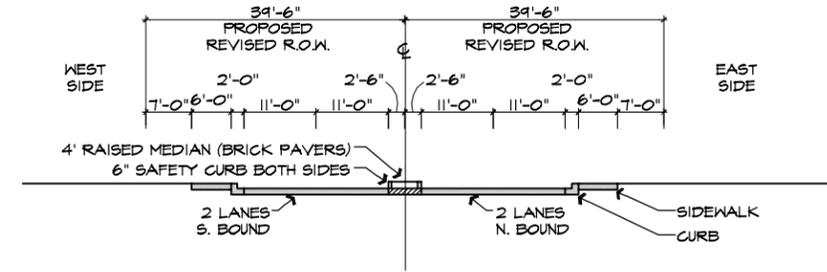
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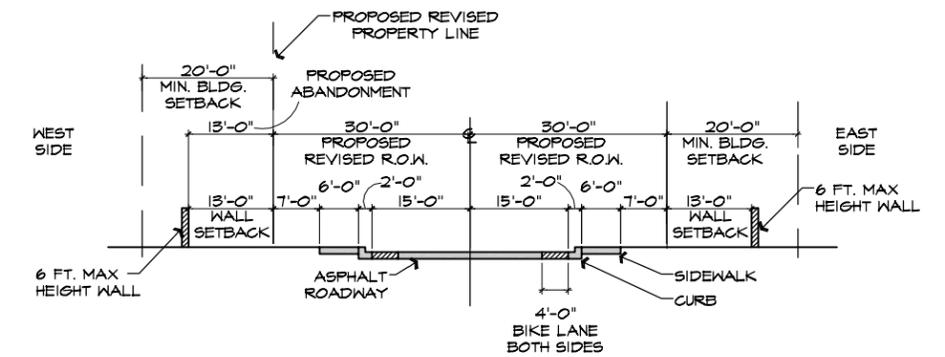
EXISTING 56TH STREET R.O.W.
SCALE: 1" = 40'



PROPOSED 56TH STREET R.O.W.
SCALE: 1" = 40'



A PROPOSED 56TH STREET CROSS SECTION
SCALE: 1" = 10' (NORTH OF ROUNDABOUT)

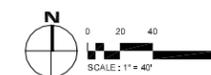


B PROPOSED 56TH STREET CROSS SECTION
SCALE: 1" = 10' (SOUTH OF ROUNDABOUT)

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56TH STREET R.O.W. IMPROVEMENTS

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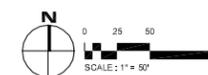
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MOUNTAIN SHADOWS EAST CIRCULATION



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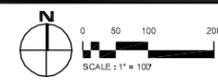
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OVERALL CONCEPTUAL SITE PLAN



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ENLARGED CONCEPTUAL SITE PLAN



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CONCEPTUAL GOLF COURSE ALTERATIONS PLAN



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CONCEPTUAL ELEVATION ENVISIONED ARCHITECTURAL STYLE



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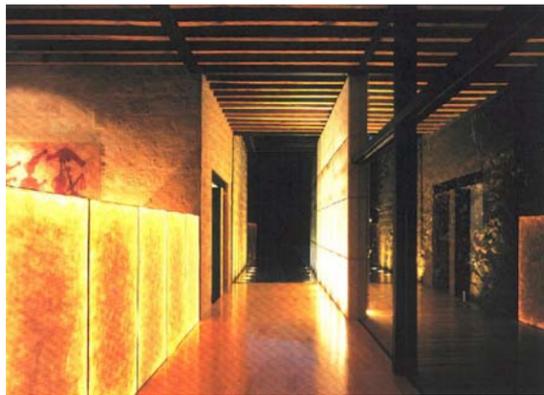
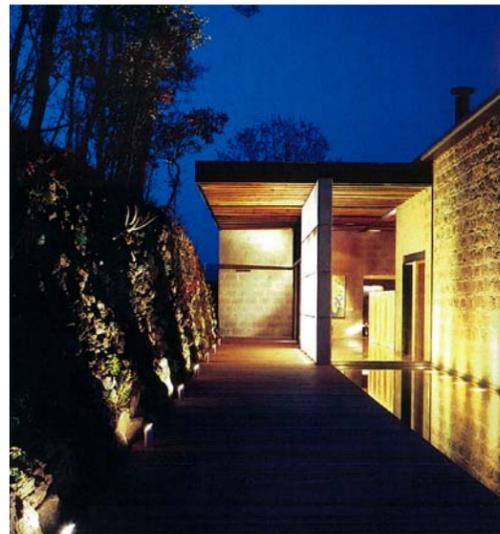
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CONCEPTUAL PERSPECTIVE ENVISIONED ARCHITECTURAL STYLE

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CONCEPTUAL IMAGE PHOTOS ENVISIONED ARCHITECTURAL STYLE

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CONCEPTUAL IMAGE PHOTOS
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