



Town of Paradise Valley Action Report

Agenda Item: 12a
Date: June 28, 2012
Public Hearing
Action Item

AGENDA TITLE

MOUNTAIN SHADOWS RESORT STATEMENT OF DIRECTION

TO: Mayor LeMarr and Town Council Members	Agenda Item Relates to Mission/Vision	• Enhances the community's unique character
FROM: Jim Bacon, Town Manager Eva Cutro, Community Development Director	Strategic Initiative	• Enforcement of land use policies identified in General Plan, Town Code, and/or SUPs
DEPARTMENT: Community Development	Other Policies or Statutory Requirements	
CONTACT: Eva Cutro, Community Development Director		

RECOMMENDATION

It is recommended the Town Council approve the Mountain Shadows Resort Statement of Direction which was reviewed at the June 20th and June 28th study sessions.

SUMMARY STATEMENT

Request

The revised application for the SUP includes a mix of resort, residential, and golf course uses. The east side of 56th Street shall be residentially subdivided (46 lots maximum). The west side will contain a resort hotel (100 key minimum), resort residential units (a mix of suites and villas), resort retail, and golf facilities. The golf course will remain, with several holes relocated and the practice area reconfigured. The plans also contain improvements to 56th Street.

Discussion

A copy of the draft SOD is enclosed. The draft includes the changes agreed to between the staff and the applicant, following last week's special meeting and the changes made at tonight's study session. **Therefore, the amended SOD will be distributed at Thursday's business meeting after all the unresolved issues are discussed at the work study session.**

BUDGETARY IMPACT

ATTACHMENT(S)

Project Plan Booklet
Draft Statement of Direction
Power point



Memorandum

TO: Honorable Mayor and Town Council

FROM: James C. Bacon, Jr., Town Manager
Eva Cutro, Community Development Director

DATE: June 26, 2012

SUBJECT: June 28, 2012, Discussion of Statement of Direction (SOD) for Special Use Permit at Mountain Shadows Resort (SUP 12-5)
5525 E. Lincoln Drive

History

In 1992, the Town annexed Mountain Shadows Resort. The site is approximately 68 acres in size with a golf course and driving range comprising 37 acres of the site. The existing, but now closed, hotel portion of the resort occupies the remaining 31 acres. An application for a Special Use Permit was filed on October 31, 2005. That application was revised and reactivated on May 15, 2012. Due to the long period of time between the original application and revised submittal, the applicant has agreed that the revised submittal will go through the town's current review process starting with the Statement of Direction (SOD).

Request

The revised application for the SUP includes a mix of resort, residential, and golf course uses. The east side of 56th Street shall be residentially subdivided (46 lots maximum). The west side will contain a resort hotel (100 key minimum), resort residential units (a mix of suites and villas), resort retail, and golf facilities. The golf course will remain, with several holes relocated and the practice area reconfigured. The plans also contain improvements to 56th Street.

The applicant has provided newly revised Sheets 2, 2.1, 5, 5.1, 7, 8, 9, 9.1, 9.2, 10, 10.1, 10.2 and 10.3.

Statement of Direction

Staff has prepared a preliminary Statement of Direction based on their revised applications. The Statement of Direction details what Town Council finds acceptable; what the Planning Commission will review and recommend; and, what the Town Manager will review and approve (the deferred submittals). The Council shall review and revise this SOD as necessary so that it can be adopted at the June 28th Council business meeting. The SOD will then guide the Commission in their review of this proposal. The Statement of Direction is not a final decision of the Town Council nor does it create any vested rights for the applicant.

Previous Town Council Discussion

The Town Council discussed the Mountain Shadows project on May 24, 2012, June 7, 2012 and June 20, 2012. During these work sessions the applicant presented their plans for redevelopment, the neighbors discussed their concerns, and staff identified SOD topics and a

tentative schedule for review. At the June 20th meeting, the Town Council also noted: 1) that Area E shall be limited to a maximum height of 24 feet; 2) the Planning Commission shall develop a cross section of 56th Street in conjunction with a private consultant; and 3) directed staff to modify/address several topics outlined in the draft SOD.

A copy of the draft SOD is enclosed. The changes requested at last weeks special meeting and the changes agreed to between the staff and the applicant, following the special meeting, are shown in **bold type** and the *italicized and underlined type* references the applicable table which presents council with options for specific SOD topics (e.g. identifies staffs recommendation, an alternative recommendation and the applicant's proposal). It is important that each of the topics identified in Table A and Table B be resolved during the study session. An amended draft SOD will then be prepared for your consideration during the business meeting (agenda item 2d). Therefore, the amended SOD will be distributed on Thursday during the business meeting.

DOCUMENTATION ATTACHED

Project Plan Booklet
Draft Statement of Direction
Power point

SUP-12-5
Mountain Shadows Resort
-Statement of Direction-
June 26, 2012

On May 15, 2012, **the applicant** reactivated and revised their Special Use Permit application to allow for the development of a resort hotel, resort retail, golf course modifications and resort residential homes.

Section 1102.3 of the Town's Zoning Ordinance states the Town Council must issue a Statement of Direction (SOD) for the Special Use Permit application within 45 days of the first staff presentation. In this case, the Statement of Direction must be issued on or before July 6, 2012.

The Statement of Direction is not a final decision of the Town Council and does not create any vested rights to the approval of a Special Use Permit (SUP). Any applicant for a Special Use Permit shall not rely upon the matters addressed in the Statement of Direction being the same as those that may be part of an approved Special Use Permit.

Therefore, the Town Council issues the following Statement of Direction for SUP-12-5, Mountain Shadows Resort:

1. The General Plan encourages revitalization and improvement of existing resorts within the Town of Paradise Valley;
2. The Mountain Shadows property does not presently have a Special Use Permit. In addition, the Town Council desires to adopt a Special Use Permit which relies on Sheets 2, 2.1, 3, 4, 5, 5.1, 7, and 10 of **the applicant's** submittal. The Town Council finds that the proposed resort concept specified in the documentation submitted by **the applicant** is acceptable and does not need further study by the Planning Commission unless specifically requested in this SOD.
3. THE TOWN COUNCIL **FINDS THE FOLLOWING CONDITIONS ACCEPTABLE:**
 - A. Maximum floor area (and floor area ratio):
 - The floor area ratio shall not be more than 25% and shall be computed using the total lot area of 68.48 acres which includes the golf course;
 - Any increase in the amount of floor area above 25% shall constitute an amendment to the Mountain Shadows Special Use Permit in accordance with Article XI of the Town Zoning Ordinance;
 - *Total Floor Area* shall be defined as the area under roof added to the floor area of any second and third story. The total floor area also includes any residential courtyard areas (as defined in Article XXIV of the Town Zoning Ordinance) in Area E (east of 56th street); the solid portion(s) of trellises and/or open weave roofs, and all area under roof in accessory buildings such as gazebos, ramadas and other accessory buildings. The total floor area excludes the floor area of

any fully subterranean portions of a building, courtyard areas (for any area west of 56th Street), **and overhangs not over useable exterior spaces** (as illustrated on sheet 2.1 of **the applicant's** packet). Any proposal beyond that shall require an amendment to the SUP:

- Covered parking structures with solar panels – SEE TABLE A
 - Courtyard areas east of 56th Street – SEE TABLE B;
 - **Lot Area** shall be defined as the area bounded by the recorded property description of a lot, excluding any dedicated right of way, street or alley, and excluding any private road for which a Special Use Permit has been granted (68.48 acres). **Individual lots within the overall 68.48 acres shall not be limited by the 25% floor area ratio as to that particular lot;**
 - **Developable Area** shall be defined as areas A, B, C, E, F, and G (as shown on Sheet 2 of **applicant's** submittal) **Area D may be improved in accordance with note 4 on Sheet 5.1;**
- B. Maximum building heights (including Open Space Criteria and number of stories) shall conform to the SUP guidelines except as set forth on sheets 5 and 5.1:
- Development of criteria and standards for the 36' or third story elements within the locations shown on Sheet 5 – SEE TABLE A
 - No new two-story element shall be closer than 50' to an existing one-story residence **existing at the date the SUP is granted** (measured between exterior walls) ;
 - The maximum height and number of stories shall comply with sheet 5 and with the following:
 - Areas **A, B, and C** – Maximum 3 story up to 36 feet tall, **except for a** maximum 2 story up to 28 feet tall (for structures with **private** attached garages);
 - Area E – Maximum 2 story up to 24 feet tall; and
 - Area F – Maximum 1 story up to 24 feet tall;
 - Total third-story square footage – SEE TABLE A
 - Height measurements shall be taken from the original natural grade as set forth on Sheet 4. Since the original natural grade has been established by the Town Engineer and **applicant's** engineer, the Town Council finds that the original natural grade as submitted is acceptable. If finished grade is not restored back to original natural grade, the maximum height shall be measured from the mid-point equidistant from the high point and low point of the **Original Natural Grade** immediately adjacent to such building. **(see note 3 of Sheet 4);**
 - Mechanical equipment and mechanical equipment screens shall be included in the total height of any structure they are attached to;

- C. Minimum setbacks:
- Refer to Sheets 5, 5.1, & 7 and TABLE A.
 - No structures shall be placed in a right-of-way easement except approved monument signs;
- D. Minimum key count for the resort:
- Shall be at least 100 hotel rooms **to be located in Area A, Area B, or both (see Sheet 2);**
 - Rental of resort residential units (as shown in Areas "A, B & C") shall be **addressed in the Development Agreement;**
- E. Golf course and practice range:
- **The area of the golf course as shown on Sheet 10 is acceptable;**
 - **The Planning Commission shall identify the optimum locations of greens, tees, water features, and practice areas;**
 - **The Development Agreement shall address the development and phasing of the course;**
 - **Detailed plans regarding the improvements shall be submitted for Town Manager review and approval.**
- F. Parking Structure(s) – Detailed plans regarding the parking structure(s) will be submitted at a later date to be approved by the Town Manager or his designee. If any portion of the parking structure is more than six feet above ground, it shall be included in the floor area ratio;
- G. Golf cart storage - Golf cart storage shall be either underground or in a partially subterranean building that would be completely shielded from view by the wall proposed along Lincoln Drive (as shown on Sheet 5 of **applicant's** submittal). If necessary, the Planning Commission may develop standards for temporary at-grade golf cart storage to be used to keep the golf course operational while a permanent golf cart storage structure is being constructed;
- H. Residential on east side - A preliminary plat application and development standards **in conformance with Sheet 7** shall be submitted by the applicant, but need not be finalized by the time the Planning Commission makes its recommendation on the SUP or the Town Council adopts the SUP. The plat shall address vehicular gates, guard gates, circulation and lot **locations/layout**. Development standards for the resort residential Area E shall include, but are not limited to:
- Allowed uses – single family residential and uses incidental or accessory thereto (such as barbecues, fences, fireplaces, pools, spas, etc.);
 - **Maximum of 46 lots;**
 - Lot size –**A mean average lot size of at least 7500 net square feet.** Average lot width of 60' (on lots that are not rectangular width shall be measured at the center point);

- Primary Residence/Structure:
 - Setbacks
 - Front yard - 10',
 - **Side yard – 5' (zero lot lines allowed).**
 - Side yard with frontage - 10',
 - Rear yard - 20'.
 - Heights
 - 24' maximum height
 - Maximum number of stories – mix of one and two stories.
The two lots at the southwest corner of the site, plus a minimum of three other perimeter lots shall contain one-story homes.
 - Residence size - Minimum Floor Area – 2000 square feet square;
- Accessory Structures:
 - Pools, barbeques, fire pits, fireplaces, water features and other accessory structures shall not exceed 6' in height and shall be allowed in the setbacks provided they are located behind allowed walls
 - Accessory structures over 6' but no taller than 15' shall comply with the following setbacks - 10' front yard, 5' side yard (10' side yard with frontage), 7' rear yard (10' rear yard with frontage);
- Fences and Walls:
 - Perimeter fences adjoining Lincoln Drive and 56th Street shall comply with Article XXIV, **except as noted on TABLE B**
 - Interior fence walls shall not exceed a height of 6' and shall maintain a setback of:
 - 10' front yard,
 - 0' on side/rear yards
 - 10' on side/rear yards adjoining a **public** right-of-way;
 - **5' on side/rear yards adjoining Lot 68**
 - **0' on side/rear yards adjoining all other rights of way'**
 - **3' tall interior fences – SEE TABLE B**
 - **Fences adjoining Lot 68 shall not exceed a height of 6' and shall maintain a setback of:**
 - 10' front yard,
 - 5' on side yard
 - 5' on rear yard

4. THE PLANNING COMMISSION SHALL REVIEW:

A. Rights-of-Way

The Town will create alternatives for the design and development of 56th Street with a private consultant. Planning Commission shall recommend public improvements on 56th Street based on these alternatives. Planning Commission shall also study public improvements along Lincoln Drive and McDonald Drive and make recommendations to Council. Public improvements are not limited to the center line of Lincoln Drive, 56th Street and McDonald Drive and should include the entire right-of-way;

- All roadway amenities such as sidewalks, medians, round-a-bouts, deceleration lanes, and traffic/pedestrian signals shall be reviewed;
- 56th Street – shall be viewed as an iconic “visually significant corridor” in accordance with the General Plan standards and a cross section with a typical landscape treatment shall be reviewed;
- Lincoln Drive – Dedication of Right-of-Way easements – **SEE TABLE A & B.**
- There shall be discussion on the Lincoln Drive streetscape, **including possible removal of all or part of the existing oleanders;**
- Monument signs – placement and size parameters of monument signs shall be established;

B. View Corridors **shall be subject to the following:**

- **Reviewed** in conjunction with the private consultant;
- Compliance with the General Plan;
- Compliance with the Open Space Criteria and determine where the open space criteria is measured;
- Perimeter landscaping **design/standards;**
- The removal of all or parts of the oleanders adjoining Lincoln Drive, 56th Street and McDonald Drive;
- Where all or part of oleander hedge is removed, the Planning Commission shall make a recommendation of alternate screening; and
- Fence/walls along the Rights of Way of Lincoln, 56th St., and McDonald Drive – **SEE TABLE A & TABLE B.**
- **Third story elements – SEE TABLE A**

C. Maintenance Facility

SEE TABLE A

D. Common Use Pools

SEE TABLE A

E. Stipulations

The Planning Commission may craft stipulations to address the landscaping, mechanical equipment screening and locations, resort operational issues and standards (such as hours of operation, amplified music, etc..) and other land use concerns not otherwise **in conflict with** this SOD;

F. Excesses from the SUP Guidelines

Except with respect to those items set forth on Sheets 2, 2.1, 3, 4, 5, 5.1, 7, and 10 and otherwise set forth in this SOD the Planning Commission shall address any improvements/uses that exceed the SUP Guidelines such as additional heights or deviations from setbacks and **the applicant** must provide a rationale for the deviation from these standards;

G. The Planning Commission shall not address any development agreement issues such as financing and phasing of construction;

Although Section 2-5-2.D.1 of the Town Code allows 90 days for Planning Commission review, the Planning Commission is encouraged to complete its review and hearing process in an expedited manner – SEE TABLE A;

The Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved at any time during the review process (as per Section 1102.3.C.3.c of the Zoning Ordinance).

5. THE TOWN MANAGER SHALL REVIEW

After approval of the Special Use Permit and prior to the issuance of building permits for a particular phase of development (this does not prevent the acquisition of demolition permits), **the applicant** shall provide to the Town for each phase of development proposed:

- Additional submittals such as lighting, interior landscaping, circulation, parking, and interior signage plans to be approved by the Town Manager or his designee;
- A construction/demolition schedule and/or phasing timeline shall be provided. The demolition of existing structures shall commence within 90 days of SUP approval and be completed 180 days thereafter. **The demolition schedule shall also address the necessary site stabilization to be utilized after demolition and before construction.** All other phasing will be addressed in the Development Agreement.
- Review and approval of items **to be reviewed by the Town Manager** are not part of the Planning Commission review.

Table A
Mountain Shadows Resort: Differing West Side Development Standards – June 26, 2012

SOD Topic/Subject	Staff Recommendation	Alternate Rec.	Applicant Proposal	Sheet #	SOD #
Amount of Third Story/36' Tall Elements (Sq Ft)	20% Floor Area Ratio for that structure	100,000 square feet	120,000 sq ft	5	3B
Development Standards for Third Story/36' Tall Elements	Planning Commission is tasked with developing criteria and standards for the 36' or third story elements within the setbacks shown on Sheet 5 (These include, but are not limited to, such items as massing, setbacks, vertical planes, etc.)	PC reviews any proposed third story building as a Minor Amendment	Planning Commission is tasked with developing criteria and standards for the 36' or third story elements within the setbacks shown on Sheet 5 (These include, but are not limited to, such items as massing, setbacks between structures , vertical planes, etc.)	5	3B
Lincoln Drive ROW	ROW easements dedicated and converted to right-of-way	N/A	Maintain easement. No dedication of ROW easement	5	4A
Walls & Fences along Lincoln Dr, 56th Street & McDonald Dr	Fence walls shall be compliant with Article 24.	If not compliant with Article 24, PC to review and establish	Fence walls not compliant with Article 24 to be approved by Town Council in SOD per Sheet 5.1: 13' setback from 56 th Street 0' setback from McDonald Dr	5.1	4B
Maintenance Facility	Planning Commission to establish development standards (height, setbacks, square footages, screening, etc)	100' from residential pl 65' from ROW (Per SUP Guidelines)	Town Council to establish development standards in SOD per sheet 5 20' from west ROW 40' from south ROW	5	4C
Common Use Pools	Planning Commission to establish development standards.	200' setback per SUP Guidelines	Town Council to establish development standards in SOD per sheet 5.1: 125' setback from residential property line	5.1	4D
Covered Parking Structures with Solar Panels	Sq Ft included in FAR	N/A	Sq Ft excluded in FAR	2.1	3A

SOD Topic/Subject	Staff Recommendation	Alternate Rec.	Applicant Proposal	Sheet #	SOD #
Area A Accessory Structures	60' setback from west residential property line 24' height	N/A	Allow structures to encroach into 60' setback 28' height	5	3C
Cross Section of 56th Street	PC & Consultant to develop cross section, streetscape and development standards	N/A	Town Council to establish abandonment of ROW and ROW width as shown on Sheet 5.1 in SOD. PC & Consultant to develop cross section, streetscape and development standards	5	4A/4B
Lincoln Dr Setback Exception	40' setback for 150 total lineal feet of building frontage	N/A	25' setback for 150 total lineal feet of building frontage	5	3C
Open Space Criteria					
Southern part of Area C	OSC taken from north side of MTS West Drive	PC to review and establish	OSC taken from south side of MTS West Drive	5/5.1	3B/4F
West side of 56th Street	All buildings to meet OSC 40' setback	PC to review and establish	275 lineal feet of buildings to encroach into OSC 28' height 20' setback	5.1	3B/3C/4F
Planning Commission Review Time					
	Although Section 2-5-2.D.1 of the Town Code allows 90 days for Planning Commission review, the Planning Commission is encouraged to complete its review and hearing process in an expedited manner	90 day review time per Town Code	75 day review time fixed at September 11, 2012	N/A	4/5

Table B

Mountain Shadows Resort: Differing Approaches to Establishing Area E Development Standards – June 26, 2012

SOD Topics/Subject	Staff Recommendation	Alternative	Applicant Set Specifics in SOD	Sheet #	SOD #
Courtyards	Courtyard areas included in FAR per Article 24	PC to review and establish	Courtyard areas excluded in FAR	2.1	3A
Walls & Fences (along 56th Street)					
Setback	Fence walls to be compliant with Article 24	Task PC to review and establish Walls & Fences	13'	5.1 & 7	3H
Walls & Fences (3' tall walls on Interior Lots)					
Front Setback	10'	PC to review and establish	0'	7	3H
Side/Rear Setback with public ROW	10'	PC to review and establish	0'	7	3H
Lincoln Drive ROW	ROW easements dedicated and converted to right-of-way	N/A	Maintain easement. No dedication of ROW easement	5	4A
Lincoln Dr Setback Exception	40' setback for 150 total lineal feet of building frontage	N/A	25' setback for 150 total lineal feet of building frontage	5	3C

Mountain Shadows Resort

Special Use Permit:
Statement of Direction

Town Council
June 28, 2012

Background

- Topics identified in Table A and Table B to be resolved during the study session
- An amended draft SOD will be prepared for your consideration during the business meeting
- TC to take action on the amended SOD tonight



Mountain Shadows Resort - Area E



Mountain Shadows Resort

- Crown plans to redevelop the entire site:
 - Resort Hotel,
 - Resort Residential,
 - Resort Retail, and
 - Golf Facilities

Table B
Mountain Shadows Resort: Differing Approaches to Establishing Area E Development Standards - June 26, 2012

SUD Topic/Subject	Staff Recommendations	Alternatives	Applicant has specified by SUD	Sheet #	SUD #
Entrance	Controlled access including 10' curb per Article 14.	PC to review and establish	Controlled access including 10' curb	2.1	43
Walk # 8: Fences (along SUD Network Sidewalk)	Fences must be in compliance with Article 21.	100' PC to review and establish 10' SUD # fences	10'	5.1 & 7	31
Walk # 8: Fences (10' tall walk on Interstate Lane)		PC to review and establish			31
Crack Sealing	10'	PC to review and establish			31
Subsolar Network with public ROW		PC to review and establish			31
Landscape Drive ROW	ROW assessment delineated and oriented to right-of-way	N/A	Minimum movement for delineation of ROW	5	45
Landscape Dr Network Excavation	10' setback for 10' tall lateral line of building footprint	N/A	10' setback for 10' tall lateral line of building footprint	5	31

Mountain Shadows Resort – West Side



Questions?

Table A
Mountain Shadows Resort: Differing West Side Development Standards – June 26, 2012

SCD Topic/Project	Staff Recommendation	Advisory Rec.	Applicant Proposal	Staff #	SCD #
Amount of Third Storey Tall Elements (by %)	25% Floor Area Ratio for 3rd storey or	25% Floor Area Ratio	12,000 sq. ft.	5	28
Development Standards for Third Storey Tall Elements	Planning Commission is asked with reviewing criteria and standards for the 3rd or 4th story elements within the setbacks (along the Street) (Flow setbacks, but not setbacks for wall base or parking, unless by vertical plane, etc.)	PC review - one proposal (3rd story) to allow as a 4th story (setbacks)	Planning Commission is asked with reviewing criteria and standards for the 3rd or 4th story elements within the setbacks (along the Street) (Flow setbacks, but not setbacks for wall base or parking, unless by vertical plane, etc.)	1	38
Lottery Draw, B/DW	B/DW Agreement developed and consented to (10/11/12)	NA	Agreement submitted for declaration to B/DW (10/11/12)	1	44
Width of Easement along Lonsdale Dr. by Street & McDonald Dr.	Front setback shall be compliance with Article 14	As per applicant with Article 14, PC in review and modified.	Article 14 to be approved by Town Council on 10/11/12 per Section 11.11 setback from 10' to 15' setback from 10' to 15'.	1,1	48
Maintenance Facility	Planning Commission is requested to establish design within its approved setback, including (10)	10' Setback established (10' from B/DW (10/11/12) (10' from B/DW (10/11/12))	10' Setback established (10' from B/DW (10/11/12) (10' from B/DW (10/11/12))	1	42
Concrete Fire Pools	Planning Commission is requested to establish design standards.	10' Setback established (10' from B/DW (10/11/12))	10' Setback established (10' from B/DW (10/11/12))	1,1	42
Covered Parking Structures with Solar Panels	By 11 included in PAB	11	By 11 included in PAB	2,1	34

Table A (Cont.)

SCD Topic/Project	Staff Recommendation	Advisory Rec.	Applicant Proposal	Staff #	SCD #
Area & Accessory Structures	10' setback from rear residential property line	10'	10' setback from rear residential property line	2	32
Crane Location of 10' Easement	PC, B/DW & Committee to develop site access, site layout and development standards	10'	10' setback from rear residential property line	1	44-48
Landside Dr. Setback Exception	10' setback by 11 and local fire of building setbacks	10'	10' setback by 11 and local fire of building setbacks	1	32
Open Space Criteria	10' setback from rear residential property line	10'	10' setback from rear residential property line	1,1	30-32
West side of 10' Street	10' setback from rear residential property line	10'	10' setback from rear residential property line	1,1	30-32
Planning Commission Review Time	Although Section 11.11 of the Town Code allows 60 days for Planning Commission to review, the Planning Commission is requested to complete its review and hearing process in an expedited manner	60 days review plus per Town Code	75 days review time from submission - 10/11/12	NA	49



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FORREST
RICHARDSON
& ASSOC.
GOLF COURSE
ARCHITECTS

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS.

MOUNTAIN SHADOWS

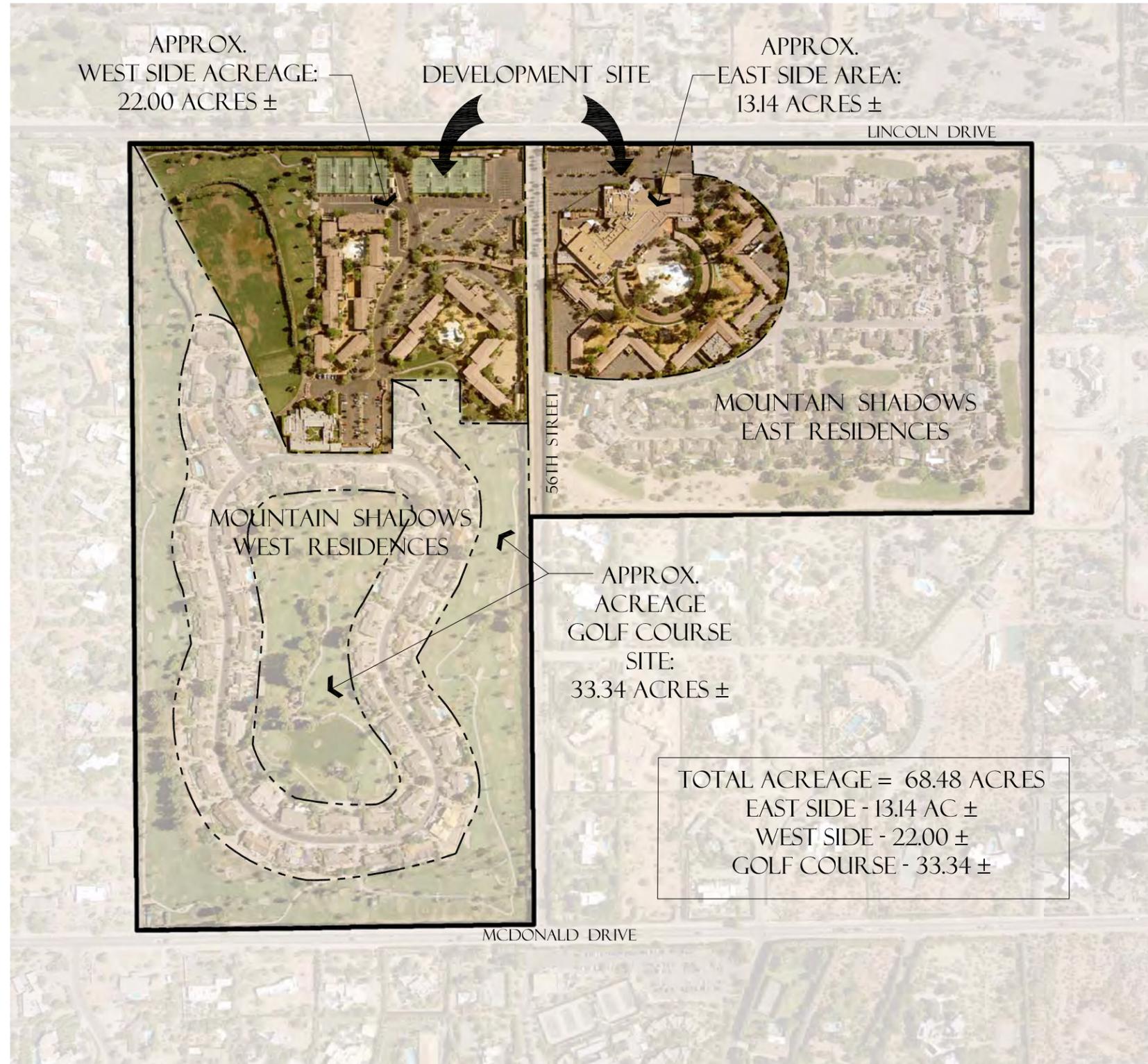
CROWN
REALTY & DEVELOPMENT
CORPORATION

COVER SHEET

Date:	May 15, 2012	Project #:	3124	Sheet:	0
Revised:	Revised May 24, 2012	Issued For:	SPECIAL USE PERMIT		
	Revised June 5, 2012				
	Revised June 15, 2012				
	Revised June 26, 2012				

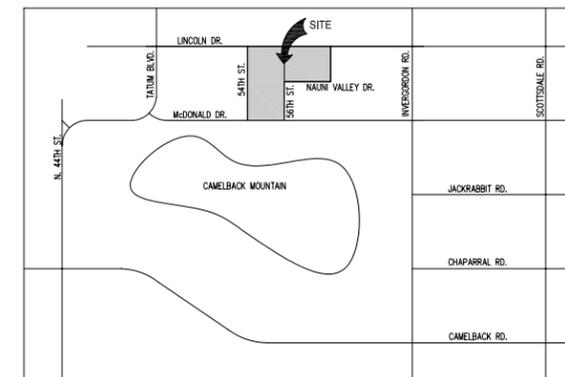
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SHEET INDEX:

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5.1	DEVELOPMENT ENVELOPE NOTES
6	56TH STREET R.O.W. IMPROVEMENTS
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10	CONCEPTUAL GOLF COURSE IMPROVEMENTS PLAN
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11	ENVISIONED ELEVATION
12	ENVISIONED PERSPECTIVE
13	ENVISIONED IMAGE PHOTOS
14	ENVISIONED IMAGE PHOTOS



VICINITY MAP NTS
PARADISE VALLEY, ARIZONA

AERIAL EXISTING SITE SCALE: 1" = 150'

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ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS.

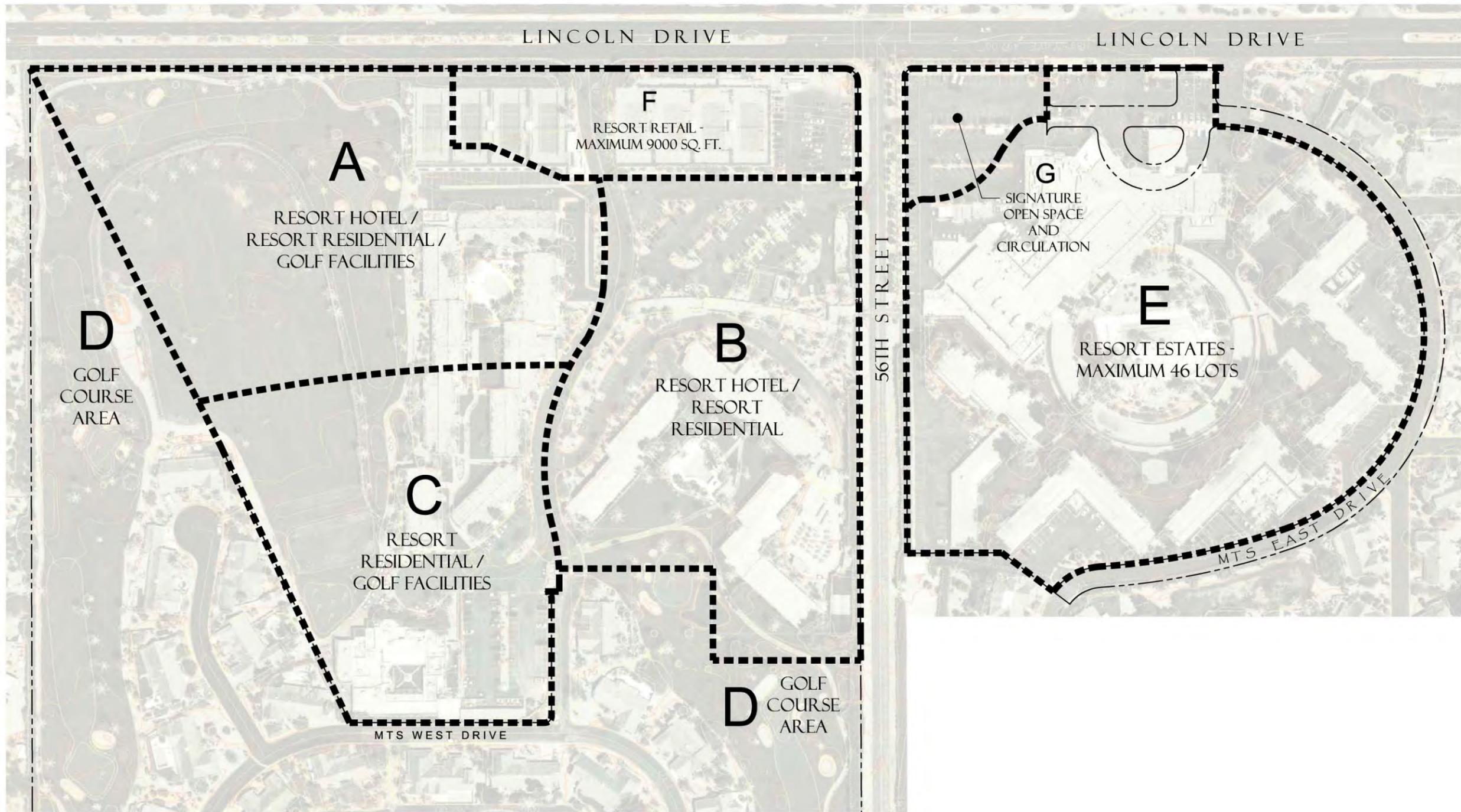
MOUNTAIN SHADOWS



AERIAL / VICINITY MAP / TABLE OF CONTENTS

Date: May 15, 2012	Project #: 3124	Sheet: 1
Revised: June 26, 2012	Issue For: SPECIAL USE PERMIT	

OZ
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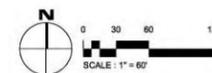
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LAND USE PLAN

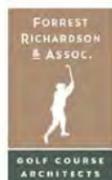
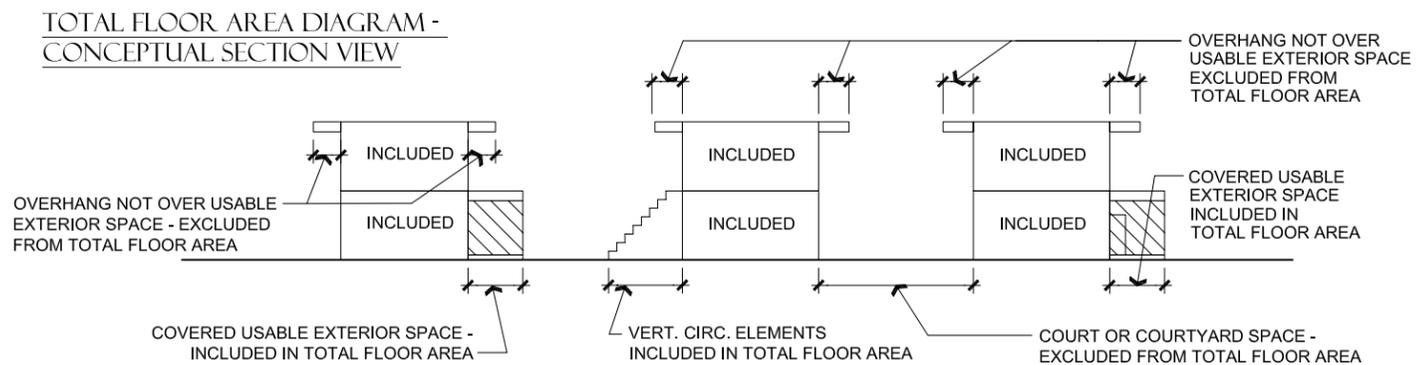
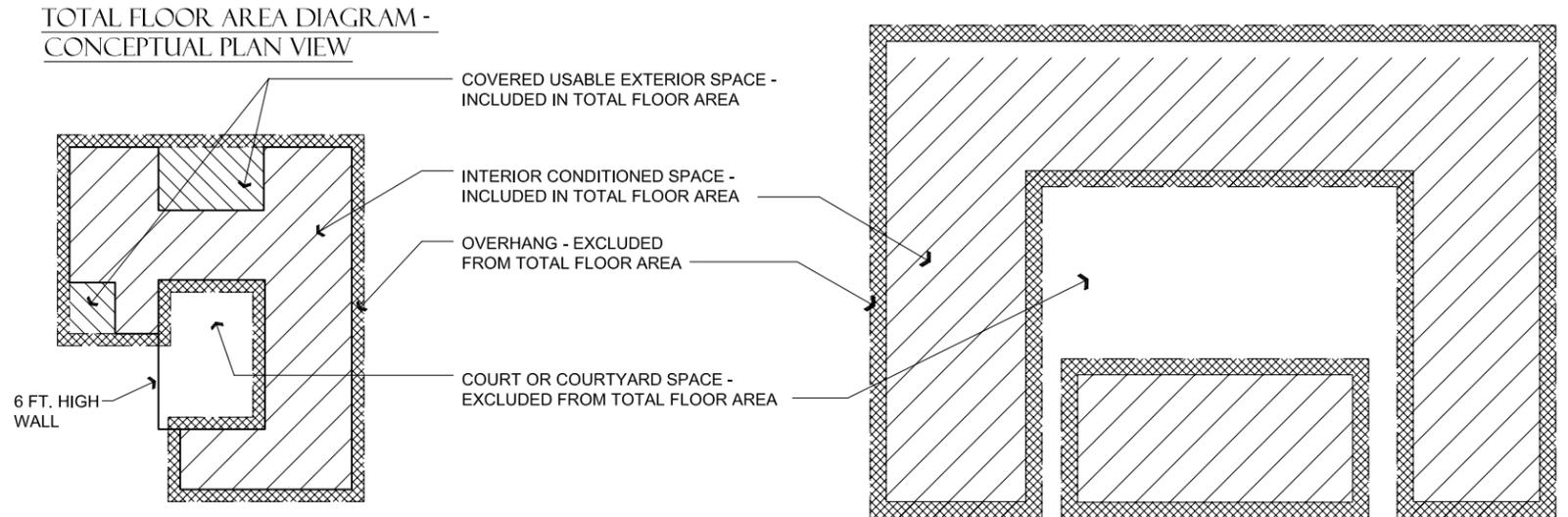
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MOUNTAIN SHADOWS RESORT PROGRAM		
	Min/Max	NO. OF UNITS (NOTE 3)
WEST SIDE		
RESORT HOTEL	Minimum/Maximum	100/314
RESORT RESIDENTIAL	Maximum	189
WEST SIDE SUBTOTAL	Maximum	314
EAST SIDE		
RESORT ESTATES	Maximum Lots	46
EAST SIDE SUBTOTAL		46
RESORT TOTAL	Maximum	360

DEFINITIONS AND LIMITATIONS ON DENSITY:

- 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.
- 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.
- 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. WHERE THE HIGHEST FINISH FLOOR ELEVATION OF PARKING DECK OF A COMMONLY USED PARKING STRUCTURE AT THE MIDPOINT IS NO HIGHER THAN ORIGINAL NATURAL GRADE, THE AREA OF THE PARKING STRUCTURE IS NOT INCLUDED IN FLOOR AREA CALCULATIONS. IF ANY PORTION OF THE PARKING STRUCTURE IS MORE THAN SIX FEET ABOVE GROUND, IT SHALL BE INCLUDED IN THE FLOOR AREA RATIO. SHADE STRUCTURES COVERING PARKING SUPPORTING SOLAR PHOTOVOLTAIC PANELS SHALL NOT BE INCLUDED IN FLOOR AREA CALCULATIONS.
- ALL MEASUREMENTS UNDER THIS S.U.P. FOR TOTAL FLOOR AREA SHALL BE BASED UPON THE DEFINITIONS SET FORTH HEREIN.

ALLOWED COURTYARD DIAGRAMS:



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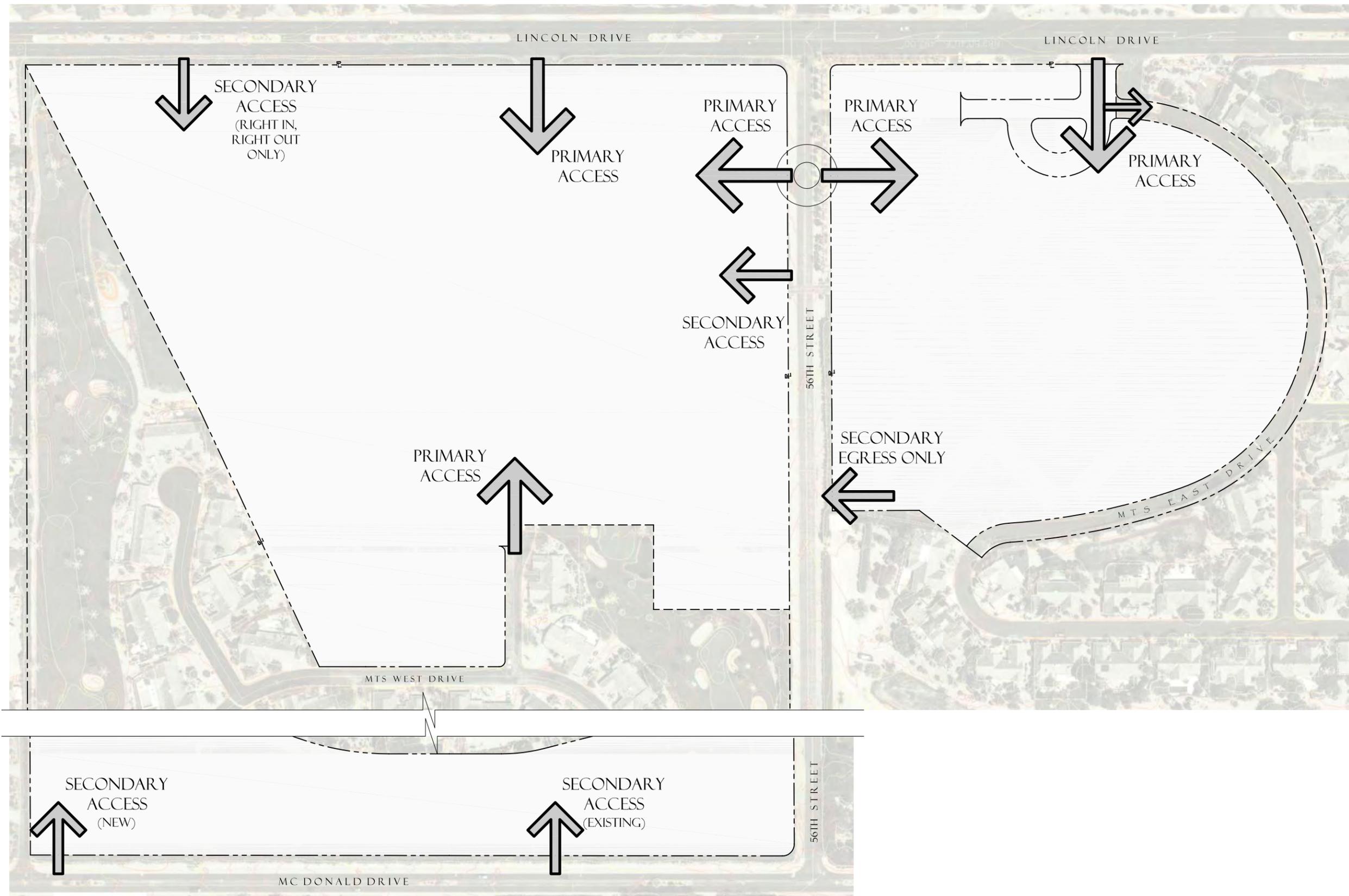
MOUNTAIN SHADOWS



MOUNTAIN SHADOWS RESORT PROGRAM, LAND USE PLAN NOTES & DIAGRAMS

Date: May 15, 2012	Project #: 3124	Sheet: 2.1
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Revised: Revised June 26, 2012		





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INGRESS / EGRESS DIAGRAM

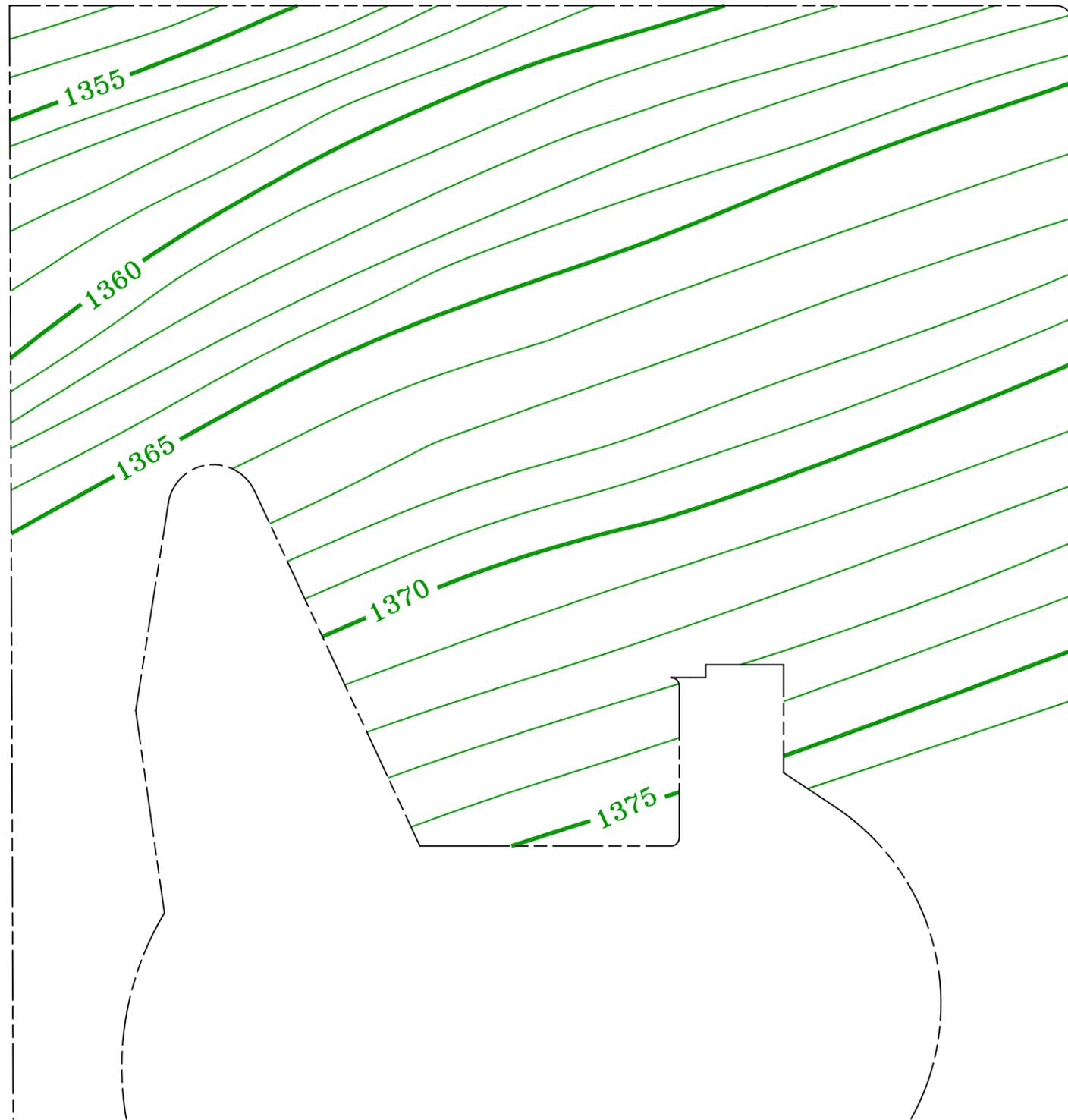


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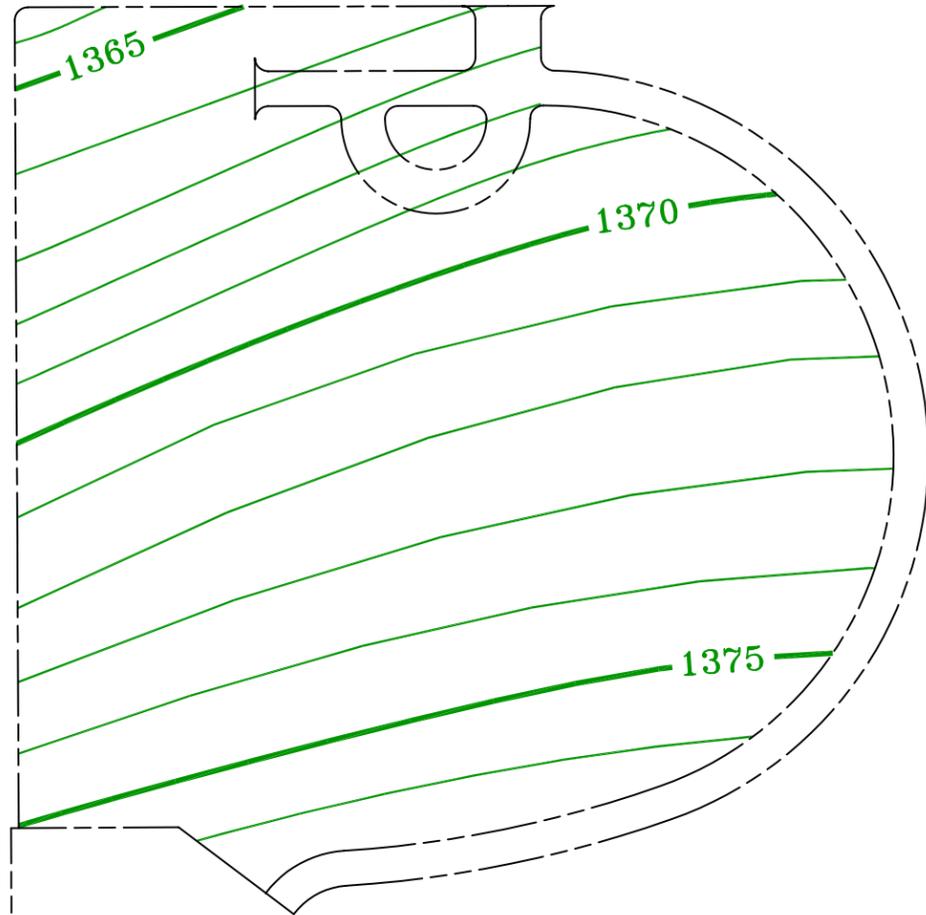
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LINCOLN DRIVE R.O.W.



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



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OPEN SPACE CRITERIA:

ALL BUILDING IMPROVEMENTS SHALL OBSERVE THE TPV RESORT SUP OPEN SPACE CRITERIA WITH RESPECT TO BUILDING IMPROVEMENTS ADJACENT TO PUBLIC STREETS AND ADJACENT PROPERTY NOT SUBJECT TO THIS S.U.P., EXCEPT AS QUALIFIED AS FOLLOWS:

1. BUILDING IMPROVEMENTS ERRECTED ADJACENT TO "LOT 68" ON THE EAST SIDE SHALL MEASURE COMPLIANCE FROM THE OUTER EDGE OF LOT 68.
2. ALONG THE WEST SIDE OF 56TH ST, NORTH OF THE "RESORT END POINT" UP TO 275 LINEAL FEET OF BUILDING MAY EXCEED THE OPEN SPACE CRITERIA, PROVIDED: A) NO PORTION OF SAID BUILDING SHALL BE WITHIN 300 FT. OF LINCOLN DRIVE, AND B) NO SINGLE BUILDING (OR PORTION THEREOF) WHICH EXCEEDS THE OPEN SPACE CRITERIA SHALL EXCEED 200 FT. IN LENGTH.
3. WHERE PROPERTY BORDERS A PRIVATE STREET, THE SETBACK REQUIREMENTS FOR PURPOSES OF OPEN SPACE CRITERIA SHALL BE TAKEN FROM THE CURB ON THE OPPOSITE SIDE OF THE STREET.

MINIMUM SETBACK EXCEPTION FOR WEST SIDE OF 56TH ST.:

UP TO 275 LINEAL FEET OF BUILDING IMPROVEMENTS MAY BE ERRECTED WITHIN THE 40 FT. MIN. SETBACK PROVIDED:

1. MAXIMUM HEIGHT SHALL BE 28 FT.
2. MAXIMUM LENGTH SHALL BE 200 FT. FOR ANY SINGLE BUILDING (OR PORTION THEREOF)
3. NO PORTION OF SAID ENCROACHMENT SHALL BE WITHIN 300 FT. OF LINCOLN DRIVE
4. NO BUILDINGS SHALL BE CONSTRUCTED WITHIN 20 FT. OF PROPERTY LINE.

NOTES:

1. THIS DEVELOPMENT ENVELOPE PLAN REFLECTS THE MINIMUM BUILDING SETBACK WITHIN ANY PARTICULAR LOCATION SHOWN ON THE PLAN AS NOTED.
2. EXCEPT AS SPECIFICALLY ALLOWED, THIS DEVELOPMENT ENVELOPE PLAN REFLECTS THE MAXIMUM HEIGHT OF ANY BUILDING AT ANY PARTICULAR LOCATION ON THIS PLAN MEASURED FROM THE ORIGINAL NATURAL GRADE, MEASURED IN ACCORDANCE WITH THE PROVISIONS OF THE ORIGINAL NATURAL GRADE PLAN.
3. CERTAIN BUILDING FEATURES (NOT TO INCLUDE MECHANICAL EQUIPMENT OR MECHANICAL EQUIPMENT SCREENS) WILL BE ALLOWED AT A HEIGHT GREATER THAN THE MAXIMUM ALLOWED BUILDING HEIGHT FOR SUCH AS CHIMNEYS, ELEVATOR ENCLOSURES, TOWERS OR OTHER ARCHITECTURAL FEATURES, OR OTHER ITEMS DESCRIBED ELSEWHERE IN THIS S.U.P., NOT TO EXCEED 40 FT.
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.

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 TO RESORT END POINT; 6 FT MAX. HEIGHT WALL SET BACK MINIMUM OF 13 FT.
3. ALONG 56TH ST. EAST SIDE: 6 FT. MAX. HEIGHT WALL SET BACK MIN. OF 13 FT.
4. 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.
5. COMMON WALLS WILL BE ALLOWED ON INTERIOR LOTS TO A MAXIMUM HEIGHT OF 6 FT.

COMMON USE POOL SETBACKS:

125 FT FROM EXISTING RESIDENTIAL STRUCTURES; PRIVATE USE POOLS SHALL NOT BE RESTRICTED.

COMMON USE PARKING LOT STALL SETBACKS:

1. 25 FT FROM R.O.W. AT LINCOLN FRONTAGE
2. 20 FT AT 56TH ST. FRONTAGE
3. 60 FT FROM EXISTING RESIDENTIAL
4. VEHICULAR CIRCULATION SHALL BE ALLOWED IN SETBACKS.

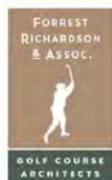
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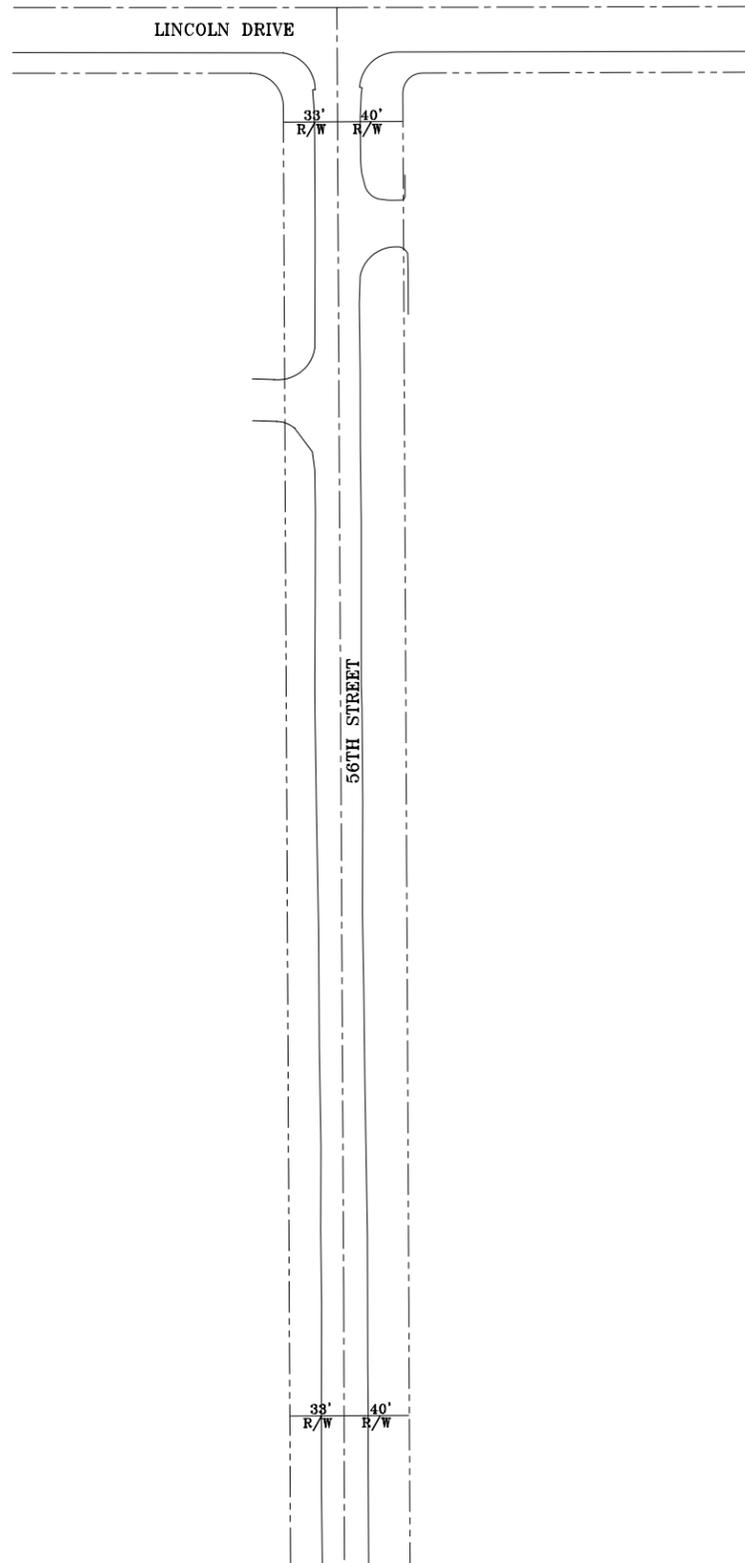


DEVELOPMENT ENVELOPE NOTES

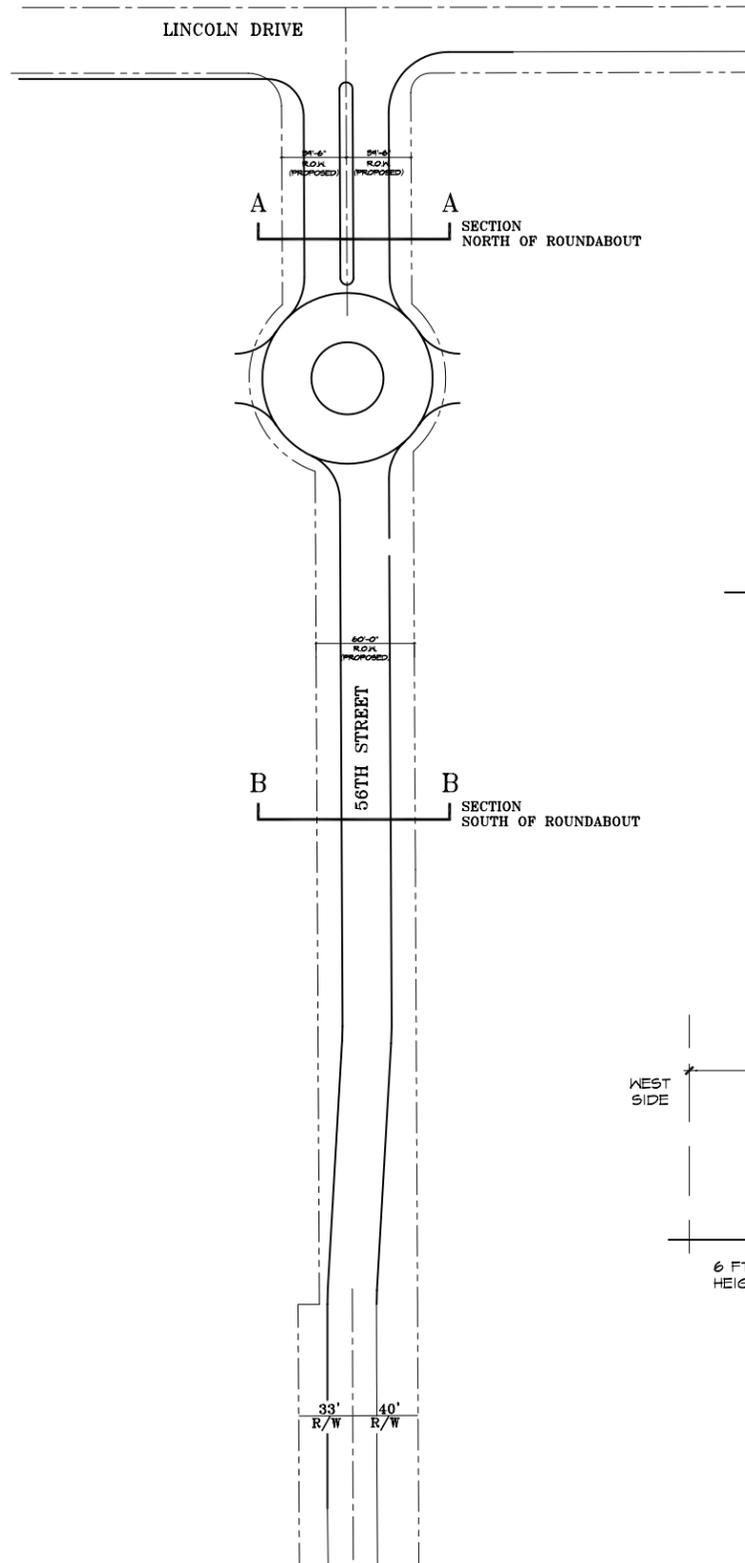
Date:	June 15, 2012	Project #:	3124	Sheet:	5.1
Revised:	Revised June 26, 2012	Issued For:	SPECIAL USE PERMIT		



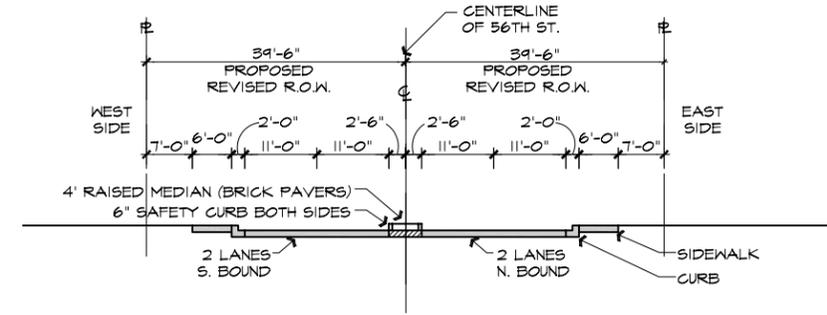
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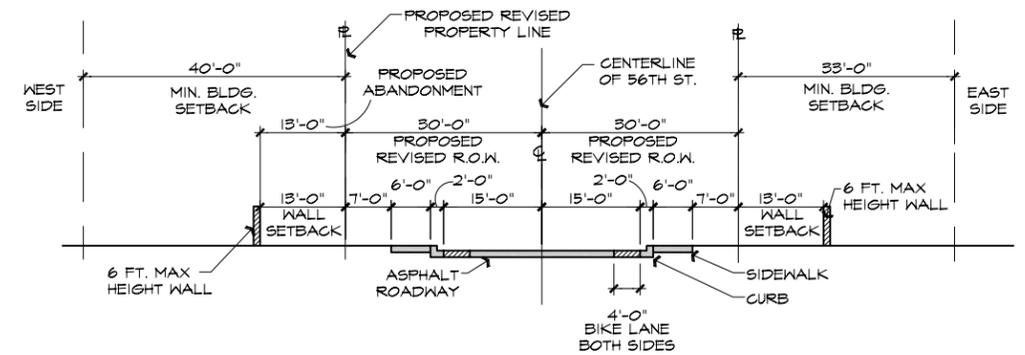
EXISTING 56TH STREET R.O.W.
SCALE: 1" = 40'



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)

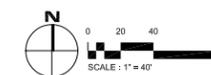


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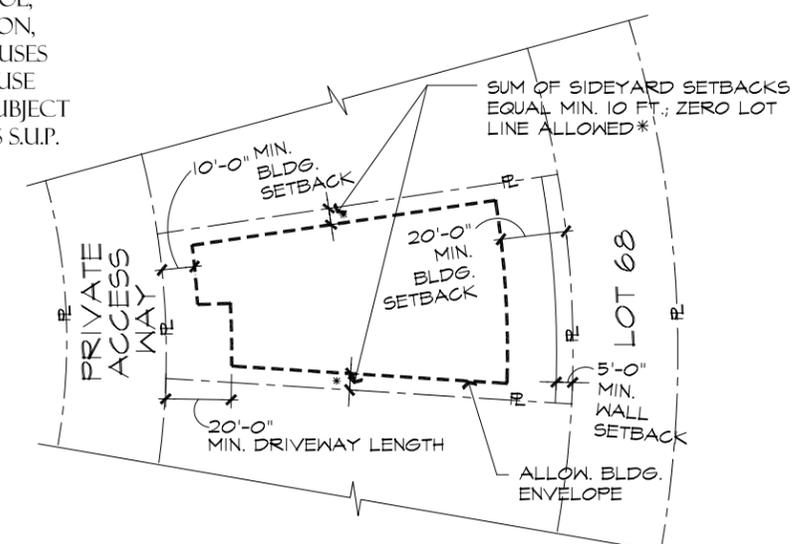
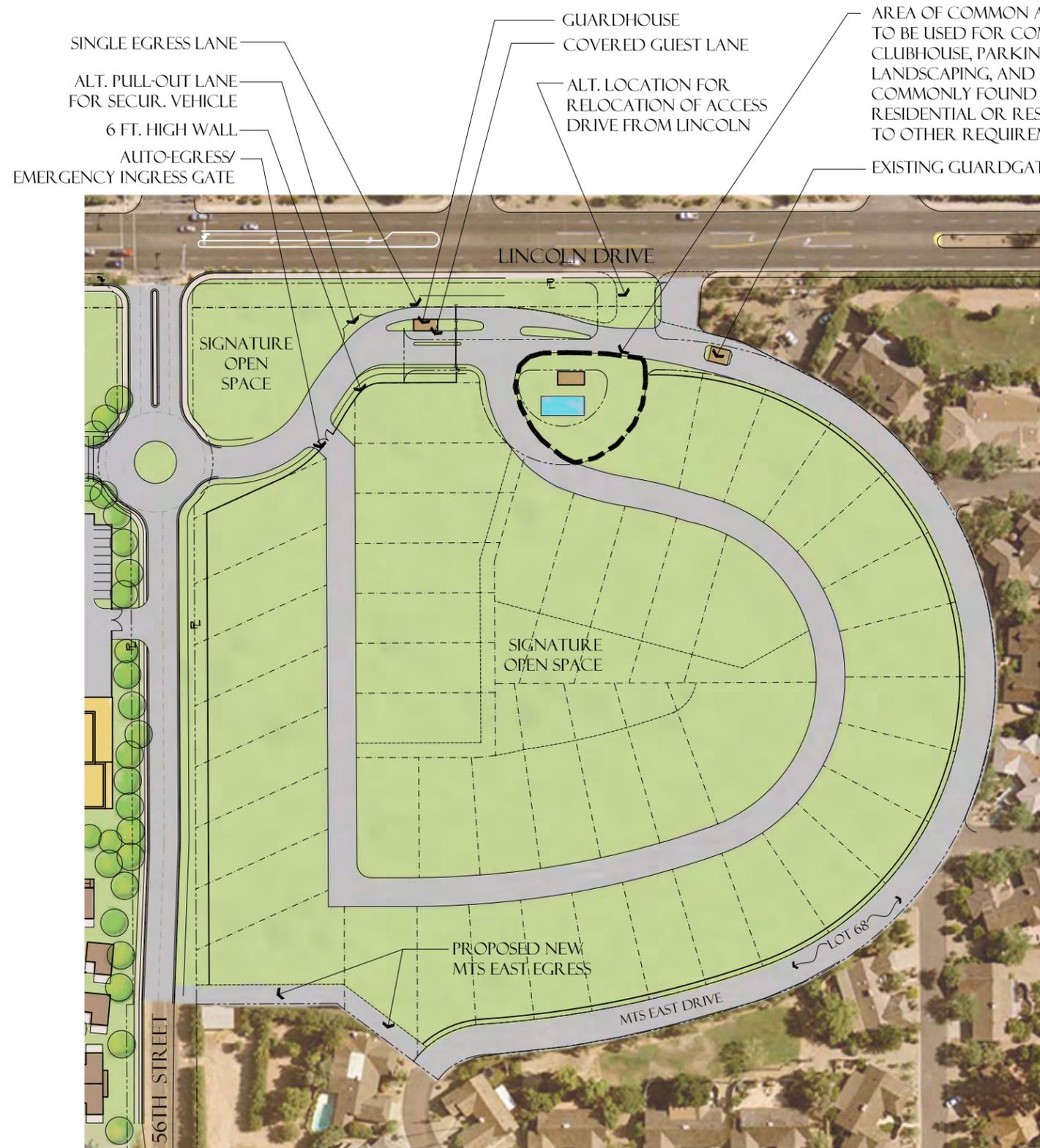
56TH STREET R.O.W. IMPROVEMENTS



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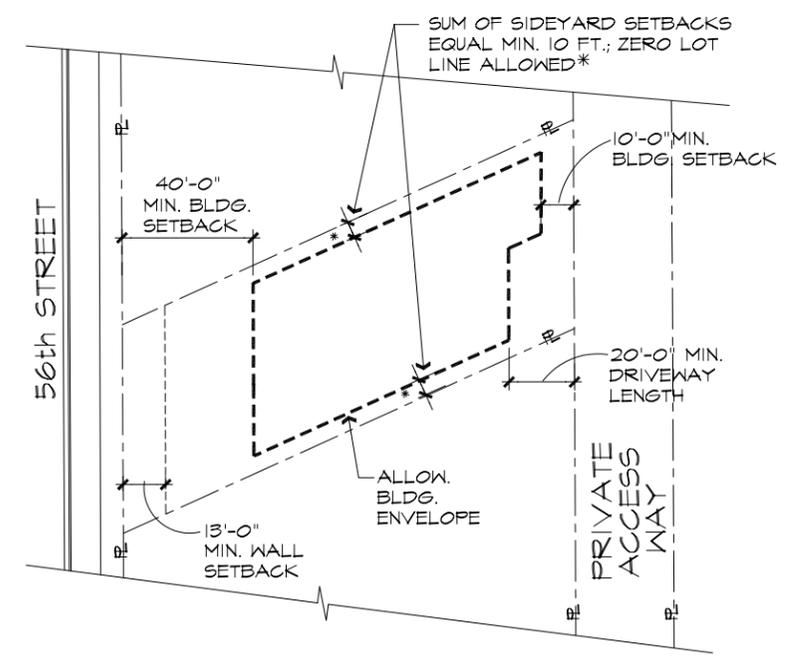
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* MINIMUM BUILDING-TO-BUILDING SETBACKS AS MEASURED AT THE FOUNDATION AT GRADE.

1"=20'

LOT DEVELOPMENT PLAN-
ALONG LOT 68 PERIMETER



1"=20'

LOT DEVELOPMENT PLAN-
ALONG 56TH ST

DEVELOPMENT CRITERIA
EAST SIDE LOTS:

1. MINIMUM SETBACKS AT PERIMETER OF EAST SIDE SHALL BE AS SHOWN ON SHEET 5
2. REAR YARD SETBACKS: 20 FT.
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: SUM OF SIDERYARD SETBACKS SHALL EQUAL 10 FT. MIN.; ZERO LOT LINE ALLOWED.
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 TO RESORT END POINT; 6 FT MAX. HEIGHT WALL SET BACK MINIMUM OF 13 FT.
3. ALONG 56TH ST. EAST SIDE: 6 FT. MAX. HEIGHT WALL SET BACK MIN. OF 13 FT.
4. ALONG THE INTERIOR PERIMETER OF EAST SIDE LOTS ADJACENT TO LOT 68: 6 FT. MAX. HEIGHT WALL/VIEW FENCE SET BACK MIN. OF 5 FT. FROM INTERIOR LOT 68 PROP. LINE.
5. COMMON WALLS WILL BE ALLOWED ON INTERIOR LOTS TO A MAXIMUM HEIGHT OF 6 FT.

FENCE WALL SETBACKS
FOR NEW EAST SIDE LOTS:

- FRONT YARD: 10 FT, EXCEPT WALLS 3 FT HIGH OR LESS SHALL BE ALLOWED WITH A 0 FT SETBACK
- SIDE/REAR: 0 FT
- SIDE/REAR WITH FRONTAGE: 5 FT ADJACENT TO LOT 68 ONLY; 0 FT OTHERWISE

MEAN AVERAGE LOT AREA:
7500 SF

AVERAGE MINIMUM LOT WIDTH MEASURED AT THE MID-POINT OF LOTS:
60 FT

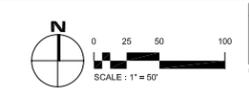
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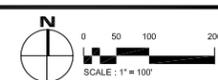
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OVERALL CONCEPTUAL SITE PLAN



Date:	May 15, 2012	Project #:	3124
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ENLARGED CONCEPTUAL SITE PLAN



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PROPOSED REVISED DEVELOPMENT ENVELOPE LINE (SHOWN IN BLUE) 6-15-12

DEVELOPMENT ENVELOPE LINE (SHOWN IN ORANGE) 6-05-12

DEVELOPMENT ENVELOPE LINE (SHOWN IN RED) 5-15-12

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"DEVELOPMENT LINE HISTORY" PLAN

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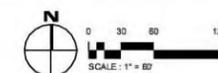
REVISED "GOLD LINE"
6-26-12
(SHOWN IN YELLOW)

PREVIOUS "GOLD LINE"
AS SUBMITTED 6-15-12
(SHOWN IN RED)

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"THREE STORY GOLD LINE HISTORY" PLAN



Date: June 26, 2012	Sheet # 3124	9.2
Project: SPECIAL USE PERMIT	Drawn By:	

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CARD of the COURSE

HOLE	BACK	FRONT	PAR
1	105	85	3
2	140	105	3
3	135	100	3
4	185	135	3
5	80	60	3
6	110	90	3
7	85	75	3
8	170	140	3
9	95	70	3
1105			27
10	100	80	3
11	140	90	3
12	80	70	3
13	135	100	3
14	70	60	3
15	165	145	3
16	120	110	3
17	90	75	3
18	130	100	3
1030			27
2135			54



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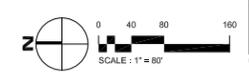
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CONCEPTUAL GOLF COURSE IMPROVEMENTS PLAN



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LOWER BERMING @ INTERIOR TO FRAME COURSE, ENHANCE PRIVACY

EXISTING TURF REDUCED TO REDUCE WATER CONSUMPTION
 NEW LANDSCAPE & BERMING @ IN TERRACE INCREASES PRIVACY FOR EXISTING HOMES.

PAR "4"s ELIMINATED, WITH A VARIETY OF PAR "3" LENGTHS. GREENS LOCATED IN APPROX. EXISTING LOCATIONS, EXCEPT AS NEEDED TO ENHANCE SHOT SAFETY.

MEANDERING 6' PEDESTRIAN PATH BELOW SHADE TREES

6' VIEW/SECURITY FENCE IN LOW MOUNDING MATERIAL

HOLE #15
 NOTE: SIDEWALK EASEMENT GRANTED TO ALLOW SIDEWALK TO MEANDER (APPROX. 40' FROM CURB MAX.)

BERMS 6'-7' HIGH TO PROVIDE VISUAL PRIVACY & ADDED SHOT SAFETY

SHADE TREES INSIDE ROW OVER PEDESTRIAN PATH (OVERGREEN ELM, PEIZ. KSH, OAK, ETC.)

VIEW CORRIDORS TO MOUNTAIN & LIMITED GOLF COURSE VIEWS

FORM BUDGES, MOUNDINGS & MOUNTAIN VALLEY.

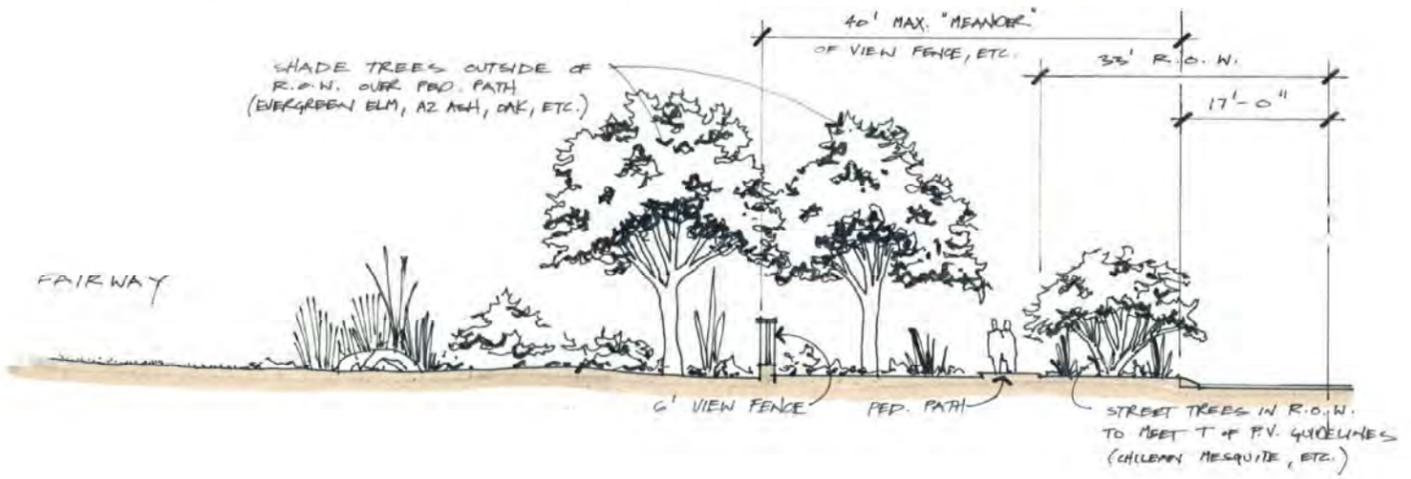
56TH STREET

CONTROLLED VIEW CORRIDORS TO MOUNTAIN FRAMED BY BERMING - VIEWS TO HOMES BLOCKED BY BERMS AND LANDSCAPING.

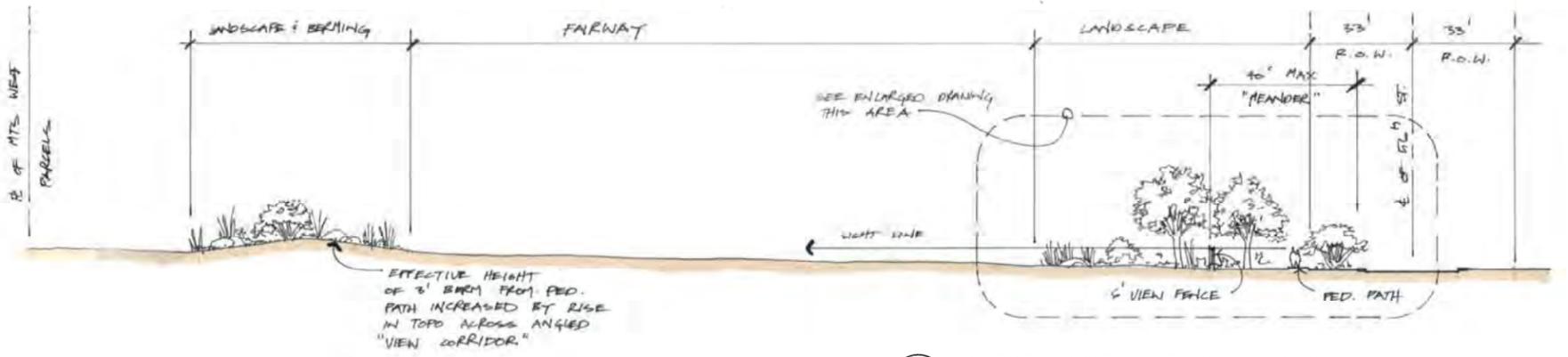
NEW CURB

EXISTING ROW

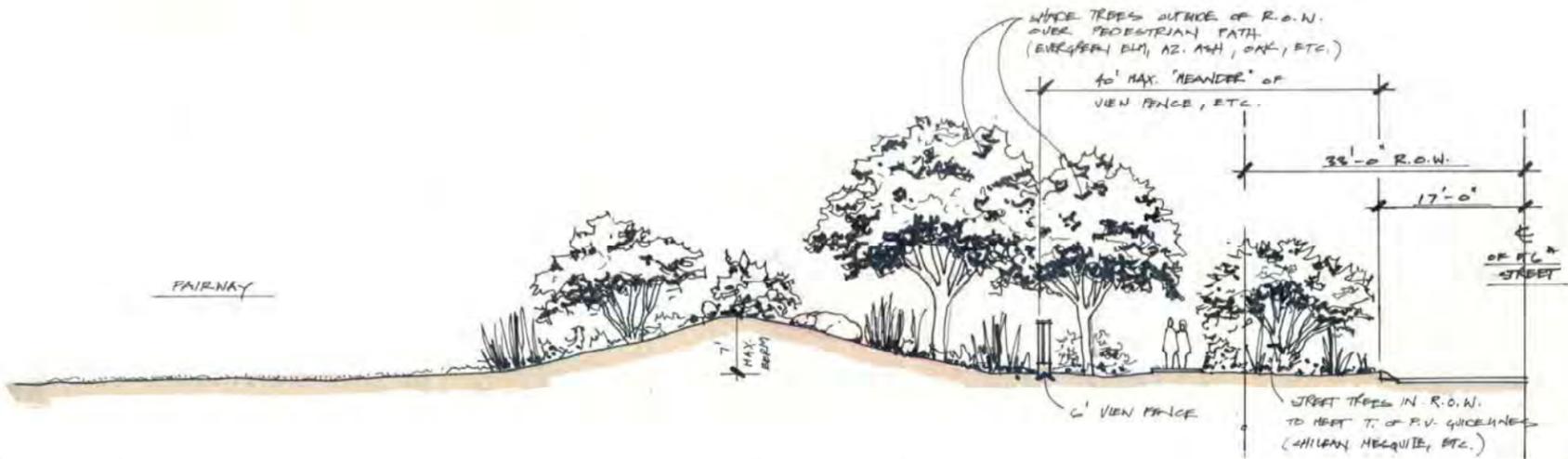
STREET TREES IN ROW TO MEET TOP OF GUIDELINES (CHILDMAN MESQUITE)



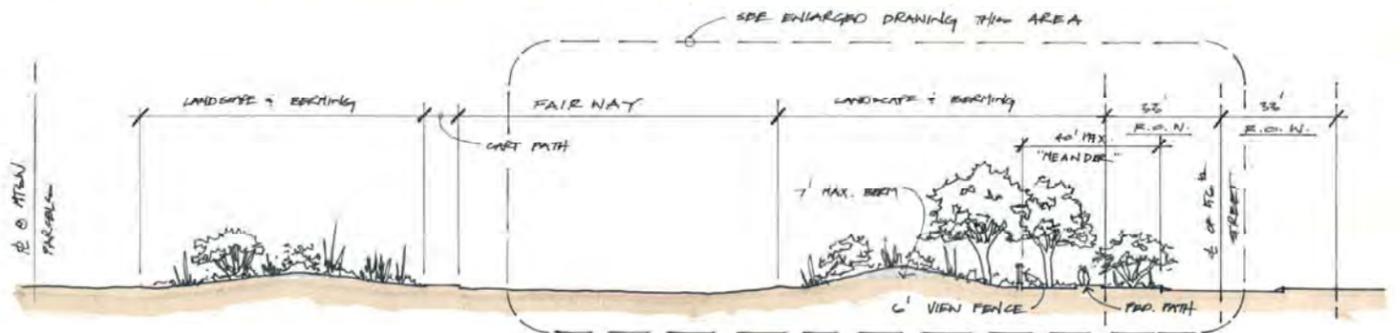
B ENLARGED GOLF COURSE CROSS SECTION 'B'
SCALE: 1/8" = 1'-0"



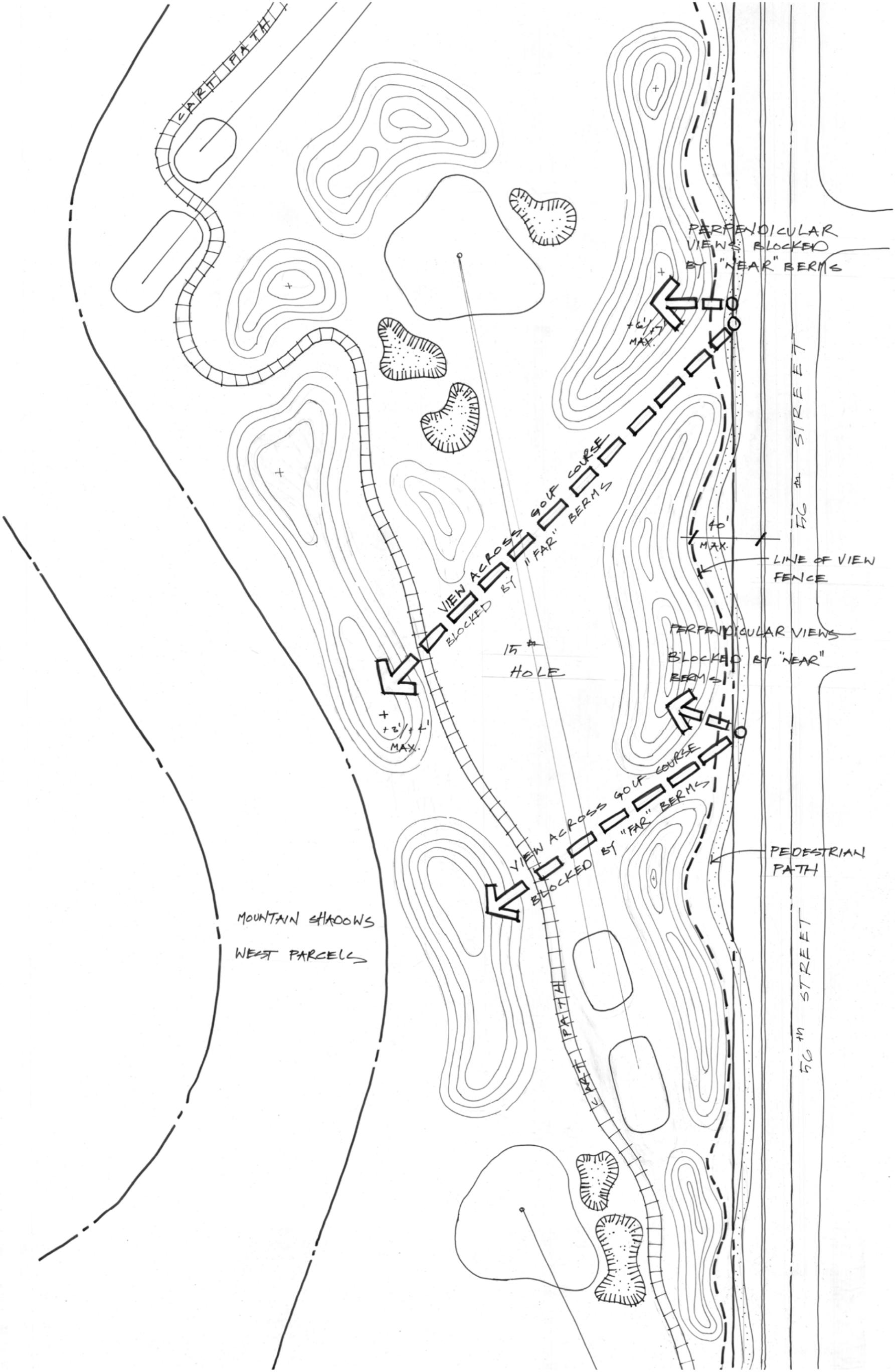
B PROPOSED GOLF COURSE CROSS SECTION
SCALE: 1" = 20'



A ENLARGED GOLF COURSE CROSS SECTION 'A'
SCALE: 1/8" = 1'-0"



A PROPOSED GOLF COURSE CROSS SECTION
SCALE: 1" = 20'

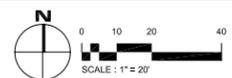


MOUNTAIN SHADOWS
WEST PARCELS

MOUNTAIN SHADOWS

CONCEPTUAL GOLF COURSE VIEW CORRIDOR GRADING

ALL WRITTEN DIMENSIONS
TAKE PRECEDENCE OVER
SCALED DIMENSIONS.



Date: June 5, 2012	Project #: 3124	Sheet:
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		10.3

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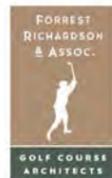
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MOUNTAIN SHADOWS



CONCEPTUAL ELEVATION
ENVISIONED ARCHITECTURAL STYLE

Date: May 15, 2012	Project #: 3124	Sheet: 11
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MOUNTAIN SHADOWS

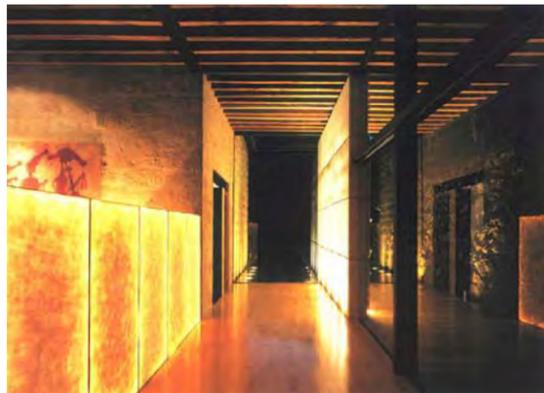

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CONCEPTUAL PERSPECTIVE
ENVISIONED ARCHITECTURAL STYLE

Date:	May 15, 2012	Project #:	3124	Sheet:	12
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CONCEPTUAL IMAGE PHOTOS
ENVISIONED ARCHITECTURAL STYLE

Date:	May 15, 2012	Project #:	3124	Sheet:	13
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MOUNTAIN SHADOWS

CONCEPTUAL IMAGE PHOTOS
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