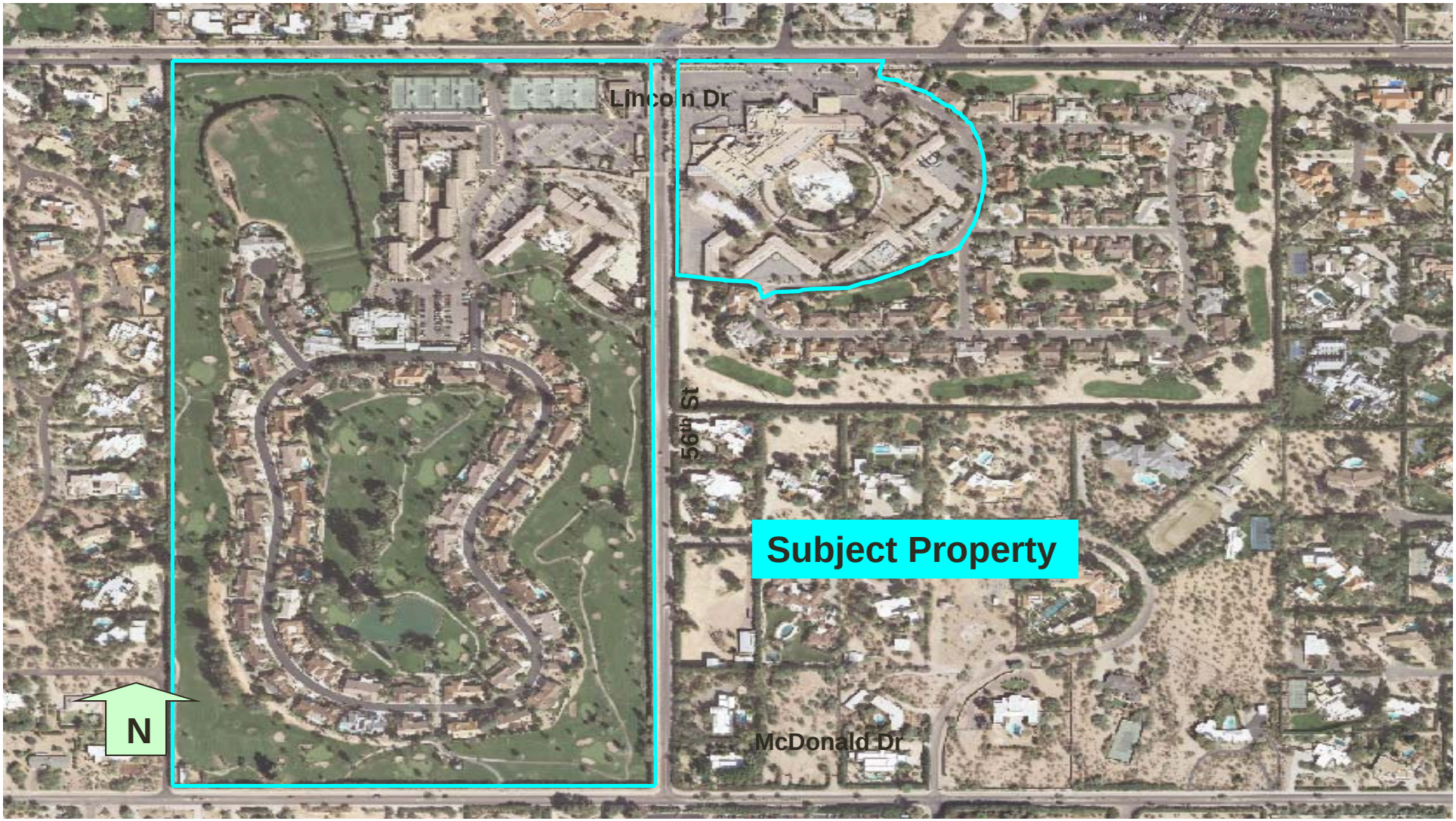
Mountain Shadows Resort

Special Use Permit 12-5 and 12-5a

Town Council Study Session

February 14, 2013

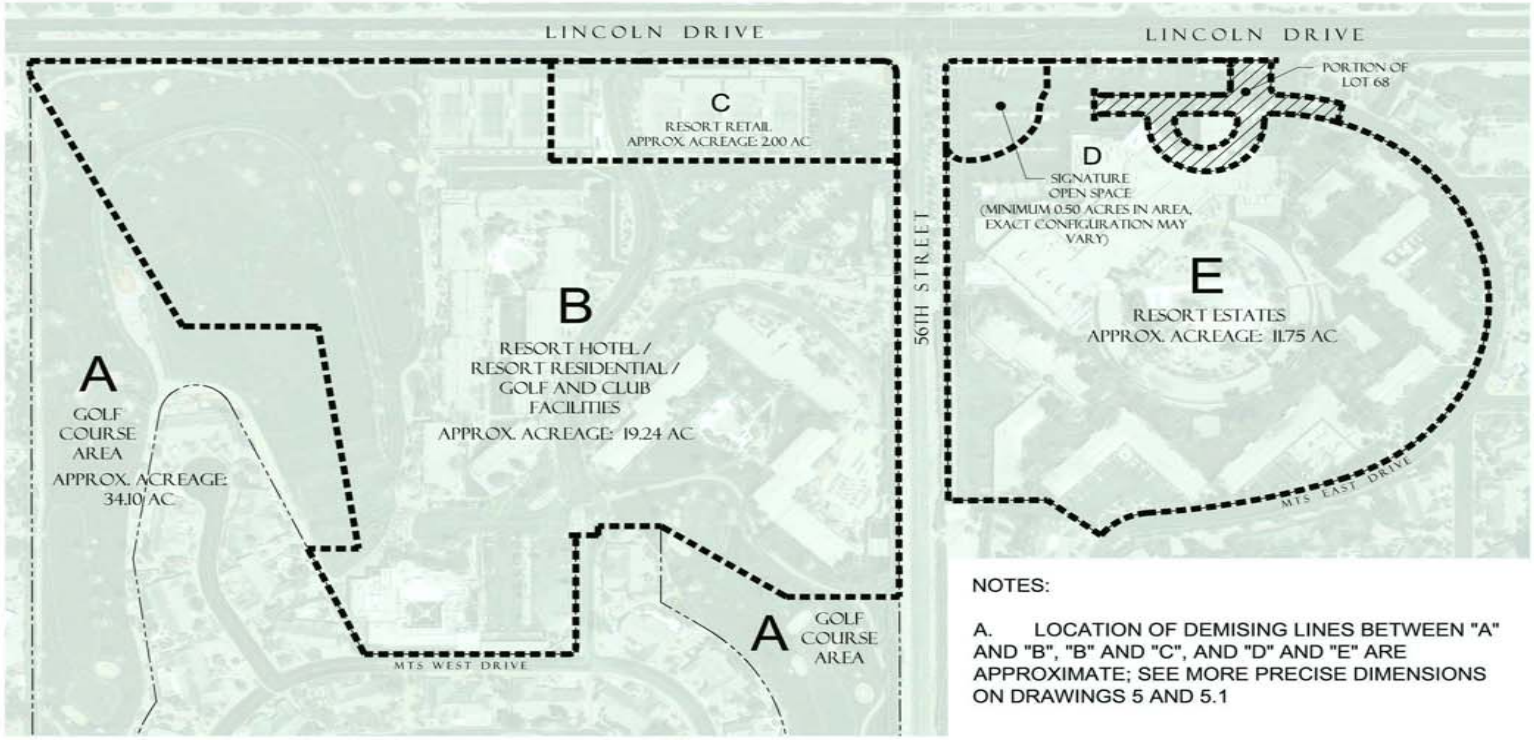

Lincoln Dr
56th St
Subject Property
McDonald Dr
N

Previous Discussion

- Planning Commission
  - Five Work Sessions - June 29, 2012, July 31, 2012, August 7, 2012, August 14, 2012, and September 11, 2012
  - One Joint Work Session – August 29, 2012
  - Three Hearings - August 14, 2012, September 18, 2012, and September 24, 2012
- Town Council
  - Six Work Sessions – June 28, 2012, August 28, 2012, September 27, 2012, October 4, 2012, October 11, 2012, and January 24, 2013
  - Five Public Hearings – October 25, 2012, November 1, 2012, November 15, 2012, December 6, 2012, and January 24, 2013.

Summary of SUP

- Mix of resort, residential, and golf course uses.
- East side - residentially subdivided (10,000 sf and 8000 sf lots).
- West side - resort hotel (100 key minimum), resort residential units, resort retail, and golf facilities.
- Golf course will be modified with the relocation of several holes and the reconfiguration of the practice area.
- 56th St - concept includes improvements such as bike lanes, pedestrian paths, and medians, a meandering alignment, hardscaping and landscaping.
- Lighting, signage, and demolition also addressed
- Lot 68
  - Included in new Ordinance #665



NOTES:

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MOUNTAIN SHADOWS

LAND USE PLAN

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

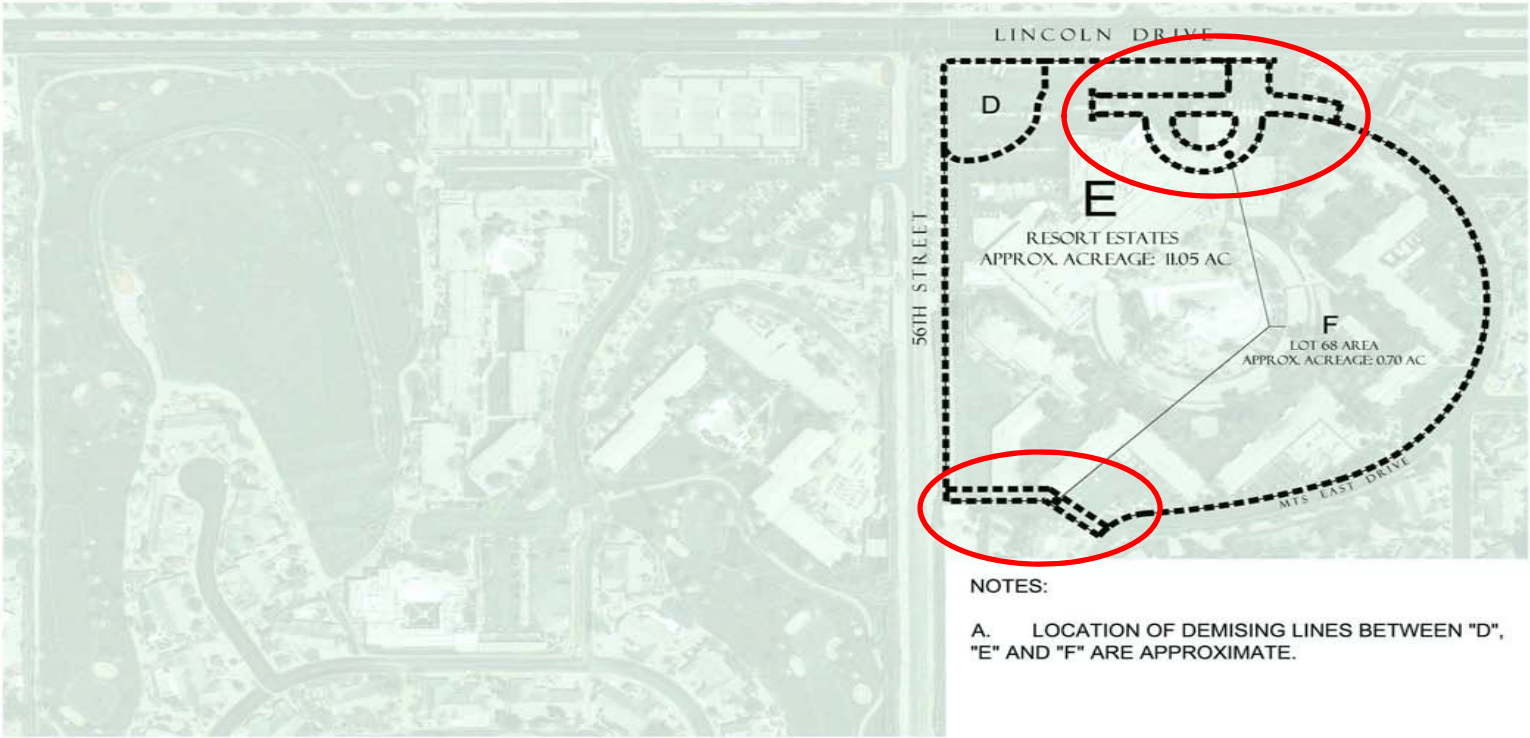
N

FEBRUARY 14, 2013

FEBRUARY 6, 2013

SPECIAL USE PERMIT

2



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MOUNTAIN SHADOWS - AREA F

LAND USE PLAN

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

FEBRUARY 14, 2013

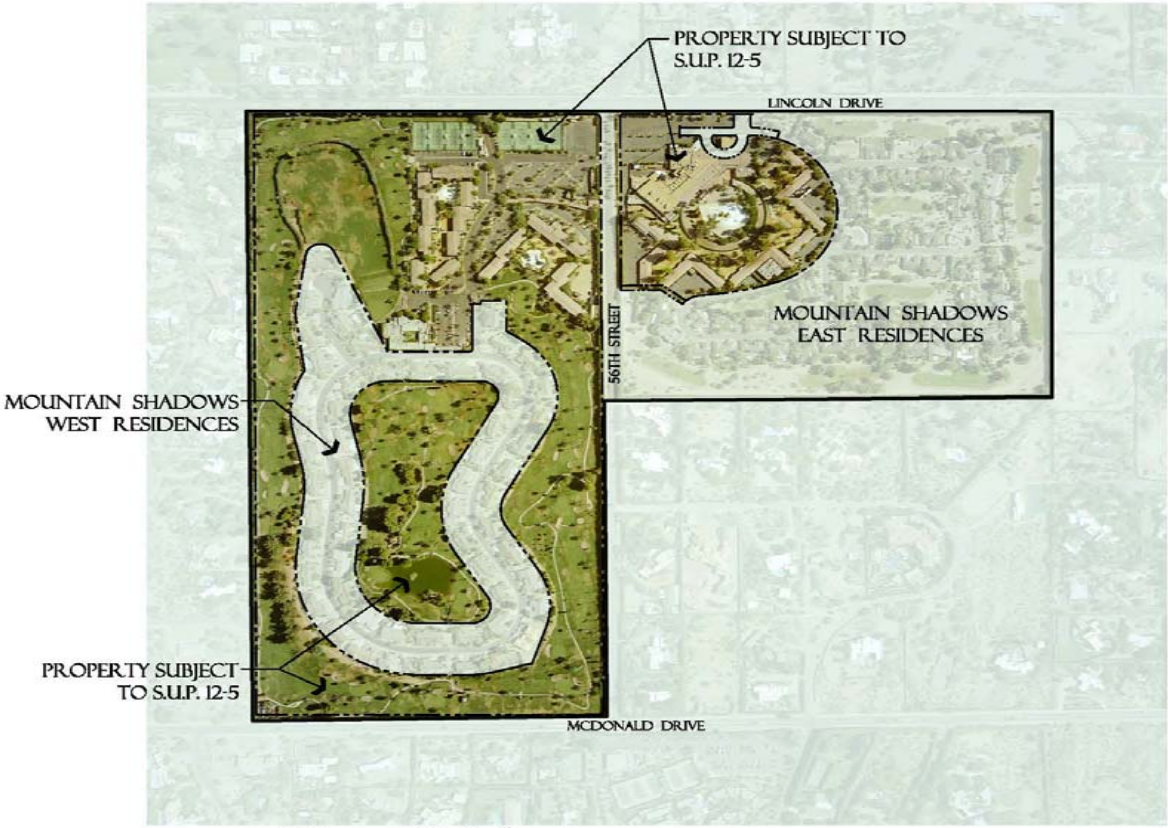
SPECIAL USE PERMIT

2

AREA F

Ordinances 653 & 665

- Ordinance 653
  - 40 Terms Defined
  - 104 Stipulations
  - Development Areas A,B,C,D, & E
- Ordinance 665
  - 32 terms defined
  - 66 stipulations (duplicates of those in Ordinance 653).
  - Area F
  - Ordinance 665 was necessary to draft to address Lot 68 and its unique ownership status.

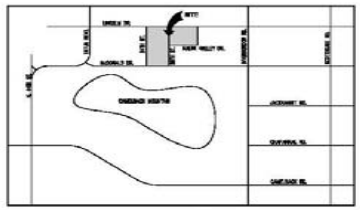


AERIAL
EXISTING SITE
SCALE: 1" = 150'

SHEET INDEX:

NO.: TITLE:

1 AERIAL / VICINITY MAP / TABLE OF CONTENTS
2 LAND USE PLAN
2.1 FLOOR AREA ILLUSTRATIONS
3 INGRESS / EGRESS DIAGRAM
4 ORIGINAL NATURAL GRADE PLAN
5 ALLOWED SETBACKS AND HEIGHTS - WEST
5.1 ALLOWED SETBACKS AND HEIGHTS - EAST
6 GOLF COURSE IMPROVEMENTS PLAN



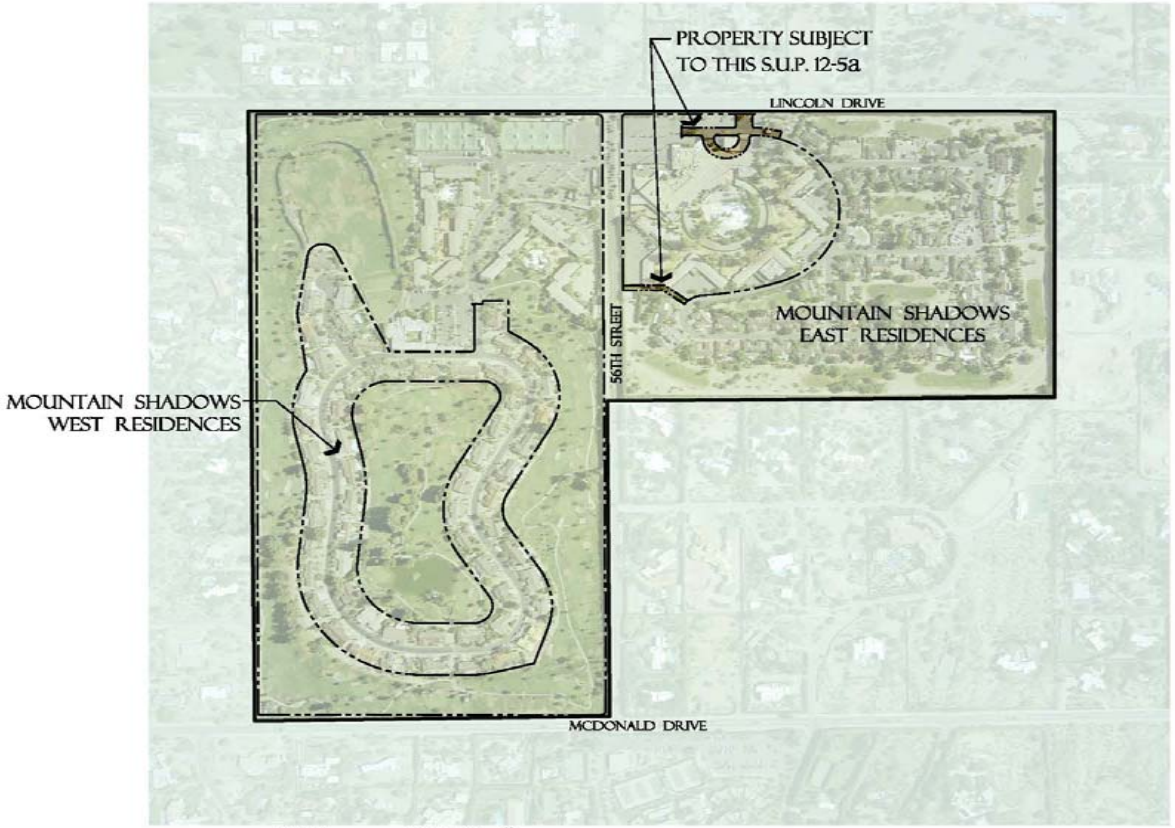
VICINITY MAP NTS
PARADISE VALLEY, ARIZONA

MOUNTAIN SHADOWS

AERIAL / VICINITY MAP / TABLE OF CONTENTS

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS.

FEBRUARY 14, 2013		
FEBRUARY 8, 2013	SPECIAL USE PERMIT	1



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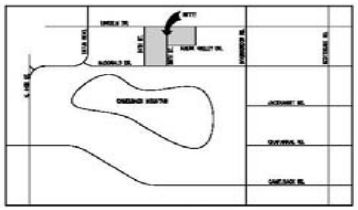


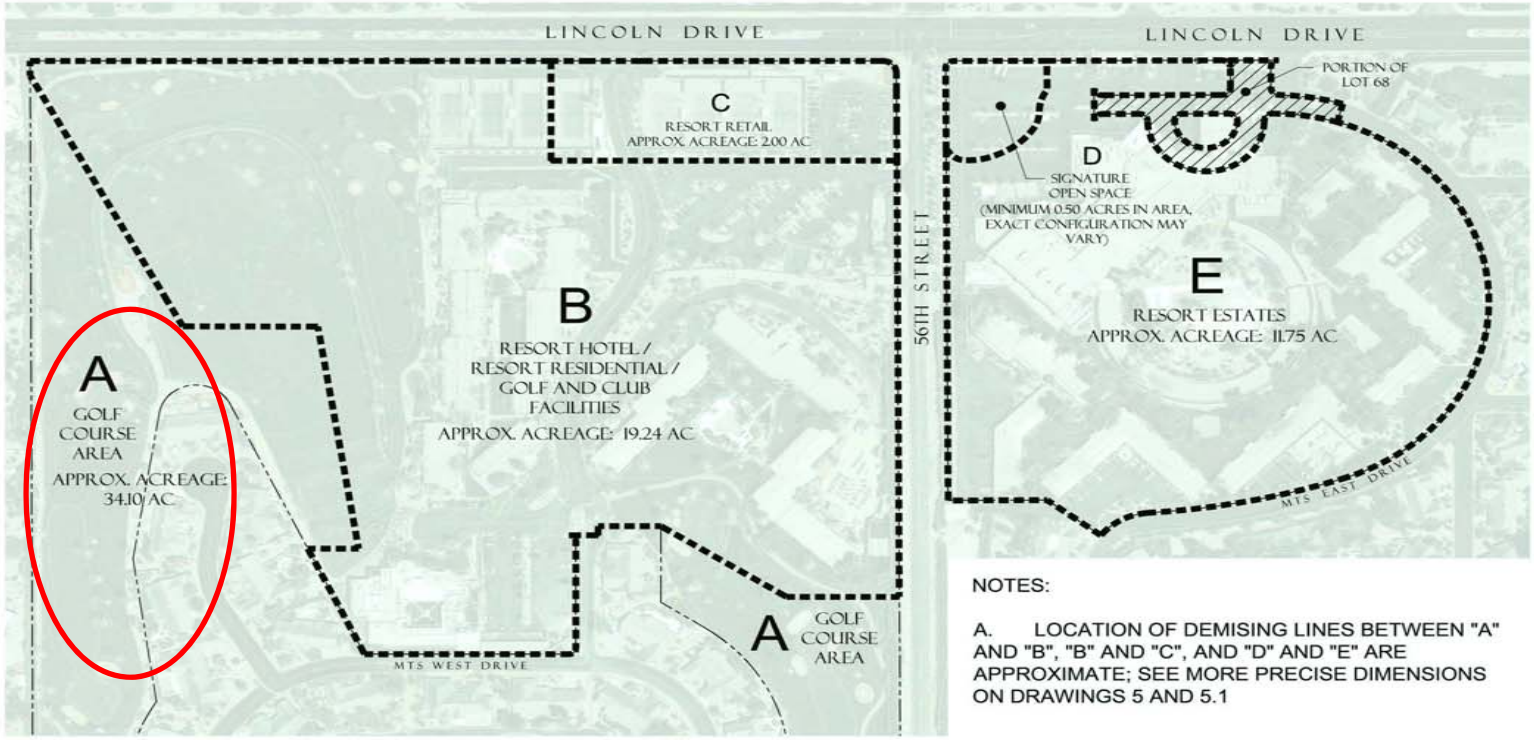
VICINITY MAP NTS
PARADISE VALLEY, ARIZONA

MOUNTAIN SHADOWS - AREA F

AERIAL / VICINITY MAP / TABLE OF CONTENTS

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS.

FEBRUARY 14, 2013
SPECIAL USE PERMIT
1
AREA F



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MOUNTAIN SHADOWS

LAND USE PLAN

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

N

SCALE: 1"=40'

FEBRUARY 14, 2013

FEBRUARY 6, 2013

SPECIAL USE PERMIT

2

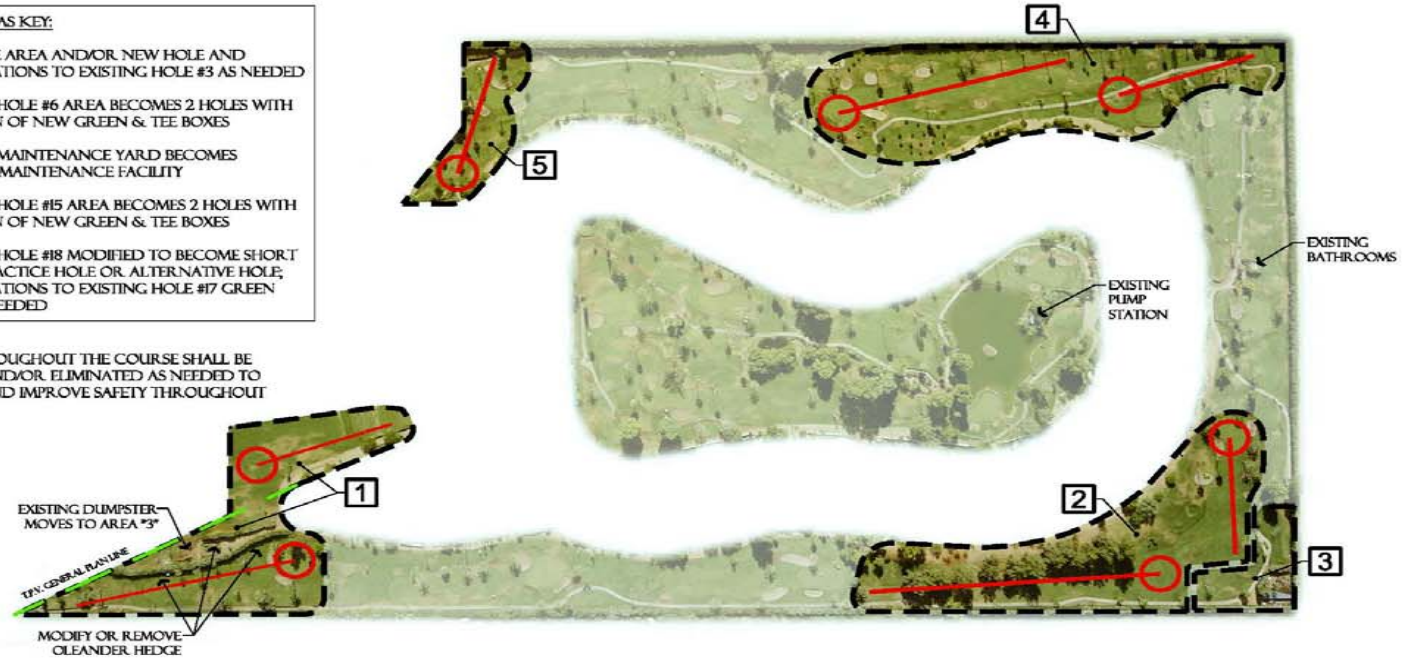
Area A – Golf Course
34.10 acres

- Commence renovation within 12 months of SUP effective date (stip. 34)
- Complete renovation 6 months from commencement (stip. 34.e)
- Golf Course hours of operation 5:00 am - 60 minutes after sunset (stip. 41)
- Golf cessation occurs - Area A becomes landscaped open space (stip. 35)
- Maintenance building (stip. 36)
  - Maximum eight thousand (8,000) square feet, sixteen (16) feet from finished grade,
  - No more than six (6) employee parking spaces,
  - Hours of operation 7:00 a.m. to 5:00 p.m., Monday through Friday.
- Other Golf Facilities are limited to (2,000) square feet combined (stip. 37.a)
- All structures shall meet the Open Space Criteria (stip. 37.b)
- Oleander Hedge may remain, height between 6 and 10 feet (stip. 38)
- Walls and fences along 56th Street and McDonald Drive (stip. 39)
  - view fence - immediately adjacent to the property line, limited to six (6) feet in height,
  - new solid, non-view fence/wall - height and setback requirements in Article XXIV

PROPOSED AREAS KEY:

1. PRACTICE AREA AND/OR NEW HOLE AND MODIFICATIONS TO EXISTING HOLE #3 AS NEEDED
2. EXISTING HOLE #6 AREA BECOMES 2 HOLES WITH ADDITION OF NEW GREEN & TEE BOXES
3. EXISTING MAINTENANCE YARD BECOMES PRIMARY MAINTENANCE FACILITY
4. EXISTING HOLE #15 AREA BECOMES 2 HOLES WITH ADDITION OF NEW GREEN & TEE BOXES
5. EXISTING HOLE #18 MODIFIED TO BECOME SHORT GAME PRACTICE HOLE OR ALTERNATIVE HOLE; MODIFICATIONS TO EXISTING HOLE #17 GREEN MAY BE NEEDED

NOTE:
TEE BOXES THROUGHOUT THE COURSE SHALL BE RENOVATED AND/OR ELIMINATED AS NEEDED TO MODERNIZE AND IMPROVE SAFETY THROUGHOUT THE COURSE.



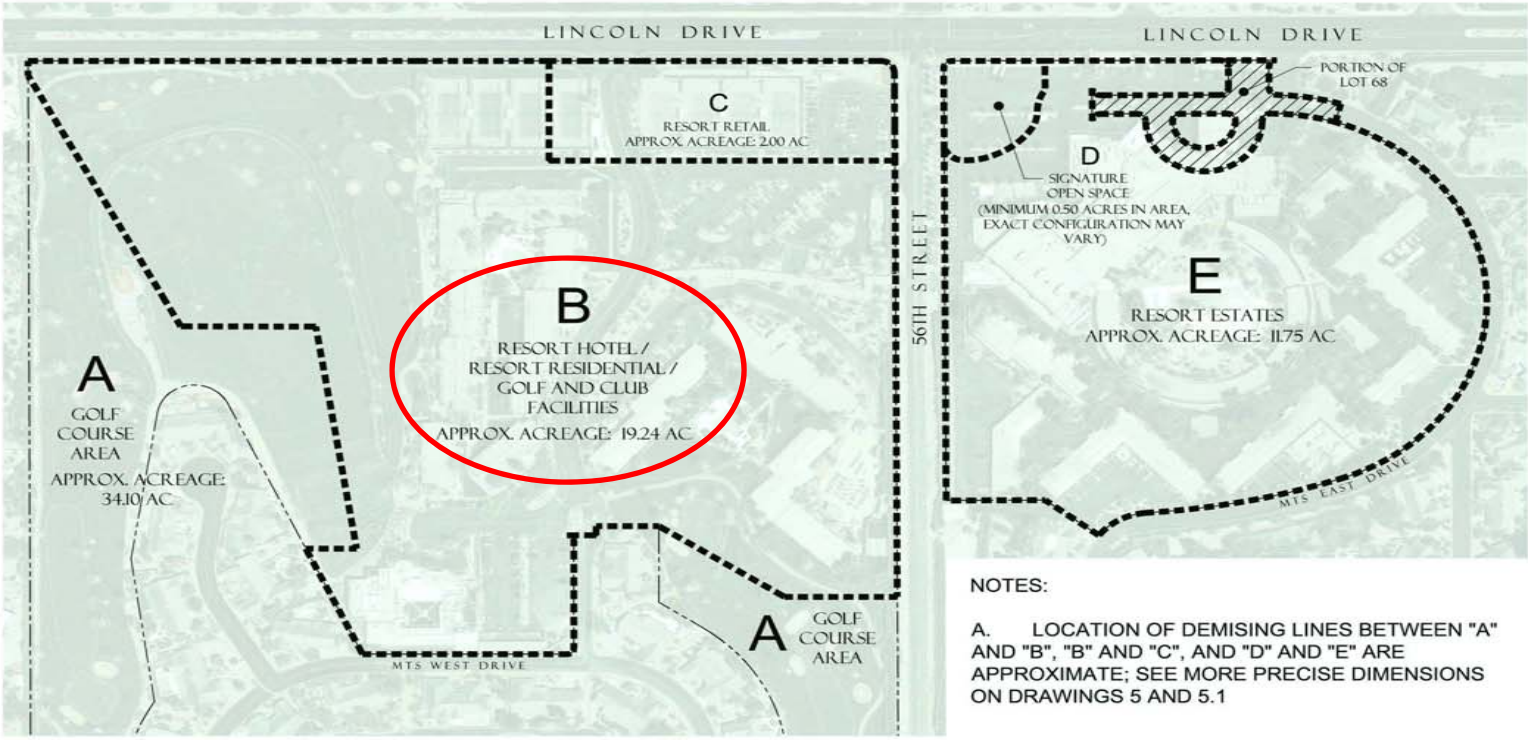
MOUNTAIN SHADOWS

GOLF COURSE IMPROVEMENTS PLAN

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

FEBRUARY 14, 2013
FEBRUARY 8, 2013

6



NOTES:

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MOUNTAIN SHADOWS

LAND USE PLAN

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

N

SCALE: 1"=40'

FEBRUARY 14, 2013

FEBRUARY 6, 2013

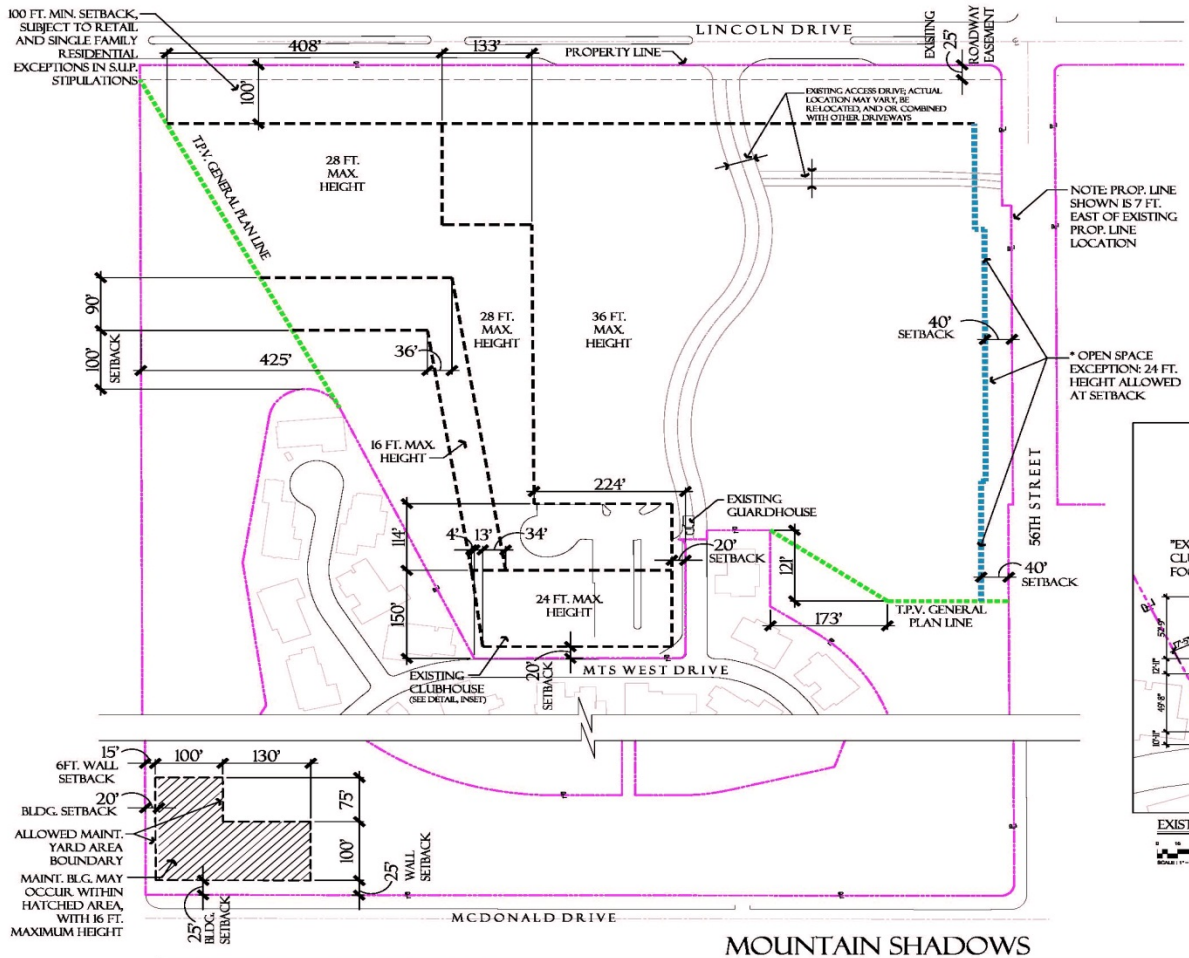
SPECIAL USE PERMIT

2

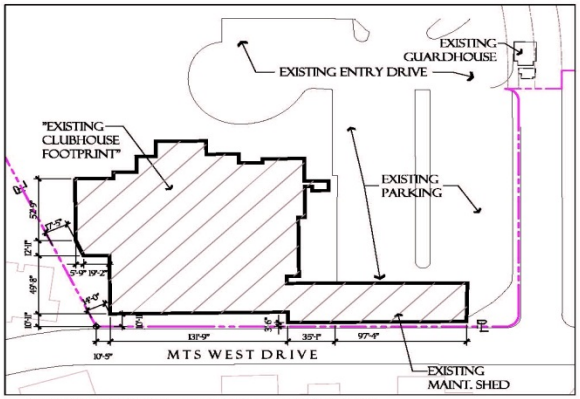
Area B – Hotel, Residential, Golf Course 19.24 acres

- Resort Residential
  - No more than 300,000 sf (stip. 43)
  - 28’ height (stip. 47)
- Principal Resort Hotel
  - 100 keys/120,000 sf or 120+ keys/108,000 sf (definitions)
  - Owned by a single legal owner
  - 36’ height (stip. 47)
- Clubhouse – existing footprint or re-located (stip. 46)
- Walls – 15’ setback from 56th St, all others in accordance with Article XXIV (stip. 49)
- Parking (stip. 54)
  - Surface – 25’ setback/Lincoln, 15’ setback/56th St, 40’ setback to residential
  - Structures (underground/no higher than 3’) – 25’ setback/Lincoln, 15’ setback/56th St
  - Structures (aboveground) - 200’ setback/Lincoln and 56th St, 100’ setback to residential

- Development shall comply with Open Space Criteria except as noted along 56th St (Sheet 5.1)



NOTE: OPEN SPACE CRITERIA SHALL BE MET FOR ALL STRUCTURES EXCEPT AS NOTED ON THIS SHEET AND/OR IN THE STIPULATIONS.



EXISTING CLUBHOUSE SETBACKS AND DIMENSIONS

(SEE STIPULATION 46)

MOUNTAIN SHADOWS

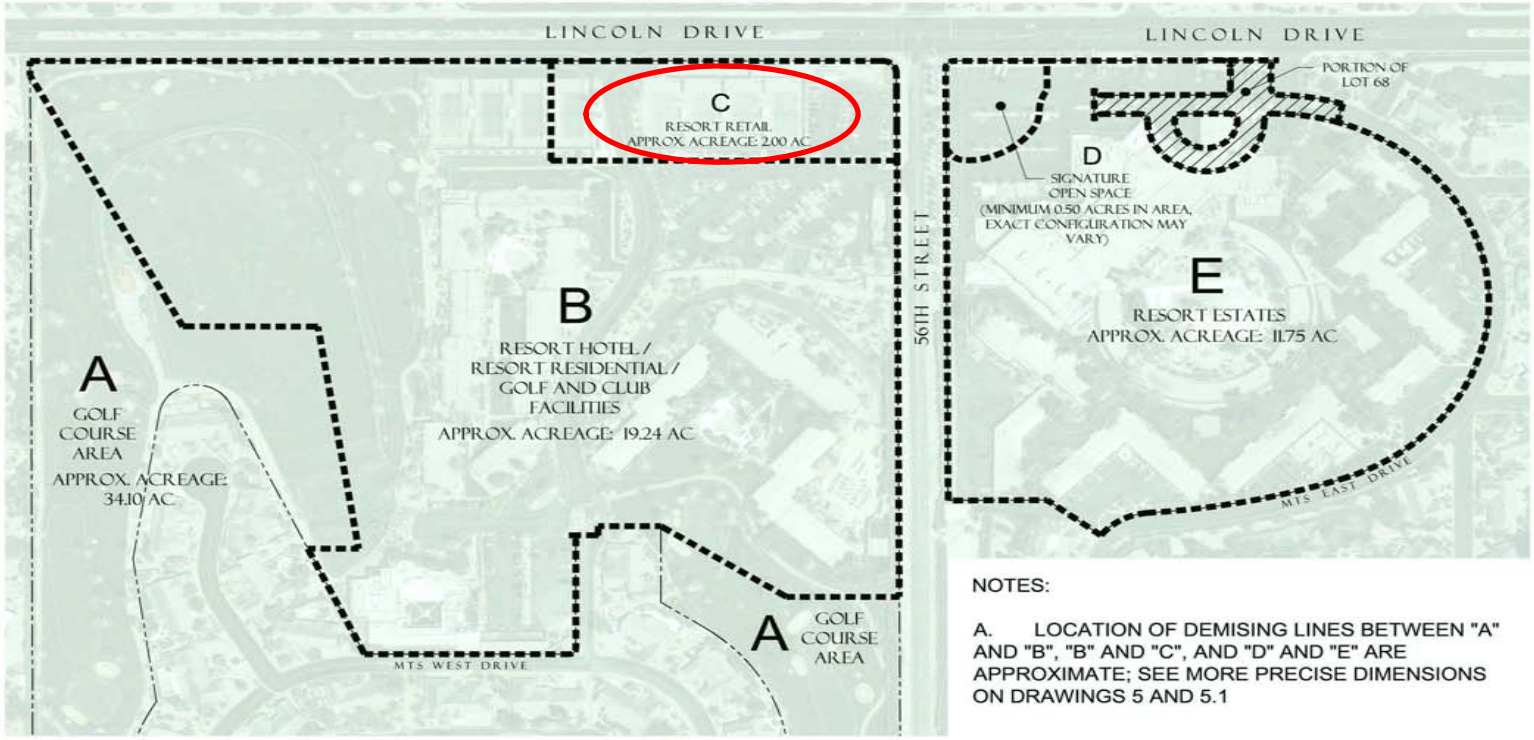
ALLOWED SETBACKS & HEIGHTS - WEST

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

FEBRUARY 14, 2013

FEBRUARY 6, 2013

SPECIAL USE PERMIT



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MOUNTAIN SHADOWS

LAND USE PLAN

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

N

SCALE: 1"=40'

FEBRUARY 14, 2013

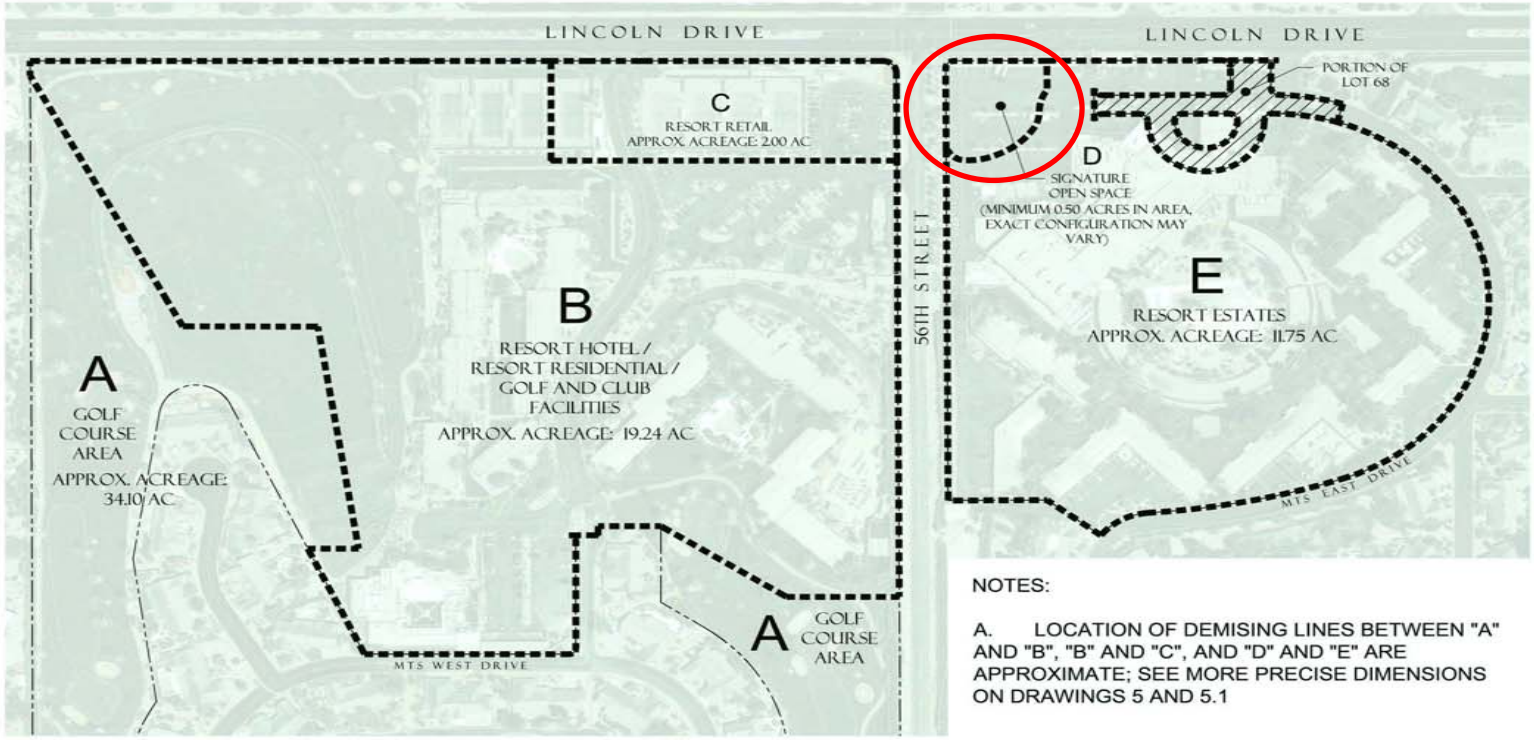
FEBRUARY 6, 2013

SPECIAL USE PERMIT

2

Area C – Restaurant/Retail approximately 2 acres

- Up to 2 structures at 40’ setback from Lincoln (stip. 61)
- Lineal frontage of 150’ max. along Lincoln (stip. 61)
- Maximum 10,000 sf total (stip. 57)
- Maximum height of 20 feet (stip.61)
- Parking, signage, lighting, and landscaping (stip. 57)
- Ability to have Area C become part of Area B



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MOUNTAIN SHADOWS

LAND USE PLAN

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FEBRUARY 14, 2013

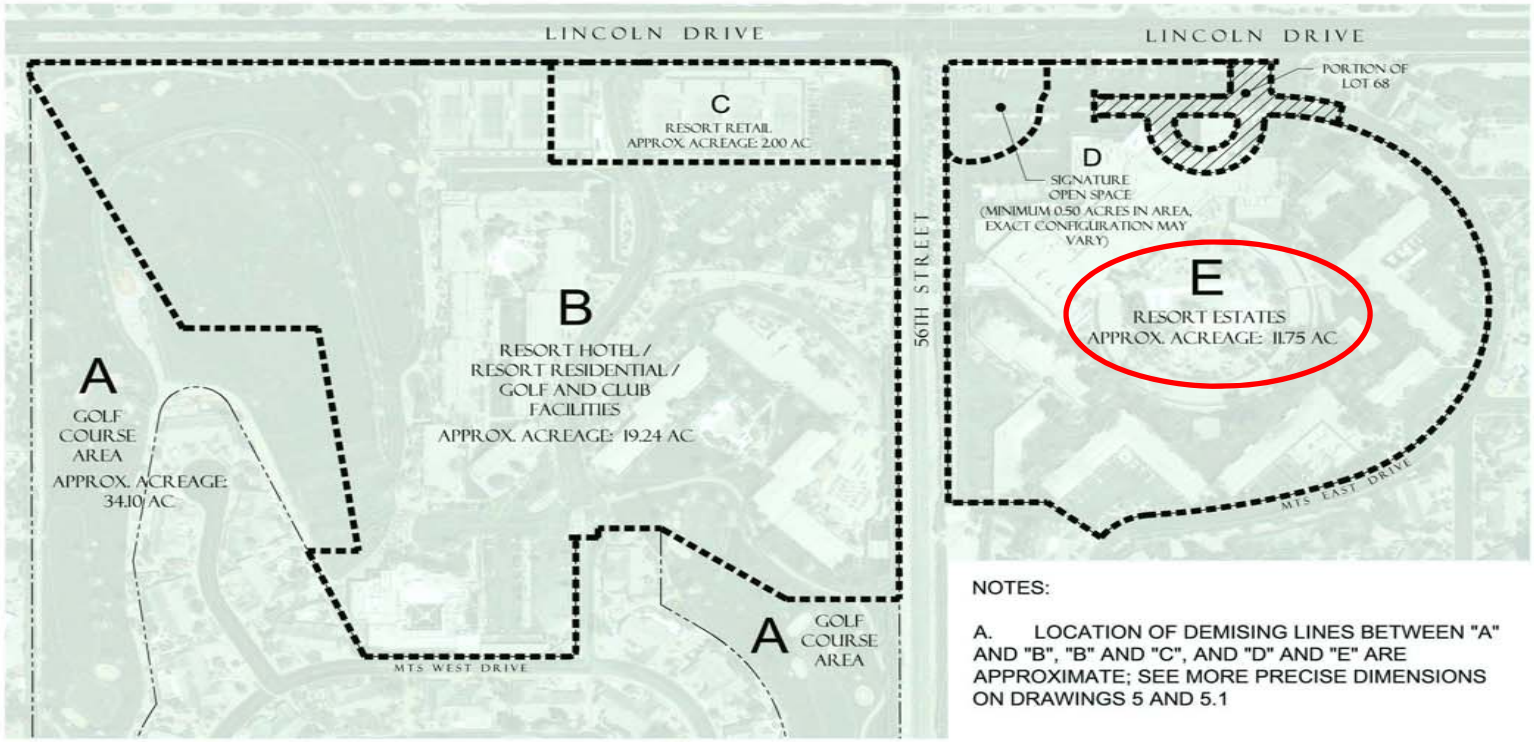
FEBRUARY 6, 2013

SPECIAL USE PERMIT

2

Area D – Open Space
.5 acres

- Area D used only for open space/art (stip. 66)
- Landscaping and hardscaping (pathways, seat walls, benches, sculptures, gazebos, trellises, entry monument signage, water features and underground storm water retention systems.) (stip. 66)
- Public access to Area D shall not be restricted in any manner (stip. 66)



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MOUNTAIN SHADOWS

LAND USE PLAN

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

FEBRUARY 14, 2013

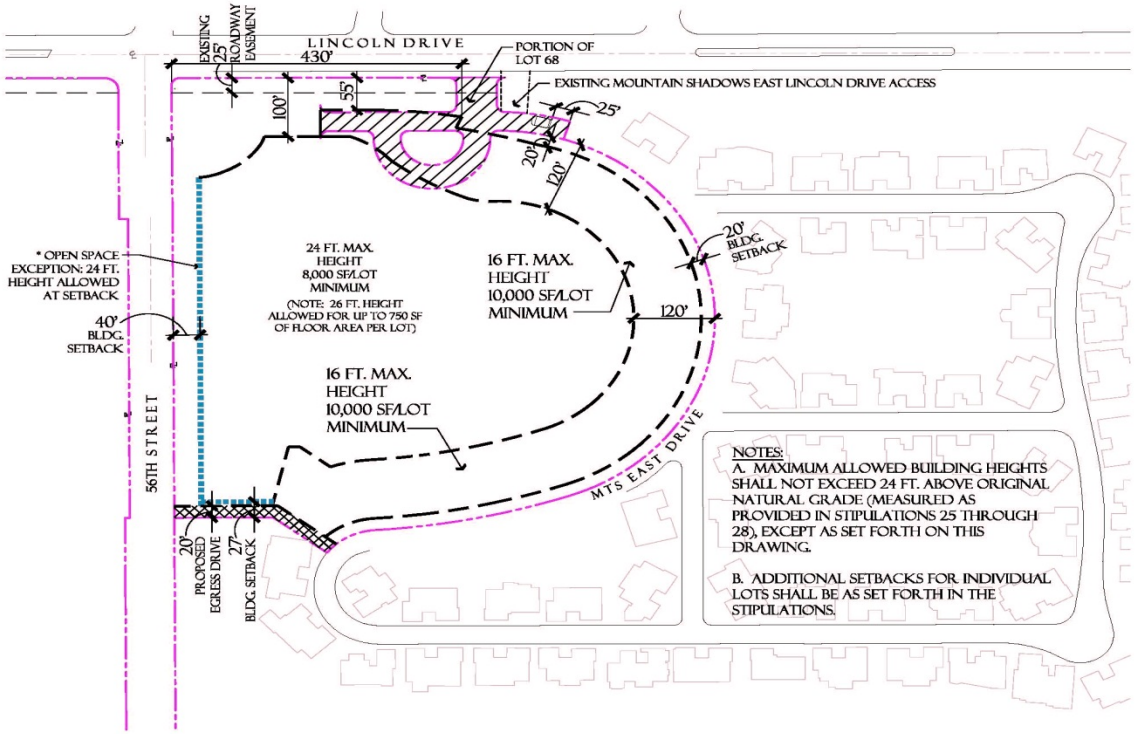
FEBRUARY 8, 2013

SPECIAL USE PERMIT

2

Area E – Resort Estates 11.75 acres

- Single family residential homes (attached & detached) & accessory structures (stip. 69)
- 10,000 sf lots on perimeter / 70’ width (stip. 70 & 72)
- 8,000 sf lots on interior / 60’ width (stip. 70 & 72)
- Setbacks (stip. 75)
  - 10’ front
  - 7’ side (zero lot lines allowed)/ 10’ side w/ frontage
  - 20’ rear
- Heights – 16’ perimeter, 24’ interior (Sheet 5.1)



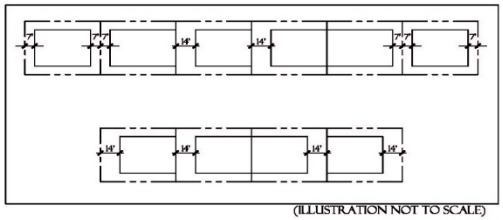
NOTES:

A. MAXIMUM ALLOWED BUILDING HEIGHTS SHALL NOT EXCEED 24 FT. ABOVE ORIGINAL NATURAL GRADE (MEASURED AS PROVIDED IN STIPULATIONS 25 THROUGH 28), EXCEPT AS SET FORTH ON THIS DRAWING.

B. ADDITIONAL SETBACKS FOR INDIVIDUAL LOTS SHALL BE AS SET FORTH IN THE STIPULATIONS.

ALLOWED SIDE YARDS:

THE FOLLOWING DRAWING ILLUSTRATES VARIOUS POSSIBLE CONFIGURATIONS OF SIDE YARD SETBACK FOR EACH RESIDENCE OR PRIMARY STRUCTURES ON A RESORT ESTATE LOT. ANY OR ALL OF THESE CONFIGURATIONS MAY BE USED, EITHER FOR ALL LOTS OR IN COMBINATION OR GROUPS OF LOTS.



(ILLUSTRATION NOT TO SCALE)

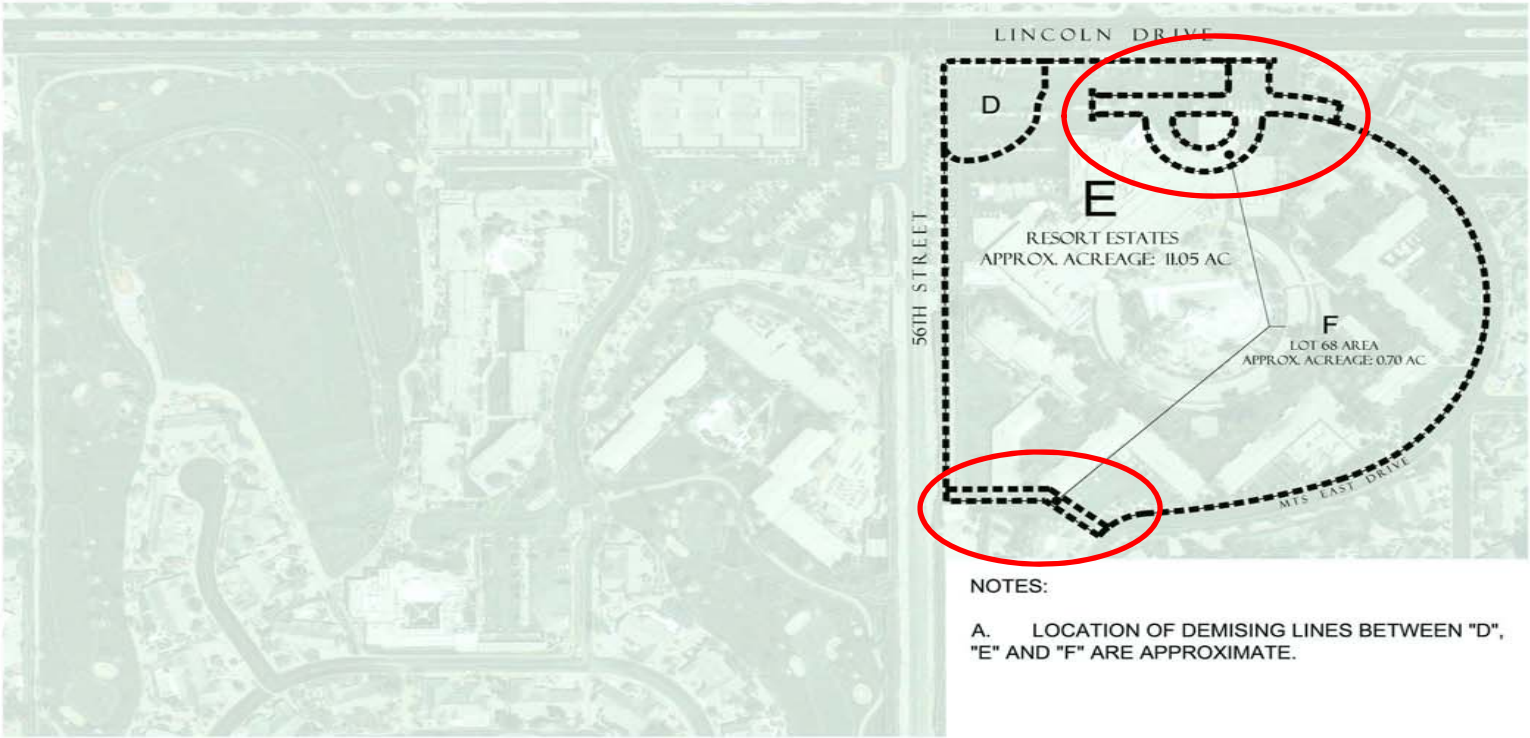
MOUNTAIN SHADOWS

ALLOWED SETBACKS & HEIGHTS - EAST

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

SCALE: 1" = 60'

FEBRUARY 14, 2013	Sheet
FEBRUARY 6, 2013	SPECIAL USE PERMIT	5.1



NOTES:

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MOUNTAIN SHADOWS - AREA F

LAND USE PLAN

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

FEBRUARY 14, 2013

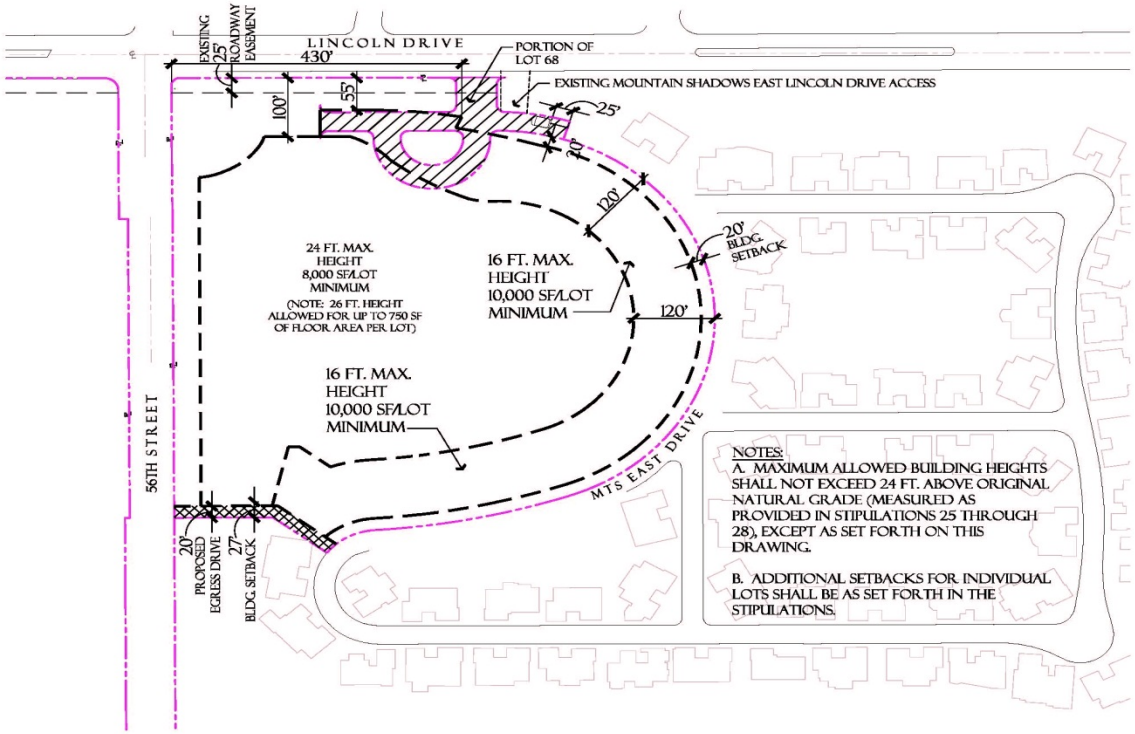
SPECIAL USE PERMIT

2

AREA F

Area F – Lot 68 Area .70 acres

- Single family residential homes (attached & detached) & accessory structures (stip. 33)
- Amenities including pools, spas, cabanas, restrooms, locker rooms, fitness areas and food service areas. The total Floor Area for all such facilities in Area E/Area F shall not exceed five thousand (5,000) square feet and the height of such facilities shall not exceed sixteen (16) feet. (stip. 43)
- 10,000 sf lots / 70’ width (stip. 34 & 36)
- Setbacks (stip. 39)
  - 10’ front
  - 7’ side (zero lot lines allowed)/ 10’ side w/ frontage
  - 20’ rear



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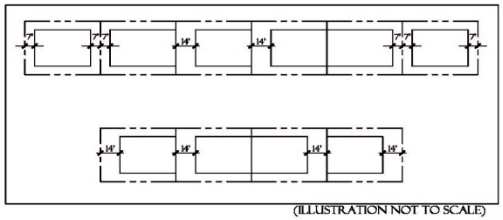


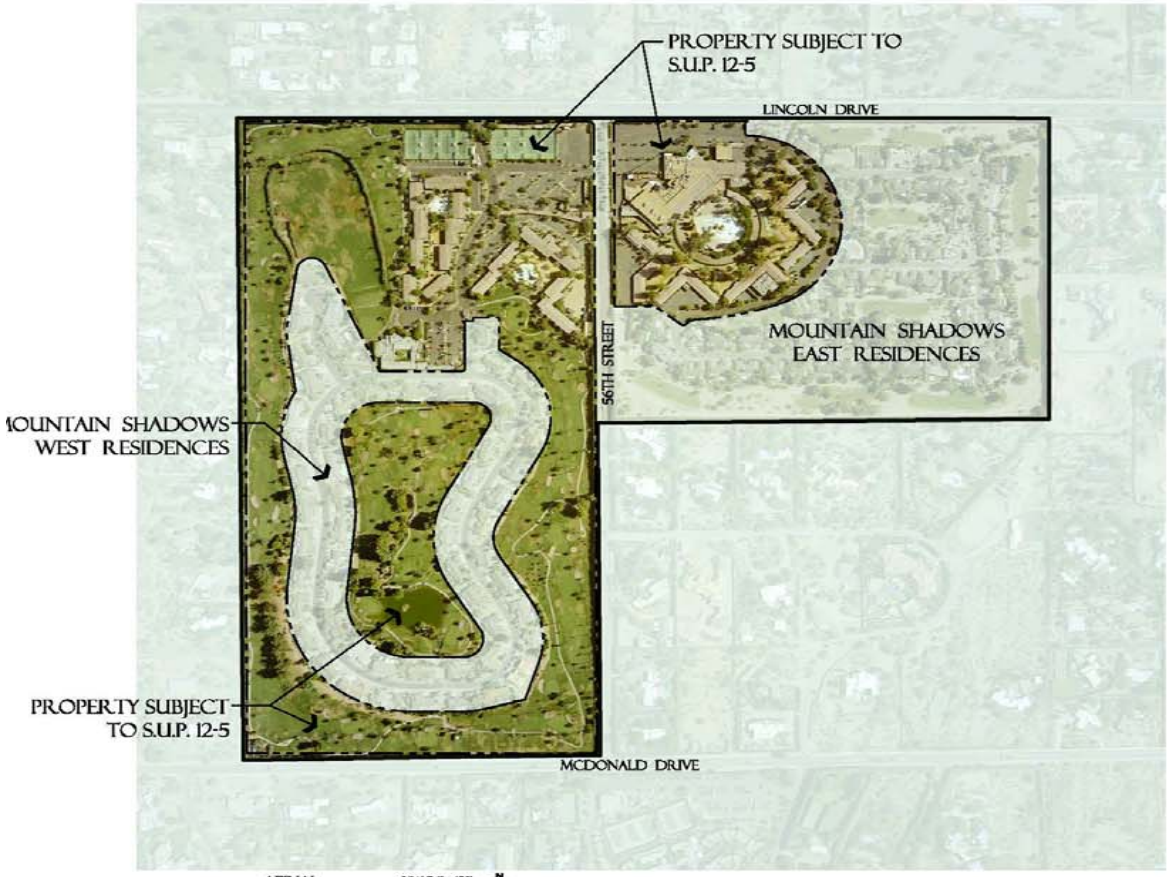
(ILLUSTRATION NOT TO SCALE)

MOUNTAIN SHADOWS - AREA F

ALLOWED SETBACKS & HEIGHTS - EAST

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

Date: FEBRUARY 14, 2013	Project #	Sheet 5.1
Revision:	Scale: SPECIAL USE PERMIT	AREA F



AERIAL
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SCALE: 1" = 150'

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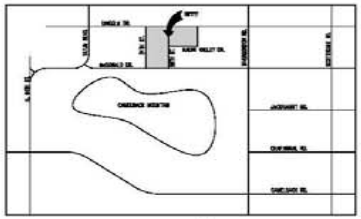


VICINITY MAP NTS
PARADISE VALLEY, ARIZONA

MOUNTAIN SHADOWS

AERIAL / VICINITY MAP / TABLE OF CONTENTS

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALED DIMENSIONS.

FEBRUARY 14, 2013

SPECIAL USE PERMIT

1

Unresolved Topics from Draft SUP

- **Location of signs-** Changes need to be made to allow a sign at the corner of McDonald and 56th St. (stip. 30)
- **West side setbacks from Lincoln** – The applicant is proposing a reduction in setback on Lincoln Drive from 100' to 70' for residential units not to exceed 16' in height. (stip. 47)
- **West side three-story buildings** – The current language in Ordinance 653 limits the use to Hotel Keys and/or Resort Ancillary Facilities and Uses. (stip. 47) The applicant is proposing that some resort residential be permitted. Options include:
  - limiting the residential to the first or second floor only;
  - limiting the percentage of residential;
  - limiting the type of residential to units furnished like hotel keys; or
  - not allowing any type of residential in a 3-story structure.

Language Changes Proposed by Staff to Clarify Other Stipulations

- **Golf Course lighting** – Language was modified to allow the existing lighting to remain and/or be replaced with similar new fixtures
- **Golf Course hours** – Wording was changed to permit *Golf Facilities related retail* to be open from 5:30 am –midnight.
- **Common Use Po**ols – Language was added to clarify *if common use pools are installed* they must then comply for the requirements in the Ordinance.
- **RVs and Boats** – Language was added to Areas E & F prohibiting overnight storage of RVs and boats.

Language Changes Proposed by Staff to Clarify Other Stipulations (cont)

- **Area C Retail definition** –There was discussion of prohibiting the sale of medical marijuana.
- **Area C converting to Area** B- It was noted that should Area C convert to Area B use, the maximum floor area of 300,000 square feet shall not be increased.
- **Lots adjoining Lot 68** – It was noted that no Resort Estate lots shall front on Lot 68. There was also discussion of whether side yards could adjoin Lot 68.
- **Area D** – Stipulation 66 amended to allow restrictions on public access to protect community character. (Access to Area D can be restricted to protect the health, safety, and character of the community.)

Topics Raised by Individual Council Members

- **Area C Retail definition** – There was discussion of prohibiting the sale of beer and liquor as well as prohibiting chain restaurants in the category of Chili's or Applebee's. No consensus was reached.
- **Oleanders adjacent to golf course** – There was concern regarding stipulating the height of the oleanders. This was not done on other SUP properties with oleanders. However, the homeowners voiced concern about preserving the oleander hedgerow. No consensus was reached.
- **Lots adjoining Lot 68** – There was discussion about increasing the rear yard setback from 20' to 25' (perhaps decreasing the front yard). No consensus was reached.

Development Agreement Topics Raised During Review of SUP Draft

- **Phasing of demolition** – There was discussion that this will be addressed in the Development Agreement.
- **Pedestrian connection across Lincoln and 56th St.** - Town Manager suggested he will administratively make sure crosswalks are installed when 56th St. is re-developed.
- **Lincoln Dr. deceleration lane** – There was concern that should a deceleration be necessary it would decrease the setback in Area C. Town Manager stated that the intersection is currently signalized and no deceleration lane is planned.
- **Vacation Club Use** – There was discussion of the proposed vacation club use and whether this was permissible under Town Code. No consensus was reached. The attachment shows proposed language changes to the definition of "Owner" and the deletion of "vacation club". Resolution of this topic may also affect SUP.

Next Steps

- Public Hearing 2/28/13 based on recommended staff SUP draft
- Development Agreement Draft completed and reviewed by Town Council
- Public Meeting on Development Agreement
- Formal Consideration of SUP/Stipulations and Development Agreement by Town Council

Questions and Comments

from

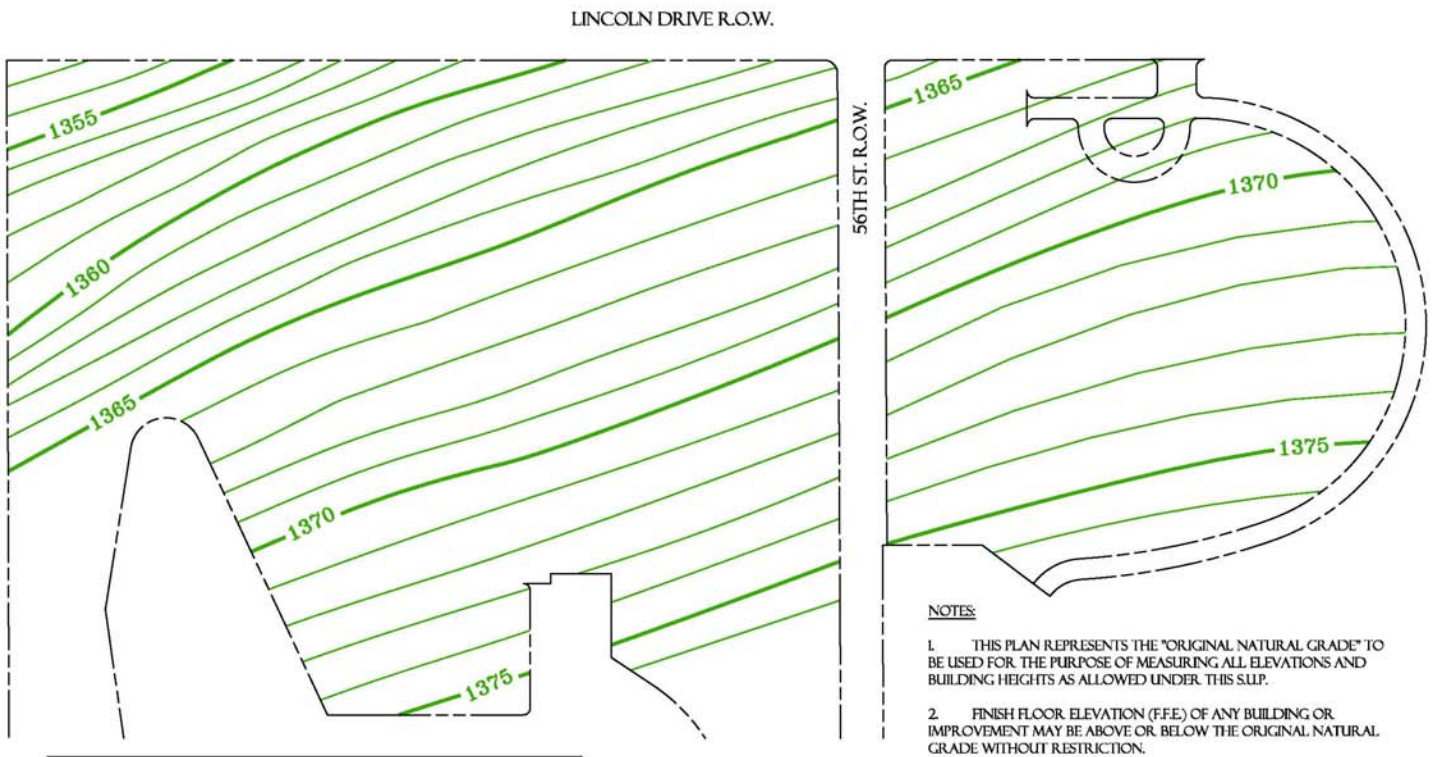
Mayor and Councilmembers

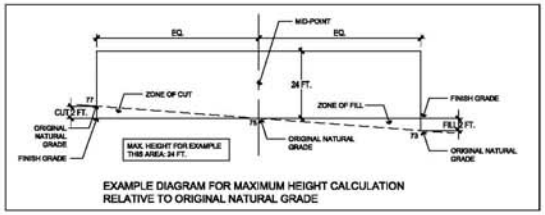
General Conditions

- Height
- Parking
- Circulation
- Lighting
- Signage

Height

- Original Natural Grade Plan (stip. 24)
- If finished grade is lower than Original Natural Grade, the maximum height shall be measured from the finished grade at each midpoint used for measuring the height of a structure or portion thereof (stip. 27)
- Chimneys and architectural features may exceed max. height by 3’ (stip. 28)





EXAMPLE DIAGRAM FOR MAXIMUM HEIGHT CALCULATION RELATIVE TO ORIGINAL NATURAL GRADE

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4. CONTOUR INTERVAL SHOWN IS 1 FOOT.

MOUNTAIN SHADOWS

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

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

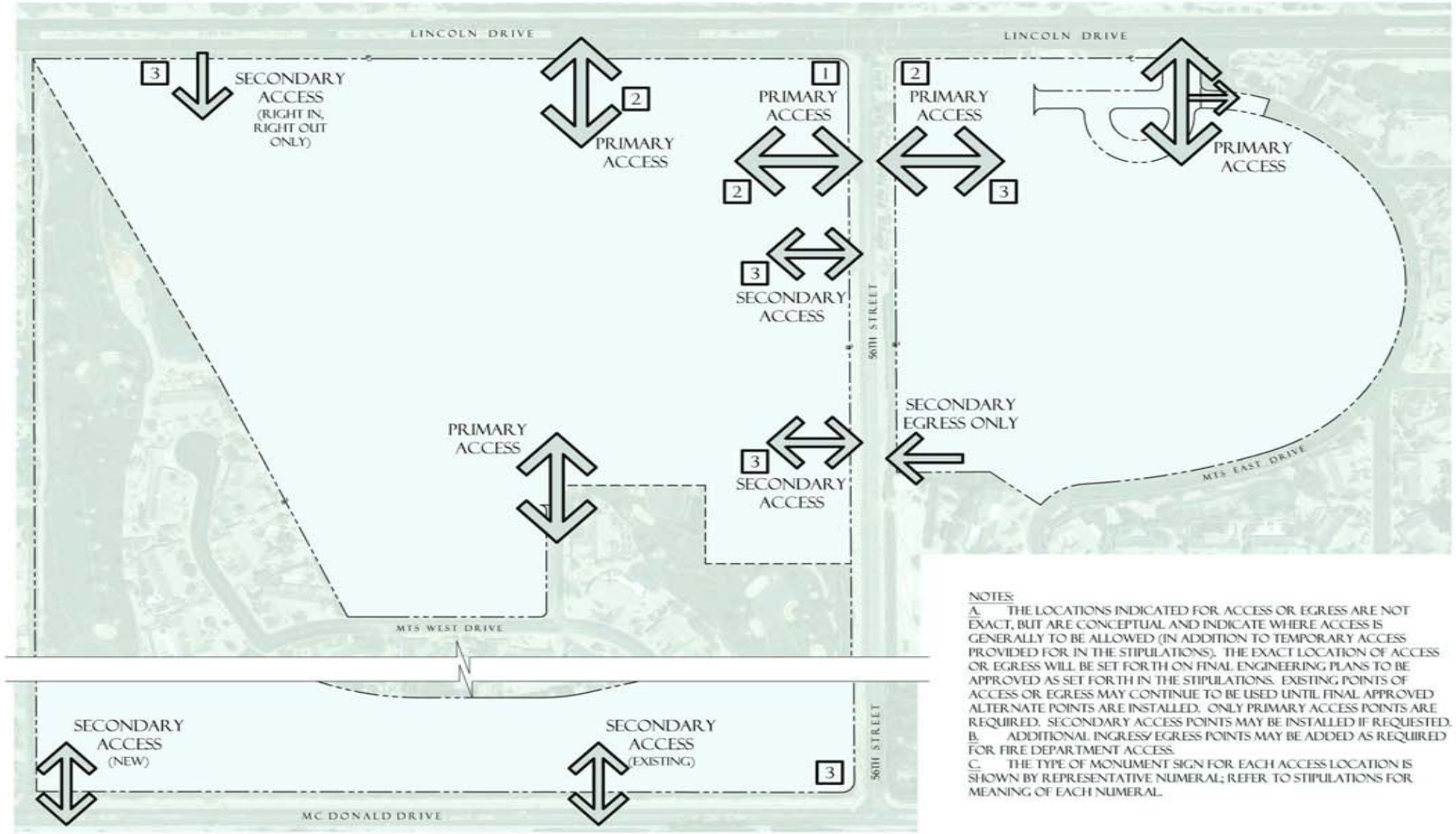
FEBRUARY 14, 2013

SPECIAL USE PERMIT

4

Parking & Circulation, Easements, & Temporary Uses

- Circulation similar to existing
- Parking based on use table (stip. 93)
- Temporary Event Tents – Areas A&B, 24’ height, 14 consecutive days max. (stip. 90)



NOTES:

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B. ADDITIONAL INGRESS/ EGRESS POINTS MAY BE ADDED AS REQUIRED FOR FIRE DEPARTMENT ACCESS.

C. THE TYPE OF MONUMENT SIGN FOR EACH ACCESS LOCATION IS SHOWN BY REPRESENTATIVE NUMERAL; REFER TO STIPULATIONS FOR MEANING OF EACH NUMERAL.

MOUNTAIN SHADOWS

INGRESS / EGRESS AND SIGN LOCATION DIAGRAM

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

FEBRUARY 14, 2013		
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Lighting (stip. 100-102)

USE AREA	MAX FOOTCANDLES *
Drive Entry/Intersections/Drop Off Areas	5
Interior Roadways	1
Parking Lots/Decks	1.6
Pathways	1
Service Areas; trash, loading, etc.	5
Pool Decks	5
Circulation Areas	5
Function Areas	5
Exterior Dining Areas (when in use for dining)	10
Landscaped Areas	5
Guestroom Entries	3
Guestroom Patios	5
Architectural Lighting	5
*Footcandle values are maintained values as defined by the IESNA	

Signs (Stip. 30)

TYPE	MAX. HEIGHT AND LENGTH OF TOTAL STRUCTURE	AGGREGATE* SQ. FT. OF SIGN COPY PER SIGN	QUANTITY
1	6’ high x 20’ long	50 square feet	1
2	5’ high x 15’ long	35 square feet	3
3	3’6” high x 8’ long	30 square feet	4/5 [Applicant requests a sign at corner of 56th St. and McDonald]

Maximum height of interior directional signs shall be seven (7) feet, shall not exceed an area of twenty (20) square feet per side and shall not be located closer than fifty (50) feet from public rights-of-way,

Signs (Stip. 30)

TYPE	MAX. HEIGHT AND LENGTH OF TOTAL STRUCTURE	AGGREGATE* SQ. FT. OF SIGN COPY PER SIGN	QUANTITY
1	6’ high x 20’ long	50 square feet	1
2	5’ high x 15’ long	35 square feet	3
3	3’6” high x 8’ long	30 square feet	4/5 [Applicant requests a sign at corner of 56th St. and McDonald]

Maximum height of interior directional signs shall be seven (7) feet, shall not exceed an area of twenty (20) square feet per side and shall not be located closer than fifty (50) feet from public rights-of-way,

Stip. #47

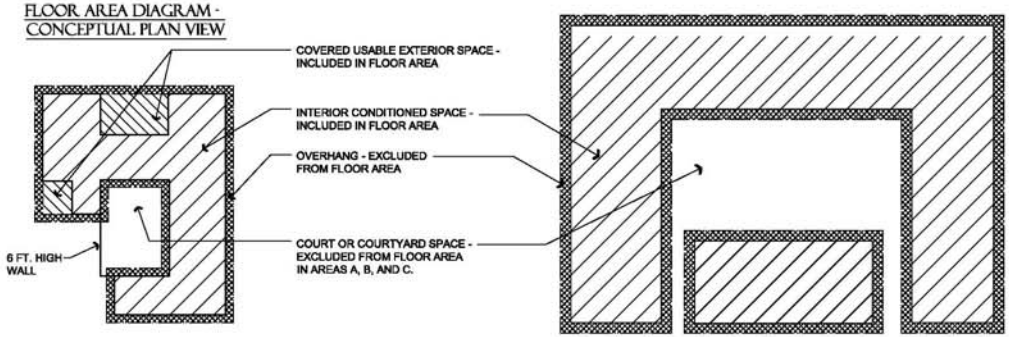
- The maximum height of any building which contains only Resort Residential units (as opposed to a mixture of Resort Residential units and Hotel Keys) in Development Area B shall not exceed two stories or twenty-eight (28) feet, as measured according to the terms of Stipulations 25-28. Only primary Resort Hotel structures ***and other buildings which contain at least 50% of its Floor Area dedicated to Hotel Keys*** or buildings that contain only Hotel Keys and/or Resort Ancillary Facilities and Uses may be within three (3) story buildings**,** but in no event may any such building exceed 36 feet in height as measured according to the terms of Stipulations 25-28. ***[Applicant requests italicized language; Town staff would delete italicized language]***

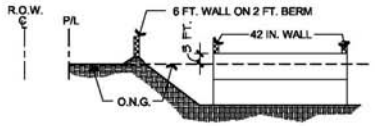
- ***Resort Residential units are allowed within a seventy (70) foot setback from Lincoln Drive, provided no portion of such units located between seventy (70) feet and one hundred (100) feet setback from Lincoln Drive shall exceed sixteen (16) feet above Original Natural Grade (as measured pursuant to Stipulation 25-28) and one story. Any such Resort Residential units within this reduced setback area cannot be located within Area C. [Applicant request]***
- ***[Town staff would remove above paragraph, resulting in a 100' setback]***

Applicant and Town Staff agree on SUP and all stipulations except #30 and #47

THE DIAGRAMS ON THIS SHEET 2.1 SHALL BE USED TO ILLUSTRATE CERTAIN COMPONENTS OF THE DEFINITION AND DETERMINATION OF FLOOR AREA AS MORE SPECIFICALLY SET FORTH IN THE STIPULATIONS OF THIS S.U.P. 12-5.

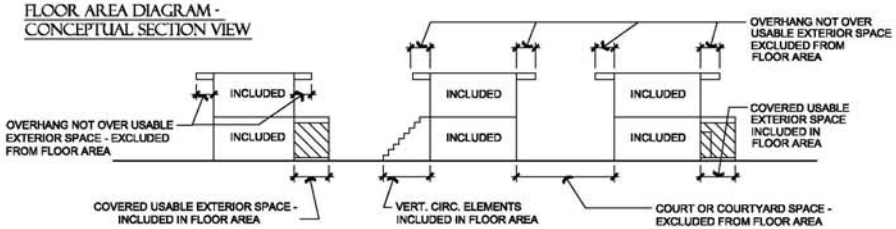
FLOOR AREA DIAGRAM - CONCEPTUAL PLAN VIEW





PARKING STRUCTURE ILLUSTRATION

FLOOR AREA DIAGRAM - CONCEPTUAL SECTION VIEW



MOUNTAIN SHADOWS

FLOOR AREA ILLUSTRATIONS

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

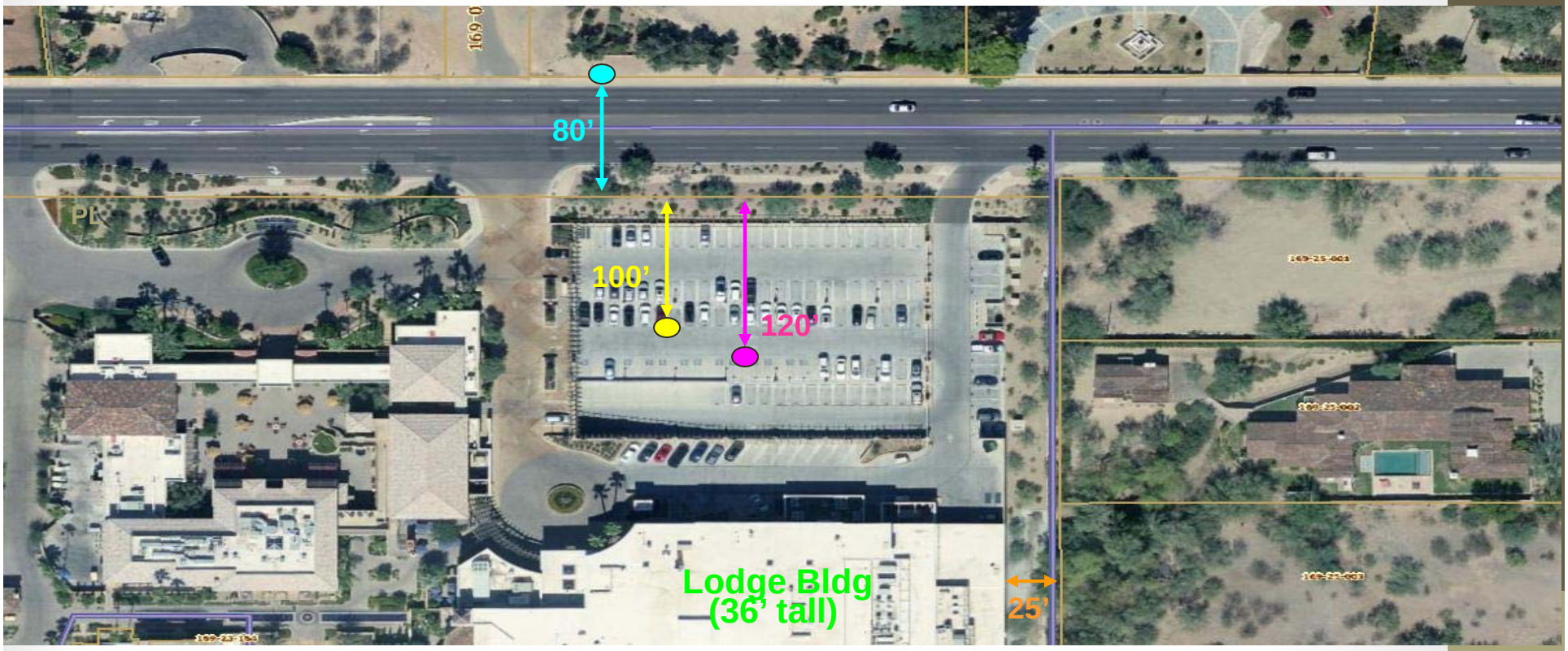
FEBRUARY 14, 2012	SPECIAL USE PERMIT	2.1

Examples of 36’ Height Limit

- Montelucia Lodge Building

Montelucia – Lincoln Drive Setbacks

Photos of Lodge Bldg taken from 3 locations



DISTANCES & LINES SHOWN ARE APPROXIMATE AND NOT DRAWN TO SCALE

Montelucia Lodge – Across Lincoln Drive (308’ Away)

DISTANCES & LINES SHOWN ARE APPROXIMATE AND NOT DRAWN TO SCALE

Montelucia Lodge – At Property Line (228’ Away)
36’
DISTANCES & LINES SHOWN ARE APPROXIMATE
AND NOT DRAWN TO SCALE

Montelucia Lodge – From Parking Lot (108’ Away)

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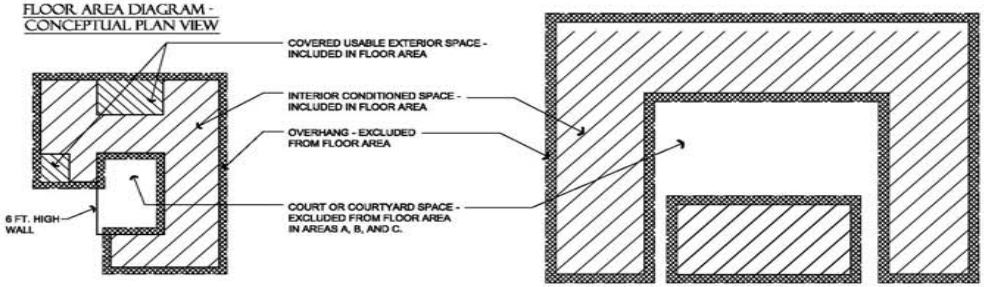

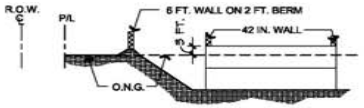

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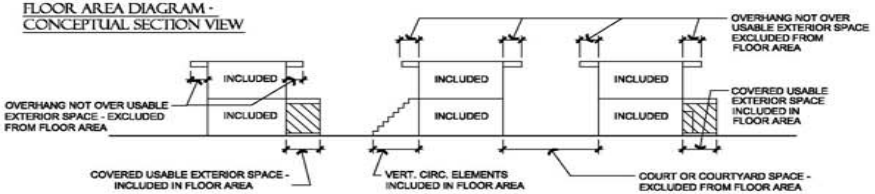


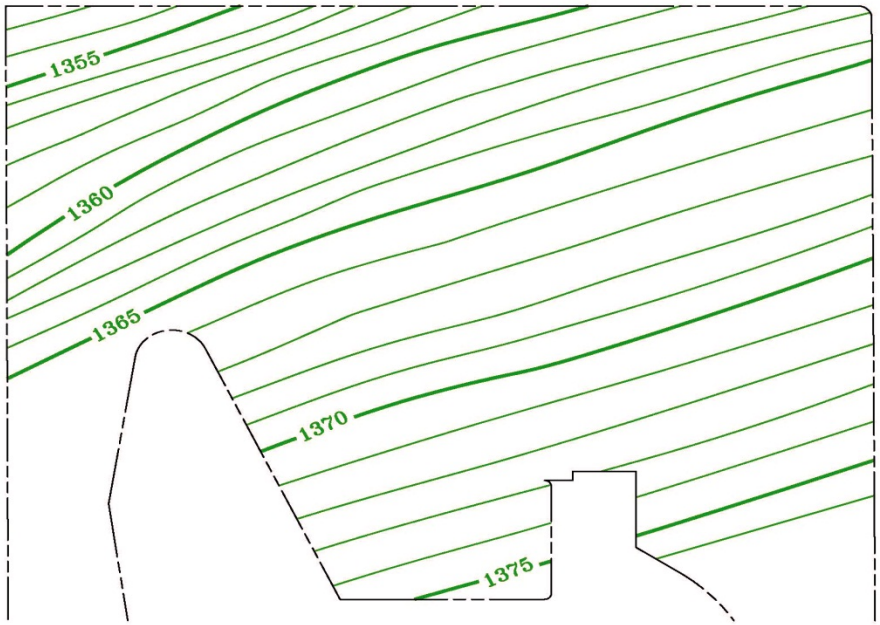
MOUNTAIN SHADOWS

FLOOR AREA ILLUSTRATIONS

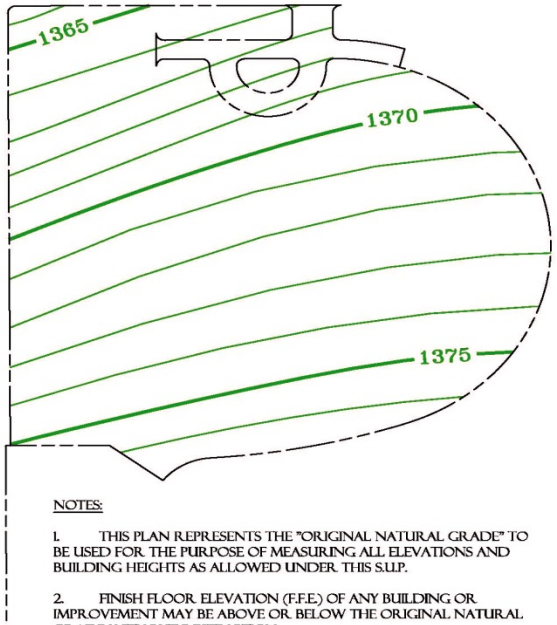
ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

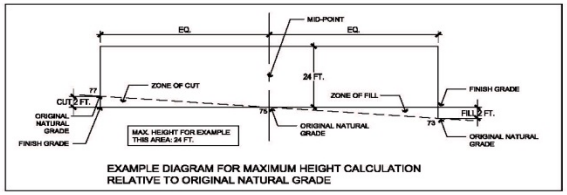
FEBRUARY 14, 2012		2.1
FEBRUARY 6, 2012	SPECIAL USE PERMIT	

LINCOLN DRIVE R.O.W.



56TH ST. R.O.W.





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MOUNTAIN SHADOWS

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

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

N

0 30 60 120
SCALE: 1" = 60'

Date: FEBRUARY 14, 2013	Project #	Sheet
Revised: FEBRUARY 6, 2013	Issued for: SPECIAL USE PERMIT	4

Plans with ring road (Lot 68)

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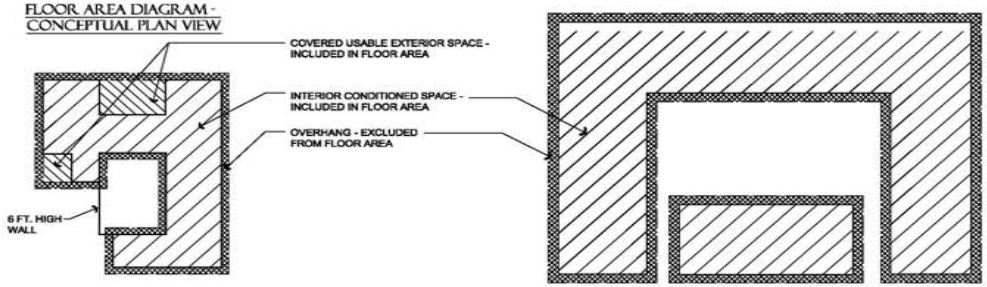

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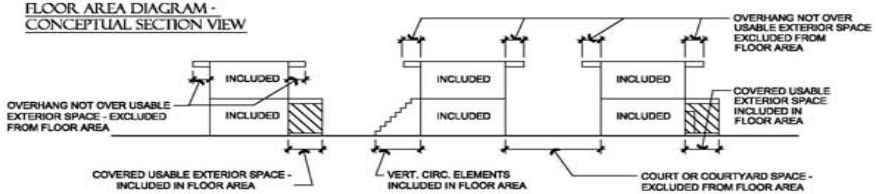

MOUNTAIN SHADOWS - AREA F

FLOOR AREA ILLUSTRATIONS

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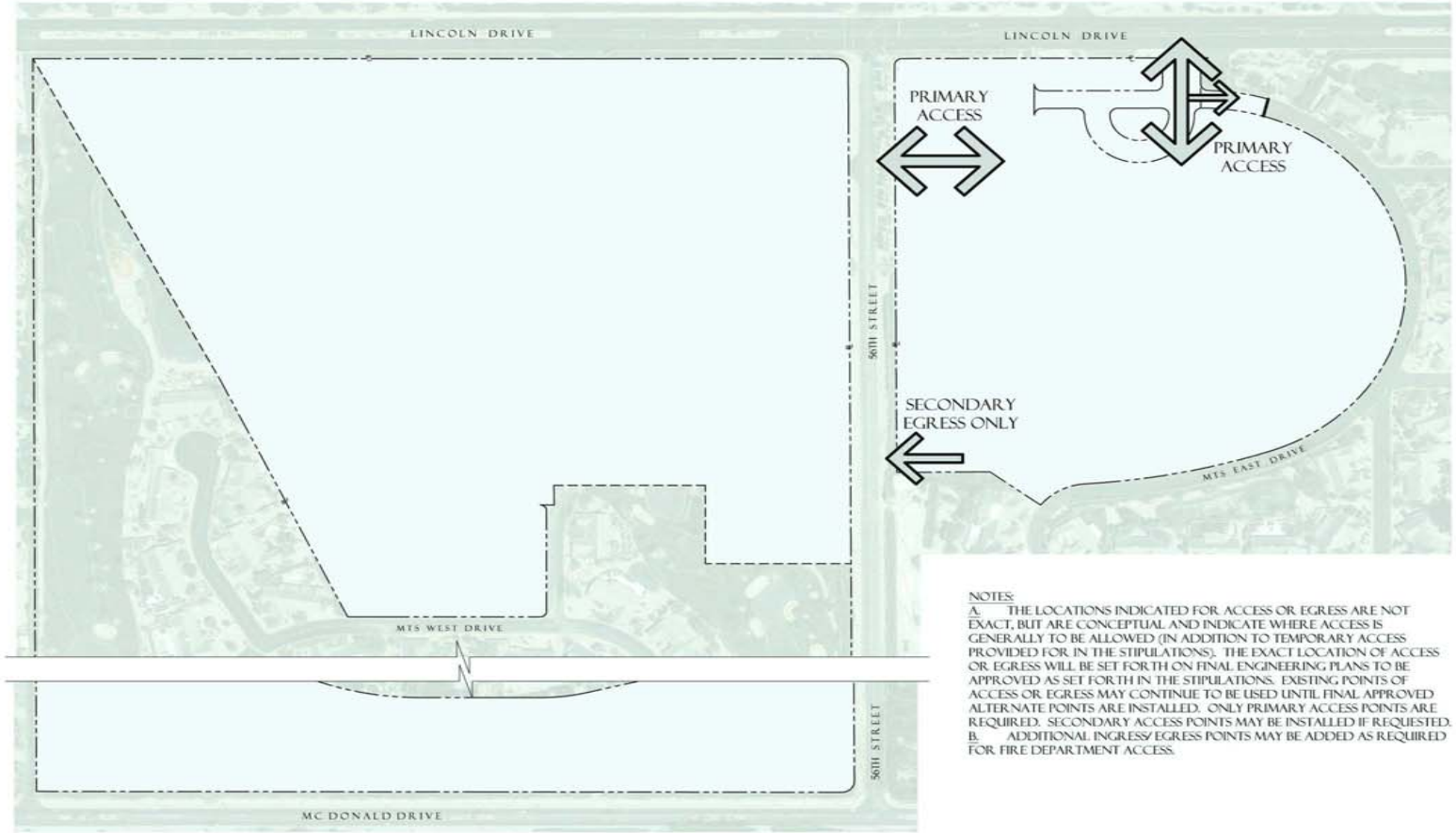
FEBRUARY 14, 2012	SPECIAL USE PERMIT	2.1 AREA F



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MOUNTAIN SHADOWS - AREA F

INGRESS / EGRESS DIAGRAM

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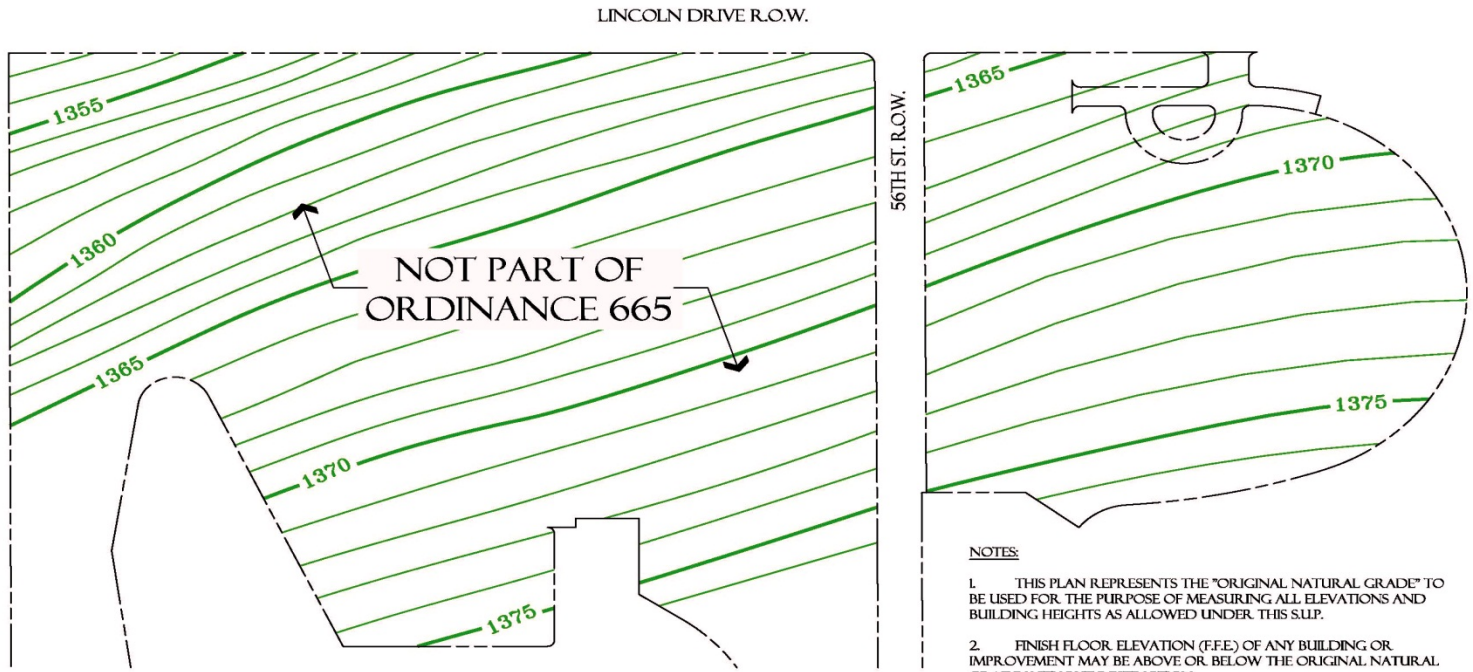
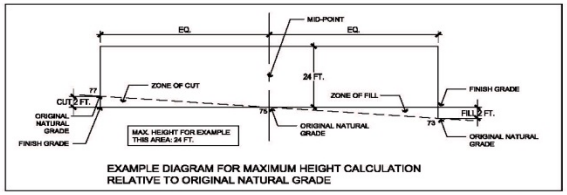
FEBRUARY 14, 2013		3
	SPECIAL USE PERMIT	AREA F





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MOUNTAIN SHADOWS - AREA F

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

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N

0 30 60 120
SCALE: 1" = 60'

Date: FEBRUARY 14, 2013	Project #:	Sheet: 4
Revision:	Issued For: SPECIAL USE PERMIT	AREA F