

March 14, 2019

Town of Paradise Valley  
Planning Department  
6401 E. Lincoln Drive  
Paradise Valley, AZ 85253

Re: Ritz Carlton – Parcel C  
CVL Project No.: 1.01.0268908

To Whom It May Concern:

COE & VAN LOO, on behalf of Five Star Resort Owner, LLC, is requesting a replat of Amended 7000 East Lincoln – Parcel C – Amended I, as recorded in Book 1425 Page 21, Maricopa County Recorder, 11/26/2018. The purpose of this replat, Amended 7000 East Lincoln – Parcel C – Amended II, is to abandon portions of the Public Utility Easement (P.U.E.) within lots 18 through 24 and lots 35 through 39, abandon the drainage easement within lot 9 and dedicate a new drainage easement within Lot 5. Included with this pre-application submittal is a copy of the proposed replat.

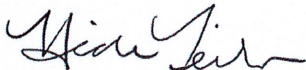
The abandonment of the P.U.E. is due to the lots previously recorded with P.U.E. on both front and back of the lots. Through conversations with the owner, architect and utility companies, it was determined the double P.U.E. was not necessary.

The relocation of the drainage easement was deemed necessary in order to lower the proposed grades of the site. The proposed location of the drainage easement on Lot 5 moves the site outfall closer to the historical site outfall, thus allowing the grades to be lower.

Should there be any questions please call me directly at 602-285-4870.

Sincerely,

COE & VAN LOO  
Consultants, Inc.



Heidi Tilson, P.E.  
Project Manager

CVL, on behalf of Five Star, is requesting a replat of the Ritz Carlton – Parcel C development. The purpose of the replat is to abandon portions of the public utility easement within lots 18 through 24 and lots 35 through 39, abandon the drainage easement within lot 9, and dedicate a new drainage easement within Lot 5. In addition to the abandonment and dedication of easements, the replat identifies the future typical shared access easements across the driveways and parking courts. The exact dimensions and locations of the shared access easements will be determined at the time of individual lot development. The shared access easements will be shown and recorded on the lot plot plans.