January 14, 2021

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 II, as recorded in Book 1482 Page 11, Maricopa County Recorder, 9/06/2019 and Amended 7000 East Lincoln – Parcel C – Amended III, as recorded in Book 1505 Page 15, Maricopa County Recorder, 01/27/2020 . The purpose of this replat, Amended 7000 East Lincoln – Parcel C – Amended IV, is to increase lot sizes by reducing the number of lots within the development. Currently, as recorded, there are 39 lots within Parcel C. This replat will reduce the lot count to 32. The roadway alignments and boundary will remain the same, as will the total Parcel C area. Included with this pre-application submittal is a copy of the proposed replat.

Five Star wishes to increase lot size, therefore reducing lot count, in order to provide a larger lot for their potential home owners. The increased lot size will allow for a larger yard to accommodate a more lush landscaped outdoor living area. The sizes of the homes will follow the previously approved SUP guidelines.

Because of the increased lot size, the Lot 28 (recorded lot 34) has been rotated. Previously the lot fronted west onto E. Bella Vita Drive. Through this replat, the front of lot 34 will be south along E. Dolce Vita Drive. As a result, we are asking that the previously recorded Vehicular Non-Access Easement (V.N.A.E.) along E. Dolce Vita Drive be abandoned to allow for the driveway placement. In addition, through this replat, a V.N.A.E. will be dedicated along the western property line of Lot 28, along E. Bella Vita Drive, to prevent vehicular access to the lot from that side.

In the time between the approved Amended 7000 East Lincoln – Parcel C – Amended III and this requested replat, Amended IV, two Shared Facilities Easement Agreements have been recorded. One easement exists between lots 15 and 16 (recorded lots 18 and 19), the second easement is between lots 17 and 18 (recorded lots 20 and 21). These easements have been shown on this replat, Amended IV. The purpose of the Shared Facilities Easement Agreements is to provide vehicular and pedestrian ingress and egress to and from the lots and residences constructed on the lots. The "shared facilities" refers to a shared driveway, shared private entry gate and motor court area. The recorded documents have been included with the submittal for reference.

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

Recorded Lot Areas

Lot Number	Square Feet	Acres
1	12,043	0.277
2	12,463	0.286
3	12,080	0.277
4	12,585	0.289
5	13,172	0.302
6	17,360	0.399
7	15,933	0.366
8	15,001	0.344
9	15,002	0.344
10	15,002	0.344
11	15,008	0.345
12	15,003	0.344
13	15,007	0.345
14	16,619	0.382
15	15,570	0.357
16	15,098	0.347
17	20,299	0.466
18	13,568	0.312
19	13,569	0.312
20	12,008	0.276
21	12,015	0.276
22	12,656	0.291
23	18,795	0.432
24	19,085	0.438
25	22,258	0.511
26	25,132	0.577
27	20,595	0.473
28	17,707	0.407
29	15,215	0.349
30	15,003	0.344
31	15,644	0.359
32	16,506	0.379
33	15,055	0.346
34	12,009	0.276
LOT 35A	15,550	0.357
LOT 36A	18,027	0.414
LOT 37A	24,887	0.571
38	16,436	0.377
39	14,953	0.343

Amended IV Lot Areas

Lot Number	Square Feet	Acres
1	15,206	0.349
2	15,624	0.359
3	16,843	0.387
4	14,670	0.337
5	20,869	0.479
6	18,569	0.426
7	16,432	0.377
8	16,989	0.390
9	17,498	0.402
10	17,471	0.401
11	17,887	0.411
12	19,330	0.444
13	25,559	0.587
14	20,299	0.466
15	13,568	0.311
16	13,569	0.311
17	12,848	0.295
18	13,904	0.319
19	16,262	0.373
20	25,512	0.586
21	23,402	0.537
22	27,820	0.639
23	22,798	0.523
24	22,174	0.509
25	24,912	0.572
26	19,888	0.457
27	20,108	0.462
28	20,057	0.460
29	21,905	0.503
30	21,918	0.503
31	26,364	0.605
32	19,665	0.451

CVL
CONSULTANTS