



Town of Paradise Valley  
c/o Ron Watson  
Dry Utilities Services Arizona  
4801 S. Lakeshore Dr.  
Suite 112  
Tempe, AZ 85282

**Ray Smith**  
*Survey & Row Representative*  
*Customer Construction East*

Mail Station 4031  
P.O. Box 53933  
Phoenix, AZ 85072-3933  
T: 602.493-4405  
F: 602.493-4429  
[R.Smith@aps.com](mailto:R.Smith@aps.com)

June 11, 2015

This is regarding the plans for The Final Plat For The Villas at Mountain Shadows, a resubdivision of Lot 132 of Mountain Shadow Resort Unit 2 - Amended VII. After reviewing the preliminary plat for The Villas at Mountain Shadows, Arizona Public Service does not see a problem with Tract B, Tract C and Tract D being dedicated to water, sewer, gas, electric, telephone and cable television utility providers. It is also understood that the purpose of this easement is to allow service to and from Lots 128, 128-A, 129, 131, 132(Future Lots 1-20), 133, 134, 135 and Tract "A" of Amended VII. This will be sufficient enough to place Arizona Public Service facilities in order to meet the needs of the customers of this development.

Please contact me at 602-493-4405 or by email at [r.smith@aps.com](mailto:r.smith@aps.com) with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Smith", with a stylized flourish at the end.

Ray Smith  
Survey/ROW Agent  
Arizona Public Service  
Customer Construction East



4612 E BELL RD  
PHOENIX, AZ 85032

4-29-15

Mr. Rick Carpinelli  
CROWN REALTY DEVELOPMENT  
5517 East Lincoln Drive  
Paradise Valley, AZ 85253

Re: Villas at Mountain Shadows

Dear Mr. Carpinelli,

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The enclosed policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give me a call at 602-493-4470 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

*Harry O'Neill*

**Harry O'Neill**  
Customer Project Manager  
Customer Construction East



100 Centurylink Dr.  
Mailstop 3TCW089.2  
Monroe, LA 71203

June 11, 2015

Town of Paradise Valley  
c/o Ron Watson  
Dry Utilities Services Arizona  
4801 S. Lakeshore Dr.  
Suite 112  
Tempe, AZ 85282

To Whom It May Concern:

This is regarding the plans for The Final Plat For The Villas at Mountain Shadows, a re-subdivision of Lot 132 of Mountain Shadow Resort Unit 2 – Amended VII. After reviewing the preliminary plat for For The Villas at Mountain Shadows, CenturyLink does not see a problem with Tract B, Tract C and Tract D being dedicated to water, sewer, gas, electric, telephone and cable television utility providers. It is also understood that the purpose of this easement is to allow service to and from Lots 128, 128-A, 129, 131, 132(Future Lots 1-20), 133, 134, 135 and Tract "A" of Amended VII. This will be sufficient enough to place CenturyLink facilities in order to meet the needs of the customers of this development.

Please contact me at 318-330-6894 or by email at [michael.pietlukiewicz@centurylink.com](mailto:michael.pietlukiewicz@centurylink.com) with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Pietlukiewicz".

Michael Pietlukiewicz  
Network Real Estate



CenturyLink Engineering  
135 W. Orion St. 1<sup>st</sup> Floor  
Tempe, AZ 85283  
BICS@Centurylink.com

April 14, 2015

Mr. Rick Carpinelli  
CROWN REALTY DEVELOPMENT  
5517 East Lincoln Drive  
Paradise Valley, Arizona 85253

RE: Villas at Mountain Shadows

Mr. Carpinelli,

The above mentioned project is located in a parcel of land located in Section 8, Township 2N and Range 4E in Maricopa County.

In response to your "Service Availability" request for the above mentioned development located at the southwest corner of Lincoln Drive and 56<sup>th</sup> Street, Paradise Valley, AZ, this letter is to acknowledge that this subject property is within CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission, and may be examined at your local CenturyLink Business Office.

Sincerely,

A handwritten signature in blue ink that reads "Ronijean Grant-Sloan".

Ronijean Grant-Sloan  
CenturyLink Supervisor Construction/Engineering Permits/Joint Use/Developer Administration  
135 W Orion Street, 1st Floor  
Tempe, AZ 85283  
480/768-4294 (Office)  
480/748-1352 (Cell)





## **SOUTHWEST GAS CORPORATION**

June 11, 2015

**Crown Realty Development  
Attn: Rick Carpinelli  
5517 E Lincoln Dr  
Paradise Valley AZ 85253**

**RE: Natural Gas Service: Villas at Mountain Shadows (56<sup>th</sup> St & Lincoln)**

In response to your recent inquiry concerning the availability of natural gas to the above location, Southwest Gas Corporation is the natural gas supplier for this area. Gas can be extended to this subdivision from our gas main along Mountain Shadows Country Club Access Rd. Please keep in mind there is an existing service and meter on site with address of 5525 E Lincoln Dr Paradise Valley AZ 85253 that will need to be removed and abandoned.

Natural gas is available to serve this project in accordance with our Rule Six as filed with the Arizona Corporation Commission. We extend our facilities based on economic justification. Without reviewing a preliminary engineering plan for this project, we cannot, at this time, determine what fees would be required from the developer. We are interested in serving this project with the preferred fuel, natural gas, and look forward to hearing from you as plans progress.

If you have any questions regarding our policies or procedures, please contact me at 602-818-1891.

Sincerely,

Jeff Shelton  
Energy Advisor  
Central Arizona Division



Town of Paradise Valley  
c/o Ron Watson  
Dry Utilities Services Arizona  
4801 S. Lakeshore Dr.  
Suite 112  
Tempe, AZ 85282

June 26, 2015

This is regarding the plans for The Final Plat for the Villas at Mountain Shadows, a re-subdivision of Lot 132 of Mountain Shadow Resort Unit 2 - Amended VII. After reviewing the preliminary plat for The Villas at Mountain Shadows, Cox does not see a problem with Tract B, Tract C and Tract D being dedicated to water, sewer, gas, electric, telephone and cable television utility providers. It is also understood that the purpose of this easement is to allow service to and from Lots 128, 128-A, 129, 131, 132(Future Lots 1-20), 133, 134, 135 and Tract "A" of Amended VII. This will be sufficient enough to place Cox facilities in order to meet the needs of the customers of this development.

Please contact me at 602-694-1418 or by email at [zachary.killin@cox.com](mailto:zachary.killin@cox.com) with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Zach Killin". The signature is written in a cursive, flowing style.

**Zach Killin**

Cox Communications  
Construction Planner  
[zachary.killin@cox.com](mailto:zachary.killin@cox.com)  
1550 W. Deer Valley Rd  
Phoenix Arizona 85027  
Cell - 602-694-1418



1550 W Deer Valley Road  
Phoenix, AZ 85027

April 16<sup>th</sup>, 2015

Mr. Rick Carpinelli  
CROWN REALTY DEVELOPMENT  
5517 East Lincoln Drive  
Paradise Valley, AZ 85253

Project: Villas at South Mountain

To Whom It May Concern:

This letter is to confirm that Cox Communications is a licensed telecommunications provider for the above area located in Maricopa County. Service to a development with public streets and public utility easements, meeting the density requirement as stipulated in the license with the County, will be provided at no cost to the developer. Should the project not meet the density requirement, a capital contribution program is available.

For private communities (whether gated or not), our standard easement agreement will be required. Otherwise the same procedures apply. The developer also has the option of providing service to the community at a reduced rate under the bulk discount program. If you're interested, please contact me for additional information on the program.

Upon receipt of the appropriate trench maps and placement time lines, Cox Communications will place its facilities in the joint utility trenches. For the preliminary information and/or the service are map, please call our Cox Traffic Management Center at 623-328-3554.

Sincerely,

*Daniel Weryzynski*

Daniel Weryzynski  
Account Executive  
Phone 623-328-6701





2355 West Pinnacle Peak Road, Suite 300  
Phoenix, AZ 85027 USA  
[epcor.com](http://epcor.com)

July 16, 2015

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

**RE: The Final Plat for the Villas at Mountain Shadows**

EPCOR has reviewed the project for the Final Plat for the Villas at Mountain Shadows, a resubdivision of Lot 132 of Mountain Shadow Resort Unit 2 – Amended VII. EPCOR has no issue with the Final Plat as well as the construction plans for water service. The PUE to be dedicated is adequate for our utility service, per our Project Manager Josh Vig. Therefore, EPCOR has no objection.

Please feel free to contact me with any questions or concerns at 623-780-3777 or email at [kdotray@epcor.com](mailto:kdotray@epcor.com)

Sincerely,

  
Kimberly Dotray  
Real Property Manager





2355 West Pinnacle Peak Road, Suite 300  
Phoenix, AZ 85027 USA  
epcor.com

January 26, 2015

MTS Land LLC  
18201 Van Karman Suite 950  
Irvine, CA 92812

Sent via e-mail to: [Fef @cvlci.com](mailto:Fef@cvlci.com)

Re: Will-Serve Letter for Water Service  
Villas at Mountain Shadows

To whom it may concern;

This letter is in response to Coe & Van Loo's request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to the Villas at Mountain Shadows (the "Development"). The Development is a residential project that encompasses approximately 9 acres and is located in the Town of Paradise Valley as shown in Exhibit A. EPCOR provides the following information for your consideration:

1. EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") as issued by the Arizona Corporation Commission.
2. Where new waterlines will be required to serve the Development, such water service to the Development by EPCOR will be conditioned upon the developer entering into a Main Extension Agreement (an "MXA") with EPCOR in a form acceptable to EPCOR, and upon the developer fully performing its obligations under the MXA. The MXA will provide, among other things, that the developer will be responsible for the cost to construct all water main extensions necessary to distribute water from EPCOR's existing system to the individual service line connections in the Development. The design and construction of all such main extensions will be subject to EPCOR's approval, and ownership of the main extensions, together with related real property easement rights, must be transferred to EPCOR prior to the initiation of water service in the Development.
3. Based on water service currently provided by EPCOR in the CC&N, EPCOR will have adequate water capacity for normal use in the Development upon developer's fulfillment of its obligations under the MXA. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
4. Developer will be required, as a condition to EPCOR providing water service to the Development, to pay all required fees pursuant to EPCOR's then-current tariffs and as may be provided in the MXA.

This letter assumes that construction of the main extensions within the Development will begin within one (1) year after the date of this letter.

If developer begins construction of any water mains in the Development or any other water service infrastructure intended to serve the Development without, in each instance, the prior written approval of such construction by EPCOR, developer will be proceeding with such construction at its own risk.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided to developer for information only. Any agreement between developer and EPCOR for water service in the Development must be memorialized in a written agreement executed and delivered by their respective authorized representatives.

For additional information, please contact me at (623) 445-2495 or at [jvig@epcor.com](mailto:jvig@epcor.com)

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Vig", written over a horizontal line.

Josh Vig  
Project Manager





2355 West Pinnacle Peak Road, Suite 300  
Phoenix, AZ 85027 USA  
epcor.com

January 15, 2015

Fred E. Fleet  
Coe and Van Loo Consultants, Inc.  
4550 North 12<sup>th</sup> Street  
Phoenix, Arizona 85014

Dear Mr. Fleet,

This letter is to inform you that an analysis of the fire flow availability for the proposed Villas at Mountain Shadows Resort has been updated.

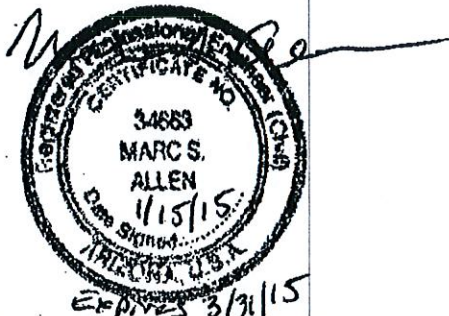
The analysis was performed using the hydraulic model for EPCOR Water's Paradise Valley water district, prepared by EPCOR. This model was last calibrated in 2010 and has been updated as necessary. The model is believed to be an accurate representation of the water system within a reasonable margin of error.

According to the plans Fleet-Fisher Engineer submitted to EPCOR, the water lines proposed for this phase of the Mountain Shadows Resort will be located in the northeast portion of the existing Mountain Shadows Golf Course, which is positioned at the southwest corner of Lincoln Drive and 56<sup>th</sup> Street. The proposed water lines are shown in the attached diagram. The new water lines will be 8-inch ductile iron pipe; they will connect to the existing 12-inch pipe in Lincoln Drive and the 8-inch pipe in 56<sup>th</sup> Street. There are six fire hydrants in the proposed plan.

The Town of Paradise Valley is requesting a minimum fire flow of 1,500 gpm at a residual pressure of 20 psi. Based on the hydraulic modeling results of the proposed water lines, the hydrants will receive a flow of 2,066 gpm to 2,137 gpm at the required residual zone pressure of 20 psi (see attachment). This analysis was performed using the maximum day demand scenario. The results show that there is adequate fire flow availability to satisfy the minimum flow requested by the Town. Please note that these are estimated values from a model, and actual field tests are expected to vary depending on system demand and other fluctuating conditions.

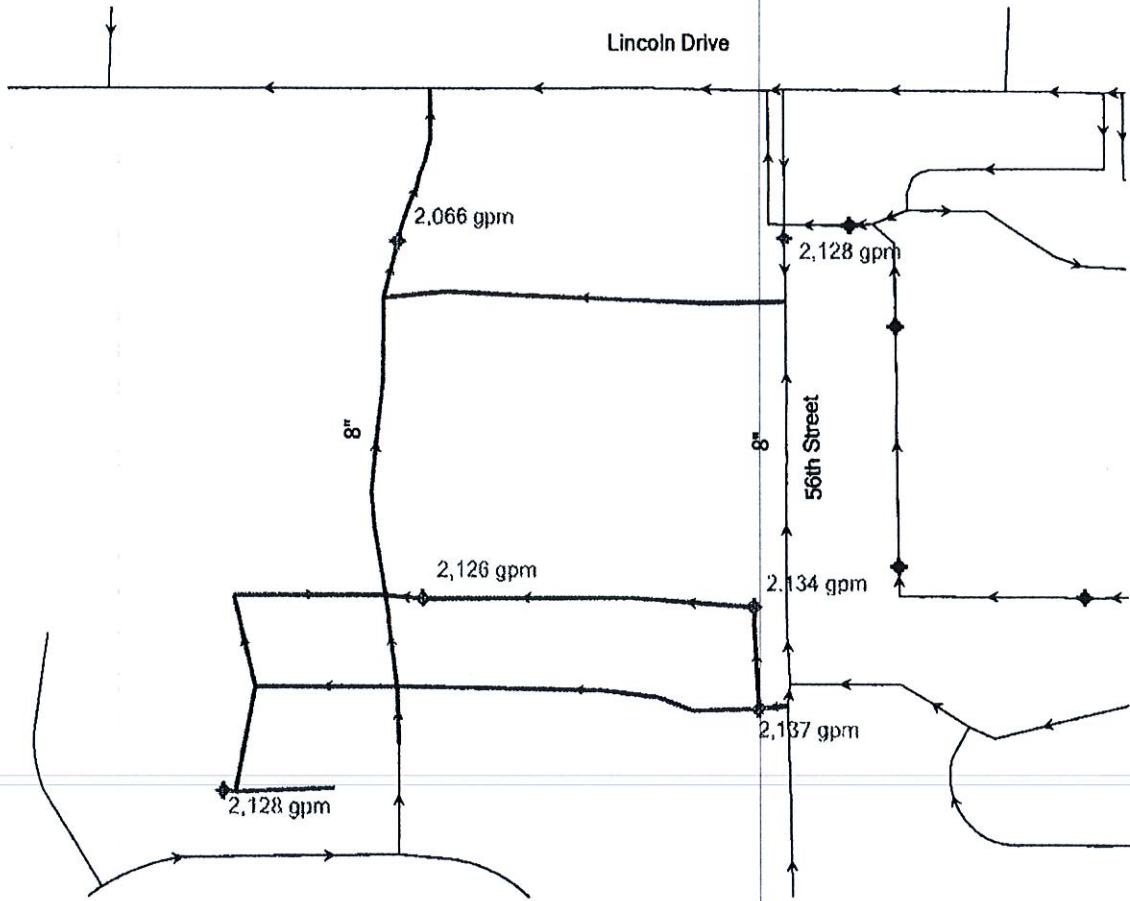
If you have any questions concerning the model or the analysis performed, please feel free to contact me.

Sincerely,  
*Candace Coleman*  
Candace Coleman, PE  
Engineer, Planning  
EPCOR Water



Attachment: Villas at Mountain Shadows Resort, Fire Flow Availability

**Villas at Mountain Shadows Resort**  
**Fire Flow Availability at 20 psi Minimum Zone Pressure**  
**Maximum Day Demand Scenario**



Prepared by EPCOR Water  
Paradise Valley Working Model





## City of Phoenix

WATER SERVICES DEPARTMENT  
DISTRIBUTION & COLLECTION ENGINEERING DIVISION

August 13, 2007

Fred Fleet, P.E.  
Fleet Fisher Engineering, Inc.  
4250 E Camelback Road, Suite 410K  
Phoenix, AZ 85018

Re: Mountain Shadows Redevelopment  
56<sup>th</sup> St and Lincoln Drive – Paradise Valley, AZ

Dear Mr. Fleet:

In accordance with R18-9-E301C, the City of Phoenix affirms that it has capacity in its downstream collection system and treatment plants for the volume of wastewater from the proposed sewer collection system of the subject project.

Please call me at 602-495-5407 if we can provide additional assistance.

Sincerely

A handwritten signature in black ink, appearing to read "J. Shannon".

James F. Shannon, P.E.  
Civil Engineer III Team Leader  
Distribution and Collection Engineering

c: Gary Griffith