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October 27, 2015

Ms. Eva-Marie Cutro  
Town of Paradise Valley  
6401 E. Lincoln Drive  
Paradise Valley, AZ 85253

Re: Revised Submittal for Town Council Study Sessions Regarding the Five Star Development/Ritz-Carlton Paradise Valley Special Use Permit (SUP 15-01)

Dear Ms. Cutro,

The purpose of this letter to introduce the revised Ritz-Carlton SUP submittal booklet to be reviewed by the Town Council during the upcoming study sessions and public hearings. The accompanying submittal is the product of over six months of work completed, and input received, by the Town Council, Planning Commission, Town Staff, Paradise Valley residents, and Five Star Development's team. While this submittal provides detailed information on the overall master plan, inclusive of the 80 lot plan for Area B preferred by the applicant, the SUP booklet also includes an appendix with the 66 lot plan and corresponding site data as recommended by the planning commission on October 20, 2015.

Within the amended data table, we have provided an additional footnote for clarification stating that lot coverage within Area B and Area C may be built up to, but shall not exceed, 25%. This will provide some minimal flexibility, while ensuring development in these areas will not exceed the maximum lot coverage as set forth in the Statement of Direction dated June 11, 2015. The attached Area A1 plan reduces two portions of the southwest corner of the area from three-stories to two-stories, while continuing to ensure no portion of Area A1 will exceed three-stories.

We look forward to discussing this Special Use Permit application with Town Staff and the Town Council during the upcoming study sessions and public hearings.

Sincerely,

WITHEY MORRIS, P.L.C.

By

  
Jason B. Morris

JBM/ch

cc: Kevin Burke, Town Manager  
Dolf Strom, Planning Commission Chair  
Paradise Valley Planning Commissioners