

TOWN OF PARADISE VALLEY
APPLICATION FOR FINAL PLAT

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

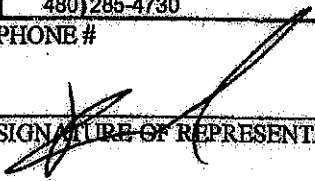
PARCEL NO.: 174-58-116 - 174-58-123, 174-58-150 -
174-58-153, 174-58-154B, 174-58-155 DATE: 5/20/16
(County Tax Assessor Number)

NAME OF SUBDIVISION: Ritz-Carlton Resort - Parcel A1

ADDRESS OR LOCATION OF PROPERTY: _____
7000 E Lincoln Drive, Paradise Valley, Arizona 85263

OWNER: Five Star Development Resort Communities, LLC
NAME
6720 N. Scottsdale Road Suite 130, Scottsdale, AZ 85253 (480) 657-7827
ADDRESS PHONE #

AUTHORIZED AGENT: Coe & Van Loo Consultants, Inc.
NAME
4550 N. 12th Street, Phoenix, AZ 85014
ADDRESS
(480) 285-4730 ()
PHONE # FAX #


SIGNATURE OF REPRESENTATIVE

APPLICATION FOR FINAL PLAT

(REQUIRED) PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL. YOU MAY USE A SEPARATE 8 ½" BY 11" SHEET IF NECESSARY:

See attached narrative

(REQUIRED) PLAT STATISTICS

TOTAL AREA ± 9.63 acres

NUMBER OF LOTS 91 Units

CONCURRENT APPLICATIONS, IF ANY:

GUARD GATES	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
PRIVATE ROADS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ROADWAY VACATION	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

CONDOMINIUM PLAT NARRATIVE

For

RITZ-CARLTON RESORT - PARCEL A1

May 23, 2016

Developer

**Five Star Development Resort
Communities, LLC**
6720 North Scottsdale Road, Suite 130
Scottsdale, AZ 85253
Attn: Richard Frazee
480-657-7827

**Planning/Civil Engineering
Consultant:**

Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: Ryan Weed
602-264-6831
rweed@cvlci.com

Contents

1.	Description of Development Proposal	1
2.	Conformance to General Plan and Zoning	1
3.	Development Standards	2
4.	Existing Conditions	2
5.	Utilities and Services	2
6.	Community Facilities and Services	3
7.	Drainage	3
8.	Water and Sewer	3
9.	Landscape	3
10.	Circulation	4
11.	Conclusion	4

Condominium Plat Narrative Ritz-Carlton Resort - Parcel A1

1. Description of Development Proposal

The Ritz-Carlton Resort - Parcel A1 is proposed as a single-family attached residential condominium neighborhood. The purpose of this request is to submit, process, and obtain approval for a condominium plat.

The proposed Ritz-Carlton Resort - Parcel A1 is located at 7000 E Lincoln Drive in Paradise Valley, Arizona and contains approximately 9.63 acres. The property is located in the northeast quarter of Section 10, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The intent is to develop a single-family attached residential condominium neighborhood with approximately 91 units. The units and dimensions are shown on the condominium plat. Access to the development will be provided from the internal collector for the Ritz-Carlton Resort. The estimated time frame for construction of Parcel A1 is from the fall of 2016 to the fall of 2018.

The proposed condominium plat is consistent with the Special Use Permit for this property and addresses relevant site issues, restraints, challenges, and requirements.

2. Conformance to General Plan and Zoning

The proposed plan meets the intent of the Town of Paradise Valley's 2012 General Plan standards by providing the recommended moderate intensity, mixed-use resort development for the East Lincoln Drive Development Area.

The proposed plan adheres to the development standards of the approved Special Use Permit (SUP-15-01).

3. Development Standards

The property development standards for this overall project will be in conformance with the approval Special Use Permit (SUP-15-01).

DEVELOPMENT STANDARDS TABLE

Parcel A1	
Maximum Building Height (ft)	36

4. Existing Conditions

The site is currently vacant and undeveloped. The surrounding properties are as follows:

- Single-family subdivisions zoned R-43 and the Scottsdale Plaza Resort zoned SUP-R are located to the north.
- A medical center zoned SUP-O, the Applewood Pet Resort and single-family residences zoned R-43, and the Smoke Tree Resort zoned SUP-R are located to the south.
- The McCormick Stillman Railroad Park zoned O-S, multi-family subdivisions zoned R-4R, a commercial center zoned C-O, and the multi-family Broadstone Lincoln development zoned PUD are located to the east.
- Single-family subdivisions and residences zoned R-43 are located to the west.

St Barnabus of the Desert, a church located on parcel 174-55-002 and zoned SUP-P, will remain as an out parcel adjacent to N Mockingbird Lane.

5. Utilities and Services

The following outlines each of the utility providers:

UTILITIES TABLE

Utility	Provider
Water	EPCOR Water
Wastewater	Town of Paradise Valley
Electric	Arizona Public Service
Cable TV/ Telephone	Cox Communications/Century Link
Gas	Southwest Gas Corporation

6. Community Facilities and Services

The following outlines the community service providers:

COMMUNITY SERVICES TABLE

Service	Provider
Schools	Kiva Elementary School Saguaro High School
Libraries	Civic Center Library, 3839 N Drinkwater Blvd Mustang Library, 10101 N 90th Street
Police	Town of Paradise Valley
Fire	Town of Paradise Valley

7. Drainage

CVL will prepare a master drainage report in conformance with Town of Paradise Valley requirements and visit the site to determine existing drainage patterns on and adjacent to the project site. Storm drainage analysis will include both on-site and off-site hydrology.

8. Water and Sewer

EPCOR water and Town of Paradise Valley wastewater systems exist in the area and are proposed to serve the development with Town of Paradise Valley standard and required infrastructure improvements. CVL will prepare water and sewer master plans that are in compliance with the Town of Paradise Valley's water distribution system and collection and treatment system. The Certificate of Assured Water Supply will be revised and provided prior to final plat approval.

9. Landscape

Planting within Parcel A1 will consist of a mixture of native Sonoran Desert, desert adapted, and tropical/exotic plants to create an oasis character.

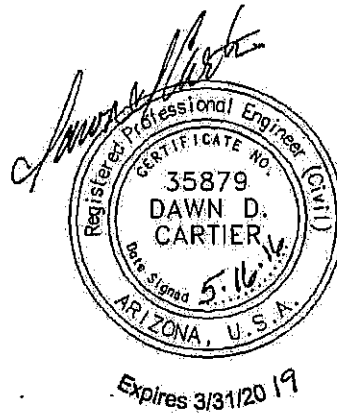
~~The landscaping along the internal collector of the Ritz-Carlton Resort will be~~
characterized by formal planting arrangements, palm trees, and sculptural accent plant masses.

10. Circulation

Access to Parcel A1 will be provided by the internal collector of the Ritz-Carlton Resort. All interior streets for the Ritz-Carlton Resort are proposed as 30-foot private streets and are to be dedicated and improved per Paradise Valley Standards.

11. Conclusion

The development team believes that this request represents an appropriate and favorable planning of the site. We look forward to working with staff in the processing of this project.



March 16, 2016

Jim Shano
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

Re: Ritz Carlton Property Parking Analysis Amendment – Paradise Valley, Arizona

Dear Mr. Shano,

This letter represents an amendment to the *Ritz Carlton Property Parking Analysis* prepared by CivTech in October, 2015. The proposed site plan has been updated since the previous parking analysis was submitted. This letter identifies how parcels' parking have been modified.


The Ritz Carlton hotel and its corresponding villas and amenities are located on Parcels A and A1. The number of villas has been reduced from 120 to 94. As a minimum of 2 parking spaces for residents are required per unit, residential parking requirements for the villas has decreased from 240 parking spaces to 188 parking spaces. The proposal for the hotel has not changed. Thus, the hotel parking requirements per the *Town of Paradise Valley SUP Guidelines* indicate that 406 parking spaces are needed for the peak of typical use and 535 parking spaces for the peak time of a peak season/event. CivTech maintains that the hotel provide at least 406 parking spaces during typical operations. If fewer than 535 parking spaces are provided, a valet assist program, shared parking, or other program is recommended to provide at least 535 parking spaces.

As indicated in the original parking analysis, the residential parcels (B, C and D) are encouraged to provide parking consistent with the Town's code requirements.

Parcel E has been split into two parcels, E and E1, with Parcel E1 deferred. The previous parking analysis considered the area as part of the overall Palmeraie resort-related retail development, a portion of which is within the City of Scottsdale. As such, parking needs were considered under the City of Scottsdale's parking requirements. Parking for the Palmeraie development will be considered by the City of Scottsdale and when a site plan is proposed for Parcel E1.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,


Dawn Cartier, P.E., PTOE
President