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2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

November 17, 2014

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

Re: Revised Area B Alternative Plan supplemental to the submittal for the November 19, 2015 Town Council Study Session Regarding the Five Star Development/Ritz-Carlton Paradise Valley Special Use Permit (SUP 15-01)

Dear Ms. Cutro,

The purpose of this letter is to introduce the revised Ritz-Carlton SUP Area B Alternative Plan. This plan provides a number of changes which could be used for discussion at the November 19th Town Council Study Session.

This revised plan includes the following significant changes but also maintains many important aspects of the previous plan: **(1)** Reroutes the storm water wash to the south and east edges of the parcel to allow for one contiguous parcel; **(2)** new wash alignment provides for enhanced buffering of the residences from the hotel on the south and the mixed use to the east; **(3)** maintains the large lots across from Judson Estates as shown on the 66 lot Planning Commission approved plan; **(4)** the double gate system between the previous two portions of the parcel are eliminated and no longer needed; **(5)** minimum lot size is 9,000 square feet; **(6)** a total lot count of 74 lots, as a middle ground alternative to the two 66 and 80 lots plans; and **(7)** over sized "town squares" are introduced in lieu of traditional cul-de-sacs to facilitate the neighborhood pedestrian access to the public trail within the wash.

We look forward to discussing this revised Area B Alternative Plan with Town Staff and the Town Council during the upcoming study session.

Sincerely,
WITHEY MORRIS, P.L.C.

By 
Benjamin Graff

cc: Kevin Burke, Town Manager
Andrew Miller, Town Attorney
Paradise Valley Town Council



Parcel Table	
Parcel #	Area
1	9016.66
2	9016.77
3	9595.19
4	11849.73
5	12902.21
6	10369.71
7	10420.82
8	20079.37
9	15837.66
10	15514.34
11	17558.88
12	11779.45
13	11592.67
14	11261.01
15	10402.62
16	10163.06
17	10170.08
18	10176.88
19	10183.45
20	18025.91

Parcel Table	
Parcel #	Area
21	19774.13
22	19819.19
23	20319.56
24	18175.64
25	14234.36
26	14197.34
27	14133.02
28	14844.65
29	14076.75
30	12494.71
31	14974.29
32	11122.13
33	10054.19
34	9063.44
35	18939.13
36	16893.35
37	17178.37
38	13573.97
39	9634.14
40	11963.57

Parcel Table	
Parcel #	Area
41	13111.86
42	11772.06
43	9717.98
44	9374.44
45	9476.27
46	11761.75
47	10798.81
48	9250.63
49	9753.12
50	10865.34
51	10865.34
52	10865.34
53	10865.34
54	9820.12
55	9632.80
56	9632.80
57	9632.80
58	9632.80
59	11283.71
60	10961.16

Parcel Table	
Parcel #	Area
61	9166.19
62	9165.72
63	9165.25
64	9164.78
65	9164.30
66	9078.46
67	10191.64
68	10359.92
69	10470.97
70	10523.76
71	10830.58
72	10735.57
73	13694.17
74	11579.52



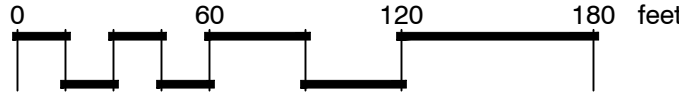
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Ritz - Carlton Paradise Valley

Parcel B Lotting Concept

72 LOTS - 31.3 ACRES - 9,000 SF LOT MINIMUM

DATE: 13 NOVEMBER 2015 (revision)



SCALE: 1" = 60'
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