

October 20, 2015

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

Re: Revised Submittal of the Planning Commission's Preferred Plans for the Five Star Development/Ritz-Carlton Paradise Valley Special Use Permit (SUP 15-01)

Dear Ms. Cutro,

Pursuant to the Planning Commission's request during the October 19, 2015 Study Session last evening, enclosed is a copy of the Planning Commission's preferred plans for Areas A1 and B. The attached Area A1 plan reduces two portions of the southwest corner of the site from three-stories to two-stories. The Area B plan provides for a total of 66 lots, a minimum lot size of 10,000 square feet, and a density of 2.09 du/acre.

Please be advised the attached Area B exhibit is only illustrative of the Planning Commission's request, and does not represent the Applicant's proposed use of Area B. Submittal of the revised Area B plan should not be construed as the Applicant's acceptance of the density or development standards shown within the attached Area B exhibit.

We look forward to discussing this Special Use Permit application with Town Staff, the Planning Commission, and the public at tonight's Planning Commission hearing.

Sincerely,

WITHEY MORRIS, P.L.C.

By


Benjamin W. Graff

BWG/jt

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



LEGEND

- One Story Building: 14' - 16' above finish grade
- Two Story Building: 20' - 24' above finish grade
- Three Story Building: 28' - 36' above finish grade
- Hotel Lobby Roof Venue: 56' above finish grade

PROJECT HEIGHTS
 Hotel | Residential | Mixed Use
 D-5



The Ritz-Carlton Resort
 Paradise Valley Special Use Permit Application
 October 20, 2015



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 Contact: Peter Mason

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 Contact: April Ward

CIVITECH, INC
 Traffic Engineering
 14605 N Hayden Road | Ste. 140
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 Contact: Dawn Carter



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FIVE STAR DEVELOPMENT

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RESORT HOTEL
 Building Heights
 E-3



Guest Parking:
2 cars in the driveway at each home



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