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City of Sedona Community Development Dept.
102 Roadrunner Drive, #106
Sedona, AZ 86336

RE: **Project:** **Park Place Townhouses**
 File No.: **Z18-00007 (DEV)**
 Applicant: **Miramonte Arizona, LLC**
 Owner: **Park Place Presidio, LLC**

Dear Community Development Dept.:

Enclosed is the most recent draft of the Park Place subdivision plat showing a condominium parcel, a contiguous portion platted as townhomes, and a tract that will contain common areas for the benefit of all owners. The entire Park Place subdivision is bounded by a perimeter wall/fence restricting access and reflecting its development as a unified project.

Buildings 109 and 110 are the only residential buildings constructed by the original developer. There are some community improvements constructed such as an entrance with gate, landscaping, and portions of the roadways. Otherwise, the subdivision is unimproved. Instead of finishing out Park Place with condominiums, the residences are now platted as townhomes. The roadways, utility easements, etc. will be completed in approximately the same locations as originally contemplated and platted.

The existing condo buildings are re-platted as Tract B. The entrance, roads, future community center, etc. are (or will be constructed) on Tract A. The remainder of the subdivision is platted for townhomes. Tract A will be transferred to a new community association comprised exclusively of the condo owners and the townhome owners for ownership and management of the common areas. The plat reflects an easement across Tract A benefitting both condo owners and townhome owners. The townhome owners do not have an easement across Tract B; that parcel is for the exclusive use of the condo owners. A mutual use and easement agreement will clarify cost sharing and other terms of use on Tract A.

Sincerely,
ASPEY, WATKINS & DIESEL PLLC

Whitney Cunningham
Jennifer Mott
JMM/jl
CC: Clients

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