



**International Capital
Investment Company**

Private Merchant Bankers

Town of Paradise Valley
Cottontail Run Road - Private Gate

02/08/2022

To whom it may concern,

This letter is notice that Jordan Rose of Rose Law Group pc is taking over as applicant for the Cottontail Run Road Gate project.

Please do not hesitate to contact me with any questions.

Bill Grogan
Director of Real Estate
International Capital Investment Company
645 E. Missouri Ave. Suite 250, Phoenix, AZ 85012
Bill.Grogan@icic-usa.com

CC: Paul E. Michaud, AICP
Planning Manager
Community Development – Planning Division
6401 E Lincoln Drive

ROSE LAW GROUP_{pc}

RICH ■ CARTER ■ FISHER

JORDAN R. ROSE
7144 E. Stetson Drive, Suite 300
Scottsdale, Arizona 85251
Phone 480.505.3939 Fax 480.505.3925
JRose@RoseLawGroup.com
www.RoseLawGroup.com

February 17, 2022

SENT VIA EMAIL

Town of Paradise Valley
Paul Michaud, Planning Manager
pmichaud@paradisevalleyaz.gov

RE: Cottontail Run Road Private Gate Narrative

Dear Mr. Michaud,

East Cottontail Run Road is a private road in Paradise Valley in need of security and privacy due to an increase in non-resident traffic. As indicated by an active neighbor representative at the Planning Commission hearing on February 15th, 100% of the residents whose homes will be within the gate are now in support of the concept of gating. The proposed private gate will be constructed just west of the intersection of East Cottontail Run Road and the private driveway known as North Cottontail Run Road. It will provide a durable and reliable level of security, serving nine homes (a vacant lot exists, so in the future the gate may benefit ten homes). The turn-around, gate construction, and operation will all meet the Town's Code standards for private gates.

Enterprises Trust purchased the property that will allow for the required turn around radius in 2020. Consequently, the gate can now be configured to meet *all* of the Town's Code standards for private gates. This is good news because the community has legitimate security concerns over Cottontail Run Road's increasing amount of non-resident traffic.

In addition to installing a gate to address security concerns, a new cul-de-sac, with a 40-foot radius, will improve traffic circulation. This cul-de-sac will be created from an easement by utilizing a portion of the property at 7117 N. Tatum Boulevard. Even with the cul-de-sac easement, the 7117 lot will still *exceed* the Town's one-acre minimum and setback requirements.

The plan shows two lanes approaching the gate; one for residents who will not need to stop at the call box and a second lane for visitors who will need to use the call box. The call box will be available for use at all times of the day and night. Residents will be given numeric codes to allow for approved visitor entrance. An operations manual is being circulated to residents for input. Park Pro, a professional gate company, has been retained to provide service to the gate. The two lanes will prevent traffic backing up to the west of the gate.

The requested gate meets the criteria set forth in the Special Use Permit Guidelines—Section 8 Guardhouse, Gatehouse, and Access Control Gates. Through working with Town Staff the gate and turnaround were brought into compliance with Town Code. The turnaround is consistent with Code requirements as is the height of the gate at eight feet. There will be no

signage associated with this private gate other than signage on the call box and one small directional sign for the two lanes of traffic approaching the gate. All new lighting will meet Town Code requirements. The traffic study was submitted and reviewed by Town Staff. The aforementioned operations plan is being circulated amongst the neighbors for input and will be finalized prior to the next public hearings. In addition, based on community input, the gate design was altered (attached please see the elevation). Finally, an agreement which requires the applicant to construct and maintain both the gate and the roadway until such time as they sell their property is being finalized (the agreement states that upon a sale of the property by the Applicant, the residents will take a vote to either assume the expenses for maintaining the gate or chose to have the Applicant remove the gate).

The construction of this gate will provide the necessary security for the neighborhood and will create a safer roadway turn around condition for existing residents. The Application complies with all applicable Codes and the concept of gating the roadway now has support of all the residents whose homes will be inside the gate. We appreciate the input of all the neighbors and Staff, and respectfully request Council approval of this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jordan R. Rose', with a stylized, flowing script.

Jordan R. Rose

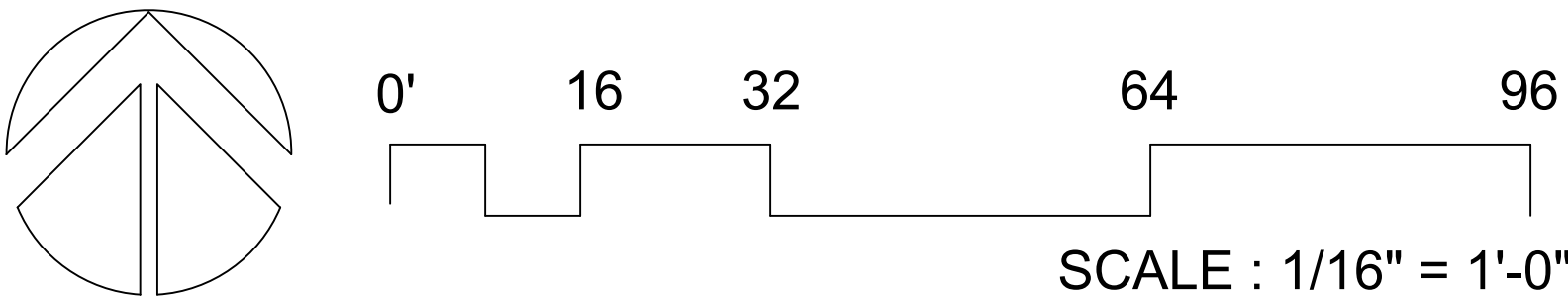


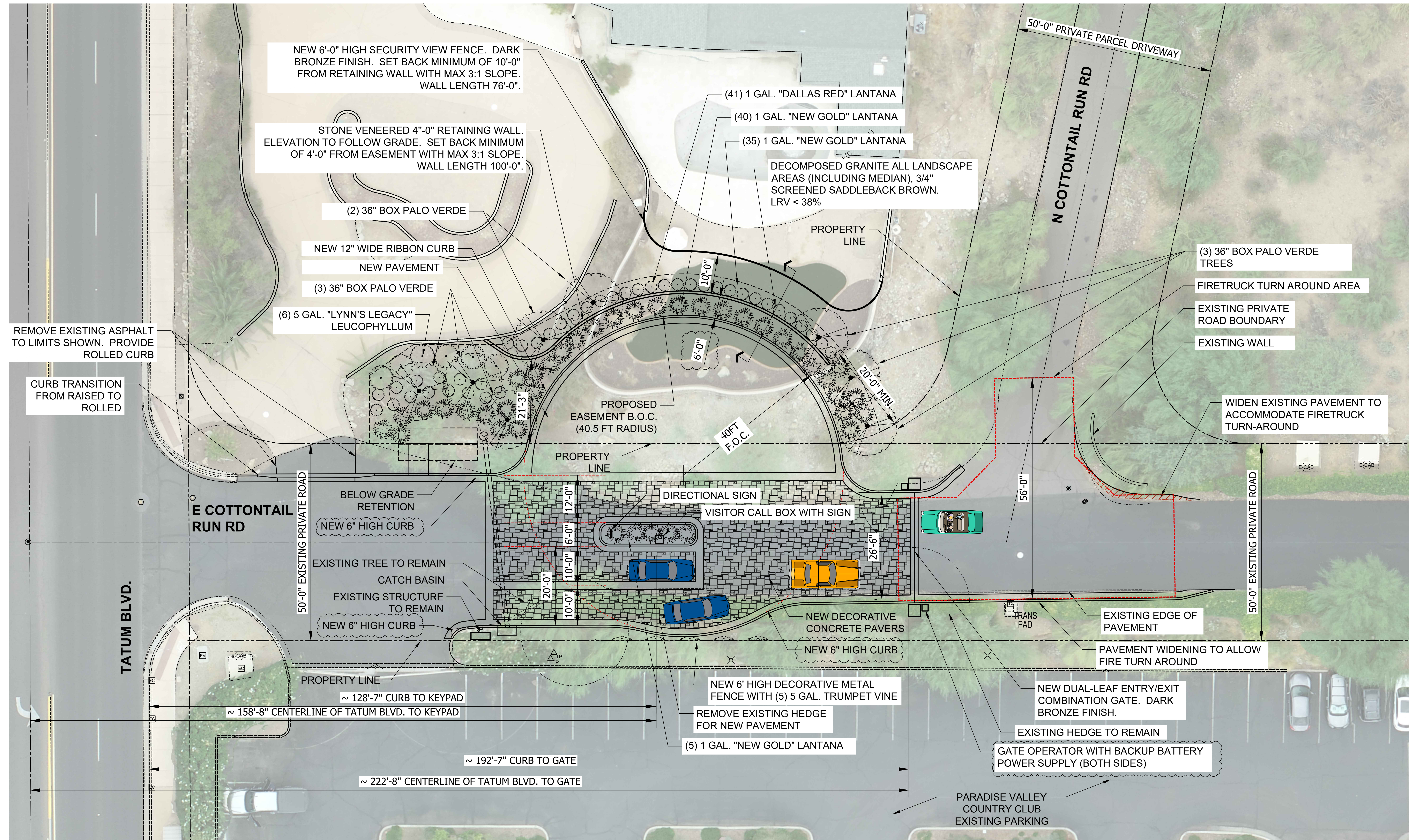
7117 TATUM LOT DATA

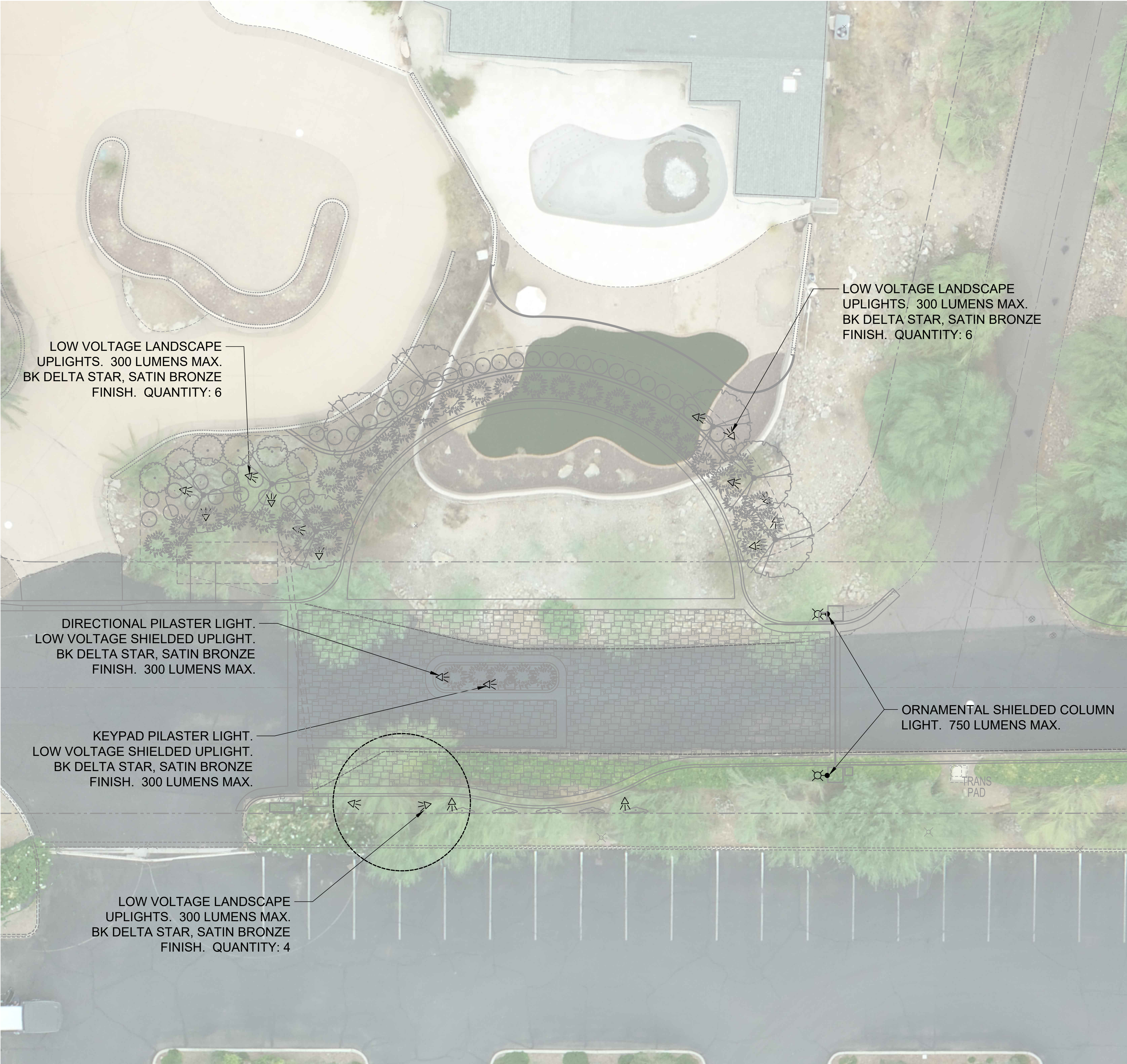
EXISTING		
LOT AREA:	46,159.15 SF	100.0%
DISTURBED AREA:	44,987.46 SF	97.5%
UNDISTURBED AREA:	1,179.69 SF	2.5%

PROPOSED		
TURNAROUND		
EASEMENT AREA:	1,993.36 SF	

LANDSCAPE AND		
RETENTION EASEMENT		
AREA:	2,108.06 SF	







MINI-MICRO LED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Designed for use with LED transformer
**The 360SL cost is already included in the price of UPM, UPM dual, and Power Canopy.

1" 3 1/2" 1 5/8"

**200 LUMEN
2700K**

Mini-Micro

Downloads:
Specifications Data Sheet Installation Instructions
Photometry Reports CAD Files

Lumens: < 200 Watts: 3W Input: 12V
CCT: 2700K 3000K 4000K Amber
Materials: Aluminum Brass Stainless

CATALOG NUMBER LOGIC
Example: B - MM - LED - e70 - SP - BLP - 12 - 11 - C - 360SL

MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel

SERIES
MM - Mini-Micro

SOURCE
LED - with Non-Dimming Integral Driver*

LED TYPE
e70 - 3W LED/2700K e72 - 3W LED/4000K
e71 - 3W LED/3000K e73 - 3W LED/Amber

OPTICS
NSP - Narrow Spot (17°) MFL - Medium Flood (28°)
SP - Spot (21°) ASY - Asymmetrical (17x31°)

FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHR, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)

LENS TYPE
12 - Soft Focus 13 - Rectilinear

SHIELDING
11 - Honeycomb Baffle

CAP STYLE
A - 45°
B - 90°
C - Flush
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)

OPTIONS
360SL - Rotational Knuckle Mounting System**

STANDARD FINISHES

Satin Black (BLP) Satin Bronze (BZP) Satin White (WHP) Satin Aluminum (SAP)

Black Winkle (BLW) Bronze Winkle (BZW) White Winkle (WHW) Verde (VER)

B-K LIGHTING **MADE IN THE USA** 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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Whisper **Dark Sky LED** | 553948Z

Job Name: Job Type: Quantity: Comments:



10" 5.5" 24.5" 12.5" 13"

**560 LUMEN
3000K**

PRODUCT DESCRIPTION

MEASUREMENTS
DIMENSION : 10" W x 24.5" H x 13" Df
BACK PLATE : 5.5" W x 12.5" H x 12.5" HCO
HANGING WEIGHT : 7.48 lb

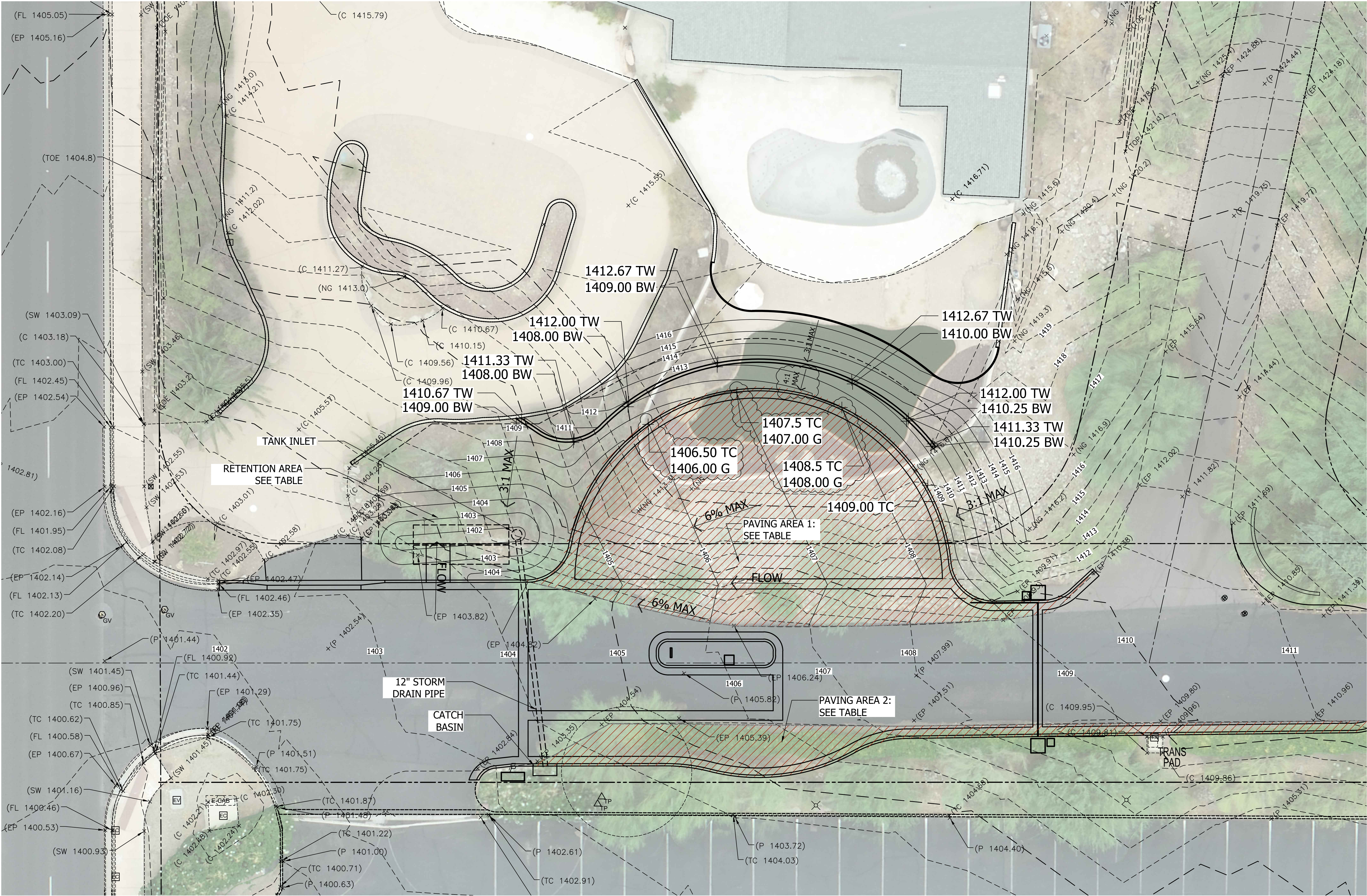
LAMPING
INPUT VOLTAGE : 120V
LUMENS : 560 Rated
BULB : 1 x SW LED AC Integrated , 8W Total
BULB INCLUDED : (Integrated)
COLOR_TEMP : 3000K

FINISHES OPTION
Source

MATERIAL
Die Cast Aluminum

RATINGS
cETLus
Wet Location
For Outdoor DARKSKY

ADDITIONAL
RATED LIFE 50000 Hours
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)
PHOTOMETRIC: Report Found Online



NOTE:
GRADING DESIGN IS CONCEPTUAL ONLY, AND ELEVATIONS SHOWN ARE ONLY ESTIMATES

RETENTION CALCULATIONS

AREA 1
INCREASE PAVEMENT AREA: 3,387 SF
RUN OFF COEFFICIENT: 0.95
RETENTION REQUIRED: 621 CF

AREA 2
INCREASE PAVEMENT AREA: 580 SF
RUN OFF COEFFICIENT: 0.95
RETENTION REQUIRED: 107 CF

RETENTION PROVIDED
TOTAL REQUIRED: 728 CF

SURFACE: 181 CF
BELOW GRADE: 552 CF
TOTAL PROVIDED: 733 CF

BELOW GRADE RETENTION
(2) 22FT LONG 4FT DIA. PIPE OR EQUIVELANT
STORAGE USING STORMTECH SYSTEM (OR EQUAL)

**ON LOT RETENTION
REDUCTION**
PAVEMENT AREA ON LOT: 1967 SF
RUN OFF COEFFICIENT: 0.95
RETENTION REQUIRED: 360 CF
(THIS QTY CONTAINED IN RETENTION PROVIDED AS
PART OF THESE IMPROVEMENTS.)



VINE TRELLIS
(6' TALL MAX)



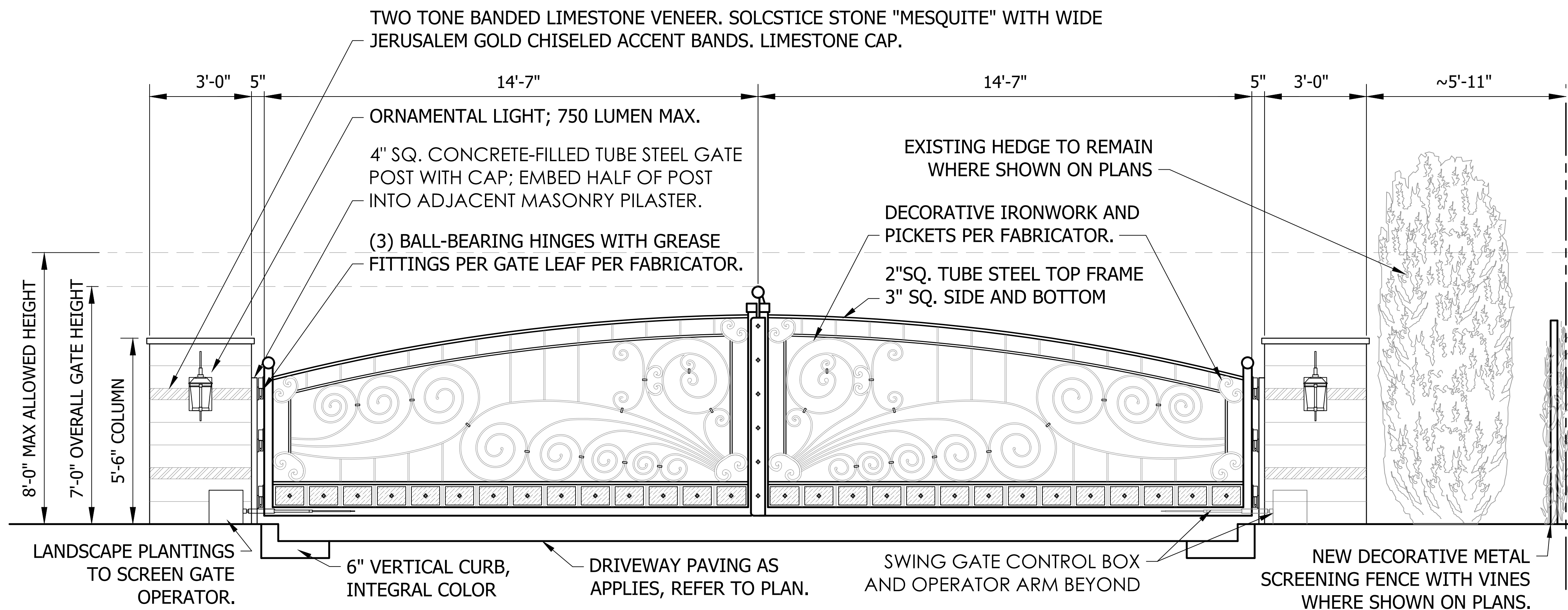
LIGHTS AT GATE
LIGHT SOURCE
HIDDEN IN TOP



STONE VENEER ON COLUMNS AND CALL BOX PEDESTAL
SOLSTICE STONE (LIMESTONE), MESQUITE BRUSHED (LEFT)
AND JERUSALEM GOLD LINE CHISELED (CENTER). PAVERS:
BELGARD MEGA-BERGERAC (RIGHT), TOSCANA COLOR BLEND.
LRV VALUES LESS THAN 38%

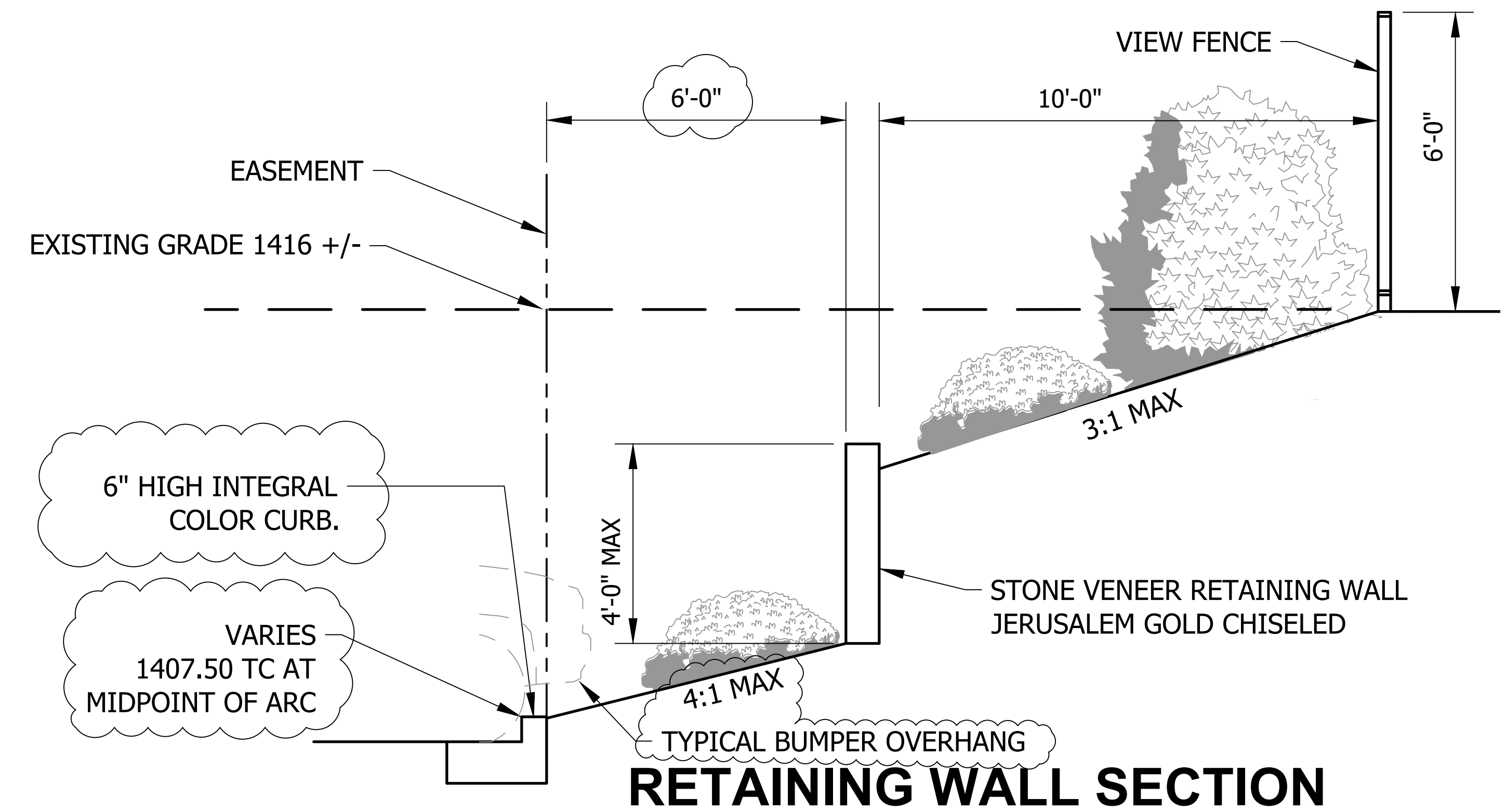
PROPOSED MATERIALS

FINAL MATERIALS, COLORS, AND SELECTION MAY VARY FROM IMAGES
SHOWN BUT WILL BE OF SIMILAR QUALITY AND CHARACTER

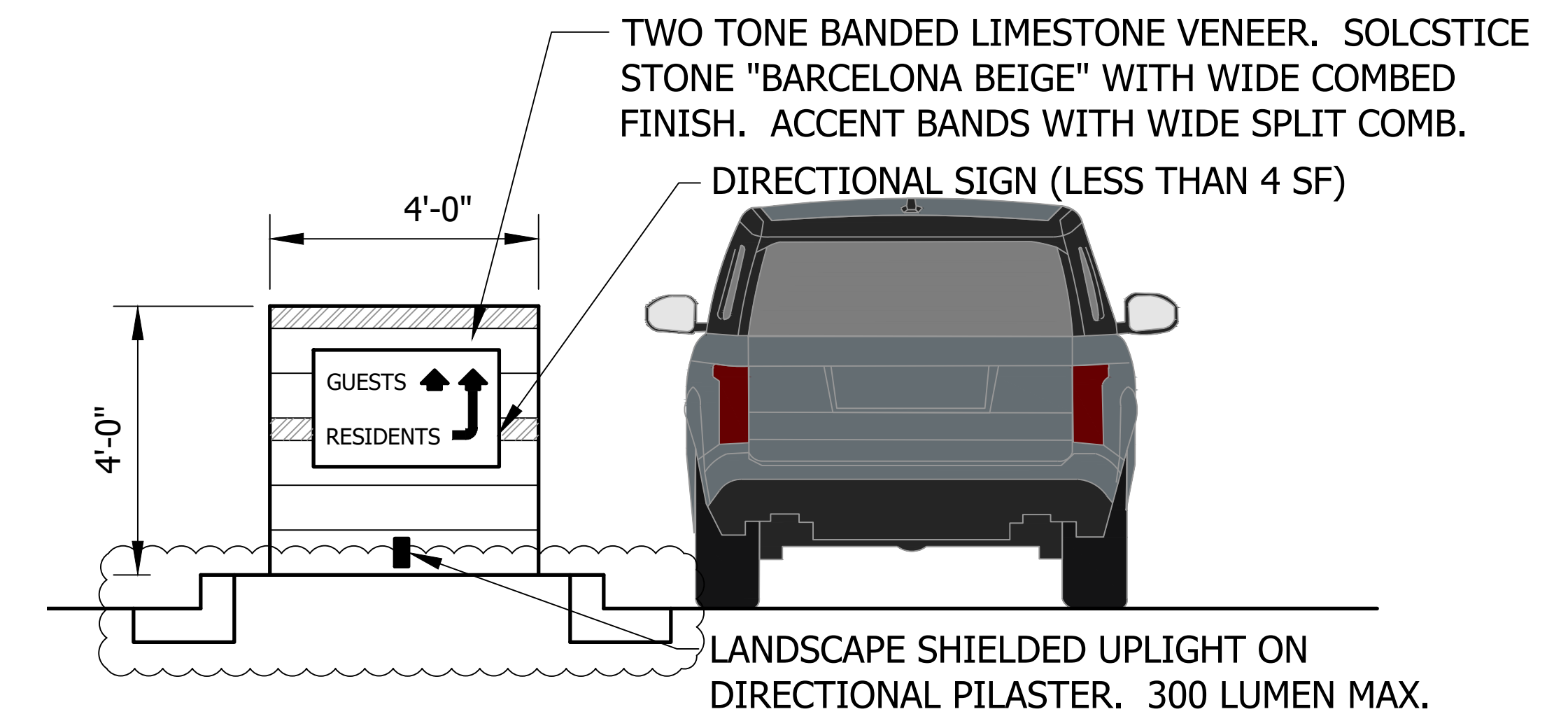


GATE ELEVATION LOOKING EAST

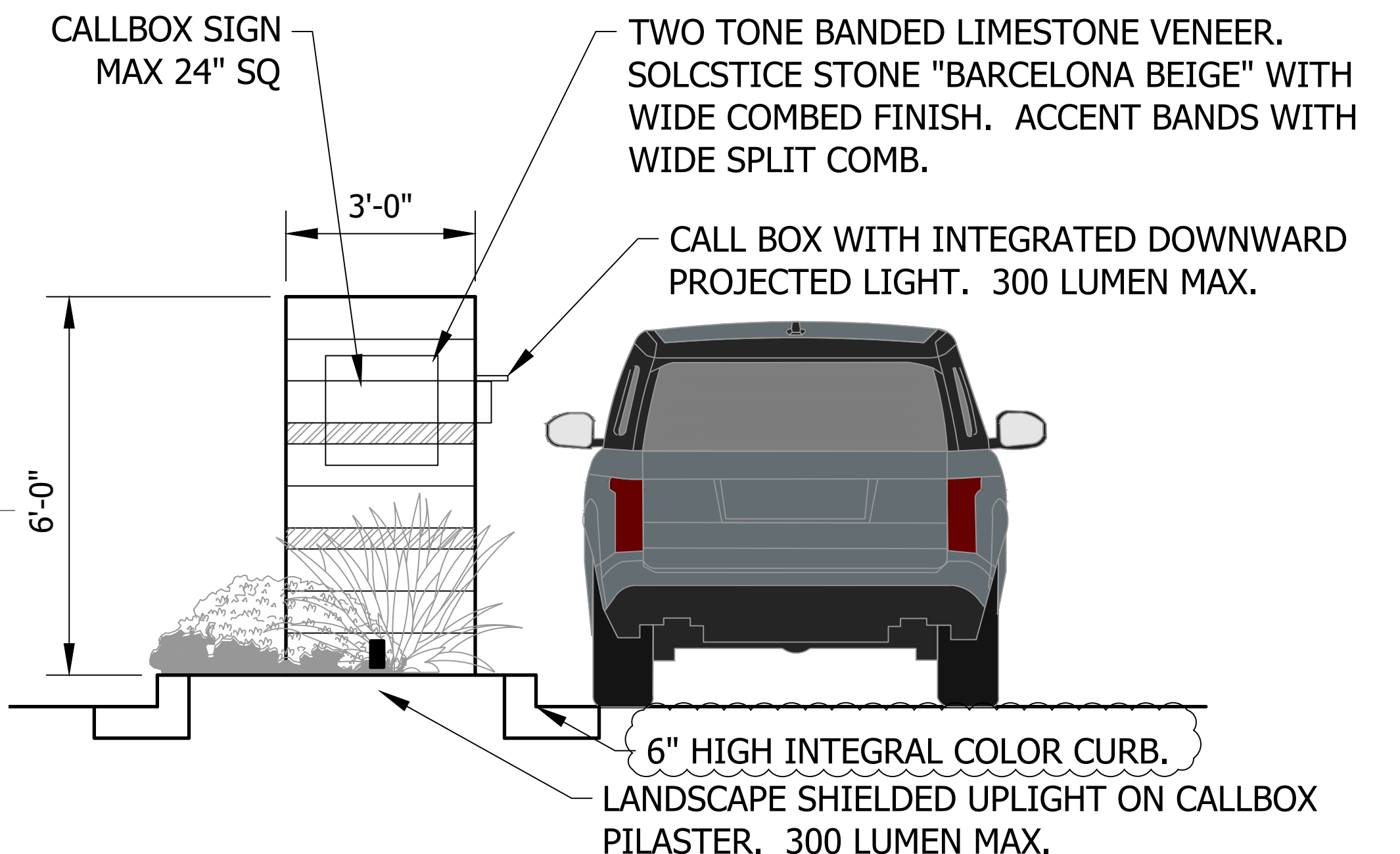
GATE COLOR: DARK BRONZE, LRV < 38%
GATE OPERATOR TO INCLUDE BATTERY BACKUP POWER



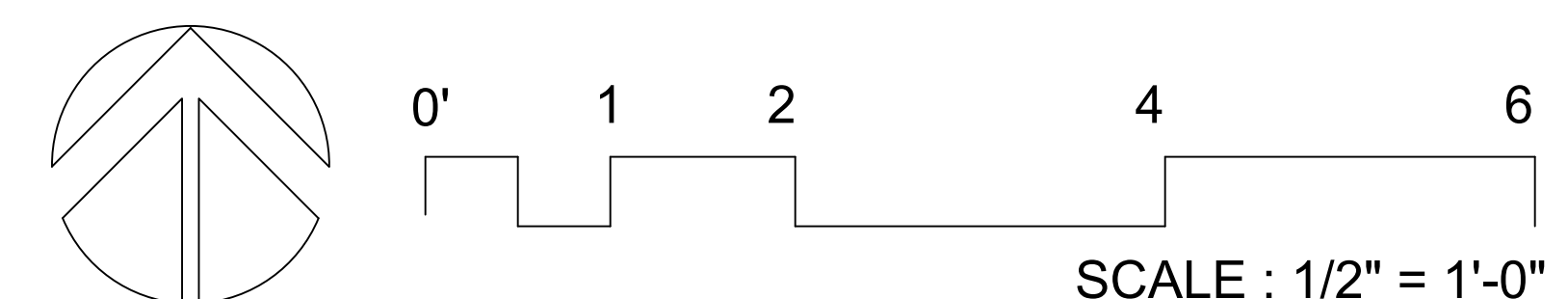
RETAINING WALL SECTION



DIRECTIONAL SIGN ELEVATION



CALL BOX ELEVATION LOOKING EAST



MAY 9, 2022