

**AFFIDAVIT OF MAILING NOTIFICATION**

STATE OF ARIZONA )

) ss:

County of Maricopa )

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 1500 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date May 5, 2022, and such notification has been mailed on the following date May 7, 2022.

Mary Beth Stern  
Signature

The foregoing instrument was acknowledged by me this 10<sup>th</sup> day of May, 2022, by Mary Beth Stern.



[Signature]  
NOTARY PUBLIC

My commission expires:  
3/3/2023

**AFFIDAVIT OF POSTING**

STATE OF ARIZONA )

) ss:

County of Maricopa )

I, Mary Beth Stern, depose and state that the attached notice, of proposed application SUP - Private Gate located at 5000 E Cottontail Run Rd 27117 N Tatum Blvd for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of May 26, 20 22 is a true and correct copy of a notice which I cause to be posted by the following day of the week Thursday, and on the following date May 5, 2022 in the following location(s):

corner of Cottontail Run Road and Tatum Blvd.

All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

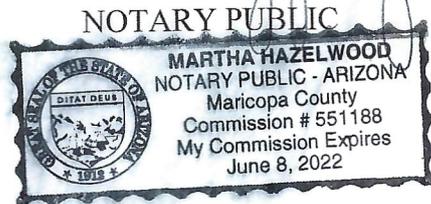
DATED this 5<sup>th</sup> day of May, 2022

Mary Beth Stern  
Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 5 day of May, 2022

[Signature]

My commission expires:  
6-8-2022





**ZONING HEARING**  
TOWN OF PARADISE VALLEY  
Mayor and Council  
400 E. Main St., Paradise Valley, Arizona  
C.O. # 000000, 25 - 1st of 1st - 2nd



## Paul Michaud

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**Subject:** Cottontail Run Private Roadway Gate - Engineering Comments

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**From:** Paul Mood <pmood@paradisevalleyaz.gov>

**Sent:** Wednesday, February 2, 2022 9:21 AM

**To:** Paul Michaud <pmichaud@paradisevalleyaz.gov>

**Cc:** Lisa Collins <LCollins@paradisevalleyaz.gov>; Charles Ransom <cransom@paradisevalleyaz.gov>; Paul Mood <pmood@paradisevalleyaz.gov>

**Subject:** RE: Cottontail Run Private Roadway Gate - Engineering Comments

Paul,

The attached traffic study prepared by Lokahi, LLC shows that there is an adequate drivable surface proposed at the entry gate area for a firetruck or a landscape truck with trailer to turn around (Figures 4 & 6). A firetruck may also pass through the gate and use N. Cottontail Run Rd. as a "hammerhead" to turn around (Figure 5). The landscaped area between the curb and retaining wall is sloped as shown below. This area is to be landscaped with lantana and should not unnecessarily impede a firetruck or landscape truck should the front bumper of either vehicle cross over the curb.

Due to the physical constraints to the north of the proposed gate area and the property boundary to the south, it is my opinion that the applicant has provided an adequate turnaround area at the proposed gate.

Please let me know if there are any other questions or concerns.

**Paul Mood, P.E.**

*Town Engineer*

Engineering Department

6401 E. Lincoln Drive

Paradise Valley, AZ 85253

O – 480-348-3573

C – 480-650-4499

[pmood@paradisevalleyaz.gov](mailto:pmood@paradisevalleyaz.gov)

**From:** [Charles Ransom](#)  
**To:** [Paul Michaud](#)  
**Subject:** Cottontail response  
**Date:** Thursday, February 3, 2022 8:53:30 AM

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Good morning, Paul

Please see response below.

The proposed Emergency Vehicle Turnaround located at Cottontail Run with a 40' paved radius with 44' to retaining wall meets the intended specs of Emergency Vehicle Turnaround clearances. The 1'-0" difference does not impact emergency vehicles from safely maneuvering while on scene and in fact have a second option, with a hammerhead area also available to utilize.

Chuck Ransom  
Building Official  
6401 East Lincoln Drive  
Paradise Valley, AZ 85253  
(o) 480 348-3631  
[cransom@paradisevalleyaz.gov](mailto:cransom@paradisevalleyaz.gov)

## PUBLIC COMMENTS

Cottontail Run Road Private Roadway Gate Special Use Permits (SUP-21-02)

No.	Comment	Person	Resident (Y/N)	Date
7	We made very good progress over the last week and have a draft agreement, based on the Owners' draft you have seen, that is 95% done. What remains are final clerical corrections and a good scrubbing of the exhibits. The business terms have been resolved to our satisfaction.	Scott O'Connor	Y	04-12-2022
6	Noted that there has been coordination with the homeowners behind the proposed gate at the neighborhood level. Primary matter is the documentation phase about long-term administration, operations, and financial assurances.	Scott O'Connor contacted Vice Mayor Thomasson	Y	02-03-2022
5	Staff directed on website where she can find application documents, she noted that a neighbor contacted her about the items raised by others.	Stephanie Bergeron resident behind proposed gate	Y	02-03-2022
4	Scott O'Connor raised a number of valid concerns about the proposal, especially providing for liability insurance, working out operational details, improving the design and appearance of the proposed gate, the need for a management structure for the gate going forward and making sure the financial obligations to repair or replace the gate will be borne by the true applicant and the successor owners of 4928 E. Cottontail not by a single purpose LLC that may have little or no assets (which apparently is the case for the owner of 7117 N. Tatum, which I understand is the nominal applicant for the special use permit) and not by the other owners in the neighborhood. I share all of the concerns raised by Mr. O'Connor.	Vic Casebolt resident behind proposed gate	Y	02-01-2022
3	Refer to Citizen Review Meeting (neighborhood meeting) summary			01-31-2022
2	General questions on pedestrian access and process	David Arkules, lives north of Desert Fairways	Y	01-25-2022

## PUBLIC COMMENTS

### Cottontail Run Road Private Roadway Gate Special Use Permits (SUP-21-02)

1	<p>First, the applicant is the single purpose LLC property owner of the home at 7117 North Tatum, which is not even behind the proposed gate, and is not the residence of the principal sponsor, who resides at 4928 E Cottontail Run.</p> <p>Second, the applicant is not the owner of the private roadway, which appears to have been conveyed to an "HOA" which is misleading, since we both know there is no HOA. Use of the term, "HOA," in the entity name is designed to mislead the public, and should not be confused with terminology defined in the Arizona Revised Statutes for actual "HOA's."</p> <p><a href="https://www.azleg.gov/viewdocument/?docName=https://www.azleg.gov/ars/33/01802.htm">https://www.azleg.gov/viewdocument/?docName=https://www.azleg.gov/ars/33/01802.htm</a></p> <p>Public records for the "HOA" entity list its manager, but not any members, so the true ownership is not actually disclosed. I assume it is the same as the owner of CL7117 and 4928 Cottontail Run, but the failure to disclose this is troubling.</p> <p>Third, the actual principal who has made representations about how wonderful this gate will be, is not listed anywhere on the application or any corollary documents assuring performance, nor is his residence listed as being encumbered by the permit for enforcement/lien purposes.</p> <p>Fourth, despite not being personally obligated in these documents for any performance or maintenance, Mr. Stephenson has gratuitously included his initials in the filigree work in the design for the gates. This reminds me of George Orwell's Animal Farm, in which some pigs were more equal than others.</p> <p>Fifth, the sponsor and/or one or more of these various entities controlled by him, should provide liability insurance for, from and against suits and claims against the various owners behind the proposed gate, in the event of injuries to persons or property caused by the gate and its operations.</p>	Scott O'Connor represents resident behind proposed gate	Y	01-25-2022
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**SPECIAL USE PERMIT: EAST COTTONTAIL RUN ROAD PRIVATE GATE**  
**CITIZEN REVIEW MEETING SUMMARY MINUTES**  
**January 31, 2022**

ATTENDEES: Doug Jorden  
Timothy Starkey  
Mary Beth Stern  
Sandra Corn  
Unidentified Participant  
Kerry Milligan  
Scott O'Connor  
Vic Casebolt  
Jordan Rose  
Thomas Galvin

The Citizen Review meeting for the East Cottontail Run Road was held on Monday, January 31, 2022, via remote participation on Zoom. The meeting started at approximately 6:00 p.m. and remained open until 6:50 p.m.

Doug Jorden presented an overview of the Special Use Permit (SUP) application for the East Cottontail Run Road Gate project. Doug Jorden, Tim, Starkey, and Mary Beth Stern responded to questions. The following is a summary of public comment and discussion during the meeting:

Mr. Scott O'Connor inquired as to the proposed mechanism for resident entry at the gate, as well as to entry protocols for non-resident visitors such as staff and vendors. Ms. Stern replied that various options including clickers or scannable identification for vehicles were under consideration but had not yet been decided upon. Solutions such as resident-specific access codes provided for staff and invitees were mentioned. A discussion followed concerning the use of entry devices and the alternate plans in the event of a mechanical failure.

Mr. O'Connor further inquired as to who would assume the long-term financial responsibility for the gate, as well as the ongoing operational issues such as maintenance and/or replacement of the gate and entry devices. Mr. O'Connor proposed that perhaps the sponsor authorize a select committee of residents to undertake the management of the gate facility and entry devices so that residents would not be left without recourse in the event of age, damage or equipment failure.

Mr. O'Connor asked about the proposed paving and Mr. Starkey confirmed that pavers would be used rather than stamped concrete at the entry portal. Additional comments followed with respect to modifications to the proposed gate design, preferably in a more subdued style. Mr. O'Connor stated that he had opposed previous efforts to install a gate but was now in support as long as his concerns were addressed.

Ms. Kerry Milligan stated that she did not live in the community served by the gate but wanted to inquire about traffic potentially backing up at the Cottontail gate entrance and impeding traffic flow on Tatum Boulevard. Mr. Jorden displayed a graphic depicting the stacking lanes and cul-de-sac designed to optimize traffic flow and stated that a traffic study had been conducted to support the design.

The meeting concluded shortly after 6:30 p.m. but the Zoom meeting was held open until 6:50 p.m.

**From:** [Steve Richardson](#)  
**To:** [Paul Michaud](#)  
**Subject:** RE: East Cottontail Run Road - Paradise Valley Country Club  
**Date:** Tuesday, January 11, 2022 1:58:46 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Paul,

The Club uses the gate approximately 20 times a year. We use the gate for large deliveries that won't fit through the front entrance.

Best,

Steve

Steven Richardson, CCM,CCE  
General Manager/ Chief Operating Officer  
Paradise Valley Country Club  
7101 North Tatum Boulevard  
Paradise Valley, Arizona 85253  
602.952.7200



PARADISE VALLEY  
COUNTRY CLUB



**Distinguished**  
**Club** from **BOARDROOM**  
magazine

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**From:** Paul Michaud <[pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov)>  
**Sent:** Tuesday, January 11, 2022 1:52 PM  
**To:** Steve Richardson <[steve.richardson@paradisevalleycc.com](mailto:steve.richardson@paradisevalleycc.com)>  
**Subject:** RE: East Cottontail Run Road - Paradise Valley Country Club

Steve:

The other question from the Planning Commission was how often your club uses the gate that accesses onto East Cottontail Run private road. How many times a year would you say it is used and for what reasons?

Regards,

Paul E. Michaud, AICP  
Planning Manager  
Community Development – Planning Division  
6401 E Lincoln Drive  
480-348-3574 (phone)  
[pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov)

Office Hours: Mon-Fri 7:00 a.m. – 4:00 p.m., closed noon-1:00 p.m. and holidays

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**From:** Steve Richardson <[steve.richardson@paradisevalleycc.com](mailto:steve.richardson@paradisevalleycc.com)>  
**Sent:** Friday, January 7, 2022 10:31 AM  
**To:** Paul Michaud <[pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov)>  
**Subject:** RE: East Cottontail Run Road - Paradise Valley Country Club

Paul,  
We just met with Doug and Mary Beth and discussed the proposed private gate on Cottontail road.  
The Clun has no issues with the proposed gate.  
Have a Great Weekend,  
Steve

Steven Richardson, CCM,CCE  
General Manager/ Chief Operating Officer  
Paradise Valley Country Club  
7101 North Tatum Boulevard  
Paradise Valley, Arizona 85253  
602.952.7200



PARADISE VALLEY  
COUNTRY CLUB



Distinguished  
Club from BOARDROOM  
magazine

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**From:** Paul Michaud <[pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov)>  
**Sent:** Thursday, December 23, 2021 10:28 AM  
**To:** [steve.richardson@paradisevalleycc.com](mailto:steve.richardson@paradisevalleycc.com)  
**Subject:** East Cottontail Run Road - Paradise Valley Country Club

Mr. Richardson:

There is a proposed private roadway gate on East Cottontail Run Road that the Planning Commission discussed on December 21, 2021. The Planning Commission asked staff and the applicant (Doug Jorden) to follow up with the Paradise Valley Country Club on any thoughts on the private roadway request and how often your club uses the gate that accesses onto East Cottontail Run private road. The Special Use Permit zoning the county club operates under provides no information on this access gate. The Planning Commission would like staff to provide an update at their next work session on this item (January 18, 2022). If you or the appropriate person(s) can respond to my inquiry before January 10<sup>th</sup> I can provide this information in the planning Commission packet. You may also attend the January 18<sup>th</sup> Planning Commission meeting that starts at 6:00 p.m. by using the zoom connection at the end of this email.

An official mailing notice of this request will be provided to the country club for the scheduled Planning Commission recommendation set for February 1, 2022 and again when the Town Council is set to act on the request (date not yet set).

You can find material related to this request on the Town's website at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. I also attached the conceptual site plan/elevations and photo of the country club gate.

Please reach out to me with any questions.

Regards,

Paul E. Michaud, AICP  
Planning Manager  
Community Development – Planning Division  
6401 E Lincoln Drive  
480-348-3574 (phone)  
[pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov)

Office Hours: Mon-Fri 7:00 a.m. – 4:00 p.m., closed noon-1:00 p.m. and holidays

Stay informed with the Town's response to COVID-19 by visiting: [www.paradisevalleyaz.gov/COVID-19](http://www.paradisevalleyaz.gov/COVID-19)

Sign up to receive emergency alerts & notifications from Alert PV: [www.paradisevalleyaz.gov/AlertPV](http://www.paradisevalleyaz.gov/AlertPV)

Sign up for the Town's weekly COVID-19 Update by visiting: <https://l.townofpv.com/COVID19>

Disclaimer:

All messages contained in this system are the property of the Town of Paradise Valley and are considered a public record subject to disclosure under the Arizona Public Records Law (A.R.S. 39-121). Town employees, public officials, and those who generate e-mail to and from this e-mail domain should have no expectation of privacy related to the use of this technology.

Connection information for Planning Commission/Town Council Meetings

## **JOIN THE MEEING USING ONE OF THE OPTIONS BELOW**

### **Option 1.**

Join by Computer: <https://zoom.us/j/6678902153>

### **Option 2.**

Join by smart phone: +16699006833,,6678902153#

AFFIDAVIT OF POSTING

STATE OF ARIZONA )

) ss:

County of Maricopa )

I, Mary Beth Stern, depose and state that the attached notice, of proposed application SUP located at East Cottontail Run Road / 7117 N. Tatum Blvd for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of Feb. 15, 20 22 is a true and correct copy of a notice which I cause to be posted by the following day of the week Tues, and on the following date January 25, 20 22 in the following location(s):

5000 E. Cottontail Run Road  
Paradise Valley, AZ 85253

All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

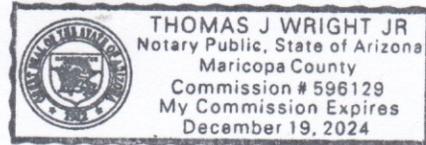
DATED this 25<sup>th</sup> day of January, 20 22

Mary Beth Stern  
Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 25<sup>th</sup> day of JANUARY, 20 22

Thomas Wright Jr  
NOTARY PUBLIC.

My commission expires:  
12/19/2024



**ZONING HEARING**  
TOWN OF PARADISE VALLEY  
Planning and Zoning Commission  
Site 1, Block 2, Paradise Valley, Arizona  
6:00 PM - 8:00 PM  
DAY OF TOWN MEETINGS

**ZONING HEARING**  
TOWN OF PARADISE VALLEY  
Planning and Zoning Commission  
800 E. Union St., Paradise Valley, Arizona  
6:00 - 8:00 P.M. - DAY OF HEARING, 2014



**AFFIDAVIT OF MAILING NOTIFICATION**

STATE OF ARIZONA        )  
  ) ss.  
County of Maricopa        )

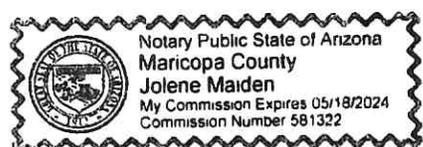
Re: Cottontail Run Road Gate

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the attached mailing list for the proposed project is a complete list of property owners within 1,500 feet of the subject property in Paradise Valley, AZ, as obtained from the Maricopa County Assessor’s Office on the following date: January 13, 2022, and such notification has been mailed on the following date: January 19, 2022.

*Sandra M. Corn*  
Sandra M. Corn, Paralegal

January 19, 2022  
Date

The foregoing instrument was acknowledged by me this 19<sup>th</sup> day of January, 2022, by Sandra M. Corn.



*Jolene Maiden*  
NOTARY PUBLIC

My commission expires:  
5/18/2024

Owner	Owner 2	INCAREOF	CURRENT	ADDR1	CITY	STATE	ZIP
STEVEN G LISA PARADISE VALLEY RES TRUST/ETAL	STEVEN G LISA EXEMPT FAMILY TRUST	c/o STEVEN G LISA TRUSTEE	or Current Resident	7113 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
RADOW ARTHUR B/BONNIE L TR			or Current Resident	7111 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
LD 6635 LLC			or Current Resident	6635 N LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
CMH TRUST		c/o CHAD HORSTMAN	or Current Resident	11042 N 84TH PL	SCOTTSDALE	AZ	85260
WILLIAM EARLY TAIT TRUST		c/o TAIT PATRICIA ELIZABETH TR	or Current Resident	3131 E CAMELBACK RD	PHOENIX	AZ	85016
WEST SUNLAKE LTD			or Current Resident	7405 N LAS BRISAS LN	PARADISE VALLEY	AZ	85253
ROSE KERRY W			or Current Resident	PO BOX 45000	PHOENIX	AZ	85064
DRAGOVICH TOMISLAV/CONI M			or Current Resident	7431 N LAS BRISAS LN	PARADISE VALLEY	AZ	85253
EL CAMINO LAS BRISAS LLC			or Current Resident	5090 N 40TH ST STE 450	PHOENIX	AZ	85018
BIDWILL MICHAEL			or Current Resident	7451 N LAS BRISAS LN	PARADISE VALLEY	AZ	85253
LEIGH R LARSON QUAL PER RES TRUST 5/ETAL			or Current Resident	40803 N BRANGUS RD	SCOTTSDALE	AZ	85262
MASSROUR KAMIAR			or Current Resident	7310 N SHADOW MOUNTAIN RD	PARADISE VALLEY	AZ	85253
GOLDSTEIN ANDREW H/COLOMBO MARIA			or Current Resident	5108 E DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
MINOR THOMAS/GUENTHER CHRISTINE			or Current Resident	5100 E DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
TIMOTHY AND JANIECE WEBB REVOCABLE TRUST			or Current Resident	4906 E DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
GRAY KAREN CASTLES			or Current Resident	4900 E DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
PV DEVELOPMENTS INC			or Current Resident	200-30 SOUDAN AVE	TORONTO	ON	M4S 1V6
TRIANGLE MOUNTAIN LLC			or Current Resident	6855 N PEPPER TREE LN	PARADISE VALLEY	AZ	85253
LAURA H THILMAN REVOCABLE TRUST			or Current Resident	6854 N PEPPER TREE LN	PARADISE VALLEY	AZ	85253
LOVE LYNNE K			or Current Resident	6830 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
PNGP LLC		c/o GINA S	or Current Resident	PO BOX 1097	SOUTHAMPTON	NY	11969
THOMAS E PARDUN IRREVOCABLE TRUST/SANDRA L PARDUN IRREVOCABLE TRUST			or Current Resident	5099 NESTLE CT	RENO	NV	89511
BALLARD EXPLORATION COMPANY INC	LES AND CAROL BALLARD FAMILY TRUST		or Current Resident	1021 MAIN ST STE 2310	HOUSTON	TX	77002
JAMES NORLING SEP PROP TR/J&D NORLING FAM TR			or Current Resident	7239 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
TRUST D		c/o CHARLES EARL LADLOW TRUSTEE	or Current Resident	2643 BREEZEWOOD DR	LANCASTER	PA	17601
CHAPMAN NICHOLAS J			or Current Resident	508 E MANDALAY DR	SAN ANTONIO	TX	78212
HORTON STACEY			or Current Resident	4921 E PRICKLY PEAR LN	PARADISE VALLEY	AZ	85253
DANIEL J ZELISKO FAMILY TRUST		c/o DANIEL J ZELISKO TRUSTEE	or Current Resident	4907 E PRICKLY PEAR LN	PARADISE VALLEY	AZ	85253
RISING MARTIN LEE/KANDACE J			or Current Resident	4837 E PRICKLY PEAR LN	PARADISE VALLEY	AZ	85253
AMERCO REAL ESTATE COMPANY			or Current Resident	2727 N CENTRAL AVE STE 500	PHOENIX	AZ	85004
ZELISKO DANIEL J/LESLIE S			or Current Resident	4801 E DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
QURESHI JUNAID I			or Current Resident	7101 N QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
FLAHERTY SCOTT			or Current Resident	7111 N QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
HUNTER TRUST		c/o CARRAS DAVID J/KIMBERLY J TR	or Current Resident	7720 E GELDING DR	SCOTTSDALE	AZ	85260
OBADIA JACK/SHARON J			or Current Resident	7131 N QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
CUSHING MARK L/LANGLEY NATALIE R			or Current Resident	7132 N QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
OKRZESIK RANDY/KATHY/SCHUEER ROBERT FRANK/SANDRA ANN			or Current Resident	7120 N QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
TWIN PALMS REAL ESTATE LLC			or Current Resident	7110 N QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
4711 QUARTZ MOUNTAIN LLC			or Current Resident	4711 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
NOBLE MICHAEL/JODI			or Current Resident	4717 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
HOLMAN CALVIN M/VIRGINIA ANN			or Current Resident	1001 BROOKWOOD AVE	COLUMBUS	GA	31906
LARRY S LAZARUS AND MARLYS A LAZARUS FAM TR			or Current Resident	4718 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
PATEL JHAVER A/VASANT			or Current Resident	11218 N 56TH ST	SCOTTSDALE	AZ	85254
RAMESH C PATRI AND HYMAVATHI PATRI TRUST			or Current Resident	4733 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
JGM GROUP LLC			or Current Resident	5035 E COTTONTAIL RUN RD	PARADISE VALLEY	AZ	85253

Owner	Owner 2	INCAREOF	CURRENT	ADDR1	CITY	STATE	ZIP
KELLY JEROME/CAROL			or Current Resident	5055 E COTTONTAIL RUN RD	PARADISE VALLEY	AZ	85253
PARADISE VALLEY COUNTRY CLUB			or Current Resident	7101 N TATUM BLVD	PARADISE VALLEY	AZ	85253
BERGERON FAMILY REVOCABLE TRUST		c/o BERGERON JEFFREY D/STEPHANIE W TR	or Current Resident	5045 E COTTONTAIL RUN RD	PARADISE VALLEY	AZ	85253
KENNEY EMMET/DIANE			or Current Resident	2115 ROSE CREEK BLVD S	FARGO	ND	58104
C JOURNEY REVOCABLE LIVING TRUST		c/o EHRICH CHRISTINE TR	or Current Resident	5844 E LAFAYETTE BLVD	PHOENIX	AZ	85018
CASEBOLT VICTOR A TR/JO B TR			or Current Resident	7201 N COTTONTAIL RUN RD	PARADISE VALLEY	AZ	85253
FIELER DAVID JR			or Current Resident	5022 E COTTONTAIL RUN RD	PARADISE VALLEY	AZ	85253
COTTON TRAIL RUN 4928 LLC			or Current Resident	2400 E ARIZONA BILTMORE CIRCLE DR 2200	PHOENIX	AZ	85016
COTTONTAIL RUN ROAD HOA LLC	CLT 7117 LLC		or Current Resident	645 E MISSOURI AVE STE 250	PHOENIX	AZ	85012
VINCENT BOB			or Current Resident	1797 E CHESTNUT BLVD	LAKE HAVASU CITY	AZ	86404
HAZEL P SEIDEL SURVIVOR'S TRUST			or Current Resident	4825 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
RAW DOGS TRUST		c/o WATERMAN RANDAL A/MARY ROMAINE TR	or Current Resident	4819 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
WILLIAM ANTHONY VITTI REVOCABLE TRUST			or Current Resident	4809 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
MORRISON FAMILY TRUST		c/o MORRISON GARY ALAN/ANDREA S TR	or Current Resident	4801 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
CSS TRUST		c/o STOCKS CHRISTOPHER S TR	or Current Resident	4800 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
HUMMINGBIRD VIEW LLC			or Current Resident	283 SUMMIT AVE	SAN RAFAEL	CA	94901
WILLIAMS GREGORY M/JANE H			or Current Resident	4820 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
CORRALLO AND YANG LIVING TRUST		c/o CORRALLO MARK/YANG HUILING TR	or Current Resident	4824 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
COTTONTAIL INVESTMENTS LLC			or Current Resident	7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260
MARPHY L BUTTERFIELD FAMILY TRUST			or Current Resident	7001 N TATUM BLVD	PARADISE VALLEY	AZ	85253
LAURA E GOONE REVOCABLE TRUST		c/o GOONE LAURA E/DAVID S TR	or Current Resident	984 OAK DR	GLENCOE	IL	60022
PARADISE VALLEY LLC			or Current Resident	39 POLECAT DR	ASPEN	CO	81611
GEDDES F MICHAEL & SHEILA P TR			or Current Resident	6725 N TATUM BLVD	PARADISE VALLEY	AZ	85253
NORRIS JOAN B TR			or Current Resident	6835 N PEPPER TREE LN	PARADISE VALLEY	AZ	85253
W SCOTT AND KAREN ROBERTSON FAMILY TRUST			or Current Resident	6845 N PEPPER TREE LN	PARADISE VALLEY	AZ	85253
TERRY D AND WILMA S HENDERSON LIVING TRUST		c/o HENDERSON WILMA S/BAILEY MATTHEW PA	or Current Resident	6701 N JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
LEVY MARK I TR		c/o MARK I LEVY TRUSTEE	or Current Resident	6805 N JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
MYCON STEVE/DEBORAH			or Current Resident	7100 55TH AVENUE SOUTH	SEATTLE	WA	98118
PATEL KAMLESH/DEEPA K			or Current Resident	2728 E REDFIELD RD	PHOENIX	AZ	85032
CHABOT JEFFREY L/CHASE DANA MEREDITH			or Current Resident	4717 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
SCHNEIDER BRIGITTE URSULA/MARK ROBERT/LISA ANN			or Current Resident	4701 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
PICCINATI ARTHUR J/KIRCH MARGARET E TR			or Current Resident	6816 N JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
MOSES RUFUS A/GARNET			or Current Resident	6804 N JOSHUA TREE LN	PARADISE VALLEY	AZ	85253
MISRAS REVOCABLE TRUST		c/o MISRA SIMANT/MISHRA CHANDANA TR	or Current Resident	4428 E ROBIN LN	PHOENIX	AZ	85050
TP HOLDINGS LLC		c/o THOMAS TAIT	or Current Resident	6807 N PEPPER TREE LN	PARADISE VALLEY	AZ	85253
SHOOTING STAR REVOCABLE TRUST		c/o COUKOULIS THEODORE/MITZI TRUSTEES	or Current Resident	4710 E CLEARWATER PKWY	PARADISE VALLEY	AZ	85253
PALERMO STEPHEN T			or Current Resident	4720 E CLEARWATER PKWY	PARADISE VALLEY	AZ	85253
DUFFEY LEONARD E/ROSEMARY P TR			or Current Resident	4800 E CLEARWATER PKWY	PARADISE VALLEY	AZ	85253
GERSTMAN FAMILY TR			or Current Resident	4820 E CLEARWATER PKWY	PARADISE VALLEY	AZ	85253
KATHERINE JOHNSON PEDERSEN TRUST			or Current Resident	4828 E CLEARWATER PKWY	PARADISE VALLEY	AZ	85253
NAINI ABBAS/NAEINI FIROUZEH			or Current Resident	PO BOX 7982	TEMPE	AZ	85281
JAMILA H DAIZA TRUST		c/o NADIYA M DAIZA TRUSTEE	or Current Resident	7424 N TATUM BLVD	PARADISE VALLEY	AZ	85253
DAIZA MAYAR M			or Current Resident	PO BOX 15704	SCOTTSDALE	AZ	85267
WINOGRAD REVOCABLE TRUST		c/o WINOGRAD MARK/SLATON-WINOGRAD SAN	or Current Resident	4815 E CRYSTAL LN	PARADISE VALLEY	AZ	85253
DECEDENTS TRUST/SURVIVORS TRUST		c/o SCHUST JOANNE TR	or Current Resident	4807 E CRYSTAL LN	PARADISE VALLEY	AZ	85253

Owner	Owner 2	INCAREOF	CURRENT	ADDR1	CITY	STATE	ZIP
TALEEN JOHN THOMAS/SARA J TR			or Current Resident	4801 E CRYSTAL LN	PARADISE VALLEY	AZ	85253
MILLIGAN ROBERT J/KERRY E R TR			or Current Resident	4737 E CRYSTAL LN	PARADISE VALLEY	AZ	85253
PAOLI STEVEN F			or Current Resident	4750 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
WEISSKOPF REVOCABLE LIVING TRUST		c/o WEISSKOPF PETER A/CYNTHIA S TRUSTEES	or Current Resident	4709 E CLEARWATER PKWY	PARADISE VALLEY	AZ	85253
LOWE IRVING & MIRIAM TR			or Current Resident	4729 E CLEARWATER PKWY	PARADISE VALLEY	AZ	85253
MICHAEL AND JANE KUNDE 2014 REVOCABLE TRUST			or Current Resident	4801 E CLEARWATER PKWY	PARADISE VALLEY	AZ	85253
WELLS RODGER D/VALERYE L TR			or Current Resident	4821 E CLEARWATER PKWY	PARADISE VALLEY	AZ	85253
SCOTT D GOLDMAN REVOCABLE TRUST		c/o GOLDMAN SCOTT D/LAUREN TR	or Current Resident	1233 WALDEN LN	DEERFIELD	IL	60015
WHEELER STEVEN M & ANN M			or Current Resident	3100 VALLEY CENTER	PHOENIX	AZ	85073
PESTER REVOCABLE TRUST	PESTER PROPERTIES ARIZONA LLC	c/o PESTER THOMAS L/JUDITH A TR	or Current Resident	7231 N 47TH ST	PARADISE VALLEY	AZ	85253
KATZ LAWRENCE ALLEN/ELLEN C			or Current Resident	7201 N 47TH ST	PARADISE VALLEY	AZ	85253
ISON FAMILY REVOCABLE TRUST		c/o ISON MURRAY/NANCY TR	or Current Resident	7141 N 47TH ST	PARADISE VALLEY	AZ	85253
TAUTE BRYAN			or Current Resident	7131 N 47TH ST	PARADISE VALLEY	AZ	85253
PUTNAM CHANDRA LYNN/VASQUEZ JON			or Current Resident	7115 N 47TH ST	PARADISE VALLEY	AZ	85253
BOPPART TRUST		c/o BOPPART JOHN/OONAGH TRUSTEES	or Current Resident	7101 N 47TH ST	PARADISE VALLEY	AZ	85253
TRACHT NEIL/LINDA			or Current Resident	7037 N 47TH ST	PARADISE VALLEY	AZ	85253
NYE RICHARD Q/JOHNSEN CAROLYN J			or Current Resident	7025 N 47TH ST	PARADISE VALLEY	AZ	85253
WILDIN JEFFREY D			or Current Resident	7001 N 47TH ST	PARADISE VALLEY	AZ	85253
GUTIERREZ XAVIER A			or Current Resident	7000 N 47TH ST	PARADISE VALLEY	AZ	85253
JACKSON MANNIE			or Current Resident	7036 N 47TH ST	PARADISE VALLEY	AZ	85253
DESANTIS ANTHONY/JORDAN			or Current Resident	7100 N 47TH ST	PARADISE VALLEY	AZ	85253
BLACK JOEL W II/HEIDI ANN			or Current Resident	7116 N 47TH ST	PARADISE VALLEY	AZ	85253
COUCHE FAMILY REVOCABLE TRUST		c/o COUCHE ROLAND M/JUNE C TR	or Current Resident	4675 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
LONDON RICHARD A/SANDY M			or Current Resident	3303 E 200 N	RIGBY	ID	83442
LINDA S HUGHES REVOCABLE TRUST/JOHN P HUGHES REVOCABLE TRUST			or Current Resident	531 N PINCKNEY ST UNIT F	MADISON	WI	53703
MAYER FAMILY TRUST		c/o MAYER GREGORY K/ANITA PITOT TR	or Current Resident	7037 N 46TH PL	PARADISE VALLEY	AZ	85253
JBF TRUST		c/o FITZPATRICK JAMES COURTNEY/BETTY JOAN	or Current Resident	7115 N 46TH PL	PARADISE VALLEY	AZ	85253
JOSEPH W BEHNEY AND ELSA M P BEHNEY LIVING TR			or Current Resident	5034 ALTA CANYADA RD	LA CANADA FLINTRIDG	CA	91011
ZINN NATHAN/JENNIFER			or Current Resident	6025 E PEBBLES CT	CAVE CREEK	AZ	85331
GRIFFIN FAMILY TRUST		c/o GRIFFIN ERIC J/TAYNE C TR	or Current Resident	4421 N 296TH ST	PHOENIX	AZ	85016
LARRY D BLAIR TRUST			or Current Resident	4645 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
HERBERGER GARY K TR			or Current Resident	4645 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253
SESE VICTOR E/ELIZABETH			or Current Resident	4749 E INDIAN BEND RD	PARADISE VALLEY	AZ	85253
BRADLEY TREG C			or Current Resident	24484 N 119TH PL	SCOTTSDALE	AZ	85255
TB ANDERSON TRUST		c/o ANDERSON TROY LEE/BRENDA MAY TR	or Current Resident	6828 N 48TH ST	PARADISE VALLEY	AZ	85253
HAIG FAMILY TRUST		c/o HAIG THEODORE V/CAROLE M TR	or Current Resident	6809 N 48TH ST	PARADISE VALLEY	AZ	85253
ERIC J WICHTERMAN AND CORRINE R WICHTERMAN TRUST			or Current Resident	2555 E CAMELBACK RD STE 400	PHOENIX	AZ	85016
DESERT FAIRWAYS LLC			or Current Resident	PO BOX 478	TERRE HAUTE	IN	47808
NORTON JOHN R III & DORIS S			or Current Resident	PO BOX 44015	PHOENIX	AZ	85064
JKS REVOCABLE TRUST		c/o SINGER JASON K TR	or Current Resident	8620 N AVENIDA DEL SOL	PARADISE VALLEY	AZ	85253
CARRITT PAMELA J/JAN B TR			or Current Resident	5201 E ARROYO RD	PARADISE VALLEY	AZ	85253
FOLZ ROLAND/MELANIE A			or Current Resident	5211 E ARROYO RD	PARADISE VALLEY	AZ	85253
KINGFISHER HOLDINGS I LLC			or Current Resident	PO BOX 1410	VASHON	WA	98070
CARON JEFFERY/STACEY L			or Current Resident	5227 E ARROYO RD	PARADISE VALLEY	AZ	85253
ARKULES BARBARA			or Current Resident	5224 E ARROYO RD	PARADISE VALLEY	AZ	85253

Owner	Owner 2	INCAREOF	CURRENT	ADDR1	CITY	STATE	ZIP
SUSAN L DRESCHER MULZET REVOCABLE TRUST			or Current Resident	5218 E ARROYO RD	PARADISE VALLEY	AZ	85253
GLAZIER SHAWNA/BYRNES ANDREW			or Current Resident	1729 E OSBORN RD	PHOENIX	AZ	85016
GRAND VILLAGE DEBORADO LLC			or Current Resident	7101 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
SHANNON FAMILY TRUST AGREEMENT		c/o SHANNON JOHN JOSEPH/SARAH JANE CALFE	or Current Resident	7511 N EUCALYPTUS DR	PARADISE VALLEY	AZ	85253
7510 N EUCALYPTUS DRIVE LLC			or Current Resident	451 JACKSON ST	SAN FRANCISCO	CA	94111
ARKULES STACEY			or Current Resident	7502 N EUCALYPTUS DR	PARADISE VALLEY	AZ	85253
CLARKE WILLIAM A/MARGARET O			or Current Resident	7310 N EUCALYPTUS DR	PARADISE VALLEY	AZ	85253
DE BELL MICHAEL A/ROBYN J TR			or Current Resident	7311 N EUCALYPTUS DR	PARADISE VALLEY	AZ	85253
PARAMOUNT LUXURY DEVELOPMENT LLC			or Current Resident	1402 E COLT RD	TEMPE	AZ	85284
ELIZABETH DANZIK			or Current Resident	5022 E COTTONTAIL RUN RD	PARADISE VALLEY	AZ	85253



Paul Michaud  
Planning Manager  
Town of Paradise Valley  
6401 E. Lincoln Drive  
Paradise Valley, AZ 85253

**NOTIFICATION OF (1) NEIGHBORHOOD MEETING  
(2) PLANNING COMMISSION HEARING**

Dear Resident:

This letter is being sent to advise you of two upcoming meetings in connection with a new Special Use Permit for a private roadway gate located on East Cottontail Run Road (5000 E Cottontail Run Road and 7117 N Tatum Boulevard). East Cottontail Run Road is an existing private roadway located immediately north of the Paradise Valley Country Club property, east of Tatum Boulevard and terminates in a cul-du-sac. Mailing notification is being sent to property owners within 1,500 feet of the proposed request. Additional mailing notice(s) will be sent later once this application moves onto Town Council. Enclosed are a site plan and elevations of the proposed gate.

If you have any questions about this request, please contact Paul Michaud with the Town of Paradise Valley Community Development Department at 480-348-3574 or [pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov) and/or contact the applicant representative Doug Jorden at 480-505-3909 or [Doug@jordenlaw.com](mailto:Doug@jordenlaw.com).

Sincerely,

Digitally signed by Paul Michaud  
Date: 2022.01.13 13:53:44 -07'00'

Paul Michaud  
Planning Manager



## **(1) NEIGHBORHOOD MEETING**

The applicant will be hosting a neighborhood informational meeting (Citizen Review Session) regarding the proposed private roadway gate. This neighborhood informational meeting is in accordance with Section 2.5.2.F of the Town Code and Sections 1102.3 of the Town Zoning Ordinance.

**This neighborhood informational meeting will be on January 31, 2022 at 6:00 p.m.  
THIS MEETING WILL BE HELD BY REMOTE PARTICIPATION ONLY.**

You are encouraged to attend and participate via the following option:

Zoom Conference

(a) Computer:

- <https://zoom.us/join>
- On the page above, enter the meeting ID: **861 9173 6208**
- If prompted, enter the passcode: **532984**

(b) Telephone: 1 (669) 900-6833 Meeting ID: **861 9173 6208**

You are invited to attend to learn about the application and make your opinion known. If you would like a Zoom meeting link emailed to you, please contact Sandi Corn at (480) 505-3907 or [scorn@jordenlaw.com](mailto:scorn@jordenlaw.com). If you wish to provide us comments or questions, please contact Doug Jorden at 480-505-3909.

## **(2) PLANNING COMMISSION HEARING**

Notice is hereby given that the **Town of Paradise Valley Planning Commission will hold a public hearing at 6:00 p.m. on Tuesday, February 15, 2022**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC HEARING: Doug Jorden of Jorden Law Firm, P.C., on behalf of Cottontail Run Road HOA, LLC, an Arizona limited liability company, and CLT 7117, LLC, an Arizona limited liability company, request a new Special Use Permit application for a private roadway gate on East Cottontail Run Road (Maricopa County Tax Parcels 169-08-044D and 169-08-044J).

**THIS MEETING MAY BE HELD BY REMOTE PARTICIPATION ONLY**

**PUBLIC PARTICIPATION IN THE MEETING:**

Members of the public are encouraged to participate in the meeting via the following options:

1. View the live stream at <https://paradisvalleyaz.legistar.com/Calendar.aspx>
  - (a) Click on Calendar Tab
  - (b) Look for Planning Commission meeting (you may have to select it from the dropdown list) and find the meeting date
  - (c) Click the “In Progress” link in the column titled Video
2. Zoom Conference
  - (a) Computer: <https://zoom.us/j/6678902153>
  - (b) Telephone: 1 669 900 6833 Meeting ID 667 890 2153

3. Submitting questions and comments:

- (a) Visit <https://paradisevalleyaz.legistar.com/Calendar.aspx>, search for the meeting date, and click “eComment”. Locate the agenda item you are interested in and click “Comment” (Please submit comments at least 1 hour prior to meeting)
- (b) Email [pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov) (Please submit comments at least 1 hour prior to meeting)

4. Speaking during Call to the Public / Public Meetings

- (a) Visit <https://paradisevalleyaz.legistar.com/Calendar.aspx>, search for the meeting date, and click “eComment”. Locate the agenda item and click “Register to Speak”. Join the meeting by dialing 1 669 900 6833 Meeting ID 667 890 2153
- (b) If attending by Zoom Video Conference, click the chat button and enter your name and the agenda item you would like to address

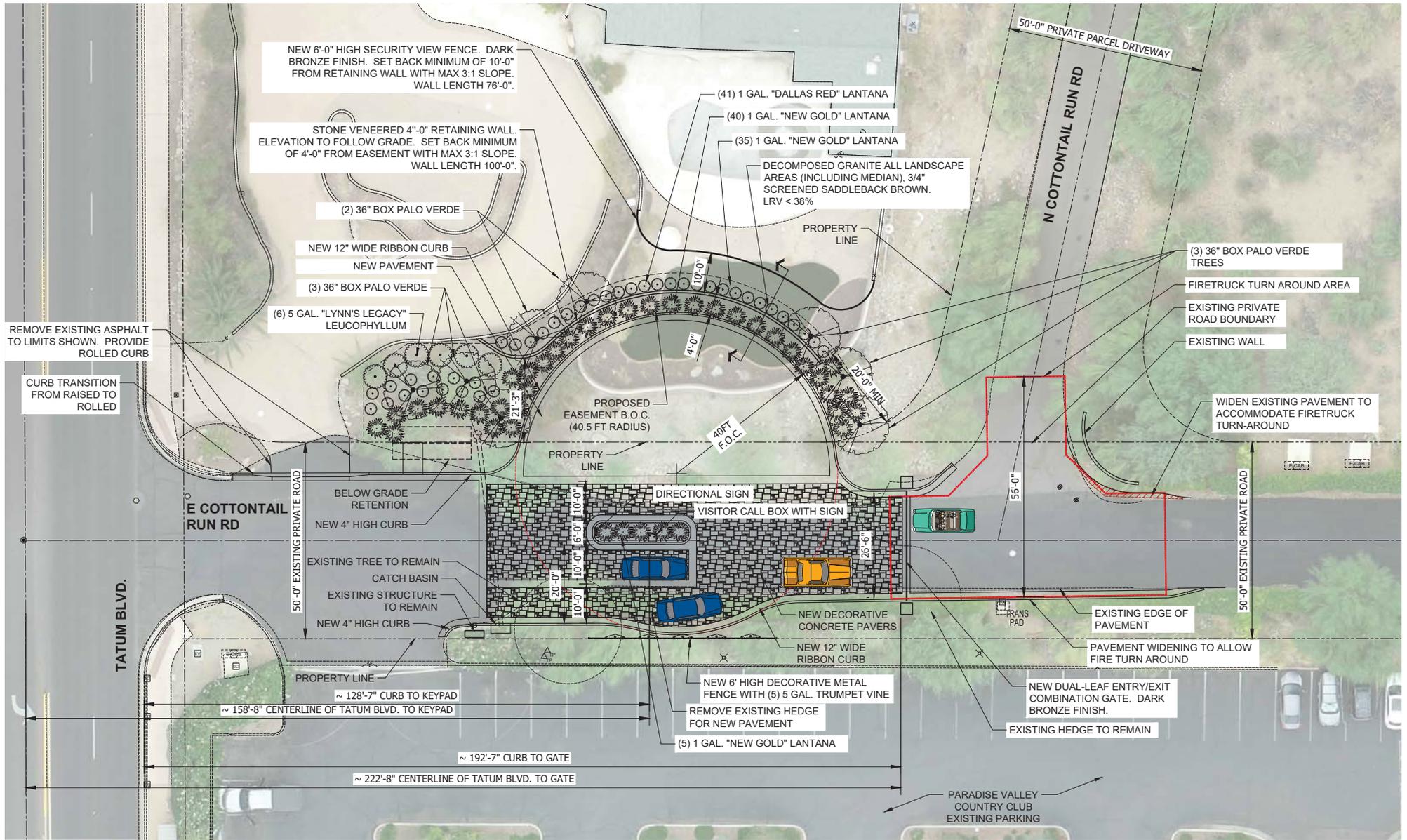
(These meeting participation guidelines are pursuant to Town Council Resolution 2020-08 adopted March 17, 2020.)

Notice is hereby given pursuant to A.R.S. §38-431.02. that members of the Planning Commission will attend by audio/video conference call.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, Paul Michaud on this application at [pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov) or 480-348-3574 at any time before the scheduled meeting date.



# East Cottontail Run Road SUP Gated Entry Conceptual Site Plan

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November 4, 2021





VINE TRELLIS  
(6' TALL MAX)



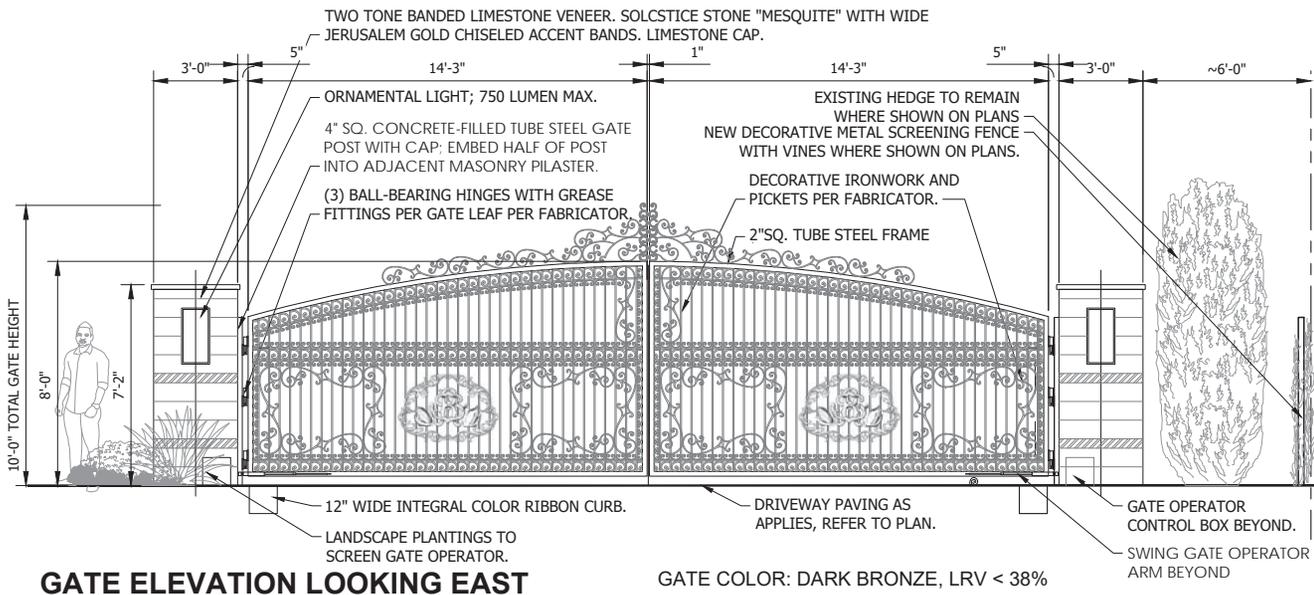
LIGHTS AT GATE  
LIGHT SOURCE  
HIDDEN IN TOP



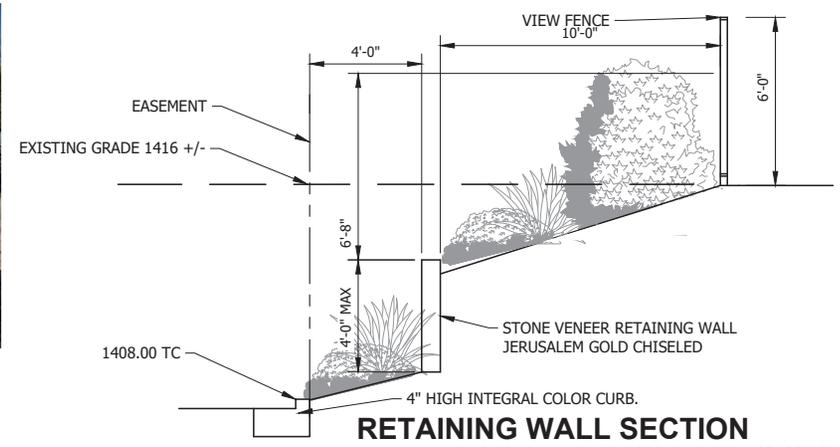
STONE VENEER ON COLUMNS AND CALL BOX PEDIESTAL  
SOLSTICE STONE (LIMESTONE), MESQUITE BRUSHED (LEFT)  
AND JERUSALEM GOLD LINE CHISELED (CENTER). PAVERS:  
BELGARD MEGA-BERGERAC (RIGHT), TOSCANA COLOR BLEND.  
LRV VALUES LESS THAN 38%

### PROPOSED MATERIALS

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

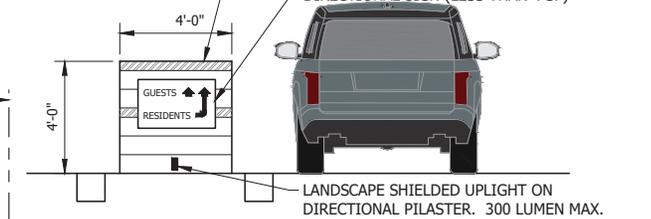


GATE ELEVATION LOOKING EAST



### RETAINING WALL SECTION

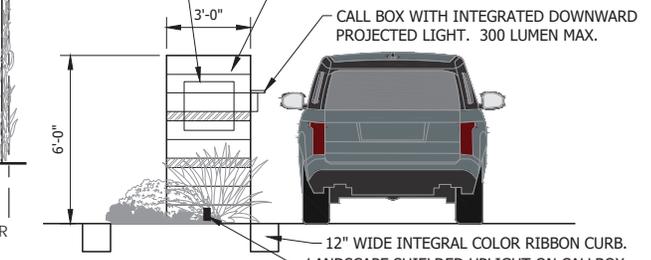
TWO TONE BANDED LIMESTONE VENEER. SOLSTICE STONE "BARCELONA BEIGE" WITH WIDE COMBED FINISH. ACCENT BANDS WITH WIDE SPLIT COMB. DIRECTIONAL SIGN (LESS THAN 4 SF)



### DIRECTIONAL SIGN ELEVATION

CALLBOX SIGN MAX 24" SQ

TWO TONE BANDED LIMESTONE VENEER. SOLSTICE STONE "BARCELONA BEIGE" WITH WIDE COMBED FINISH. ACCENT BANDS WITH WIDE SPLIT COMB.



### CALL BOX ELEVATION LOOKING EAST



East Cottontail Run Road SUP  
Gated Entry Conceptual Elevations

N:\0110214601\CADD\2021 gate SUP\LIB.DETAILS.dwg

NOVEMBER 4, 2021



SCALE : 1/2" = 1'-0"

**MR. AND MRS. RICHARD J STEPHENSON**

November 22, 2021

Dear Cottontail Run Road Neighbor,

We trust you are well and extend to you happy and joyful holiday best wishes. Most of you know that several years ago we pursued installing a "community" gate at the entry to Cottontail Run Road off Tatum Boulevard. The purpose of this gate was to provide additional security for each homeowner along Cottontail Run Road East and Cottontail Run Road North. We have resurrected the project and are happy to say that we have made a lot of progress with the Town of Paradise Valley in bringing this to fruition.

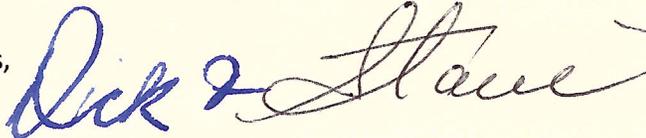
The gate would be positioned a few feet east of the mailboxes and a few feet west of Cottontail Run Road North. A new cul-de-sac will be added west of the gate to allow for turnarounds for persons who are not entitled to use the gate. The new cul-de-sac will be located on property we control. The entrance to the gate is designed with two lanes, one for homeowners and one for guests. The colors of the pillars, lighting, and landscaping have been selected according to the Town of Paradise Valley requirements. The location of the gate, the new cul-de-sac, and the two approach lanes will maximize convenience for our fellow residents and safety for both residents and non-residents.

We sincerely hope each of you are as excited about the additional security, enhancement, and added value to our "neighborhood," as we are. There is no cost to you for this project. We are covering all project costs and all monthly operational and maintenance costs. Each of you will have full 24-hour access to the gate, as well as the codes and contact numbers to call for any malfunction or questions.

Enclosed are two drawings of the proposed gate—an overall site plan and another plan showing the gate and other details. We have started the process with the Town to obtain a "Special Use Permit" for the gate. This is a public process with several public meetings in the upcoming months; you will receive notices during the upcoming months about public meetings. We are communicating now to inform you of the progress, upcoming meetings, and to give us an opportunity to answer your questions. Please call our property manager, Mary Beth Stern, with any questions.

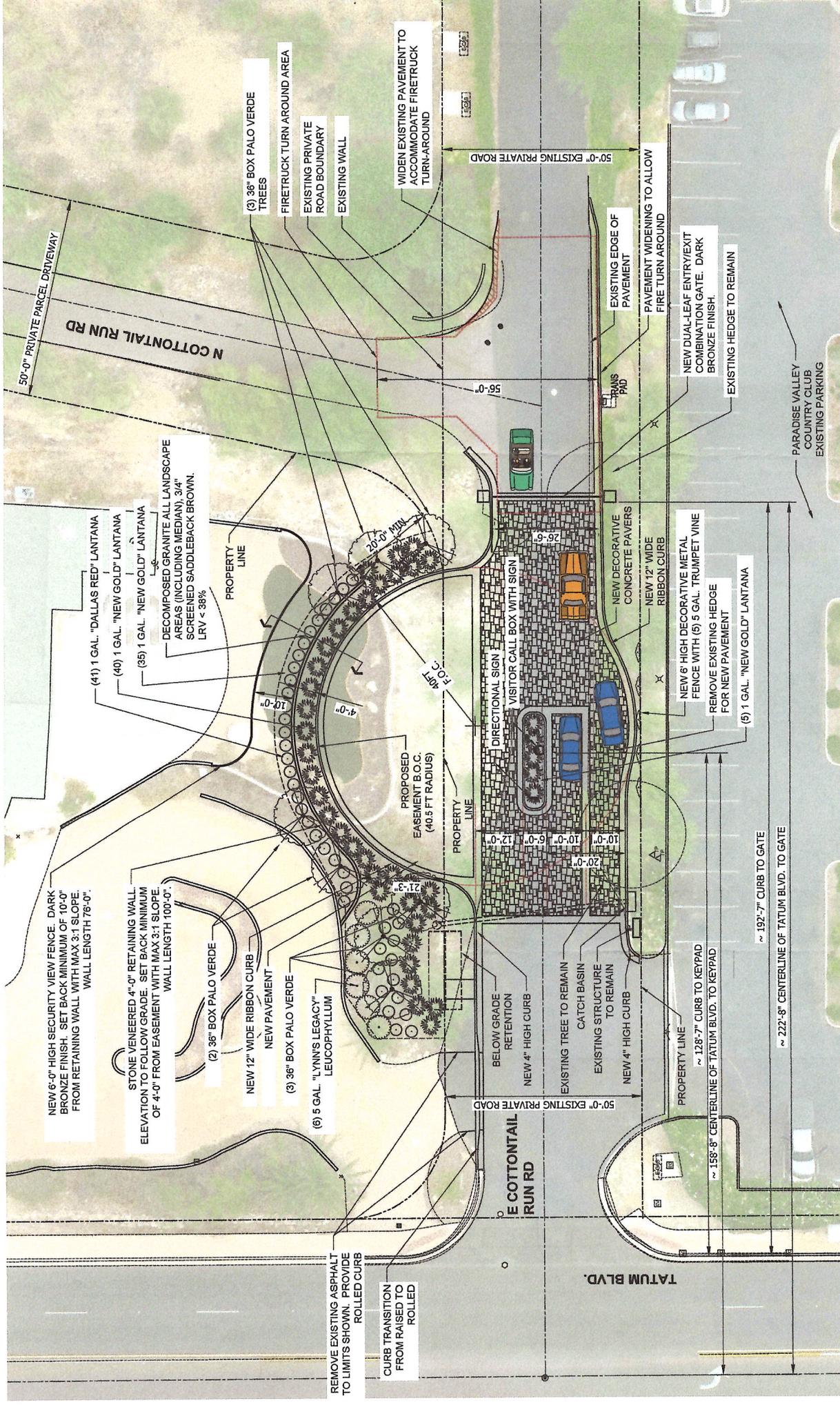
We believe this will be a wonderful addition to our neighborhood and will also provide the necessary security to ensure the safety of all homeowners.

Regards,

A handwritten signature in blue ink that reads "Dick & Stacie". The signature is written in a cursive, flowing style.

Richard & Stacie Stephenson  
5000 East Cottontail Run Road

Mary Beth Stern  
602-989-0556  
[marybeth.stern@icic-usa.com](mailto:marybeth.stern@icic-usa.com)



NEW 6'-0" HIGH SECURITY VIEW FENCE. DARK BRONZE FINISH. SET BACK MINIMUM OF 10'-0" FROM RETAINING WALL WITH MAX 3:1 SLOPE. WALL LENGTH 78'-0".

STONE VENEERED 4'-0" RETAINING WALL ELEVATION TO FOLLOW GRADE. SET BACK MINIMUM OF 4'-0" FROM EASEMENT WITH MAX 3:1 SLOPE. WALL LENGTH 100'-0".

(41) 1 GAL. "DALLAS RED" LANTANA  
 (40) 1 GAL. "NEW GOLD" LANTANA  
 (35) 1 GAL. "NEW GOLD" LANTANA  
 DECOMPOSED GRANITE ALL LANDSCAPE AREAS (INCLUDING MEDIUM) 3/4" SCREENED SADDLEBACK BROWN. LRV = 38%

(2) 36" BOX PALO VERDE  
 NEW 12" WIDE RIBBON CURB  
 NEW PAVEMENT  
 (3) 36" BOX PALO VERDE  
 "LYNN'S LEGACY" LEUCOPHYLLUM

(3) 36" BOX PALO VERDE TREES  
 FIRETRUCK TURN AROUND AREA  
 EXISTING PRIVATE ROAD BOUNDARY  
 EXISTING WALL

REMOVE EXISTING ASPHALT TO LIMITS SHOWN. PROVIDE ROLLED CURB

CURB TRANSITION FROM RAISED TO ROLLED

PROPOSED B.O.C. (40.5 FT RADIUS)

BELOW GRADE RETENTION  
 NEW 4" HIGH CURB  
 EXISTING TREE TO REMAIN  
 CATCH BASIN  
 EXISTING STRUCTURE TO REMAIN  
 NEW 4" HIGH CURB

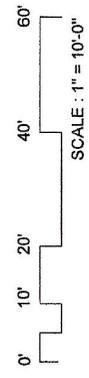
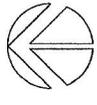
DIRECTIONAL SIGN  
 VISITOR CALL BOX WITH SIGN  
 NEW DECORATIVE CONCRETE PAVERS  
 NEW 12" WIDE RIBBON CURB  
 NEW 6" HIGH DECORATIVE METAL FENCE WITH (5) 5 GAL. TRUMPET VINE  
 REMOVE EXISTING HEDGE FOR NEW PAVEMENT  
 (5) 1 GAL. "NEW GOLD" LANTANA

WIDEN EXISTING PAVEMENT TO ACCOMMODATE FIRETRUCK TURN-AROUND

EXISTING PAVEMENT  
 PAVEMENT WIDENING TO ALLOW FIRE TURN AROUND  
 NEW DUAL-LEAF ENTRY/EXIT COMBINATION GATE. DARK BRONZE FINISH.  
 EXISTING HEDGE TO REMAIN

~ 128'-7" CURB TO KEYPAD  
 ~ 158'-8" CENTERLINE OF TATUM BLVD. TO KEYPAD  
 ~ 192'-7" CURB TO GATE  
 ~ 222'-8" CENTERLINE OF TATUM BLVD. TO GATE

# East Cottontail Run Road SUP Gated Entry Conceptual Site Plan



November 16, 2021



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VINE TRELLIS (6' TALL MAX)



LIGHTS AT GATE LIGHT SOURCE HIDDEN IN TOP

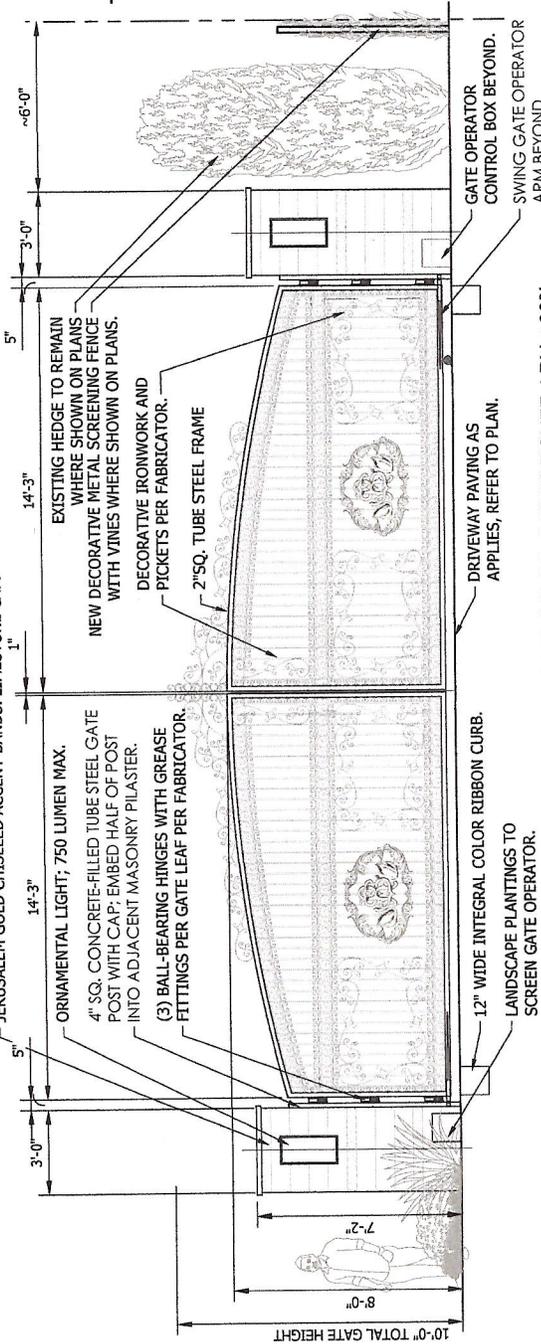


STONE VENEER ON COLUMNS AND CALL BOX PEDESTAL SOLTICE STONE (LIMESTONE), MESQUITE BRUSHED (LEFT) AND JERUSALEM GOLD LINE CHISELED (CENTER). PAVERS: BELGARD MEGA-BERGERAC (RIGHT), TOSCANA COLOR BLEND. LRV VALUES LESS THAN 38%

**PROPOSED MATERIALS**

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

TWO TONE BANDED LIMESTONE VENEER. SOLTICE STONE "MESQUITE" WITH WIDE JERUSALEM GOLD CHISELED ACCENT BANDS. LIMESTONE CAP.



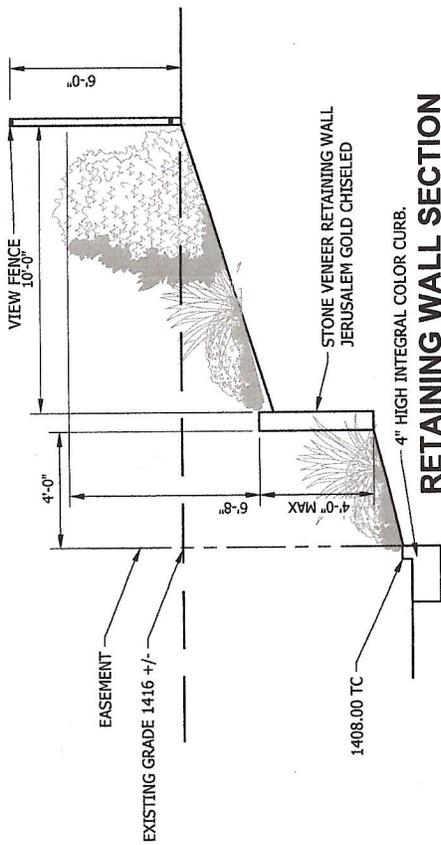
GATE COLOR: DARK BRONZE, LRV < 38%

**GATE ELEVATION LOOKING EAST**

**East Cottontail Run Road SUP Gated Entry Conceptual Elevations**

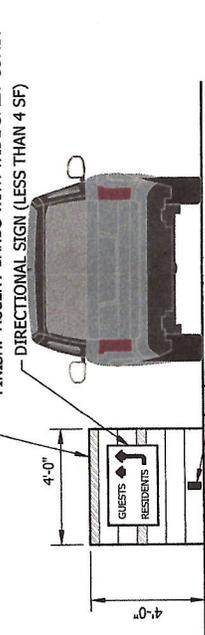


R:\01\0214601\CADD\0207.dgn SUPLB.DETAILS.dwg



**RETAINING WALL SECTION**

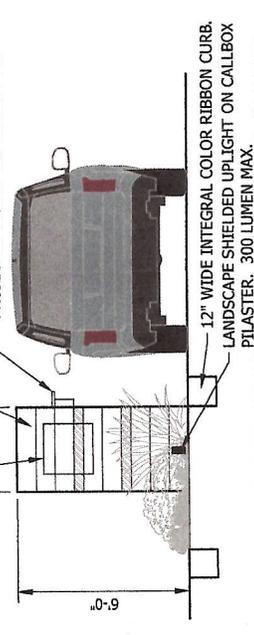
TWO TONE BANDED LIMESTONE VENEER. SOLTICE STONE "BARCELONA BEIGE" WITH WIDE COMBED FINISH. ACCENT BANDS WITH WIDE SPLIT COMB. DIRECTIONAL SIGN (LESS THAN 4 SF)



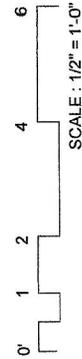
**DIRECTIONAL SIGN ELEVATION**

TWO TONE BANDED LIMESTONE VENEER. SOLTICE STONE "BARCELONA BEIGE" WITH WIDE COMBED FINISH. ACCENT BANDS WITH WIDE SPLIT COMB.

CALL BOX WITH INTEGRATED DOWNWARD PROJECTED LIGHT. 300 LUMEN MAX.



**CALL BOX ELEVATION LOOKING EAST**



NOVEMBER 4, 2021