

SUP-25-03 (Minor Special Use Permit Amendment)
Draft Stipulations (June 3, 2025)

Minor Special Use Permit amendment (SUP-25-03) for an increase of the number of guestrooms from 82 keys to 95 keys modifying Stipulation 37 of Ordinance 2023-05, including associated changes such as an increase in the number of parking spaces by 28 (from 159 spaces to 187 spaces), modification of the spa and fitness area (e.g., adjoining the fitness area to the spa), among other minor modifications.

1. The improvements shall be in substantial compliance with the following:
 - a. The project narrative prepared by Withey Morris Baugh, revised on May 19, 2025.
 - b. The Smoke Tree Resort Special Use Permit Amendment Application booklet prepared for the developer Walton Global dated March 5, 2025. This booklet replaces the Application booklet with SUP-23-01. The revised booklet includes the following new sheets:
 - i. Cover Sheet and Sheet 2 through Sheet 5, providing information on the applicant team and site context. All sheets dated March 5, 2025.
 - ii. Sheet 6, Conceptual Illustrated Site Plan/First Floor Plan, Sheet 7, Conceptual Illustrated Second Floor Plan, Sheet 8, Conceptual Illustrated Third Floor Plan, Sheet 9, Conceptual Site Dimension Plan, Sheet 10, Conceptual Level B1 Floor Plan, Sheet 11, Conceptual Room Plans, Sheet 12, Preliminary Area Calculations & Project Data, and Sheet 13, Conceptual Room Matrix. All sheets dated March 5, 2025.
 - iii. Sheet 14 through Sheet 17, providing site setbacks. All sheets dated March 5, 2025.
 - iv. Sheet 18, Conceptual Building Height Diagram, dated March 5, 2025.
 - v. Sheet 19 through Sheet 21, Conceptual Building Elevations and Enlarged Elevations. All sheets dated March 5, 2025.
 - vi. Sheet 22, Conceptual Site Sections, dated March 5, 2025.
 - vii. Sheet 23, Conceptual Site Wall Diagram, Sheet 24, Conceptual Signage Diagram, and Sheet 25, Service Areas & Screening Details, and Sheet 26, Seating Layouts. All sheets dated March 5, 2025.
 - viii. Sheet 27 and Sheet 28, Conceptual Renderings Arrival, Sheet 29, Pool Area & Hotel Room Wing, Sheet 30, Internal Courtyard/Amenity Spaces, Sheet 31 through Sheet 34, Perimeter Views. All sheets dated March 5, 2025.
 - ix. Landscape Design, that includes an Overall Site Plan, Enlarged Conceptual Plan North, Enlarged Conceptual Plan South, Conceptual Streetscape Plan North, Conceptual Streetscape Plan South, Conceptual Streetscape Palette (3 sheets), and Hardscape Palette. All sheets dated March 5, 2025.
 - c. Revised Parking Statement (including valet plan) prepared by CivTech dated April 2025, and date sealed by Registered Professional Engineer Dawn D. Cartier on April 17, 2025.
 - d. Trip Generation Comparison Statement prepared by CivTech dated April 2025 and date sealed by Registered Professional Engineer Dawn D. Cartier on April 18, 2025.
 - e. Other documents as approved with SUP-23-01 (no changes):

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- i. Lighting Basis of Design prepared by EXP dated December 12, 2023, that includes an exterior lighting photometric plan, cutsheets, and lighting schedule.
 - ii. Land Title Survey, prepared by Alliance Land Surveying, LLC, dated March 21, 2022.
 - iii. Preliminary Grading Plan, prepared by Coe & Van Loo Consultants, Inc., dated December 6, 2023.
 - iv. Preliminary Utilities Plan, prepared by Coe & Van Loo Consultants, Inc., dated December 6, 2023.
 - v. Preliminary Drainage Report (with Preliminary Grading Plan) prepared by CVL Consultants dated December 6, 2023, and date sealed by Registered Professional Engineer William V. Haas on December 6, 2023.
 - vi. Water Service Impact Study prepared by CVL Consultants dated December 7, 2023, and date sealed by Registered Professional Engineer Cassandra Alejandro on December 7, 2023.
 - vii. Wastewater Capacity Study prepared by CVL Consultants dated December 7, 2023, and date sealed by Registered Professional Engineer Cassandra Alejandro on December 7, 2023.
 - viii. Noise Study and Recommendations, dated December 14, 2023, prepared by MD Acoustics.
2. The Owner shall widen the shared driveway off Lincoln Drive with the adjoining medical plaza located at 7125 E Lincoln Drive on the resort property to allow for two outbound lanes and one inbound lane as generally shown on the Site Plan/ First Floor Plan of the SUP-25-03 approved plans subject to the approval the Town of Paradise Valley Community Development Department.
3. During construction of the resort the shared driveway off Lincoln Drive with the adjoining medical plaza located at 7125 E Lincoln Drive shall be used for emergency access only (unless otherwise authorized by the Town's Community Development Director with notice to the medical plaza ownership).
4. The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver), in the form provided by the Town Attorney, prior to Planning Commission approval of this application, with said form recorded prior to or on the effective date of this approval.
5. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by SUP-25-03.