

SPECIAL USE PERMIT - MAJOR AMENDMENT APPLICATION
7101 E LINCOLN DRIVE, PARADISE VALLEY, ARIZONA 85253

SUBMITTAL SEPTEMBER 6, 2019
RESUBMITTAL OCTOBER 9, 2019
RESUBMITTAL NOVEMBER 1, 2019
RESUBMITTAL DECEMBER 6, 2019
RESUBMITTAL JANUARY 21, 2020
RESUBMITTAL MAY 14, 2020

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moke tree resort
7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A2
SEP 6, 2019
11 x 17 format

PROJECT TEAM

TABLE OF CONTENTS

PROJECT NARRATIVE ••••••••••••••••••••••••••••••••••••
SITE PLANS ••••• A7 - A15
CONCEPTUAL RENDERING ••••••••••••••••• A16 - A17
SUPPORTING DRAWINGS •••••••••••••••••••••••A18 - A31
GUIDELINES••••• A32 - A35
REPORTS ••••• • • • • A 36 - A 4 1
PLANNING COMMISSION LOG & RESOLUTIONS ••••••• A42 - A50
EXHIBITS • • • • • • • • • • • • • • • • • • •



TABLE OF CONTENTS

OVERVIEW

The Smoke Tree Resort, located at 7101 East Lincoln Drive in the Town of Paradise Valley, is designated for Resort Use (SUP-R zoning) under the General Plan and within the designated East Lincoln Drive Development Areas (the "Resort"). Gentree LLC purchased the Resort in 2018 and is proposing a Major Amendment to the existing Special Use Permit that is harmonious with Town Plan Goal 2.2.

"Development Areas are meant to encourage new resort development and redevelopment that reflects the Town's needs for fiscal health, economic diversification, and quality of life."

Gentree LLC is comprised of Arizona-local principals with development project experience of this scale and within the Hotel/Resort sector.

Originally opened in 1966 and operating in perpetuity since, the approximately 5 acre Resort resides at the commercial interface of Lincoln Drive and Scottsdale Road. The Resort has historical presence at the entrance to the Town of Paradise Valley and serves as the gateway to the Town. Since inception, the Resort has yet to undergo any significant renovations or expansions beyond general maintenance and upkeep. The Resort is notably dated in comparison to other resorts.

- b) Given its 5 acre size, guidelines for 20 acres and stipulations need to be modified.
- c) Acknowledgment of its proximity to the adjacent commercial.
- d) Special consideration that for its unique history and location on Lincoln Dr.

The vision for the transformation of the Resort is to welcome guests to a four-star "local-centric" hospitality experience in both form and substance. This is to be achieved through active forward-facing components and lifestyle programmatic aspects. The existing Resort often goes unnoticed in its unassuming character along Lincoln Drive. The revitalization of the Resort will retain its charming essence while providing the scale and quality of amenities sought by today's traveler; the specifics of which include 122 guest rooms, special event venues, and a neighborhood local-centric fresh market & eatery concept. The relaxed, pedestrian friendly environment will not include the typical resort perimeter walls or gates; instead, setbacks that align with existing buildings are desired, including a bicycle/pedestrian path that shall weave the resort into the local tapestry.

Gentree LLC understands that thoughtful design, unified independent management, and attentive local stewardship are key ingredients for the success of this project at such a pivotal location and has engaged adjacent property owners in fruitful collaborative dialog, exploring synergistic opportunities along common property lines.



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PROJECT NARRATIVE

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SITE

The Resort property occupies approximately 5 acres of land at 7101 East Lincoln Drive in the Town of Paradise Valley. The existing Resort is comprised of 11 buildings, a restaurant, a pool and surrounding pool area, 2 bocce courts and 130 surface parking spaces. Attached exhibits reveal the current conditions with visuals of sight lines, existing oleander perimeters, and setbacks.

SETBACKS: The attached exhibit outlines existing setbacks, which are proposed to be increased in the revitalization of the property. The objective is to retain the existing building relationships along East Lincoln Drive with the proposed building frontage aligned with the existing building frontage.

The proposed East setback is 45' and the proposed South setback is 60' in consideration of the abutting SUP properties as a commercial office complex and resort, respectively.

The West setback is proposed at 50' from the net property line and 100' from the adjacent property line as described in the Statement of Direction.

EAST LINCOLN DRIVE ("LINCOLN"): Today, the property has an existing 33' county roadway easement along Lincoln and two existing vehicular access points which allow right and left turns. The proposed plan shows the elimination of the Western driveway and the movement of the Eastern driveway to a shared access with Lincoln Medical Center and located on the shared property line. This location may adjust as the Town finalizes their plans for Lincoln Drive. The proposed access point on Lincoln Drive will provide full turning movements and a right-turn deceleration lane.

WESTERN BOUNDARY: As shown on the plan, this improvement will provide for the Town's designated 2-lane road design for this category of roadway. Improvements will include those shown on the Resort property as well as 11' of asphalt and 2' of curbing in the Town's currently owned right-of-way designated as Quail Run Road.

HEIGHTS: The proposed buildings are to be no more than 3 stories and within two height tiers of 24' and 36' from Original Natural Grade (ONG). This request is complimentary to the characteristics of other nearby developments to the North and East along Lincoln and derived with consideration of adjacent property uses in context of the Town of Paradise Valley's Open Space Criteria ("OSC"). Specific to the OSC, the Resort is abutted on two sides (East and South) by Special Use commercial property. On the West and South boundaries, as previously indicated, the Resort design meets the OSC requirements. The only encroachment into the OSC will be along the North and East sides, as a result of dedication of Right of Way and adjacent to the SUP-O Medical office, and located generally along the parking for the Medical Office, respectively.

COVERAGE: Calculation of the proposed lot coverage is 29.3% with a floor area ratio of 0.64. These calculations are based on the post dedication parcel boundaries.

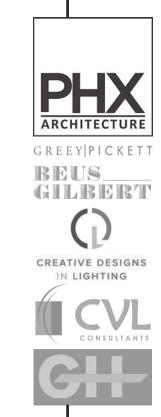
INGRESS/EGRESS: The primary access point for the Resort will be at Quail Run Road. One secondary access point is proposed on Lincoln Dr. Civtech, Inc. has submitted traffic studies to provide more information on the points of access.

SIDEWALK: The site plan illustrates a proposed meandering pedestrian path integrating the Resort within the existing network of sidewalks and providing pedestrian connectivity to nearby commercial areas. Alongside the right-turn deceleration lane, the sidewalk does not meander and is instead, attached to the back of the curb

PARKING: The proposed revitalization plan will utilize surface parking. The existing parking along Lincoln Drive is to be kept in place to allow for convenient local patron access to the forward-facing Resort features. Dedicated hotel guest and valet parking will be available. Civtech, Inc. has submitted multiple revisions to the related parking study and has provided information on the following items: shared parking, parking for all proposed uses, overflow parking during special events, limitations on joint use of facilities, and drop off/pick up. The existing parking requirements adopted by the Town do lag surrounding municipalities in accounting for the change in Resort parking and traffic impact. The proposed parking plan and related study balance these elements.

EMERGENCY VEHICLE ACCESS: The primary access points for Emergency Vehicles is Lincoln Drive or Quail Run Road.

DELIVERIES AND REFUSE COLLECTION: In order to address safety concerns of deliveries and refuse collection from Lincoln Drive, deliveries will be screened behind the proposed building and refuse will be stored in screened enclosures. The designated temporary loading and unloading area will be accessed from Lincoln Dr and will be restricted to specific times of the day per the Town's requirements.



e gtree resort

PROJECT NARRATIV

MAY 14, 2020

LANDSCAPE

LANDSCAPE DESIGN: As evaluated by Greey Pickett, the existing landscape on site consists of mature Eucalyptus and Pines with exposed root systems that have begun losing their form due to mature branches splitting off. There are also Mexican Fan Palms, all of which are different ages and heights, and Oleander and Sage bush that have become woody due to age and over pruning. There is no native planting or cacti on site that would need to be salvaged. The salvageability of the existing trees is not recommended due to age, size, and diseased quality.

The proposed forward-facing landscaping palette is anticipated to be comprised of regionally appropriate selections, low water-use trees, shrubs, ground cover and accent plants to enhance the entry and provide shade for pedestrians. Landscape and related lighting along Lincoln Drive will be conforming with the Town guidelines.

RESORT DESIGN

RESORT: The independent four-star Resort will be owned by Gentree LLC and operated by an affiliated resort operator:

122 Guest Room units with various categories of sizes and configurations
Forward facing resort facility to include a combination of the following components:
Fresh Market, Café/Eatery, Restaurant, Bar/Lounge, Micro-Brewery, Speakeasy,
Private dining vignettes, Pop-up Retail, Coffee Shop, Florist, Sandwicheria, Bakery,
Epicurean Retail and Sundries

Resort Pavilion: appropriately sized for banquets, meetings, ceremonies, and special events

Open space gardens and grounds Resort pool area(s) Resort Spa

170 parking stalls with parking for 196 under a Valet plan

ARCHITECTURAL DESIGN: Within the property, each component will speak its own dialect, but all within a common design language. This is desired as a means to guide patrons through the variety of areas and purposes via the use of visual cues achieved via the architecture. The predominate architectural design pallet will be strongly rooted in Spanish Revival but accentuated with notably transitional components.

CONCLUSION

Until being acquired by Gentree LLC the historic Smoke Tree Resort had been operated and maintained continuously by the Williams family for over 50 years as a charming, small-scale retreat where the Town of Paradise Valley meets the City of Scottsdale. Development at this interface has well outpaced the venerable cluster of private rooms still maintained behind Dale Anderson's long-closed "The Other Place". The time has come to revitalize this important contributor to The Town with the following updates:

- -Additional hotel rooms with resort quality
- -Neighborhood amenities: local-centric Café/Market/Restaurant/Bar
- -On-site entertainment venues for small events and family gatherings
- -Integrated landscaping and pedestrian corridors for neighborhood access
- -Modern guest amenities and building design to compliment the Town entrance

The local team of new owners and operator, together with PHX Architecture and other renowned professionals, have crafted an exciting plan of moderate intensity which synergizes with the Town's need for fiscal health, economic diversification, and quality of life. Balancing the critical mass of modern-day resort programming within the small scale of this 5-acre site fronting Lincoln Dr can be achieved within the flexibility of the current resort zoning and the East Lincoln Drive Development overlay to the best interests of the Town of Paradise Valley.



N DR, PARADISE VALLEY, AZ 85253

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PROJECT NARRATIVE

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LEGEND:



Proposed Setback



Area to be Dedicated



Roadway Easement



GREEY PICKETT BEUS. GILBERT







OVERL

ATION

VIEW EDIC

* Note: as requested in the Statement of Direction



MAY 14, 2020



- A. Pedestrian entry
- B. Resort Reception Entry Plaza and Valet
- C. Resort Reception and Lobby
- D. Pavilion
- E. Event Lawn
- F. Shade Trellis
- G. Restaurant
- H. Market
- I. Coffee Shop
- J. Outdoor Patio
- K. Resort Pool
- L. Pool Lounge
- M. Entry Lounge
- N. Resort Suites (guest rooms)
- O. Meeting Room
- P. Luxury Suites (guest rooms)
- Q. Signage
- R. Surface Parking
- S. Quail Run Road Access Point
- T. Garbage Bins
- U. Delivery Location
- V. Employee Break Area
- W. Back of House
- AB. Sight Visibility Triangle 33' x 33'
- AC. APS Utility Box

RESORT UNITS - 122 KEYS

Main Hotel

 1st Level
 = 42 keys

 2nd Level
 = 45 keys

 3rd Level
 = 15 keys

102 keys

Luxury Suites (guest rooms)

4 villas with 3 keys = 12 keys 2 villas with 4 keys = 8 keys

20 keys

Total Keys = 122 keys

Total Self-Park Spaces = 170

Dimensions: 9' x 18' + 2' overhang

or

Total Valet Spaces = 196



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CREATIVE DESIGNS





VEL

GROUND

SITE

PROPOSED

DR, PARADISE VALLEY, AZ 85253

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SEP 6, 2019



- C. Resort Reception and LobbyN. Resort Suites (guest rooms)O. Meeting RoomP. Luxury Suites (guest rooms)AA. Balconies











LEVEL

SECOND

PLAN

SITE

PROPOSED



N. Resort Suites (guest rooms)O. Meeting Room

X. Lounge

AA. Balconies



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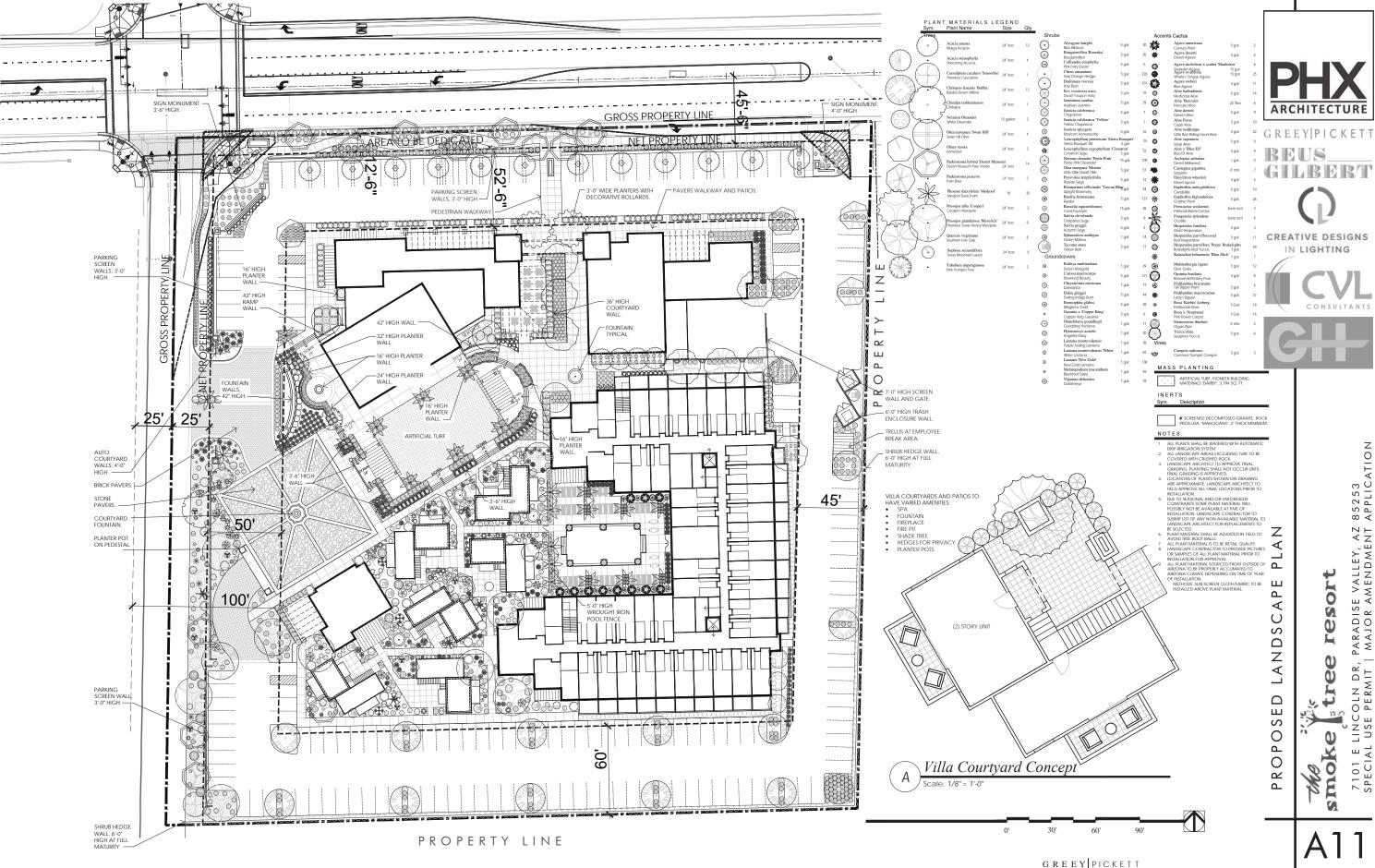
LEVEL

THIRD

PLAN

SITE

PROPOSED



landscape architecture community design

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DESIGN IS FOR CONCEPT PURPOSES ONLY NOT TO BE USED FOR CONSTRUCTION

ARCHITECTURE

CREATIVE DESIGNS

IN LIGHTING

CONSULTANTS

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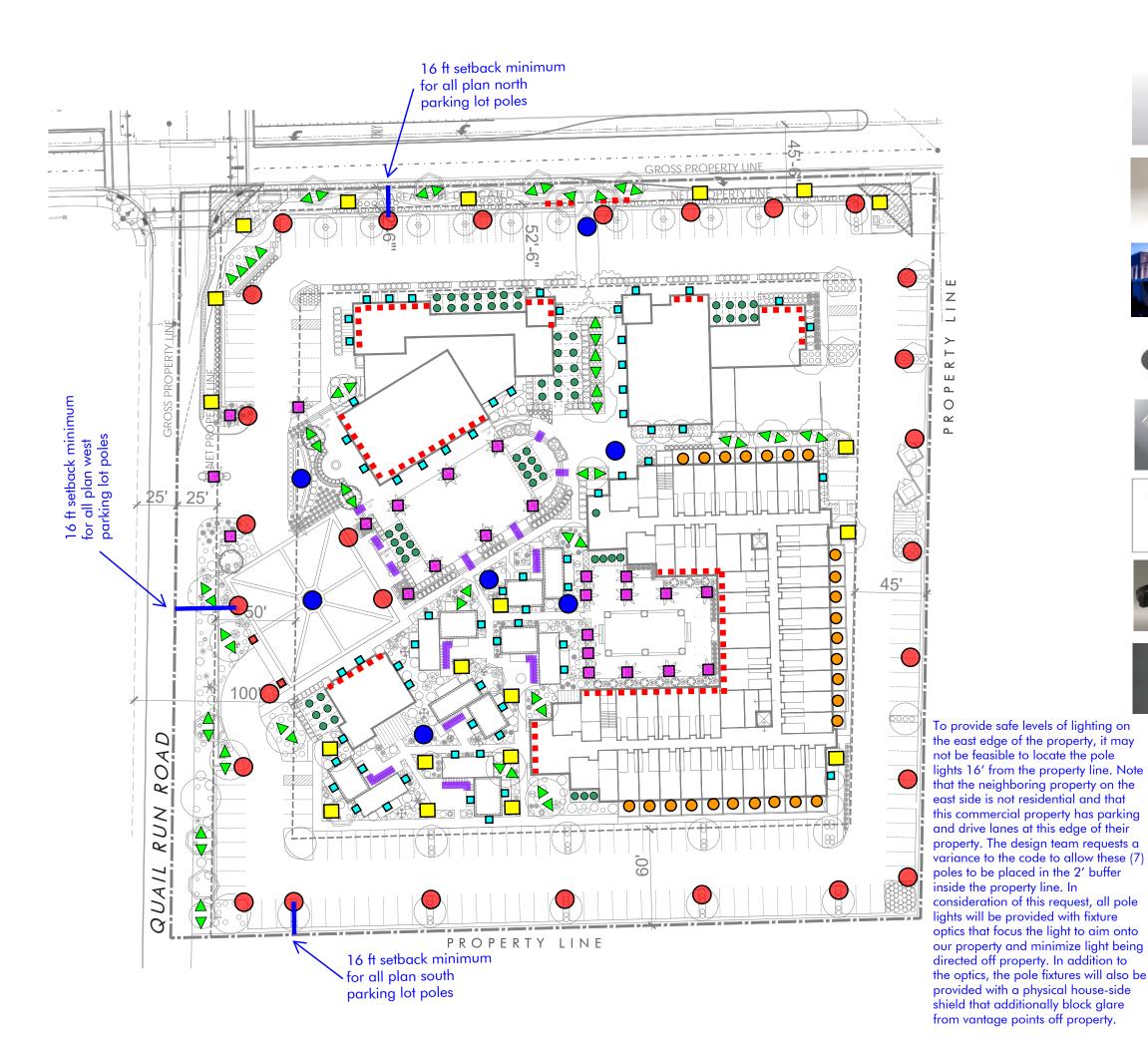
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PROPOSE





TYPE BL Symmetric bollard fixture for way-finding



TYPE GU Ground mounted landscape fixture for accenting select trees and signage



TYPE HR Handrail mounted puck LED lights for safe stair lighting



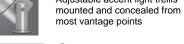
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TYPE LU Flush-to-grade fixture to uplight pots and key architecture, max 250 lumens



TYPE LT Adjustable accent light trellis





TYPE SA Post-top thematic pole, 16' max pole height (dark sky friendly with house-side shield & optics)





TYPE WP



Thematic wall sconce for ambient illumination & wav-finding





Submersible fixtures in water feature consultant



GREEY PICKETT BEUS









PARADISE VALLEY, AZ 85253 MAJOR AMENDMENT APPLICATION

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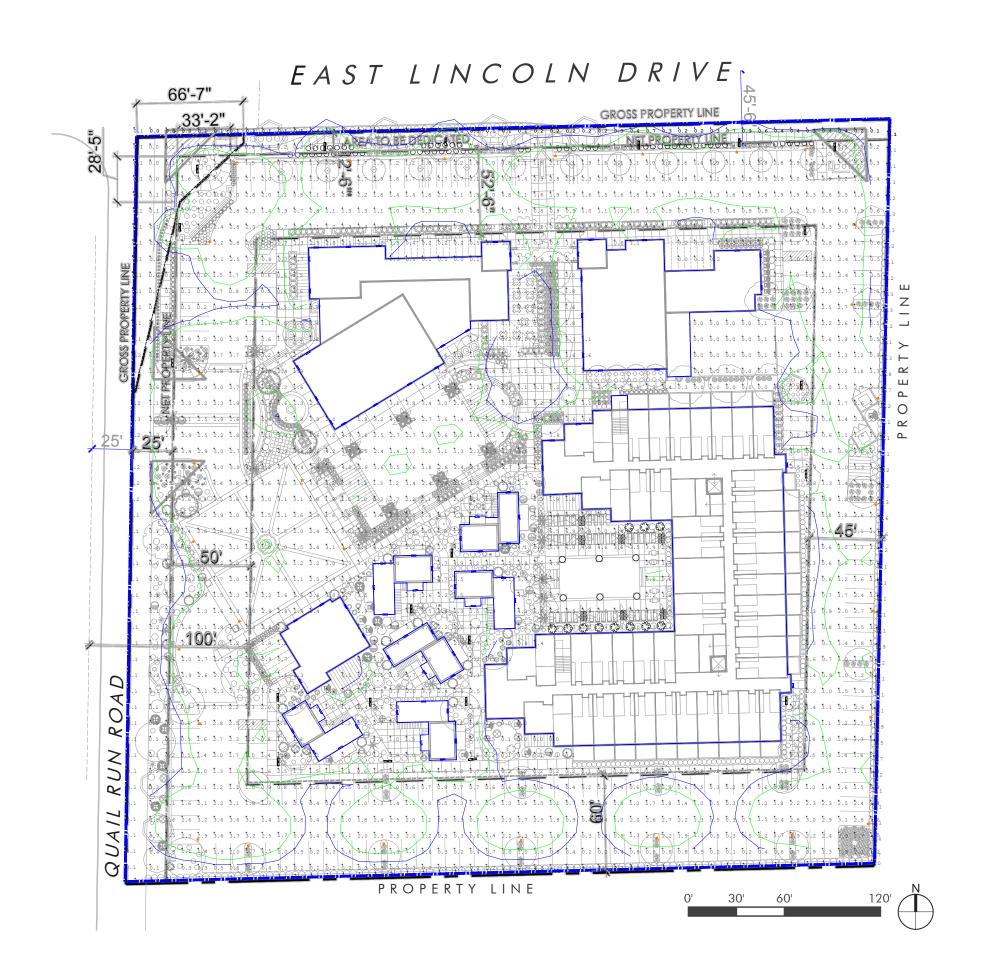
TYPE TR Palm tree ring for grazing down sides of textured tree. 16' max mounting height





features by water

smoke













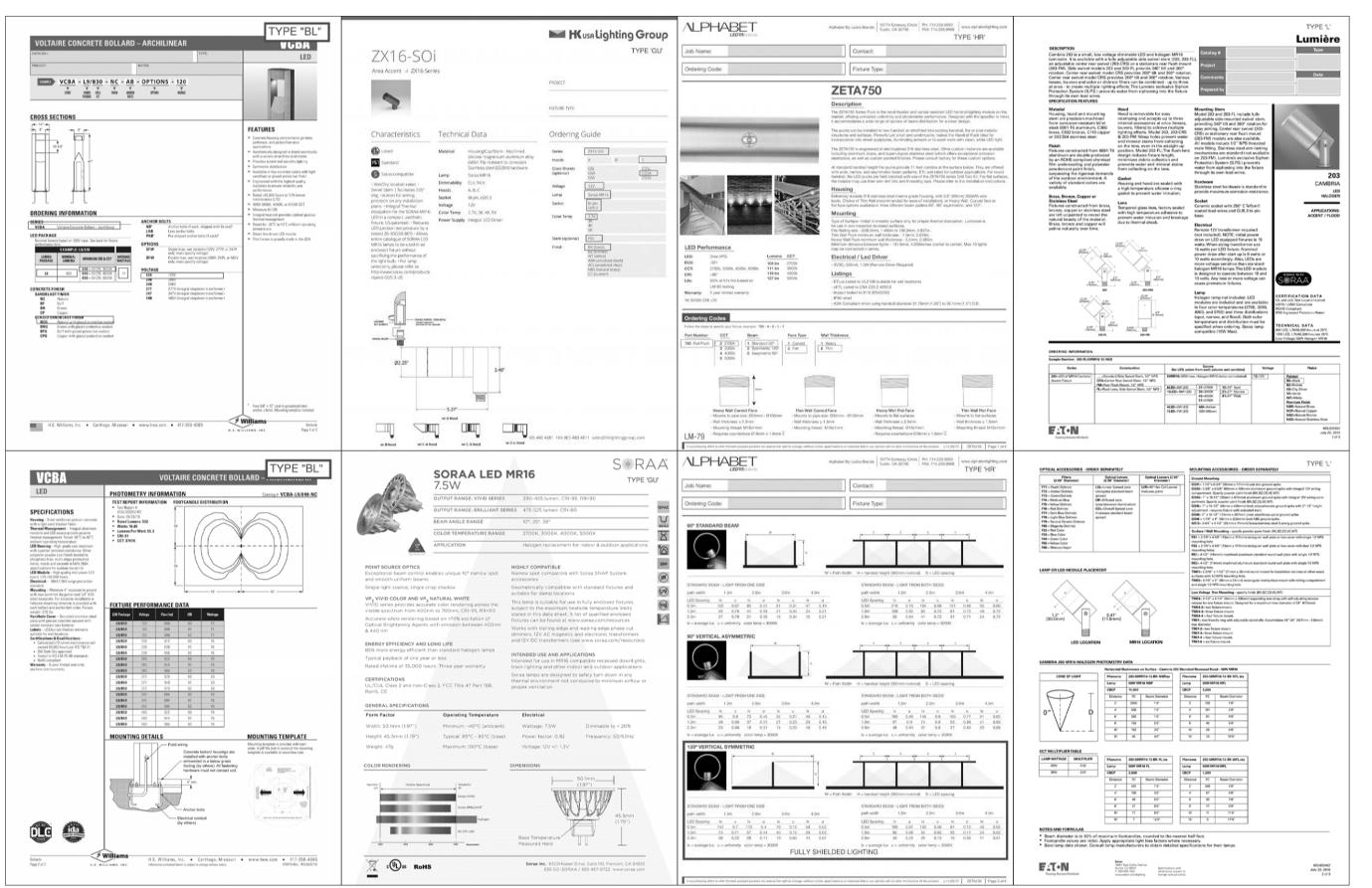
PLAN

LIGHTING

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CREATIVE DESIGNS





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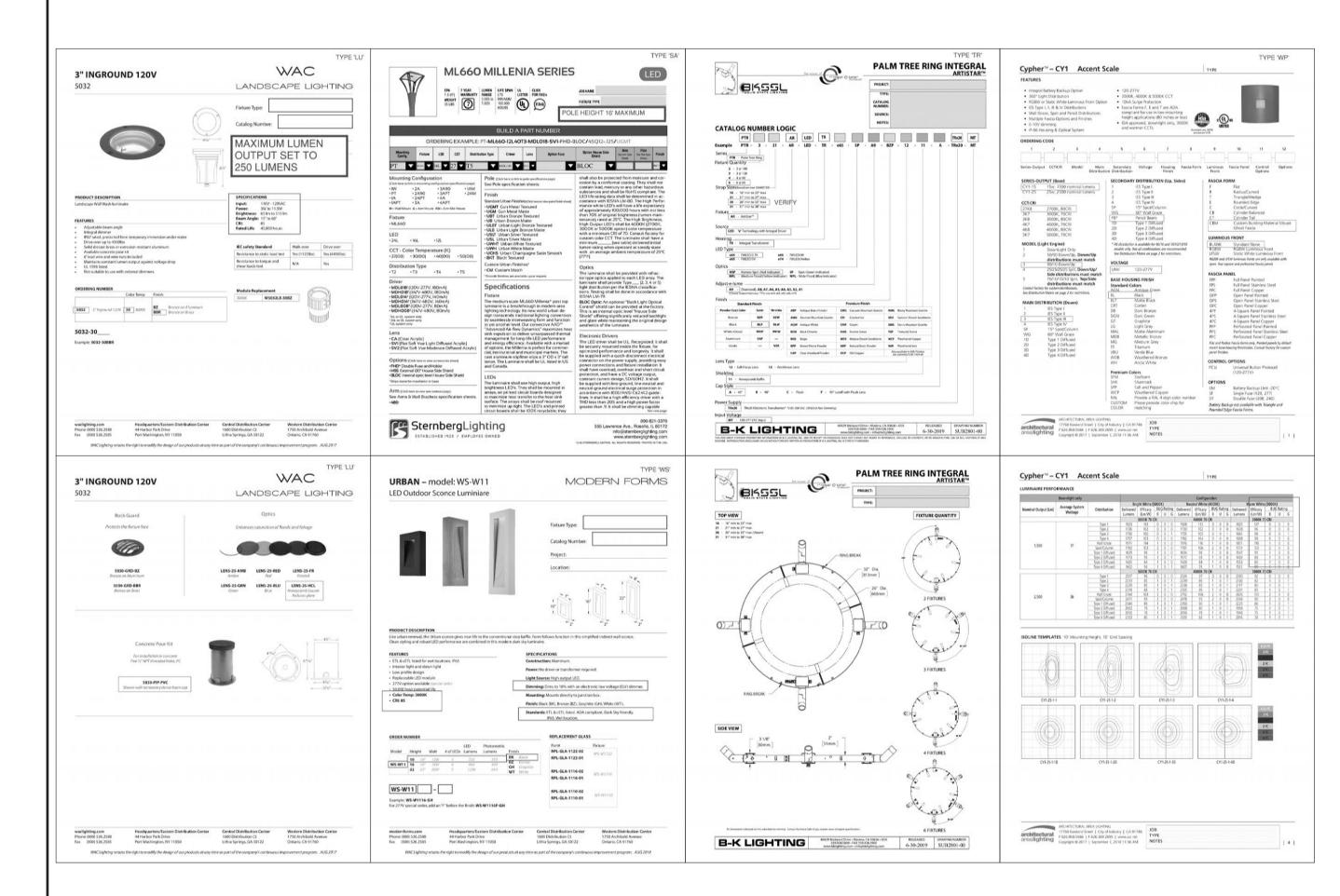
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AERIAL VIEW

SEP 6, 2019 11 x 17 format



CONCEPT RENDERING





SOUTH ELEVATION

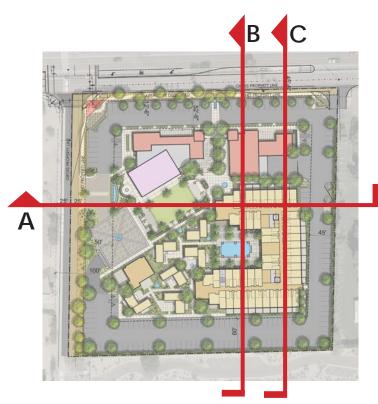
scale: 1" = 40'-0"



scale: 1" = 40'-0"

EXTERIOR ELEVATIONS

A18



KEY MAP - NOT TO SCALE

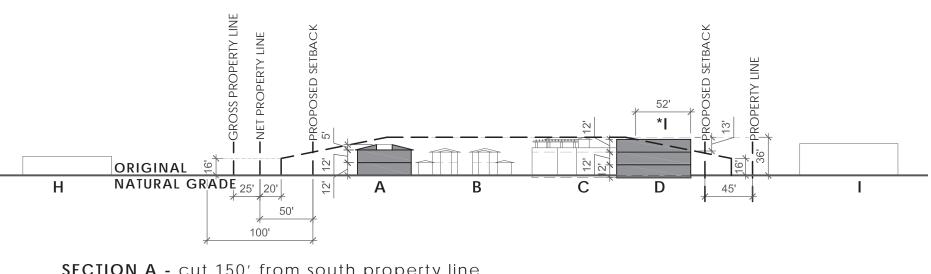
- **Resort Reception** Α
- Resort Villas
- Pool Area
- D Resort
- Market
- Service Yard
- Coffee Shop
- Adjacent Residential Parcel

= 7,540 sf horizontally)

- Medical Office Building
- Special Use Permit Resort (Andaz)
- K Special use Permit Resort (Ritz)

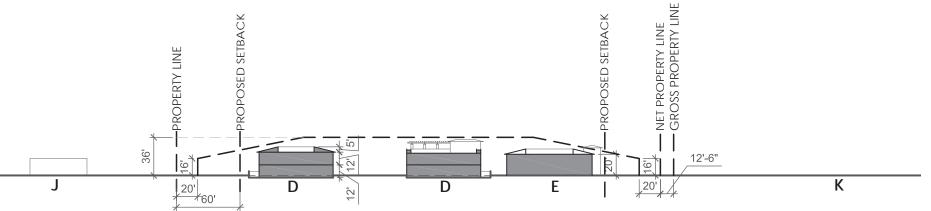
NOTES(*):

i. Building facade extends 13' to top of parapet above the OSC plane spanning 145' linear feet for a total of 1,885 sf vertically. Occupiable square footage affected is 7,540 sf (52' linear feet x 145' linear feet



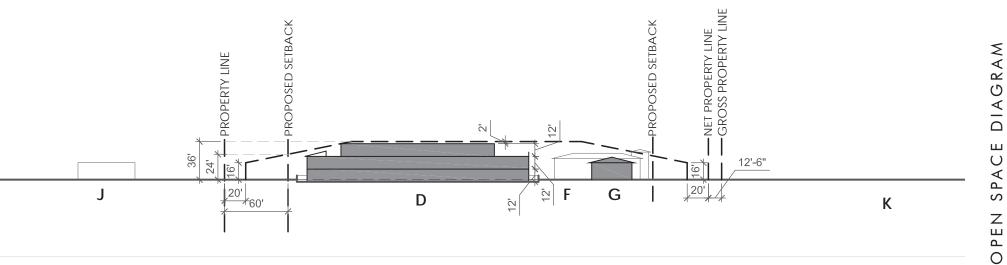
SECTION A - cut 150' from south property line

scale: 1" = 90'-0"



SECTION B - cut 140' from east property line

scale: 1" = 90'-0"



SECTION C - cut 80' from east property line

scale: 1'' = 90' - 0''











KEY MAP - NOT TO SCALE

PROGRAM:

A. Typical Resort Suite - Approx. 400 sf - average_

Ground Level 38 keys Second Level 38 keys Third Level 14 keys

B. Typical Resort Suite - Approx. 725 sf - average

Ground Level 4 keys Second Level 5 keys Third Level 1 keys

C. Typical Resort Suite - Approx. 700 sf - average

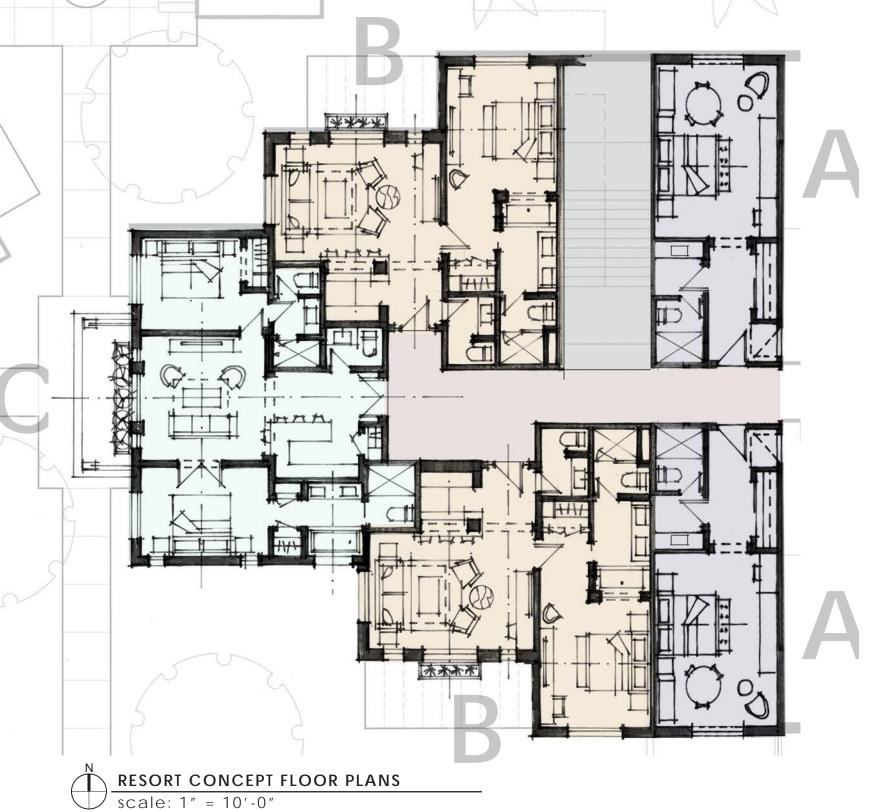
Ground Level 0 keys Second Level 2 keys Third Level 0 keys

TOTAL RESORT KEYS: 102 keys

ADDITIONAL:

LUXURY SUITES 20 KEYS

TOTAL KEYS 122 KEYS



PHX ARCHITECTURE

BEUS____ GILBERT







tree resort

CONCEPT

PLANS

FLOOR

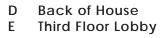
A20

SEP 6, 2019 11 x 17 format REVISED NOV. 1, 2019



KEY MAP - NOT TO SCALE

- A Lounge
- B Enclosed Terrace
- C Exterior Terrace





ENLARGED FLOOR PLAN at top floor lounge

scale: 1" = 10'-0"

OOR

ENLARGED

ARCHITECTURE

KEY MAP - NOT TO SCALE 12 36' EXTERIOR ELEVATION 12 12 ORIGINAL NATURAL GRADE WEST ELEVATION at top floor lounge scale: 1" = 10'-0"

PHX ARCHITECTURE

GREEY|PICKETT

BEUS_
GILBERT







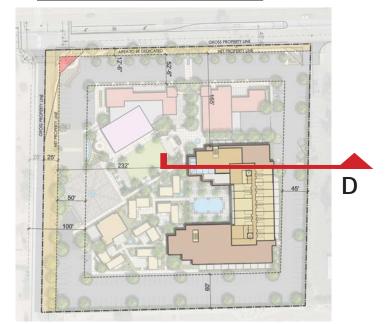
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KEY MAP - NOT TO SCALE





scale: 1" = 10'-0"



GREEYPICKETT BEUS. GILBERT







PNNOT FLOOR SECTION



KEY MAP - NOT TO SCALE



2'-0" 18'-0" PARKING STALL

PHX ARCHITECTURE

BEUS_GILBERT





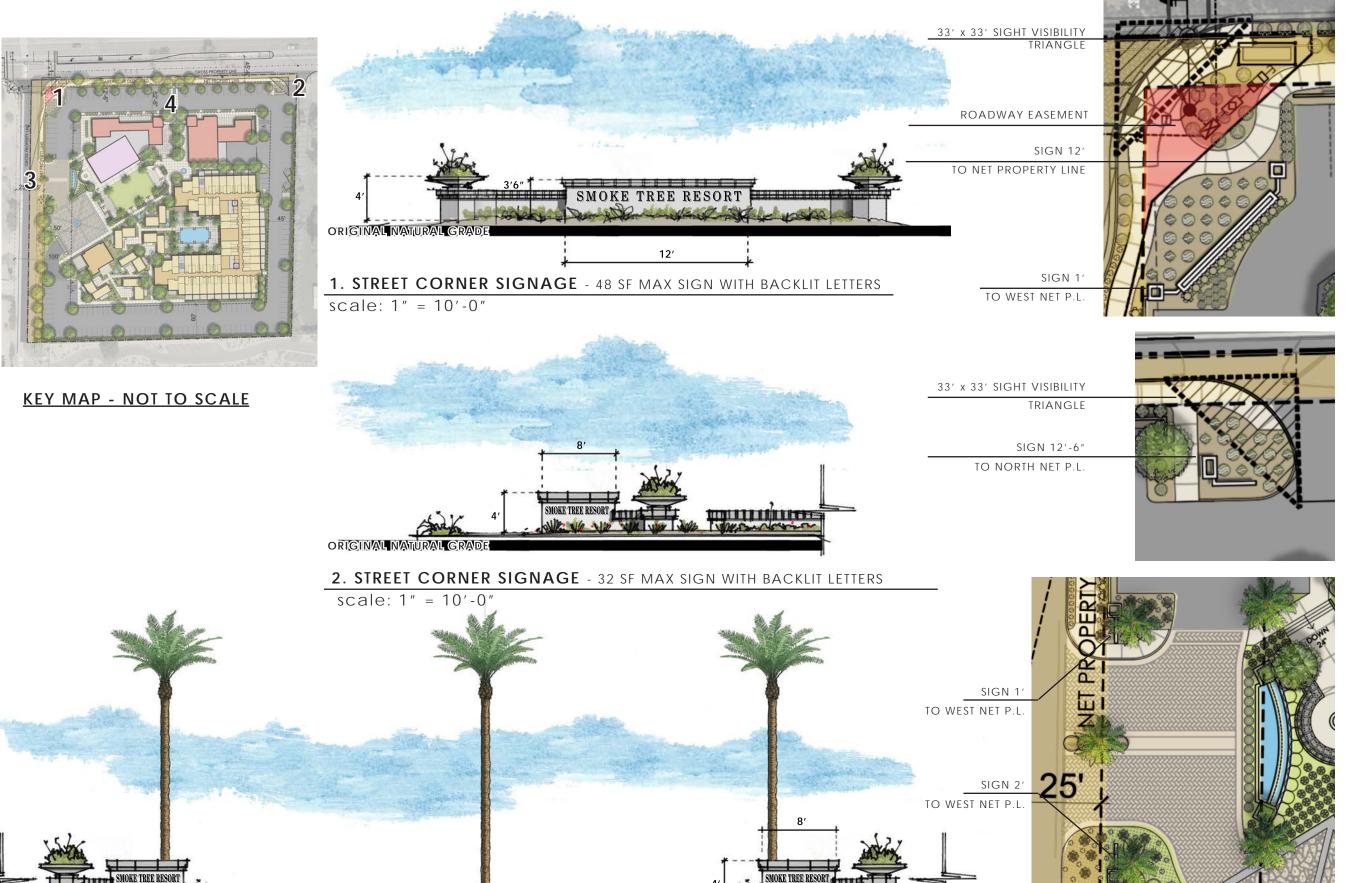


DR, PARADISE VALLEY, AZ 85253

PARKING SECTION

A24

SEP 6, 2019 11 x 17 format ADDED NOV. 1, 2019



3. RESORT AUTO COURTYARD ACCESS - (qty2) 32 SF MAX SIGN WITH BACKLIT LETTERS

ORIGINAL NATURAL GRADE

scale: 1" = 10'-0"

PROPOSED SIGNAGE AND MONUMENTS

GREEY PICKETT

GILBERT

IN LIGHTING

BEUS

A25



4. PEDESTRIAN COURTYARD ACCESS - 40 SF MAX SIGN WITH BACKLIT LETTERS

ORIGINAL NATURAL GRADE

scale: 1" = 10'-0"







PROPOSED SIGNAGE AND MONUMENTS

noke tree resort

A26



KEY MAP - NOT TO SCALE

SCREEN 4'-8" CLEARANCE
BETWEEN SCREEN AND BACK OF CURB

12" CLEARANCE BETWEEN
CABINET AND SCREEN

SCREEN 4'-6"
TO NET P.L.

33' x 33' SIGHT VISIBILITY
TRIANGLE

4'-6"

ORIGINAL NATURAL GRADE

LASER CUT METAL SCREEN FOR APS UTILITY BOX - removable panels set 12" from box

scale: 1" = 2'-0"



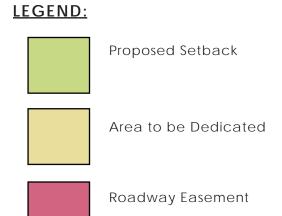




PROPOSED DECORATIVE SCREEN

A27

















OVERLAY

DEDICATION

SETBACK

PROPOSED

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NCOLN DR, PARADISE VALLEY, AZ 852

A28
SEP 6, 2019



PERVIOUS VS IMPERVIOUS:

Lot size: 200,830 sf net

Pervious Surfaces (Green): 30,125 sf net

Impervious Surfaces (Blue): 170,705 sf net

OPEN SPACE:

Lot Size: 200,830 sf net

Open Space (Green) 65,830 sf net

Buildings (Orange) 58,832 sf net

Roadways and Parking (Gray) 76,168 sf net





DR, PARADISE VALLEY, AZ 85253

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GRAPHICS

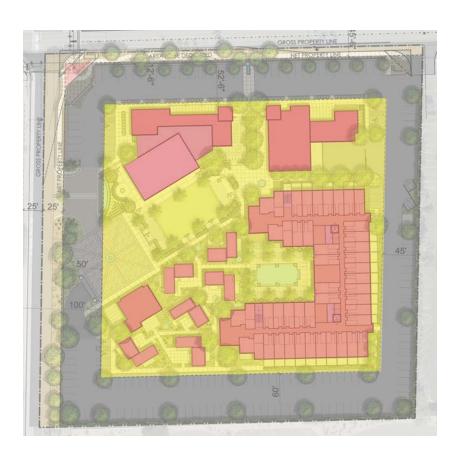
USE

LAND

A29







GROUND FLOOR:

Cumulative Total (orange): 58,832 sf



SECOND LEVEL:

Cumulative Total (orange): 47,270 sf

THIRD LEVEL:

Cumulative Total (orange): 22,048 sf

FLOOR RATIO SQUARE FOOTAGES

TOTAL PARCELS:

Ground Floor: 58,832 sf Second Level: 47,270 sf Third Level: 22,048 sf Total 128,150 sf

Area	Land Use Product	Gross Acreage (Excluding Condemned Area)	Additional Dedication	Net Acreage	Proposed Units	Maximum Total Resort Related Floor Area, sf	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage	Maximum Height, ft (1)
	The Smoke Tree Resort Hotel	5.01	-0.39	4.61	Public Space	80,000	29,257	14.6%	36'
	The shoke free Resolt Hotel				122 Hotel Rooms				36'
	Accessory & Service Structures					29,150	14,575	7.3%	24' / 36'
	Restaurant					3,200	3,200	1.6%	24'
	Food & Beverage (misc)					8,800	4,800	2.4%	24'
	Market					4,000	4,000	2.0%	24'
	Coffee Shop					1,800	1,800	0.9%	24'
	Resort Related Retail (misc)					1,200	1,200	0.6%	24'
	Total All Parcels	5.01	-0.39	4.61		128,150	58,832	29.3%	

Post Dedication Metrics						
	Gross Acreage (Excluding Condemned Area)	Additional Dedication	Net Acreage	Gross	Net	
Lot Coverage	218,029	-17,199	200,830	27.0%	29.3%	
FAR	218,029	-17,199	200,830	0.59	0.64	
Setbacks	North	-12.5		65	52.5	
	East	0		45	45	
	South	0		60	60	
	West	-25		75	50	
Open Space Criteria	North	-12.5		Comply	Encroach	
	East	0		Encroach	Encroach	
	South	0		Comply	Comply	
	West	-25		Comply	Comply	
Total Lot Coverage of All Impervious Surfaces *			170,705	78%	85%	
(1) Original Natural Grade	1310.5'					





PROPOSED PROJECT DATA

A31

	SPECIAL USE PERMIT GUIDELINES FOR RESORTS	PROPOSED DESIGN
Section 4.1.a	Site Standards: Except for properties that have existing special use permits for resort uses, the minimum site area shall be 20 acres which shall not be bisected by any public right-of-way.	Smoke Tree Resort is an existing 5 acre special use permit resort property.
Section 4.1.b	Site Standards: Except for properties that have existing special use permits for resort uses, the site shall have primary access from and frontage of at least 300 feet on a Major or Minor Arterial as designated in the Paradise Valley General Plan.	Proposed Design: The proposed plan has 445 feet of frontage on a Major Arterial and primary access via a signalized intersection at Qual Run Road and Lincoln Dr. and secondary access via a Major Arterial (Lincoln Dr).
Section 4.1.c	Site Standards: Principal structures shall be those containing guest units or those containing guest registration areas, facility administrative offices and accessory uses. Principal structures with guest units also may contain permitted accessory uses.	Proposed Design: Comply
Section 4.1.d	Site Standards: Accessory structures shall be those containing accessory uses.	Proposed Design: Comply
Section 4.1.e	Site Standards: Service structures shall include those structures used for support and maintenance of the resort.	Proposed Design: Comply
Section 4.1.f	Site Standards: All parking on a site shall be at the surface or underground.	Proposed Design: The proposed plan consists of all surface parking.
Section 4.1.g	Site Standards: No individual retail business, office or business service shall occupy more than 2000 square feet. Entrances to any retail business, office, or business service shall be from within a principal or accessory structure.	Proposed Design: The proposed plan does not contain stand-alone retail. All retail shall be resort related and commonly managed.
Section 4.2.a.i	Bulk and Density Standards: Maximum building height for principal structures - 36 feet	Proposed Design: The maximum building height of the proposed plan is 36 feet from Original Natural Grade, or 1,310.5' elevation. The Main Hotel (Building "N" on the site plan) will have a 38' facade, and still comply with the maximum 36' height due to an excavation of 2' and lowering of the building in this area.
Section 4.2.a.ii	Bulk and Density Standards: Maximum building height for accessory structures - 24 feet	Proposed Design: Comply
Section 4.2.a.iii	Bulk and Density Standards: Maximum building height for service structures - 18 feet	Proposed Design: Comply
Section 4.2.a.iv	Bulk and Density Standards: Towers and other architectural features may exceed maximum building heights, subject to special use permit or major amendment approval.	Proposed Design: The proposed plan does not exceed 36' above original natural grade.
Section 4.2.a.v	Bulk and Density Standards: To maintain view corridors around the perimeter of a property, building heights shall be limited around property lines in accordance with eh Open Space Criteria per Section 3 of the Special Use Permit Guidelines.	Proposed Design: The proposed plan encroaches on the OSC on the North and East sides and meets the OSC on the West and South.



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BEUS____
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TABLE OF GUIDELINES AND COMPLIANCY

Smoke tree resort
7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A32

	SPECIAL USE PERMIT GUIDELINES FOR RESORTS	PROPOSED DESIGN
Section 4.2.b.i	Lot coverage: Lot Coverage: Total of all structures - 25%	Proposed Design: 29.3%
Section 4.2.b.ii	Lot coverage: Lot Coverage: Total of all impervious surfaces including building footprints - 60%	Proposed Design: 85%
Section 4.2.b.iii	Lot coverage: Open space, which shall consist of land and water areas retained for active or passive recreation purposes or essentially underdeveloped areas retained for resource protection or preservation purposes, a minimum of 40%.	Proposed Design: 15%
Section 4.2.c	Maximum density of guest units - 1 unit for each 4000 sq. feet of site area	Proposed Design: The proposed plan consists of 1 guest unit per 1,646 sf of net site area (post-dedication).
Section 4.3.a.i	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is residential: Principal structures - 100 feet	Proposed Design: 100 feet minimum is maintained as measured to adjacent residential property line per the Statement of Direction.
Section 4.3.a.ii	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is residential: Accessory structure - 60 feet	Proposed Design: 45' on the East, 60' on the South, 50' on the West, and 52.5' on the North.
Section 4.3.a.iii	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is residential: Service Structure - 100 feet	Proposed Design: 45' on the East, 60' on the South, 50' on the West, and 52.5' on the North.
Section 4.3.a.iv	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is residential: Outdoor game courts and swimming pools which are generally available to all guests - 200 feet	Proposed Design: Comply
Section 4.3.a.v	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is residential: Parking lots and interior drives, excluding exterior points of access - 60 feet	Proposed Design: Comply. The Western Property Line is adjacent to a public street.
Section 4.3.a.vi	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is residential: Any portion of an equestrian facility, including structures barns, stalls and corrals - 200 feet	Proposed Design: Comply, no equestrian facilities proposed.
Section 4.3.b.i	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is other than residential or is adjacent to a public street: Principal structures - 100 feet	Proposed Design: 45' on the East, 60' on the South, 50' on the West, and 52.5' on the North.
Section 4.3.b.ii	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is other than residential or is adjacent to a public street: Accessory structure - 40 feet	Proposed Design: 45' on the East, 60' on the South, 50' on the West, and 52.5' on the North.









TABLE OF GUIDELINES AND COMPLIANCY

Smoke tree resort
7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A33

	SPECIAL USE PERMIT GUIDELINES FOR RESORTS	PROPOSED DESIGN
Section 4.3.b.iii	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is other than residential or is adjacent to a public street: Service structure - 65 feet	Proposed Design: 45' on the East, 60' on the South, 50' on the West, and 52.5' on the North.
Section 4.3.b.iv	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is other than residential or is adjacent to a public street: Outdoor game courts and swimming pools which are generally available to all guests - 65 feet	Proposed Design: Comply.
Section 4.3.b.v	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is other than residential or is adjacent to a public street: Parking lots and interior drives, excluding exterior points of access - 40 feet	Proposed Design: 0' proposed
Section 4.3.c	There shall be a 40 foot wide landscaped area adjacent to an exterior property line where it abuts residentially zoned property.	Proposed Design: Comply. The proposed plan does not abut a residentially zoned property.
Section 4.3.d	There shall be a minimum 30 foot wide landscaped area where an exterior property line abuts a public or private local or collector street and a 50 foot wide landscaped area where an exterior property line abuts a Major or Minor Arterial.	Proposed Design: 0' proposed. The proposed plan contains landscape buffers in the Right of Way.
Section 4.3.e	The provisions of Chapter XXIV, Walls, and Fences, of the Town's Zoning Ordinance shall apply.	Proposed Design: See Sheets A24 - A27 for additional details.
Section 4.4.a.i	Parking and Circulation: Parking and Circulation; on site parking shall be provided as follows: For each guest unit - 1.2 spaces	Proposed Design: Comply. Per Section 4.4.b of the SUP Guidelines, reduction for overlapping usage of on-site facilities has been proposed in the Parking Study.
Section 4.4.a.ii	Parking and Circulation: Parking and Circulation; on site parking shall be provided as follows: For each dwelling unit - 2.0 spaces	Proposed Design: Comply. No Dwelling Units proposed.
Section 4.4.a.iii	Parking and Circulation: Parking and Circulation; on site parking shall be provided as follows: For each 50 square feet of net dining area in restaurants - 1.0 space	Proposed Design: Comply. Per Section 4.4.b of the SUP Guidelines, reduction for overlapping usage of on-site facilities has been proposed in the Parking Study.
Section 4.4.a.iv	Parking and Circulation: Parking and Circulation; on site parking shall be provided as follows: For each two seats or equivalent area in meeting rooms, auditoriums or group assembly areas - 1.0 space	Proposed Design: Comply. Per Section 4.4.b of the SUP Guidelines, reduction for overlapping usage of on-site facilities has been proposed in the Parking Study.
Section 4.4.a.v	Parking and Circulation: Parking and Circulation; on site parking shall be provided as follows: For each 300 square feet of net sales areas in retail establishments - 1.0 space	Proposed Design: Comply. Per Section 4.4.b of the SUP Guidelines, reduction for overlapping usage of on-site facilities has been proposed in the Parking Study.
Section 4.4.a.vi	Parking and Circulation: On site parking shall be provided as follows: For each 300 square feet of net occupied space in office and service establishments - 1.0 space.	Proposed Design: Comply. Per Section 4.4.b of the SUP Guidelines, reduction for overlapping usage of on-site facilities has been proposed in the Parking Study.



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TABLE OF GUIDELINES AND COMPLIANCY

moke tree resort
7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A34

	SPECIAL USE PERMIT GUIDELINES FOR RESORTS	PROPOSED DESIGN
Section 4.4.b	Parking and Circulation: These requirements may be modified in conjunction with special use permit or major amendment approval based on information documenting overlapping usage of on-site facilities by guests or visitors and as contained in an approved traffic and parking analysis.	Proposed Design: A Parking Study has been provided that proposes reductions for overlapping usage of in-site facilities.
Section 4.4.c	Parking and Circulation: All parking and driveway areas shall be located so as to prevent lights from shining onto adjacent residential property.	Proposed Design: Parking and drives have proposed headlight screen walls or landscape screening.
Section 4.4.d	Parking and Circulation: All parking areas and driveways located within 200 feet of adjacent residentially zoned property shall be screen with a minimum three foot high, solid, decorative wall or a landscaped berm providing equivalent screening or a combination of both.	Proposed Design: The parking area and driveways have been proposed to have a minimum 3' high wal and/or landscaping to provide such screening.
Section 4.4.e	Parking and Circulation: Landscaped islands shall be provided every 100 feet within surface parking areas. Shade tree planters shall be provided between every four stalls.	Proposed Design: Landscape islands have been provided every 100'/ Shade tree planters have been proposed along the Lincoln Dr frontage, but not in other parking areas on site.
Section 4.4.f	Parking and Circulation: No loading, truck parking, trash containers or outdoor storage area shall be located within 100 feet of adjacent residentially zoned property. All such areas shall provide visual and noise screening to minimize impacts on adjacent residential property.	Proposed Design: Comply. These areas have been moved to the north east side of the site.
Section 4.5.a	Signs: An identification sign may be located at each entrance to the resort from a major or minor arterial street. The maximum height shall be 8 feet and maximum sign area shall eb 40 square feet, aggregate.	Proposed Design: The proposed sign is 12' x 4' = 48 sf
Section 4.5.b	Signs: On entrances from all other streets, the maximum height shall be 4 feet and the maximum area shall be 32 square feet, aggregate.	Proposed Design: Comply.
Section 4.5.c	Signs: All signs shall be only backlit or indirectly illuminated according to the standards in article XXV, Signs, of the Town's Zoning Ordinance.	Proposed Design: Comply.
Sections 4.5.d	Signs: No moving or animated signs shall be permitted. Changeable copy is permitted within the allowable sign area.	Proposed Design: Comply.
Section 4.5.e	Signs: Traffic and directional signs within the site shall not exceed 12 square feet in area, aggregate and shall not exceed 5 feet in height.	Proposed Design: Comply.
Section 4.5.f	Signs A sign, mounted on an exterior wall of any structure shall contain only structure identification as necessary for emergency access.	Proposed Design: The Pedestrian Courtyard Access sign is proposed to be 40sf, counting the area of the backlit letters.
Section 4.6	Lighting as per Section 2 of the Special Use Permit Guidelines	Proposed Design: See Sheets A12 - A15 for additional details.



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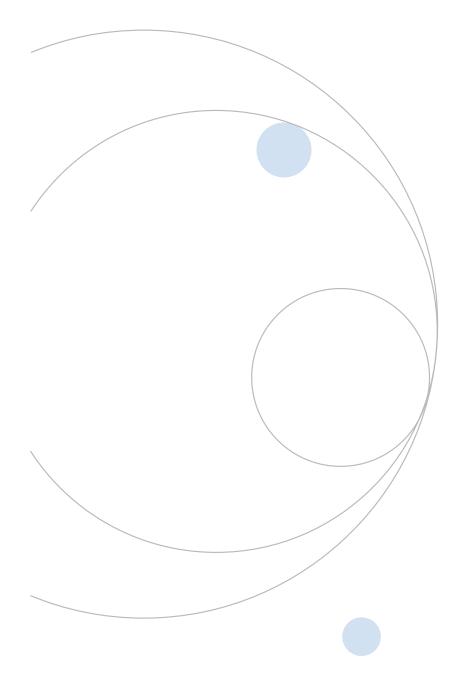




TABLE OF GUIDELINES AND COMPLIANCY

moke tree resort
7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A35



Smoke Tree Resort

Traffic Impact Analysis

7101 E. Lincoln Drive Town of Paradise Valley, Arizona

May 2020 Project No. 18-0550

Prepared For:

Beus Gilbert, PLC 701 N. 44th Street Phoenix, Arizona 85008

For Submittal to:

Town of Paradise Valley

Prepared By:



10605 North Hayden Road Suite 140 Scottsdale, Arizona 85260 480-659-4250

SMOKE TREE RESORT TRAFFIC IMPACT ANALYSIS

7101 E Lincoln Drive Town of Paradise Valley, Arizona

Prepared for:

Beus Gilbert PLLC 701 N 44th Street Phoenix, Arizona 85008

For Submittal to:

Town of Paradise Valley

Prepared By:



CivTech, Inc. 10605 North Hayden Road Suite 140 Scottsdale, Arizona 85260 (480) 659-4250



May 2020

CivTech Project No. 18-0550











PARADISE VALLEY, AZ 85253

oke tree resort

ANALYSIS

TRAFFIC IMPACT

A36
SEP 6, 2019

11 x 17 format REVISED MAY 14, 2020



May 14, 2020

Taylor Robinson Geneva Holdings, LLC 3620 East Campbell Ave, Suite B Phoenix, AZ 85018



RE: Parking Study for Smoketree Resort - Paradise Valley, Arizona

Dear Mr. Robinson:

CivTech has been retained to prepare a parking study for Smoketree Resort which will be redeveloped. The site is located at 7101 E. Lincoln Drive, Scottsdale, AZ 85253; south of Lincoln Drive and east of Quail Run Road. The project is the first step in revitalizing the resort.

The project is submitting for a Special Use Permit (SUP) within The Town of Paradise Valley. This SUP anticipates the preparation of a parking study prepared and sealed by a licensed engineer that will consider, among other things, internal capture and time-of-day usage. The information herein provides the parking requirements for the Smoketree Resort during its peak operations on a weekday and on a weekend. Peak operations are defined as the number of parking spaces required during the peak season when all of the resort uses are at full occupancy.

CivTech has completed a parking study to determine the number of spaces required compared to the number of spaces provided at the resort. The results of this analysis are documented herein.

In addition, this parking study was reviewed by Walker Parking to determine if the internal capture and shared parking methodology applied met the industry standard of care and standard practice of application. The review indicates that Walker Parking's calculations result in slightly less parking demand than shown herein. It also states that "Based on our review of the January 2020 Parking Study, we have determined that the materials were prepared in a professional manner and follow (sic) applicable standards of care. The proposed parking supply is projected to exceed the Project's parking needs based on ITE and ULI methodologies and standards. The operational recommendations provided within the report are sound and follow industry best practices." Significantly, the peer review specifically concluded that the methodology used in the CivTech analysis was correct and indeed even somewhat conservative.

CivTech Inc. • 10605 North Hayden Road • Suite 140 • Scottsdale, AZ 85260 Office 480-659-4250 • Fax 480-659-0566

PROPOSED DEVELOPMENT

The proposed project will consist of a resort hotel with 122 dedicated resort hotel rooms. The 122 dedicated hotel rooms will be considered "hotel keys" under the Special Use Permit. The resort hotel also includes a stand alone retail, market, restaurant, and coffee shop. The resorts hotel will include fitness and event/meeting amenities within the primary resort building. The proposed development land uses and quantities are summarized within **Table 1**. The proposed project will provide 170 traditional parking spaces. An exhibit illustrating the provided parking is provided in **Attachment A**.

When necessary, the resort will operate using a valet only scenario which provides up to 199 parking spaces including the area in front of the garbage dumpsters. To be conservative the analysis will consider 196 valet spaces with the potential to park in front of the dumpsters providing more space.

Table 1: Proposed Land Uses and Quantities

⁽²⁾ SUP	Land Use	Quan	tities
i.	Hotel Key	122	Keys
vi	Executive Office	250	SF
vi	HR/Accounting Office	250	SF
vi	Sales Office	250	SF
	(3) Front Desk	250	SF
vi	Misc Office	250	SF
	Lobby	1,800	SF
iv.	⁽²⁾ Pavilion	4,000	SF
iv.	(2) Event Lawn	4,200	SF
	⁽³⁾ Valet/Bag+Bell	600	SF
	(3) Housekeeping	2,300	SF
iii.	(4) Stand Alone Food and Beverage – Restaurant	⁽⁶⁾ 2,100	SF
iii.	(4) Guest Oriented Retail/Coffee – Restaurant	⁽⁷⁾ 500	SF
٧.	(5) Guest Oriented Retail/Coffee – Retail	⁽⁸⁾ 2,000	SF
vi.	Fitness	2,000	SF

- (1) See Table 2 for category description.
- (2) Pavilion not used simultaneously with the Event Lawn due to parking supply limitations; therefore, the land use with the higher SF was used within the analysis.
- (3) Areas considered back of house were not included in the parking generation.
- (4) Restaurant seating area square footage excluding storage, kitchen, restrooms, etc.
- (5) Usable area square footage of retail space.
- (6) The gross square footage for the Stand Alone Food and Beverage Restaurant is 3,200 square feet.
- (7) The gross square footage for the Guest Oriented Retail/Coffee Restaurant is 1,800 square feet.
- (8) The gross square footage for the Guest Oriented Retail/Coffee Retail is 4,000 square feet.





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tree resort
COLN DR, PARADISE VALLEY, AZ 85253

A37

PARKING MEM

Preliminary Drainage Report For

SMOKE TREE RESORT

Paradise Valley, Arizona

August 5, 2019

Revised: *May 7, 2020*

Prepared for:

Gentree, LLC

3620 E Campbell Ave, Suite B

Phoenix, AZ 85018

(602) 952-8811

Prepared by:

Coe & Van Loo Consultants, Inc.

4550 N. 12th Street

Phoenix, AZ 85014

(602) 264-6831



CVL Job Number: 1-01-03153-01









REPORT

DRAINAGE

PRELIMINARY

z

OLN DR, PARADISE VALLEY, AZ 85253

A38

May 8, 2020

Prepared for:

Suite B

Gentree LLC

Phoenix, AZ 85018

Prepared by:

602.285.4763

4550 N. 12th Street

Phoenix, AZ 85014

Job # 1.01.0315301

Contact: Sam Robinson

Coe & Van Loo Consultants, Inc.

Contact: Cassandra Alejandro, P.E.

3620 East Campbell Avenue

7101 East Lincoln Drive

Paradise Valley, Arizona 85253

Smoke Tree Resort

Water Service Impact Study

67062

CASSANDRA ALEJANDRO

EXEC	EXECUTIVE SUMMARY 1			
1.0	INTRODUCTION	. 2		
1.1 1.2	GENERAL DESCRIPTION			
2.0	WATER SYSTEM DESIGN CRITERIA	. 7		
2.1	DESIGN CRITERIA	. 7		
3.0	EXISTING INFRASTRUCTURE	. 8		
3.1 3.2	Existing Waterlines			
4.0	PROPOSED INFRASTRUCTURE	. 9		
4.1 4.2	Water Demands			
5.0	WATER SYSTEM MODELING	11		
5.1 5.2 5.3	NETWORK ANALYSIS DOMESTIC DEMANDS MODELING RESULTS DOMESTIC DEMANDS NETWORK ANALYSIS FIRE FLOWS	12		
6.0	SUMMARY	13		



BEUS. GILBERT







STUDY SERVICE IMPACT WATER

May 8, 2020 N:\01\0315301\Enviro\Parcel\Reports\Water Service Impact Study.docx 1

67062

CASSANDRA **ALEJANDRO**



PACITY STUD

WASTEWATER C

Job # 1.01.0315301

Table of Contents

1.0	INTRODUCTION	1
1.1	GENERAL DESCRIPTION	1
1.2	Project Location	
1.3	TOPOGRAPHIC CONDITIONS	1
1.4	EXISTING SEWER CAPACITY	1
2.0	WASTEWATER SYSTEM DESIGN CRITERIA	6
2.1	Design Criteria	
2.2	DESIGN CALCULATIONS	6
3.0	EXISTING AND PROPOSED INFRASTRUCTURE	8
3.1	Existing Sewer Lines	8
3.2	Proposed Infrastructure	8
4.0	SUMMARY	10

FIGURES

igure 1 – Vicinity Map	2
igure 2 – Proposed Site Plan – Ground Level	
igure 3 – Proposed Site Plan – Second Level	
igure 4 – Proposed Site Plan – Third Level	
igure 5 – Wastewater System Layout	

Tables

Table 1 - Design Flow Criteria	6
Table 2 – Hydraulic Design Criteria	
Table 3 – Wastewater Flow Generation	

Appendices

Appendix A:	City	of Scottsdale	"Will-Serve"	Letter
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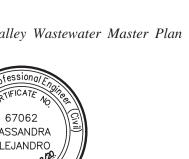
Appendix B: Applicable Pages from the Town of Paradise Valley Wastewater Master Plan

(Arcadis, May 2015)

Appendix C: Sewer Quarter Section Maps

Appendix D: Sewer Analysis Results





May 8, 2020

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Full 25 page report has been submitted to the Town of Paradise Valley.



GREEY PICKETT BEUS. GILBERT







STUDY

CAPACITY

WASTEWATER

SEP 6, 2019 11 x 17 format REVISED MAY 14, 2020



2355 West Pinnacle Peak Road, Suite 300 Phoenix, AZ 85027 USA epcor.com

September 26, 2019

Coe & Van Loo Consultants, Inc. Attn: Fred Fleet, P.E. 4550 N. 12th Street Phoenix, AZ 85014

Sent via e-mail to: fef_@cvlci.com

Re: Will-Serve Letter for Water Service 7101 E. Lincoln Drive, Paradise Valley

APN 174-64-003A

Dear Mr. Fleet:

This letter is in response to your request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to a proposed resort hotel to be located at 7101 E. Lincoln Drive in Paradise Valley (the "Development") as shown in **Exhibit A**. EPCOR provides the following information for your consideration:

- 1. EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") for water service as issued by the Arizona Corporation Commission.
- 2. Water service to the Development by EPCOR will be conditioned upon developer entering into a Main Extension Agreement (an "MXA") with EPCOR in a form acceptable to EPCOR, and upon EPCOR and developer fully performing its respective obligations under the MXA. The MXA will provide, among other things, that developer will be responsible for constructing at its cost all water main extensions necessary to distribute water from EPCOR's water system to the individual service line connections in the Development. The design and construction of all such main extensions will be subject to EPCOR's approval, and ownership of the main extensions, together with related real property easement rights, must be transferred to EPCOR prior to the initiation of water service in the Development.
- 3. Based on the water service currently provided by EPCOR in the CC&N, EPCOR will have adequate water capacity for normal use in the Development upon EPCOR's and developer's fulfillment of its respective obligations under the MXA. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
- 4. Developer will also be required, as a condition to EPCOR providing water service to the Development, to pay all required fees pursuant to EPCOR's tariffs and as may be provided in the MXA.

This letter assumes that construction of the main extensions within the Development will begin within one (1) year after the date of this letter.

If developer begins construction of any water mains in the Development or any other water service infrastructure intended to serve the Development without, in each instance, the prior written approval of such construction by EPCOR, developer will be proceeding with such construction at its own risk.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided for information only. Any agreement between developer and EPCOR for water service in the Development must be memorialized in a written agreement executed and delivered by their respective authorized representatives.

For additional information, please contact me at (623) 445-2402 or at bfinke@epcor.com.

Sincerely,

Brad Finke, P.E. Engineering Manager

 ${\bf Enclosure:} \ \ {\bf Exhibit} \ {\bf A-Location} \ {\bf Description} \ {\bf of} \ {\bf Development}$



noke tree resort

ETTE

SERVE

SEP 6, 2019 11 x 17 format REVISED JAN. 21, 2019

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
NOVEM	BER 7, 2018		
11/7/2018	1:20:30	Discussion spurred by Wastchak regarding the 3D graphic presented versus Section A of the Site Design. Wastchak stated that they were showing an encroachment into the diagonal view-lines in the plans in the packet. The graphic shows that they are no longer within the view-lines, which Wastchak says is a good thing. Knapp stated that there is a difference between the packet given and Section A on the presentation. In the presentation, as shown in Section A, the property was moved 20 feet East towards Lincoln Medical. Wastchak asks if this is the correct way to account for the open-space criteria and Knapp replies that they are 40 feet East of where they should be. Peterson clarified that the 20-foot measurement is for a 20-acre site, while this site is 5-acres. No guidelines are in place for 5-acres. Wastchak is concerned that this is a manipulation and that other things will be affected by the height.	Corrected to show the correct OSC calculation.
11/7/2018	1:53:09	Lewis asks about the word "Market" to describe the "La Grande Orange" style café located at the front of the property off Lincoln Drive. Peterson clarifies the purpose of the Market. Lewis makes the point that this type of café was not successful at the Montecito. Peterson counters with the design of their café, commenting that it was walled off, not open to the community, and has no public parking. Gilbert agrees with Lewis that the word "Market" is not precise, and they will re-invent a new term for the Market.	Market has been clarified to be Resort Market.
11/7/2018	1:56:59	Campbell addresses the open-space guidelines, stating that the only place the diagonal view lines should begin are on the property line. Georgelos sides with Campbell, stating they need a concrete starting point and the diagrams between the packet and the presentation are quite confusing. Campbell states that the diagonal view lines clearly work on the residential side of the property, but don't work on the commercial side. Campbell states that they need to figure out what the impacts are and how they will affect the surrounding area. He is uncertain if these impacts meet the criteria and guidelines.	Corrected to show the correct OSC calculation.
11/7/2018	2:02:32	Covington makes the point that the entrance for trash pickup and deliveries may pose a problem if the property across the street remains residential. Concerns by multiple commissioners arise that loud trucks constantly driving in and out of the property may disturb residents and may be unsightly and unwelcoming to the community.	This has been relocated and redesigned to be screened, away from residential properties, and accessed independently of Resort guests.
1/7/2018	2:04:15	Lewis is concerned that the height of the Pavilion is too high and individuals using the pool will have the sun blocked by the height of the building. Peterson indicates that the slope on the roof of the Pavilion will allow sun at the pool.	The Pavilion has been relocated so as to not interfere with the pool.
1/7/2018	2:19:48	Wastchak is concerned about the right-of-way easements/front dedication being prepared at the last minute and how it will interact with Lincoln Medical. Knapp stated that the staff will always start with the General Plan and Town Code. They only have a starting point and more information will follow with the traffic analysis.	This has been corrected and additional language added to the SUP Ordinance and Development Agreement.
1/7/2018	2:26:45	Knapp points out that on Quail Run, 50 feet of right-of-way easement is required. Wastchak is concerned about the landscape buffer designed along the east side of Quail Run and how it is compromising the roadway and the 50 feet of right-of-way. Peterson explains that Quail Run would eventually turn into a one-way street as it comes further into the property to accommodate the residential side's desires to not expand the road while keeping the intersection safe. Campbell is concerned that the street should be a two-way street because this is a re-development area and a lot of people are going to want access to this roadway.	The entrance on Quail Run Road has been redesigned to incorporate a grand resort entrance. Roadway Easements and Parking and Circulation Easements are shown to yield the required dimensions.
1/7/2018	2:34:40	Campbell states that asking for a one-way street on Quail Run is unacceptable because Quail Run is going to be a huge access point for this redeveloped area. Campbell states that this road needs to be a two-way street even if it means that the property loses several rooms to account for a larger roadway. He believes that the number of driveways between Smoke Tree and Lincoln Medical will cause large traffic issues and that the intersection on the corner of the property could be utilized and is completely being ignored. Many council members agree that this directly affects the property and the redeveloped area being serviced.	The entrance has been redesigned to separate the Resort traffic from the Single-Family Residential traffic. The recent feedback from Council has suggested that the development area southwest of the resort will remain as 1-acre parcels.











moke tree resort
7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
11/7/2018	2:36:23	Campbell is concerned that the architectural elements" that go above the height limitation aren't actually architectural and are just part of the building itself. He states that it appears that the vaulted ceilings appear to go above the height limitation and these are not architectural elements, but part of the rooms themselves. He states that they need more clarification of what these architectural elements are.	The height has been limited to 36', hard stop.
11/7/2018	2:37:45	Anton is concerned about the ingress/egress of the garage and how deliveries will be able to be made in the garage. Anton is confused about the placement of the entrance and exit of the garage and doesn't feel like it will coincide with trucks making deliveries. Anton thinks that truck deliveries should be moved to another area of the property. Covington agrees with Anton's statements.	The garage has been eliminated and the delivery area has been redesigned to satisfy these comments.
11/7/2018	2:39:01	Wainwright states that the Lincoln Drive has to be consistent with the property to the East, this is a non-starter. He also states that the number of units on the property shouldn't exceed the density in the Statement of Direction.	The units have been reduced to comply with the SOD and Dwelling Units have been removed entirely. The treatment of Lincoln Dr is in line with what is proposed to the East.
11/7/2018	2:44:10	Georgelos uses the Hermosa Inn as an example of a 5-acre resort in Paradise Valley. She states that their density level is much less than what is being proposed and that the resort is still successful. She states that they need to be weary of the density of this property.	The density has been reduced. The nature of the location; surrounded on three sides by commercial properties and Lincoln Dr, adjacent to Scottsdale is a different context than that of Hermosa Inn.
11/7/2018	2:42:52	Wastchak is concerned with the West and South side of the property regarding the diagonal view lines. Wastchak stated that they need elevations from the West and South sides of the property so they can determine how this will affect other properties. There isn't much concern about the East side of the property.	The property now complies with the OSC on the West and South as well as incorporates several view corridors into the site.
DECEME	3ER 4, 2018		
12/4/2018	2:50:27	In regard to the accessory uses, Georgelos states that the property seems very dense. Wastchak points out that these are possible uses and not everything will be packed into the property. Wastchak also suggests that a list of accessory uses should be put together by the staff based on stipulations from other approved SUP's.	The uses have been reduced and language governing these uses has been added into the SUP Ordinance.
12/4/2018	2:54:32	Wastchak is concerned about following the Council's direction of reducing the percentage of lot coverage. Wastchak also stated that they need to reasses the density of units on the property because this is going to affect the lot coverage.	The proposal has been adjusted.
12/4/2018	2:56:56	Georgelos is concerned about the placement of the utilities easements that are running between the two parcels. She states that they need to be moved to a different portion of the property because it will cause considerable problems if they are built over. Georgelos also said that she hasn't seen any supporting documents with plans to move these easements.	The electrical easements have been previously abandoned and this has been rectified.
12/4/2018	3:00:30	Anton points out that there seems to be a lack of green space and the pool seems quite small in comparison with the high number of rooms on the property. Anton states that he seems like the property is overwhelmed by the number of rooms. He also highlights that the meeting space for corporate meetings seems rather small. Georgelos agrees with Anton's statements.	The pool has been redesigned to coincide with the revised room count. The open space and green space has been optimized to provide the greatest enjoyment to resort guests.
12/4/2018	3:01:44	Campbell states that the property lines haven't been identified yet. He also states that it appears that there is landscaping and parking breaching into the right-of-way along Quail Run. Georgelos agrees with Campbell, stating that it appears to small for the amount of traffic the resort is going to be bringing in.	This has been updated per subsequent discussions with Town Staff.











RESOLUTIONS

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PLANNING COMMISSION LOG

Smoke tree resort
7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A43

SEP 6, 2019 11 x 17 format REVISED DEC. 6, 2019

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
12/4/2018	3:08:05	Because of the recommendation of a shared access point, Anton is concerned that if parking isn't free and open to the public, people will begin to park at Lincoln Medical. This will cause an overflow of parking and in turn, police will have to monitor who is parking in their lot.	Sufficient Parking per the Town's parking requirements has been provided on-site. For special events, an overflow parking agreement may be reach with adjacent properties.
12/4/2018	3:15:12	Anton and Wastchak are concerned that parking should not be allowed on the curb along Quail Run.	This has been updated per subsequent discussions with Town Staff.
12/4/2018	3:21:50	In regard to the 44' tall building on the West side of the property, Campbell states that from an architectural mass standpoint, he would have like to have seen some stair stepping on the West side of the building. He points out that the building goes right out to the property line. Georgelos agrees with Campbell stating that a few teaks could help the building be more in compliance as well as interesting from an architectural standpoint.	The building height has been reduced, the setbacks have been increased, and "stair stepping" included in the design.
12/4/2018	3:24:22	Wastchak points out that the Council wasn't necessarily concerned with the number of units at the resort, but instead with the overall mass of the property and that mass not sitting to close to the residential side. Wastchak says that a good way to reduce this mass is to, in fact, lessen the number of units on the property. Anton and Georgelos agree that there is too much squeezed into a small area of land and the mass (and therefore number of units) needs to be scaled back to a smaller degree. Georgelos also says that it doesn't fit with the style of Paradise Valley because of how cluttered and dense it is. Wastchak goes on to say that because of the large number of units, the property is starting to feel more like a hotel instead of a resort.	The number of Resort keys has been reduced to 122 and the dwelling units have been eliminated.
12/4/2018	3:31:45	Anton is concerned with the trash pickup on the North East corner of the property infringing on Lincoln Medical and suggests that all trash pickup should be moved to the South side of the property.	The trash pickup has been located on the East side of the property behind screening.
12/4/2018	3:39:25	Lewis is concerned that the demand for the Market and Restaurant is too high for the number of allotted public parking spaces.	Sufficient Parking per the Town's parking requirements has been provided on-site. For special events, an overflow parking agreement may be reach with adjacent properties.
12/4/2018	3:40:30	Georgelos is concerned that the outdoor seating at the Market generating too much noise for the residential area to the West. Anton is not concerned about the noise level because of the Market's daytime use. Campbell also pointed out that the noise from Lincoln Drive will overshadow the people on the patio.	The outdoor seating has been relocated to the center and interior of the site.
DECEMB	ER 18, 2018		
12/18/2018	12:47:53	Wastchak doesn't want to see the landscape buffer along Lincoln Drive turn into easement, it needs to stay a dedication with the parking along Lincoln staying an easement. This will be consistent with Lincoln Medical.	This has been updated per subsequent discussions with Town Staff.
12/18/2018	12:58:16	Wastchak is concerned that the signs along Lincoln Drive are too large and doesn't understand why they need two monument style signs of that proportion. He believes one is unnecessary.	The signage has been reduced and brought into compliance with the signage ordinance.
12/18/2018	1:10:10	Georgelos is concerned that some of the pole lights along Quail Run will cause too much light pollution for the residential area. She would like other options to be proposed for lighting for the parking along Quail Run. She also doesn't like the wall washing feature on the side of the building along Quail Run. She doesn't think it serves any purpose and Covington agrees with her.	The lighting has been revised to comply with the Town's lighting ordinance.



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RESOLUTIONS PLANNING COMMISSION LOG

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		DESCRIPTION OF DISCUSSION	RESOLUTION
2/18/2018	1:17:26	Anton reiterates that a firm place needs to be established for employees to take breaks and "have a smoke". He points out that it would be naïve for this to occur only in the parking garage underground and an above ground area needs to be designated.	An employee break area has been provided on the east side of the site near the employee parking and back of house storage elements.
2/18/2018	1:18:20	Anton is concerned about the height of the 36' building. He states that the Council gave explicit direction that they need a "compelling" reason to go over 36' and he has yet to see a reason that could be deemed as "compelling". Covington agrees that this needs to be addressed. Georgelos agrees at 1:21:11.	The height has been reduced to 36', hard stop.
2/18/2018	1:19:19 AM	Wastchak is okay with the tallest and most dense building being in the center of the property and above 36'. He is concerned that the buildings on the edge of the property are encroaching on the viewshed because this is out of line with the open space criteria. He is concerned that the height of the building being so close to the property line will feeling like it is looming over the street.	The site has been revised to comply with the OSC on the West and South. The height has been reduced to 36'. View corridors have been provided into the site.
2/18/2018	1:22:28	Wainwright agrees that the height being over 36' is an issue. He also wants more undulation in the project. He agrees with Wastchak that the farther into the center of the property, the taller buildings can be on the property. He also agrees that there needs to be an established break area for employees.	The heights have been varied as well as small grade changes to create the requested undulation.
2/18/2018	1:23:35	Lewis is concerned that the property is overwhelming. As a resort, it should be a peaceful environment and that will make it a successful resort. He expresses that "less is more".	The site has been revised to incorporate the "less is more" perspective while balancing minimum operational needs.
J A N U A R `	Y 9,2019		
1/9/2019	00:23:11	The Town engineer, Mood, begins discussing the staff's recommendation for the shared driveway between Smoke Tree and Lincoln Medical. The applicant says this is still under discussion. Wastchak states that he is concerned that this issue needs to be resolved in Planning Commission instead of in Town Council. He says it will impact what is approved by the Commission. Campbell agrees that this issue needs to be resolved sooner rather than later.	This has been updated per subsequent discussions with Town Staff.
1/9/2019	00:30:15	Comments from the Public: Jini Simpson: she is concerned with the setbacks not being large enough on Lincoln to satisfy the open space criteria. Simpson is also concerned with the property being too dense because it is sitting at 34% density instead of the 25% density of most properties.	The site has been revised to comply with the OSC on the West and South. The coverage has been reduced.
1/9/2019	00:36:17	Comments from the Public: Gary Stougaard: With his 24-acre property, the Planning Commission was extremely strict with the setbacks, height, and density requirements that were set. The applicants originally reached out to Stougaard informing him that they purchased the property and he told them he would never support this project. He is concerned that the Commission is not treating Smoke Tree with the same level of harshness that he was treated with when building the Andaz. His main concerns are that the setback between their properties is only 25 feet, the buildings are too tall, and the density is far too high. Stougaard says that this project is far too intense for the size of the property. He says the underground parking and the residential aspect of the property adds to the intensity of the project.	The setback has been increased by approximately 3x, the buildings heights reduced, stair stepping of the buildings, view corridors, the density reduced, and the underground parking eliminated.
1/9/2019	00:45:16	Comments from the Public: Gary Stougaard: He is concerned that the residential side of the project is going to cause significant problems on his property. He owns a residential property and because of this experience, feels like the residents of Smoke Tree will encroach onto his property.	The dwelling units have been eliminated from the site.
JANUARY	22, 2019		



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Smoke tree resort
7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

SEP 6, 2019 11 x 17 format REVISED DEC. 6, 2019

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
1/22/2019	1:16:41	Wastchak is concerned that the right-of-way is not even along the center line on Quail Run. He thinks that the Western side of the center line looks much larger in comparison to the Eastern side. Knapp responds that the drawing was not done by an Engineer and may be skewed slightly.	The centerline of Quail Run Road has been confirmed to align with the Palmerie Blvd.
1/22/2019	1:22:13	Campbell states that he isn't sympathetic to the 9'x18' spaces in the parking garage because they are not getting a 2' overhang like the description says. He says because it is under ground, there is no way to have a 2' overhang because there is no landscaping.	The parking spaces have been designed to provide the required 180sf per space, utilizing a 2' overhang where available.
1/22/2019	1:26:35	Anton is still concerned that he still isn't seeing any compelling reason to go past the height limitation.	The height has been reduced to 36', hard stop.
1/22/2019	1:28:31	Georgelos stated regarding the height, changing the roof design so it complies with the 36' height limitation would be preferred. Georgelos stated that the roof design would have to be extremely compelling to go to the 44' that the building is currently designed at. The Commission wants to see other options for the roof since Knapp is saying it is possible to reach the 36' height limitation with a different roof. Campbell agrees with Georgelos, stating that with architectural elements, the height will exceed even the 44' of the current roof structure.	The height has been reduced to 36', hard stop.
1/22/2019	1:31:15	Georgelos states that this project is unlike anything else in Paradise Valley and is concerned that it looks like something out of Scottsdale.	The project has been designed to reflect the character of other cherished sites in Paradise Valley. Much of the look and feel will be comparable to the Royal Palms Resort.
1/22/2019	1:31:25	After walking the Andaz property, Wastchak said that he felt like Smoke Tree will be looming over the Andaz. Wastchak says that the graphic the applicants created that presents the view of Smoke Tree from the Andaz property is misleading. Wastchak is still concerned that the South side of Smoke Tree is breaching into the open space criteria.	The setback has been increased by approximately 3x, the buildings heights reduced, stair stepping of the buildings, view corridors, the density reduced. The site complies with the OSC on the South boundary.
1/22/2019	1:35:24	Georgelos expresses her concern that the density of Smoke Tree is exceedingly high because it is a 5-acre property. In comparison, there is the same amount of density at Andaz spread out over a 20-acre property. She states that there is a much more open feel at Andaz. She states that they are trying to jam a much denser project into a much smaller property. Georgelos also states that she feels the project is going in the wrong direction and needs to be scaled back immensely. Campbell and Covington agree with the statements made by Georgelos.	The project has been significantly reduced.
1/22/2019	1:38:26	Covington makes it clear that he is not comfortable with a 44' height on the Eastern side of the property bordering Lincoln Medical. Wastchak states that a setback there would be preferred.	The height has been reduced to 36', hard stop.
1/22/2019	1:40:30	Anton is concerned about the high number of for-sale units on the property. He says this is becoming more of a condominium complex rather than a resort. Georgelos agrees that the number is high, and it should be scaled back to match the size of the property.	The dwelling units have been eliminated from the site.
1/22/2019	1:45:43	Wastchak points out that the Commission feels that there should not be units that are not able to be rented.	The dwelling units have been eliminated from the site. All units are now Resort Units.
1/22/2019	1:49:29	Wastchak is concerned that 20-30 years from now, the condo owners will take their units out of the rental pool, causing individuals to live on the property full time.	The dwelling units have been eliminated from the site.



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PLANNING COMMISSION LOG & RESOLUTIONS

smoke tresort

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A46

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
1/22/2019	1:49:51	Campbell is less concerned with the number of for-sale units, while he is more concerned that the property looks like an actual resort and not a hotel or condominium complex.	The dwelling units have been eliminated from the site.
1/22/2019	1:55:27	Wastchak is concerned that the street corner signage on Quail Run is in the 16 foot dedication for right-of- way.	The signage has been relocated and placed inside appropriate easements.
FEBRUA	RY 5, 2019		
2/5/2019	1:25:35	With the elimination of the third floor on the back half of the building on the South side of the property and a potential addition of the patio, Wastchak is concerned about having a patio look over into the Andaz property. He wants to see very specific plans regarding this.	The patios have been eliminated.
2/5/2019	1:31:08	Campbell is concerned that having a patio or balcony type space along the South side of the property will ensure it to become a "party deck" This will cause disruption for Andaz guests. Anton points out that limiting the balconies to per unit instead of making one large patio will help with this issue.	The patios have been eliminated.
2/5/2019	1:35:38	Even though a portion of the building on the South side of the property was considerably lowered in height, Anton is still concerned that half of the building goes up to three floors and is 44'.	The height has been reduced to 36', hard stop.
2/5/2019	1:48:20	Wastchak is concerned that along Quail Run, landscaping won't be enough to block headlights from the parking lot. Since there is no wall allowed in the right-of- way, Wastchak is worried that headlights from the parking lot may distract or blind drivers on Quail Run. Wastchak states that a wall needs to be built outside of the right-of-way to block the headlights, even if it means a reduction in parking spaces.	A 3' screen way and additional landscaping to provide screening for the headlights. The wall will be located in and appropriate easement.
2/5/2019	2:06:29	Anton is concerned that there is no parking for boats and trailers. He doesn't want these to end up being parked along Quail Run or in a residential neighborhood.	Boat and trailer parking is not required in the Town's parking requirements. In operation, boats and trailers will not be allowed.
2/5/2019	2:28:56	Wastchak is concerned that the frontage and right-of-way easements on Lincoln have not been figured out. He does not want to send an incomplete plan to Council. The other Commission members (besides Lewis) disagree with this. They feel like time is running out and there is just nothing more they can do. They feel like it is not fair to the applicants to keep holding the plans back from Council.	This has been updated per subsequent discussions with Town Staff.
2/5/2019	2:39:26	Wastchak is concerned that the signage on Quail Run is in the right-of-way, which is not allowed. Knapp points out that it is half-in and half-out of the right-of-way.	The signage has been relocated and placed inside appropriate easements.
FEBRUA	RY 19, 2019		
2/19/2019	1:27:56	Wastchak is concerned that there is no layout for Valet parking at this point. He wants to know where stacked Valet parking could be placed on this site and be feasible in case there is an increase in need for additional parking.	Sufficient Parking per the Town's parking requirements has been provided on-site. Efficiency from a Valet Plan may be had, but is not critical to the basic parking of the site.



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RESOLUTIONS

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PLANNING

ke tree resort

PARADISE VALLEY, AZ 85253 MAJOR AMENDMENT APPLICATION

447

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION	_
2/19/2019	1:31:45	Wastchak and Georgelos don't like the "residence only hardscape" outside of the resident only balconies. Because the walkway doesn't lead to anything, they don't see the purpose of this area and see it potentially posing problems of individuals partying in this area. Campbell doesn't like the residence only walkway because it is too close to the edge of the building and they could see into the Andaz property more clearly.	The patios have been eliminated.	F
2/19/2019	1:47:27	Anton and Georgelos express that they still don't see a compelling reason for the height to go over 36' and feel like their comments about this issue have been ignored. Anton states that with the architectural elements they are well over 44' and that is not even close to the 36' in the SOD.	The height has been reduced to 36', hard stop.	GRE
2/19/2019	1:50:00	Campbell doesn't agree with the height because the roof goes to 36' and what's making the height increase is the hips/ parapet. He doesn't agree with an additional 8' for a parapet. They can reduce the size of the parapet by spreading out the mechanics. This would reduce the parapet to 4'.	The height has been reduced to 36', hard stop.	CRE
2/19/2019	2:07:40	Georgelos is not opposed to three stories in the resort, however she doesn't support going up with 36'. She thinks it will be really tough to squeeze three stories inside 36'. Wastchak points out that it would be impossible to put three stories in 36'. He states that if they allow three stories then the building will inevitably be above 36' because of roofing, architectural, and mechanical elements. Overall, the commission is open to slightly over 36', however 44' is too much height.	The height has been reduced to 36', hard stop.	
2/19/2019	2:12:55	Covington is not open to going over 36' in height because the Council stated in the Statement of Direction that they are not allowed to exceed that.	The height has been reduced to 36', hard stop.	(
2/19/2019	2:31:59	Wainwright likes the current street signage but is concerned that if you add the various names of the restaurant, market, etc. it will appear more like an advertisement. Wastchak and Georgelos state that they need more renderings of how signage will look.	The signage has been proposed to comply with the Town's signage ordinance.	LIONS
2/19/2019	2:53:03	Knapp states that Staff is concerned with the Residences not having the same name brand as the rest of the hotel. Miller agrees with Knapp stating that having a consistent specific brand will distinguish this resort from other resorts and hotels in the area. Wastchak, Georgelos, Wainwright and Covington agree.	The dwelling units have been eliminated.	 Resolut
2/19/2019	3:19:23	The hotel representative details the plans regarding no Fitness Center on the property. He states that they will affiliate with a local gym. Anton states that this could be an incorrect way to provide gym services to guests.	A fitness center will be included in the main guest room building. Language describing this has been included in the SUP Ordinance.	_ & 0 _ &
2/19/2019	3:20:47 AM	Georgelos is concerned that not having amenities such as a Spa or Fitness Center will hurt their ability to market the Smoke Tree.	A spa and fitness center will be included in the main guest room building. Language describing these has been included in the SUP Ordinance.	Z O
FEBRUA	RY 26, 2019			1881
2/26/2019	00:08:38	Campbell states that while having a solid wall along the residential patios will help with the site lines from the Andaz Resort, there would be no view for the residents and would be a disservice to those individuals. Wastchak agrees with these statements and is concerned with the noise from the patios reaching the Casitas at the Andaz Resort.	The patios have been eliminated.	G COMMIS











Smoke tree resort
7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
2/26/2019	00:16:15	Wastchak is still concerned that an 18' deep patio is too deep and should be scaled back. He states that this will help with the view lines from the Andaz Resort and, in turn, will help them to have a see-through wall instead of a solid wall along the patios. Wastchak said the applicant has some flexibility but wants to make sure that individuals cannot see the patio while standing 10 feet in front of the Casita.	The patios have been eliminated.
2/26/2019	00:34:01	The Commission opens a discussion about lighting from the patios on the South side bordering the Andaz property. Campbell notes that he is concerned about light polluting the Andaz property and wants to stipulate that there should be hooded lighting for safety purposes but no architectural lighting to highlight building features should be used.	The patios have been eliminated. The lighting has been revised to comply with the Town of Paradise Valley Ordinance.
2/26/2019	00:39:06	Wastchak states that the Commission needs to set a minimum height for the patio wall. Wastchak and Georgelos are concerned that if the wall is not tall enough, people will be able to hop over the wall and walk on the roof, which is not desirable.	The patios have been eliminated.
2/26/2019	00:56:45	Commission members agree that the directional sign advertising the commercial aspects of Smoke Tree in the North parking lot is quite large and should be reduced in size. Wainwright specifically states that he would like the signs to only be 6 feet tall.	The signage has been brought into compliance with the Town's signage ordinance.
2/26/2019	1:02:11	Wastchak suggests that the directional signage advertising the commercial aspects be reduced to 6 feet in height and an overall square footage of 18 square feet. Lewis states that he cannot support this sign at all because it does not match the discreet signage of other resorts in Paradise Valley. Georgelos suggests that it should be reduced to 5 feet in height and 15 square feet overall. The Commission seems to agree.	The signage has been brought into compliance with the Town's signage ordinance.
2/26/2019	1:07:11	The Commission agrees that there are too many directional signs on the property that aren't necessary. Georgelos and Anton agree that these signs should be limited to entry points.	The signage has been brought into compliance with the Town's signage ordinance.
2/26/2019	1:19:10	Wastchak is concerned that the signage on the side of the restaurant that will be visible from the street. He expressed that they need to see a proposal for this sign. Wastchak also states that the restaurants signs that are internal to the resort have so much variation that the Commission can't approve anything.	The signage has been brought into compliance with the Town's signage ordinance.
2/26/2019	1:27:12	Anton and Lewis are concerned with the restaurant sign that will be visible from the street. Anton feels like it should be smaller than Lincoln Medical's sign. Lewis states that "less is more" in Paradise Valley and that this sign shouldn't exist because the restaurant is listed on the monument sign on the street. Lewis also makes the point that there are no restaurant signs on Lincoln so they should not add one to this restaurant. Wastchak suggests that they put a monument sign next to the restaurant entrance that is no larger than 5 feet in height.	The signage has been brought into compliance with the Town's signage ordinance.
2/26/2019	1:40:07	Georgelos doesn't approve of how large and grand the sign for the access point of the auto-court is. Lewis is concerned that his signage is not standard.	The signage has been brought into compliance with the Town's signage ordinance.
2/26/2019	1:59:05	In regard to the for-sale units, Wastchak is concerned that they are not following the guidelines set forth in the SOD by Council. He states that Council wanted to see all of the for-sale units in a rental program. This would ensure that no one would be living on the property all year round. He says what the Commission is currently approving is that for-sale units may not have to be included in the rental program.	The dwelling units have been eliminated.



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COMMISSION LOG

PLANNING

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A49

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION	
2/26/2019	2:26:18	After consultation with David Sherf, the Commission is concerned that the resort is more like a hotel and revisits the idea of needing a spa and/or fitness area on the property. Anton thinks a spa is a must for the property. Anton feels like this is more of a hotel than a resort because of the lack of a spa. Georgelos states that because this is a resort, there should be more amenities on the site. The Commission agrees that a spa and/or fitness center should be a minimum requirement.	A spa and fitness center will be included in the main guest room building. Language describing these has been included in the SUP Ordinance.	Ā
2/26/2019	3:00:52	Wastchak is concerned that the chimneys and elevator overrides are exceeding the height of the maximum height requirement. He is concerned that they are not higher than the roof of the buildings, but 3 feet above the mechanical screen. Georgelos states that with these things being above the mechanical screen, the building is almost 50 feet in height.	The height has been reduced to 36', hard stop.	G I
2/26/2019	3:09:33	The Commission suggests that only areas where mechanical screens exist can elevator and chimneys exceed the 39'. Lewis states that this will give the applicant freedom to put in as many chimneys, or "mock" chimneys, as they would like.	The height has been reduced to 36', hard stop.	
2/26/2019	3:39:01	Anton is concerned with the mechanical screening on the commercial buildings being visible. He suggests either setting the screening back from the edge of the rooftop or covering it.	The height has been reduced to 36', hard stop. In areas where mechanical units are located below 36', they will screened.	CF



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PLANNING COMMISSION LOG

moke tree resort

PARADISE VALLEY, AZ 85253 MAJOR AMENDMENT APPLICATION

A50

















<u>NOTE</u>

Applicant altered the County Zoning Map to show residential parcels in the Development Area as "Future Development"

High Density Residential

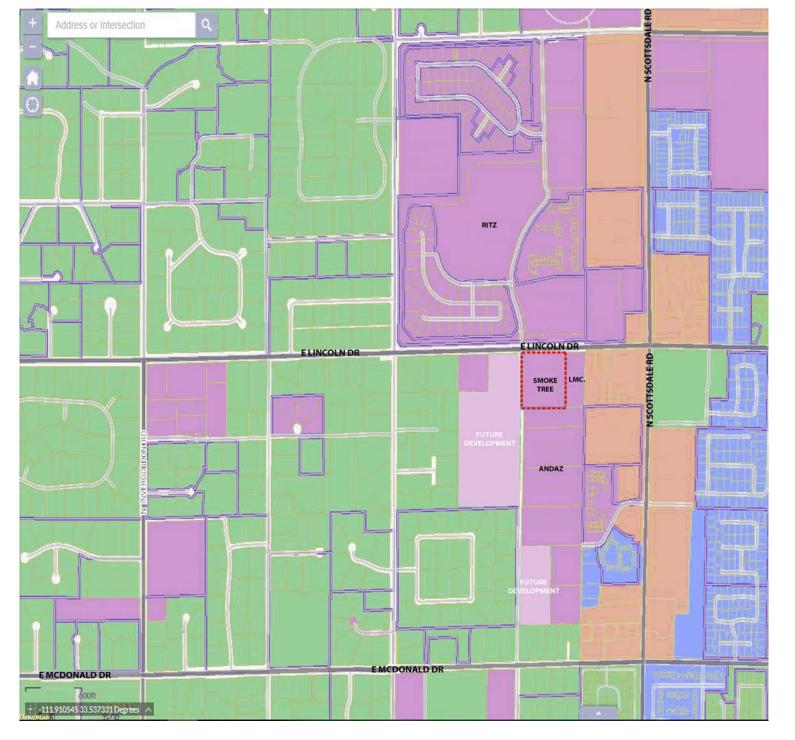
Low Density Residential

SUP/PUD

Commercial



SEP 6, 2019 11 x 17 format







REVISED FEBRUARY 12TH, 2019





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REVISED JANUARY 09TH, 2019



























CONCEPT IMAGE



G R E E Y | P I C K E T T BEUS____ GILBERT



































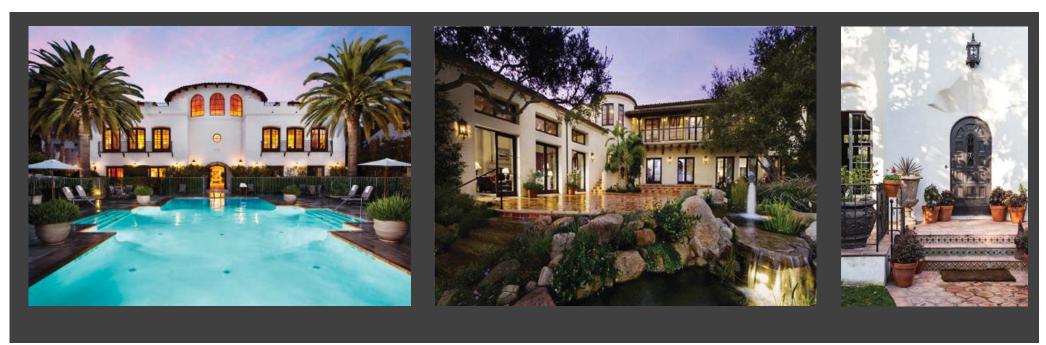






DESIGN CONCEPT - RESORT ARCHITECTURAL FEATURES















CVL GREEY PICKETT



















































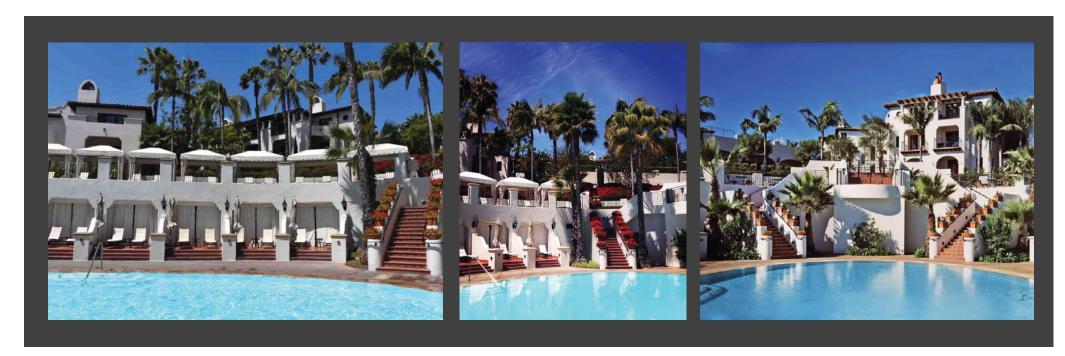


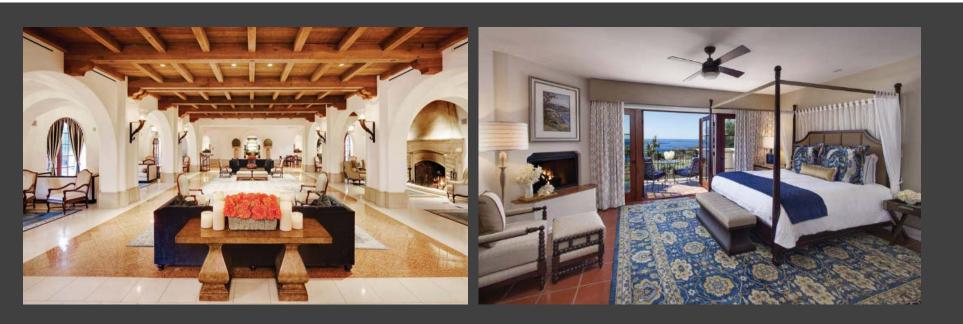






























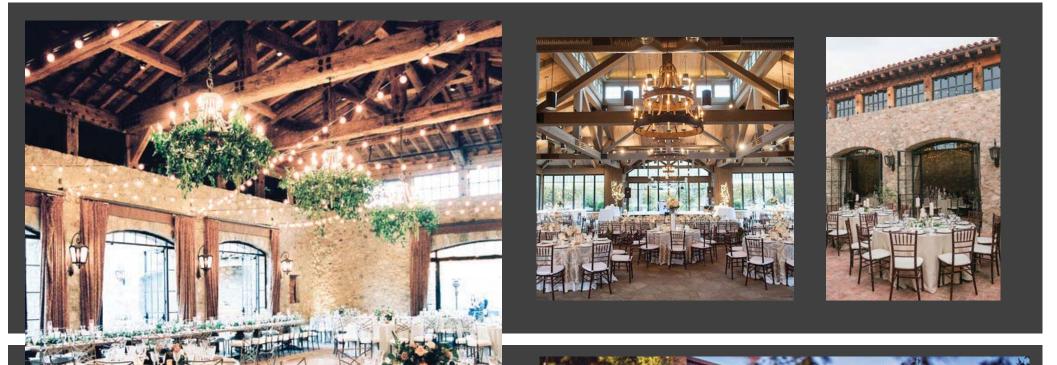
























DESIGN CONCEPT - GUEST ROOMS



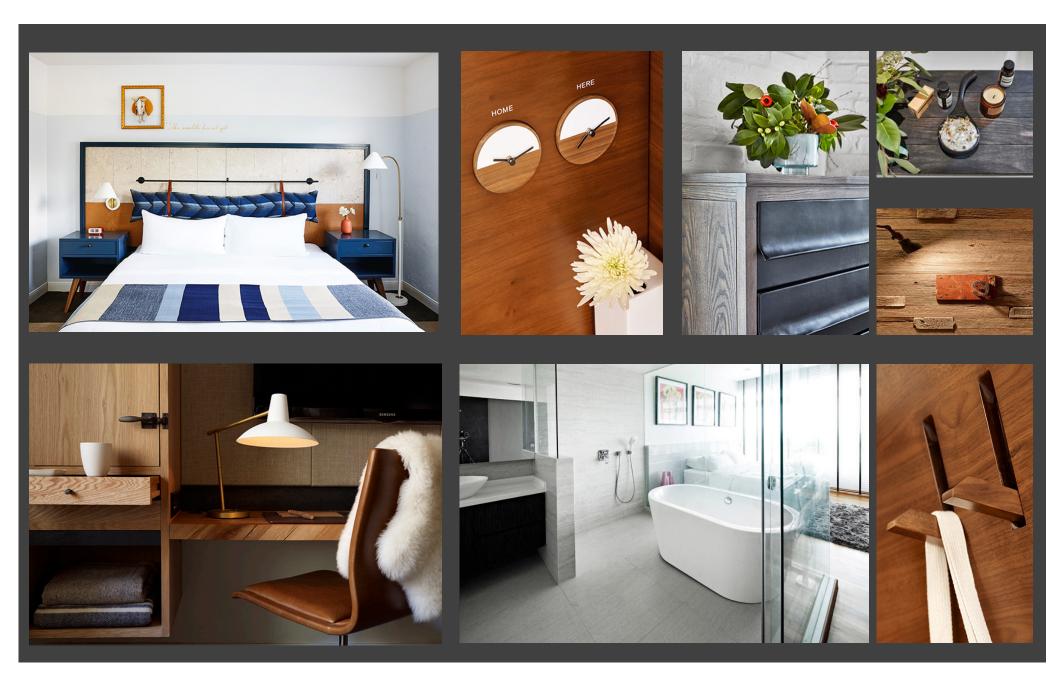
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DESIGN CONCEPT - RETAIL BUILDING SIGNAGE



GREEY PICKETT BEUS____ GILBERT

















DESIGN CONCEPT - HOTEL BUILDING SIGNAGE

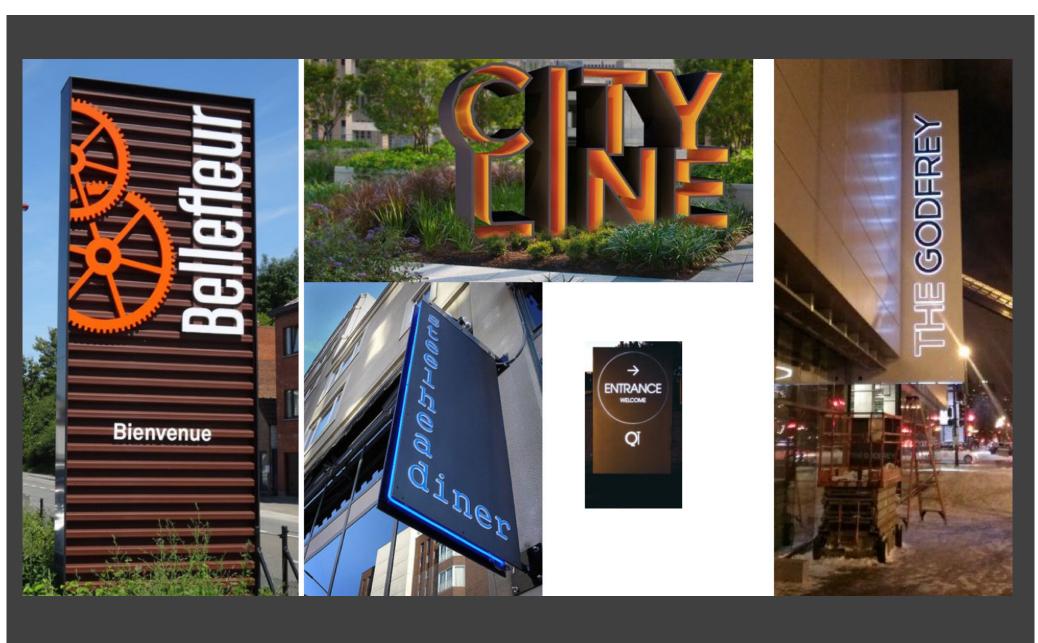


BEUS____ GILBERT





















BEUS GILBERT







resort

11 x 17 format

EXHIBIT











GREEY PICKETT





SMOKE TREE RESORT TRAFFIC IMPACT ANALYSIS

7101 E Lincoln Drive **Town of Paradise Valley, Arizona**

Prepared for:

Beus Gilbert PLLC 701 N 44th Street Phoenix, Arizona 85008

For Submittal to:

Town of Paradise Valley

Prepared By:

Smoke Tree

Traffic Impact Analysis

February 2019 Project No. 18-0550

Prepared For:

Beus Gilbert, PLC 701 N. 44th Street

For Submittal to:

Prepared By:

Phoenix, Arizona 85008

Town of Paradise Valley

CivTech

10605 North Hayden Road

Suite 140 Scottsdale, Arizona 85260 480-659-4250

7101 E. Lincoln Drive Town of Paradise Valley, Arizona

Resort



CivTech, Inc. 10605 North Hayden Road Suite 140 Scottsdale, Arizona 85260 (480) 659-4250



February 2019

CivTech Project No. 18-0550

Full 152 page report has been submitted to the Town of Paradise Valley.

REVISED FEBRUARY 12TH, 2019

SMOKE TREE RESORT 54

















BEUS GILBERT







85253 APPLICATION PARADISE MAJOR A re ee t,

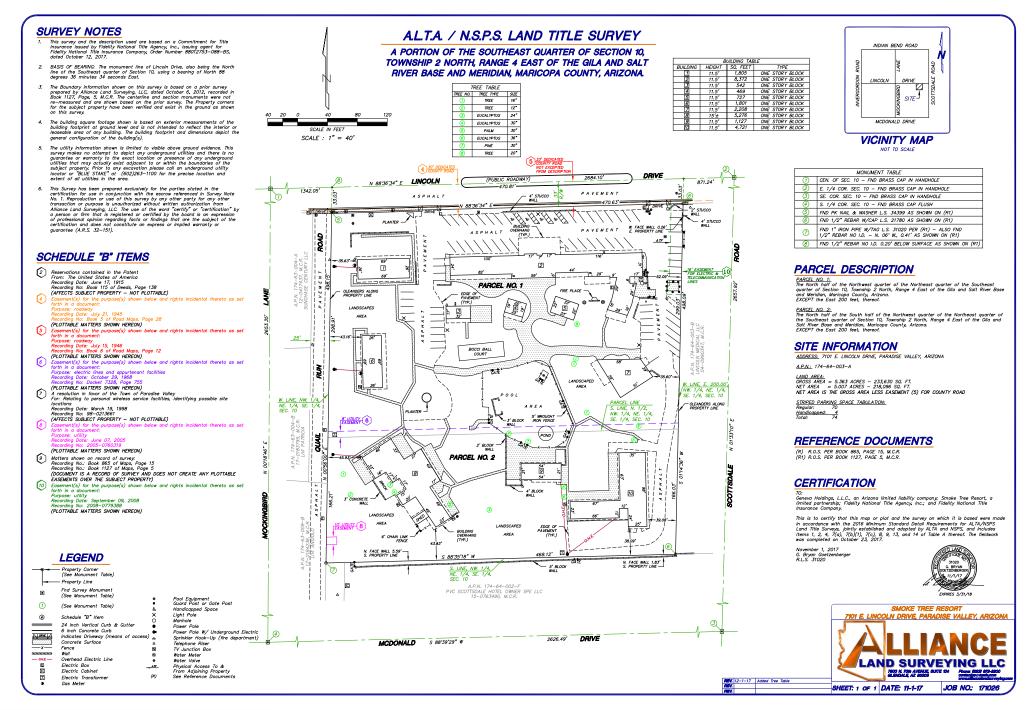
EXHIBIT

we smoke

SEP 6, 2019

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22.00













EXISTING TOPOGRAPHIC SURVEY



GREEY PICKETT BEUS. GILBERT

CREATIVE DESIGNS IN LIGHTING

CONSULTANTS

EXHIBIT

11 x 17 format

ALTA/ACSM LAND TITLE SURVEY THE SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 2 NORTH, RANGE 6 WEST, GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA VAN BUREN STREET SURVEY TITLE (LAND ALTA/ACSM CERTIFICATION July W SPRINGER, RLS 34399 SHEET I OF 3









EXISTING TOPOGRAPHIC SURVEY



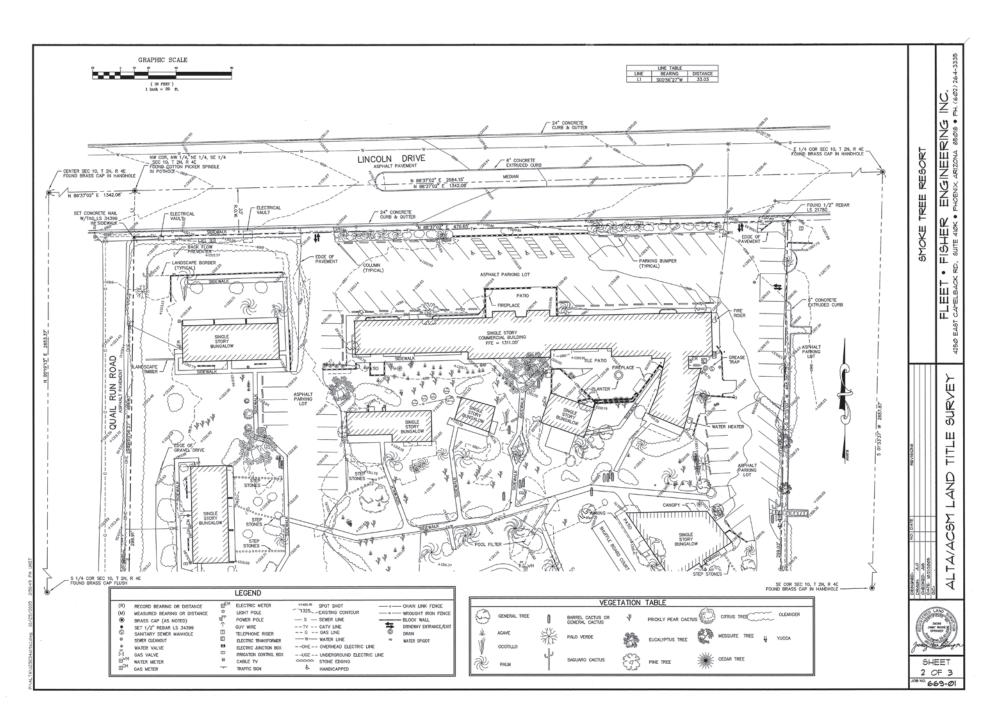
BEUS. GILBERT







EXHIBIT

















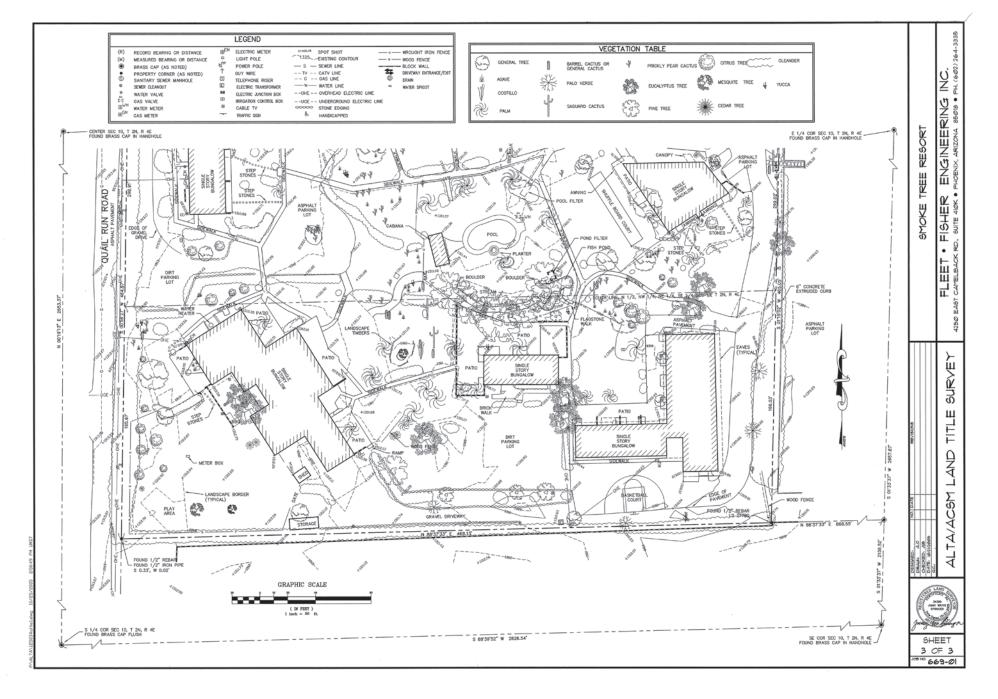






EXHIBIT

A68

















GREEY PICKETT BEUS GILBERT







EXHIBIT

11 x 17 format

LEGAL DESCRIPTION

April 12, 2018

LEGAL DESCRIPTION FOR SMOKE TREE RESORT

PARCEL NO. 1:

The North Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the East 200 feet, thereof.

PARCEL NO. 2:

The North Half of the South Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the East 200 feet, thereof.



N:\01\0315301\Admin\Legal Descriptions\LG OVERALL.docx

Page 1 of 1



4550 N 12th Street | Phoenix AZ 85014 | 602.264.6831 | (F) 602.264.0928











GREEY PICKETT GILBERT







Smoke Tree Resort

Water Supply Narrative

The subject parcel is within the designated water service area of EPCOR Water and a copy of their "Will Serve" Letter is attached.

A Water Impact Service Study and a Certificate of Assured Water Supply will be prepared and made part of our formal application as we proceed thru the formal approval process.

Smoke Tree Resort

Drainage Narrative

The existing 5 acre resort parcel falls approximately four feet from west to east with no significant or defined drainage ways, such that the entire parcel experiences sheet flow from west to east with no defined inlet or outlet.

The proposed resort will honor the existing flow patterns in the area while providing stormwater retention in accordance with the proposed Town of Paradise Valley Storm Drain Design Manual based on a 100 year 2 hour storm with 2.2" of rainfall.

Smoke Tree Resort

Sewer Narrative

Sanitary sewer service to the proposed resort will be provided by the existing 8" gravity sewer line in Lincoln Drive.

A "Will Serve Letter" relative to this matter is presently being prepared by the Town Engineering Department.















E-J Flow Test Summary

Project Name: EJFT 16154

Project Address: 6720 N Scottsdale Rd, Scottsdale, AZ 85253

Date of Flow Test: 2016-09-30 Time of Flow Test: 7:25 AM Data Reliable Until: 2017-03-30

Austin Gourley & Eder Cueva (EJ Flow Tests) 602.999.7637 Conducted By:

Witnessed By: Lee Huddleston (EPCOR Water) 602.882.4846

City Forces Contacted: EPCOR Water (602.882.4846)

City of Scottsdale requires a maximum static pressure of 72 psi for use as a safety factor

Raw Flow Test Data

Static Pressure: 112.0 PSI Residual Pressure: 100.0 PSI Flowing GPM: 2,374 GPM @ 20 PSI: 7,131

Hydrant F₁

Pitot Pressure (1): 50 PSI Coefficient of Discharge (1): 0.9 Hydrant Orifice Diameter (1): 2.5 inches Pitot Pressure (2): 50 F Coefficient of Discharge (2): 0.9 Hydrant Orifice Diameter (2): 2.5 inches

Data With A 40 PSI Safety Factor

Static Pressure: 72.0 PSI Residual Pressure: 60.0 PSI Flowing GPM: 2,374 GPM @ 20 PSI: 5,240





Static-Residual Hydrant



Flow Hydrant

Main Size 8 inches

Distance Between F₁ and R 382 ft (measured linearly)

Static-Residual Elevation 1306 ft (above sea level)

Flow Hydrant (F₁) Elevation 1306 ft (above sea level)

Elevation & distance values are approximate

21505 North 78th Ave. | Suite 125 | Peoria, Arizona 85382 | (602) 999-7637 | www.ejengineering.com John L. Echeverri | NICET Level IV 078493 SME | C-16 FP Contractor ROC 271705 AZ | NFPA CFPS 1915

E-J | Flow Test Summary

Static-Residual Hydrant



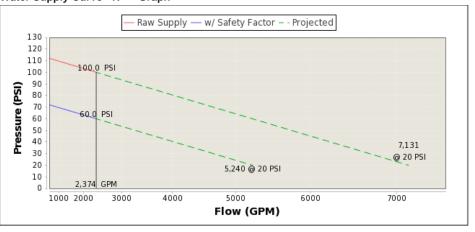
Flow Hydrant (only hydrant F1 shown for clarity)



Approximate Project Site



Water Supply Curve - N^{1.85} Graph



EJ Flow Tests, LLC 21505 North 78th Ave. | Suite 125 | Peoria, Arizona 85382 | (602) 999-7637 | www.ejengineering.com John L. Echeverri | NICET Level IV 078493 SME | C-16 FP Contractor ROC 271705 AZ | NFPA CFPS 1915











GREEY PICKETT





EXHIBIT









CenturyLink Engineering 135 W. Orion St. 1st Floor Tempe, AZ 85283 BICS@Centurylink.com

April 16, 2018

Mr. Fred Fleet Coe & Van Loo Consultants, Inc. 4550 North 12th Street Phoenix, Arizona 85014

RE: CVL #1-01-03153-01

Mr. Fleet,

The above mentioned project is located in a parcel of land located in Section 10, Township 2N and Range 4E in Maricopa County.

In response to your "Service Availability" request for the above mentioned development located at 7101 East Lincoln Drive, Paradise Valley, AZ, this letter is to acknowledge that this subject property is within CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission, and may be examined at your local CenturyLink Business Office.

CenturyLink Engineer II/Supervisor of Engineering Support 135 W Orion Street, 1st Floor Tempe, AZ 85283 480/768-4294 (Office) Stacey.Alfier@centurylink.com

3010 W. Agua Fria Freeway Phoenix, AZ 85027

April 17, 2018

Mr. Fred Fleet Coe & Van Loo Consultants, Inc. 4550 North 12th Street Phoenix, AZ 85014

Project:

Commercial Project 7101 East Lincoln Drive Scottsdale, AZ 85253 Parcel 174-64-003A Map 127 2N 4E S:10 SE

Dear Mr. Fleet:

This letter is to confirm that Cox Communications is a licensed telecommunications operator for the City of Scottsdale in which this project resides. Cox Communications may be able to provide cable services or other required telecommunication services for this project, however, the final requirement of a service agreement will be necessary.

As you move forward with this project, please contact Angela Kiesgen, Cox Business Account Executive at (office) 623-322-7159 or (email) angela.kiesgen@cox.com who will be able to assist you with your telecommunications needs.

If you have any questions, please feel free to contact me.

Sincerely,

Annie Sandoval Cox Business 623-328-2431



GREEY PICKETT

GILBERT

CREATIVE DESIGNS IN LIGHTING

CONSULTANTS

BEUS

EXHIBIT













P.O. Box 53933 Phoenix, AZ 85072

4/18/2018

Mr. Fred Fleet Coe & Van Loo Consultants, Inc. 4550 North 12th Street Phoenix, AZ 85014

Re: 7101 East Lincoln Drive

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The enclosed Schedule 3 policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give me a call at 602-493-4468 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

Heather Legg Customer Project Manager Customer Construction East

Enclosure



April 19, 2018

Mr. Fred Fleet Coe & Van Loo Consultants, Inc. 4550 North 12th Street Phoenix, AZ 85014

RE: Natural Gas Service to: 7101 East Lincoln Drive in Paradise Valley, AZ 85253

Dear Mr. Fred Fleet:

Thank you for your inquiry regarding gas availability for the above referenced project. Southwest Gas has natural gas facilities available to serve this project and can be extended to serve your project in accordance with our Rule Six as filed with the Arizona Corporation Commission. Southwest Gas currently has a 2.5" Distribution Pressure Gas main running east and west on Lincoln Dr.

Without reviewing the preliminary engineering plans on the project we cannot determine what fees would be required.

Southwest Gas is very interested in serving this project with the preferred fuel natural gas, and I look forward to working with you as the project progresses.

If you should have any questions or require additional information, please contact me at 602/768-8146, or email me at Laurie.Cleland@swgas.com.

Sincerely,

Laurie Cleland

Energy Analyst Energy Solutions Department Central Arizona Division

> 1600 E. Northern Avenue / Phoenix, Arizona 85020-3982 P.O. Box 52075 / Phoenix, Arizona 85072-2075 / (877) 860-6020 www.swgas.com











GILBERT CREATIVE DESIGNS IN LIGHTING

GREEY PICKETT

BEUS





EXHIBIT

11 x 17 format



AFFIDAVIT OF NOTIFICATION



GREEY PICKETT BEUS GILBERT







CONSULTANTS

EXHIBIT

11 x 17 format

Affidavit of Notification Notice of Citizen Review Meeting

Rezoning Application No.: SUP-18-5

Applicant Name: Gentree, LLC by Cassandra Ayres, Beus Gilbert PLLC

Location: 7101 E. Lincoln Drive, Paradise Valley, AZ 85253

I confirm that notice of the Citizen Review Meeting as required for the case noted above has been completed in accordance with Section 2-5-2(F) of the Town of Paradise Valley's Town

Application/Representative Signature

This instrument was acknowledged before me on this ______day of February, 2019, by Cassandra

Ayres. In witness whereof, I hereunto set my hand and official seal.



My commission expires: 9-14-2020

Affidavit of Notification(354183.1).docx







REVISED FEBRUARY 12TH, 2019



PUBLIC MAILING NOTICE



GREEY PICKETT BEUS









GILBERT CREATIVE DESIGNS CONSULTANTS

EXHIBIT

11 x 17 format

BEUS GILBERT

ATTORNEYS AT LAW

701 NORTH 44TH STREET PHOENIX, ARIZONA B5008-6504 FAX (480) 429-3100

Cassandra H. Avres DIRECT (480) 429-3010 E-Mail Address: cavres@heusgilbert.com

39039.23

February 1, 2019

INVITATION TO CITIZEN REVIEW MEETING SMOKE TREE RESORT SPECIAL USE PERMIT - MAJOR AMENDMENT APPLICATION (SUP 18-05)

This letter is being sent to advise you that we will be hosting a citizen review meeting in connection with the Smoke Tree Resort Special Use Permit ("SUP") Major Amendment Application on Monday, February 18, 2019 at 6:00 p.m. at the Smoke Tree Resort ("Resort") located at 7101 E. Lincoln Drive, Paradise Valley, Arizona 85253. You are invited to attend to learn about the application and make your opinion known. Parking will be available in the Resort parking lot. If you have questions or comments, you may contact Cassandra Ayres, Beus Gilbert PLLC, at 480.429.3010 or cayres@beusgilbert.com.

The 5.36-acre Resort originally opened in 1966 and has operated continually since. Other than general maintenance and upkeep, the Resort has not had any significant upgrades since it first opened. The SUP proposes to take down the existing structures and construct a new 165-room, three-story resort hotel comprised of 120 hotel doors, 30 residential doors, and 15 lock-offs. The redevelopment also proposes resort related uses, such as a restaurant, event/meeting space, spa, pool, at grade and underground parking, and neighborhood market. The proposed maximum building heights of 24, 26, and 44 feet are to be tiered at various locations in order to protect adjacent neighbors and provide a buffer from typical sounds associated with resorts.

If you require additional information from the Town of Paradise Valley Planning and Development Department, please contact Jeremy Knapp, AICP, Community Development Director at 480.348.3522 or jknapp@paradisevalleyaz.gov. You may also contact the Town by writing to the Planning and Development Department at 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253-4399, and referencing SUP 18-05. Your letter will be made part of the case file.

Please be advised that additional meetings and hearings before the Planning Commission and Town Council are planned to review this case on January 22, February 5, February 19, and March 5. The Planning Commission will make a recommendation on the SUP to the Town Council at the March 5 hearing. Town Council hearing dates to consider the Smoke Tree Resort have not been set yet.

Smoke Tree Resort Citizen Review Meeting February 1, 2019

We look forward to maintaining an open and productive dialogue throughout this process. Thank you for your time and consideration. We look forward to seeing you.

Sincerely,

BEUS GILBERT PLLC

Cassandra H. Ayres

#344790v1<BeusGilbert> - Neighborhood Meeting Notification Letter













GREEYPICKETT









resort

CREATIVE DESIGNS IN LIGHTING

CONSULTANT

EXHIBIT

2012 REVOCABLE TRUST OF PAMELA K NOLAN 6166 N SCOTTSDALE RD UNIT C3002

3T PROPERTIES & INVESTMENT COMPANY LP 1137 ROOSEVELT AVE TRACY CA 95376

6617 INVESTORS LLC 6617 N SCOTTSDALE RD STE 1-1 SCOTTSDALE AZ 85250

(IMPROVEMENTS ONLY) 2628 GREENWICH ST SAN FRANCISCO CA 94123

BROOKE JOHN B

BROWNFIELD EDWARD H/ ROBERTA F 1126 DRYDEN LANE CHARLOTTESVILLE VA 22903

1261 BONA TERRA LOOP NW ALBUQUERQUE NM 87114-1984

BRUNACINI JEANNETTE L TR

ALLAN S AND PATRICIA F WALLACE REV TRUST 7319 E MARLETTE AVE PARADISE VALLEY AZ 85253 SCOTTSDALE AZ 85250

BOX 59554

TRUST

ANDREW B GREESS AND WENDY J GREESS TRUST 6314 N 73RD ST SCOTTSDALE AZ 85250

BURKE JAMES F 8221 N 23RD PL SCOTTSDALE AZ 85258

CAIRNS RICHARD A 6821 E VALLEY VISTA LN PARADISE VALLEY AZ 85253 CAMERON DAVID (IMPROVEMENTS) PO BOX 6458 SCOTTSDALE AZ 85261

THE ANN R DOVE REVOCABLE 20 MOULTON DR SHELBYVILLE IL 62565

1125 N VINE AVE STE 103

TUCSON AZ 85721

BAYSE MICHELLE

PLANO TX 75093

5 PROSPECT CT

CANADA TIW2S4

CANMORE AB

6817 COLUMBINE WY

BELLSTEDT NANCY JANE

BLAIK ROBERT M/DOROTHY E

BOWERS FAMILY REVOCABLE

SCOTTSDALE AZ 85253

BRAGA STANLEY A/

VALERIE A TR/ETAL

MONTEREY CA 93940

25513 PASEO DE CUMBRE

6166 N SCOTTSDALE RD UNIT C3004

6166 N SCOTTSDALE RD UNIT A2005

PARADISE VALLEY AZ 85253-5430

ARIZONA BOARD OF REGENTS

BANKSON KEN J/MAUREEN A

PARADISE VALLEY AZ 85253

6150 N SCOTTSDALE RD UNIT 6

MITCHELL/HAGEMANN BRUCE A

SCOTTSDALE AZ 85253

6909 QUAIL RUN LLC

6909 E LINCOLN DR

ARIZONA BANK 101 N TRYON ST CHARLOTTE NC 28255

POTOMAC MD 20859

2371 T A RIODAN

FLAGSTAFF AZ 86005

BECKER ROGER P/LAURIE A

SCOTTSDALE AZ 85253

BENADERET LINDA B

SCOTTSDALE AZ 85253

BONNEM KENNETH C/

FRIEDMAN MARTHA A

BOYNTON SALLY H

BRANCO TRUST

SCOTTSDALE AZ 85250

3201 SOUTH ST NO 181

LINCOLN NE 68502-3266

6825 E VALLEY VISTA LN

PARADISE VALLEY AZ 85253

6701 N SCOTTSDALE RD UNIT 5

6166 N SCOTTSDALE RD UNIT C2004

6166 N SCOTTSDALE RD UNIT A3003

AYRES MICHAEL O/DELYTE

BARBARA ANN TRINEN REVOCABLE

ARIZONA BOARD OF REGENTS PO BOX 870401 TEMPE AZ 85287-0401

BAMBOO RANCH LIMITED LLC

SCOTTSDALE AZ 85250

SCOTTSDALE AZ 85253

3641 N 39TH AVE

BIRD RANDALL R

NEWPORT BEACH CA 92663

6621 NORTH SCOTTSDALE RD

BRAGA REVOCABLE LIVING TRUST

SCOTTSDALE AZ 85250

25513 PASEO DE CUMBRE

BRICK MICHELE/TIMOTHY P

PARADISE VALLEY AZ 85253

6306 N MOCKINGBIRD LN

MONTEREY CA 93940

500 RED LANDS

BORGATA LLC

PHOENIX AZ 85019

6701 N SCOTTSDALE RD UNIT 32

BARTHEL FAMILY TRUST/BARTHEL DONALD E/NANCY J

6166 N SCOTTSDALE AZ UNIT C2008

BELL AND 63RD INVESTMENTS LLC

CARROLL JENNIFER 6166 N SCOTTSDALE RD UNIT C2006 SCOTTSDALE AZ 85253

CASA DE VALLEY VISTA LLC 6818 E VALLEY VISTA LN

7255 E HAMPTON AVE STE 101 MESA AZ 85209

CASABELLA ASSOCIATION

CASABELLA ASSOCIATION 7255 E HAMPTON AVE STE 101 MESA AZ 85209

CASEY ARTHUR M JR/ MARJORIE M TR LEASE 7326 E MARLETTE AVE SCOTTSDALE AZ 85250

CHAPMAN CAROL A TR 7325 E CITRUS WY SCOTTSDALE AZ 85250

CLARK FAMILY TRUST 6166 N SCOTTSDALE RD UNIT C3008 SCOTTSDALE AZ 85253

CLAYTON W COADY LIVING TRUST 6909 E LINCOLN DR PARADISE VALLEY AZ 85253

COADY ENTERPRISES INC 6909 E LINCOLN DR PARADISE VALLEY AZ 85253

COBB ALEXANDER M/CHRISTINE K 6805 E VALLEY VISTA LN PARADISE VALLEY AZ 85253

COHEN'S DAVID/DOROTHEE N 6166 N SCOTTSDALE RD UNIT C2005 SCOTTSDALE AZ 85253

COHILL SUSAN M TR 7316 E MCLELLAN BLVD SCOTTSDALE AZ 85250

CONWAY DENNIS D/MARY C TR 585 3RD ST S WISCONSIN RAPID WI 54494

CORVENT GROUP INC 3044 BLOOR ST W STE 256 TORONTO ON CANADA M8X 1CA

CPVF III SCOTTSDALE FORUM LLC (LEASE) 7600 N CAPITAL OF TEXAS HWY AUSTIN TX 78731

CUERNAVACA HOMEOWNERS ASSOC INC 532 E MARYLAND AVE STEF PHOENIX AZ 85012

DALLIS PETER N 7315 E MCLELLAN SCOTTSDALE AZ 85253 DAVID WINOGRAD AND WENDY WINOGRAD 2011 REVOCABLE LIVING 6166 N SCOTTSDALE RD UNIT C2007

PARADISE VALLEY AZ 85253

DAVIS SANDRA C 650 54TH AVENUE CT GREELEY CO 80634

DEIHIL FAMILY TRUST 6166 N SCOTTSDALE RD B1005 SCOTTSDALE AZ 85253

DERRICO CELIA/MANERI CAMILLE A 8231 E APPALOOSA TRL SCOTTSDALE AZ 85258

DEWEY DOUGLAS CRAIG/ SHELLEY KATHLEEN 689 TERRACE DR LAKE OSWEGO OR 97034

DHILLON REVOCABLE LIVING TRUST 6166 N SCOTTSDALE RD UNIT A1002 PARADISE VALLEY AZ 85253

DIANE MAE CHOLAKIAN FAMILY TRUST PO BOX 55833 VALENDIA CA 91385







11 x 17 forma





GREEYPICKETT









resort

EXHIBIT

DIETHRICH GLORIA B 6166 N SCOTTSDALE RD UNIT A1006 SCOTTSDALE AZ 85253

6166 N SCOTTSDALE RD UNIT C3007

DUNIK BRIAN R/CATHERINE F

6701 N SCOTTSDALE RD LOT 30

ELLEGARD KENNETH E/CHERYL O

6166 N SCOTTSDALE RD UNIT B2001

ENCLAVE AT BORGATA COMMON

2222 W PINNACLE PEAK RD STE 140

SCOTTSDALE AZ 85253-5434

EVERETT PROPERTIES LLC

FASSERO JEFFREY/CATHY

FIVE STAR RESORT OWNER LLC

FRANK C SKRUPA RESIDENCE

6720 N SCOTTSDALE RD SUITE 130

ELEMENT

PHOENIX AZ 85027

3343 WYNDHAM CT

EUGENE OR 97408

7313 E CITRUS WY

SCOTTSDALE AZ 85250

SCOTTSDALE AZ 85253

TRUST/ETAL

DONNA A STONE TRUST

SCOTTSDALE AZ 85253

SCOTTSDALE AZ 85250

DLS REVOCABLE TRUST/ETAL 925 LAKE ST S UNIT 302 KIRKLAND WA 98033

SCOTTSDALE AZ 85250

SCOTTSDALE AZ 85253

ZITO REV TRUST

DOUGLAS ALAN COLE TRUST

6929 N HAYDEN RD SUITE C4-508

EDMUND G ZITO AND PATRICIA M

6166 N SCOTTSDALE RD UNIT C 1006

ELLEGARD KENNETH E/CHERYL O

6166 N SCOTTSDALE RD UNIT B4003

SCOTTSDALE AZ 85253-5436

ENCLAVE AT BORGATA LLC 2222 W PINNACLE PEAK RD STE 140

FAUSTER III FAMILY TRUST

SCOTTSDALE AZ 85250-4403

FOUR E FAMILY LLC

LOS ANGELES CA 90024

6118 N QUAIL RUN RD

6701 N SCOTTSDALE RD LOT 9

10960 WILSHIRE BLVD 5TH FL

FRED AND COLLEEN STEINBERG

PARADISE VALLEY AZ 85253-5321

PHOENIX AZ 85027

FALCONE SONIA M

120 N LASALLE ST

CHICAGO IL 60602

DONALD W MADL AND CAROLYN M MADL TRUST 6166 N SCOTTSDALE RD UNIT C3005 SCOTTSDALE AZ 85253

DOYLE D JAMES/PHYLLIS J TR

6807 E VALLEY VISTA LN PARADISE VALLEY AZ 85253

EILTS PATRICIA S

ARVADA CO 80007

ELLIS MICHAEL/ANGELA

ENCLAVE AT BORGATA LLC

FARRELLY JAMES K/STAPLES-

FIVE STAR LAND OWNER LLC

6720 N SCOTTSDALE RD STE 130

6166 N SCOTTSDALE RD UNIT C4003

6263 N SCOTTSDALE RD SUITE 216

SCOTTSDALE AZ 85251

SCOTTSDALE AZ 85250

SCOTTSDALE AZ. 85253

SCOTTSDALE AZ 85253

FOXBORO RANCH LLC

MUNDS PARK AZ 86017

FREDRICKSON ROBERT J

7314 E CLAREMOUNT ST

SCOTTSDALE AZ 85250

PO BOX 17331

6166 N SCOTTSDALE RD UNIT C2001

6706 LUPINE CIR

GENTREE LLC 3620 E CAMPBELL AVE STE 8 PHOENIX AZ 85018

GIEDRAITIS JOHN B/ 6305 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253 GIESA MICHAEL W TR 1023 FALLS PARC DR UNIT 5 SHEBOYGAN FALLS WI 53085

GIRAUDO SHEELA/MARK 6844 E SOLCITO LN PARADISE VALLEY AZ 85253 GOLDBERG LARRY 6166 N SCOTTSDALE RD UNIT A2003 SCOTTSDALE AZ 85253

GORDON ANDREW W/CAROL L TR 6837 E LINCOLN DR PARADISE VALLEY AZ 85253

GRAYTON LESLIE/ROBERT/THOMAS M/DEXTER STEVEN 12 TOMAH DR PEABODY MA 01960

GRI LINCOLN VILLAGE LLC 4350 EAST-WEST HIGHWY STE 400 BETHESDA MD 20814

HADL JOHN/DIANA 3700 QUAIL CREEK CT LAWRENCE KS 66047

HARKINS KAREN A 6226 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253

HARMS ZUM SPRECKEL CORD/ JANE HARMS ZUM TR 19815 107TH AVE SW VASHON WA 98070

HARRIS THOMAS J/MARILYN J 6150 N SCOTTSDALE RD UNIT 37 PARADISE VALLEY AZ 85253

HERD JAMES V/JANET/ WARE RAYMOND T/RENDA 2336 N ALDERCREST PL EAGLE ID 83616

HILLIS JEFFREY W/JENNIFER ANN TR 6136 N QUAIL RUN RD PARADISE VALLEY AZ 85253

HOLLIS TROY L/DEBORAH M 6166 N SCOTTSDALE RD UNIT C1001 SCOTTSDALE AZ 85251

HOLMES BRIAN G 89 BRAID BEND STOUFFVILLE ON CANADA L4A1R8

HONORA E LOGAN FAMILY TRUST 3709 RANCH VIEW CT **RENO NV 89509**

HOSKINS L JETT/LORETTA (LEASE) 7220 NE 14TH ST VANCOUVER WA 98664

HOSKINS LIVING TRUST 7319 E CITRUS WY SCOTTSDALE AZ 85250

HOWARD WEISS FAMILY TRUST 6166 N SCOTTSDALE RD UNIT B1004 SCOTTSDALE AZ 85253

HPTRI CORPORATION PO BOX 579 LOUISVILLE TN 37777-0579

HRA LINCOLN SCOTTSDALE LP 2999 N 44TH ST STE 400 PHOENIX AZ 85018

HULICK EVELYN 7321 E SIRRA VISTA DR SCOTTSDLAE AZ 85250

HURWORTH SAMUEL G 713 GASMAN PORT ANGELES WA 98362

J AND D MARQUARDT FAMILY TRUST PO BOX 92621

ANCHORAGE AK 99509

SCOTTSDALE AZ 85253

J SCOTT PROPERTIES LLC 4111 E MADISON ST SUITE 438 SEATTLE WA 98112

JAMEL GREENWAY LLC 4771 N 20TH ST SUITE 22 PHOENIX AZ 85016

JANAS ROBERT 6166 N SCOTTSDALE RD UNIT C1008

JANET S PALMER TRUST 6150 N SCOTTSDALE RD 34 SCOTTSDALE AZ 85253

JAYE MICHAEL/REGINA 6166 N SCOTTSDALE RD UNIT B3003 SCOTTSDALE AZ 85253

6212 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253 GARREY D REID/PAMELA J 6611 N SCOTTSDALE RD SCOTTSDALE AZ 85250

GEE JILL S 6333 N SCOTTSDALE RD UNIT 1 SCOTTSDALE AZ 85250

GEGUZYS RONALD P JR/ LEATHA ANN 6341 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253



CVL GREEY PICKETT

REVISED FEBRUARY 12TH, 2019

11 x 17 forma





GREEYPICKETT









CONSULTANT

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EXHIBIT

JEFFREY A BEACH AND THERESA A BEACH LIV TRUST

13385 HIGHLANDS PL APT 1412 SAN DIEGO CA 92130

JILL A GOLD REVOCABLE TRUST 6166 N SCOTTSDALE RD UNIT A3007 SCOTTSDALE AZ 85253

JOEL LUTZ LIVING TRUST/ JUDITH LUTZ LIV TRUST 6150 N SCOTTSDALE RD UNIT 43

MADELAINE R BERG REVOCABLE 6166 N SCOTTSDALE RD UNIT B2004 PARADISE VALLEY AZ 85253

7760 E GAINEY RANCH RD UNIT 24 SCOTTSDALE AZ 85258-1634

MAHAY HEIDI

JOHN AND KELLY PARKER LIVING 6316 N MOCKINGBIRD LN

JOHNSTON STEVEN A/WENDY E 9311 OLYMPIC VIEW DR EDMONDS WA 98020

JOSHUA AND LORIN SWIFT TRUST 5126 E FLOWER ST

SCOTTSDALE AZ 85253

PHOENIX AZ 85018

MAI JOHN MAJORS K WAYNE II/OSWALT 7301 E CLAREMONT ST SANDRA C SCOTTSDALE AZ 85250 6350 N MOCKINGBIRD LN

MANERI CAMILLE A/DERRICO CELIA 6150 N SCOTTSDLAE RD STE 35 SCOTTSDALE AZ 85253

KAHLE MARK/MARILYN 19 BORBIE LN WILLIAMSVILLE NY 14221

KAURA ASHWANI K

7815 N IRONWOOD DR

PARADISE VALLEY AZ 85253

KAREN K SCHWARTZ REV TR/GARY R SCHWARTZ REV T 6166 N SCOTTSDALE RD SCOTTSDALE AZ 85253

KNOLL ALLAN/SANDRA

SCOTTSDALE AZ 85253

KAREN MARIE LIERSCH LIVING TRUST 6701 N SCOTTSDALE RD UNIT 11 SCOTTSDALE AZ 85250

MARK AND GLORIA CHANEY JOINT LIVING TRUST 6701 E SCOTTSDALE RD LOT 38 SCOTTSDALE AZ 85250

M T OFFICE BUILDINGS LLC

6623 N SCOTTSDALE RD

SCOTTSDALE AZ 85250

MARK DANIEL DETMER & SHELLY ANN DETMER TRUST 6826 E SOLCITO LN PARADISE VALLEY AZ 85253

PARADISE VALLEY AZ 85253

MARK H HOFFMAN AND DEBORAH M HOFFMAN REV TR 6166 N SCOTTSDALE RD UNIT B3002 SCOTTSDALE AZ 85253

KOE BETTY 6701 N SCOTTSDALE RD UNIT 29 SCOTTSDALE AZ 85250

MARLETTE 7313 LLC MARSHA L FINCH GST TR/LESLIE J 7313 E MARLETTE AVE SAVANT GST TR SCOTTSDALE AZ 85250 205 REGAL LN EAST PEORIA IL 61611

MCCARTHY WILLIAM P/MCMULLEN ELIZABETH A TR 6309 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253

KOSIEC RICHARD/RICHMOND ROSEMARY COLLEEN 6333 N SCOTTSDALE RD UNIT 5 SCOTTSDALE AZ 85250

PARADISE VALLEY AZ 85253

LANHAM AND BONE DECENDENTS REVOCABLE TRUST PO BOX 25 CRESSIN TX 76035

6166 N SCOTTSDALE RD UNIT B3006

LARSON GREGG D/LISA 6166 N SCOTTSDALE RD UNIT B1006 SCOTTSDALE AZ 85253

MCLEES ROBERT E/NANCY R 6701 N SCOTTSDALE RD - LOT 12 SCOTTSDALE AZ 85250

MENSCH KATHRYN G 6126 N SCOTTSDALE RD NO 7 PARADISE VALLEY AZ 85253

CHABAD-LUBAVITCH MERKOS ORGANIZATION INC 6201 N MOCKINGBIRD I.N PARADISE VALLEY AZ 85253

LEGROW HAROLD R/MARY F 28 EDGEMERE RD LYNNFIELD MA 1940

LEWIS JULIANNE N TR 6044 N QUAIL RUN RD PARADISE VALLEY AZ 85253

LILIEN BRIAN/DENISE 6166 N SCOTTSDALE RD UNIT A 2002 SCOTTSDALE AZ 85253

MICHAEL AND KATHLEEN DEGROFF 6701 N SCOTTSDALE RD LOT 28 SCOTTSDALE AZ 85250

MICHAEL I. SHOEN FAMILY TRUST 6719 E MALCOMB DR PARADISE VALLEY AZ 85253

MICHAEL T HOGAN LIVING TRUST 6166 N SCOTTSDALE RD UNIT A2006 SCOTTSDALE AZ 85253-5430

LINCOLN SCOTTSDALE BUILDING LLC 6607 N SCOTTSDALE RD STE H100 SCOTTSDALE AZ 85250

LINDA CHRISTIAN REVOCABLE 6166 N SCOTTSDALE RD UNIT C3003 SCOTTSDALE AZ 85253

LINSCOTT HOTEL CORP LEASE 6333 N SCOTTSDALE RD SCOTTSDALE AZ 85250

MICHAELS JAMES/LINDA F 6166 N SCOTTSDALE RD UNIT A2001 PARADISE VALLEY AZ 85253

MICHAUD JANETTE M/JOSEPH E (LEASE) 7308 E ROSE LN SCOTTSDALE AZ 85253

MICHELLE D SCHECHNER REVOCABLE TRUST 6116 N SCOTTSDALE RD UNIT C1002 PARADISE VALLEY AZ 85253

LIPPERT MORRIS OLINS 6225 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253 LIVIANGIOLO 6316 E QUAIL RUN PARADISE VALLEY AZ 85253 LIVI PATRICIA 6316 E QUAIL RUN RD PARADISE VALLEY AZ 85253 MILLER SCOTT E/PHYLLIS P (LEASE) MILNE FAMILY TRUST 6166 N SCOTTSDALE RD UNIT B2006 SCOTTSDALE AZ 85253

MONTENEGRINO VINCENT J/ 6740 E LINCOLN DR PARADISE VALLEY AZ 85253

6921 E QUAIL RUN RD SCOTTSDALE AZ 85253 LMB II CONDO LLC 11615 MOHAWK LN LEAWOOD KS 66211 LOANSTAR CAPITAL LLC 6619 N SCOTTSDALE RD SCOTTSDALE AZ 85250

MONTOPOLI DUANE C/BARBARA P 108 CAMPION ROAD NORTH ANDOVER MA 01845-1221

SCOTTSDALE AZ 85250

MOORE LAURA E 9400 N FRYER RD PEORIA II. 61615

MURPHY MICHAEL T/NANNEN DAWN M TR 2543 E 21ST ST FREMONT NE 68025

LOVELADY TROY J 5808 E MORNING VISTA LN CAVE CREEK AZ 85331

LYONS MARK K/BETHANN B 6166 N SCOTTSDALE RD UNIT B1001 PARADISE VALLEY AZ 85253

M PAMELA PENN REVOCABLE TRUST PO BOX 24128 OKLAHOMA CITY OK 73124

MYKOL DOUGLAS B/DORENE E 222-A W BAY DR NW OLYMPIA WA 98502

NANCY A SOPER REVOCABLE TRUST 6166 N SCOTTSDALE RD UNIT B2007 SCOTTSDALE AZ 85253

NARAZONA CORPORATION PO BOX 61655 PHOENIX AZ 85082-1655





11 x 17 forma





GREEYPICKETT

GILBERT







EXHIBIT



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REVISED FEBRUARY 12TH, 2019

NARNIA II LLC 6621 N SCOTTSDALE RD SCOTTSDALE AZ 85250

NOWAK JOYCE L LOMBARDO TR

50 VANDERBILT MOTOR PKWY COMMACK NY 11725

PARADISE VALLEY WATER CO

2355 W PINNACLE PEAK RD STE 300

P O BOX 50786

ONEIL MICHAEL

PHOENIX AZ 85027

PATEL PRATAP P/KATIE P

PFITZER KARL F/VICKIE RAE

PARADISE VALLEY AZ 85253

6808 E VALLEY VISTA LN

PRENTICE TAMALEE G

SCOTTSDALE AZ 85260

7314 E MALCOMB DR NO 3

RANDALL E BROWN AND

38167 WEST DR UNIT 719

REVOCABLE TRUST

ELIZABETH D BROWN JOINT

REHOBOTH BEACH DE 19971-1773

284 ASHAROKEN AVE

NORTHPORT NY 11768

MENDOTA MN 55150

NARNIA LLC 6621 N SCOTTSDALE RD SCOTTSDALE AZ 85250

SCOTTSDALE AZ 85253

MINNETONKA MN 55305

234 FIDDLERS POINT DR ST AUGUSTINE FL 32080

6818 E VALLEY VISTA LN

SCOTTSDALE AZ 85253

PLONE BARBARA A

2929 ARCH ST

100 LAKESHORE DR APT 551

NORTH PALM BEACH FL 33408

PV HOTEL VENTURE SPE LLC

PHILADELPHIA PA 19104

PARADISE VALLEY AZ 85253

PEGGY KEALEY OUSLEY TRUST

6166 N SCOTTSDALE RD UNIT 3008

ORVIS PAUL W JR & CELIA C

11472 FAIRFIELD RD WEST UNIT 402

PARADISE VILLAGE ENTERPRISES LLC

OKINOW SANDRA L

NEWELL FAMILY TRUST 6166 N SCOTTSDALE RD UNIT C4001 SCOTTSDALE AZ 85253

REICHLER FAMILY LIVING TRUST 6166 N SCOTTSDALE RD UNIT C1003 SCOTTSDALE AZ 85253

RHUART SUSAN JANE 7321 E MCLELLAN BLVD SCOTTSDALE AZ 85250

RICHARD C CARR TRUST 1418 N LAKESHORE DRIVE APT H9 CHICAGO IL 60610

NICASTRO CHERISSE M NORMAN WILLIAM FAIN II AND 6206 N MOCKINGBIRD LN NANCY LEE FAIN REVOCABLE PARADISE VALLEY AZ 85253 TRUST 6166 N SCOTTSDALE RD UNIT A3004

NOSTRAND ROBERT D/ SUZANNE KNIGHT 251 STEELE ST DENVER CO 80206

OMEARA FAMILY TRUST

SCOTTSDALE AZ 85250

PALMER JANET S TR

6150 N SCOTTSDALE RD 34 SCOTTSDALE AZ 85253

SCOTTSDALE AZ 85253

PARFET WILLIAM M/GENE V/MARK E

6701 N SCOTTSDALE RD UNIT 41

PETER BLACK LIVING TRUST

PNEUM INVESTMENTS LLC

6619 N SCOTTSDALE RD

PHILADELPHIA PA 19104

SCOTTSDALE AZ 85250

2929 ARCH ST

6166 N SCOTTSDALE RD UNIT A1003

PV SCOTTSDALE HOTEL OWNER SPE LLC

PARADISE VALLEY AZ 85253-5429

6701 N SCOTTSDALE RD UNIT 3

RICHARD G LAVIGNE TRUST 2523 HAVERTON RD SAINT PAUL MN 55120

RICHARD T WINTERMANTEL REVOCABLE TRUST 6166 N SCOTTSDALE RD UNIT A1008 SCOTTSDALE AZ 85253-5429

RINK GLENN R 6028 N QUAIL RUN RD PARADISE VALLEY AZ 85253

RN PROPERTIES LINCOLN PLAZA LLC 2021 E CAMELBACK STE A38 PHOENIX AZ 85016

ROBERT LEVIN REVOCABLE TRUST 3001 RIDGE RD HIGHLAND PARK IL 60035

ROBERT ONG HING AND ALICE Y HING FAMILY TRUST 6145 E JOSHUA TREE LN PARADISE VALLEY AZ 85253

ROBERT SARVER TRUST 5710 N YUCCA RD PARADISE VALLEY AZ 85253

RODIN RICHARD S/ELLEN S 5610 WISCONSIN AVE UNIT 806 CHEVY CHASE MD 20815

ROGERS DAVID J/CAROLYN M TR 2745 HIGHLAND TRR SHEBOYGAN WI 53083

ROSS GENO G 6806 E HAPPY VISTA LN PARADISE VALLEY AZ 85253 RUTTLE CURT J/MARIA D H TR 6316 N OUAIL RUN RD PARADISE VALLEY AZ 85253

SANCHEZ JAIME & ASELA M DE 6823 E VALLEY VISTA LN PARADISE VALLEY AZ 85253

SANFORD ED R/

BROTMAN JUDITH ANN 6166 N SCOTTSDALE RD UNIT A2008

SCOTTSDALE AZ 85253

SCHIFFMAN FAMILY TRUST

SCOTT WRIGHT SMITH REVOCABLE

6166 N SCOTTSDALE RD UNIT A3002

PARADISE VALLEY AZ 85253-5431

6130 N SCOTTSDALE RD STE 15

7316 E SIERRA VISTA DR

6810 E VALLEY VISTA LN

PARADISE VALLEY AZ 85253

SCRIBNER FAMILY TRUST

SHRIMPLIN MALCOLM R

SCOTTSDALE AZ 85250

SCOTTSDALE AZ 85250

SANDRALOU HATKOFF REVOCABLE 7320 E CLAREMONT

SANTELER RAYMOND III/GAIL

SCOTTSDALE AZ 85253-5439

SCHROECKENSTEIN DAVID

5000 FRANCE AVE SOUTH UNIT 26

7447 E INDIAN SCHOOL RD STE 205

C/CHRISTINE H

EDINA MN 55410

BLDG C

6166 N SCOTTSDALE RD UNIT C2002

SANDS RESIDENTIAL LLC 8605 SANTA MONICA BLVD **SUITE 7838** SCOTTSDALE AZ 85253

LOS ANGELES CA 90069

SAVAGE FAMILY PARTNERSHIP LTD/SAVAGE JACK W 4037 COTSWALD CT DALLAS TX 75220

SCOTT THOMAS E/JUNE L (LEASE)

7314 E MARLETTE AVE SCOTTSDALE AZ 85250

SCOTTSDALE SPECTRUM LLC 6730 N SCOTTSDALE RD

SCOTTSDALE AZ 85253

6701 N SCOTTSDALE RD UNIT 7 SCOTTSDALE AZ 85250

SHELDON HEIDI

POUNSLEY MILL BARN ENGLAND TN22 5HP

SCOTTSDALE CITY OF

SCOTTSDALE AZ 85251

SHARPLES COLIN EAST SUSSEX

RED HILTON VILLAGE LLC (LEASE) RASMUSSEN LIVING TRUST 6102 N QUAIL RUN RD ONE E WASHINGTON ST STE 300 SCOTTSDALE AZ 85253 PHOENIX AZ 85004

RANDOLPH SCOTT MAHONEY LIVING TRUST 6166 N SCOTTSDALE RD UNIT B3008 SCOTTSDALE AZ 85253

RANUCCI ROBERT I 6701 N SCOTTSDALE RD 39 SCOTTSDALE AZ 85250

> REED BRADFORD CUTLER LIVING 7349 N VIA PASEO DEL SUR STE 515 SCOTTSDALE AZ 85258









GREEY PICKETT GILBERT



CREATIVE DESIGNS IN LIGHTING





resort

EXHIBIT

11 x 17 format

SMF REVOCABLE TRUST 6701 N SCOTTSDALE RD NO 40 SCOTTSDALE AZ 85250

SMITH LIVING TRUST 7322 E SIERRA VISTA DR SCOTTSDALE AZ 85250

SNOWDEN JAMES PATRICK 8514 E SAN BRUNO DR SCOTTSDALE AZ 85258

WILSON LIVING TRUST 6166 N SCOTTSDALE RD UNIT A1001 SCOTTSDALE AZ 85253

WITHERS ROBERT E/PEGGY P 6166 N SCOTTSDALE RD UNIT A1005 SCOTTSDALE AZ 85253

WOLFF JUDITH JOY TR 6701 N SCOTTDALE RD NO 37 SCOTTSDALE AZ 85250

SOLE AND SEPARATE LLC/ETAL 6809 E VALLEY VISTA LN PARADISE VALLEY AZ 85253

SPIGNER BRUCE A/GENEVA MARIE 6748 E HORSESHOE LN PARADISE VALLEY AZ 85253

ST BARNABAS OF THE DESERT 6715 N MOCKINGBIRD LN SCOTTSDALE AZ 85253

WOOKEY BRENT A/CHRISTIE L 1617 12TH AVE NE WATERTOWN SD 57201

WOOLDRIK JOHN G/CAROLE 6166 N SCOTTSDALE RD UNIT C4005 SCOTTSDALE AZ 85253

WUNDERLICH LOUIS J/FRANCES L TR 6816 E VALLEY VISTA LN PARADISE VLY AZ 85253

YAMASHIRO DANIEL/KRISTINE 6812 E VALLEY VISTA LN PARADISE VALLEY AZ 85253

SCOTTSDALE AZ 85250

7904 E CHAPARRAL RD STE A110-259

ZOE THAIS

YEUNG CHRISTOPHER/HELEN 6845 E SOLCITO LN PARADISE VALLEY AZ 85253

ZAIS FAMILY TRUST 6252 N 73RD ST SCOTTSDALE AZ 85250

STEVEN E SIVERSON AND MICHELE 9600 N 96TH ST APT 208 SCOTTSDALE AZ 85258

SUD ROHIT/PRITI 6835 E SOLCITO LN PARADISE VALLEY AZ 85253

SUNCHASE CENTURY LLC 5665 N SCOTTSDALE RD STE 135 SCOTTSDALE AZ 85250

SUNCHASE HOLDINGS INC 5665 N SCOTTSDALE RD STE 135 SCOTTSDALE AZ 85250

SUSAN MOORE SALTER SEPARATE PROPERTY TRUST 7328 E SIERRA VISTA DR SCOTTSDALE AZ 85250

SYLVIA L SHINE REVOCABLE TRUST

PO BOX 737 SPENCER IA 51301

THIRD AVENUE INVESTMENTS LLC

SALT LAKE CITY UT 84111

TIOA MASTER LIMITED

PARTNERSHIP LEASE 6333 W SCOTTSDALE RD

SCOTTSDALE AZ 85250

51 S MAIN ST

THOMAS CRAMSIE TRUST/CRAMSIE 6166 N SCOTTSDALE RD UNIT C3006

THOMAS H KENNEDY AND DIANNE M KENNEDY TRUST 7327 E SIERRA VISTA DR SCOTTSDALE AZ 85250

TOOFAN MARC P/KERIC NATASHA 6802 E VALLEY VISTA LN PARADISE VALLEY AZ 85253

SCOTTSDALE AZ 85253

VAN BERKEL FAMILY REVOCABLE

6166 N SCOTTSDALE RD UNIT B4001 SCOTTSDALE AZ 85253

VANMOORLEHEM CHAD 7313 E CLAREMONT ST SCOTTSDALE AZ 85250

VERMA AVTAR C/SATYA P PO BOX 28330

PEORIA AZ 85381

VICTOR C FARACI TRUST/DIANNE C FARRACI TRUST 6166 N SCOTTSDALE RD UNIT B3004 SCOTTSDALE AZ 85253

VIKKI L RASKIN REVOCABLE TRUST 6166 N SCOTTSDALE RD UNIT B3005 SCOTTSDALE AZ 85253

W J SMALL GRANDCHILDRENS TRUST/ETAL 14100 N 83RD AVE STE 200

WALKER ANDREW J/ELIZABETH A 6150 N SCOTTSDALE RD 49 PARADISE VALLEY AZ 85253

WARREN F AND NANCY J BRYANT 6846 E SOLCITO LN

PARADISE VALLEY AZ 85253

WEBER WINSTON D/PHYLLIS D TR 16140 KENNEDY RD LOS GATOS CA 95032

WEISSBLUTH JOY 6264 N 73RD ST SCOTTSDALE AZ 85250

WERNER HENRY H/SARA M 7302 E ROSE LN SCOTTSDALE AZ 85250

6701 N SCOTTSDALE RD NO 8 SCOTTSDALE AZ 85250

WILLLIAM C WEESE TRUST 6166 N SCOTTSDALE RD UNIT B1002 SCOTTSDALE AZ 85253





EXISTING SITE IMAGE











SEP 6, 2019 11 x 17 format







NOT TO SCALE







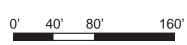


EXISTING SITE AERIAL - KEY MAP

















SMOKE TREE RESORT 79

G R E E Y | P I C K E T T BEUS____ GILBERT





SEP 6, 2019 11 x 17 format

EXISTING SITE PHOTOS











































GREEY PICKETT

REVISED FEBRUARY 12TH, 2019

EXISTING SITE PHOTOS















































