

Town of Paradise Valley

6401 E Lincoln Dr Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

Tuesday, January 7, 2020 6:00 PM Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

5. PUBLIC HEARINGS

The Public Body may take action on this item.

A. <u>20-020</u> Consideration of a Minor Special Use Permit Amendment (SUP

19-06)

Five Star/Ritz-Carlton Area C - Basement Lightwells, Modified Chimney Heights, and Modified Fence Wall Heights - 7000 E

Lincoln Drive

Attachments: A - Vicinity Map & Aerial Photo

B - Application

C- Narrative & Plans

D - Area C SUP Stipulations No. 44-45

E - SUP Site Plan Sheet D-3

F- Notification Materials

6. ACTION ITEMS

The Public Body may take action on this item.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

A. 20-021 Continued Discussion of Upcoming Planning Commission Items for Council Retreat

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

A. 20-012 Approval of December 3, 2019 Planning Commission Minutes

Attachments: 120319 MN Draft

- 8. STAFF REPORTS
- 9. PUBLIC BODY REPORTS
- 10. FUTURE AGENDA ITEMS
- 11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

*Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

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



Town of Paradise Valley

Action Report

File #: 20-020

TO: Chair and Planning Commission

FROM: Jeremy Knapp, Community Development Director

Paul Michaud, Planning Manager George Burton, Senior Planner

DATE: January 7, 2020

DEPARTMENT: Community Development

AGENDA TITLE:

Consideration of a Minor Special Use Permit Amendment (SUP 19-06)
Five Star/Ritz-Carlton Area C - Basement Lightwells, Modified Chimney Heights, and Modified Fence Wall Heights - 7000 E Lincoln Drive

REQUEST

Five Star Resort Owner LLC is requesting a Minor Special Use Permit (SUP) amendment for Area C to allow expanded basement lightwells to encroach into the building setbacks, allow chimneys and chimney screens to extend 3' above the maximum height limit of the house, and to modify several fence/retaining wall heights.

RECOMMENDATION

RECOMMENDATION A:

It is recommended the Planning Commission deem the requested amendment to the Five Star/Ritz-Carlton Special Use Permit a Minor Amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance.

RECOMMENDATION B:

It is recommended that the Planning Commission approve the Five Star/Ritz-Carlton Minor Special Use Permit Amendment in Area C to allow expanded basement lightwells to encroach into the building setbacks, allow chimneys and faux chimney screens to extend 3' above the maximum height limit of the house, and to modify several fence/retaining wall heights, subject to the following stipulations:

1. All improvements to the property shall be in substantial compliance with the narrative, plans, and documents in the 7000 East Lincoln Ritz-Carlton Resort Parcel C Minor SUP Amendment submittal, Job # 01.0268908, prepared by CVL Consultants with the 3rd Revision date of December 9, 2019.

2. Revised SUP Stipulation No. 44 (with the new language identified in **bold** and removed language in strikeout):

Area C may only be improved with up to forty-five (45) detached single-family residential Resort-Branded Homes and uses incidental or accessory thereto, as well as common areas and common use facilities and/or amenities, provided that all such improvements comply with the height and Floor Area limitations shown on Page D-3, and setback limitations as shown on page F-3 of the Approved Plans.

Expanded basement lightwells/patios shall be in compliance with Minor Special Use Permit Amendment SUP 19-06 and shall be included in the square footage calculations. The portion of each expanded basement lightwell/patio that is located within the 5' encroachment from the building setback shall be limited to the following:

- Front yard lightwell/patios Maximum of 275 square feet,
- Side yard lightwell/patios Maximum of 175 square feet, and
- Rear yard lightwell/patios Maximum of 125 square feet.

Plants placed in basement lightwells/patios shall not extend above the exterior grade of the house. Also, lightwell guards that are adjacent to or visible from a right-of-way and/or open space area shall be clear glass with an optional cap. A planting/landscape buffer shall be placed around all lightwell guards that are adjacent to or visible from a right-of-way and/or open space area (with openings for egress). This planting/landscape buffer must be maintained by the Home Owners Association (HOA).

Each Owner of a Resort-Branded Home may occupy it, or permit its family and guest(s) to occupy it, or make it available for residential uses. In addition, each Owner of a Resort-Branded Home may voluntarily participate in the Resort Hotel Rental Program and make its Resort-Branded Home available for transient occupancy uses or hospitality uses, at its sole option, under the terms and conditions of the Resort Hotel Rental Program, provided, however, that any rental of any Resort-Branded Home shall only be done through the Resort Hotel Rental Program. The principal guest of a Resort-Branded Home in the Resort Hotel Rental Program shall register with the Principal Resort Hotel. Nothing shall prohibit a Resort-Branded Home from being sold (and thereafter resold) to a third party, or parties, and used as provided herein.

3. Revised SUP Stipulation No. 45.c (with the new language identified in **bold** and removed language in strikeout):

45.c. Additional walls not shown on the Approved Plans may be constructed on a lot within enclosed private yards, provided they do not exceed six (6) feet in height. Guards needed for basement lightwells and exits shall abut the lightwell/exit and shall be limited to a minimum height of 36 inches tall and a maximum height of 42 inches tall. For Area C, the following exception shall apply: The walls shown on the approved plans for Minor SUP Amendment SUP-18-14 and as amended per Minor

SUP Amendment SUP-19-06, shall not exceed a maximum height of 9' tall and are limited to the locations and heights as shown on the approved plans.

4. New SUP Stipulation 45j:

Chimney and Chimney Screens. For chimney and chimney screens located on lots that are adjacent to a public roadway, being Lots 6 through 17 and Lots 26 through 30 of the Replat, Amended 7000 East Lincoln - Parcel C - Amended, recorded in document number 20180867736, Book 1396 and Page 29, at the Maricopa County Recorder, Maricopa County, Arizona, or as may be amended further in the future (the "Area C Plat"), the height of a chimney or chimney screen including a decorative shroud shall not exceed the maximum height allowed for the main house.

For all other lots on the Area C Plat, the height of a chimney or chimney screen including a decorative shroud shall not exceed the maximum height allowed for the main house. Exception: For any chimneys or chimney screens that are located within a 10-foot radius of any roof that is 21 feet or taller, the chimney or chimney screen height, including a decorative shroud, may exceed that portion of the building roof by not more than 3 feet.

This stipulation applies only to the main residence on each lot and does not apply to accessory structures. Chimney screens refer to portions of the building that is only used to conceal roof penetrations such as stacked vents and exhaust fan caps. Chimney and chimney screens that are allowed to extend above the 24-foot height limit shall be limited to a maximum total/quantity of 2 chimneys/chimney screens and shall be in substantial compliance with Minor Special Use Permit Amendment SUP 19-06.

- 5. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Minor Amendment SUP-19-06.
- 6. The property owner and Town shall sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12 1134 (Proposition 207 Waiver) in the form provided by the Town Attorney within 10 calendar days of the approval of this amendment to the Special Use Permit.

BACKGROUND

History:

The property located at 7000 E. Lincoln Drive was annexed into the Town in 1964. In 1987, the Town Council granted a Special Use Permit and rezoning for Sun Valley Resort. In 2008, the Town Council granted an amendment to the existing SUP to allow for a resort community, including: a resort hotel with 225 rooms, spa, restaurants, and meeting space; 100 resort patio homes; 46 luxury detached residential homes, 15 one-acre home lots; and, site improvements including parking, landscaping, and lighting and, improvements to site infrastructure. No development occurred.

In 2012, the Town adopted a new General Plan. The General Plan categorized this property as one of the new Development Areas, intended to focus resort development into targeted areas that are most appropriate for accommodating the variety of land uses associated with such use. The General

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

In December 2015, the SUP was amended to approve a development with five distinct Areas with a mix of resort, residential, and retail uses. Area C is comprised 39 detached single-family residence (called resort-branded homes). The SUP has been amended several times, with the most recent amendments on December 4, 2018 for modified fence wall heights, modified size and height of the guard house, and control arm gates to the guard house in Area C and on January 9, 2019 for modified building heights in Area A1.

The applicant is now seeking another SUP amendment to allow expanded basement lightwells/patios to encroach into the setbacks, allow chimneys and chimney screens to extend 3' above the maximum height limit of the house, and to modify several fence wall heights.

Planning Commission Review

The Planning Commission reviewed the request at the December 3, 2019 and December 17, 2019 work study sessions. During the December 3rd work study review, the Commission requested or noted the following:

- 1. Roof Screens/ Faux Chimney:
 - a. The roof screens must comply with the allowable building heights (no additional height will be given for the roof screens).
- 2. Chimneys:
 - a. Perimeter lots the chimneys must comply with the allowable building heights.
 - b. Interior lots the chimneys may extend 3' above the maximum building height if it is located within a 10' radius of the roof. The applicant must identify a maximum size for the chimneys and a maximum quantity/number of chimneys.
- 3. Light Wells:
 - a. The Commission was supportive of this concept. Due to safety concerns that a 36" guard may not be tall enough to keep children from falling into a front yard light well, the Commission would like the front yard guards to be a minimum height of 36" and a maximum height of 42" tall.
- Modified Fence Walls:
 - a. The Commission requested a site visit in order fully understand the scope of the request for the fence wall modifications.

During the December 17th work study review, the Commission requested or noted the following:

- 1. Light Wells:
 - a. The 275 square foot encroachment limit on the front yard light well is acceptable. However, the applicant must provide a total or maximum allowable square footage for all lightwells on an individual lot.
 - b. Add a stipulation that plants placed in a lightwell shall not extend above the exterior grade of the house.
 - c. Guard rails that are adjacent to or visible from a right-of-way and/or open space area

- shall be clear glass with an optional cap.
- d. A planting/landscape buffer shall be placed around all guard rails that are adjacent to or visible from a right-of-way and/or open space area (with openings for egress). The planting/landscape buffer must also be maintained by the Home Owners Association (HOA).
- 2. Chimneys and faux chimney screens:
 - a. The applicant must provide site lines or perspectives from Lincoln Drive and Mockingbird Lane to help determine if the proposed chimneys and chimney screens on the interior lots will be seen from off the SUP property.

In response to the Commission's direction, the applicant updated the plans and documents.

Basement Lightwells/Patios

The applicant is proposing to add expanded basement lightwells to create underground patios which will maximize the potential of each lot. Standard basement lightwells/exits are limited to a maximum size of 5' wide and 10' long, may encroach into the building setback, and are excluded from the floor area ratio calculation. The Town Code states:

Basement exits, with the exception of standard window wells, shall be included in the Floor Area Ratio for the structure and shall meet all setbacks for the structure; however, the floor area of any fully subterranean portions of the actual basement shall be excluded from the Floor Area Ratio.

The expanded basement lightwells/patios will encroach a maximum of 5' into all of the primary residence setbacks, with varying lengths and widths. The expanded lightwells/patios will be included in the square footage calculation and the earth around the exterior of the expanded lightwell/patio must be restored back to grade, so it does not affect the height measurement of the house.

Due to the additional setback encroachment of 5', staff recommends that a size/square footage limit be placed on expanded lightwells to mitigate the amount of setback encroachment. The applicant recommends limiting the encroachment of the front yard light wells to a maximum of 275 square feet, limiting the encroachment of the side light wells to a maximum limit of 175 square feet, and limiting the encroachment of the rear light wells to a maximum size of 125 square feet. Staff is seeking Commission's input regarding the proposed size limitation on each lightwell encroachment (to help determine if the proposed encroachment limits are appropriate and acceptable).

SUP Stipulation No. 44 must be modified to address the new basement lightwells/patios. Staff recommends the following edits (with the new language identified in **bold** and removed language in strikeout):

44. Area C may only be improved with up to forty-five (45) detached single-family residential Resort-Branded Homes and uses incidental or accessory thereto, as well as common areas and common use facilities and/or amenities, provided that all such improvements comply with the height and Floor Area limitations shown on Page D-3, and setback limitations as shown on page F-3 of the Approved Plans.

Expanded basement lightwells/patios shall be in compliance with Minor Special Use Permit Amendment SUP 19-06 and shall be included in the square footage calculations. The portion of each expanded basement lightwell/patio that is located within the 5' encroachment from the building setback shall be limited to the following:

- Front yard lightwell/patios Maximum of 275 square feet,
- Side yard lightwell/patios Maximum of 175 square feet, and
- Rear yard lightwell/patios Maximum of 125 square feet.

Plants placed in basement lightwells/patios shall not extend above the exterior grade of the house. Also, lightwell guards that are adjacent to or visible from a right-of-way and/or open space area shall be clear glass with an optional cap. A planting/landscape buffer shall be placed around all guards that are adjacent to or visible from a right-of-way and/or open space area (with openings for egress). This planting/landscape buffer must be maintained by the Home Owners Association (HOA).

Each Owner of a Resort-Branded Home may occupy it, or permit its family and guest(s) to occupy it, or make it available for residential uses. In addition, each Owner of a Resort-Branded Home may voluntarily participate in the Resort Hotel Rental Program and make its Resort-Branded Home available for transient occupancy uses or hospitality uses, at its sole option, under the terms and conditions of the Resort Hotel Rental Program, provided, however, that any rental of any Resort-Branded Home shall only be done through the Resort Hotel Rental Program. The principal guest of a Resort-Branded Home in the Resort Hotel Rental Program shall register with the Principal Resort Hotel. Nothing shall prohibit a Resort-Branded Home from being sold (and thereafter resold) to a third party, or parties, and used as provided herein.

Also, in accordance with building code requirements, a 36" tall guard must be placed around the basement lightwells/patios. Since the SUP does not allow fence walls in the front yard, stipulation No. 45.c must be modified to allow guards to be placed in the front yard. During the December 3rd work study review, the Commission expressed concern that a 36" guard may not be tall enough to keep children from falling into a front yard light well. As a result, the Commission noted that the front yard guards shall be a minimum height of 36" and a maximum height of 42" tall. Since the SUP allows for 6' tall fence walls to create enclosed yards, staff is supportive of allowing the same guard rail height limits in the side and rear yards.

Staff recommends the following edits (with the new language identified in **bold** and removed language in strikeout) to SUP Stipulation No. 45.c:

45.c. Additional walls not shown on the Approved Plans may be constructed on a lot within enclosed private yards, provided they do not exceed six (6) feet in height. **Guards needed for basement lightwells and exits shall abut the lightwell/exit and shall be limited to a minimum height of 36 inches tall and a maximum height of 42 inches tall.** For Area C, the following exception shall apply: The walls shown on the approved plans for Minor SUP Amendment SUP-18-14 and as amended per Minor SUP Amendment SUP-19-06, shall not exceed a maximum height of 9' tall and are limited to the locations and heights as

shown on the approved plans.

Chimneys and Chimney Screens

In Area C, certain perimeter lots are limited to single story homes and a maximum height of 20' tall and all other homes in Area C are limited to a maximum height of 24' tall. The maximum height includes chimneys and roof screens. However, on non-SUP properties, chimneys may extend 3' above the maximum height limit of the house in accordance with Town Code and building code requirements. The Town Code states:

Lot Size, acre	Maximum Building Height, feet
Less than 3	24 not including chimneys
3 or greater but less than 4	26 not including chimneys
4 or greater	30 including chimneys

The applicant requests a modification to the SUP to allow chimneys and chimney screens (which are faux chimneys that will screen vent stacks and exhaust fan caps) to extend 3' above the height of the house.

During the work sessions, the Commission expressed concern that the large amounts or sizes of chimneys and roof screens may block views. As a result, the Commission identified or requested the following:

- 1. Chimneys on the perimeter lots shall comply with the building/house height limitation;
- 2. A chimney or chimney screen on the interior lots may extend 3' above the maximum building height if it is located within a 10' radius of the roof. The Commission also asked the applicant to identify a maximum number of chimneys per house and a maximum size limit for the chimneys; and
- 3. The applicant must provide site lines or perspectives from Lincoln Drive and Mockingbird Lane to help determine if the proposed chimneys and faux chimney screens on the interior lots will be seen from off the property.

The chimneys and chimney screens on the interior lots will not extend more than 3' above any roof located within a 10' radius of the chimney. The applicant reduced the size of the chimney and chimney screens from approximately:

	Minimum Size	Maximum Size
Original Proposal	7' long x 3' wide	24' long x 4' wide
Current Proposal	7' long x 3' wide	13' long x 4' wide

Each house on an interior lot will be limited to a total of 2 chimneys/chimney screens. The chimney and chimney screens will also have a design and finish that matches or compliments the architecture of the house.

SUP Stipulation No. 45 must be modified to address the chimney and chimney screen heights. The

language that was presented to Commission on December 17th has been edited by staff to provide additional clarification. The original language is illustrated in **bold**, with removed language in **strikeout**, and the new language in **red**. Staff recommends the following edits:

45.j. Chimney and Chimney Screens. For chimney and chimney screens located on lots that are adjacent to a public roadway, being Lots 6 through 17 and Lots 26 through 30 of the Replat, Amended 7000 East Lincoln - Parcel C - Amended, recorded in document number 20180867736, Book 1396 and Page 29, at the Maricopa County Recorder, Maricopa County, Arizona, or as may be amended further in the future (the "Area C Plat"), the height of a chimney or chimney screen including a decorative shroud shall not exceed the maximum height allowed for the main house.

For all other lots on the Area C Plat, the height of a chimney or chimney screen including a decorative shroud shall not exceed the maximum height allowed for the main house. Exception: For any chimneys or chimney screens that are located within a 10-foot radius of any roof that is 21 feet or taller, the chimney or chimney screen height, including a decorative shroud, may exceed that portion of the building roof by not more than 3 feet.

where the chimney or chimney screen is located within 10 feet of any portion of the building, the height including a decorative shroud may exceed the height of that portion of the building by 3 feet, or a height of 24 feet, whichever is greater.

This stipulation applies only to the main residence on each lot and does not apply to accessory structures. Chimney screens refer to portions of the building that is only used to conceal roof penetrations such as stacked vents and exhaust fan caps. Chimney and chimney screens that are allowed to extend above the 24-foot height limit shall be limited to a maximum total/quantity of 2 chimneys/chimney screens and shall be in substantial compliance with Minor Special Use Permit Amendment SUP 19-06.

Per Commission's request, the applicant provided renderings/perspectives from Lincoln Drive and Mockingbird Lane to help illustrate that the chimneys and faux chimney screens on the interior lots will not be visible from off the SUP property (see page 35 on the Narrative & Plans submittal).

Modified Fence Wall Heights

Ritz-Carlton SUP Stipulation No. 45.c limits fence wall heights to a maximum of 6' tall. In 2018, SUP-18-14 modified certain wall heights to 9' tall in Area C. The applicant would like to revise the SUP-18-14 approval of the up to 9' tall wall heights in different locations. This request is to allow a combination wall, with up to 3' of retaining wall on the bottom and a 6' tall wall on top (with a maximum overall height of 9' tall). This request is in response to a recent redesign of the site, which is intended to improve views and bring the proposed elevations closer to original natural grade. Also, landscaping will be placed around the exterior of the affected walls in order to minimize or soften the visual impact.

Based upon the proposed wall heights, staff recommends the following edits to Stipulation 45.c (with the new language identified in **bold** font and removed language strikeout):

45.c. Additional walls not shown on the Approved Plans may be constructed on a lot within enclosed private yards, provided they do not exceed six (6) feet in height. **Guards needed for basement lightwells and exits shall abut the lightwell/exit and shall be limited to a minimum height of 36 inches tall and a maximum height of 42 inches tall.** For Area C, the following exception shall apply: The walls shown on the approved plans for Minor SUP Amendment SUP-18-14 and as amended per Minor SUP Amendment SUP-19-06, shall not exceed a maximum height of 9' tall and are limited to the locations and heights as shown on the approved plans.

DISCUSSION/FACTS:

General Plan:

The proposed improvements are consistent with Section 1.3 of the Town's General Plan which encourages the continued revitalization and improvement of the Town's resorts while protecting the adjacent residential neighborhoods.

Minor Amendment Criteria

Per the new SUP Ordinance effective November 22, 2009, a Minor Amendment to a Special Use Permit shall include any proposal which is not a Managerial Amendment and does not:

- 1. Change or add any uses; or
- 2. Increase the floor area of the project by more than 5,000 square feet or constitute an increase of more than 15% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty-month period; or
- 3. Have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated; or
- 4. Change the architectural style of the existing Special Use Permit.

Zoning Ordinance Compliance:

The proposed improvements are consistent with the existing resort use:

- The expanded basement lightwells/patios are similar to the expanded lightwells in Area B and not visible from off the SUP property,
- The modified chimney heights are similar to the requirements on non-SUP/residentially zoned property and will have limited visual impact since they are restricted to the interior lots, and
- The modified wall heights are similar to the walls in Area B and accommodate the site grading.

Also, there is no increase in the amount of square footage, no change in use, and no change in the architectural style of the SUP.

Public Comment

Public notification was performed in accordance with the public meeting process. Staff did not receive any comments regarding this request.

Next Steps

The Commission must take two actions on a Minor SUP Amendment request. The first action is to determine if the request constitutes a Minor Amendment. If deemed a Minor Amendment, the Commission must either approve the request (with stipulations), deny the request, or continue the application for additional information and/or discussion.

ATTACHMENTS:

A- Vicinity Map & Aerial Photo

B - Application

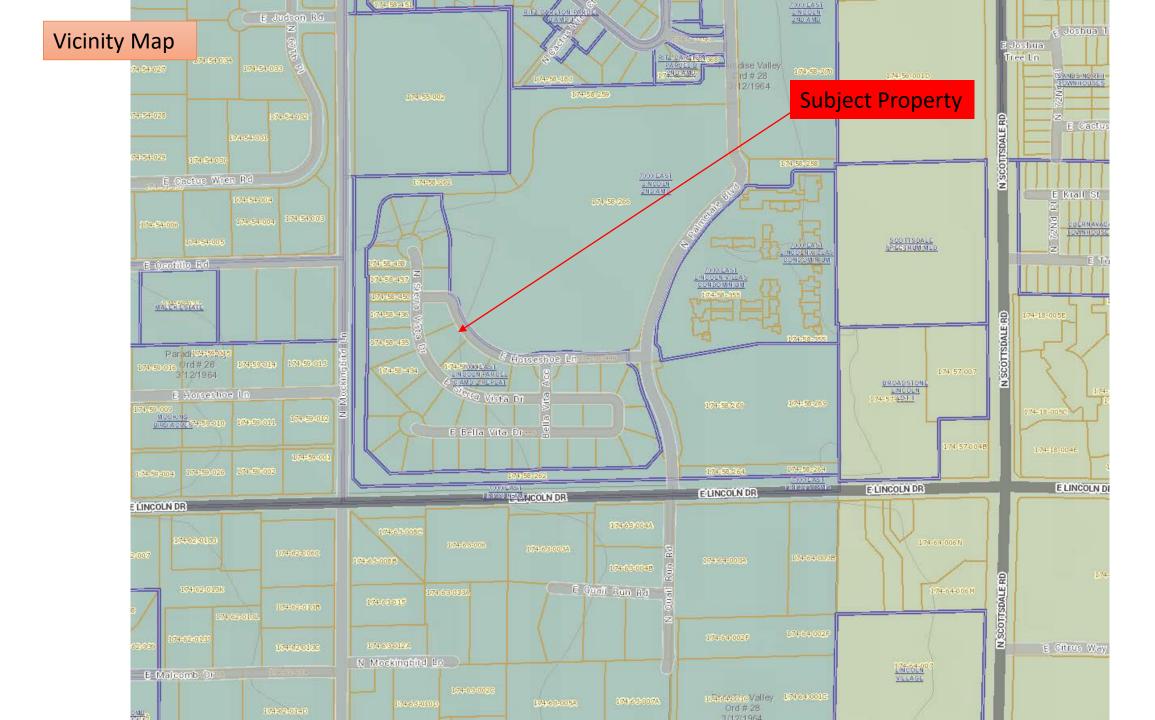
C - Narrative & Plans

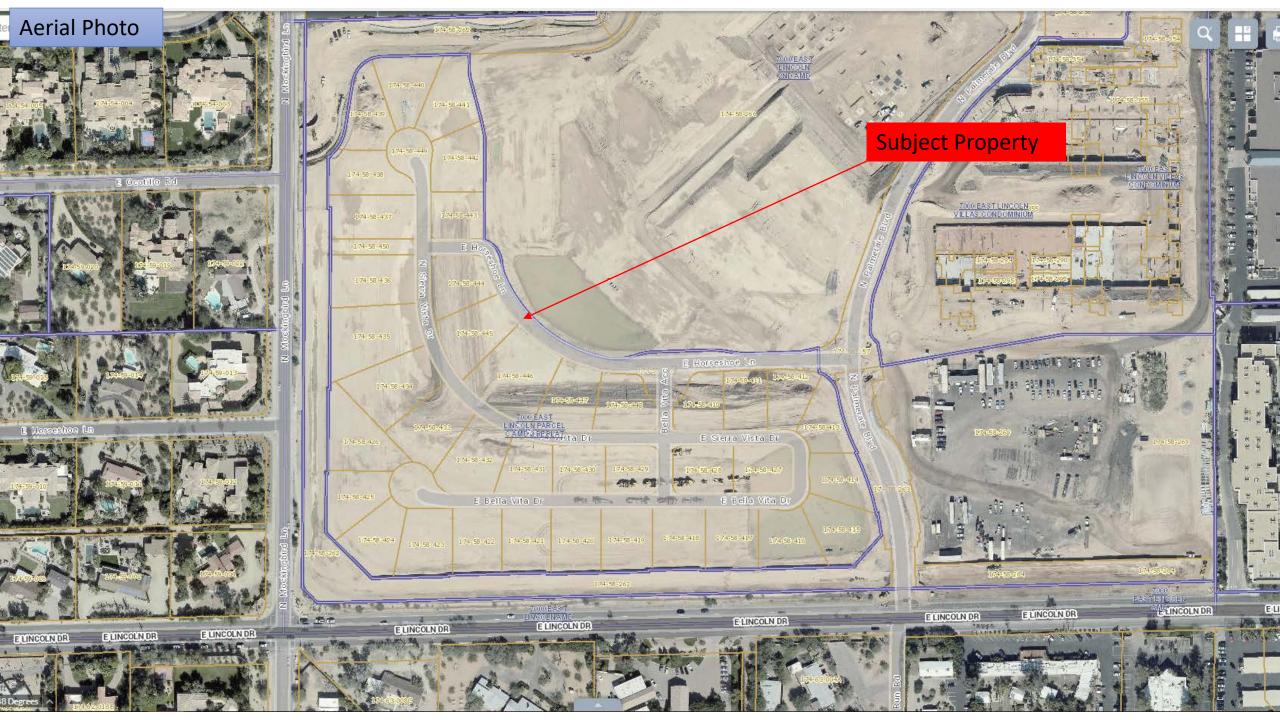
D - Area C SUP Stipulations No. 44-45

E - SUP Sit Plan Sheet D-3

F - Notification Materials

CC: Richard Frazee, Heidi Tilson, and Rob Banach - Applicant





SUP-19-06

TOWN OF PARADISE VALLEY APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT

PARCEL NO.:	wary): Pegistio		DATE:	6/27/2019	
(County	Tax Assessor Numbe	r)	ested Ma	es Americane a s	
NAME OF SUBDIVISION	ON OR PARCEL:	Ritz-Carlton Parcel C			
ADDRESS OR LOCATION	ON OF PROPERTY:	Northeast corner of	Lincoln D	rive and	
Mockingbird Lane.					
OWNED. ECDY DEC	CHC				
OWNER: FSPV RES	C, LLC	NAME			
6720 N. Scottsdale Road,	Suite 130, Scottsdale,	AZ 85253		480.603.1387	
ADDRESS				PHONE #	
SIGNATURE OF OWNE	J.R	ATTROVED STREET		(1.770) - 210-21	
AUTHORIZED AGENT	: Heidi Tilson, C	EVL Consultants, Inc.			
45503Y 101 G 71		NAME			
4550 N. 12th St., Phoen	ix, AZ 85014			602.285.4870	
ADDRESS	ights greater than K			PHONE #	
SIGNATURE OF AUTHO	ORIZED AGENT				



1st Revision: October 14, 2019 2nd Revision: November 6, 2019

3rd Revision: December 9, 2019

7000 East Lincoln Ritz-Carlton Resort Parcel C

Paradise Valley

Minor SUP Amendment

Prepared for:

Five Star Resort Owner, LLC

6720 N. Scottsdale Road, Suite 130 Scottsdale, AZ 85253 Contact: Gerald C. Ayoub

480.603.1387

Prepared by:

CVL Consultants

4550 N 12th Street Phoenix, AZ 85014 Contact: Heidi Tilson 602.264.6831



Job # 01.0268908

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Introduction

The 2015 SUP provides for a Ritz Carlton Resort Hotel (Parcel A), Resort Villas (Parcel A1), Resort Related Luxury Homes (Parcel B), Resort Branded Homes (Parcel C), Resort Related Attached Residences (Parcel D), and Resort Related Retail (Parcels E1 and E2). Parcel C is located at the northwest corner of Lincoln Drive and Mockingbird Lane.

Ritz-Carlton Parcel C (Area C) is a 39 lot, 17.3-acre, single-family detached residential neighborhood within the 105-acre master-planned community known as The Ritz-Carlton. Lots within Parcel C range in size from 12,000 square-feet to over 26,000 square-feet.

CVL Consultants, Inc., on behalf of Five Star Resort Owner, LLC, is seeking a Minor Amendment to the Special Use Permit for the Ritz Carlton Development, as written in Ordinance Number 694, SUP-15-01 and Minor Amendment to the Ritz-Carlton Special Use Permit 7000 E. Lincoln Drive (SUP-18-14).

Stipulation 44.

This request is a minor amendment to Stipulation 44. Stipulation 44 refers to Page D-3 for height and Floor Area limitations. The Resort Branded Homes have been designed with the option for lower level and upper level living (where allowed) in order to maximize each lot's potential and to provide exclusive luxury homes for the Resort. Through this application, Five Star Development is seeking approval from the Town of Paradise Valley for the following changes to the 2015 SUP:

- 1. Modifications to the existing 5' x 10' standard size basement level light wells.
- 2. Modification to the existing 24' maximum building height requirement for the interior lots to exclude chimneys and chimney screens/caps. Modification to allow chimneys and chimney screens/caps to be a maximum of 3'-0" above the highest roof line.

Expanded Light Wells

In an effort to avoid a utilitarian deployment of light wells per a basic building code, Five Star Development together with Drewett Works has concluded that by expanding the light wells, we could create; a better life safety feature, increase the amount of natural light, and improve the livability of the lower level living areas.

In an attempt to minimize the impact of the garages and avoid a long uninterrupted row of garage bays facing the street a side loaded concept was developed with shared driveways. Side loaded garages limit the lower level bedrooms to only one side yard for the necessary light wells which triggers the need for front yard light wells.

The front yard light wells in each of the 4 floor plans provides the necessary natural light and emergency exits for the lower level bedrooms. They also provide the opportunity to supply the stairs leading down to the lower level with natural light. A large portion of the floor area of the

front yard light well will be a landscaped planter to discourage outdoor use and mitigate the potential for noise pollution.

Five Star Development requests that Stipulation 45c be modified to allow glass guardrails of a minimum height of 36" and a maximum height of 42" tall in the front yard. The guardrails at the front yard light wells along with the side yard and rear yard light wells will be glass guardrails. These guardrails will not be visible from a public right of way because they are all located adjacent to private roadways. Refer to **Appendix A** for renderings of the various style of homes and the representation of the glass guardrails.

The Estate Homes at the Ritz-Carlton will be a pedestrian dominate community due to the proximity of the resort amenities. The use of glass guardrails at the front light wells will enhance the pedestrian experience as they make their way through the community.

The proposed expanded light well design would have the following qualities as illustrated in the supporting drawings A100-A102 based upon the lot size and prescribed floor plan offered.

- 1. Varying lengths and widths
- 2. The light wells to encroach a maximum of five (5) feet into the required building setback area.
- 3. Allow a minimum height of 36" and maximum height of 42" glass guardrails in all yards.

Please note that the expanded light well design will not result in an increase in the total approved Parcel C square footage of 309,375 and will be included in the square footage calculations of each lot. The basement light wells that encroach into the front yard setback will be limited to a maximum of 275 square feet. The basement light wells that encroach into the side yard setback will be limited to 175 square feet. The basement light wells that encroach into the rear yard setback will be limited to 125 square feet. All square footage constraints will also be applied to the custom lots that are still in development. Refer to the A100 Site Plan Exhibit for the proposed basement light wells with general overall dimensions indicated.

Increased Maximum Building Heights

As stated in the 2015 SUP, the interior properties in Parcel C are limited to a maximum of 24' in height which aligns with the Town's residential zoning requirements. Table 1001-A2 Primary Building Height Limitations indicates the maximum building height based on lot size. The Maximum Building Height requirement for lot sizes less than 3 acres is 24' not including chimneys.

Based on the current Town zoning code and the fact that the interior lots within Parcel C are less than an acre, Five Star Development is seeking a revision to the 2015 SUP maximum building height requirement to exclude chimneys and limit their height to 3'-0" above the highest roof line. Furthermore, the top of the chimneys will be a maximum of 1'-6" above the adjacent roofs and the top of the chimney screen will be a maximum of 1'-6" above the chimney. This is illustrated by the A107 and A108 Chimney Height Exhibit drawings which show a modern style 2 story example of each of the 4 plans. Refer to **Appendix A** for site line exhibits taken from Lincoln Drive and Mockingbird Lane. The perimeter site wall, perimeter homes and landscaping should block a majority of the views of the interior lots.

This additional height would allow Five Star Development to provide masonry fireplaces with decorative chimney screens which are warranted in a luxury home of this caliber. Additionally, where appropriate, the chimneys will also house other miscellaneous roof penetrations such as stacked vents and exhaust fan discharge caps. Any roof penetrations that are not housed in the chimneys will comply with the 24' maximum building height. In conclusion, this will permit the Architect to hide roof penetrations and adhere to the required chimney clearances outlined in Table R1001.1 of the 2015 International Residential Code of 3' at the roof line and 2' above a roof surface 10' away without compromising the architectural integrity of both a single and two story homes

The A103-A106 Roof Plan Exhibit drawings illustrate the maximum length and the maximum width of the chimney and chimney screens of the 4 different modern style plans. The prairie and mediterranean styles associated with these plans will comply with the dimensions shown in these modern style roof plan exhibit drawings.

As indicated on the A100 Site Plan Exhibit there are a number of custom lots that are still in development. The designs of these homes will conform to all the chimney height and chimney screen height requirements as outlined above. The maximum length and maximum width of the chimney and chimney screens of these custom lots are currently not established however they will be no larger than the largest chimney mass illustrated on the A103 through the A106 Roof Plan Exhibits.

Refer to **Appendix A** for excerpts from the 2015 SUP. Refer to **Appendix B** for graphics supporting the expanded light wells and increased building heights.

Stipulation 45 c.

This request is a minor amendment to Stipulation 45 c. The stipulation limits lot walls to a maximum height of six (6) feet. This request is to increase the allowable wall height to a maximum of nine (9) feet. The request is to allow a combination retaining wall, up to three (3) feet in height, with a six (6) foot property wall on top. This request is to modify the wall locations and heights previously approved with the Minor SUP Amendment (SUP 18-14). Refer to **Appendix C** for excerpts from the previously approved 2018 SUP Amendment.

The wall locations and heights have changed since the approved Minor SUP Amendment (SUP 18-14). The site was recently redesigned. In order to improve views around the development and bring the proposed elevations closer to the original natural grade, the site was regraded and lowered. Several lot elevations were revised during the redesign, thus needing retaining walls.

Through the redesign efforts, several linear feet of retaining wall was removed from the plan. The original Minor SUP Amendment (SUP 18-14) requested walls for approximately 3040 linear-feet. This Minor SUP Amendment is a request for approximately 2430 linear-feet of wall. The redesign resulted in a difference of approximately 600 linear-feet of wall. In addition, the redesign eliminated the need for retaining wall between lots 29 and 30 and the lot elevation is within 1 foot of finished grade along the existing wall along Mockingbird Drive. Therefore, the proposed steel fin fence will not be required to tie the lot wall to the existing perimeter wall.

The proposed heights of the retaining wall vary from 1 foot to 3 feet high, with a 6 foot sight wall on top. The maximum height of 9 feet will be maintained from the previously approved SUP 18-14. Refer to **Appendix D** for requested wall locations, wall heights and wall details.

Visually, the resident located on the high lot will see a 6 foot wall and the resident on the low lot will potentially see up to a 3 foot retaining wall topped by a 6 foot privacy wall, up to a 9 foot wall in total. The additional height in the wall will allow for a step down in the lots to accommodate the shared driveway concept presented by the architect.

The request is for walls within the individual areas and along the proposed Palmeraie Boulevard. In order to minimize the visual impact of the tall wall along Palmeraie Boulevard and Horseshoe Lane, vertical elements, such as landscaping and entry monuments, will be used shield the walls. Landscaping will also be used within the community to shield the wall. Trees and large shrubs will be planted along the roadway, between the roadway and the wall, which will minimize the view of the tall rear and side walls. The perimeter walls along Lincoln Drive and Mockingbird Lane will remain as constructed and approved in the Special Use Permit. Refer to **Appendix E** for renderings of the perimeter walls.

Conclusion

In conclusion, the requested amendment will not negatively impact the Ritz-Carlton development. Parcel C will remain in substantial conformance with the approved SUP. Approval of the requested modifications will allow Five Star Development to produce homes that align with the exclusive Ritz-Carlton brand. The expanded light wells and additional height for chimneys will help to enhance the Resort as whole and allow Five Star Development to offer the best possible product for a luxury residential neighborhood. The amendment will improve the overall design and development of the site.

APPENDIX A

EXCERPTS FROM 2015 SUP

2015 Proposed SUP Overview

Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Average Unit Size Conditioned, sf ⁽⁹⁾	Maximum Total Residential Floor Area, sf ⁽⁴⁾	Maximum Total Resort Related Floor Area, sf ⁽⁴⁾	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage	Maximum Height, ft ⁽²⁾
Α	The Ritz-Carlton	18.1	Public Spaces				352,000	234,000	29.7%	48'
	Resort Hotel		200 Hotel Rooms							24'
	Accessory & Service Structures						15,000			16'
A1	Ritz-Carlton Resort Villas	11.1	94 Resort Villas				328,000	149,000	30.8%	36'
	- Food & Beverage						32,000			24'
		l			l	1	I	ı		
	Subtotals - A & A1	29.2					727,000	383,000	30.1%	

В 31.3 66 10,000 sf min 4,000 453,750 336,600 24.7% 20' /24' (3) Resort Related 13,540 sf avg (9) Luxury Homes 20,320 sf max ⁽⁹⁾ С 22.5 45 12,000 sf min 4,000 309,375 236,250 24.1% 20' /24' (3) Ritz-Carlton 14,191 sf avg (9) Resort Branded Homes 37,605 sf max (9) مهوهم Resort Related Attached Residences Resort Related Retail E1 7.2 78,400 78,400 25.0% 30' 16' 3,000 Accessory & Service Structures E2 5.7 (10) Resort Related Mixed-Use (Deferred) Subtotals B.C.D & E1 69.8 972.825 81.400 748,200 24.6%

Single Family Dwelling Units per Acre

(from post dedication property lines)

Parcel B 66 du Parcel C 45 du Total 111 du

Total Square Footage

Residential

Church

Resort Related

Total Proposed

Area Setbacks

North of Lincoln Drive:

East of Mockingbird Lane:

South of Indian Bend Road:

North and East of St. Barnabas

Net Acres 53.8 ac (6) 2.06 du/ac 54.5 ac (7) 2.04 du/ac Gross Acres 56.5 ac ⁽⁸⁾ 1.96 du/ac Improved Acres

Notes:

(1) Area coverage is calculated using drip line of structures including trellises at 50% coverage. Current area coverage values are an approximation. Area Coverage in Area B and Area C will be permitted up to the limits established by the maximum Floor Area for each area.

99.0

Post Dedication

- (2) The maximum heights indicated are measured from finish grade. Finish grade is no more than 2' above existing grade or as depicted on Page E-6 and/or H Page H-6.
- (3) Residential lots adjacent to public roadway are limited to one story and a 20' maximum height. Specific lots are depicted on Page F-2 and F-3.
- (4) Gross area including at-grade garages, patios, trellises, overhangs but excluding fully subterranean basements
- (5) 36' (three story) height only occurs as a buffer along the eastern border. Third floor: interior area will not exceed 50%, exterior covered will not exceed 10%, exterior uncovered will not exceed 10% of the second floor area. One story units are limited to 20' in height, two story units are limited to 24' in height. See Page F-4 for specific unit height limitations.

1,131,200

26.2%

808.400

- (6) Post-dedication acreage excluding the 1.1 acres earmarked for the Lincoln Drive right-of-way dedication
- (7) Pre-dedication acreage including the 1.1 acres earmarked for the Lincoln Drive right-of-way
- (8) Improved Acres include landscaped right-of-way (to the back of curb) in addition to the perimeter Area Setbacks
- (9) Illustrative values only

972.825

(10) The acreage for Area E2 is excluded from the overall Area Coverage calculation

CIVTECH, INC Traffic Engineering

10605 N Hayden Road | Ste 140 4550 N 12th St Scottsdale, AZ 85260-5595 480.659.4250 contact: Dawn Carter

CVL CONSULTANTS Civil, Landscape, Planning, & Survey Architecture & Master Planning Mixed-Use Architecture

MASON ARCHITECTS NELSEN PARTNERS WITHEY MORRIS, PLC Scottsdale, AZ 85254

480.949.6800

contact: George A Melara

15210 N Scottsdale Rd | Ste 300 2525 E Arizona Biltmore Cir | Ste A-212 Phoenix, Arizona 85016 602.230.0600 contact: Jason Morris

Land Use & Zoning Attorney

Total All Parcels (excluding E2)





Paradise Valley Special Use Permit Application Approved Plans

December 21, 2015



960,300

808,400

50'

50'

30'

10'

1,768,700 sf

LEGEND

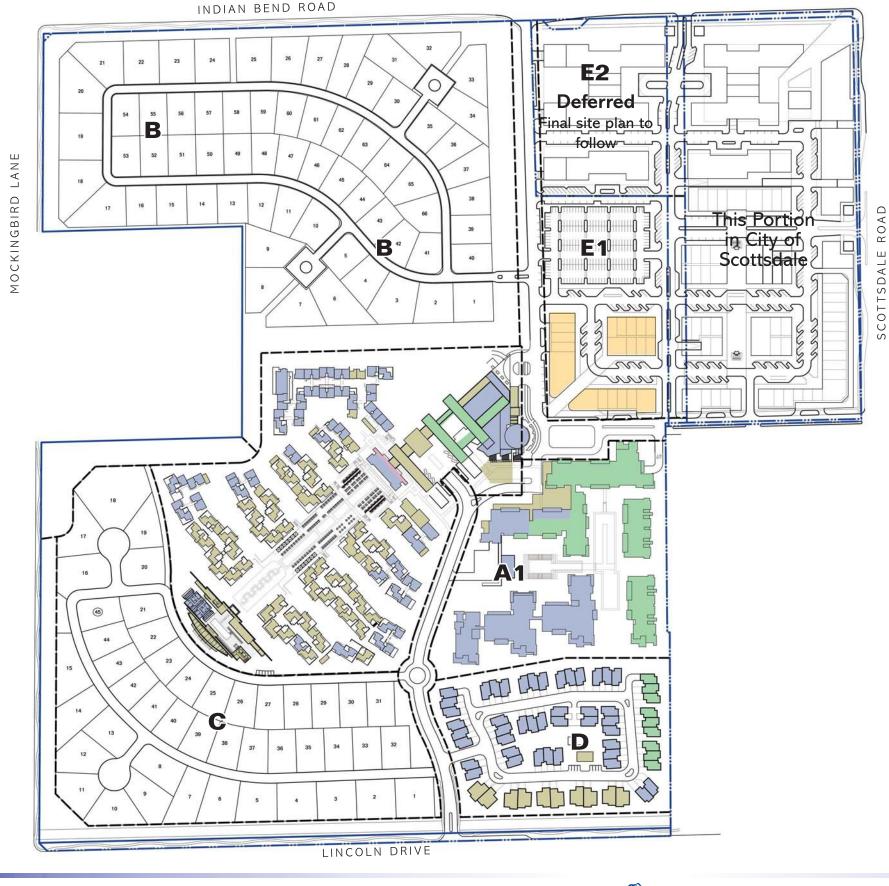
One Story Building: 14' - 20' above finish grade

Two Story Building: 20' - 28' above finish grade

Three Story Building 28' - 36' above finish grade

Hotel Lobby Roof 48' above finish grade

Single Story with a 30' maximum height



CIVTECH, INC Traffic Engineering

480.659.4250 contact: Dawn Carter

CVL CONSULTANTS Civil, Landscape, Planning, & Survey Architecture & Master Planning Mixed-Use Architecture

602.264.6831

contact: Ryan Weed

957 Industrial Road | Ste C San Carlos, CA 94070 650.851.8810 contact: Peter Mason

480.949.6800 contact: George A Melara

MASON ARCHITECTS NELSEN PARTNERS WITHEY MORRIS, PLC Land Use & Zoning Attorney

15210 N Scottsdale Rd | Ste 300 2525 E Arizona Biltmore Cir | Ste A-212 Scottsdale, AZ 85254 Phoenix, Arizona 85016 602.230.0600 contact: Jason Morris



The Ritz-Carlton Resort

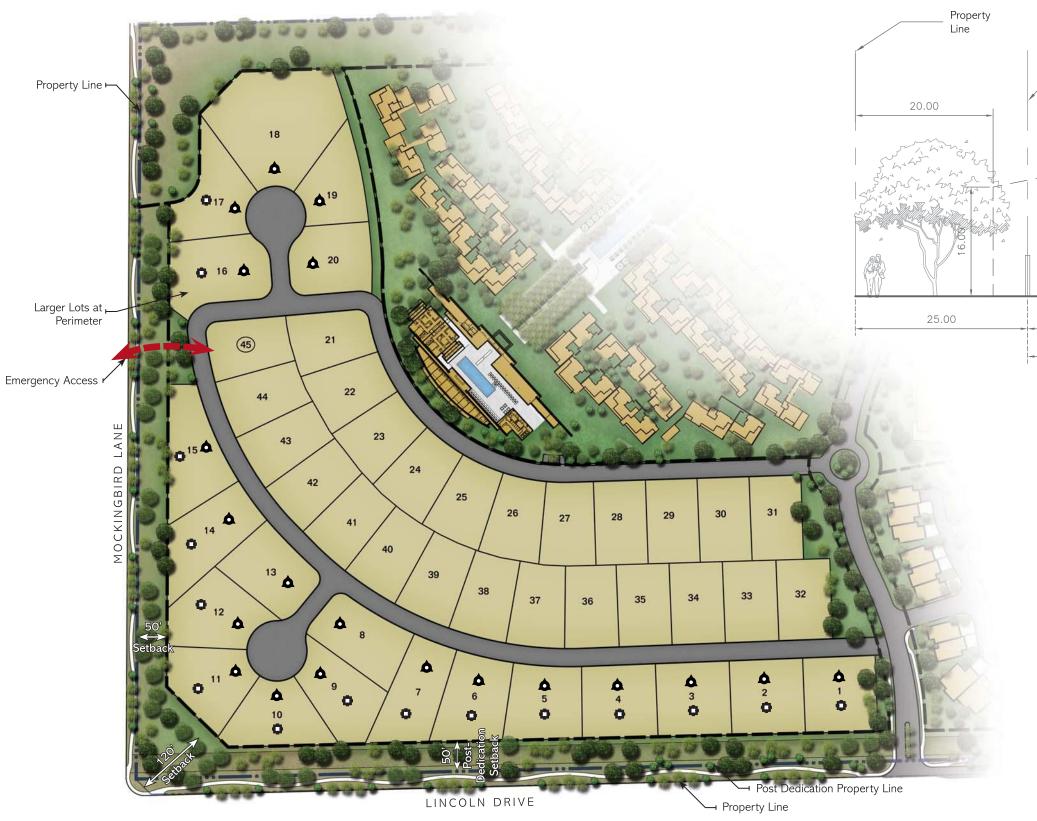
Paradise Valley Special Use Permit Application Approved Plans

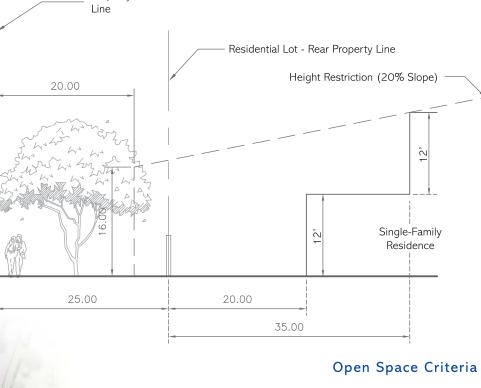
December 17, 2015



PROJECT HEIGHTS

Hotel | Residential | Mixed Use





Area B & C Main Buildin	g Setbacks
Front Yard First Floor	20'
Front Yard Second Floor	25'
Side Yard Lots greater than 15,000 sf	15' each side
Side Yard Lots 10,000 - 15,000 sf	20' total (not less than 5')
Rear Yard First Floor	20'
Rear Yard Second Floor	35'
Lot size greater than 15,000 sf	۵
Single story home with construction limited to a maximum of 20' in height	0

Area B & C Accessory Building Setbacks			
Front Yard 10'			
Side Yard	5'		
Side Yard	10' (that abuts a street)		
Rear Yard	10'		

CIVTECH, INC Traffic Engineering

contact: Dawn Carter

CVL CONSULTANTS Civil, Landscape, Planning, & Survey Architecture & Master Planning Mixed-Use Architecture

contact: Ryan Weed

Guest Parking:

957 Industrial Road | Ste C San Carlos, CA 94070 650.851.8810 contact: Peter Mason

2 cars in the driveway at each home

MASON ARCHITECTS NELSEN PARTNERS WITHEY MORRIS, PLC Land Use & Zoning Attorney

480.949.6800

contact: George A Melara

15210 N Scottsdale Rd | Ste 300 2525 E Arizona Biltmore Cir | Ste A-212 Scottsdale, AZ 85254 Phoenix, Arizona 85016 602.230.0600 contact: Jason Morris



The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application Approved Plans

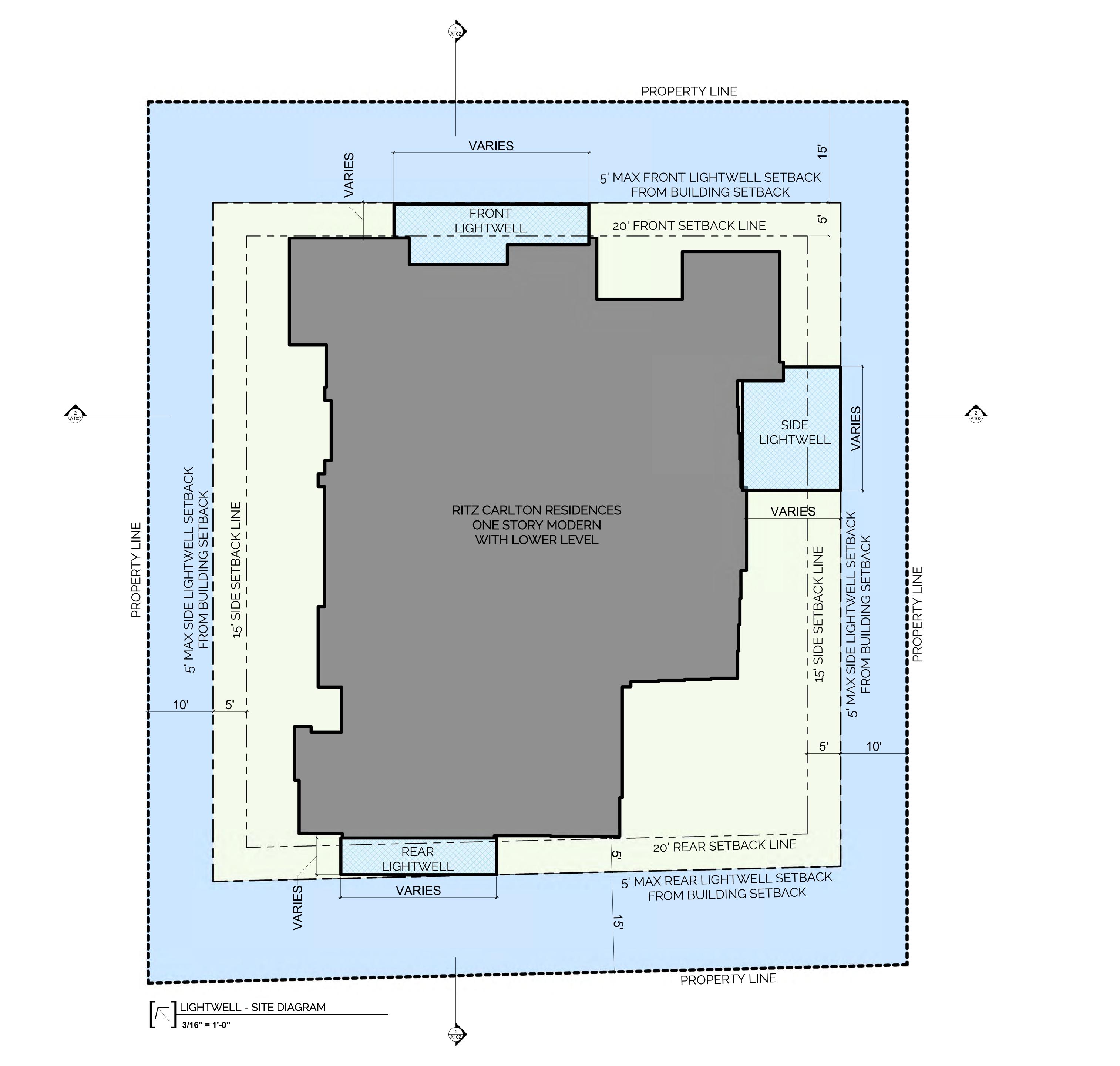
December 17, 2015- Rev. 1

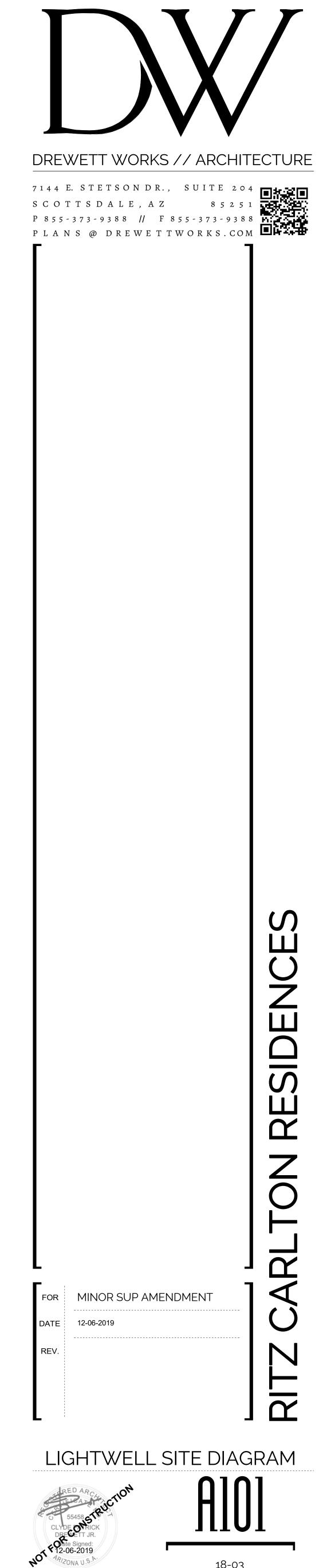


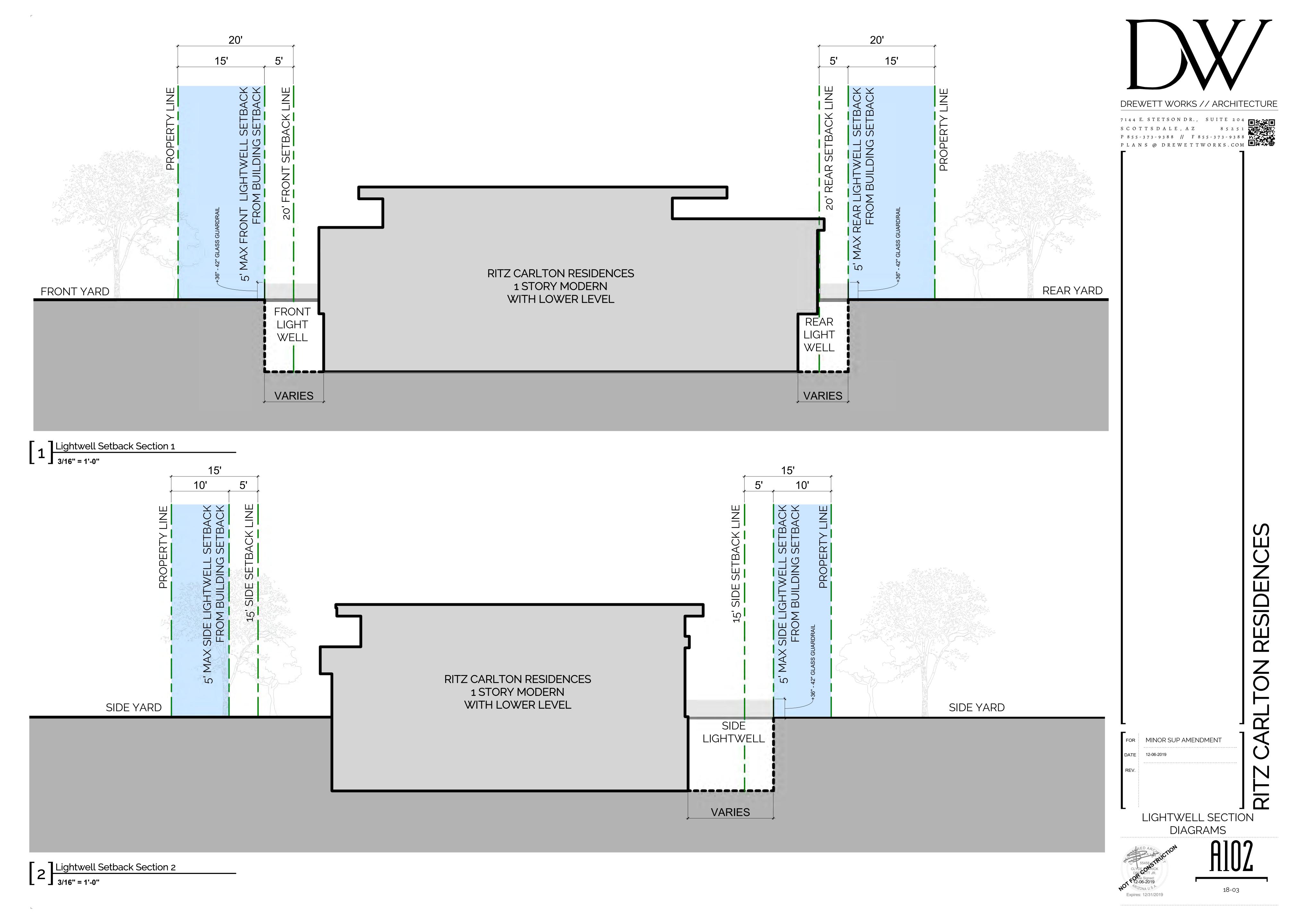
APPENDIX B

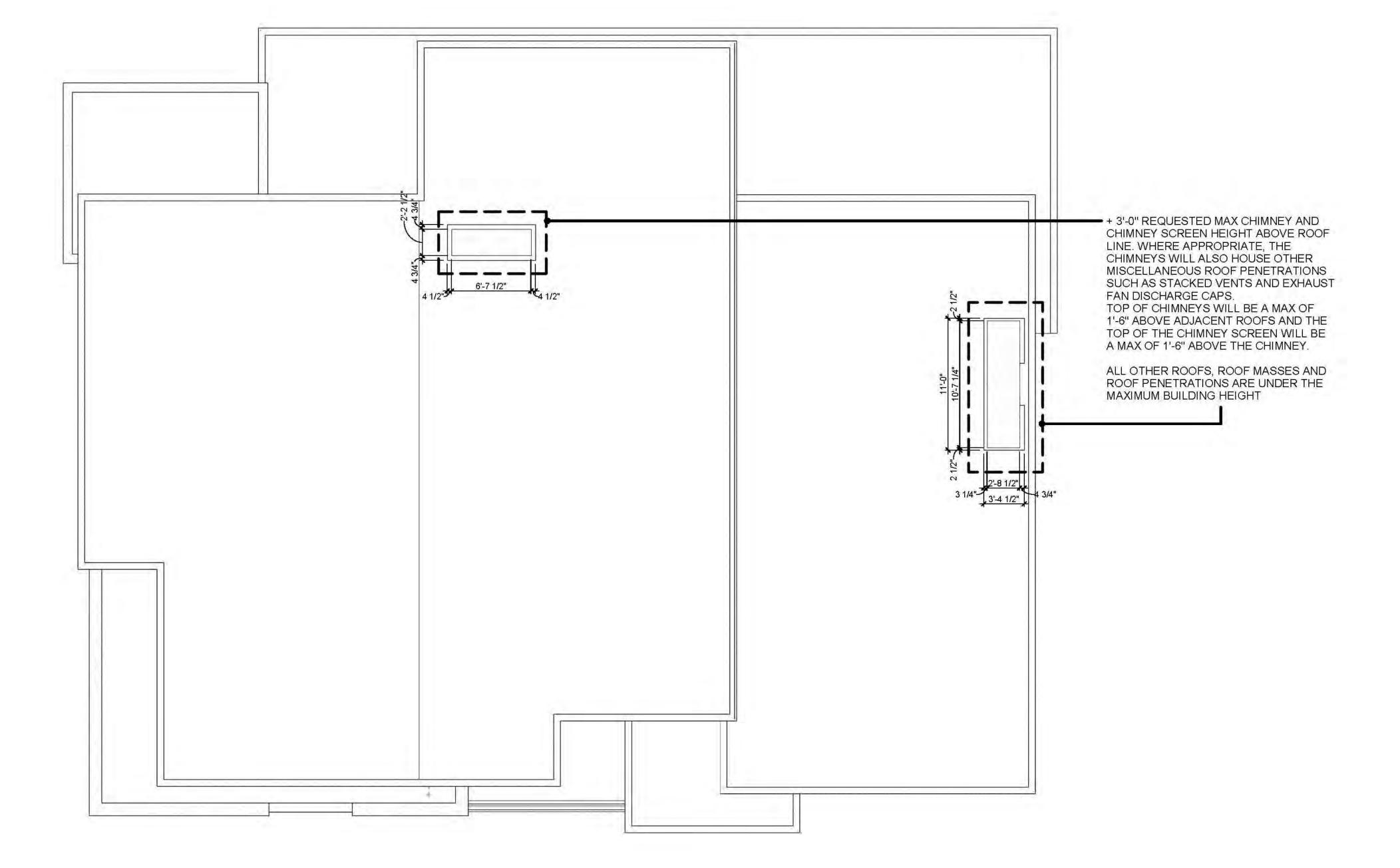
GRAPHICSEXPANDED LIGHT WELLS INCREASED MAXIMUM BUILDING HEIGHTS





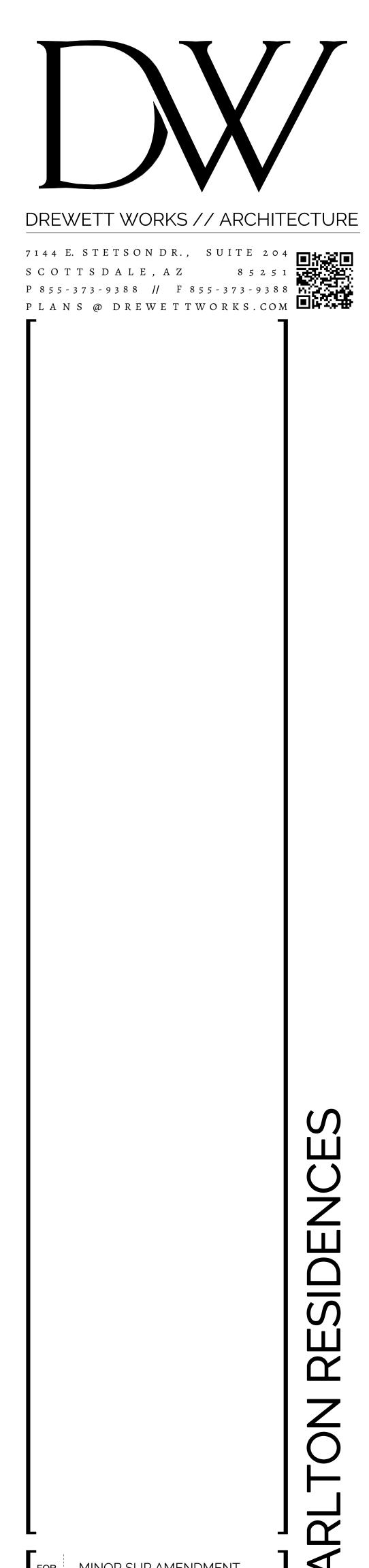






RC-1 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.

INTERIOR LOTS ONLY

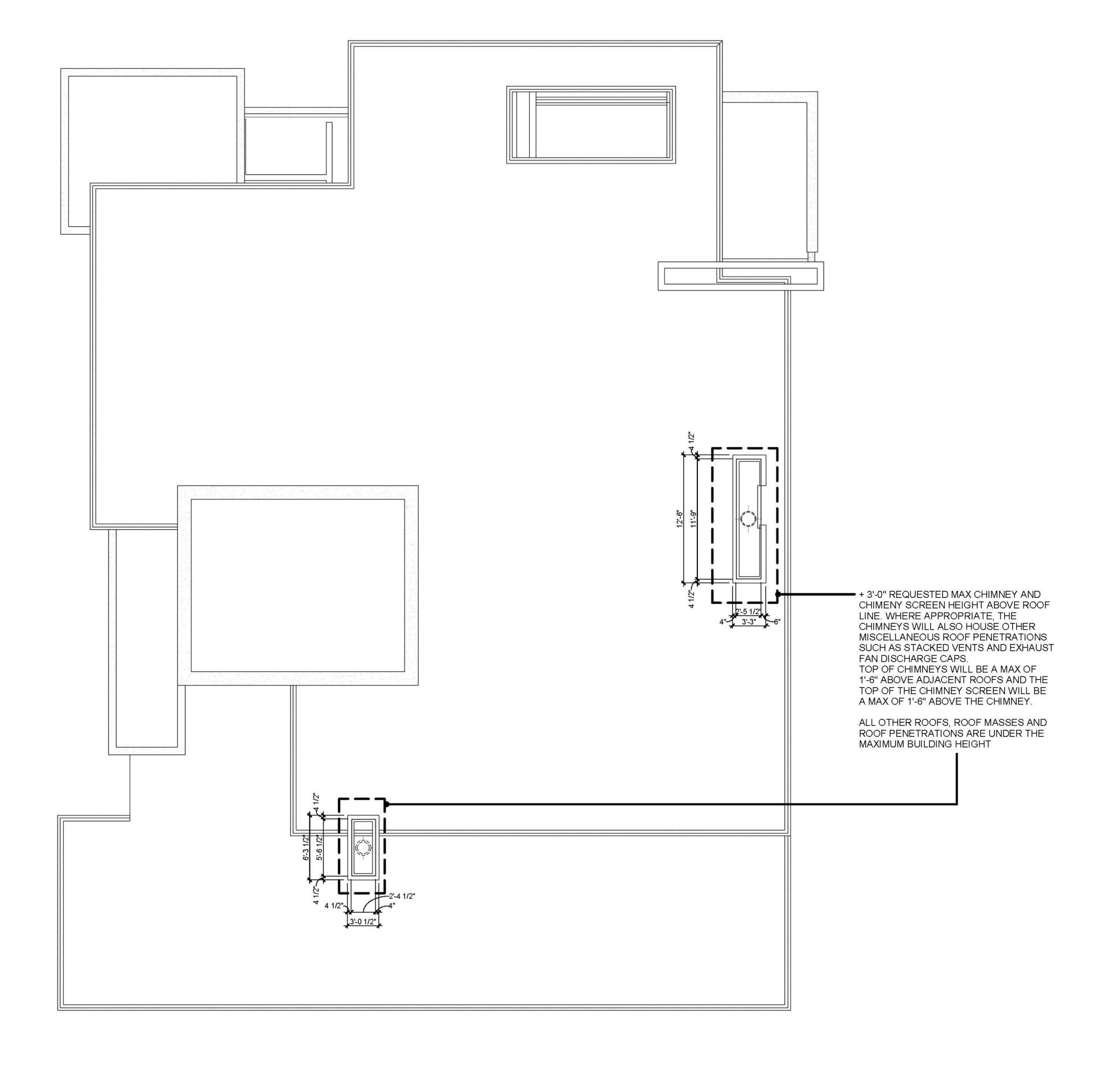


_	-
FOR	MINOR SUP AMENDMENT
DATE	12-06-2019
REV.	

ROOF PLAN EXHIBIT - RC1

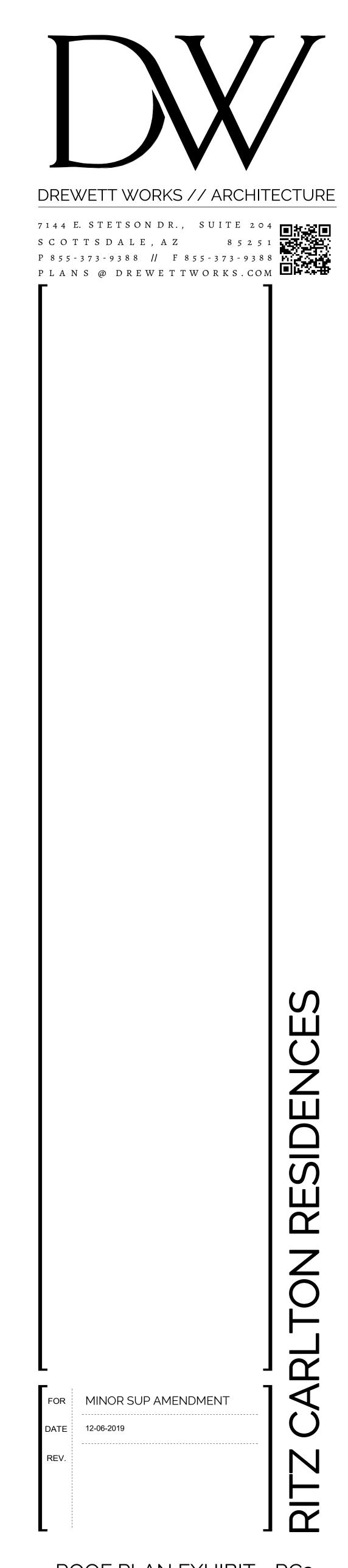






RC-2 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.

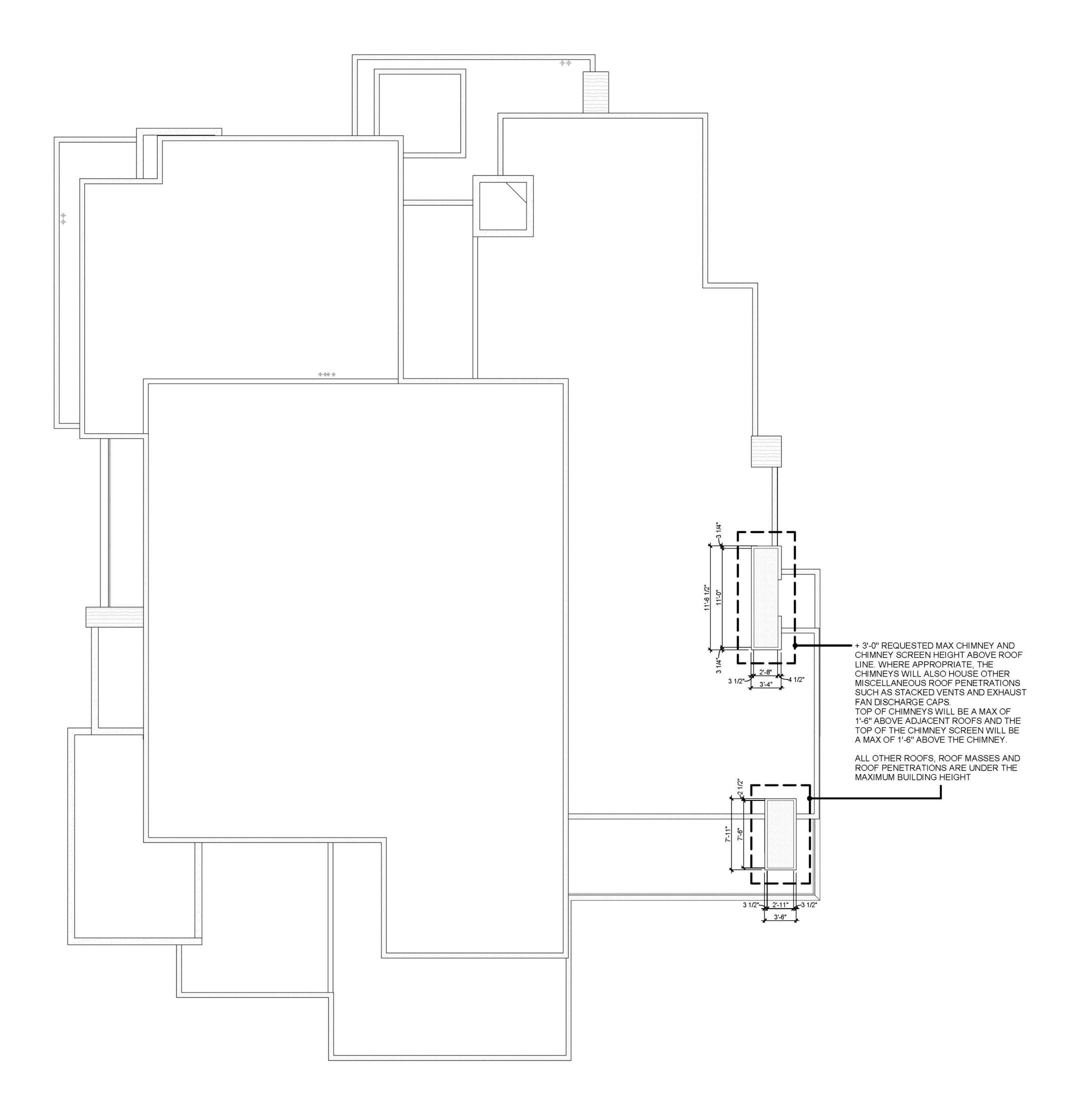
INTERIOR LOTS ONLY



ROOF PLAN EXHIBIT - RC2

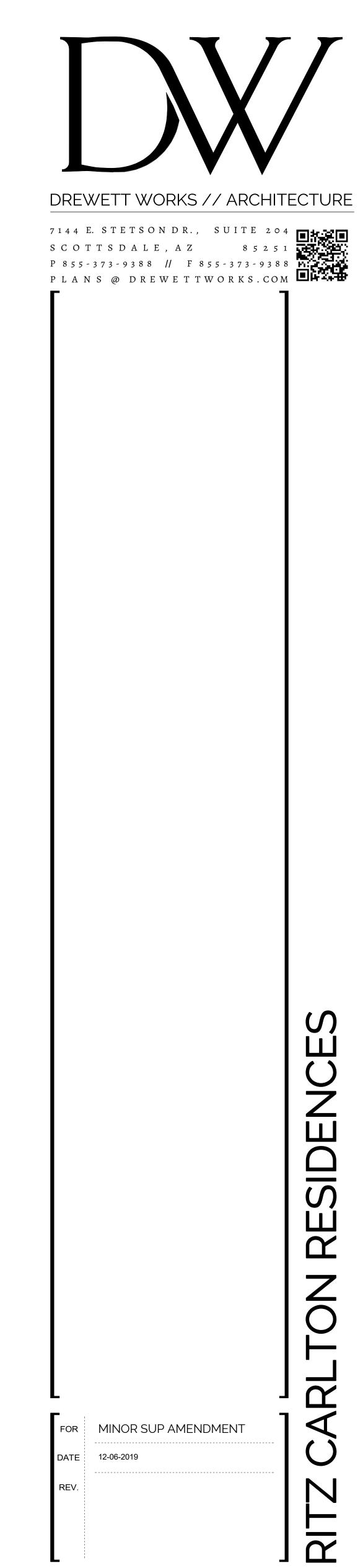






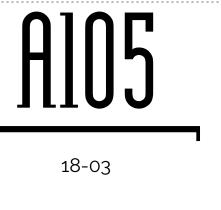
RC-3 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.

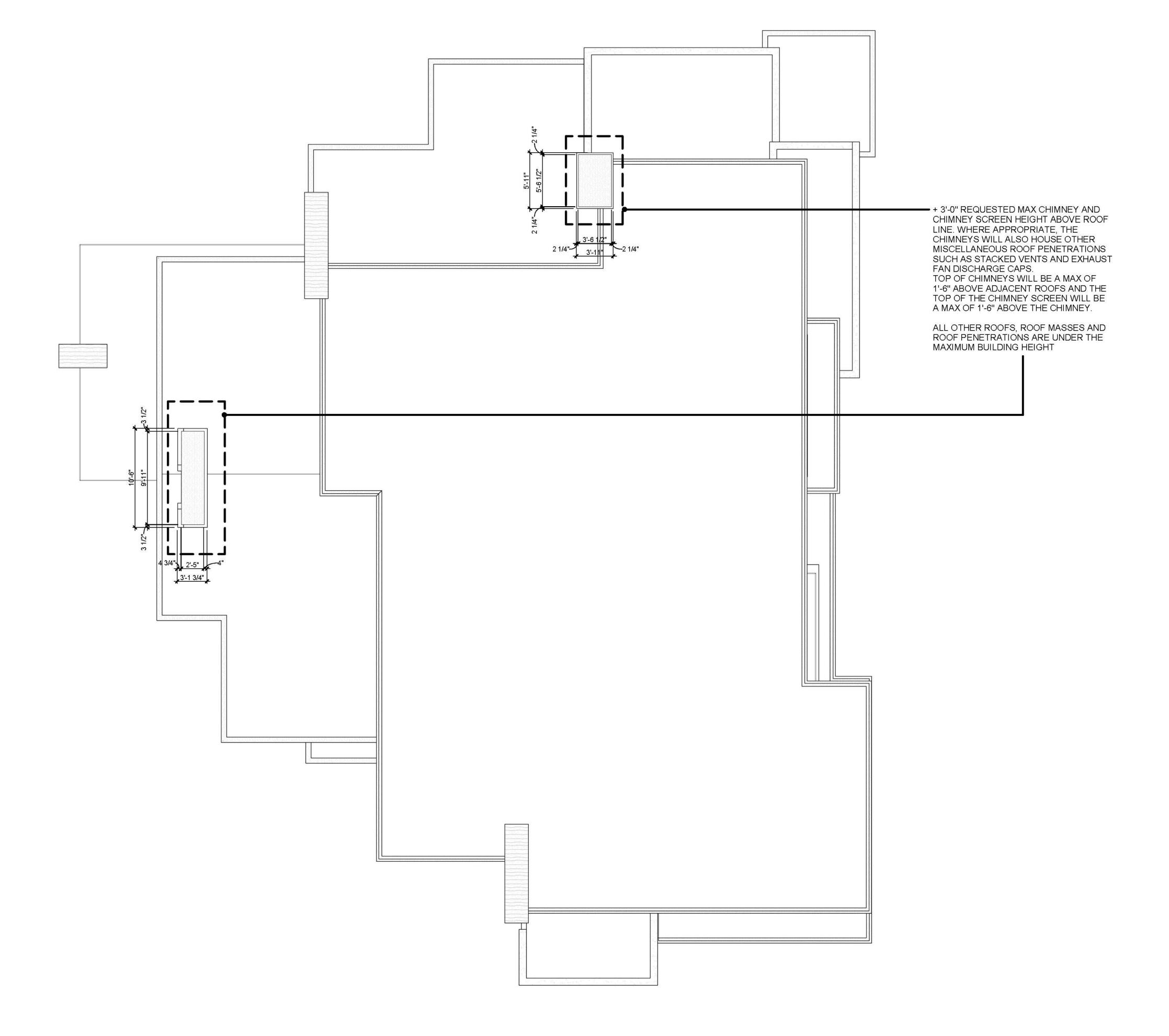
INTERIOR LOTS ONLY





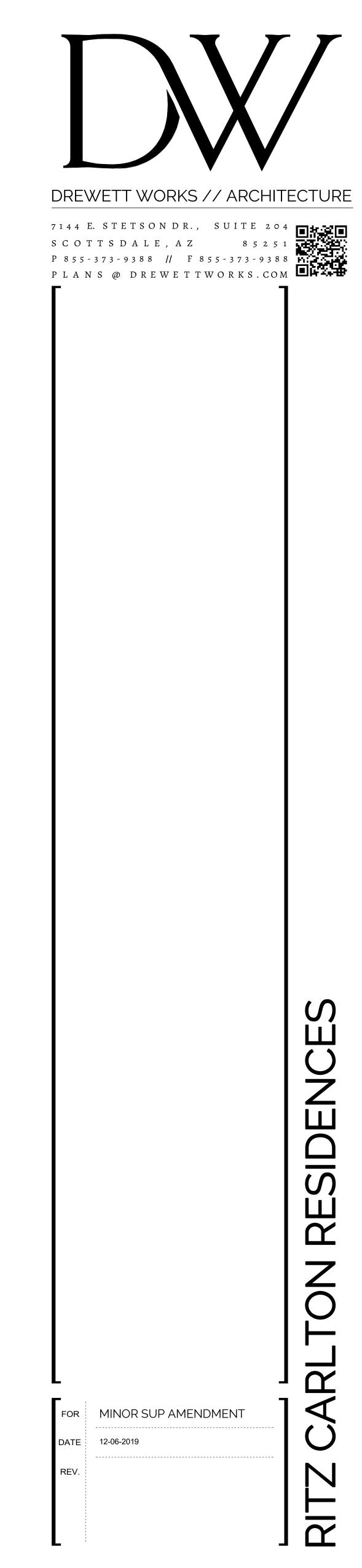






RC-4 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.

INTERIOR LOTS ONLY



ROOF PLAN EXHIBIT - RC4





RC-1 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.

INTERIOR LOTS ONLY



RC-2 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.

INTERIOR LOTS ONLY



DREWETT WORKS // ARCHITECTURE

7144 E. STETSON DR., SUITE 204

SCOTTSDALE, AZ 85251

P855-373-9388 // F855-373-9388

PLANS @ DREWETTWORKS.COM

FOR MINOR SUP AMENDMENT

DATE 12-06-2019

REV.

CHIMNEY HEIGHT EXHIBIT





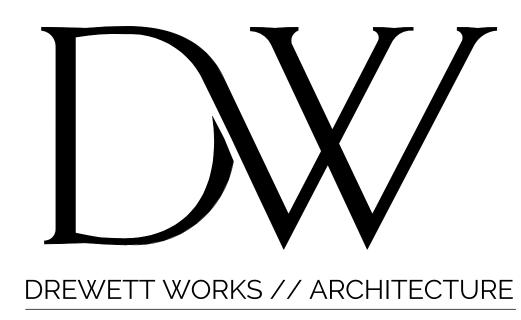
RC-3 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.

INTERIOR LOTS ONLY



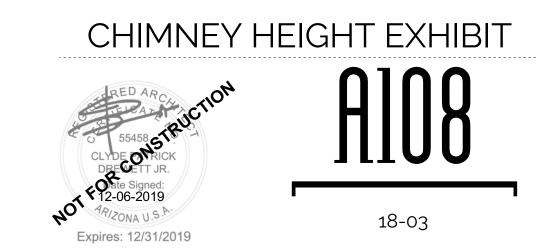
RC-4 MODERN 2 STORY EXAMPLE - 2 CHIMNEYS MAX.

INTERIOR LOTS ONLY



7 1 4 4 E. STETSON DR., SUITE 2 0 4
S C O T T S D A L E , A Z 8 5 2 5 1
P 8 5 5 - 3 7 3 - 9 3 8 8 // F 8 5 5 - 3 7 3 - 9 3 8 8
P L A N S @ D R E W E T T W O R K S . COM

_	
FOR	MINOR SUP AMENDMENT
DATE	12-06-2019
REV.	







THE RITZ-CARLTON RESIDENCES

PARADISE VALLEY

RC 3 - 1 Story Desert Prairie Style Shown









THE RITZ-CARLTON RESIDENCES

PARADISE VALLEY

RC 4 - 2 Story Modern Style Shown









RC 1 - Modern 2 Story Front Elevation









RC 1 - Modern 1 Story Front Elevation









RC 1 - Desert Prairie 2 Story Elevation









RC 1 - Desert Prairie 1 Story Front Elevation









RC 1 - Modernterranean™ 1 Story Front Elevation









RC3 - Modern 2 Story Front Elevation









RC3 - Modern 1 Story Front Elevation









RC3 - Desert Prairie 2 Story Front Elevation









RC3 - Desert Prairie 1 Story Front Elevation

PARADISE VALLEY









RC4 - Modern 2 Story Front Elevation









RC4 - Modern 1 Story Front Elevation









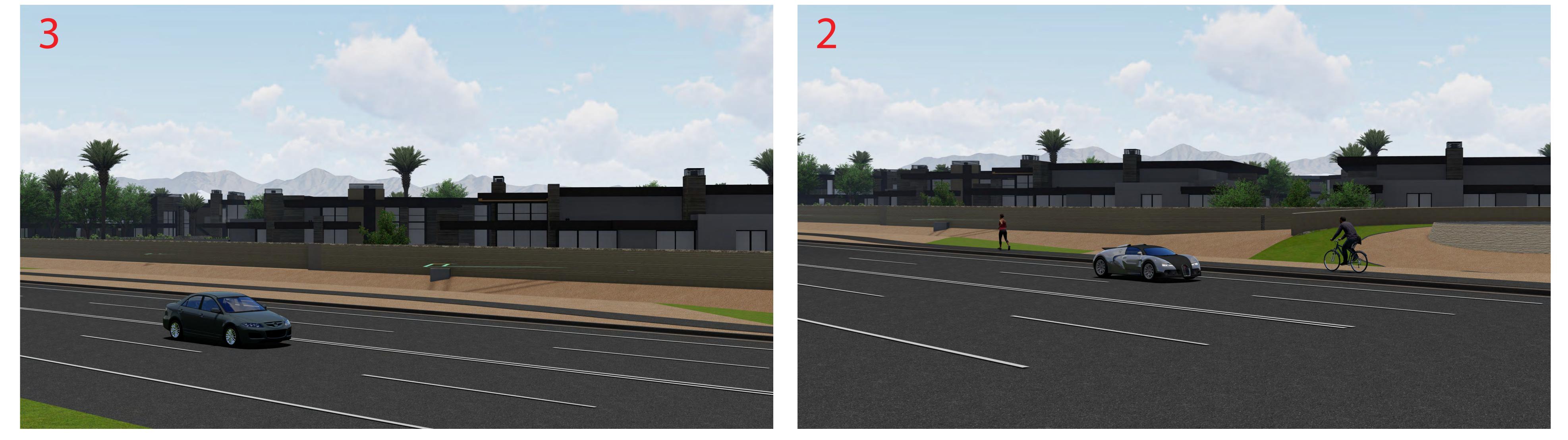
RC4 - Desert Prairie 2 Story Front Elevation













APPENDIX C

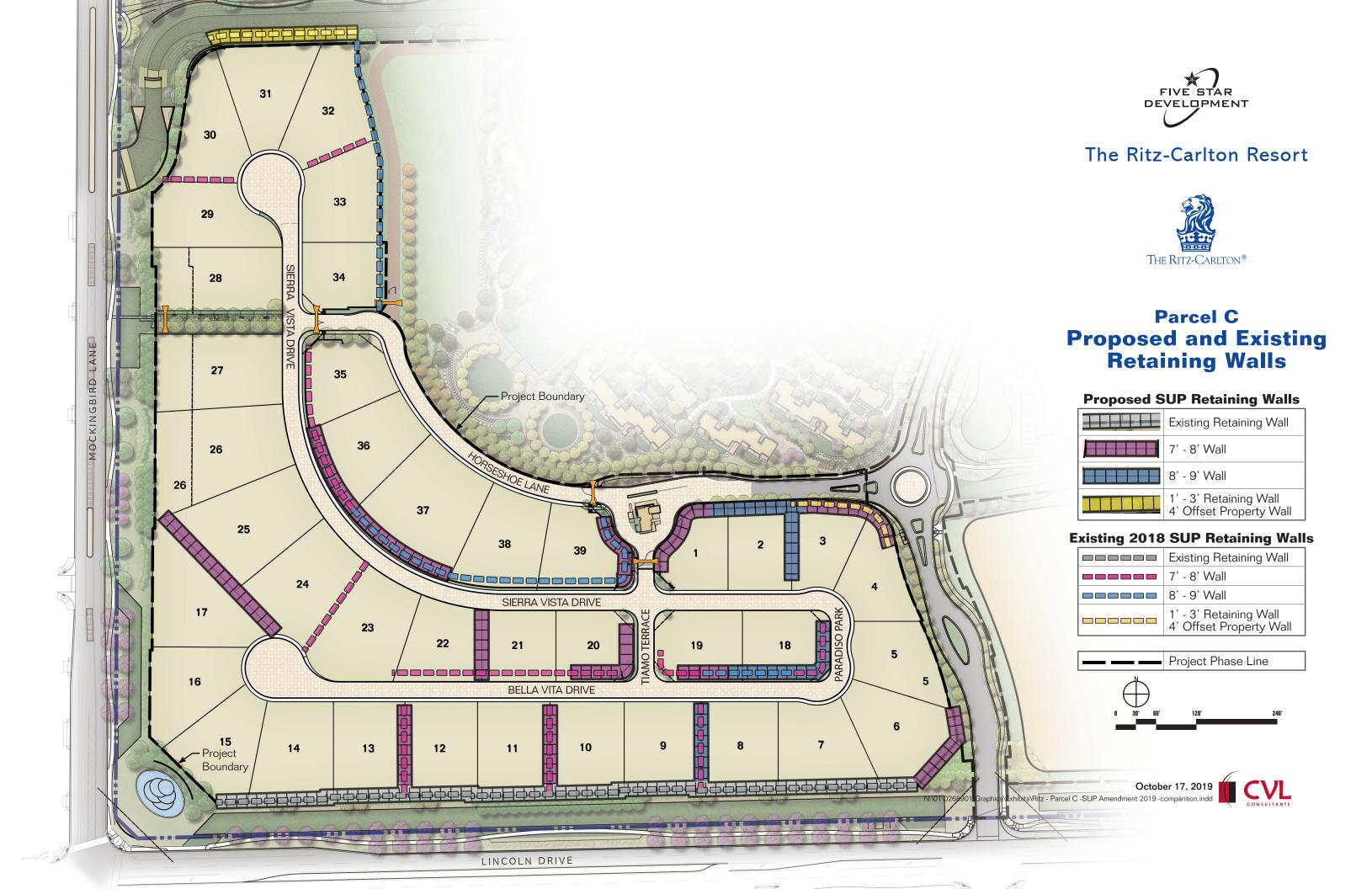
2018 SUP AMENDMENT SUP 18-14

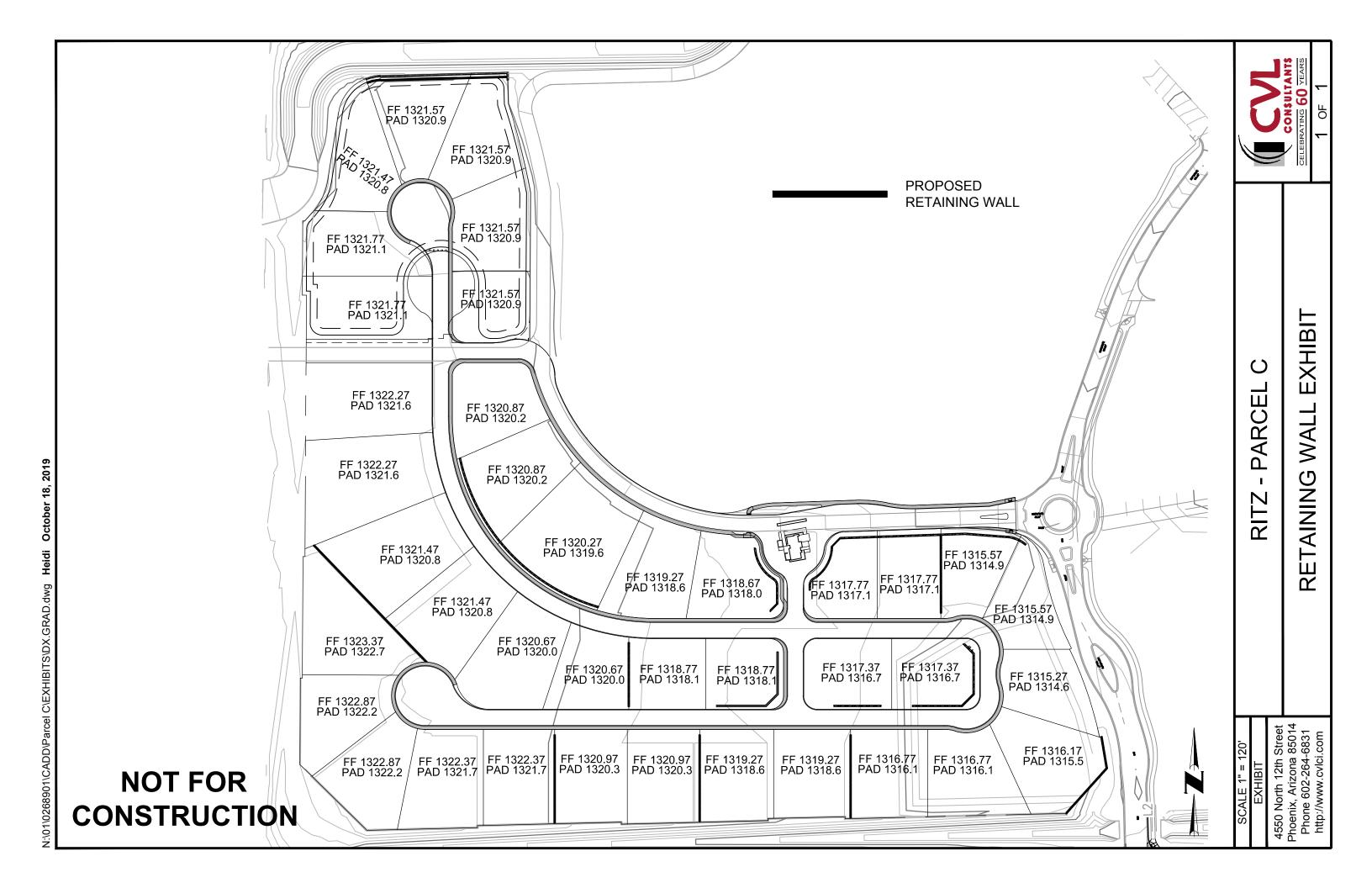


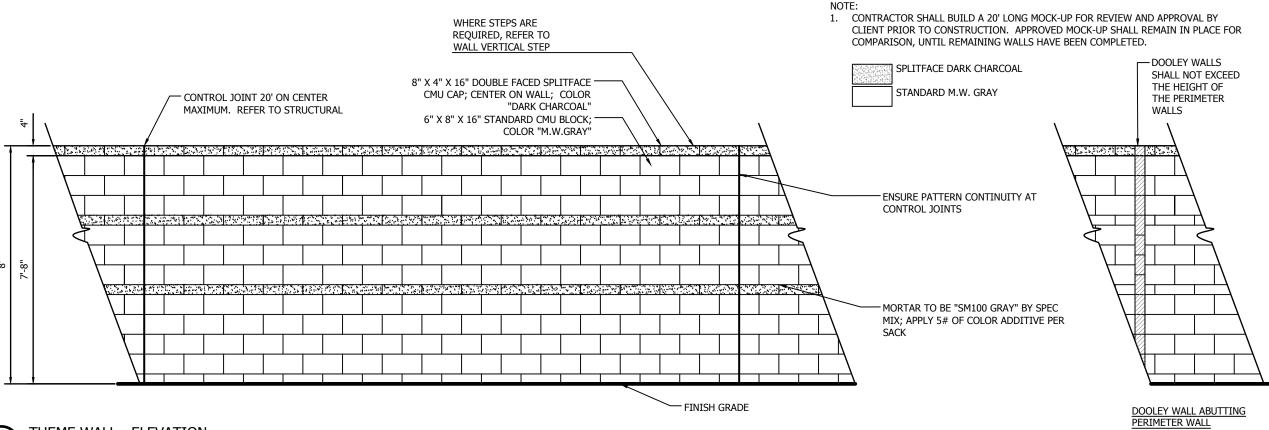
APPENDIX D

EXHIBITS FOR MODIFIED RETAINING WALLS

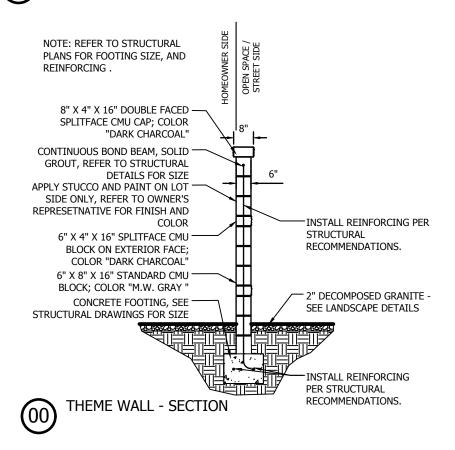




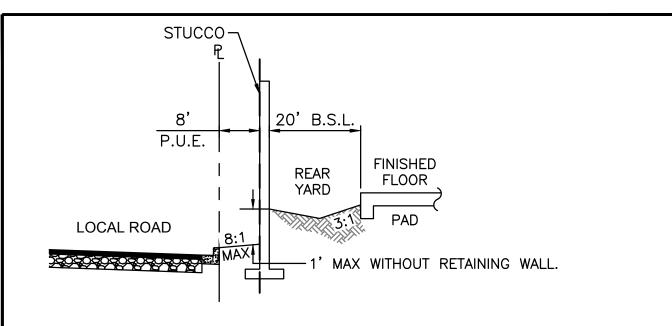




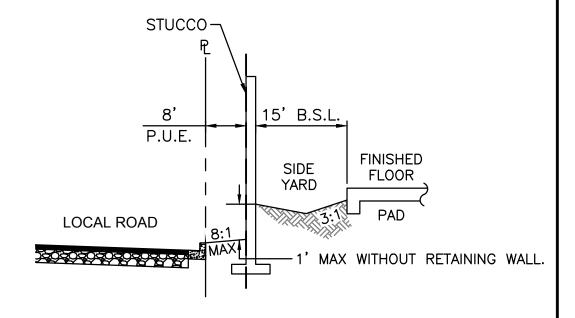
00) THEME WALL - ELEVATION







REAR YARD TO LOCAL STREET



SIDE YARD TO LOCAL STREET

NOT FOR CONSTRUCTION

SCALE = N.T.S.

EXHIBIT

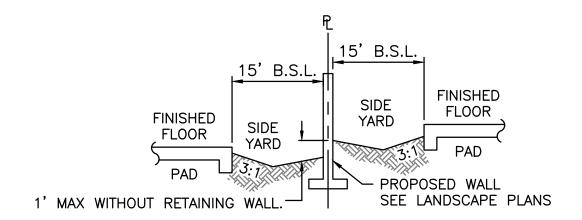
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831

http://www.cvlci.com

RITZ - PARCEL C

GRADING SECTIONS





SIDE YARD TO SIDE YARD MASONRY WALL

NOT FOR CONSTRUCTION

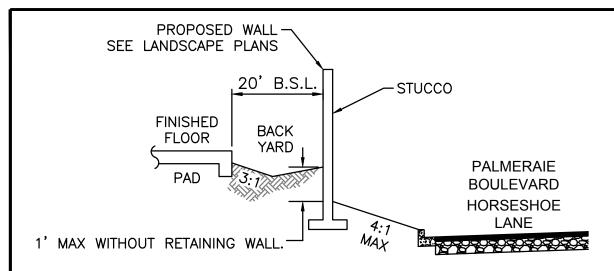
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EXHIBIT

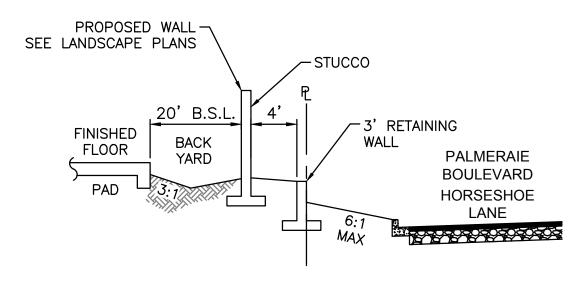
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com RITZ - PARCEL C

GRADING SECTIONS





REAR YARD TO PALMERAIE BLVD./HORSESHOE LANE OPTION 1



REAR YARD TO PALMERAIE BLVD./HORSESHOE LANE OPTION 2

NOT FOR CONSTRUCTION

SCALE = N.T.S. EXHIBIT

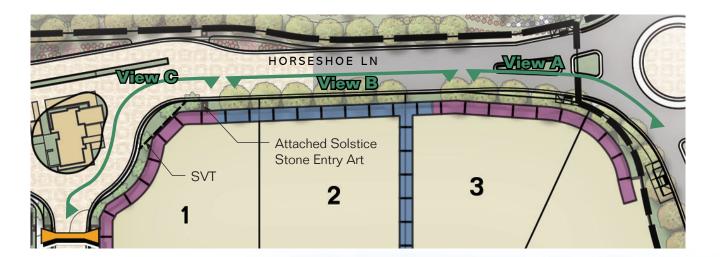
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com RITZ - PARCEL C

GRADING SECTIONS



APPENDIX E

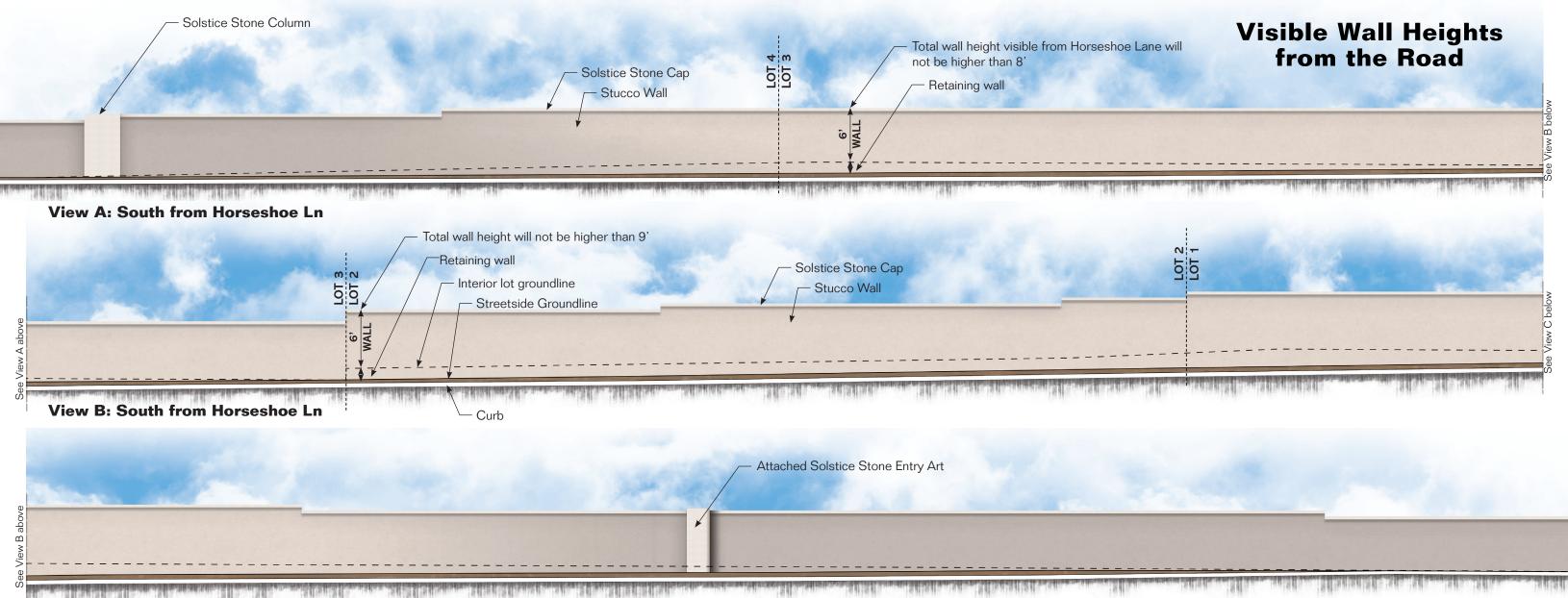
PERIMETER WALL RENDERINGS

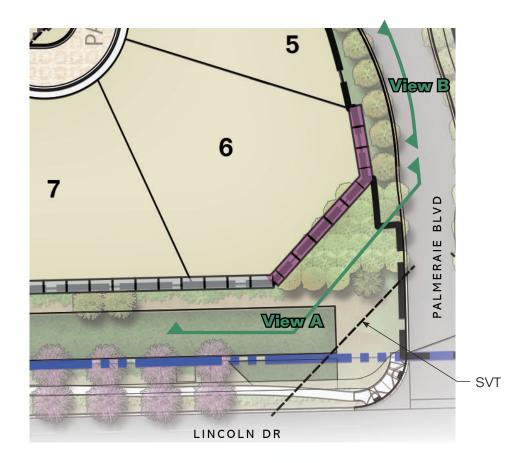




The Ritz-Carlton Resort







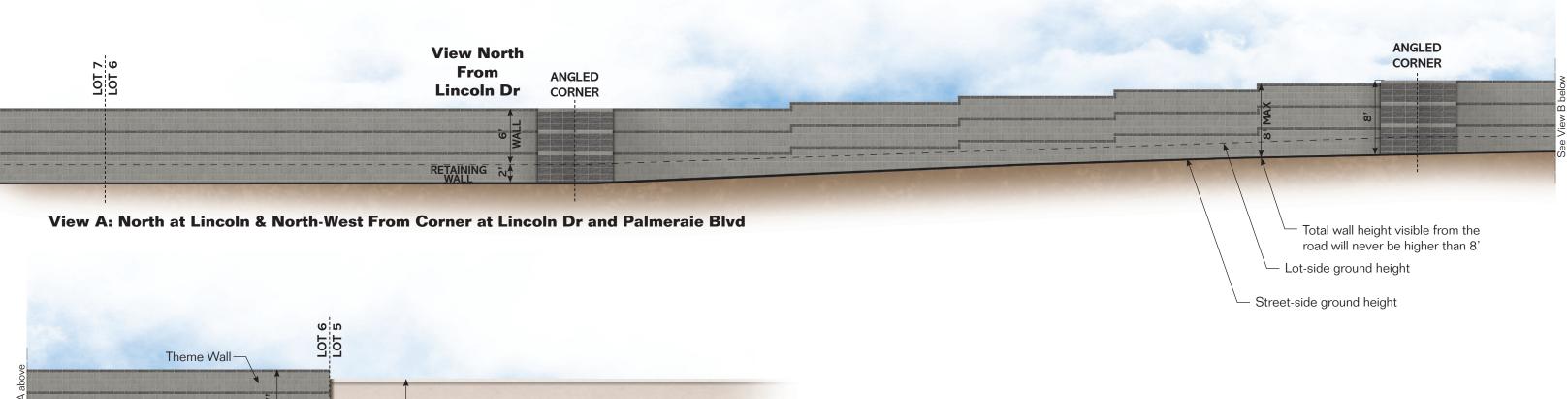
View B: West From Palmeraie Blvd

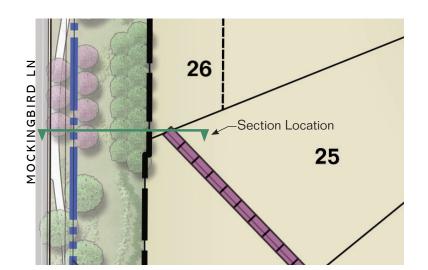


The Ritz-Carlton Resort



Visible Wall Heights from the Road



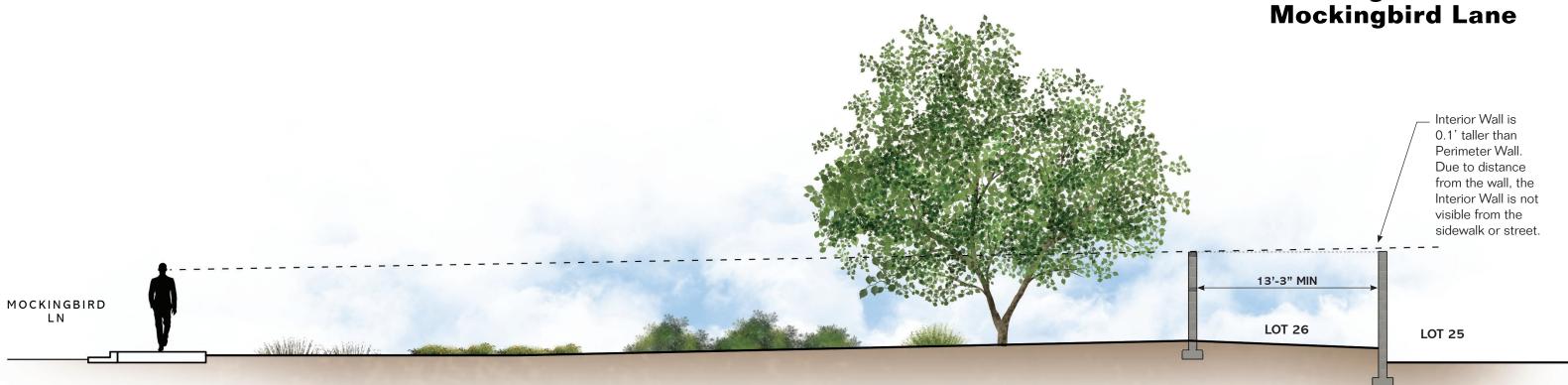




The Ritz-Carlton Resort



View of Interior Retaining Wall From Mockingbird Lane



View North at Section at Lots 25 & 26

APPENDIX F

SITE PHOTOS





- e. A minimum of thirty-three (33) percent of each lot shall be open and pervious, provided that swimming pools (excluding surrounding deck surfaces) shall be deemed to be open and pervious.
- f. Accessory structures that do not exceed six (6) feet in height above Finished Grade, including, but not limited to, pools, barbeques, fire pits, fireplaces, water features and other accessory structures, shall be allowed within the boundaries of each lot, provided they are located in a rear yard screened from public streets. The requirements of the preceding sentence shall not apply to accessory structures adjacent to or visible only from private streets. Accessory structures over six (6) feet above Finished Grade (or under six (6) feet in height but not in an enclosed yard), which may include casitas, gazebos, trellises, and patio covers, shall be allowed on each lot, provided that they comply with the Floor Area limitations shown on Page D-3 of the Approved Plans, are limited to sixteen (16) feet above Finished Grade, and comply with the setbacks on Page F-2 of the Approved Plans.
- g. Accessory structures containing livable square footage shall meet the setbacks for the main home and may not exceed sixteen (16) feet in height as measured from Finished Grade.
- h. House-mounted basketball backboards and pre-fabricated storage sheds shall not be permitted.

AREA C - RESORT-BRANDED HOMES

- 44. Area C may only be improved with up to forty-five (45) detached single-family residential Resort-Branded Homes and uses incidental or accessory thereto, as well as common areas and common use facilities and/or amenities, provided that all such improvements comply with the height and Floor Area limitations shown on Page D-3, and setback limitations as shown on page F-3 of the Approved Plans. Each Owner of a Resort-Branded Home may occupy it, or permit its family and guest(s) to occupy it, or make it available for residential uses. In addition, each Owner of a Resort-Branded Home may voluntarily participate in the Resort Hotel Rental Program and make its Resort-Branded Home available for transient occupancy uses or hospitality uses, at its sole option, under the terms and conditions of the Resort Hotel Rental Program, provided, however, that any rental of any Resort-Branded Home shall only be done through the Resort Hotel Rental Program. The principal guest of a Resort-Branded Home in the Resort Hotel Rental Program shall register with the Principal Resort Hotel. Nothing shall prohibit a Resort-Branded Home from being sold (and thereafter resold) to a third party, or parties, and used as provided herein.
- 45. Resort-Branded Homes are subject to the following requirements:
 - a. Resort-Branded Homes shall be constructed in conformance with the development standards set forth in this Special Use Permit.
 - b. Resort-Branded Homes in the Resort Hotel Rental Program must always meet the requirements of the Acceptable Brand for the Principal Resort Hotel.

- c. Additional walls not shown on the Approved Plans may be constructed on a lot within enclosed private yards, provided they do not exceed six (6) feet in height.
- d. Air conditioners may be installed on roofs, provided they shall be screened and noise attenuated so as to comply with the allowable noise levels as defined in the Town Code provisions relating to noise, as it is amended from time to time. Noise measurement shall include any installed screening or other attenuation devices. Such screening shall be included in the overall height of the structure.
- e. All outdoor lighting shall comply with Town ordinances.
- f. A minimum of thirty-three (33) percent of each lot shall be open and pervious, provided that swimming pools (excluding surrounding deck surfaces) shall be deemed to be open and pervious.
- g. Accessory structures that do not exceed six (6) feet in height above Finished Grade, including, but not limited to, pools, barbeques, fire pits, fireplaces, water features and other accessory structures, shall be allowed within the boundaries of each lot, provided they are located in a rear yard screened from public streets. The requirements of the preceding sentence shall not apply to accessory structures adjacent to or visible only from private streets. Accessory structures over six (6) feet above Finished Grade (or under six (6) feet in height but not in an enclosed yard), which may include casitas, gazebos, trellises, and patio covers, shall be allowed on each lot, provided they comply with the Floor Area limitations shown on Page D-3 of the Approved Plans, are limited to sixteen (16) feet above Finished Grade, and comply with the setbacks on Page F-3 of the Approved Plans.
- h. Accessory structures containing livable square footage shall meet the setbacks for the main home and may not exceed sixteen (16) feet in height as measured from Finished Grade.
- i. House mounted basketball backboards, and pre-fabricated storage sheds shall not be permitted.

AREA D – RESORT RELATED ATTACHED RESIDENCES

- 46. Area D may only be improved with up to fifty-three (53) attached single-family residential Resort Related Attached Residences and uses incidental or accessory thereto, as well as common areas and common use facilities and/or amenities, provided that all such improvements comply with the height, setback, and Floor Area limitations shown on Page D-3 of the Approved Plans. Each Owner of a Resort Related Attached Residence may occupy it or permit its family and guest(s) to occupy it, or make it available for residential uses. Nothing shall prohibit a Resort Related Attached Residence from being sold (and thereafter resold) to a third party, or parties, and used as provided herein.
- 47. Resort Related Attached Residences are subject to the following requirements:

2015 Proposed SUP Overview

Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Average Unit Size Conditioned, sf (9)	PARTICIPATION AND DESCRIPTION OF THE PARTY NAMED IN COLUMN TWO IS NOT THE PARTY NAMED IN COLUMN TRANSPORT NAMED IN COLUMN TWO IS NOT THE PARTY NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO I	Maximum Total Residential Floor Area, sf (4)	Maximum Total Resort Residential Resort Related Floor Area, sf (*)	Maximum Total Residential Floor Area, Floor Area, sf (4) Total Resort Coverage: Ploor Area, Line Area, sf (4) Sf (4) Total Coverage:	Maximum Lot Total Coverage: (Resort Coverage: Proportion Area, Line Area, sf (9)
A	The Ritz-Carlton	18.1	Public Spaces					352,000	352,000 234,000	
	Resort Hotel		200 Hotel Rooms							
	Accessory & Service Structures							15,000	15,000	15,000
A	Ritz-Carlton Resort Villas	11.1	94 Resort Villas					328,000	328,000 149,000	
	- Food & Beverage							32,000	32,000	32,000
	Subtotals - A & A1	29.2				100		727,000	383,000	

		E2		ᄑ		0			C			œ
Total All Parcels (excluding E2)	Subtotals B,C,D & E1	Resort Related Mixed-Use (Deferred)	Resort Related Retail Accessory & Service Structures		Resort Related Attached Residences		Ritz-Carlton Resort Branded Homes			Resort Related Luxury Homes		
99.0	69.8	5.7 (10)		7.2		8.8			22.5			31.3
Post Dedication				To the state of th		53			45			66
							37,605 sf max (9)	14,191 sf avg (9)	12,000 sf min	20,320 sf max (9)	13,540 sf avg (9)	10,000 sf min
				100		2,800			4,000			4,000
972,825	972,825					197,175			309,375			453,750
808,400	81,400		3,000	78,400								
1,131,200	748,200			78,400		94,918			236,250			336,600
26.2%	24.6%			25.0%		24.6%			24.1%			24.7%
			16'	30'		20'/24'/36' (5)			20' /24' (3)			20' /24' (3)

Notes:

Single Family Dwelling Units per Acre

North and Fast of St. Barnabas

South of Indian Bend Road: North of Lincoln Drive:

100 500

ast of Mockingbird Lane:

lota r'arcel B

d,

Gross Acres Net Acres

53.8 ac ⁽ⁿ⁾ 54.5 ac ⁽ⁿ⁾

2.06 1.96 du/ac du/ac

mproved Acres

rarcel C

(from post dedication property lines)

Area Setbacks

lotal Proposed Resort Related

1,768,700 st 960,300 808,400 Total Square Footage

- Area coverage is calculated using drip line of structures including trelises at ESSA coverage. Current area coverage values are an approximation. Area Coverage in Area 3 and Area Civil the permitted up to the limits established by the maximum Hoor Area (or each area.
- (a) Residential lots adjacent to public roadway are limited to one story and a 20' maximum neight. Specific lots are depicted on Page I-2 and I-3. the maximum heights indicated are measured from finish grade. Finish grade is no more than 2' above existing grade or as depicted on Page E-6 and/or H Page H-6.

7) Pre-dedication acreage including the 1.1 acres earmarked for the Lincoln Drive right-of-way

Post-dedication acreage excluding the 1.1 acres earmarked for the Lincoln Drive right-of-way 36' (tiree story) height only occurs as a buffer along the easierh border. Third floor: interior area will not exceed 50%, exterior covered will not exceed 10%, exterior incovered will not exceed 10% of the second floor area. One story units are limited to 20' in height, two story units are limited to 24' in neight. See Page F-4 for specific unit height limitations.

improved Acres include landscaped right-of-way (to the back of curp) in addition to the perimeter Area Setbacks

(10) The acreage for Area E2 is excluded from the overall Area Coverage calculation

Illustrative values only

- Cross area including al-grade garages, patios, trellises, overhangs but excluding fully subterranean basements

(10)

dedication dedication

FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
Approved Plans

December 21, 2015





Traffic Engineering

10605 N Huyder Road | Sec 140 Scottsdale, AZ 85260-5595 480.659.4250 contact: Davir Carter

4550 N 12th St Phoens, AZ 85014 602:264-6831 contact Ryan Wood

957 Industrial Road | Ste C Sair Carlos, CA 94070 650.851.8610 contact Peter Plason

CVL CONSULTANTS MASON ARCHITECTS NELSEN PARTNERS WITHEY MORRIS, PLC Guil Landscape, Plumning, & Survey, Architecture & Master Planning Mixed-Use Architecture Land Use & Zoning Attorney

15210 N Scottschafe Birl | Sie 300 | 2525 E Arubria Billimate Cir | Sie A-212 Soottschafe, AZ 85254 | Phochis, Arubria 85016 | 480,949,0800 | 602,230,0000 | cortact: George A Pictura | contact: Jason' Plants



George Burton Planner Town of Paradise Valley 6401 E. Lincoln Drive Paradise Valley, AZ 85253

Dear Resident:

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a public hearing at **6:00 p.m. on Tuesday, January 7, 2020**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC HEARING: Consideration of an application requesting a Minor Amendment to the Special Use Permit for the Five Star/Ritz Carlton Resort to allow for modifications to the building height, setbacks, and wall heights in Area C (The Resort Branded Homes). The amendment will allow chimneys and roof screens to extend 3' above the building height limit, will allow basement lightwells to extend a maximum of 5' into the building setbacks, and modify retaining the wall heights. The subject property is located at 7000 E. Lincoln Drive; generally boarded by Lincoln Drive to the south, Mockingbird Lane to the west, Indian Bend Road to the north and the City of Scottsdale to the east (including, but not limited to Assessor's Parcel Numbers 174-58-410 through 174-58-449).

If you have any questions about this application, please call the Community Development Department at 480-348-3525.

Sincerely,

George Burton

Planner

date.

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

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

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at https://paradisevalleyaz.legistar.com/Calendar.aspx. You may also contact the staff liaison, George Burton on this application at gburton@paradisevalleyaz.gov or 480-348-3525 at any time before the scheduled meeting

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174-69-0018 Scottsdale Plaza Resort Uc 174-50-007D Florin & Adriana Galdici 174-59-012 Michael & Joy Othibus	Trible T	85253- 7400 E Mcconmick Pio 85253-3624 7115 E Mockingbird Lr 85253-4409 7045 N 697h PI	y Scottsdale Paradise Valley Paradise Valley	AZ 85258-2904 AZ 85253- AZ 85253-4409		7300 6979	398573 Common Area (Commercial, Not Shopping Center Or Association Assent.) 47175 Single Family Residential 51879 Single Family Residential	Adobe Ranch Unit 1	N 9/30/1994 N 2009 6/2/2009 1500000 Y 2017 12/1/2017 3800000 Y 1961 7/15/2019 4650000 Y 2017 4/4/2016 820000
174-50-013 Joseph Fernaro & Sharon Graystone 174-50-014 Clayton Coady & Clayton W Coady Living Trust 174-50-015 Gloria & Gloria Stakemiller	7035 N 697h PI Paradise Valley AZ 6940 E Indian Bend Rd Paradise Valley AZ 6924 E Indian Bend Rd Paradise Valley AZ	85253-4409 7035 N 697h PI 85253-4437 6940 E Indian Bend Rd 85253-4437 6924 E Indian Bend Rd	Paradise Valley Paradise Valley Paradise Valley	AZ 85253-6409 AZ 85253-6437 AZ 85253-6437	(480) 991-7363	2049 6655 2327	47935 Residential (General) (Single) 43494 Single Family Residential 44135 Single Family Residential	Adobe Ranch Unit 1 Adobe Ranch Unit 1 Adobe Ranch Unit 1	Y 1961 7/19/2019 4650000 Y 2017 4/4/2016 820000 Y 1962 12/17/1999
174-50-016 Soul Investment Properties II Lic 174-50-019 Canad Manor Az Inc	7019 N 69Th PI Paradise Valley AZ 7008 N 69Th PI Paradise Valley AZ	85253-4409 4250 N Drinkwater Bh 85253-4410 930 Jefferson Ave 3Rd	d Scottsdale Fir Winnipeg	AZ 85251-3982 XX -		6494 6169	SCOSO Residential (General) (Single) 43560 Single Family Residential	Adobe Ranch Unit 1 Adobe Ranch Unit 1	N 2018 9/4/2019 4050000 N 2016 9/6/2018 3000000
174-50-024 Bain Family Trust & Kathryn Bain 174-50-025 Sunita Krishna	7117 NG8Th PI Paradise Valley AZ G807 E Meadowlark Ln Paradise Valley AZ	85253-3645 7117 N G8Th PI 85253-3646 6807 E Meadowlark Lr	Paradise Valley Paradise Valley	AZ 85253-3645 AZ 85253-3646		5900 4001	42382 Single Family Residential 45025 Single Family Residential	Hummingbird Court Coyote Tracks	Y 1996 8/15/2014 Y 1996 3/18/2011 1060000 Y 1995 3/26/1998 1075000
174-50-007 Gary & Cornie Mitchell 174-50-009 Alan & Cindy Stoner	6853 E Meadowlark Ln Paradise Valley AZ 6820 E Meadowlark Ln Paradise Valley AZ	85253-3646 6853 E Meadowlark Lr 85253-3615 7154 W Eugle Ave	Paradise Valley Peoria	AZ 8223-3645 AZ 8223-3645 AZ 8223-3646 AZ 8223-3646 AZ 8223-3646 AZ 8323-3646 AZ 8323-3649 AZ 8323-4659	(310) 497-8979	4740	41509 Single Family Residential 54798 Residential-Vacant Land	Coyote Tracks Coyote Tracks 2	Y 1995 8/14/2009 N 4/11/2017 908000
174-50-001 Vatorick & Usane Internal 174-50-002 Carber Insurtaineth Partnership Usa 174-50-003 Aksah & Meenakshi Makkar	7008 N 68Th PI Paradise Valley AZ 7005 N 68Th PI Paradise Valley AZ	85253-4459 215 1300 8Th St Sw 85253-4461 7005 N 68Th PI	Calgary Paradise Valley	XX - 85253-4461		4845 6245 6795 5117 6279 8412 7223 8018 6438 5612 4383 5012 4383 5175 6798 5012 2249 4185 2871 2868	45094 Single Family Residential 46025 Single Family Residential 45128 Single Family Residential	Adube Ravith Unit 1 Adube farmh Unit 1 Hammengland Gourt Copylor Tadub Copylor Tadub Copylor Tadub Copylor Tadub Copylor Tadub Copylor Tadub Adube (Copylor Tadube Adube Adube Adube (Copylor Tadube Adube A	Y 1998 7/15/2011 1222000 N 1998 9/22/2014 2700000 Y 2000 1/25/2019
174-50-014 Shr Revocable Trust 174-50-016 Richard & Robin Holway 174-50-040 Aperia Lic	6814 Eindlan Bend Rd Paradise Valley AZ 7036 N 697h Pl Paradise Valley AZ 7050 N 697h Pl Paradise Valley AZ	85253-4402 6814 E Indian Bend Rd 85253-4410 7036 N 697h PI 85253-4410 350 E Virginia Ave	Paradise Valley Paradise Vily Phoenix	XX	(602) 828-0074	5117 6279 8412	43611 Single Family Residential 43621 Single Family Residential 45572 Single Family Residential	Mockingbird Estates Adobe Ranch Unit 1 Amendment A Hummingbird Place	Y 1998 1/10/2001 1355000 Y 2015 3/28/2014 825000 N 2008 3/12/2010
174-51-002A Christopher & Irene Biggs 174-51-002B Charles & Kelly Paquelet 174-51-002C Misvat Uc	6641 E Meadowlark In Paradise Valley AZ 6629 E Meadowlark In Paradise Valley AZ 6601 E Meadowlark In Paradise Valley AZ	85253-3620 6641 E Meadowlark Lr 85253-3620 1200 N Mayfair Rd Ste 85253-3620 Po Box 782050	Paradise Valley 250 Milwaukee Wichita	AZ 85253-3620 WI 53226- KS 67278-2050	(262) 443-0705	7223 8018 6438	66254 Single Family Residential 66821 Single Family Residential 67822 Single Family Residential	Hummingbird Place	Y 2000 3/13/2014 3600000 N 2003 8/27/2010 386800 N 2000 4/34/2017 2660000 N 1999 7/8/2013 1825000
	6717 E Meadowlark Ln Paradise Valley AZ 6659 E Meadowlark Ln Paradise Valley AZ	85253-3657 1661 Worthington Rd 85253-3620 6659 E Meadowlark Ln	West Palm Beach Paradise Valley	FL 33409-6488 AZ 85253-3620		5612 6012	(601) Single Family Residential (602) Single Family Residential (603) Single Family Residential (604) Single Family Residential (605) Single Family Residential (605) Single Family Residential (606) Weight Single Family Residential (607) Single Family Residential (608) Single Family Residential (608) Single Family Residential (609) Single Family Residential (600) Single Family Residential (600) Single Family Residential		N 1999 7/8/2013 1825000 Y 1999 4/13/2012 2100000
174-51-020 Eltaral Martyn S it 174-51-021 Meadowlark Lane Revocable Trust 174-51-022 Hermant & Vinta Patel		85253-3603 Po Box 4154 85253-3621 6650 f Meadowlark Lr 85253-3621 6610 f Meadowlark Lr	Scottsdale Paradise Valley Paradise Valley	II. 3300-6489 AZ 2014-4154 AZ 2014-4154 AZ 2013-30-301 AZ 2014-4154 AZ 2013-30-301 AZ 2013-30-301 AZ 2013-30-302 AZ 2013-302 AZ 2		4383 5175 6798	41532 Single Family Residential 44474 Single Family Residential 43603 Single Family Residential	Hummingbird Vista Hummingbird Vista Hummingbird Vista	Y 1985 4/20/2007
174-51-023 Todd & Christle Peters 174-51-025 Rosemarie Dalonzo & The Bruno J Dalonzo & Rosemarie Dalonzo 174-51-026 Kbr Family Trust	5610 E Meadowlark Ln Paradise Valley AZ 7126 N 667h Pl Paradise Valley AZ 6500 E Meadowlark Ln Paradise Valley AZ 6501 E Meadowlark Ln Paradise Valley AZ 6543 E Meadowlark Ln Paradise Valley Paradise Valley AZ 6543 E Meadowlark Ln Paradise Valley	85253-3603 241 Saddleback Dr. Ne 85253-3621 6600 f Meadowlark Lr 85253-3619 6563 f Meadowlark Lr	Paradis Valley Grand Rapids Paradis Valley	MI 49525-3495 AZ 85253-3621 AZ 85253-3619		5032 2249 4185	41523 Single Family Residential 44866 Single Family Residential 44736 Single Family Residential	Hummingson vota Hummingslot Vista Hummingslot Vista Hummingslot Vista Hummingslot Vista Hummingslot Vista Hummingslot Vista Hummingslot Vista Hummingslot Vista	N 2015 11/4/2015 2958000 Y 1973 4/12/2010 Y 1981 4/22/2005 1425000
174-53-027 Strom Family Trust & Maureen Strom 174-53-028 Matthew Bernett 174-53-030C Certwis Stanfield Service Company Lic	6515 E Meadowlark Ln Paradae Valley AZ	85253-3619 6543 E Meadowlark Ir 85253-3619 6515 E Meadowlark Ir 87353 2538 E Beerbout Ct	Paradise Valley Paradise Valley Chandler	AZ 85253-3619 AZ 85253-3619 AZ 85249-3513			44736 Single Family Residential 61027 Single Family Residential 6027 Single Family Residential	Hummingbird Vista Hummingbird Vista Hummingbird Vista	Y 1985 6/16/2016 Y 1976 4/28/2016 1515000
174-51-030D Zucker Family Trust 174-51-033 P V Az Ascension Lutheran Church Inc	E-64 E Mesdewink La	85253- 2528 E Beechnut Ct 85253-3619 6544 E Meadowlark Ir 85253-3625 7200 N Mockingbird I.	Paradise Valley Paradise Valley	AZ 85253-3619 AZ 85253-3625		5091 25000	48700 Single Family Residential 274732 Religious, Church, Worship (Synagogue, Temple, Parsonage)	Hummingblid Vista Meadowlark Acres Lot 1-3 Meadowlark Acres Lot 1-3 North Mockingblid Court	Y 1973 7/19/2016 3843 Y 1973 4/17/2002
174-51-005 Ellingon Family Trust & Coward Family Trust 174-51-006 Laub Jon I Tr & Laub Sheryl Tr 174-51-007 David Zowine & Zowline Family Trust	7100 N Mockingbird Ln Paradise Valley AZ 6700 E Meadowlark Ln Paradise Valley AZ 6700 E Arnoyo Ct Paradise Valley AZ 6752 E Arnoyo Ct Paradise Valley AZ	85253-3614 6700 E Meadowlark Lr 85253-4425 6760 E Arroyo Ct 85253-4425 6752 E Arroyo Ct	Paradise Valley Paradise Valley Paradise Valley	AZ 85253-3614 AZ 85253-4425 AZ 85253-4425	(602) 881-1406	25000 3530 4594 4885 5699 5044 8978	49/23/2 Single Family Residential 44/23/2 Single Family Residential 44/21/2 Single Family Residential		
174-51-038 James & Sieghanie Verdoorn 174-51-039 Donald Bloom & Roseann Balow 174-52-005C Air Plex Revocable Trust	6743 E Arroyo Ct Paradise Valley AZ 6767 E Arroyo Ct Paradise Valley AZ 6440 E Indian Bend Rd Paradise Valley AZ	85253-4425 6743 E Arroyo Ct 85253-4425 6767 E Arroyo Ct 85253- 118 Rumway Rd	Paradise Valley Paradise Valley Friedens	AZ 85253-6425 AZ 85253-6425 PA 15541-7417		5699 5044 8978	49019 Single Family Residential 44109 Single Family Residential 256263 Single Family Residential	North Mockingbird Court North Mockingbird Court	Y 1997 3/24/2003 1355000 Y 1996 12/1/2003 1575000 Y 1995 4/14/1998 825000 N 1995 10/2/2009
174-52-006 Phoenix City Of 174-52-007 Melvin & Amanda Comstock 174-52-008 Michael Faraji	6440 Einclain Bend Rd Paradise Valley AZ 6530 E Meadowlark Lin Paradise Valley AZ 6544 E Indian Bend Rd Paradise Valley AZ 7026 N 661h 52 Paradise Valley AZ	85253- 118 Rumway Rd 85253-3619 251 W Washington St 85253-4304 6544 E Indian Bend Rd 85253-3600 Po Box 9900		AZ 85003- AZ 85253-4304 GA 92067-4900		2522 4652	4067 Warehouse (Industrial) 43821 Single Family Residential 47828 Single Family Residential	High Horizons Lot 1 & 2 High Horizons Lot 1 & 2 Panorama Estates Lot 1-5 Tract A	N 9/10/2003 Y 1958 11/15/2001 N 1984 5/3/2017 1350000
174-53-001F Primrose Valley Properties Llc		85253-4303 P0 80X 121 85253-4303 6514 E Cactus Wren R	Frieders Paradise Valley	PA 15541-0121 AZ 85253-4349		6793	47212 Signal and Sectional Conference of Con	Panorama Estates Lot 1-5 Tract A	N 12/N/2006 225000 N 5/15/2003 3200000 N 1994 3/27/2007 3100000
174-53-007K Rebecca Roseman & Rebecca Nassikas 174-53-009A Mr Bluebirds Shouder Lic 174-53-010A Underhill Property Trust & Kelly Kestenbaum	GOALL ISBANI BEED AND PARAMETERS VARIES AND	85253-4218 Po Box 26447 85253-4314 6061 E Caballo Dr 85253-4349 Po Box 22083	Scottsdale Paradise Valley Phoenix	PA 15544-0121 AZ 8223-4490 AZ 8225-0124 AZ 8225-0144		5702	101756 Single Family Neukontrail 1337 Residential Vacant Land 46565 Single Family Residential	Vista Del Camello Lot 1-3 Vista Del Camello Lot 1-3 Vista Del Camello Lot 1-3	N 1/27/2011 3500000 N 1962 12/5/2014 1725000
174-53-011 Jeannie Mafford 174-53-012 Edward Woltenhek & Alexandria Mccaffery 174-53-013 Wej24k Lic	6514 E Cactus Wren Rd Paradise Valley AZ 6400 E Joshua Tree Ln Paradise Valley AZ 6418 E Joshua Tree Ln Paradise Valley AZ	85253-4338 6400 E Joshus Tree Ln 85253-4338 7141 E Rancho Vista D	Paradise Valley Paradise Valley Scottsdale West Des Moines	AZ 85253-4349 AZ 85253-4338 AZ 85251-1481		5468 6360 7705 5646 5389	44910 Single Family Residential 44213 Single Family Residential 48743 Single Family Residential	Vista Del Camello Lot 1-3 La Place Unit 2 Lot 1-6 La Place Unit 2 Lot 1-6	Y 1987 6/3/1994 Y 1998 3/1/2016 2200000 N 1988 8/26/2018 2500000 N 1999 6/5/1998 500000
174-53-014 Gerald Kirke & Gerald M Kirke Revocable Family Trust 174-53-015A Kenneth Warzynski 174-53-0158 Wayne Doran & Mary Keane Doran	6424 E Joshua Tree Ln Paradise Valley AZ 6440 E Joshua Tree Ln Paradise Valley AZ	85253-4338 5465 Mills Chic Pkwy 85253-4338 6440 E Joshus Tree Ln 85253- 6440 E Joshus Tree Ln	West Des Moines Paradise Valley Paradise Valley	IA 50266-5318 AZ 85253-4338 AZ 85253-4338			45737 Single Family Residential 79235 Single Family Residential 474 Single Family Residential	La Place Unit 2 Lot 1-6 La Place Unit 2 Lot 1-6 La Place Unit 2 Lot 1-6	Y 1995 9/29/2017 1890000 N 3/12/2003
174-53-017 Mark & Mauri Congleton 174-53-027 Anila Parvataneni	6401 E Inchus Tree In Peredica Valley 47	85253-4341 6401 E Joshus Tree Ln 85253-4360 6418 E Joshus Tree Ln	Paradise Valley Paradise Valley Paradise Valley Paradise Valley Paradise Valley Paradise Valley	AZ 85253-4341 AZ 85253-4338		4181	47219 Single Family Residential 44866 Residential-Vacant Land	La Place Unit 2 Lot 1-6 Vista Carnello	Y 1994 2/16/2012 1387500
110-10 Conditions & Conditions & Condition & Condition & Conditions & Condition & Conditio	6410 E Cactus Wiren PI Paradise Valley AZ 6735 M 6515 PI Paradise Valley AZ 6735 M 6515 PI Paradise Valley AZ 6720 M 6515 PI Paradise Valley AZ 6750 E Cactus Wiren PI Paradise Valley AZ 6505 E Cactus Wiren PI Paradise Valley AZ 6505 E Cactus Wiren PI Paradise Valley AZ 6505 E Cactus Wiren PI Paradise Valley AZ	85253-4365 6735 N 65Th PI 85253-4365 6725 N 65Th PI 85253-4365 4932 5 Elizabeth Cir	Paradise Valley Englewood	AZ 85253-4365 AZ 85253-4365 CO 80113-7149		5494 6982 4851 7200 6529 6265	G2223 Single Family Residential 44408 Residence Visuan Leuf 44408 Residence Visuan Leuf 44408 Residence Visuan Leuf 4441 Single Family Residential 4441 Single Family Residential 4440 Single Family Residential 4440 Single Family Residential 4440 Single Family Residential 4440 Re	Vata Del Carmello (at 2-1 La Pilece Inita 2 (at 1-6 La Pilece Inita 2 (at 1-6 Vata Carmello Vata Carmell	Y 2000 6/20/1997 327500 N 1997 6/15/2016
174-53-033 Garduno Revocable Trust 174-53-034 Rushda Mumtaz 174-53-035 Dubrul 20 Yr Res Tr & Cubrul 15 Year Res Trus	6555 E Cachus Wren PI Paradise Valley AZ 6505 E Cachus Wren PI Paradise Valley AZ 6445 E Cachus Wren PI Paradise Valley AZ	B3233-4485 6725 M63Th PI B3233-4485 4922 Stillubeith Cir B3233-483 6555 C Cattau Wiren PI B3233-483 6555 C Cattau Wiren PI B3233-483 6445 C Cattau Wiren PI B3235-480 6445 C Cattau Wiren PI B3233-486 6221 M Sadde Rost Di B3233-486 6365 C Cattau Wiren RI B3233-486 6365 C Cattau Wiren RI B3233-486 6365 C Cattau Wiren RI B3233-486 6365 C Cattau Wiren RI	Englewood Paradise Valley Paradise Valley Paradise Valley Scottsdale	CO 80113-7149 AZ 85253-4961 AZ 85253-4963 AZ 85253-4963 AZ 85253-4079 AZ 85018-1829 MI 49770-8653 AZ 85253-4064		7200 6529 6265	Navies - Single Family Residential 45607 - Single Family Residential 45389 - Single Family Residential	vista camello Vista Camello Vista Camello	Y 1996 3/29/2007 3250000 Y 1994 3/29/2019 2160000 Y 1995 8/15/2006
174-53-039 Robert Panderka		85253- 5101 N Casa Blanca Dr 85253-4360 5221 N Saddle Rock Dr 85253-4366 6344 Bay Ridge Dr	Scottsdale Phoenix Petoskey	AZ 85253-6979 AZ 85018-1829 MI 49770-8453			36788 Residential Condominium Development (Association Assessment) 50790 Single Family Residential 56192 Single Family Residential	Vista Camello Vista Camello Vista Camello Vista Camello Lot 2 And 3 Replat 2Nd Judson	N 8/11/1993 N 1995 4/11/2018
	6697 E Cachus Wren Rd Paradise Valley AZ 6685 E Cachus Wren Rd Paradise Valley AZ 6673 E Cachus Wren Rd Paradise Valley AZ 6651 E Cachus Wren Rd Paradise Valley AZ	85253-4366 6685 E Cachui Wren R 85253-4366 4923 S Kimbark Ave 85253-4366 2431 E 615t St	Scottsdale Chicago		(480) 907-7480	9042 6748 9479 8471 6927 8638	20.02 Single ramly installations 20.03 Single ramly installations 20.04 Single ramly installations	Judson Judson Judson	N 2013 9/26/2017 Y 2008 7/23/2009 4885000 N 2007 4/17/2009 4000000 N 2004 1/11/2006 3675000
174-54-005 James & Sandra Raynolds àr 174-54-006 Jon & Mildred Shant 174-54-007 Philipp Will Revocable Trust 174-54-008 Ronald & Elisa Houser	6651 Cactus Wren Rd Paradise Valley AZ 6617 E Cactus Wren Rd Paradise Valley AZ 6601 E Cactus Wren Rd Paradise Valley AZ	85253-4366 2431 E 635t 52 85253-4366 504 W Harmony PI 85253-4366 2700 Midwest Dr	Chicago Tulsa Chandler Onalaska	AZ 85248-5137	(resul 3027-7400)		SCOS Single Family Residential 80586 Residential-Vacant Land	Judson Judson	N 2005 8/3/2016 N 2/12/2019 2500000
	6624 N 66Th PI Paradise Valley AZ 6632 N 66Th PI Paradise Valley AZ 6638 N 66Th PI Paradise Valley AZ	85253-4332 7400 E Crestine Cir 85253-4332 6632 N 667h PI 85253-4332 6638 N 667h PI	Greenwood Village Paradise Valley Paradise Valley	CO 80111-3652 AZ 85253-4332 AZ 85253-4332		7069 7631 10071	.rs-445 Single Family Residential 68127 Single Family Residential 67648 Single Family Residential	Judson Judson Judson	N 2008 6/7/2012 V 2006 11/14/2011
174-54-011 Uir Management Lic 174-34-012 Mecaliferty Living Trust 174-54-013 Parasher Femily Trust 174-54-015A Barbara Wick & The Barbara Wick Survivors Trust	SECTION Production A	B323-4866 2431 E 8151:2 B323-4866 504 W Harmony PI B323-4866 2700 Midwest Dr B323-4312 7400 C Fersitine Cr B323-4312 6431 N 667h PI B323-4312 6431 N 667h PI B323-4312 721 E FORM Dr B323-432 731 E FORM Dr B323-435 6600 C I rindom lein Mid B323-435 6600 C I rindom lein Mid	Paradise Valley Paradise Valley Paradise Valley Paradise Valley	Wil 5650-8761 CO 80111-852 AZ 85251-4332 AZ 85251-4332 AZ 85251-4332 AZ 85251-4332 AZ 85251-4300 AZ 85251-4300 CO 80113-7122	(602) 291-0110 (602) 538-4438	10071 10044 7751 4332	7-864. Signal and Manderson 14217. Single of any Manderson 14217. Single of any Manderson 14210. Single of any Manderson 1	Judson Judson Judson	Y 2006 8/16/2012 4000000 N 2016 3/27/2015 1600000 Y 1950 11/27/2015
174-54-015 N International Properties Uc 174-54-016 Pulls Uc 174-54-017 Mh Residential Properties Uc	6602 E Indian Bend Rd Paradase Valley AZ 6644 E Indian Bend Rd Paradase Valley AZ	85253-4305 6502 Eindan send no 85253-4306 6502 Eindan Red 85253-4306 82 Glenmoor PH	Paradise Valley Paradise Valley Cherry Hills Village	AZ 85253-4305 CO 80117-7122	,,	6460 7871 6177	54275 Single Family Residential 54624 Single Family Residential	Judson Judson	Y 2002 4/27/2017 N 2004 5/12/2015 4700000
174-54-616 Vrl 10 kiz 174-54-617 Wrk Stadential Properties kir 174-54-617 Mehrade from Fromes Gregory 174-54-617 Mehrade from Fromes Gregory 174-54-617 Mehrade from Fromes Gregory 174-54-627 Gregory Winner & Mary Indel® 174-54-628 Gooden & Authorit Manufact 174-54-628 Gooden & Authorit Manufact 174-54-628 Mehrade from Fromes Gregory Winner Manufact 174-54-628 Mehrade from Fromes Gregory Winner	6670 Eindian Bend Rd Paradise Valley AZ 6682 Eindian Bend Rd Paradise Valley AZ 6695 Eindian Bend Rd Paradise Valley AZ	8323-4326 82 Giermoor PI 8323-4326 1500 N Scottschie Rd 8323-4326 6282 I indam Berd Rd 8323-4328 6695 I indam Berd Rd 8323-4328 677 I indam Berd Rd 8323-4328 1711 5477 hives	Scottdale Paradise Valley Paradise Valley Paradise Valley Phoenix Paradise Valley Scottsfale	AZ 85254-2379 AZ 85253-4306 AZ 85253-4318	(617) 676-7522	6177 6865 8466 11625	SB762 Single Family Residential SB021 Single Family Residential 61768 Single Family Residential	Judson Judson Judson	N 2004 5/29/2003 1075000 Y 2003 4/18/2001 925000 Y 2003 5/31/2011 2675000
174-54-022 Gregory Winn & Many Raddiff 174-54-023 Douglas & Julette Bankdull 174-54-024 4695Mo Lic	6677 E Indian Bend Rd Paradise Valley AZ 6659 E Indian Bend Rd Paradise Valley AZ 6655 N 66Th Pl Paradise Valley AZ	85253-4218 6677 E Indian Bend Rd 85253-4218 1711 5 477h Ave 85253-4340 6655 N 667h PI	Paradise Valley Phoenix Paradise Valley	AZ 85253-4318 AZ 85043-6115 AZ 85253-4340			61898 Single Family Residential 70610 Residential (General) (Single) 692457 Single Exemble Buildential	Judson Judson Judson	Y 2004 3/6/2002 975000 N 2011 10/24/2003 1300000 Y 2002 7/28/2016 3850000
174-54-025 William Petry Ir & William G Petry Ir Trust 174-54-026 Feuer Family Trust 174-54-027 The Clayton W Coady Living Trust & Clayton Coady	6643 N 66Th PI Paradise Valley AZ 6639 N 66Th PI Paradise Valley AZ 6639 N 66Th PI Paradise Valley AZ 6639 N 66Th PI Paradise Valley AZ	85253-4340 6643 N 66Th PI 85253-4340 5353 N 16Th St	Scottsdale Phoenix Scottsdale	AZ 85253-4340 AZ 85016-3224		6407 7942	56627 Single Family Residential 55146 Single Family Residential	Judson Judson	Y 2002 3/20/2017 3200000 N 2005 3/23/2017
174-54-028 Samuel & Rita Garvin 174-54-029 Mark & Debra Siegel	6629 N 66Th PI Paradise Valley AZ 6615 N 66Th PI Paradise Valley AZ	85253-4340 6909 E Lincoln Dr 85253-4340 6629 N 667h PI 85253-4340 6625 N 667h PI		AZ 82234-2379 AZ 8223-4302 AZ 8223-4312 AZ 8223-4312 AZ 8223-4313 AZ 8223-4300 AZ 8223-4300 AZ 8223-4300 AZ 8223-4300 AZ 8223-4300 AZ 8223-4407	(480) 596-0099	9619 6407 7942 7048 9384 7618 8845 10005	1638 Spirel and Productions 2002 Benderther (Sperver) (sperver) 1640 Spirel and Spirel	Judson Judson Judson	Y 2004 3/19/2004 4500000 Y 2003 8/17/2001 875000
174-54-030 Richard & Jole Harmon 174-54-031 Bradley & Tina Hillstrom 174-54-032 Mrkry Insestment Services Llip	GCT EL CECTUM WHITH DE President Valley AZ CECTUM WHITE DE PRESIDENT VALLEY VALL	85253-4340 6615 N 667h PI 85253-4357 4149 N Holland Sylvan 85253-4357 6684 E Cactus Wren R 85253- 27631 N 687h PI	a Rd Toledo Paradise Valley Scottsdale	OH 43623-4808 AZ 85253-4357 AZ 85266-7544			52446 Single Family Residential 51487 Single Family Residential 51139 Residential-Vacant Land	Judson Judson Judson	N 2006 7/31/2006 7700000 Y 2006 4/27/2018 4800000 N 6/3/2019
178-54-021 Israel final	6683 E Judson Rd Paradise Valley AZ 6671 E Judson Rd Paradise Valley AZ 6674 E Judson Rd Paradise Valley AZ	85253- 27631 N 68Th PI 85253-4369 6681 E Judon Rd 85253-4369 1931 Yucca Ave 85253-4369 6645 N Lercy Ave	Paradise Valley Fullerton			8646 8856 7646 9122	64207 Single Family Residential 66429 Single Family Residential 66603 Single Exemb Residential	Judson Judson Judson	Y 2002 11/25/2014 3750000 N 2002 5/30/2003 3840000
176-54-036 John Groendyke & Virginia Groendie 176-54-039 Judson Community Association		85253-4369 Po Biox 648 85253- 7500 N Dobson Rd 85253-4344 6715 N Mockingbird L	Lincolnwood Enid Scottsdale Scottsdale Salt Lake Oty	OK 73702-0648 AZ 85256-2718		9122 7800	00420 Julije Family Residential 00423 Julije Family Residential 00433 Julije Family Family Family 00433 Julije 00433 Julije 00433 Julije Family 00433 Julije 00433 Ju		N 10/4/2001
174-55-002 The St Barnabas Of 174-57-006 Third Avenue Investments Lic 174-57-008 Scottsdale Spectrum Lic	7100 E Lincoln Dr Paradise Valley AZ 6720 N Scottsdale Rd Paradise Valley AZ	85253-4439 51 5 Main St 85253-4430 6730 N Scottsdale Rd	Soft Lake City Scottsdale	AZ 85253-4344 UT 84111-7502 AZ 85253-4408		97601 56650	411945 Heligicus, Chulch, worship (synagogus, remple, varionage) 231390 Apartments (Generic) 403191 Restaurant	Broadstone Lincoln Lot 1 Scottsdale Spectrum Mid	N 2013 12/28/2015 79000000 N 1996 9/11/2017
174-57-008 Scottsdale Spectrum Lic 174-38-178 Debet Worny 174-38-182 James & Mary Hawkins 174-58-187 Deciel & Gall Tenn	6939 N Cactus Wren Ct Paradise Valley AZ	\$223—2018 MGTPP Carl N MGTPP S223—3018 MGTPP Carl N MGTPP S223—3019 MGTP Carl N GTPP S223—3019 MGTP S223—3019 S223—3019 Po Base GER S223—3019 Po Base GER S223—3019 S223—301	Granger Pleasanton Scottsdale Knowlile Holland Paradise Valley Scottsdale	IN 4653D-8342 CA 94566-6494 AZ 85255-7173			16938 Residential-Vacant Land 15179 Residential-Vacant Land 12657 Residential-Vacant Land	Ritz-Carlton Parcel B Ritz-Carlton Parcel B Ritz-Carlton Parcel B	N 9/14/2018 3006980 N 11/17/2017 3140955 N 10/4/2019 869000
176-58-191 Nancy Dickson 176-58-194 Ellean Ellean Ellean Ellean I hine Trust	6869 E Cachus Wren Rd Paradise Valley AZ 6833 E Cachus Wren Rd Paradise Valley AZ 6836 E Joshua Tree In Paradise Valley AZ	85253- 10163 E Husbipal Dr 85253-4326 1442 Villa Forest Way 85253-4326 670 Did Orchard Rd 85253-3281 6615 N 39Th Way	Knowille Holland Paradise Valley	TN 37919-9036 MI 49423-7508 AZ 85253-3232			10730 Residential-Vacant Land 16663 Residential-Vacant Land 16730 Residential-Vacant Land	Ritz-Cariton Parcel B Ritz-Cariton Parcel B Ritz-Cariton Parcel B	N 10/4/2019 859000 N 6/17/2019 854000 N 4/1/2019 1175000 N 7/31/2019 1045000
174-58-202 Megumi Lic 174-58-203 Shi Lic	6862 E Joshua Tree Lin Paradise Valley AZ 6874 E Joshua Tree Lin Paradise Valley AZ			AZ 85260-4540 AZ 85260-4540			15055 Residential-Vacant Land 15067 Residential-Vacant Land	Ritz-Cariton Parcel B Ritz-Cariton Parcel B	N 7/30/2019 930000 N 7/30/2019 900000
220-5-120 Teach Tomoscients 22	66017 Cactus Weren Bit Paradiss Valley A. 68101 Cactus Weren Bit Paradiss Valley A. 68101 Cactus Weren Bit Paradiss Valley A. 6810 Cactus Tree to Paradiss Valley A. 6810 Cactus Tree to Paradiss Valley A. 6810 Cactus Weren Bit Paradiss Valley A. 6910 Cactus Weren Bit Paradiss Valley A. 6910 Cactus Weren Bit Paradiss Valley A. 6910 Cactus Weren Bit Paradiss Valley A. 6810 Cactus Weren Bit Paradiss Valley A. 6810 Cactus Weren Bit Paradiss Valley A. 6812 Cactus Weren Bit Paradiss Valley A. 6812 Cactus Weren Bit Paradiss Valley A. 6812 Cactus Weren Bit Paradiss Valley A. 6813 Cactus Valley A. 6814 Cactus Valley A. 6815 Cactus Valley A. 6816 Cactus Valley A. 6817 Cactus Valley A. 6818 Cactu	83253-3280 8800 N Gainey Center 83253-3299 8800 N Gainey Center 83253-3299 2350 S Gibert Rd 83253-3299 6300 S an Mateo Dr 83253-3223 2383 N 10070 P P 83253-3223 13905 N 20156 Way	Scottsdale Or Scottsdale Chandler San Mateo	E			Georgia Franchischer (1994) Annahmen (1994) An	Andream Andrea	N 3/21/2017 45000000 N 10/31/2018 2200000 N 2/12/2019 838000
174-58-225 Vicori Revocable Trust 174-58-229 Denise Boyle & Denise R Boyle Trust 174-58-227 Delitor Family Trust	6890 E Cactus Wren Rd Paradise Valley AZ 6842 E Cactus Wren Rd Paradise Valley AZ 6883 E Joshua Tree Ln Paradise Valley AZ	85253-4323 9181 N 109Th PI 85253-4323 18905 N 1015t Way 85253-3282 5304 E Saguaro PI	Scottsdale Scottsdale Paradise Valley	AZ 85259-5785 AZ 85255-3765 AZ 85253-2541			10005 Residential-Vacant Land 10059 Residential-Vacant Land 13129 Residential-Vacant Land	Ritz-Cariton Parcel B Ritz-Cariton Parcel B Ritz-Cariton Parcel B	N 11/1/2017 2437265 N 10/4/2019 960000 N 11/6/2017 4077845
174-58-248 7000 East Lincoln Resort Comm Par B Res Assoc 174-58-262 Five Star Land Owner Lic 174-58-266 Five Star Resort Owner Lic	6618 N 69Th PI Paradise Valley AZ	8233-3222 3306 15gepure 71 or 20 or	Paradise Valley Or Scottsdale Scottsdale Scottsdale	AZ 85258-2118 AZ 85253-4400 AZ 85253-4400			4424 Residential Condominium Development (Association Assessment) 192360 Residential Condominium Development (Association Assessment)	Ritz-Carlton Parcel B 7000 East Lincoln 2Nd Amd	N 5/4/2017 45000000 N 10/2/2017 N 10/2/2017
174-58-366 7000 East Lincoln Resort Comm Par 8 Res Assoc 174-58-367 Shea Homes Ltd Partnership	6989 E Cactus Wren Rd Paradise Valley AZ	85253- 8800 N Gainey Center 85253-4320 8800 N Gainey Center	or Scottsdale or Scottsdale Scottsdale Paradise Valley Paradise Valley Scottsdale Paradise Valley Scottsdale	AZ 85258-2124 AZ 85258-2124			133467 Residential Condominium Development (Association Assessment) 18359 Residential-Vacant Land	Ritz-Carlton-Parcel B Amd 1 Ritz-Carlton Parcel B 2Nd Amd	N 2/21/2018 N 7/2/2018
174-58-380 Five Star Resort Owner Uc 174-59-001 Vincent & Natalle Montenegrino 174-59-002 Howard White	SECTION Technology A	85253- 6720 N Scottsdale Rd 85253-4253 6740 E Lincoln Dr 85253-4253 6724 E Lincoln Dr	Scottsdale Paradise Valley Paradise Valley	AZ 85253-4423 AZ 85253-4353 AZ 85253-4353		3581 3122	15023 Vacant Land (Groseat) 37200 Single Family Residential 37926 Single Family Residential		N 6/22/2018 Y 1959 8/15/2003 530000 Y 1963 11/16/2007
174-59-004 Rm Lincoln Lic 174-59-005 Lincoln Dr 65 Lic 174-59-005 Drosald Robinson & Catherine Robiosson	6630 E Lincoln Dr Paradus Valley AZ 6502 E Lincoln Dr Paradus Valley AZ 6500 N 66Th Pl Paradus Valley AZ 6526 N 66Th Pl Paradus Valley AZ	85253-4331 9448 E Hidden Spur Tr 85253-4329 6723 E Lincoln Dr 85253-4302 6500 N 667h PI	Scottsdale Paradise Valley Paradise Valley	AZ 85255-6070 AZ 85253-4354 AZ 85253-4302		3581 3122 4730 2180 3626 2930 2642 2269 7026 2032 4390 6232 1997 2638	38164 Cultural, Historical (Monuments; Homes; Museums; Other) 38460 Single Family Residential 41916 Single Family Residential	Mocking Bird Acres Mocking Bird Acres Mocking Bird Acres	N 1965 3/23/2011 907355 N 1957 6/9/2014 Y 1966 7/10/2002
174-59-008 Bell Margaret E Tr	6526 N 66Th PI Paradise Valley AZ 6615 E Horseshoe Ln Paradise Valley AZ 6631 E Horseshoe Ln Paradise Valley AZ	8213-4302 ADD Cost Rel (1975) ADD Cost Rel (19	Paradise Valley Terepe Paradise Valley Paradise Valley Paradise Valley Paradise Valley Paradise Valley Paradise Valley Weleslay Faradise Valley Paradise Valley	AZ 85284-2455 AZ 85253-4316 AZ 85253-4316		2930 2642 2269	41898 Residential-Vacant Land 38286 Single Family Residential 38280 Single Family Residential	Mocking Bird Acres Mocking Bird Acres Mocking Bird Acres	N 6/29/2018 825000 Y 1957 7/9/2009 Y 1957 10/31/2001
174-59-010 At sorror 174-59-011 Arroyo Properties Lic	6709 E Horseshoe Ln Paradise Valley AZ 6725 E Horseshoe Ln Paradise Valley AZ	85253-4356 6709 E Horseshoe Ln 85253-4356 3104 E Camelback Rd	Paradise Valley Phoenix	AZ 85253-4356 AZ 85016-4502		7026 2032	38310 Single Family Residential 38345 Single Family Residential	Mocking Bird Acres Mocking Bird Acres	Y 2007 8/31/2009 2200000 N 1960 4/16/2019 890000
174-59-012 Sylvis Shine & The Sylvis Libine Revocable Trust 174-59-013 Bruce & Geneva Spigner 174-59-014 Gilbert & Lyrn Hennessey	6739 E Horseshoe Rd Paradae Valley AZ 6748 E Horseshoe In Paradae Valley AZ 6724 E Horseshoe In Paradae Valley AZ 6708 E Horseshoe In Paradae Valley AZ	85253-2306 Po Box 737 85253-4355 6748 E Horseshoe Ln 85253-4355 25 Woodridge Rd	Spencer Paradise Valley Wellesley	IA \$1301.0737 AZ 82251-4355 MA 02482-7018 AZ 82251-4355 AZ 82251-4317 AZ 82251-4317 AZ 82251-4317 AZ 82251-4317	(602) 821-9017	6232 1997	a7705 Single Family Residential 37705 Single Family Residential 38303 Single Family Residential	Mocking Bird Acres Mocking Bird Acres Mocking Bird Acres	Y 2001 12/3/2012 N 1957 5/25/2010
174-59-0015 Nancy Indoles 174-59-0015 Alexy Indoles 174-59-0016 Arthur & Bann Humble 174-59-0027 Broom Grad 174-59-0029 Marvis Davis & Marvin Davis Revocable Trust 174-59-009 Desert Machile Homes LE 174-59-009 Lescard Finally Liver Trust & Thomas Lescanit	6708 E Horseshoe Ln Paradise Valley AZ 6630 E Horseshoe Ln Paradise Valley AZ 6602 E Horseshoe Ln Paradise Valley AZ	85253-4355 6708 E Horseshoe Ln 85253-4317 6630 E Horseshoe Ln 85253-4317 6602 E Horseshoe Ln	Paradise Valley Paradise Valley Paradise Valley	AZ 85253-4355 AZ 85253-4317 AZ 85253-4317		2638 2085 3207	37660 Single Family Residential 37623 Single Family Residential 42244 Single Family Residential	Mocking Bird Acres Mocking Bird Acres Mocking Bird Acres	Y 1960 5/31/2000 Y 1987 11/74/1993
174-59-018 Marvin Davis & Marvin Davis Revocable Trust 174-59-019 Desert Mobile Homes Lic 174-59-030 Lescault Family Living Trust & Thomas Lescault	6508 E Horseshoe Ln Paradise Valley AZ 6720 E Ocotilo Rd Paradise Valley AZ 6708 E Ocotilo Rd Paradise Valley AZ	85253-4317 6608 E Horseshoe Ln 85253-4337 16211 N Scottsdale Rd 85253-4337 6708 E Ocosillo Rd	Paradise Valley Scottsdale	AZ 85253-4317 AZ 85254-1584 AZ 85253-4337	(602) 400-3500	2085 3207 3032 6449 2420 3194 3439	46870 Single Family Residential 47611 Single Family Residential	Mocking Bird Acres Mocking Bird Acres	Y 1955 8/1/2008 297000 N 2007 8/9/2017
174-59-0258 Catherine Keyser	6601 E Ocotillo Rd Paradise Valley AZ	85253-4300 6608 N Mockingbird L 85253-4334 6601 E Ocosilo Rd	Scottsdale Paradise Valley	AZ 85253-4300 AZ 85253-4334	(802) 600-2200	3194 3439	45012 Single Family Residential 50268 Single Family Residential		Y 1995 1/17/2003 712000 Y 1969 9/17/2018
174-9-205C Mehrmooff Mirco Amireranel 174-9-205C Merco Mirco	6649 E Ocotilo Rd Paradus Valley AZ 6619 E Ocotilo Rd Paradus Valley AZ 6708 E Lincoln Dr Paradus Valley AZ 6649 E Ocotilo Rd Paradus Valley AZ	85253-4334 15029 N 74Th St 85253-4353 6708 E Lincoln Or	Scottsdale Paradise Valley	AZ 85253-1548 AZ 85260-2406 AZ 85253-4353		3085 2387	49222 Residential-Vacant Land 49222 Single Family Residential 38057 Single Family Residential	Mocking Bird Acres	N 3/14/2006 1525000 N 1951 10/1/2018 1175000 Y 1960 10/10/2012
174-59-027 Marcel Malaik 174-59-001C Skolie Investors Lic 174-09-0045 Bruce & Melanie Polik	6649 E Ocotillo Rd Paradise Valley AZ 6515 E Cactus Wren Rd Paradise Valley AZ 6565 E Cactus Wren Rd Paradise Valley AZ	85253-4334 8438 E Shea Bivd 85253-4312 825 5 Barrington Ave 85253-4312 6565 E Cactus Wren R	Scottsdale Los Angeles Paradise Valley	AZ 85260-6669 CA 90049-4707 AZ 85253-4312	(480) 951-5091	2387 8889 2400 4056 5785	94873 Single Family Residential 42440 Single Family Residential 38059 Single Family Residential	Malek Estate Malek Estate	N 2011 11/23/2010 N 1955 8/31/2016 1100000 Y 1960 7/20/2011 850000
174-60-035 Joshua & Tracey Mccarter 174-60-036 Aryna Family 174-60-037 Wanda & Michael Pollack	6501 E Cactus Wren Rd Paradise Valley AZ 6721 N 657h 52 Paradise Valley AZ	85253-4312 257 W 17Th St 85253-4336 6721 N 65Th St	New York Paradise Valley	NY 10011-5365 AZ 85253-4336	(480) 348-0010	5785 10587	42503 Single Family Residential 43008 Single Family Residential	La Place Linit 1 Lot 1-28 Tr A La Place Linit 1 Lot 1-28 Tr A	Y 1960 7/20/2011 850000 N 1989 4/11/2018 2400000 Y 1982 2/6/2014 N 1995 4/26/2002 3220000
174-60-039 Muttas & Rashed Masakhi	6711 N 65Th 52 Paradise Valley AZ 6701 N 65Th 52 Paradise Valley AZ 6615 N 65Th 52 Paradise Valley AZ	85253-4336 14707 Granite Way 85253-4336 6701 N 65Th 5t 85253-4359 6615 N 65Th 5t	Paradise Valley Paradise Valley	CA 95070-6110 AZ 85253-4336 AZ 85253-4359	(480) 348-0010 (602) 697-3954 (480) 367-1919	10587 6517 7730 8255	6022 Manifested Van ent Leed. 1022 Single Fred Van Schreiber von Schrei	La Place Unit 1 Lot 1-28 Tr A	Y 1988 2/25/1999 1325000 Y 1988 9/18/2017 1679950
174-60-040 Ermest Levine 174-60-041 Reynaldo Perez & Kimberly Ahn 174-60-042 Held Teets & The Held Jayen Teets Family Trust 174-60-043 Michael & Beverly Roberts	6601 N 65Th 52 Paradise Valley AZ 6515 N 65Th 52 Paradise Valley AZ 6501 E Sierra Vista Dr Paradise Valley AZ	85253-4359 6601 N 65Th 5t 85253-4315 6515 N 65Th 5t 85253-4364 6501 E Sierra Vista Dr 85253-4350 6467 E Sierra Vista Dr	Paradise Valley Paradise Valley Paradise Valley	AZ 85253-4359 AZ 85253-4315 AZ 85253-4364	(602) 553-0408	8759 5006 5406 8809 5219	52707 Single Family Residential 52707 Single Family Residential	La Place Unit 1 Lot 1-28 Tr A	Y 1987 5/19/2003 2600000 Y 1980 3/10/2017 1575000 Y 1993 3/18/2000 1400000 Y 1992 3/22/2001 1625000
174-60-043 Michael & Beverly Roberts 174-60-044 Samir & Nazila Sawhney	6467 E Sierra Vista Dr Paradise Valley AZ 6453 E Sierra Vista Dr Paradise Valley AZ 6439 E Sierra Vista Dr Paradise Valley AZ	85253-4350 6453 E Sierra Vista Dr 85253-4350 6439 E Sierra Vista Dr	Paradise Valley Paradise Valley Paradise Valley	AZ 85253-4350 AZ 85253-4350 AZ 85253-4350	(480) 636-0816 (480) 948-4844	8809 5219 6420	4502V Single Family Residential 4512B Single Family Residential 45503 Single Family Residential	La Place Unit 1 Lot 1-28 Tr A La Place Unit 1 Lot 1-28 Tr A La Place Unit 1 Lot 1-28 Tr A	Y 1988 7/24/2012 2250000 Y 1997 9/26/2002
174-60-045 Incisent Débatr a Cità Sylpomianis 174-60-047 Charle Serroy & Sourcey (Millore 174-60-047 Charle Serroy Millore 174-60-050 Shadon & Goda Frankhein 174-60-550 Shadon & Goda Frankhein 174-60-551 Vala Serro & Schi	SOI MODINE Permitted Valley AL SOI CESTER VALLE DE Permitted Valley AL SOI MODINE DE PERMITTE DE PERMITTE VALLE AL SOI MODINE DE PERMITTE DE PERMITTE VALLE AL SOI MODINE DE PERMITTE DE PERMITTE VALLE AL SOI MODINE DE PERMITTE VALLE DE SOI MODINE DE SOI M	85253-4350 6431 E Sierra Vista Dr 85253-4339 1550 Debra Ln 85253-4343 6600 N 647h PI	Paradise Valley Paradise Valley Incline Village Paradise Valley	AZ 85253-4350 NV 89451-9325 AZ 85253-4343		6420 5334 8908	GELT Single Family Residented GELT SINGLE	La Pinco Coda I Lepi S. 20 Pr. A. La Pinco Loda I Lepi S. 20 Pr. A. La Pin	Y 1989 3/27/2017 1615000 N 9/30/2011 2900000 Y 1981 12/18/2017
174-00-049 NPD MEDIANDEN LLC 174-00-050 Sheldon & Goldo Friedstein 174-00-051 Vafa Matin & Shelly Martin 174-00-051 Vafa Matin & Shelly Martin 174-00-0514 Kerren & Mehrar Haklmeis	6510 NG4Th PI Paradise Valley AZ 6700 NG4Th PI Paradise Valley AZ 6700 NG4Th PI Paradise Valley AZ 6331 ECarbus Wiren Rd Paradise Valley AZ	85253-4343 Po Box 7917 85253-4347 6700 N 64Th PI	Aspen Paradisa Valley	CO 81612-7917 AZ 85251-4347 AZ 85285-5396	(480) 209-1470	8908 6276 5355	44474 Single Family Residential 43908 Single Family Residential 93300 Single Earnity Besidential	La Place Unit 1 Lot 1-28 Tr A La Place Unit 1 Lot 1-28 Tr A	N 1993 5/16/2011 2150000 V 1980 11/26/2014 1800000
174-60-053A Kemran & Mahnaz Hakimnia 174-60-054 Ferhad Nabavi 174-60-055 Michael & Sharon Lechter	6714 N 64Th PI Paradise Valley AZ	85253-4313 Po Box 25206 85253-4347 Po Box 27725 85253-4346 6611 N 64Th PI	Tempe Tempe Paradise Valley Paradise Valley Paradise Valley	AZ 85285-5206 AZ 85285-7725 AZ 85253-4346		11323	54232 Single Family Residential 45238 Single Family Residential	La Place Unit 1 Lot 1-28 Tr A La Place Unit 1 Lot 1-28 Tr A La Place Unit 1 Lot 1-28 Tr A	N 1980 8/17/2009 Y 1982 12/20/2002
174-05-053A Course & Midmas Hakkensis 174-05-05	6430 E Sierra Vista Dr Paradise Valley AZ 6440 E Sierra Vista Dr Paradise Valley AZ 6454 E Sierra Vista Dr Paradise Valley AZ	85253-4351 6430 E Sierra Vista Dr 85253-4351 6440 E Sierra Vista Dr 85253-4351 4300 N Miller Rd	Paradise Valley Paradise Valley Scottsdale	AZ 85253-4351 AZ 85253-4351 AZ 85251-3619		7284 9084 9404 9686 5592 7906 8518 6526 14447	4/672 Single Family Residential 46042 Single Family Residential 45084 Single Family Residential	La Place Unit 1 Lot 1-28 Tr A La Place Unit 1 Lot 1-28 Tr A La Place Unit 1 Lot 1-28 Tr A	
174-60-060 Brent & Rita Lippman	6468 E Sierra Vista Dr Paradise Valley AZ 6614 N 657h St Paradise Valley AZ 6712 N 657h St Paradise Valley AZ	85253-4351 Po Box 55 85253-4358 6614 N 65Th St	Scottsdale Scottsdale Paradise Valley Sious Falls	AZ 85252-0055 AZ 85253-4358 SD 57117-5308		7906 8518 6526	48525 Single Family Residential 45620 Single Family Residential 48612 Single Family Residential	La Place Unit 1 Lot 1-28 Tr A La Place Unit 1 Lot 1-28 Tr A La Place Unit 1 Lot 1-28 Tr A	N 1986 1/25/2011 1400000 Y 1989 8/7/2007 4900000
174-60-661 Ellen Louise Glazer 1965 B Trust 174-60-662 Restivo Joint Revocable Trust 174-60-663 Andrew Modalms 174-61-601 Jean Gunn & The Harris Bank Na	6614 NG51h 22 Paradian Valley AZ 6712 NG51h 22 Paradian Valley AZ 6619 NG41h 32 Paradian Valley AZ 6619 NG41h 32 Paradian Valley AZ 6710 NG51h 32 Paradian Valley AZ 6710 NG51h 32 Paradian Valley AZ 6710 Elinopin Dr Paradian Valley AZ 6710 Elinopin Dr Paradian Valley AZ 6711 Elinopin Dr Paradian Valley AZ 6712 Elinopin Dr Paradian Valley AZ	85253-4333 Po Box 5308 85253-4346 6619 N 64Th PI 85253-4359 6601 N 65Th St 85253-5311 6220 N Casa Blanca Dr	Paradise Valley Sioux Falls Paradise Valley Paradise Valley Paradise Valley	AZ 85251-4346 AZ 85251-4359 AZ 85251-5311			52315 Single Family Residential 200 Miscellaneous (General) 44927 Conte Cambridge Benchmid	La Place Unit 1 Lot 1-28 Tr A La Place Unit 1 Lot 1-28 Tr A La Place Unit 1 Lot 1-28 Tr A	Y 1982 11/24/2004 2250000 Y 10/18/2002 346317 Y 1950 10/26/2010
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174-61-00M Valley Paradise 174-61-00C OF Paradise 174-61-00C OF Paradise 174-61-00C A Paradise 174-61-00C A Paradise 174-61-00C A Paradise National National Paradise 174-61-01A Paradise National Paradise 174-61-01A Paradise National Paradise Unit	6310 N Casa Blanca Dr Paradise Valley AZ		Phoenix Paradisa Valley	AZ 85253-5316 AZ 85024-1689 AZ 85253-5305		9981 3480 9577	verso: Julije ramy nationalization Campus; Derme; Instruction) 124855 - Disk School (Animalization Campus; Derme; Instruction) 124855 - Disk School, Town, Village Dwind (Sampt) 50814 - Single ramly Residential 1762 - Miscellanous (General) 12476 - Single ramly Residential		Y 2009 5/12/2010 1940000 N 5/30/2007 Y 1989 11/18/2014
174-61-017 Lawrence & Janet Read	6519 E Malcomb Dr Paradise Valley AZ	85253-5315 6519 E Malcomb Dr	Paradise Valley	AZ 85253-5315 AZ 85253-5311 NY 10025-5566	(925) 640-8742	3213	42127 Single Family Reinformial 1222 Residential General (Graph 42555 Single Family Reinformial 42580 Single Family Reinformial 43580 Single Family Residential 44100 Single Family Residential 44100 Single Family Residential 44100 Single Family Residential 44100 Single Family Residential	Malcomb Estates	Y 1995 6/9/2010 2150000 N 12/9/2013 N 1972 10/3/2011
174-61-001 Charles Peraylici anny Iract 174-61-001 Charles Peraylici 174-61-001 Marthew & Dremanuelle Scully 174-61-004A Bernice Wagner & The Bernice My Wagner Trust 174-61-004B Prinsis Nicastro 174-61-0056 Fg 2011 Irac York & Gg 2011 Iracy Trust	6501 Kulasi saraca Ur Varansia Valley AZ 6501 El Lincoln Or Paradisa Valley AZ 6200 N Mockingbird Ln Paradisa Valley AZ 6206 N Mockingbird Ln Paradisa Valley AZ 6215 N Cass Silanca Dr Paradisa Valley AZ 6315 N Mockingbird Ln Paradisa Valley AZ	85253-5304 241 W 98Th 51 85253-6330 6601 ELincoln Dr 85253-5320 6200 N Mockingbird 85253-5320 6200 N Mockingbird L 85253-5330 6215 N Cana Blanca Dr	Paradise Valley Scottsdale Paradise Valley	AZ 85253-4330 AZ 85251- AZ 85251-5120		3160 1995	45389 Single Family Residential 44109 Single Family Residential 43500 Single Family Residential		
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174-62-007 Optima Dichglobal Lincoln 6637 Lic 174-62-012A Shangraw Family Trust 174-62-012B Marvin Rose & Marganta De Rose	6637 E Lincoln Dr Paradise Valley AZ 6237 N Casa Blanca Dr Paradise Valley AZ 6243 N Casa Blanca Dr Paradise Valley AZ	85253-5335 6350 N Mockingbird L 85253-4330 7157 E Rancho Vista D 85253-5310 6237 N Casa Blanca Dr 85253-5310 2601 W Dunilap Ave	Scottsdale Paradise Valley Phoenix Paradise Valley	AZ 85251-1494 AZ 85253-5310 AZ 85021-2711		2795 4497 6005	48274 Single Family Residential 40329 Single Family Residential		N 1970 12/2/2010 1400000
174-62-0138 John & Kelly Parker 174-62-013C Timothy & Michele Brick 174-62-013E Erum Noon & Addal Mahmood	6316 N Mockingbird Ln Paradise Valley AZ 6306 N Mockingbird Ln Paradise Valley AZ	85253-5335 6316 N Mockingbird Lt 85253-5335 6306 N Mockingbird Lt 85253-4354 6723 E Lincoln Dr	Paradise Valley Paradise Valley Paradise Valley	AZ 85253-5335 AZ 85253-5335 AZ 85253-4354		4055 3187 5679	4.000 Signif a mily besterred 1.001 Signif a mily besterred 1.000 Signif a mily besterred 1.000 Signif a mily besterred 1.000 Signif a mily besterred 1.001 Signif a mily besterred		
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174-62-013K Optims Dichglobal Lincoln 6716 Lic 174-62-013L Fey-Lyon Family Revocable Trust 174-62-018A Frank Shrupa & Rosemary M Skrupa Family Trust	6700 E Malcomb Dr Paradise Valley AZ 6716 E Malcomb Dr Paradise Valley AZ 6716 E Malcomb Dr Paradise Valley AZ 6212 N Mockingbird Lin Paradise Valley AZ 6226 N Mockingbird Lin Paradise Valley AZ	85253-5343 7157 (Rancho Vista D 85253-5343 6716 (Malcomb Dr 85253-5320 6212 N Mockingbird L	Scottsdale Paradise Valley Paradise Valley	AZ 85251-1494 AZ 85251-5343 AZ 85253-5320		2624 2679 9660	79235 Residential-Vacant Land 44213 Single Family Residential 43247 Single Family Residential		
174-62-931A Mazel Uc	6226 N Mockingbird Ln Paradise Valley AZ	85253-5320 6226 N Mockingbird L 85253- 6700 E Malcomb Dr 85253- 6719 E Malcomb Dr	Paradise Valley Paradise Valley Paradise Valley	AZ 85253-5320 AZ 85253-5343 AZ 85253-5354		9660	102975 Single Family Residential 10170 Planned Untel Development (Pud] (Residential) 24720 Residential (General (Single) 1648 Vacant Land (General)		Y 1972 5/27/2011 N 7/6/2012 15000 N 12/8/2008
174-62-933A Family Retail Uc 174-62-934 Michael & Christa Shoen 174-62-935A Christopher & Brends White	6719 E Malcomb Dr Paradise Valley AZ 6601 E Malcomb Dr Paradise Valley AZ	85253- 1418 N Scottsdale Rd 85253-5254 6719 E Malcomb Dr 85253-5307 6601 E Malcomb Dr	Scottsdale Paradise Valley Paradise Valley	AZ 85257-3412 AZ 85253-5354 AZ 85253-5307		8380	1648 Vacant Land (General) 11755 Planned Unit Development (Pud) (Residential) 74748 Single Family Residential	Malcomb Estates 1	N 10/5/2015 Y 1/29/2002 1000
174-62-936 Bonfire P V Lic 174-62-937 William Lewin & The William G Lewin Trust 174-62-938 ins Revocable Trust	6601 E Malcomb Dr Paradise Valley AZ 6602 E Malcomb Dr Paradise Valley AZ 6604 E Malcomb Dr Paradise Valley AZ 6606 E Malcomb Dr Paradise Valley AZ 6606 E Malcomb Dr Paradise Valley AZ	85253-5318 6608 f Malcomb Dr 85253-5318 760 Grove St 85253-5318 4741 f Marston Dr 85253-5318 6682 f Malcomb Dr	Paradise Valley Paradise Valley Glencoe Paradise Valley	AZ 85253-5318 IL 60022-1518 AZ 85253-4051		5620 5664 5026 5390	1.04M Vaccent Land (General PLus) [Part] (Residential) 1.1755 Plannach to thir Covelapment (Plus) (Residential) 7.4744 Single Family Residential 4.0505 Single Family Residential	Kachina Estates Kachina Estates Kachina Estates	Y 2005 3/21/2006 4200000 N 2006 9/21/2005 3200000 N 2007 5/2/2008 4000000 N 2007 7/28/2007 528000
174-62-938 Ins Revocable Trust 174-62-939 Devin Booker 174-63-939 Sheela & Mark Giraudo 174-63-939 Sheela & Mark Giraudo	GOUGE E MISICOTTO LIFE PARAGRIE VARIETY AL	85253-5345 6844 E Solcito Ln	Paradise Valley Paradise Valley	AZ 85253-5318 AZ 85253-5345			43500 Single Family Residential 43500 Single Family Residential 57281 Single Family Residential	Kachina Estates Kachina Estates	N 2016 9/29/2017 3500000 Y 2009 4/21/2014
174-63-0025 Warren & Nancy Bryant 174-63-0021 Rohit & Priti Sud	6844 E Soloto In Paradas Valley AZ 6845 E Soloto In Paradas Valley AZ 6846 E Soloto In Paradas Valley AZ 6835 E Soloto In Paradas Valley AZ 4201 N Mockinghird In Paradas Valley AZ	85253-5344 6845 ESqicito Ln 85253-5345 6846 ESqicito Ln 85253-5344 6835 ESqicito Ln	Paradise Valley Paradise Valley Paradise Valley	AZ 85253-5344 AZ 85253-5345 AZ 85253-5344		10660 8344 9491 2457	52402 Single Family Residential 60504 Single Family Residential		Y 2009 8/31/2009 3364063 Y 2008 7/56/2018 3500000 Y 2009 1/27/2016 336600 Y 1971 1/7/2019 1125000
174-63-002N Troy Lovelady 174-63-003 Coady Enterprises Inc	6909 ELincoln Dr. Paradise Valley AZ	85253-5332 6201 N Mockingbird L 85253- 5808 E Morning Vista 85253-4413 6000 E Lincoln Dr	Paradise Valley n Cave Creek Paradise Valley	AZ 85253-5332 AZ 85331-6480 AZ 85253-4413		8171	2.2.2.5 Stagler semiyinasiansia 2.0.2.5 Stagler semiyinasiansia 2.0.2.5 Stagler semiyinasiansia 2.0.2.5 Stagler semiyinasiansia 2.0.2.5 Stagler semiyinasiansia 2.0.2.5 Stagler semiyasiansia 2.0.2.5 Stagler semiyasiansia 2.0.0.2.5 Stagler semiyasiasiansia 2.0.0.0.5 Stagler semiyasiasiansia 2.0.0.0.5 Stagler semiyasiasiansia 2.0.0.0.5 Stagler semiyasiasiansia		N 10/5/2015 Y 1968 9/28/2007
174-43-004A Sunchase Century Lic 174-43-004B Patricia Livi 174-43-005A Sunchase Holdings Inc		85253-5306 5665 N Scottsdale Rd	Scottsdale Paradise Valley	AZ 85250-5959 AZ 85253- AZ 85250-5959		2371 3640 1491	50965 Single Family Residential 50965 Single Family Residential 120592 Single Family Residential		N 1974 5/16/2012 300000 N 1971 3/9/2004 825000 N 1940 1/10/2011 1300000
174-63-0048 Patrica LM 174-63-005A Sunchase Holdings Inc 174-63-005 Town Of Paraths Valley 174-63-007A Curt & Maria Buttle 174-63-00A Auta & Ratiga Venna	640 N Qual Ran Rd Paradise Valley AZ 6428 N Qual Ran Rd Paradise Valley AZ 6927 C Qual Ran Rd Paradise Valley AZ 6927 C Qual Ran Rd Paradise Valley AZ 6316 N Qual Ran Rd Paradise Valley AZ 6328 Lincoln Dr Paradise Valley AZ 6828 Lincoln Dr Paradise Valley AZ	### 15233-5350 5665 N Scotthdale Rd ### 15253-5461 6401 E Lincoln Dr ####################################	Scottsdale Paradise Valley Paradise Valley Tempe	AZ 85253-4328 AZ 85253-5360 AZ 85285-8330	(480) 239-5036	2371 3640 1491 2674 2458 3703	201712 Single Family Residential 88862 Single Family Residential 45128 Single Family Residential		N 1955 5/8/1995 Y 1949 8/17/1998 N 1959 7/2/2015 550000
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174-63-0088	Jennifer & Robert Polera	6341 N Mockingbird Ln	Paradise Valley	AZ	85253-5313	6341 N Mockingbird Ln	Paradise Valley	AZ	85253-5313		4501	45825 Single Family Residential		Y	1980 7/15/20	J19 14500	1000
174-63-009C	Angiolo & Patricia Livi	6927 E Quali Run Rd	Paradise Valley	AZ	85253-5350	6316 E Quali Run Run	Paradise Valley	AZ	85253-		2690	44910 Single Family Residential		N	1965 3/15/20	207	
174-63-009D	Patricia Livi	6921 E Quali Run Rd	Paradise Valley	AZ	85253-5350	6921 E Quali Run Rd	Scottsdale	AZ	85253-5350		2442	45694 Single Family Residential		Y	1965 10/9/20	207	
174-63-0091	6909 Quali Run Uc	6909 E Quali Run Rd	Paradise Valley	AZ	85253-5350	6909 E Lincoln Dr	Paradise Valley	AZ	85253-4413		2295	46260 Single Family Residential		N	1965 10/22/20	204	
174-63-010D	Mark & Shelly Detmer	6826 E Soloto Ln	Paradise Valley	AZ	85253-5345	6826 E Solcito Ln	Paradise Valley	AZ	85253-5345	(480) 823-7985	6574	56540 Single Family Residential		Y	2008 4/13/20	207 375OF	1000
174-63-011A	William Mccarthy & Elizabeth Mcmullen	6309 N Mockingbird Ln	Paradise Valley	AZ	85253-5313	6309 N Mockingbird Ln	Paradise Valley	AZ	85253-5313		4622	49658 Single Family Residential		Y	2002 7/10/20	J00 575/	2000
174-63-012A	John & Catherine Gledraitis	6305 N Mockingbird Ln	Paradise Valley	AZ	85253-5313	6305 N Mockingbird Ln	Paradise Valley	AZ	85253-5313		3345	52272 Single Family Residential		Y	1957 8/30/20	301	
174-63-013A	Four E Family Lic	6307 N Mockingbird Ln	Paradise Valley	AZ	85253-5313	10960 Wishire Blvd 5Th	Los Angeles	CA	90024-		7460	59067 Single Family Residential		N	2008 1/16/20	204 38757	2000
174-63-015	Randall Bird	6319 N Mockingbird Ln	Paradise Valley	AZ	85253-5313	500 Redlands Ave	Newport Beach	CA	92663-4809		3001	49005 Single Family Residential		N	1970 7/1/20		1000
174-63-930	Paradise Valley Water Co				85253-	2355 W Pinnacle Peak Rd	Phoenix	AZ	85027-1280			10019 Residential-Vacant Land		N	12/25/19		
174-64-002F	Pv Scottsdale Hotel Owner Spe Lic	6240 N Quali Run Rd	Paradise Valley	AZ	85253-	2929 Arch St	Philadelphia	PA	19104-2857			106591 Common Area (Commercial, Not Shopping Center Or Association Asmnt.)		N		015 108690	
174-64-003A	Gentree Llc	7101 E Lincoln Dr	Paradise Valley	AZ	85253-4417	3620 E Campbell Ave	Phoenix	AZ	85018-3581		561	212529 Motel		N	1954 4/1/20		
174-64-0038	Jamel Greenway Lic	7125 E Lincoln Dr	Paradise Valley	AZ	85253-4429	4771 N 20Th St	Phoenix	AZ	85016-4706		13024	92390 Dental Bldg		N	1976 1/31/20		1000
174-66-005	Bell & 63Rd Investments Lic	6804 E Valley Vista Ln	Paradise Valley	AZ	85253-5349	3641 N 39Th Ave	Phoenix	AZ	85019-3601		2240	48830 Single Family Residential	Hidden Wlage 14	N	1961 5/6/20		
174-66-006	Geno Ross	6806 E Valley Vista Ln	Paradise Valley	AZ	85253-5349	6806 E Happy Vista Ln	Paradise Valley	AZ	85253-		3691	42585 Single Family Residential	Hidden Wlage 14	N	1960 2/17/20		
174-67-007C	Mark & Changmin Sundquist	6136 N Mockingbird Ln	Paradise Valley	AZ	85253-5312	6136 N Mockingbird Ln	Paradise Valley	AZ	85253-5312		6910	44692 Single Family Residential		Y	2008 6/3/20	J01 1925F	2000







Town of Paradise Valley

Action Report

File #: 20-021

TO: Chair and Planning Commission

FROM: Jeremy Knapp, Community Development Director

Paul Michaud, Planning Manager George Burton, Senior Planner

DATE: January 7, 2020

DEPARTMENT: Community Development

AGENDA TITLE:

Continued Discussion of Upcoming Planning Commission Items for Council Retreat

BACKGROUND

The Planning Commission has been preparing a list of policy and/or code change items to give the Town Council in advance of the Town Council retreat scheduled in early 2020. The Commission discussed this topic at the October 15th and December 17th work sessions. Staff would like to seek additional input on this topic from the Commission at the January 7th meeting. A summary of the potential items from the October 15th and December 17th meetings include:

- 1. Modify the Hillside Building Committee (HBC) membership and/or Commission rotation:
 - a. Change the makeup of HBC from 2 permanent citizen members with 3 rotating Commissioners to 3 permanent citizen members and 2 rotating Commissioners.
 - b. Possibility of changing the Commission rotation schedule from a 6-month tour to a 12-month tour to help promote consistency of review.
 - c. The HBC Chair should be a permanent citizen member (and not a rotating Commissioner).
- 2. Notification to hillside property owners and potential hillside buyers of the hillside regulations:
 - a. Create brochure or pamphlet highlighting the basic hillside requirements and process, providing a link to the hillside code, and identify the staff contact for hillside.
 - b. Give brochure to realtors, to homeowner associations, post it on Town's website, and add it to the Town's resident guide.
- 3. Development standards on undersized lots:
 - a. Possibility of creating a different zoning classification or modification of standards for undersized lots.
- 4. Exterior lighting changes after Town approval:
 - a. Concern that applicants replace code compliant light fixtures with non-compliant fixtures after receiving final inspection.
 - b. Request more night-time inspections by the code compliance officer.

File #: 20-021

- 5. Planning Commission rules and procedures update:
 - a. Complete the updated rules and procedures for the Commission.
- 6. Noticing Requirements:
 - a. Concern that the 1,500' noticing radius may be excessive.
 - b. Examine other types or methods of noticing and provide earlier noticing to increase communication with residents and citizen involvement.
- 7. Posting of construction signs:
 - a. Concern that construction signs are not being posted. Request more enforcement to verify that construction signs are posted on the job sites.

Staff will continue to edit and refine this list based upon input from the Planning Commission. Once finalized, the list will be given to the Town Council for review at the upcoming retreat.



Town of Paradise Valley

6401 E Lincoln Dr Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, December 3, 2019

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Wainwright called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present 6 - Commissioner Jonathan Wainwright

Commissioner James Anton

Commissioner Thomas G. Campbell Commissioner Pamela Georgelos Commissioner Orme Lewis

Commissioner Daran Wastchak

Absent 1 - Commissioner Charles Covington

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

A. 19-449

Discussion of a Minor Special Use Permit Amendment (SUP 19-06) Five Star Area C - Basement Lightwells, Modified Chimney Heights, and Modified Fence Wall Heights - 7000 E Lincoln Drive

George Burton, Planner, presented an overview of the request for a Minor Special Use Permit Amendment. He noted that staff recommended limiting the amount of encroachment into the setback area.

Discussion was made on the size of the lots and Commissioner Campbell asked for details on the railing around the lightwells.

The applicant explained that the railing would be three feet tall, but a decision had not been on the material and style. He then shared an idea for a 36-inch glass wall.

Mr. Burton pointed out that the current Special Use Permit would have to be modified to allow for a 36-inch wall in the front yard since it currently does not allow for that. He added that he had a draft stipulation to address this request.

Commissioner Wastchak clarified that what they are asking for is a decrease of the setback by five feet for the lightwells.

It was indicated that the lightwells would be 12 feet deep.

Commissioner Campbell stated he was supportive of the concept. He pointed out that his issue was with the front encroachment and not those on the side and back yard.

Commissioner Anton asked what kind of landscaping they would have in front of the lightwells.

The applicant responded that there would be grass with planter beds between them.

Chairman Wainwright asked if there would be ladders in each of the lightwells.

The applicant indicated that approximately two-thirds of them would have ladders since they were attached to bedrooms.

Chairman Wainwright asked if they had done any radon tests on the site.

The applicant indicated it had not been an issue or brought up before, but that they could check into it as well as a potential mediation plan.

Chairman Wainwright shared that radon typically is more of an issue in basement areas.

Commissioner Wastchak noted that currently they are not required by the EPA to do radon test in the State of Arizona.

Mr. Burton explained that Stipulation 44 will have to be modified for the public hearing and that the proposed language was bolded in their packet. He added that he would include clarification of the 5-foot setback encroachment being limited to a maximum of 400 square feet total.

Commissioner Anton asked that the stipulation call out the maximum area on the front lightwells.

Commissioner Wastchak asked for better renderings of the wall or railing for the lightwells for each style of building when they come back. He indicated that the only area of concern with the railing for him was the front yard.

Chairman Wainwright suggested allowing for higher walls than 36-inches. It was suggested to allow for a height range of 36-42 inches.

Commissioner Lewis asked how the lightwells will be cleaned.

The applicant explained that they will all have drains so they can be washed out.

Commissioner Georgelos asked to see more of the landscaping that will go around the lightwell areas. She clarified it might help the Planning Commission get a better idea of how much of a hazard it is since landscaping could help prevent people from going near them.

Mr. Burton introduced information on the proposed chimneys and chimney screens. He clarified that the applicant was requesting an additional three feet to the allowed height for their chimney and screens.

Commissioner Wastchak indicated he was not supportive of a 24-foot-wide chimney.

Chairman Wainwright asked if there were any mechanical reasons why the chimneys need to be higher.

The applicant stated they had to sit above the roof in order to meet code and function properly.

Commissioner Georgelos asked what they planned to screen with the chimney screen.

The applicant clarified that they were for the chimney flue as well as vent hood and anything else that would sit on top of the roof. He shared that they do not want the roof plane speckled with vents and equipment. He further explained that it would not need to be that wide but architecturally they felt it was a better design. He also noted that all the fireplaces were gas and that some would be built out of masonry and others would not.

Commissioner Lewis indicated he liked the architectural definition of the design and how it would hide any relief on the roof. He added that he felt there was an accommodation that would work.

Commissioner Campbell recommended they keep the rest of the mass under the 20 feet and allow for only the required chimney portion to exceed that height.

Commissioner Anton asked if there was a maximum number of chimneys a

home could have.

Commissioner Campbell indicated he was fine with people having as many as they wanted.

Commissioner Georgelos asked what the ordinance says about popups and chimney heights.

Mr. Burton replied the popups are not addressed but states the maximum height is 24 feet for two-stories and 20 feet for one-story.

Chairman Wainwright suggested allowing for relief for the two-story buildings, but sticking to the Special Use Permit for one-story buildings.

The applicant asked if they could delineate between interior and perimeter lots as well, so an interior one-story lot could be allowed to have a chimney that goes above the 20 feet.

Commissioner Georgelos asked how that might affect the view shed.

The applicant indicated they felt that the interior homes would be set back far enough that it would not make a difference.

Commissioner Lewis asked for the material of the roof finish.

The applicant stated it will be concrete roof tiles on the pitched roofs.

Commissioner Wastchak asked what the inside ceiling height was on the one-story homes.

The applicant responded that they varied.

Commissioner Wastchak indicated he was in support of sticking strictly to the 20-foot height limit for the one-story homes on exterior lots.

Commissioner Anton expressed that he would still like to see a limit on the size and quantity of chimneys.

Chairman Wainwright asked for the applicant to come back with a specific minimum chimney size.

Mr. Burton clarified that the Planning Commission had determined that screens had to meet the building height of the building and chimneys on perimeter buildings also had to meet the maximum height of the building, while chimneys on interior buildings could extend three feet above the

adjoining roof. He added that the applicant would also need to come back with a reasonable maximum size and quantity for chimneys for Planning Commission consideration at the next meeting.

Mr. Burton described the request for modified fence wall heights. He clarified that the request is to have a three-foot retaining wall with six-foot fence wall on top for a maximum height of nine-feet tall. He presented renderings of the development with the locations of the fence and retaining walls. He then reviewed the standards for a minor Special Use Permit amendment to help the Commission identify if the request constituted a minor amendment or not.

Commissioner Campbell suggested the applicant invite members of the Planning Commission to go see the site in person.

The applicant indicated they would be happy to accommodate that request.

Mr. Burton clarified that they would have a work session for this Item on December 17, 2019 followed by a public hearing on January 7, 2020.

No Reportable Action

B. 19-451 Continued Discussion of Upcoming Planning Commission Items for Council Retreat

Jeremy Knapp, Community Development Director, announced that the retreat would be held on January 30, 2020. He added that they will get an agenda to the Planning Commission before the retreat.

Commissioner Wastchak asked that Mr. Knapp start composing an agenda with items that were brought up during the Commissions last conversation about the retreat and bring it back to them at their next work session.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. 19-438 Approval of November 5, 2019 Planning Commission Minutes

A motion was made by Commissioner Wastchak, seconded by Commissioner Georgelos, to approve the November 5, 2019 minutes. The motion carried by the following vote:

Aye: 6 - Commissioner Wainwright, Commissioner Anton, Commissioner Campbell, Commissioner Georgelos, Commissioner Lewis and Commissioner Wastchak

Absent: 1 - Commissioner Covington

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Knapp reviewed the upcoming items.

11. ADJOURNMENT

A motion was made by Commissioner Campbell at 7:10 p.m., seconded by Commissioner Wastchak, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Commissioner Wainwright, Commissioner Anton, Commissioner Campbell, Commissioner Georgelos, Commissioner Lewis and Commissioner Wastchak

Absent: 1 - Commissioner Covington