



SMOKE TREE RESORT

SPECIAL USE PERMIT - MAJOR AMENDMENT APPLICATION

MAY 4, 2018

7101 E LINCOLN DRIVE
PARADISE VALLEY, AZ 85253





TEAM MEMBERS:

GENEVA HOLDINGS LLC
TAYLOR ROBINSON
SAM ROBINSON

VENTANA HOTELS
JASON WALTON

STARK BUILDERS INC.
PAUL STARK

PHX ARCHITECTURE
ERIK PETERSON, AIA

CVL CONSULTANTS
FRED FLEET, P.E.

GREEY PICKETT
RUSSELL GREEY, RLA

CIVTECH
DAWN CARTIER, P.E., PTOE



VENTANA HOTELS & RESORTS



GREEY|PICKETT





TABLE OF CONTENTS



PROJECT NARRATIVE 4-10

SITE PLANS 11-20

RENDERINGS & CONCEPTS 21-29

CONSULTANT REPORTS 30-39



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

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

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

Originally opened in 1966 and operating in perpetuity since, the 5.3-acre Resort resides at the commercial interface of Lincoln Drive and Scottsdale Road. The resort has historical presence at the entrance to the Town of Paradise Valley and serves as the gateway to the Town. Since inception, the Resort has yet to undergo any significant renovations or expansions beyond general maintenance and upkeep. Restaurant operations ceased over a decade ago, the Resort is notably dated in comparison to other resorts in the Town of Paradise Valley and has become a clear candidate for revitalization. The viability of the Resort today is dependent upon expansion of the guest room inventory coupled with a refurbishment of amenities.

The intent of this submittal is to set forth standards for Gentree LLC’s revitalization of the Resort subject to the following key considerations:

- a) Alignment with pre-existing resort and accessory uses and building setbacks
- b) Given its size of less than 20 acres, guidelines and stipulations need to be modified
- c) Acknowledgment of its proximity to the adjacent commercial corridor via an appropriate level of programmatic interaction
- d) Special consideration that this unique as the intimate site requires to make a revitalization viable





PROJECT NARRATIVE – OVERVIEW

The vision for the transformation of the Smoke Tree Resort is to welcome guests to a four-star “local-centric” hospitality experience in both form and substance. This is to be achieved through active forward-facing components and lifestyle programmatic aspects. The existing resort often goes unnoticed in its unassuming character along Lincoln Drive, with only 23 of its 32 guest rooms currently in use. The revitalization of the Resort will retain its charming essence while providing the scale and quality of amenities sought by today’s traveler; the specifics of which include 150 guest rooms, 30 resort dwelling units, special event venues, and a neighborhood local-centric fresh market & eatery concept. The relaxed, pedestrian friendly environment will not include the typical resort perimeter walls or gates; instead, setbacks that align with existing buildings are desired, including a bicycle/pedestrian path that shall weave the resort into the local tapestry.

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





The Resort property occupies a tidy 5.363 acres of land at 7101 East Lincoln Drive in the Town of Paradise Valley. The existing Resort is comprised of 11 buildings, a closed restaurant, a pool and surrounding pool area, 2 bocce courts and 130 surface parking spaces. Attached exhibits reveal the current conditions with visuals of sight lines, existing oleander perimeters, and setbacks.

Setbacks: The attached setback exhibit outlines existing setbacks, which are proposed to be maintained in the revitalization of the property. The objective is to retain the existing building relationships along East Lincoln Drive and the 65-foot set back from the County roadway easement which is at the center line of East Lincoln Drive, by either keeping a portion of the existing building face intact or construction of a new building(s) along the existing northern foundation footer.

The East and South setbacks are proposed at 20' in conformance with the existing site conditions and in consideration of the abutting SUP property uses.

The West setback is proposed at 50' from the property line (25' from the western access easement) which exceeds the Town of Paradise Valley's Open Space Criteria ("OSC") in relation to the neighboring residential lots.

East Lincoln Drive ("Lincoln"): As illustrated in the setback diagram, plans accurately reflect the existing 33' roadway easement along Lincoln and the two existing vehicular access points which allow right and left turns and are designated as primary access for the Resort in order to minimize any related increase in traffic through the existing residential neighborhood to the Southwest.

Western Boundary: It is proposed to limit improvement of the western boundary access easement ("WBA") to only a section from Lincoln to a secondary access point for the Resort on the WBA to maintain the neighborhood-centric feel and functions of the revitalized interface.

Heights: Per the setback diagram, the proposed buildings are to be no more than 3 stories and within two height tiers of 36' and 44' as illustrated by shading in the exhibit. The 44' tier area is requested to accommodate the primary hotel facility, events pavilion and related roof structure design and screened equipment. The height is proposed to be measured from finished grade to the top of the finished structure. This request is complimentary to the characteristics of other nearby developments to the North and East along Lincoln and derived in a methodology that yields consideration of adjacent property uses in context of the Town of Paradise Valley's Open Space Criteria ("OSC"). Specific to the OSC, the Resort is abutted on two sides (East and South) by Special Uses, for which the OSC is not intended to apply, and on the West boundary, as previously indicated, the Resort exceeds the OSC in relation to the residential lots.





Coverage: Calculation of the proposed lot coverage is 34% with a floor area ratio of 62%. These calculations are based on the existing parcel boundaries per the legal description.

The SUP guideline of 25% maximum is for resorts greater than 20-acres and is not applicable here. At 5.3 acres, the Resort falls into a void of objective guidelines, therefore, the proposed plans have been thoughtfully derived in consideration of Goal 2.2 and Implementation Policy 2.2.3.3 which state:

“Encourage moderate intensity, mixed-use, and context appropriate resort development within the East Lincoln Drive Development Areas that includes reasonable separation between incompatible uses and adjacent residential areas and effective buffering of unwanted noise, light, traffic and other adverse impacts.”

Ingress/Egress: The ingress and egress diagram illustrates the proposed access points for the Resort. The two primary access points will remain at the existing Lincoln locations. Two secondary access points are proposed along the western boundary. Civtech, Inc. has begun work on the related traffic study to provide more information on the points of access.

Sidewalk: The ingress and egress diagram illustrates a proposed pedestrian path integrating the Resort within the existing network of sidewalks and providing pedestrian connectivity to nearby commercial areas. Within the site, the pedestrian path transverses the forward-facing Resort area, connects the lobby/entrance, and is within the proposed landscaping easement along Lincoln.

Parking: The proposed revitalization plan will have a mix of surface and underground parking. The existing parking along Lincoln Drive is to be kept in place to allow for convenient local patron access to the forward-facing Resort features. Dedicated hotel guest, dwelling owner and valet parking will be available in a subterranean parking garage. Civtech, Inc. has begun work on the related parking study to provide more information on the following items: shared parking, parking for all proposed uses, overflow parking during special events, dedicated parking for the Resort Dwelling units and drop off/pick up circulation/parking since many persons may use ride share vehicles or means other than their private vehicle.

Emergency Vehicle Access: The ingress and egress diagram depicts the proposed Emergency Vehicle Access route, including an alternate entrance on the western boundary to the property south of the site. We would propose to share access North and East through the site for emergencies.

View Corridors: The revitalization of the Resort will allow for several view corridors into the site providing scenic features for the public.





Landscape Design

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

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





PROJECT NARRATIVE – RESORT, DWELLINGS & DESIGN



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

- 150 Guest Room units with various categories of sizes and configurations
- 30 Dwelling Units and related rental pool
- Forward facing resort facility to include a combination of 3-5 of the following potential components: Fresh Market, Café/Eatery, Restaurant, Bar/Lounge, Micro-Brewery, Speakeasy, Private dining vignettes, Pop-up Retail, Coffee Shop, Florist, Sandwicheria, Bakery, Epicurean Retail and Sundries
- Resort Pavilion: appropriately sized for banquets, meetings, ceremonies, and special events
- Open space gardens and grounds
- Resort pool areas
- 180 parking stalls comprised of 90 surface and 90 subterranean garage

Resort Dwelling Units: In the tradition of other Town of Paradise Valley Resorts, a small number of resort dwelling units (30) will be marketed and sold to individual owners in compliance with Section 1102.2 of the Zoning Ordinance:

- Average size of approximately 1,250 sf, two bedrooms, with lock off feature.
- Access to Resort rental program
- Multiple FF&E packages available (mandatory for rental program)
- Owner use only restrictions – unless in Resort rental program
- CC&R's in alignment with the Town of Paradise Valley's Zoning & Ordinance
- Rental program will abide by the Town's Bed and Non-Residential Rental Business Activity Tax code

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



Conclusion:

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

- Additional hotel rooms with resort residence quality
- Neighborhood amenities: local-centric Café/Market/Restaurant/Bar
- Onsite entertainment venues for small events and family gatherings
- Integrated landscaping and pedestrian corridors for neighborhood access
- Modern guest amenities and building design to compliment the pivotal site
- Tax Revenue increase estimated at twelve times current level

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

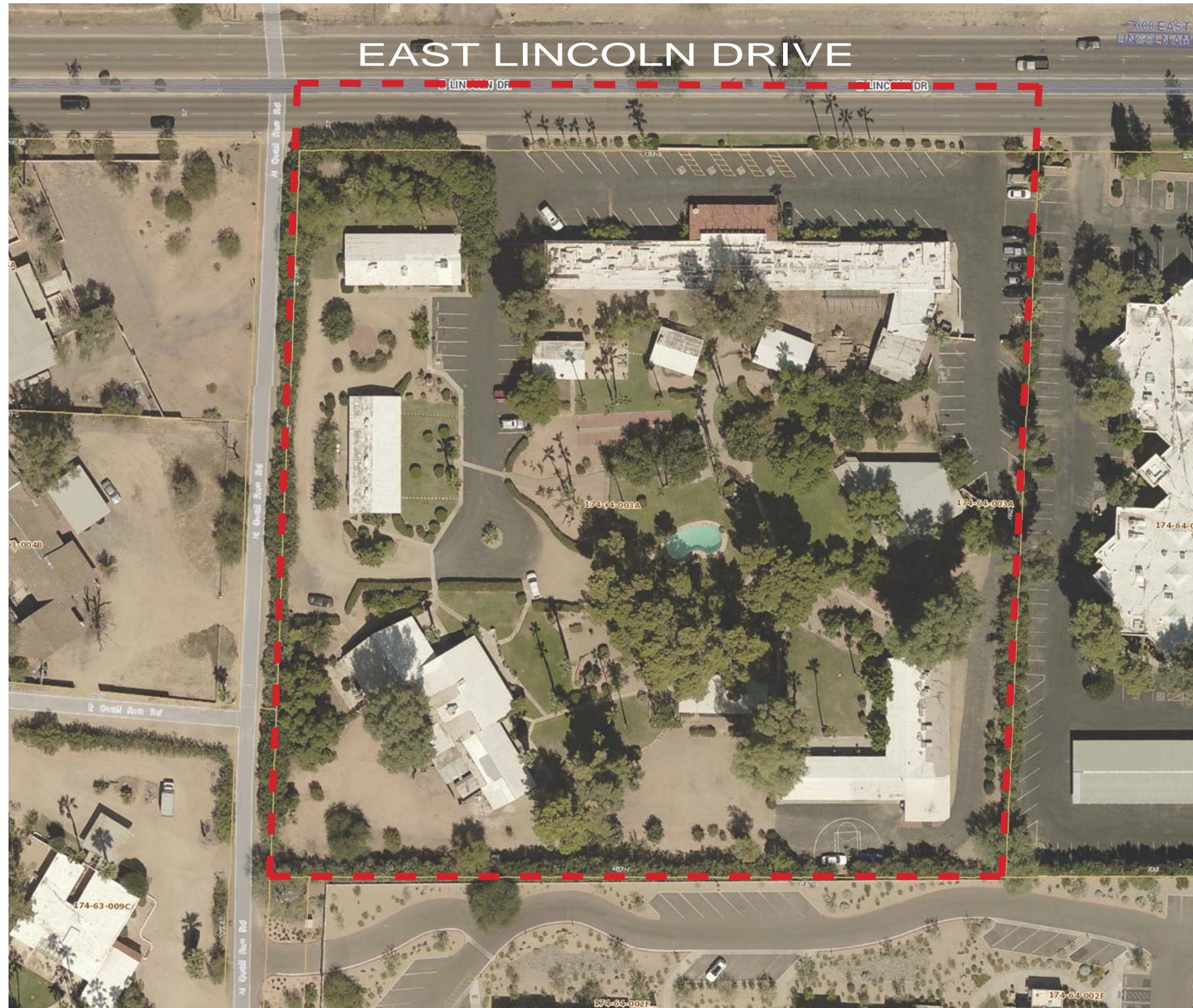




SITE PLANS



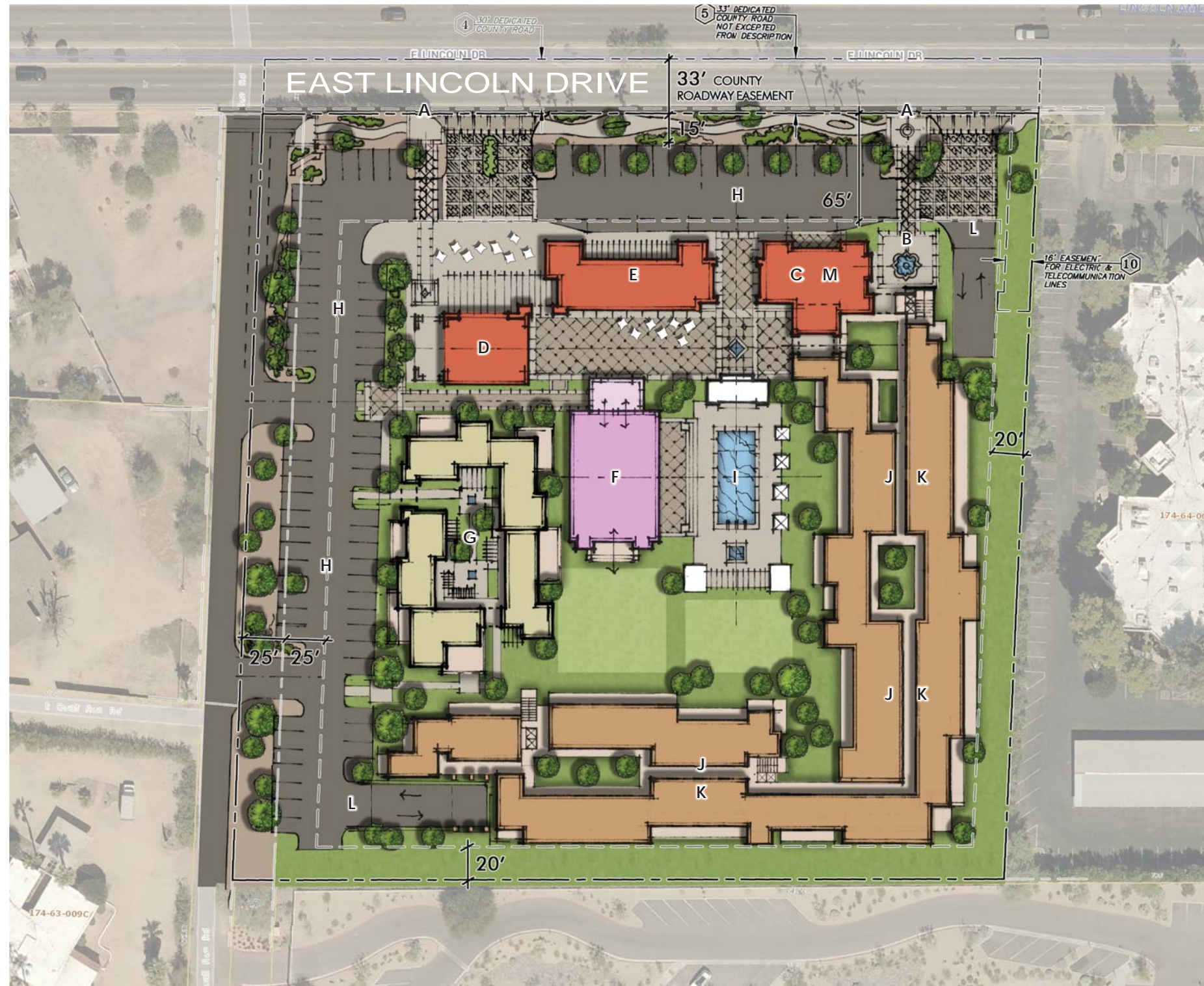
EXISTING SITE AERIAL



0' 40' 80' 160'



PROPOSED SITE PLAN - GROUND LEVEL



PROGRAM

- A. Pedestrian Entry
- B. Resort Reception Entry Plaza
- C. Resort Reception (2,000 sf.)
- D. Resort Market (2,500 sf.)
- E. Resort Restaurant (3,500 sf.)
- F. Resort Clubhouse (5,000 sf.)
- G. Resort Villas
- H. Surface Parking
- I. Resort Pool
- J. Resort Bedrooms (first 2 floors)
- K. Resort Residences (3rd floor)
- L. Underground parking access
- M. Administration (2nd floor)

HOTEL UNITS - 150 Units

- Connected building
- On first and second levels

RESORT RESIDENCES (30 Units)

- VILLAS
- 10 units

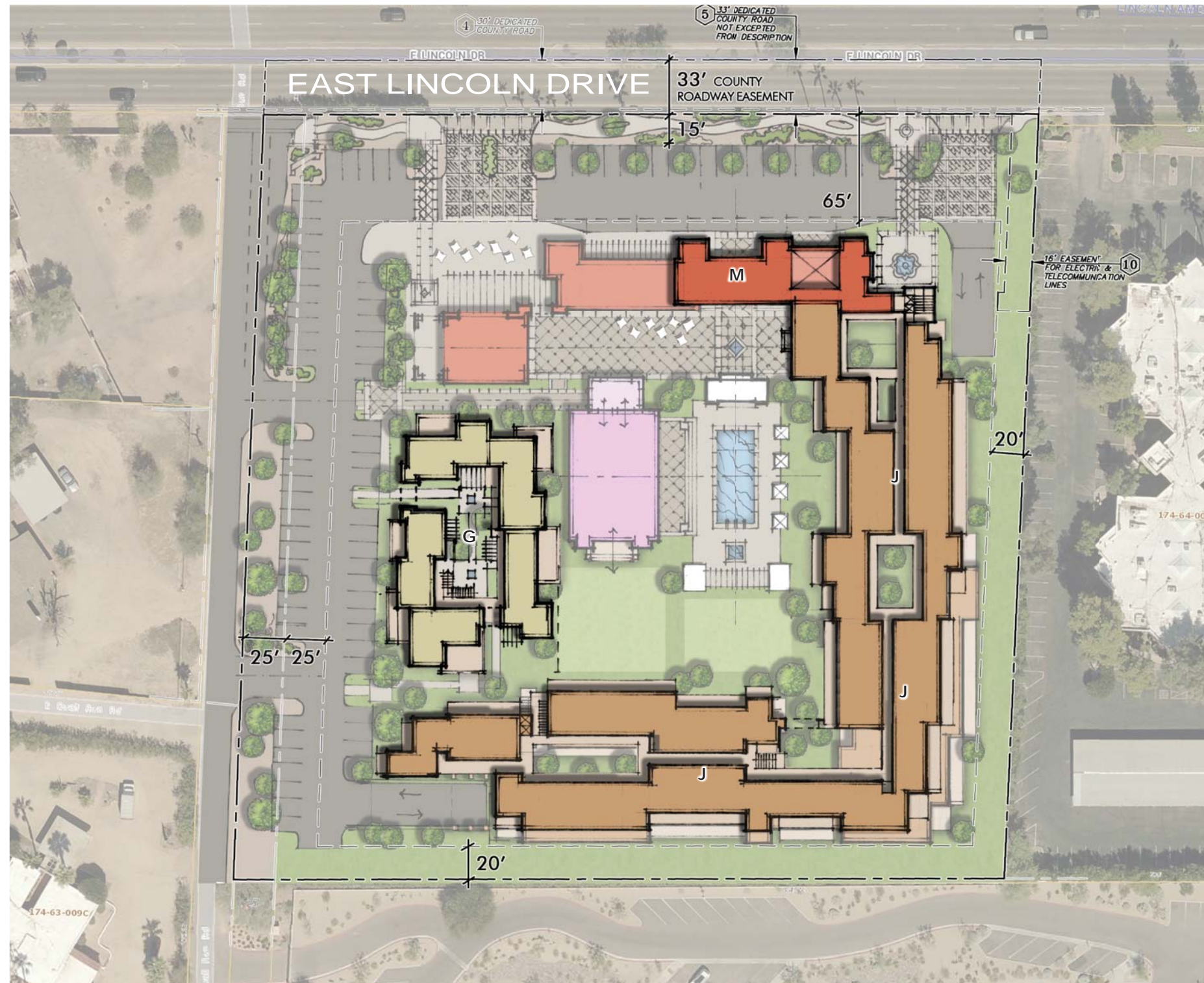
- RESORT TOP RESIDENCES
- 20 Units
- 3rd Level of Resort buildings
- Exterior uncover parking

SURFACE PARKING = 83 Spaces





PROPOSED SITE PLAN - SECOND LEVEL



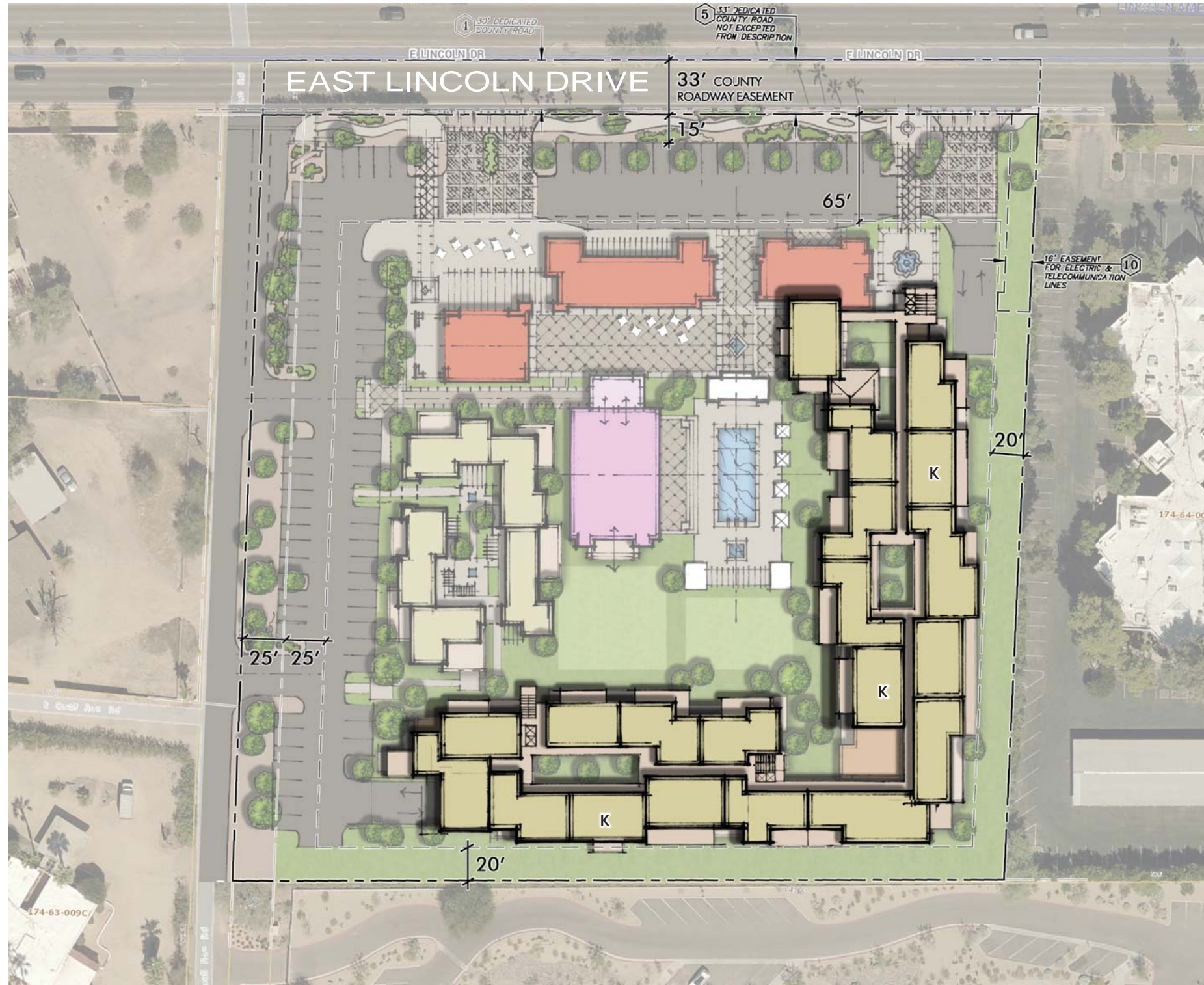
PROGRAM

- G. Resort Villas
- J. Resort Bedrooms (first 2 floors)
- M. Administration (2nd floor)





PROPOSED SITE PLAN - THIRD LEVEL



PROGRAM

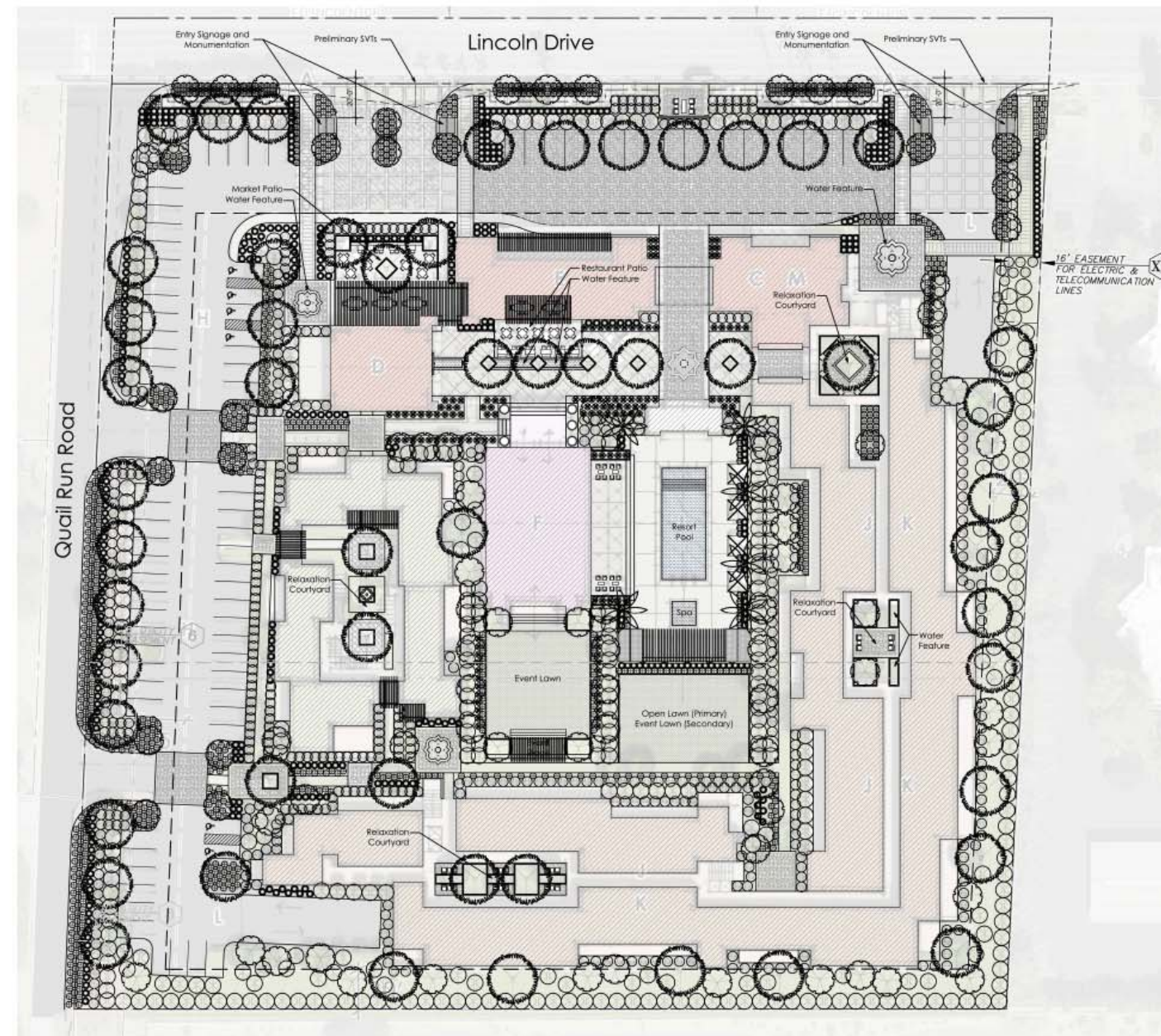
K. Resort Residences (3rd floor)



0' 40' 80' 160'



PROPOSED LANDSCAPE PLAN



PLANT MATERIALS LEGEND

Sym.	Plant Type
Trees	
	Large / Medium Shade Tree 36" min. Box
	Accent Tree 36" min. Box
	Phoenix dactylifera (Date Palm) 16' min.
Shrubs / Ground Cover / Accent	
	Large Shrub 5 gal / 15 gal / 24" Box
	Medium Shrub 5 gal / 15 gal
	Small Shrub 5 gal / 15 gal
	Rose / Rose Garden 15 gal
	Ground Cover 1 gal / 5gal
	Accent Plants / Cacti 5 gal / 15 gal / 24" Box

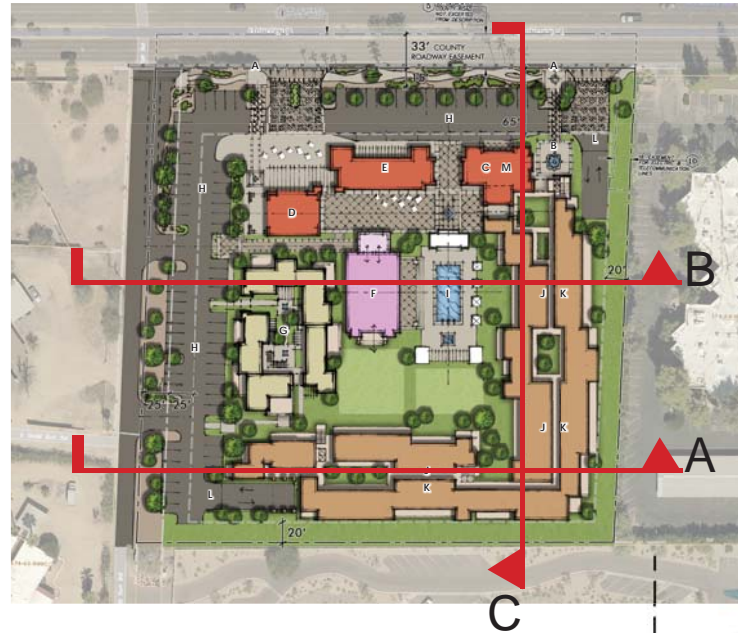


0' 40' 80' 160'



OPEN SPACE DIAGRAM - SITE SECTIONS

SITE SECTION KEY MAP - NOT TO SCALE



SECTION A

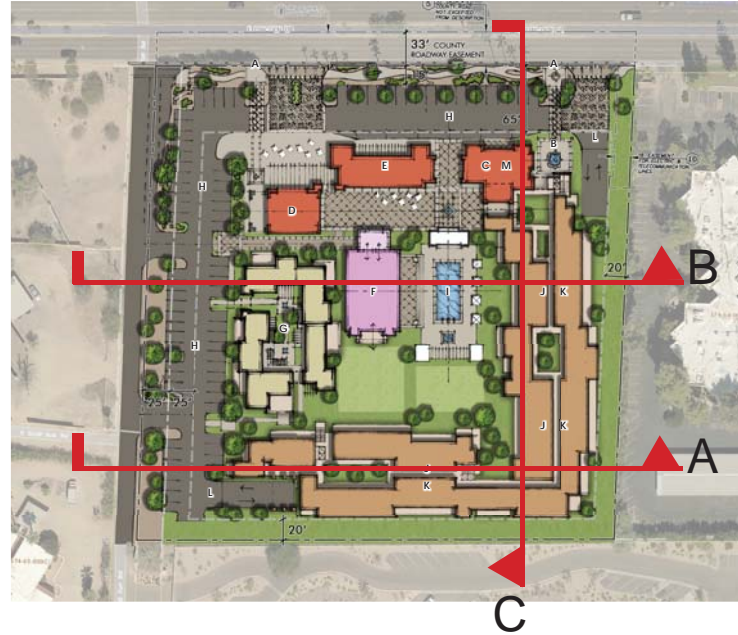


SECTION B



OPEN SPACE DIAGRAM - SITE SECTIONS

SITE SECTION KEY MAP - NOT TO SCALE



Special Use Permit Resort
(Andaz)

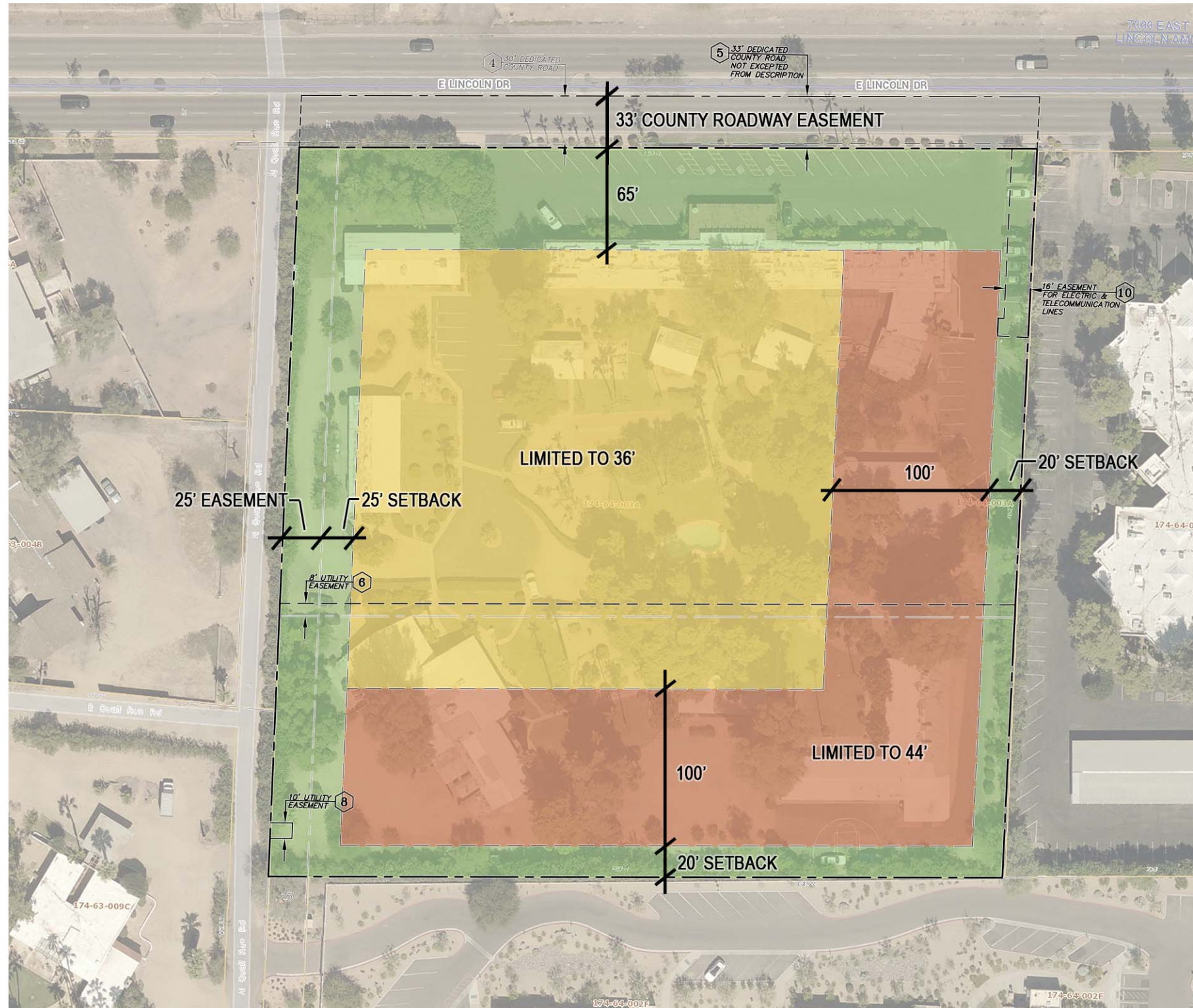
Special Use Permit Resort
(Ritz)

SECTION C





PROPOSED SITE SETBACKS





PROPOSED PROJECT DATA

Smoke Tree Resort - Area Calculations			
		Total interior Area (sf)	Total Footprint Area(sf)
Total Areas		145,000 sf.	80,000 sf.

Site Gross Area	233,630 sf.
-----------------	-------------

Site Coverage	(Footprint Area / Site Gross Area * 100)	34.24 %
---------------	------------------------------------------	---------

F.A.R.	Total Interior Area / Site Gross Area * 100)	62.06 %
--------	----------------------------------------------	---------





RENDERINGS & CONCEPTS



CONCEPT IMAGE





CONCEPT IMAGE





CONCEPT IMAGE





CONCEPT IMAGE



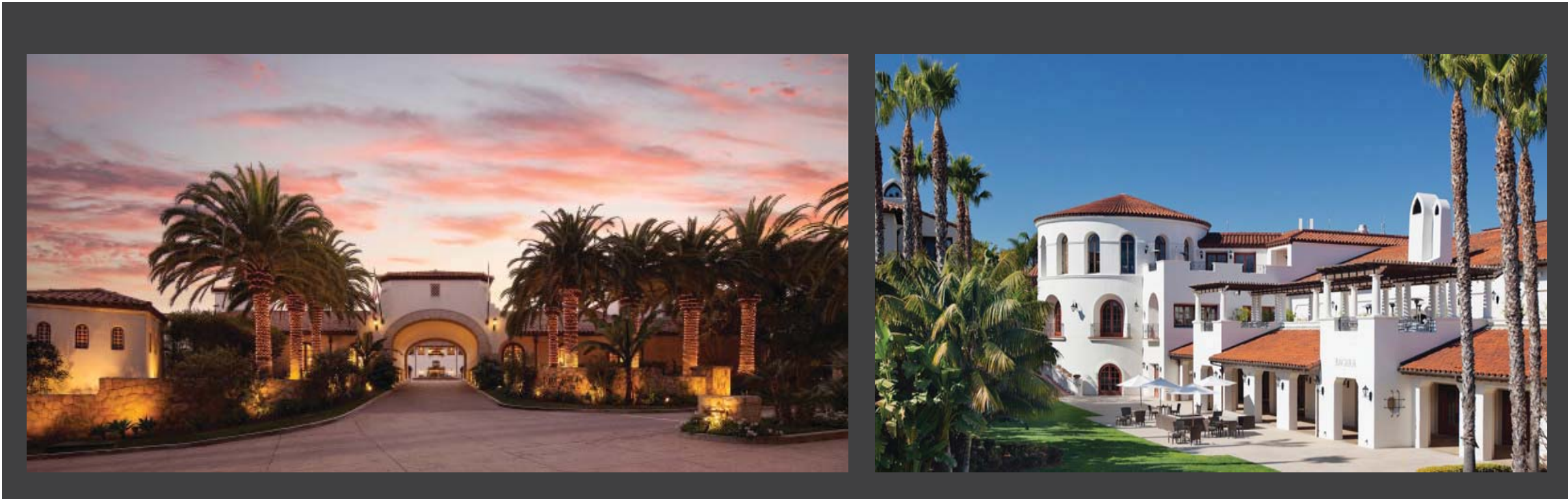


DESIGN CONCEPT - RESORT ARCHITECTURAL FEATURES





DESIGN CONCEPT - RESORT ARCHITECTURAL FEATURES



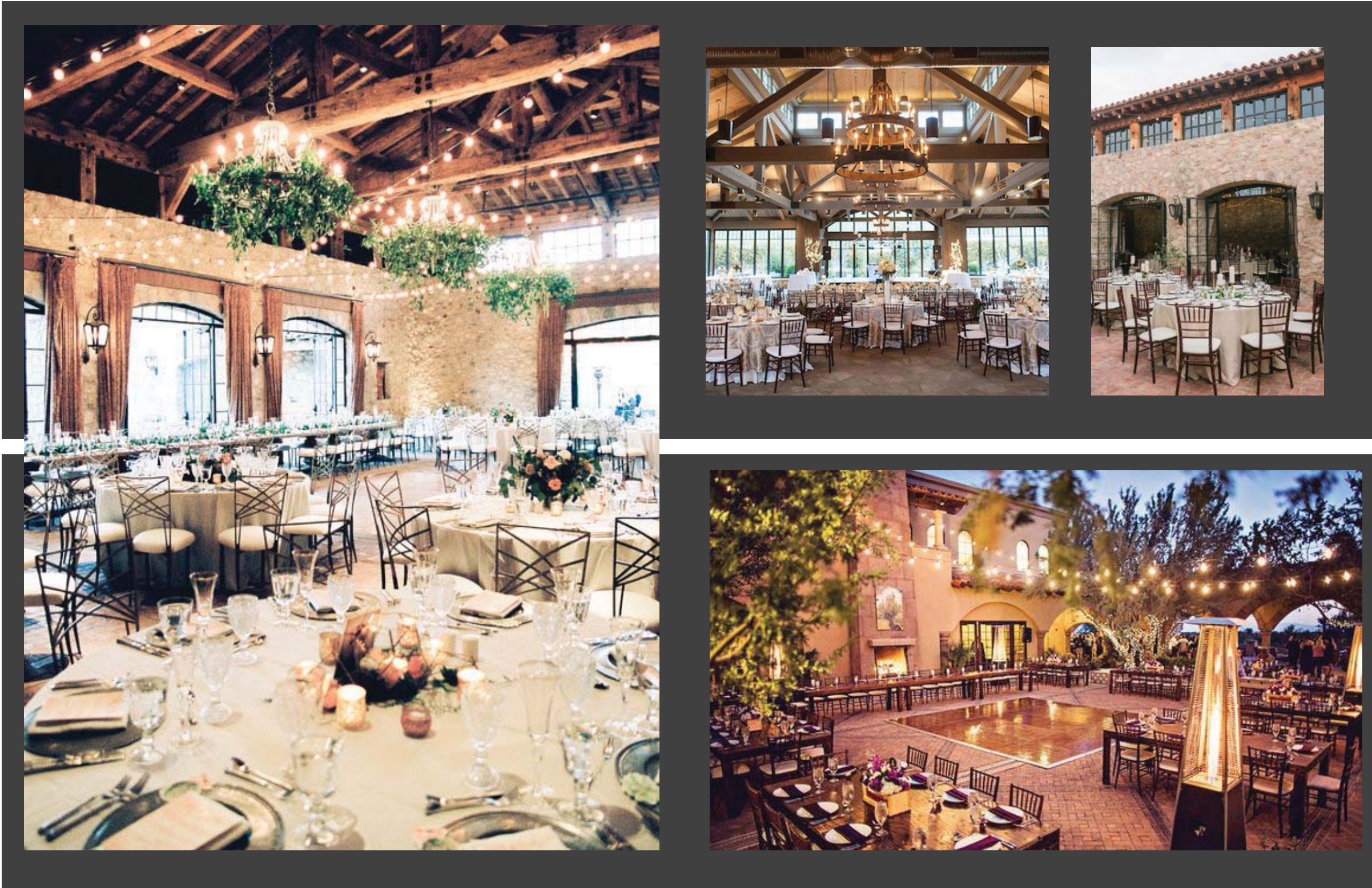


DESIGN CONCEPT - POOL, LOBBY AND GUEST ROOMS





DESIGN CONCEPT - RESORT PAVILION





CONSULTANT REPORTS



ALTA SURVEY

SURVEY NOTES

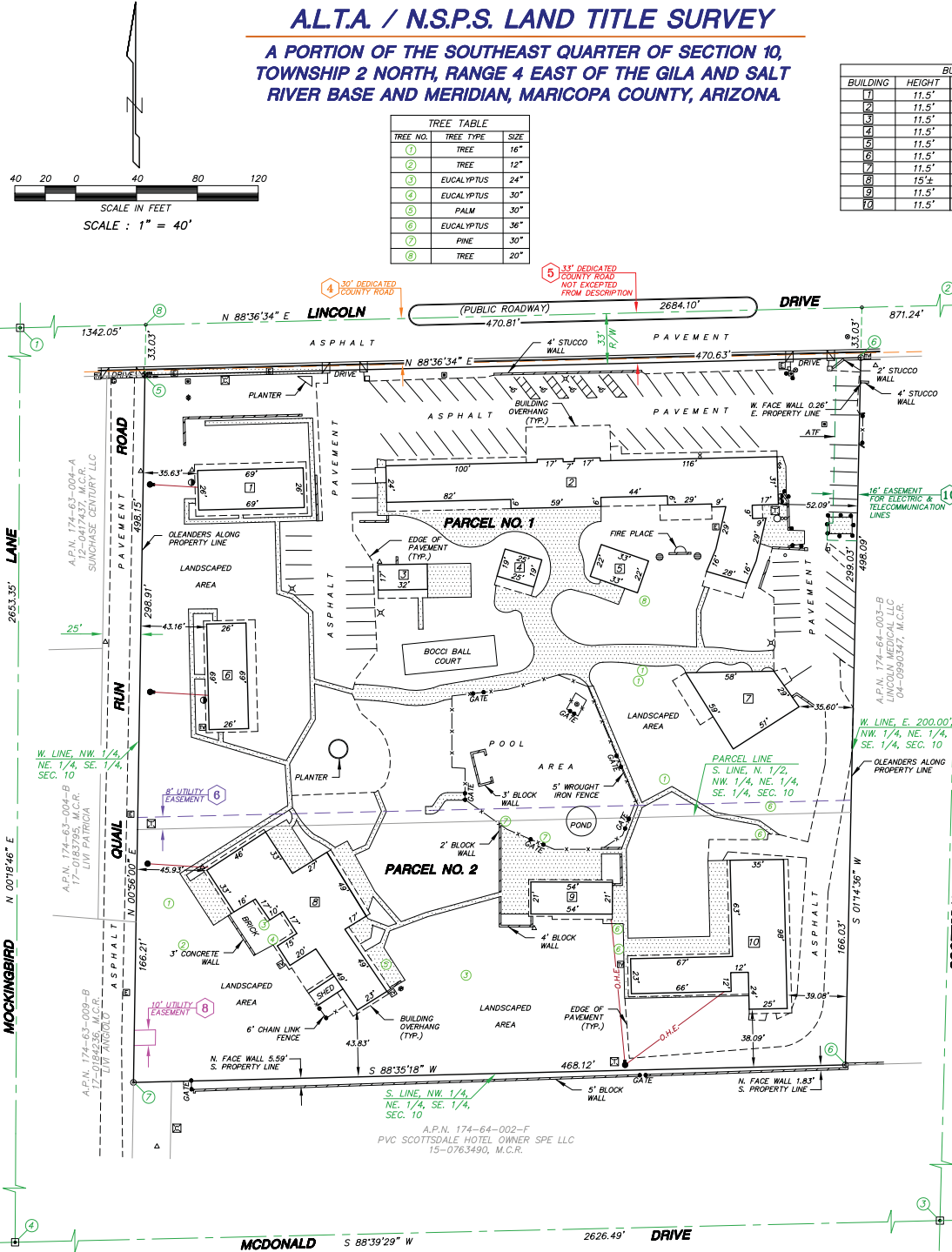
- This survey and the description used are based on a Commitment for Title Insurance issued by Fidelity National Title Agency, Inc., issuing agent for Fidelity National Title Insurance Company, Order Number 88012753-088-BS, dated October 12, 2017.
- BASIS OF BEARING:** The monument line of Lincoln Drive, also being the North line of the Southeast quarter of Section 10, using a bearing of North 88 degrees 36 minutes 34 seconds East.
- The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, dated October 6, 2012, recorded in Book 1127, Page, 5, M.C.R. The centerline and section monuments were not re-measured and are shown based on the prior survey. The Property corners for the subject property have been verified and exist in the ground as shown on this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty for the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)263-1100 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

SCHEDULE 'B' ITEMS

- Reservations contained in the Patent From: The United States of America Recording Date: June 17, 1915 Recording No: Book 115 of Deeds, Page 138 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: roadway Recording Date: July 21, 1945 Recording No: Book 5 of Road Maps, Page 28 (PLOTTABLE MATTERS SHOWN HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: roadway Recording Date: July 15, 1946 Recording No: Book 6 of Road Maps, Page 12 (PLOTTABLE MATTERS SHOWN HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: electric lines and appurtenant facilities Recording Date: October 23, 1968 Recording No: Docket 7328, Page 755 (PLOTTABLE MATTERS SHOWN HEREON)
- A resolution in favor of the Town of Paradise Valley For: Relating to personal wireless service facilities, identifying possible site locations Recording Date: March 19, 1998 Recording No: 98-0213661 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: utility Recording Date: June 07, 2005 Recording No: 2005-0760319 (PLOTTABLE MATTERS SHOWN HEREON)
- Matters shown on record of survey: Recording No.: Book 865 of Maps, Page 15 Recording No.: Book 1127 of Maps, Page 5 (DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: utility Recording Date: September 09, 2008 Recording No: 2008-0779398 (PLOTTABLE MATTERS SHOWN HEREON)

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Find Survey Monument (See Monument Table)
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Overhead Electric Line
- Electric Box
- Electric Cabinet
- Electric Transformer
- Gas Meter
- Pool Equipment
- Guard Post or Gate Post
- Handicapped Space
- Light Pole
- Manhole
- Power Pole
- Power Pole W/ Underground Electric
- Sprinkler Hook-Up (fire department)
- Telephone Riser
- TV Junction Box
- Water Meter
- Water Valve
- Physical Access To & From Adjoining Property
- See Reference Documents

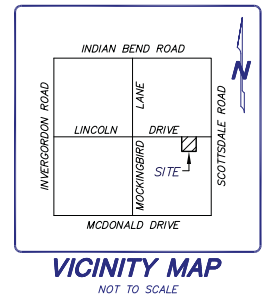


ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

TREE NO.	TREE TYPE	SIZE
1	TREE	16"
2	TREE	12"
3	EUCALYPTUS	24"
4	EUCALYPTUS	30"
5	PALM	30"
6	EUCALYPTUS	36"
7	PINE	30"
8	TREE	20"

BUILDING	HEIGHT	SQ. FEET	TYPE
1	11.5'	1,805	ONE STORY BLOCK
2	11.5'	8,372	ONE STORY BLOCK
3	11.5'	542	ONE STORY BLOCK
4	11.5'	469	ONE STORY BLOCK
5	11.5'	727	ONE STORY BLOCK
6	11.5'	1,801	ONE STORY BLOCK
7	11.5'	2,208	ONE STORY BLOCK
8	15.4'	5,276	ONE STORY BLOCK
9	11.5'	1,127	ONE STORY BLOCK
10	11.5'	4,721	ONE STORY BLOCK



1	CEN. OF SEC. 10 - FND BRASS CAP IN HANDHOLE
2	E. 1/4 COR. SEC. 10 - FND BRASS CAP IN HANDHOLE
3	SE. COR. SEC. 10 - FND BRASS CAP IN HANDHOLE
4	S. 1/4 COR. SEC. 10 - FND BRASS CAP FLUSH
5	FND PK NAIL & WASHER L.S. 34,399 AS SHOWN ON (R1)
6	FND 1/2" REBAR W/CAP L.S. 21780 AS SHOWN ON (R1)
7	FND 1" IRON PIPE W/TAG L.S. 31020 PER (R1) - ALSO FND 1/2" REBAR NO I.D. - N. 06' W., 0.41' AS SHOWN ON (R1)
8	FND 1/2" REBAR NO I.D. 0.20' BELOW SURFACE AS SHOWN ON (R1)

PARCEL DESCRIPTION

PARCEL NO. 1:
The North half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. EXCEPT the East 200 feet, thereof.

PARCEL NO. 2:
The North half of the South half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. EXCEPT the East 200 feet, thereof.

SITE INFORMATION

ADDRESS: 7101 E. LINCOLN DRIVE, PARADISE VALLEY, ARIZONA
 A.P.N.: 174-64-003-A
 LAND AREA:
 GROSS AREA = 5.363 ACRES - 233,630 SQ. FT.
 NET AREA = 5.007 ACRES - 218,096 SQ. FT.
 NET AREA IS THE GROSS AREA LESS EASEMENT (S) FOR COUNTY ROAD
 STRIPED PARKING SPACE TABULATION:
 Regular: 70
 Sign/Striped: 74
 Total: 144

REFERENCE DOCUMENTS

- (R) R.O.S. PER BOOK 865, PAGE 15, M.C.R.
- (R1) R.O.S. PER BOOK 1127, PAGE 5, M.C.R.

CERTIFICATION

TO: Geneva Holdings, L.L.C., an Arizona limited liability company, Smoke Tree Resort, a limited partnership; Fidelity National Title Agency, Inc.; and Fidelity National Title Insurance Company.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on October 23, 2017.

November 1, 2017
 G. Bryan Goetzemberger
 R.L.S. 31020



SMOKE TREE RESORT
 7101 E. LINCOLN DRIVE, PARADISE VALLEY, ARIZONA

ALLIANCE
 LAND SURVEYING LLC

7800 N. 70th AVENUE, SUITE 804
 GLENDALE, AZ 85305
 Phone: (602) 878-5800
 contact@allianceland.com
 www.allianceland.com



LEGAL DESCRIPTION

April 12, 2018

LEGAL DESCRIPTION FOR SMOKE TREE RESORT

PARCEL NO. 1:

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

EXCEPT the East 200 feet, thereof.

PARCEL NO. 2:

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

EXCEPT the East 200 feet, thereof.



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

Page 1 of 1

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



GREEY|PICKETT

SMOKE TREE RESORT



WATER, DRAINAGE & SEWER NARRATIVES

Smoke Tree Resort

Water Supply Narrative

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

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

Smoke Tree Resort

Drainage Narrative

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

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

Smoke Tree Resort

Sewer Narrative

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

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



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

April 5, 2018

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

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

Re: Will-Serve Letter for Water Service
7101 E. Lincoln Drive, Paradise Valley
APN 174-64-003A

Dear Mr. Fleet;

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

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

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

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

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

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

Sincerely,

Brad Finke, P.E.
Engineering Manager

Enclosure: Exhibit A – Location Description of Development

EXHIBIT A
Location of Development





E·J | Flow Test Summary

Project Name: EJFT 16154
 Project Address: 6720 N Scottsdale Rd, Scottsdale, AZ 85253
 Date of Flow Test: 2016-09-30
 Time of Flow Test: 7:25 AM
 Data Reliable Until: 2017-03-30
 Conducted By: Austin Gourley & Eder Cueva (EJ Flow Tests) 602.999.7637
 Witnessed By: Lee Huddleston (EPCOR Water) 602.882.4846
 City Forces Contacted: EPCOR Water (602.882.4846)

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

Raw Flow Test Data

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

Data With A 40 PSI Safety Factor

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

Hydrant F₁

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



- Static-Residual Hydrant
- Flow Hydrant
- Main Size: 8 inches
- Distance Between F₁ and R: 382 ft (measured linearly)
- Static-Residual Elevation: 1306 ft (above sea level)
- Flow Hydrant (F₁) Elevation: 1306 ft (above sea level)
- Elevation & distance values are approximate

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

E·J | Flow Test Summary

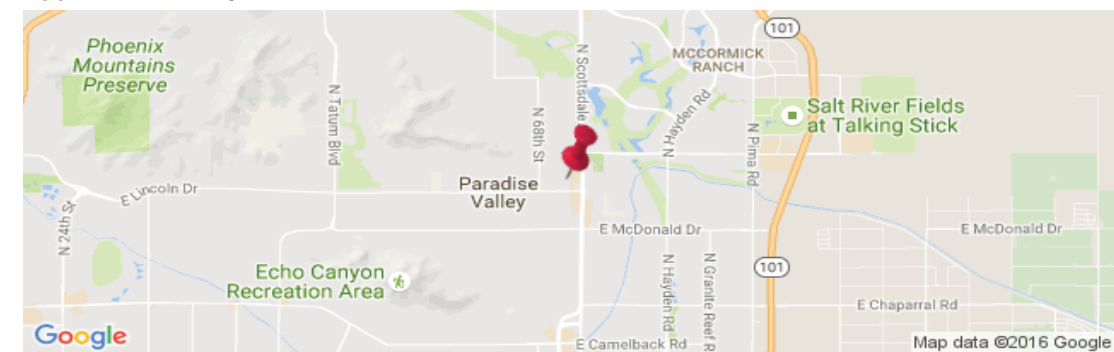
Static-Residual Hydrant



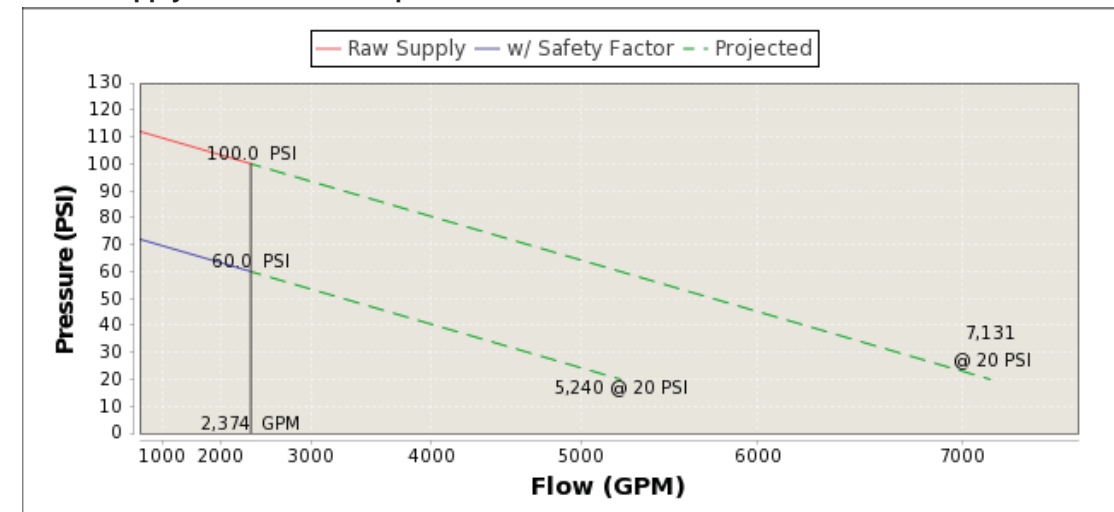
Flow Hydrant (only hydrant F1 shown for clarity)



Approximate Project Site



Water Supply Curve - N^{1.85} Graph



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



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

April 16, 2018

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

RE: CVL #1-01-03153-01

Mr. Fleet,

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

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

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

Sincerely,

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



April 17, 2018

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

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

Dear Mr. Fleet:

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

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

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

Sincerely,

Annie Sandoval
Cox Business 623-328-2431



P.O. Box 53933
Phoenix, AZ 85072

4/18/2018

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

Re: 7101 East Lincoln Drive

Dear Fred,

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

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

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

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

Sincerely,

Heather Legg
Customer Project Manager
Customer Construction East

Enclosure



SOUTHWEST GAS CORPORATION

April 19, 2018

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

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

Dear Mr. Fred Fleet:

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

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

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

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

Sincerely,

Laurie Cleland
Energy Analyst
Energy Solutions Department
Central Arizona Division

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



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



May 4, 2018

Mr. Taylor Robinson
Geneva Holdings, LLC
3620 East Campbell Ave, Suite B
Phoenix, Arizona 85018

RE: Status of Parking and Traffic Studies, Smoke Tree Resort, Paradise Valley

Dear Mr. Robinson:

Thank you for engaging CivTech to provide traffic engineering services for the Smoke Tree Resort at 7101 East Lincoln Drive in the Town of Paradise Valley.

CivTech has ordered traffic counts for the traffic study and started documenting existing conditions, creating a base traffic model, etc. We expect the counts will be recorded at the study intersections next week. After the Town has had a chance to provide some comments/suggestions/recommendations on the proposed site plan, CivTech will begin the parking study.

Based on our current workload, we expect that these reports could be completed for submittal to the Town by the last week in May.

Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have.

Sincerely,

A handwritten signature in black ink that reads "Joseph F. Spadafino".

Joseph F. Spadafino, P.E., PTOE, PTP
Project Manager/Senior Traffic Engineer

BEUS GILBERT

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

Paul E. Gilbert

DIRECT (480) 429-3002

E-Mail Address: pgilbert@beusgilbert.com

Cassandra H. Ayres

DIRECT (480) 429-3010

E-Mail Address: cayres@beusgilbert.com

FILE NUMBER

39039.23

May 16, 2018

HAND-DELIVERED

Paul E. Michaud, AICP
Senior Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Re: Major Special Use Permit Amendment Review (SUP-18-05)
Redevelopment of Smoke Tree Resort

Dear Mr. Michaud:

Thank you for your thorough review of and comments to the submittal made in connection with the redevelopment of the Smoke Tree Resort (SUP-18-05). Kevin Burke, the Town Manager, was quoted in the Paradise Valley Independent as stating, “We are extremely excited to see the property going forward with redevelopment at one the entrances to the Town of Paradise Valley. It makes a statement the second you come into town – having that reinvention is important to the community from a number of perspectives.” We share the Town’s excitement about the potential to revitalize such a significant and visible part of the Town. Please be assured it is not a responsibility that we take lightly.

Your letter notes that there are aspects of the proposed project that may not meet Town Special Use Permit Guidelines. As discussed herein, although we are committed to working cooperatively with the Town and with the neighbors throughout the review process, we respectfully disagree with the foregoing statement. As your letter acknowledges, the Special Use Permit (“SUP”) Guidelines are guidelines and “should not be construed as an ordinance.” [Section 1, SUP Guidelines.] “The nature of the request, the architecture of the development, the unique characteristics of the site, among other factors; may merit less or more restrictive standards as determined during a complete review of each individual request.” [*Id.*] In other words, the Town recognized that each SUP request should have enough flexibility to respond to its respective unique setting and circumstances.

The importance of this flexibility is demonstrated by the various modifications to the SUP Resort Guidelines made in connection with the approvals of Mountain Shadows, Ritz-Carlton, and Andaz. The SUP Resort Guidelines acknowledge that there may be properties with existing special use permits for resort uses. However, the SUP Resort Guidelines clearly are written for, and intended to apply to, resort properties of 20 or more acres. “Except for properties that have existing special use permits for resort uses, the minimum site area shall be 20 acres...” [Section 4.1.a, Special Use Permit Resort Guidelines (the “20-Acre Resort Guidelines”).] The Smoke Tree Resort is a 5.36 acre property with an existing special use permit for resort uses, not a 20-acre property. As such, while the developers have made, and will continue to make, every effort to adhere to the 20-Acre Resort Guidelines, some significant modifications therefrom are warranted. One aspect of the 20-Acre Resort Guidelines from which the developers have not deviated is the touchstone that development shall not adversely affect residential neighbors. This overarching principle has guided every decision the developers have made in their submittal, and they will continue to be guided by this principle.

As you know, the Smoke Tree Resort is unique even among other unique resort properties in the Town. The Smoke Tree Resort is an existing resort located on approximately 5.36 acres at the Southeast corner of Lincoln Drive and the Quail Run Road alignment. With the Ritz-Carlton under construction, and renovations of Mountain Shadows, Andaz, and Montelucia completed, the time is ripe for the Smoke Tree Resort to be revitalized and take its place in the “resort corridor” along Lincoln Drive from Scottsdale Road West to Tatum Boulevard. With its long-closed restaurant, the Smoke Tree Resort is functioning on life support, and lacks both critical amenities and room count to operate effectively. Indeed, there is a palpable pall of neglect hanging over the Smoke Tree Resort in its present capacity.

According to Mayor Michael Collins, “[The] East Lincoln South Redevelopment Area, which includes the new Hyatt Andaz Resort, represents the last planned resort redevelopment area within the Town. It is gratifying to see the possible completion of our long-term resort redevelopment planning efforts, which will provide enduring financial security for the [T]own and will ensure that residents will never need to pay a local property tax to keep our [T]own safe, operationally effective, and looking beautiful.” [Paradise Valley Independent, May 11, 2018.] The Smoke Tree Resort is within the East Lincoln South Redevelopment Area, an area in which context appropriate renovation is encouraged. As Mayor Collins noted, “Redevelopment of the Smoke Tree Resort would represent the completion of the long-range resort redevelopment planning efforts that started with [T]own-wide approval of the 2012 General Plan update.” [Paradise Valley Independent, May 11, 2018.]

The Town was prescient, recognizing the need to renovate its resorts, and adopting policies to facilitate these efforts in its General Plan. General Plan Goal 2.2 provides,

“Development Areas are meant to encourage new resort development and redevelopment that reflects the Town’s needs for fiscal health, economic diversification, and quality of life.” General Plan Goal 2.2 and Implementation Policy 2.2.3.3 “[e]ncourage[s] moderate intensity, mixed-use, and context appropriate resort development within the East Lincoln Drive Development Areas that includes reasonable separation between incompatible uses and adjacent residential areas and effective buffering of unwanted noise, light, traffic and other adverse impacts.” General Plan Implementation Policy Table 2.2.1.7 provides the following direction: “Evaluate and amend the [20-Acre Resort] Guidelines, if necessary, to encourage SUP property revitalization and improvement within their existing geographic boundaries as long as such improvements do not affect the integrity and enjoyment of adjacent residential areas.”

Our team has worked diligently, and will continue to work, on bringing a plan for the revitalization and redevelopment of the Smoke Tree Resort as an independently operated, local hotel unaffiliated with any brand that comports with the General Plan; we will also comport with the 20-Acre Resort Guidelines wherever possible. The Smoke Tree Resort will need modifications from the 20-Acre Resort Guidelines to create a viable revitalization that is compatible with its current use, contributes to the fiscal health of the Town, and enhances the Eastern gateway along the Town’s signature thoroughfare. Fortunately, this can be done without affecting the residential area to the West by orienting new development at the East side of the site and maintaining view corridors through the property. When there is a need to differentiate from the foregoing, we have provided, and will continue to provide, cogent and compelling reasons for doing so.

This response to your letter, in *seriatim* and where a response is available at this time, is based on the currently submitted site plan, which is subject to further review and may change as this project continues through the hearing process.

1. Proposed Uses. We appreciate your acknowledgment that the proposed use described in the submittal appears to align with the zoning for SUP-Resort. With respect to the accessory uses, they are the normal, accessory uses that accompany a resort use. This submittal proposes a 2,500 square foot market. Section 4.1.f of the 20-Acre Resort Guidelines suggests an individual office or retail business should be a maximum of 2,000 square feet. While 2,000 square feet is sufficient for retail uses commonly found in resorts (such as gift shops), a small increase is needed here to accommodate a resort market that will primarily serve hotel guests and others.

2. Density. At first glance, the proposed density in this submittal may appear high in relation to other resorts. However, the density is consistent with other resorts in the Town. The Smoke Tree Resort faces a significant challenge in that its gross land size is much smaller than

the other resorts. At only 5.36 acres, the Smoke Tree Resort is approximately one-fourth the size of the 20-acre resort properties contemplated in the 20-Acre Resort Guidelines, yet must achieve the same resort use without the benefit of additional land area for necessary resort uses, amenities, and density calculation. If the Town followed the 20-Acre Resort Guidelines to the letter, the Smoke Tree Resort would only have 58 units. A minimum number of rooms and amenities are necessary to sustain resort operations and to achieve a resort use at this location. In order to make the renovation of the Smoke Tree Resort economically viable, the developers have proposed the minimum number of units necessary. In addition, the context is unique for the Town in that the Smoke Tree Resort is adjacent to existing non-residential uses immediately North, East, and South. In addition, the Smoke Tree Resort is situated along the Town's Eastern border and serves as a buffer between Scottsdale's intense commercial zoning and the Town's traditional residential uses.

Section 4.2.c. of the 20-Acre Resort Guidelines suggests a maximum density of one guest unit for each 4,000 square feet of lot area. The Smoke Tree Resort is comprised of approximately five total acres, which is equivalent to the "core" of larger resorts. As submitted, the proposed site plan has roughly equivalent density when compared to the "core" hotel portions of other Town resorts. Moreover, as noted in the General Plan, the goal is to revitalize the Smoke Tree Resort without adversely affecting residential areas. The submitted plan does exactly that, while providing for a neighborhood gathering place and a significant increase in revenue for the Town.

3. Height. Additional cross sections will be provided as requested. Section 2.a.i. of the 20-Acre Resort Guidelines suggests the principal building height should not exceed 36 feet. The submittal includes principal buildings that reach 44 feet (three stories with architectural elements) at limited accent points. This submittal measures the building height from finished grade (as currently exists), rather than natural grade, because natural grade is impossible to determine due to the age of the property and existing facilities. This height increase is necessary because the unusually small size of the property will not allow lower buildings to spread out over a larger campus. For example, the Ritz-Carlton, which is across the street to the North and on a much larger parcel, is also three stories in height. Further, the Smoke Tree Resort is in close proximity to the City of Scottsdale where taller buildings have been permitted, and adjacent to an existing medical office complex to the East. In addition, the site plan has been designed to minimize the visual impact of the proposed height. The taller buildings have been oriented with the long axis perpendicular to Lincoln Drive or located in the Southerly end of the site, significantly limiting the impression of height from Lincoln Drive and the residential properties to the West. View corridors are maintained through the property to enhance the feeling of open space.

4. Setbacks. We appreciate the Town's willingness to work with the developers in reducing setbacks that would normally be required, but disagree with your comment that the "proposed setbacks are not in character with Town Guidelines and other similar resort properties in Town." With all due respect, there are no other resort properties in the Town similar to the Smoke Tree Resort. The proposed setbacks are derived from the existing conditions, as well as the current location and placement of the buildings on the site. The buildings have been in their current location since the site was annexed into the Town; accordingly, the existing setbacks are in character with the Town. The proposed height exceeds existing buildings; however, and importantly, the proposed height does not exceed existing landscaping, which will ensure that the residential neighbors are not adversely affected. Section 3.b.i. of the 20-Acre Resort Guidelines suggests a minimum setback of 100 feet from a principal structure to a public street. This submittal proposes a 95-foot setback from the Lincoln Drive centerline, which is consistent with and maintains the existing setback approved in 1969. Doing so allows existing building faces to be preserved while increasing the right-of-way easement for Lincoln Drive from 33 feet to 40 feet. Preserving the existing setback also provides enhanced interior vehicular circulation and multiple access points, and provides convenient screened parking near the restaurant and market. The foregoing approach, in turn, helps separate the traffic from neighborhood residents.

5. Landscape Buffers/Landscape Plan/Landscape Lighting/Exterior Lighting. As noted in the submittal, many of the existing plants cannot be saved because of their age and disease. However, the developer will submit a Landscape Salvage Plan as the application moves further along in the hearing process. In addition, Section 3.c. of the 20-Acre Resort Guidelines suggests providing a 40-foot landscaped area adjacent to residentially-zoned property. This submittal proposes a 25-foot access easement plus a 25-foot landscape buffer with a driveway that would be shared by the residences and the resort. The combination of driveway and landscaped buffer is more beneficial to the residential neighborhood than the usual 40 feet of landscaping and provides access to Lincoln Drive without enduring cut through traffic from Lincoln Drive. In addition, Section 3.d. of the 20-Acre Resort Guidelines suggests a 50-foot landscape area adjacent to an arterial street. As noted in paragraph number 4 above, there is limited space between Lincoln Drive and the existing buildings. This existing condition, vehicle driveways, and parking in the Lincoln Drive frontage, has worked well for more than 50 years. The proposed site plan and landscape plan provide vegetation and pedestrian circulation in the space allowed by the existing improvements, as well as the contemplated improvements.

6. Site Plan. As noted previously, the developers are committed to working with the Town and the neighbors to develop a resort project commensurate with the Town's sterling reputation and demand for quality. The intent of the current site plan has been to minimize the impact to the residential areas to the West, and keep the heights of the buildings as low as possible along the West side by shifting the greater density to the Eastern side adjacent to the

medical office property. The existing North facing views from the SUP-Resort property to the South have been, and are currently, completely obscured by existing landscaping (i.e., pine trees, eucalyptus, and oleander hedges). The proposed plan will provide more North facing views for the adjacent property than currently exist by replacing the landscaping and providing view corridors through the structures and landscaping. Keeping our guiding principle to not adversely affect residential neighbors in mind, privacy, noise, views, and other considerations will be provided for as the designs advance through the hearing process.

7. Coverage. Section 2.a.v. of the 20-Acre Resort Guidelines suggests conformance with the Open Space Criteria therein. The Open Space Criteria are exceeded on the West side of the property adjacent to a residential area. However, as noted above, there are commercial neighbors to the South and East. The developers have compensated for exceeding the Open Space Guidelines by providing view corridors throughout the site, and orienting the structures in a way that allows visual openness into the resort. Some municipalities use gross area, rather than net area to determine lot coverage on resort properties. The Town's ordinances do not prohibit using gross area. Because of the unique circumstances of the Smoke Tree Resort site, the developer is using land area described by the legal description in the recorded deed, not the area net of the dedicated county roadway easements for purposes of determining lot coverage. While Section 2.b.i. of the 20-Acre Resort Guidelines suggests a lot coverage limit of 25% of the gross property area; the proposal requests approximately 34% lot coverage of the gross property area. The proposal, which is in close proximity to much denser properties across the Town boundary, is designed with transition density, and contemplates structures required to achieve the resort use with the amenities necessary to provide a quality resort commensurate with the Town's standards. Section 2.b.iii. of the 20-Acre Resort Guidelines suggests a minimum of 40% open space. As noted above, this site is limited in size and cannot provide the minimum improvements needed for a quality resort as well as large open spaces. To compensate for this limitation, the buildings have been shifted to the East to set back from the adjacent residential neighborhood, and to the West and to maintain view corridors through the site. Additionally, the proposed height and density allows for as much of the site to become open spaces as is possible and avoid sprawling buildings.

8. Traffic/Parking/Circulation. Following our meetings with Town representatives, the developer met with representatives of the medical office building to the East. There is currently no resolution with regard to shared access on Lincoln Drive, however, we are making progress and will report back to the Town when additional information is available. The developer has retained Dawn Cartier of CivTech to prepare the traffic impact analysis, circulation, and parking studies. They have been working on the foregoing issues for several weeks and will provide supplemental information for the Town's consideration when available. However, by way of introduction, Sections 4.i-4.vi. of the 20-Acre Resort Guidelines suggest

cumulative parking requirements for residents, resort guests, office, restaurant, and retail. Clearly, there will be shared parking, and as provided by the 20-Acre Resort Guidelines, this matter will be fully explored in the reports being prepared by the developer's consultants. Additional parking and circulation resources are in consideration along with subterranean parking provisions. Accessing the resort from Lincoln Drive will be critical to providing the least impact on the residential parcels to the West. Directing traffic down the Quail Run Road access easement will adversely affect the residential neighbors. To mitigate any adverse effect, the developers have proposed to maintain the existing points of ingress and egress because it has historically proven to minimize traffic impact on the residential neighbors.

9. Hydrology/Drainage Study. The preliminary analysis of the hydrology and drainage has been undertaken by Fred Fleet of CVL. The complete study will be provided pending the issuance of a Statement of Direction ("SOD") and further refinement of the plan.

10. Utilities. The Water Impact Service study and additional utility information will be provided pending the SOD and finalization of the resulting site plan.

11. Narrative. The requested modifications to the Narrative will be made. An environmental impact and phasing study will be engaged pending the SOD and finalization of the resulting site plan. The developers of the Smoke Tree Resort heartily consent to the Town's Police Department doing training at the site prior to demolition. The developers also invite the Fire Department to train with the buildings if they so desire.

12. Roof-Mounted Mechanical Equipment. Additional information will be provided pending the SOD and finalization of the resulting site plan. The developers agree that equipment should not provide any visual impact and endeavor to design it as such.

13. Signage. Additional information regarding signage will be provided as the submittal moves through the hearing process and pending the SOD. The signage will be designed to reflect the character of the Town.

14. Walls/Fences. Additional information regarding signage will be provided as the submittal moves through the hearing process and pending the SOD.

15. Current Title Report/Warranty Deed. The developers have requested a current Title Report and will provide same as soon as it becomes available. A noise study and additional architectural information will be provided pending the SOD and finalization of the resulting site plan.

Paul E. Michaud, AICP
Town of Paradise Valley
May 16, 2018
Page 8

We look forward to discussing the foregoing, as well as the myriad other questions that are certain to come up at the Work Session. In the meantime, if you have any further questions, please do not hesitate to contact the undersigned.

Very truly,

BEUS GILBERT PLLC



Paul E. Gilbert



Cassandra H. Ayres

PEG/CHA/wmp
cc: Gentree, LLC