

1 When recorded, return to:  
2 Paradise Valley Town Attorney  
3 6401 East Lincoln Drive  
4 Paradise Valley, Arizona 85253

5  
6  
7  
8 **ORDINANCE NUMBER 2016-13**

9  
10 **AN ORDINANCE OF THE TOWN OF PARADISE VALLEY,**  
11 **ARIZONA, AMENDING THE ZONING ORDINANCE**  
12 **ARTICLE II, DEFINITIONS, AND ARTICLE IX, CLUSTER**  
13 **PLAN DISTRICT; PROVIDING FOR SEVERABILITY; AND**  
14 **PROVIDING FOR AN EFFECTIVE DATE.**

15  
16 WHEREAS, in accordance with Article II, Sections 1 and 2, constitution of Arizona, the  
17 Town Council has considered the individual property rights and personal liberties of the  
18 residents of the Town before adopting this ordinance.

19  
20 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF**  
21 **THE TOWN OF PARADISE VALLEY, ARIZONA THAT:**

22  
23 ~~SECTION~~**Section** 1. Article II, Definitions, Section 201, is hereby amended as follows (with  
24 deletions shown as ~~strikethroughs~~ and additions shown in **bold type**):

25  
26 Cluster Plan (CP) District: A development approach that may be used in the R-43 or R-35  
27 Cluster Plan zoning district that retains the same house per acre ratio as the R-43 or R-35, zoning  
28 districts permitting reduced lot sizes in order to allow undeveloped land to be preserved as open  
29 space. This approach may be utilized to preserve natural features ~~or~~, **to provide greater than**  
30 **normal setbacks from heavily traveled thoroughfares, or to allow flexibility in the development**  
31 **of parcels on the perimeter of the Town.**

1 ~~SECTION~~Section 2. Article IX, Cluster Plan District, is hereby amended as follows (with  
2 deletions shown as ~~striketroughs~~ and additions shown in **bold type**):

3  
4 Article IX CLUSTER PLAN DISTRICT

5  
6 Section 901. Purpose:

7 The purpose of this section is to provide a zoning district as an alternate zoning to R-43 and R-35  
8 single family residential districts, and thereby making provisions for variations in lot sizes within  
9 tracts of eight (8) acres or more while maintaining the necessary requirements for open space  
10 within each tract as a whole, in order to preserve the natural beauty of the Town of Paradise  
11 Valley:

- 12  
13 1. A cluster plan may be approved only for the following reasons:
- 14 (a) To preserve areas which have natural features of scenic beauty of significance to  
15 the general public.
  - 16 (b) To provide greater than normal residential setbacks from heavily traveled  
17 thoroughfares without reducing the number of residential lots that might  
18 otherwise be created within the provisions of this Ordinance.
  - 19 (c) **To allow flexibility for development of parcels on the perimeter of the Town**  
20 **which lack physical access to Town streets and which meet the criteria set**  
21 **forth in the first paragraph of Section 912.**

1 Nothing in this article shall confer upon any applicant a right or claim to have a cluster plan  
2 approved as a matter of course. Such approval shall vest in the sound discretion of the Town  
3 Planning Commission (hereinafter called Commission), and of the Town Council at a public  
4 hearing with due regard to the public safety, health, morals, and welfare of the Town.  
5

6 Section 902. Variation in Lot Sizes:

7 The owner of a tract of land in a R-43 or R-35 Residential Zoning District may, upon obtaining  
8 the approval of a cluster plan in accordance with the provisions of this Article, vary the lot sizes  
9 within the tract of land from those required by the applicable zoning district. Applications for  
10 the approval of such cluster plans shall be made in accordance with the provisions of Section  
11 908.  
12

13 Section 903. Maximum Number of Lots:

14 The maximum number of lots within a tract of land that may be authorized under this Article  
15 shall be computed by dividing the “gross acreage” as that term is hereinafter defined, by the  
16 maximum lot area requirement of the single family dwelling district in which the lot is located.  
17 The term “gross acreage” as used herein, shall include the land within the exterior boundaries of  
18 a tract, less the following:  
19

- 20 1. The area comprising easements of record for public utilities facilities such as electric  
21 transmission lines, sewer lines, and water mains, except in those cases where the owner  
22 shall satisfy the Commission that the existence of the easement does not prevent the use  
23 of the area comprising the easement for development;

1 2. An area representing probable street rights of way if the tract were to be developed as a  
2 subdivision without regard to the provisions of this Article.

3  
4 Gross acreage shall not include any portion of the tract, which the owner does not  
5 propose to alienate, either as a lot sold to a purchaser, or as common lands conveyed to  
6 trustees. The Commission may by rule adopt regulations calculated to insure compliance  
7 by the owner with the provisions of the proposed cluster plan pertaining to conveyance of  
8 lots and common lands.

9  
10 Section 904. Inclusion of Common Lands.

11 Lands shall be set aside from the remainder of the tract for common use by all of the owners of  
12 the residential lots, in accordance with the provisions of this section, and such common lands  
13 shall be included in the gross acreage for purposes of computing the maximum number of lots  
14 authorized under this Article. Except in the case of bridle paths designated as such in the cluster  
15 plan, no animals other than domestic pets shall be permitted on common lands. Common lands  
16 shall be set aside only for the following uses:

- 17  
18 1. Private recreational facilities, such as swimming pools, which are limited to the use of the  
19 owners or occupants of the lots located within the tract, or their guests;
- 20 2. Parks and parkway areas, and areas which have natural features of scenic beauty worthy  
21 of preservation;
- 22 3. Bridle paths, golf courses, or hiking trails for the use of the owners of the said lots, or for  
23 the use of the general public.



1 Section 905. Conveyance of Common Lands:

2 All common land designated in the plan as such, or whose acreage shall be utilized in the  
3 determination of the maximum number of lots that are authorized, shall be conveyed in fee  
4 simple by warranty deed from the owner to trustees. A proposed form of trust indenture shall be  
5 included in each application for approval of a cluster plan. Such trust indenture shall provide,  
6 among other things, that the trustee shall hold title for the sole benefit, use, and enjoyment of the  
7 lot owners, present and future, of said subdivision for a term of years certain, which term shall  
8 not be less than twenty (20) years. The trust indenture shall further provide that upon the  
9 expiration of the said term of years, or upon the cessation of the subdivision, fee simple title to  
10 the said land shall be vested in said lot owners as tenants in common. In addition, there shall be  
11 included in the plan a proposed form of covenant for inclusion in the deeds to the lots, which  
12 covenant shall provide a suitable means for the maintenance and upkeep of the common lands,  
13 and shall obligate the lot owner and his successors for a proportionate share of the cost of such  
14 upkeep and maintenance. By including the form of such a covenant in the plan, the owner  
15 represents and warrants that such a covenant will be included in the original deed to each lot in  
16 such a manner as to run with the land and bind succeeding lot owners. The warranty deeds and  
17 trust indentures shall be attached as exhibits to the cluster plan together with the opinion of an  
18 attorney admitted to practice in Arizona, addressed to the Commission, to the effect that the said  
19 deeds and trust indentures comply in form and in substance with the provisions of this  
20 Ordinance. The indentures shall be recorded in the office of the Maricopa County Recorder  
21 simultaneously with the recording of the final plat of the subdivision, as provided in the  
22 subdivision regulations of the Town. Each deed from the owner to a purchaser of a lot, which is  
23 subject to the cluster plan, shall include the covenant.

1 Section 906. Minimum Reduced Size of lots:

2 No lot developed under the provisions of this section shall be reduced in area or frontage below  
3 the minimum standards set forth in the following table **except as set forth in Section 912:**

4

|                         | Minimum Reduced | Minimum Reduced |
|-------------------------|-----------------|-----------------|
| <u>Density</u>          | <u>Area</u>     | <u>Frontage</u> |
| 7 R-43 (one acre)       | 20,000 sq. ft.  | 120 feet        |
| 8 R-35 (35,000 sq. ft.) | 20,000 sq. ft.  | 100 feet        |

9

10 Section 907. Maintenance of Average Lot Size:

11 Lots developed under this Article may be reduced in area below the minimum lot size required  
12 by the residential district zone in which the subdivision is located (but not below the minimum  
13 standards set forth in the preceding paragraph) provided that the gross acreage, when divided by  
14 the number of lots created, shall equal the minimum lot size required by the applicable district.

15

16 Section 908. Cluster Plan Procedure:

17 The owner of any tract of land comprising an area of not less than eight (8) acres may submit to  
18 the Commission a re-zoning request for a cluster plan for the use and development of all of the  
19 said tract of land for residential purposes; the plan shall include all information which the  
20 Commission may by rule require, and shall include a request that the entire tract in question be  
21 zoned "CP." No cluster plan shall be submitted to the Commission for its approval until a  
22 preliminary plat of the tract, which is the subject of the cluster plan, has likewise been submitted,

1 as required by the subdivision regulations of the Town. The preliminary plat shall show in detail  
2 each variation from lot size otherwise required which is sought under the proposed cluster plan.

3  
4 Every cluster plan submitted under this section shall be considered by the Commission at a  
5 public hearing. Such public hearing shall be held only after one publication of a public notice of  
6 the time, place and date of such hearing is given in a newspaper of general circulation in the  
7 Town of Paradise Valley at least fifteen (15) days prior to such hearing, and after there has been  
8 posted on the affected property at least fifteen (15) days prior to the said hearing a notice of the  
9 hearing.

10  
11 The Commission shall, after such public hearing, submit to the Town Council its  
12 recommendation of approval or disapproval of the cluster plan. Approval of a cluster plan shall  
13 not be recommended by the Commission until it shall have also approved the preliminary plat for  
14 subdivision of the land, which is the subject of the cluster plan in accordance with the  
15 subdivision regulations of the Town.

16  
17 Upon submission of the Commission's recommendation, the Town Council shall arrange to hold  
18 its public hearing to consider whether the cluster plan shall be approved. Like notice for the  
19 hearing of the plan before the Town Council shall be given as is the case of the hearing of the  
20 plan before the Commission.

21

1 Section 909. Other Provisions Applicable.

2 If the Town Council shall approve the cluster plan, development in conformity with the plan may  
3 be undertaken, even though the location of the buildings to be erected in the area, and the yards  
4 and open spaces contemplated by the plan, depart in respect herein above authorized from the  
5 district regulations of the district in which the tract is located. Such development of the tract  
6 shall be subject to the applicable provisions of the Town subdivision regulations pertaining to the  
7 installation of required improvements and submission of the final plat. In the event that the  
8 approval of the preliminary plat becomes void by reason of the lapse of time under the provisions  
9 of the Town subdivision regulations, the approval of the cluster plan by the Town Council shall  
10 likewise become void.

11  
12 Land use within any tract zoned “CP” shall be subject to all other applicable provisions of this  
13 Ordinance, and of other ordinances of the Town, except as herein expressly otherwise provided.  
14 Notwithstanding the fact that a cluster plan may have been approved for lots located in either and  
15 R-43 or an R-35 district, which plan permits one or more of said lots to be varied below the  
16 minimum area regulation applicable to the district in which they are located; (a) no guest house  
17 shall be permitted on any such lot which does not meet the minimum area regulations applicable  
18 to the district in which it is located, without regard to the provisions of this article **except as set**  
19 **forth in Section 912**; (b) no horses shall be kept on a lot located in an R-43 district unless such  
20 lot meets the minimum area regulations applicable to the district without regard to the provisions  
21 of this article.

1 Section 910. Variance and Re-Zoning.

2 No variance from a plan approved under the provisions of this article shall be granted by the  
3 Board of Adjustment of the Town. No application for re-zoning of all or any portion of a tract  
4 zoned “CP” shall be entertained. All land designated as common land in the cluster plan finally  
5 approved by the Town Council shall be used for no other purpose than a common land.

6  
7 Section 911. Rescission of Cluster Plan Approval:

8 The owner of a tract of land for which a cluster plan has been approved may apply to the  
9 Commission and to the Town Council, in accordance with the procedure set forth in Section 908  
10 of this article, to rescind the approval of the cluster plan. If the Commission and the Town  
11 Council shall be satisfied that the land use of the tract is consistent with, or will be substantially  
12 restored to, the use required by the zoning in effect on the tract at the time the cluster plan was  
13 approved, they may approve the application for rescission. In the event of such approval, the use  
14 of the land within the tract shall be governed by the provisions applicable to the district in which  
15 the tract is located as of the date the cluster plan was approved.

16  
17 **Section 912. Cluster Plan Adjacent to Major Arterial Streets and Floodways:**

18 **The provisions of this Section 912 shall apply only to parcels of eight (8) acres or more that**  
19 **meet the following criteria: (1) the parcel is adjacent to a major arterial roadway with**  
20 **average daily traffic greater than 35,000 vehicles per day; (2) the parcel is adjacent to the**  
21 **Indian Bend Wash; and (3) the parcel is not adjacent to an R-43 zoned area or lot.**

22

1 **For parcels that meet the criteria of the preceding paragraph, and notwithstanding any**  
2 **other provision in this Ordinance to the contrary, the following shall apply:**

- 3
- 4 **1. The minimum lot size shall be 16,500 square feet.**
- 5 **2. The maximum number of stories shall be one.**
- 6 **3. The minimum lot frontage shall be 100 feet.**
- 7 **4. Side yard setbacks with street frontage and front yard setbacks for primary**  
8 **buildings shall be 20 feet.**
- 9 **5. Rear yard setbacks for primary buildings shall be 25 feet.**
- 10 **6. Side yard setbacks with no street frontage for primary buildings shall be 7 feet.**
- 11 **7. The maximum floor area ratio shall not exceed 50%.**
- 12 **8. Rear yard setbacks (with or without street frontage) for accessory buildings and**  
13 **structures and pools shall be 10 feet. Front yard setbacks for accessory buildings**  
14 **and structures and pools shall be 20 feet.**
- 15 **9. Side yard setbacks (with or without street frontage) for accessory buildings and**  
16 **structures and pools shall be 7 feet. The maximum height of accessory buildings**  
17 **and structures shall be 16 feet.**
- 18 **10. Front yard setbacks for garage structures that do not have a garage door facing the**  
19 **street shall be 10 feet, provided that for all square footage of any such garage**  
20 **between the 10 foot and 20 foot front yard setback there shall be at least an equal**  
21 **amount of square footage behind the 20 foot setback that shall not be enclosed.**

1 **11. The height of structures shall be measured as the vertical distance from the**  
2 **Regulatory Flood Elevation, as defined in Section 5-11-1 of the Town Code, adjacent**  
3 **to the parcel.**

4  
5 SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of  
6 this ordinance or any part of these amendments to the Town Code adopted herein by reference is  
7 for any reason held to be invalid or unconstitutional by the decision of any court of competent  
8 jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

9  
10 SECTION 4. Effective Date. This ordinance shall become effective when (a) the final plat for  
11 the “Ironwood Golf VillasThe Villas at Cheney Estates” subdivision (previously referred to as  
12 The Villas at Cheney Estates or Town Triangle) has been approved by the Town Council and  
13 recorded with the Maricopa County Recorder’s Office and (b) the owner of the Property has  
14 provided to the Town a duly executed Proposition 207 waiver in the form attached as Exhibit B,  
15 which Proposition 207 waiver need not be executed and submitted to the Town until after the  
16 final plat for the “Ironwood Golf VillasThe Villas at Cheney Estates” subdivision has been  
17 approved by the Town Council. The final plat for the “Ironwood Golf VillasThe Villas at  
18 Cheney Estates” subdivision and the Proposition 207 waiver shall be recorded at the same time.

1 PASSED AND ADOPTED by the Mayor and Council of the Town of Paradise Valley, Arizona,  
2 this 16<sup>th</sup> day of November 2017.

3  
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7  
8  
9  
10 Jerry Bien-Willner~~Michael Collins~~, Mayor

11  
12  
13 SIGNED AND ATTESTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20198.

14  
15 ATTEST:

APPROVED AS TO FORM:

16  
17  
18 \_\_\_\_\_  
19 Duncan Miller, Town Clerk

20 \_\_\_\_\_  
21 Andrew Miller, Town Attorney



**CERTIFICATION**

I, Duncan Miller, Town Clerk, certify that this is a correct copy of Ordinance Number 2016-13 duly adopted by the Town Council of Paradise Valley at a meeting held on the this 16<sup>th</sup> day of November, 2017. This Ordinance appears in the minutes of the meeting, and has not been rescinded or modified and is now in effect. I further certify that the municipal corporation is duly organized and existing, and has the power to take the action called for by the foregoing ordinance.

---

Duncan Miller, Town Clerk

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## EXHIBIT A: PROPERTY DESCRIPTION



1 When recorded, return to:  
2 Paradise Valley Town Attorney  
3 6401 East Lincoln Drive  
4 Paradise Valley, Arizona 85253

5 **ORDINANCE NUMBER 2016-14**

6 **AN ORDINANCE OF THE TOWN OF PARADISE VALLEY,**  
7 **ARIZONA, AMENDING THE ZONING ORDINANCE AND**  
8 **ZONING MAP OF THE TOWN OF PARADISE VALLEY**  
9 **PROVIDING FOR THE REZONING OF 9.6 ACRES OF**  
10 **PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE**  
11 **NORTHERN AVENUE ALIGNMENT AND SCOTTSDALE ROAD -**  
12 **FROM R-43 SINGLE FAMILY RESIDENTIAL DISTRICT AND**  
13 **SPECIAL USE PERMIT – COUNTRY CLUB AND GOLF COURSE**  
14 **TO R-43 CP SINGLE FAMILY RESIDENTIAL DISTRICT**  
15 **CLUSTER PLAN; PROVIDING FOR SEVERABILITY; AND**  
16 **PROVIDING FOR AN EFFECTIVE DATE.**

17 WHEREAS, in accordance with Article II, Sections 1 and 2, constitution of Arizona, the  
18 Town Council has considered the individual property rights and personal liberties of the residents  
19 of the Town before adopting this ordinance; and

20 WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on  
21 October 3, 2017, in the manner prescribed by law, for the purpose of considering Ordinance 2016-  
22 13, a text amendment of Article II, Definitions, and Article IX, Cluster Plan District, of the Town’s  
23 Zoning Ordinance, to allow for modifications to the cluster plan provisions for the development  
24 known as ~~“The Villas at Cheney Estates”~~ “Ironwood Golf Villas” regarding lot size, height  
25 measurement, and setbacks, and recommended this application for Town Council approval with  
26 the effective date being the same as the rezoning for said development by Ordinance 2016-14; and

27 WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on  
28 October 3, 2017, in the manner prescribed by law, for the purpose of considering Ordinance 2016-

1 14, a conditional rezoning of the Property from “R-43 Single Family Residential District”  
2 (minimum 43,560 square foot lots) and “Special Use Permit – Country Club and Golf Course” to  
3 the “R-43 Single Family Residential District Cluster Plan” (minimum 16,500 square foot lots), and  
4 recommended approval to the Town Council with the conditions outlined in Section 2 of this  
5 ordinance; and

6 WHEREAS, the Town of Paradise Valley Planning Commission, held a public meeting on  
7 October 3, 2017, in the manner prescribed by law, for the purpose of considering an eight-lot  
8 Preliminary Plat known as “The Villas at Cheney Estates,” and recommended the preliminary plat  
9 application for Town Council approval; and

10 WHEREAS, as required by Section 6-2-3 of the Town Code, the final plat must be  
11 presented to the Planning Commission for consideration within twelve months from the date of  
12 preliminary plat approval; otherwise such preliminary approval shall become null and void unless  
13 a time extension is granted by the Town Council; and

14 WHEREAS, the Town of Paradise Valley Planning Commission, held a public hearing on  
15 October 3, 2017, in the manner prescribed by law, approving a private road Conditional Use Permit  
16 at the development known as “The Villas at Cheney Estates,” pursuant to its authority granted  
17 under Section 1103.4 of the Town’s Zoning Ordinance; and

18 WHEREAS, the Town of Paradise Valley Planning Commission, held a public hearing on  
19 October 3, 2017, in the manner prescribed by law, recommending that the Town Council approve  
20 Ordinance 2016-15 for a Special Use Permit (SUP) for private roadway gates at the development

1 known as “The Villas at Cheney Estates,” with the effective date being the same as Ordinance  
2 2016-14; and

3 WHEREAS, the Town of Paradise Valley Planning Commission, held a public meeting on  
4 October 3, 2017, in the manner prescribed by law, for the purpose of considering two entry  
5 subdivision wall signs at the development known as “The Villas at Cheney Estates,” and  
6 recommended this application for Town Council approval with the effective date being the same  
7 as Ordinance 2016-14; and

8 WHEREAS, the Town of Paradise Valley Town Council held a public hearing on  
9 November 16, 2017, in the manner prescribed by law, for the purpose of considering Ordinance  
10 2016-13, a text amendment of Article II, Definitions, and Article IX, Cluster Plan District, of the  
11 Town’s Zoning Ordinance, and approved said ordinance with the effective date being the same as  
12 Ordinance 2016-14; and

13 WHEREAS, the Town of Paradise Valley Council held a public hearing on November 16,  
14 2017, in the manner prescribed by law, to hear and take action on Ordinance 2016-14, the  
15 conditional rezoning of the Property from “R-43 Single Family Residential District” (minimum  
16 43,560 square-foot lots) and “Special Use Permit – Country Club and Golf Course” to the “R-43  
17 Single Family Residential District Cluster Plan” (minimum 16,500 square-foot lots), amending the  
18 Zoning Ordinance and Zoning Map; and

19 WHEREAS, the Town of Paradise Valley Town Council, concurrently held a public  
20 meeting/hearing on November 16, 2017, in the manner prescribed by law, to hear and take action  
21 on an eight-lot Preliminary Plat known as “The Villas at Cheney Estates,” Ordinance 2016-15 for

1 a Special Use Permit (SUP) for private roadway gates for said plat, and an application for two  
2 entry subdivision wall signs for said plat, with the understanding that the Planning Commission  
3 had granted approval of the private road Conditional Use Permit for said plat under the authority  
4 of Section 1103.4 of the Town’s Zoning Ordinance; and

5 WHEREAS, the rezoning to “R-43 Single Family Residential District Cluster Plan” is  
6 consistent with and conforms to the both the “Low Density Residential” and “Private Open Space”  
7 designations of the Land Use Map of the Town’s adopted General Plan in accordance with Section  
8 306, Amendments, of the Town Code and Arizona Revised Statutes §9-462.01(F).

9 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN**  
10 **COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THAT:**

11 SECTION 1. Rezoning. The parcel of land legally described under Exhibit A (the “Property”) is  
12 hereby rezoned from “R-43 Single Family Residential District” (minimum 43,560 square-foot lots)  
13 and “Special Use Permit – Country Club and Golf Course” to the “R-43 Single Family Residential  
14 District Cluster Plan” (minimum 16,500 square-foot lots), subject to the conditions set forth in  
15 Section 2, and subject to Sections 3 and 4 of this ordinance. Promptly after the effective date, the  
16 Town’s Official Zoning Map shall be amended to reflect the new “R-43 Single Family Residential  
17 District Cluster Plan” Zoning District; if such zoning is later invalidated, then the Official Zoning  
18 Map will be changed back from “R-43 Single Family Residential District Cluster Plan” to “R-43  
19 Single Family Residential District” and “Special Use Permit – Country Club and Golf Course.”

20 SECTION 2. Conditions.

- 1 1. This rezoning shall apply to the property as described in the legal description prepared by  
2 Eric G. Coffey, dated June 6, 2017 (the “Property”) and attached as Exhibit A.
- 3 2. Prior to the final plat of this Property being acted upon by the Planning Commission and/or  
4 Town Council, the appropriate documentation shall be provided to the Town regarding ~~“The~~  
5 ~~Villas at Cheney Estates”~~the “Ironwood Golf Villas” subdivision having a 100-year assured  
6 water supply.
- 7 3. The text amendment of Ordinance 2016-13, Preliminary Plat (PP-16-03), Conditional Use  
8 Permit (CUP-16-02) for the private road, Special Use Permit of Ordinance 2016-15 (SUP-  
9 16-03) for the private roadway gates, subdivision entry signs (MI-17-03), and final plat for  
10 the Property of ~~“The Villas at Cheney Estates”~~the “Ironwood Golf Villas” first shall also  
11 be approved by the Town.
- 12 4. The applicant shall provide a duly executed Proposition 207 waiver in the form attached as  
13 Exhibit B as specified in Section 4 of this ordinance.
- 14 5. Prior to recordation of the final plat for this Property, an assurance shall be provided to the  
15 Town to complete any improvements in the Scottsdale Road right-of-way and grading  
16 within the drainage easement on lots 6 and 7 in the event the developer/owner fails to do  
17 so. If Scottsdale requires an assurance for improvements in its right-of-way, a copy of such  
18 assurance shall be provided to the Town but it will not be necessary for the  
19 developer/owner to provide a separate assurance to the Town.
- 20 6. Prior to recordation of the final plat, the owner of the Property shall be responsible for:  
21 providing an assurance to the Town for the improvement of a bicycle and/or pedestrian  
22 route within, adjacent to, or nearby the Northern Avenue alignment adjoining the Property;  
23 and, if needed, granting an easement to the Town to accommodate a connection of the



1 bicycle and/or pedestrian route to the existing sidewalk on Scottsdale Road. The assurance  
2 shall cover the cost to install the route and landscaping adjoining the Property, but shall  
3 not include the cost of relocating the utility boxes at the eastern end of the Northern Avenue  
4 alignment. Such assurance shall expire five years after recordation of the final plat. If the  
5 final Paradise Valley Bicycle and Pedestrian Plan as adopted by the Town Council does  
6 not include a recreational path within the Northern Avenue alignment between Scottsdale  
7 Road and Golf Drive, then the owner of the Property shall have no obligation to install any  
8 bicycle and/or pedestrian path and the assurance shall be cancelled. The owner of the  
9 Property shall not be obligated to install such bicycle and/or pedestrian path until the Town  
10 has installed a similar path from Golf Drive to the western edge of the Property, and in no  
11 event shall the owner of the Property be obligated to relocate the utility boxes at the eastern  
12 end of the Northern Avenue alignment.

13 7. The Conditional Use Permit (CUP-16-02) for the private road, Special Use Permit  
14 (Ordinance #2016-15) for the private roadway gates, and subdivision entry signs (MI-17-  
15 03) for the Property of ~~“The Villas at Cheney Estates”~~ the “Ironwood Golf Villas” will  
16 become valid when the Zoning Ordinance Text Amendment (Ordinance #2016-13) and  
17 Rezoning ( Ordinance #2016-14) for the Property become effective.

18 8. A trust indenture establishing title to the common areas must be executed in accordance  
19 with Section 905, Conveyance of Common Lands, of the Zoning Ordinance.

20 9. Prior to the issuance of the first certificate of occupancy for any single-family dwelling in  
21 the subdivision, the applicant shall complete the following items related to the Property:

22 a. Drainage and floodplain improvements;

23 b. Private roadway in accordance with Conditional Use Permit (CUP-16-02);

- c. Water, sewer, electric, and natural gas utilities;
- d. Subdivision wall and related perimeter landscaping;
- e. Right turn deceleration lane improvements as required by the City of Scottsdale; and
- f. Private roadway gates, landscaping, and lighting of Special Use Permit (Ordinance # 2016-15).

10. Development of the Property of ~~“The Villas at Cheney Estates”~~ the “Ironwood Golf Villas” subdivision, homes, and related structures shall be in compliance with the following:

- a. All applicable Federal, State of Arizona, and Town Ordinances, including the Zoning Ordinance Text Amendment (Ordinance #2016-13) cluster plan standards;
- b. All applicable floodplain regulations, including the required improvements necessary to obtain a Letter of Map Revision (LOMR) through the Federal Emergency Management Agency; and
- c. The final plat for the Property of ~~“The Villas at Cheney Estates.”~~ the “Ironwood Golf Villas.”

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the amendments to the Town Zoning Ordinance adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 4. Effective Date. This ordinance shall become effective when (a) the final plat for ~~“The Villas at Cheney Estates”~~ the “Ironwood Golf Villas” subdivision has been approved by the Town Council and recorded with the Maricopa County Recorder’s Office and (b) the owner of the Property has provided to the Town a duly executed Proposition 207 waiver in the form attached

1 as Exhibit B, which Proposition 207 waiver need not be submitted to the Town until after the final  
2 plat for ~~“The Villas at Cheney Estates”~~the “Ironwood Golf Villas” subdivision has been approved  
3 by the Town Council. The final plat for ~~“The Villas at Cheney Estates”~~the “Ironwood Golf Villas”  
4 subdivision and the Proposition 207 waiver shall be recorded at the same time.

5

1 PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise Valley,  
2 Arizona, this 16<sup>th</sup> day of November, 2017.

3  
4  
5 Jerry Bien-Willner~~Michael Collins~~, Mayor

6  
7 SIGNED AND ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20198

8  
9 ATTEST:

10  
11  
12 \_\_\_\_\_  
13 Duncan Miller, Town Clerk

14 APPROVED AS TO FORM:

15  
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18  
19 \_\_\_\_\_  
20 Andrew M. Miller, Town Attorney

21  
22  
23  
24 **CERTIFICATION**

25  
26  
27 I, Duncan Miller, Town Clerk, certify that this is a correct copy of Ordinance Number 2016-14 duly adopted by the  
28 Town Council of Paradise Valley at a meeting held on the this 16<sup>th</sup> day of November, 2017. This Ordinance appears  
29 in the minutes of the meeting, and has not been rescinded or modified and is now in effect. I further certify that the  
30 municipal corporation is duly organized and existing, *and* has the power to take the action called for by the foregoing  
31 ordinance.

32  
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36 \_\_\_\_\_  
37 Duncan Miller, Town Clerk  
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## EXHIBIT A: PROPERTY DESCRIPTION

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EXHIBIT B: WAIVER OF RIGHTS AND REMEDIES (PROP 207 WAIVER)



1 When recorded, return to:  
2 Paradise Valley Town Attorney  
3 6401 East Lincoln Drive  
4 Paradise Valley, Arizona 85253

5 **ORDINANCE NUMBER 2016-15**

6 **AN ORDINANCE OF THE TOWN OF PARADISE VALLEY,**  
7 **ARIZONA, GRANTING A SPECIAL USE PERMIT FOR PRIVATE**  
8 **ROADWAY ACCESS GATES AND RELATED IMPROVEMENTS**  
9 **UNDER THE TERMS OF ARTICLE XI, SPECIAL USES AND**  
10 **ADDITIONAL USE REGULATIONS, FOR THE IRONWOOD**  
11 **GOLF VILLASVILLAS AT CHENEY ESTATES LOCATED AT**  
12 **THE NORTHWEST CORNER OF THE NORTHERN AVENUE**  
13 **ALIGNMENT AND SCOTTSDALE ROAD; PROVIDING FOR**  
14 **SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

15 WHEREAS, in accordance with Article II, Sections 1 and 2, constitution of Arizona, the  
16 Town Council has considered the individual property rights and personal liberties of the residents  
17 of the Town before adopting this ordinance; and

18 WHEREAS, applications were filed on September 26, 2016 and July 25, 2017, on behalf  
19 of Town Triangle, L.L.C., and Folkman Properties, LLC (the “Applicant”) for a Special  
20 Use Permit SUP-16-03 (the “Application”) for private roadway gates and related improvements  
21 located at the northwest corner of the Northern Avenue Alignment and Scottsdale Road, Maricopa  
22 County, Arizona (the “Property”); and

23 WHEREAS, the Applicant has submitted several other applications to develop the Property  
24 into eight (8) single-family residential lots, including: a Text Amendment (Ordinance #2016-13)  
25 to Article II, Definitions, and Article IX, Cluster Plan District, of the Town’s Zoning Ordinance,  
26 to allow for modifications to the cluster plan provisions; a Rezoning (Ordinance #2016-14) of the  
27 Town’s Zoning Ordinance to change the zoning district from “R-43 Single Family Residential

1 District” and “Special Use Permit – Country Club and Golf Course” to “R-43 Single-Family  
2 Residential District Cluster Plan;” a Preliminary Plat (PP-16-03) for eight lots with a minimum lot  
3 size of 16,500 square feet; and a Conditional Use Permit (CUP-16-02) to make the roads within  
4 the proposed subdivision private; and

5 WHEREAS, the Town of Paradise Valley Council provided a Statement of Direction (the  
6 “SOD”) to the Planning Commission at a public meeting on June 8, 2017, within the allowable  
7 time limits prescribed in Article 2-5, Committees and Commissions, of the Town Code; and

8 WHEREAS, this SOD gave guidance to the Town of Paradise Valley Planning Commission  
9 to evaluate the private roadway access gates for overall safety and conceptual design; and

10 WHEREAS, the Town of Paradise Valley Planning Commission held a public hearing on  
11 October 3, 2017, in the manner prescribed by law, for the purpose of considering the request to  
12 approve private roadway gates and related improvements on the Property, and recommended  
13 approval with conditions; and

14 WHEREAS, the Town of Paradise Valley Council held a public hearing on November 16,  
15 2017, in the manner prescribed by law, to hear and take action on Ordinance Number 2016-15  
16 regarding said request to approve private roadway gates and related improvements as  
17 recommended by the Planning Commission; and

18 WHEREAS, the Town of Paradise Valley Council finds that the Applicant met the  
19 requirements of Section 2-5-2.F, Citizen Review Process, including holding Citizen Review  
20 sessions on October 25, 2016, November 1, 2016, September 14, 2017, and September 19, 2017



1 to provide a reasonable opportunity for the Applicant, adjacent landowners, and other potentially  
2 affected citizens to discuss issues or concerns they may have with the Application; and

3 WHEREAS, Mobility Policy 4.4.1.2 of the Town of Paradise Valley General Plan  
4 discourages the installation of private roadway gates. However, given the access and proximity of  
5 the subject property onto the major arterial of Scottsdale Road, the constraints in improving the  
6 Northern Avenue alignment, and the existence of private roadway gates for residential subdivisions  
7 along Scottsdale Road being common, private roadway gates are justified in this instance.

8 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF**  
9 **THE TOWN OF PARADISE VALLEY, ARIZONA THAT:**

10 SECTION 1. The Property is granted the use and installation of private roadway access gates and  
11 related improvements subject to the conditions set forth in Section 2, and subject to Section 4 of  
12 this ordinance.

13 SECTION 2. Conditions.

14 1. SUP-16-03 shall allow for private roadway gates and related improvements on portions of  
15 the property described in the legal description prepared by Eric G. Coffey, dated June 6,  
16 2017 (the “Gate Property”) and attached as Exhibit A.

17 2. All improvements shall be in substantial compliance with the following:

18 a. The concept plan, concept details, planting plan, hardscape plan, and lighting plan  
19 prepared by Refined Gardens, dated May 2016, attached as Exhibit B, and

20 b. The Wall and Gate Plan prepared by Cullum Homes and Strong-Kennedy Architects  
21 attached as Exhibit C.

- 1       3. The related applications to develop the Property first shall also be approved by the Town,  
2               specifically the Text Amendment (Ordinance #2016-13), Rezoning (Ordinance #2016-14),  
3               Preliminary Plat (PP-16-03), Conditional Use Permit (CUP-16-02), and Subdivision Signs  
4               (MI-17-03), along with recordation of the final plat for the Property.
- 5       4. Lighting in the gate area shall comply with the Town Code and the Town Special Use  
6               Permit Guidelines, with details on all lighting such as location, quantities, fixture type,  
7               lumens, and foot-candle requirements to be as generally shown on the referenced plans of  
8               Condition 2. The referenced plans of Condition 2 shall control in the event of an  
9               inconsistency. All landscaping in the gate area shall comply with the Town Landscape  
10              Guidelines, with details on location, quantities, plant type, and plant size to be as generally  
11              shown on the referenced plans of Condition 2.
- 12      5. The owner of the Property, or successors, shall provide the Town, in a form acceptable to  
13              the Town Attorney, a grant of access easement and a private roadway maintenance  
14              agreement for the private roadway, private roadway gates, emergency access gate, and any  
15              related roadway/gate improvements on the Gate Property. This form shall be reviewed by  
16              the Town Attorney, be in compliance to applicable local and state laws, and be recorded  
17              with the Maricopa County Recorder's Office. Said form shall be recorded prior to or on  
18              the effective date of this ordinance.
- 19      6. To minimize impact of stacking by motorized vehicle use near the entry gates, the  
20              developer and/or homeowner association shall contract with one landscape maintenance  
21              provider for lot and tract maintenance.

22

1 SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this  
2 ordinance or any part of this ordinance is for any reason held to be invalid or unconstitutional by  
3 the decision of any court of competent jurisdiction, such decision shall not affect the validity of  
4 the remaining portions thereof.

5 SECTION 4. Effective Date. This ordinance shall become effective when (a) the final plat for  
6 ~~“The Villas at Cheney Estates”~~ the “Ironwood Golf Villas” subdivision (previously referred to as  
7 The Villas at Cheney Estates or Town Triangle) has been approved by the Town Council and  
8 recorded with the Maricopa County Recorder’s Office and (b) the owner of the Property has  
9 provided to the Town a duly executed Proposition 207 waiver in the form attached as Exhibit B,  
10 which Proposition 207 waiver need not be submitted to the Town until after the final plat for ~~“The~~  
11 ~~Villas at Cheney Estates”~~ the “Ironwood Golf Villas” subdivision has been approved by the Town  
12 Council. The final plat for ~~“The Villas at Cheney Estates”~~ the “Ironwood Golf Villas” subdivision  
13 and the Proposition 207 waiver shall be recorded at the same time.

14

1 PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise Valley,  
2 Arizona, this 16<sup>th</sup> day of November, 2017.

3  
4  
5 Jerry Bien-Willner~~Michael Collins~~, Mayor

6  
7 SIGNED AND ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20189

8  
9 ATTEST:

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12 \_\_\_\_\_  
13 Duncan Miller, Town Clerk

14  
15 APPROVED AS TO FORM:

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18 \_\_\_\_\_  
19 Andrew M. Miller, Town Attorney

20  
21  
22  
23 **CERTIFICATION**

24  
25 I, Duncan Miller, Town Clerk, certify that this is a correct copy of Ordinance Number 2016-15 duly adopted by the  
26 Town Council of Paradise Valley at a meeting held on the this 16<sup>th</sup> day of November, 2017. This Ordinance appears  
27 in the minutes of the meeting, and has not been rescinded or modified and is now in effect. I further certify that the  
28 municipal corporation is duly organized and existing, *and* has the power to take the action called for by the foregoing  
29 ordinance.

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35 Duncan Miller, Town Clerk  
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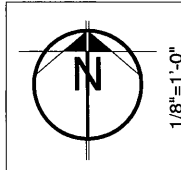
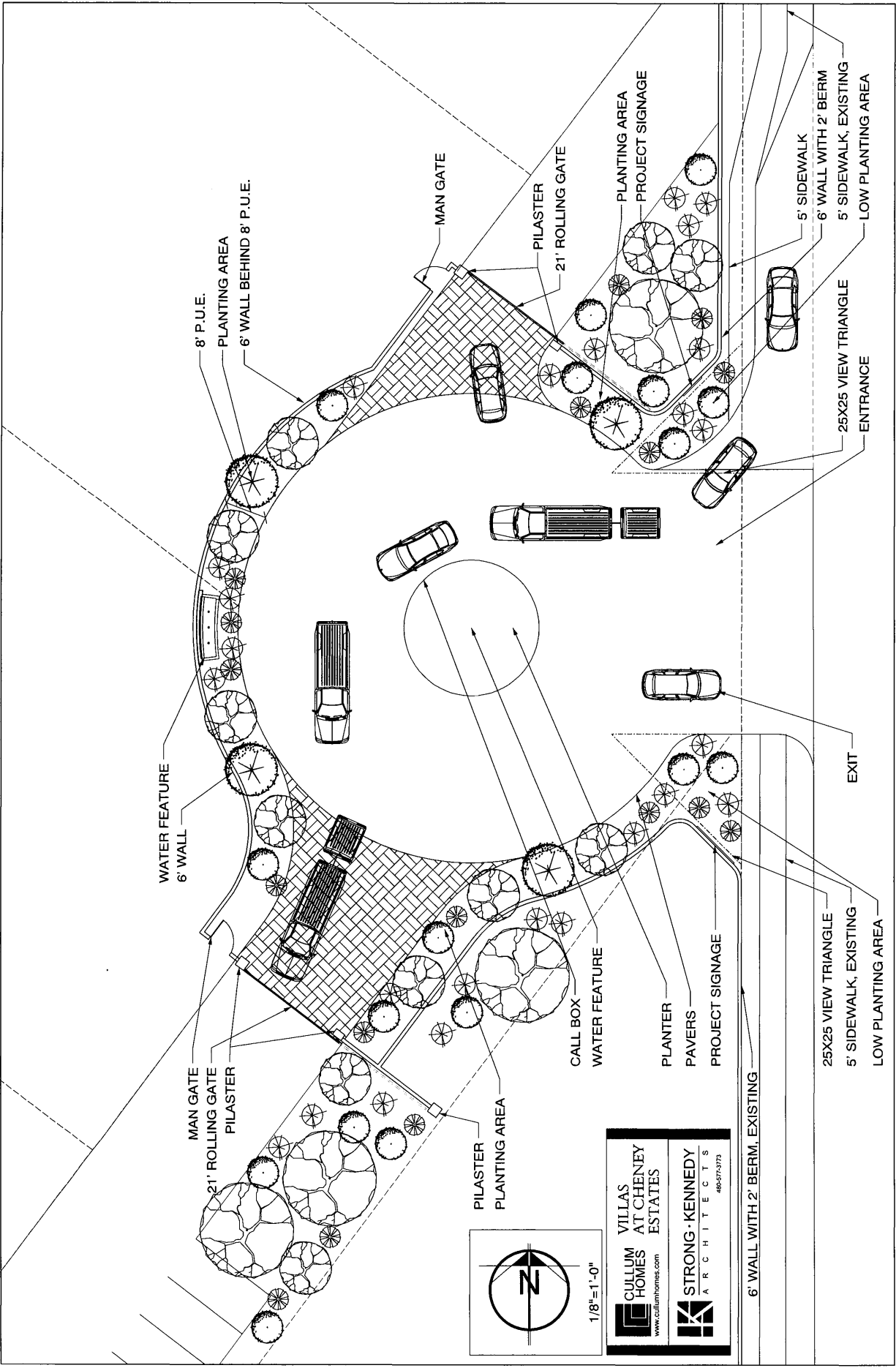
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## EXHIBIT A: PROPERTY DESCRIPTION

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EXHIBIT B: PLANS

CONCEPT PLAN, CONCEPT DETAILS, PLANTING PLAN, HARDSCAPE PLAN,  
AND LIGHTING PLAN PREPARED BY REFINED GARDENS, DATED MAY 2016



**VILLAS AT CHENEY ESTATES**  
 CULLUM HOMES  
 www.cullumhomes.com

**STRONG-KENNEDY ARCHITECTS**  
 488-5743773

6' WALL WITH 2' BERM, EXISTING

25X25 VIEW TRIANGLE  
 5' SIDEWALK, EXISTING  
 LOW PLANTING AREA

EXIT

25X25 VIEW TRIANGLE  
 ENTRANCE

5' SIDEWALK  
 6' WALL WITH 2' BERM  
 5' SIDEWALK, EXISTING  
 LOW PLANTING AREA

PLANTING AREA  
PROJECT SIGNAGE

PILASTER  
21' ROLLING GATE

MAN GATE

8' P.U.E.  
 PLANTING AREA  
 6' WALL BEHIND 8' P.U.E.

WATER FEATURE  
 6' WALL

MAN GATE  
 21' ROLLING GATE  
 PILASTER

PILASTER  
 PLANTING AREA

CALL BOX  
 WATER FEATURE

PLANTER  
 PAVERS  
 PROJECT SIGNAGE



# IRONWOOD GOLF VILLAS

PARADISE VALLEY, ARIZONA

REFINED GARDENS  
DESIGN - BUILD - MAINTAIN



7117 EAST RANCHO VISTA DRIVE SUITE 121  
SCOTTSDALE, AZ 85251  
480.508.7108 | INFO@REFINEDGARDENS.COM

DATE  
MAY 2016

REVISIONS



DRAWING  
CONCEPT PLAN  
SHEET

L-0-0 of 1

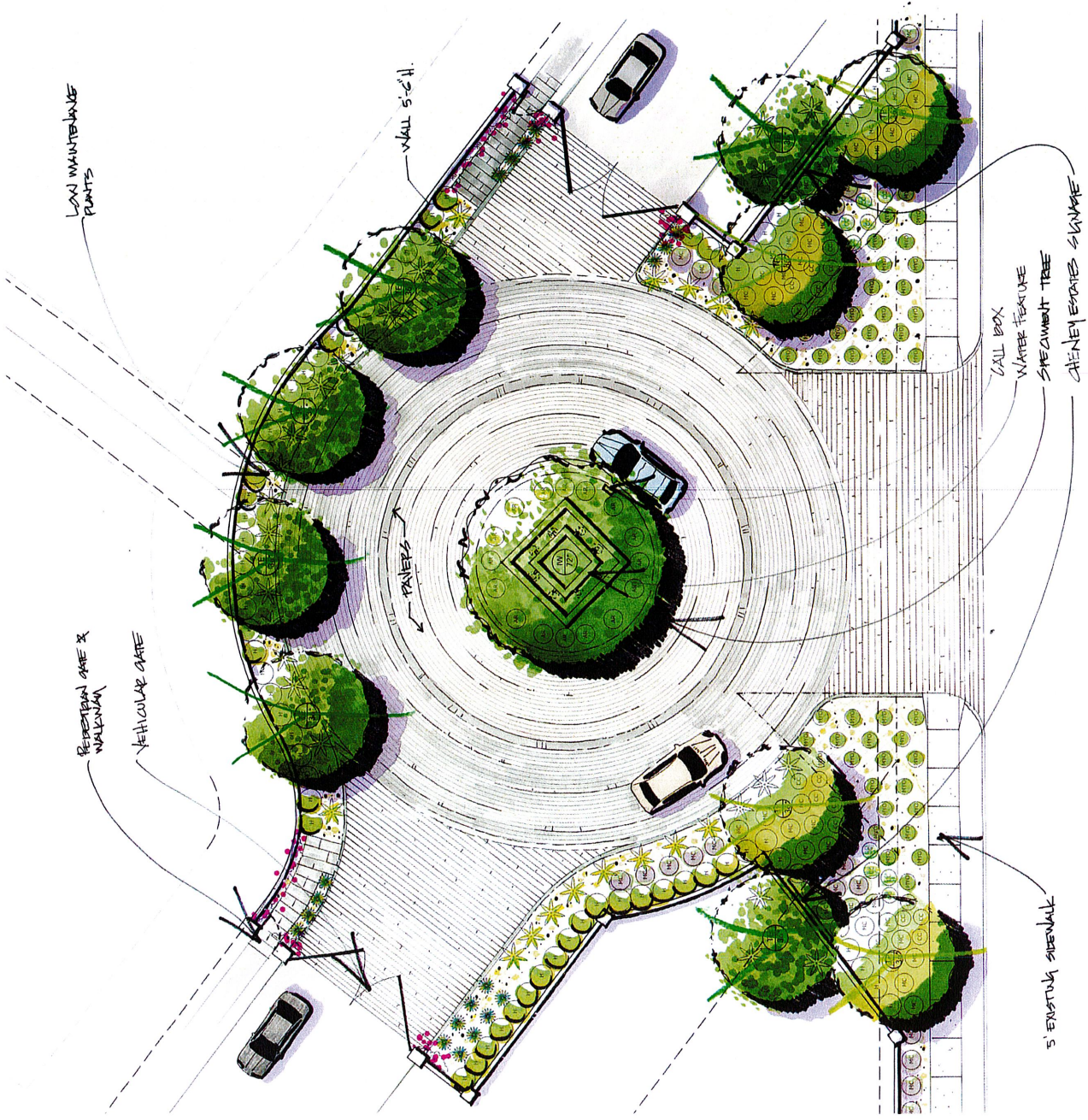
| ID                 | BOTANICAL                             | COMMON                                  | SIZE   | QTY. |
|--------------------|---------------------------------------|---|--------|------|
| <b>TREES</b>       |                                       |   |        |      |
| (TP)               | Tipuana Tipu                          | Tipu                                    | BOX    |      |
| (TE)               | Ebanopsis ebano                       | Texas Ebony                             | BOX    |      |
| (IW)               | Olneya tesota                         | Ironwood                                | BOX    |      |
| <b>AGAVE</b>       |                                       |   |        |      |
| (AW)               | Agave weberi                          | Weber's Agave                           | gallon |      |
| (AV)               | Agave victoriae-reginae               | Queen Victoria Agave                    | gallon |      |
| <b>SHRUBS</b>      |                                       |   |        |      |
| (DV)               | Dodonea viscosa                       | Hopseed bush                            | gallon |      |
| (MC)               | Muhlenbergia capillaris<br>Regal Mist | Regal Mist                              | gallon |      |
| (CG)               | Convolvulus creticum                  | Bush Morning Glory                      | gallon |      |
| <b>GROUNDCOVER</b> |                                       |   |        |      |
| (MP)               | Myoporum parvifolium                  | Myoporum                                | gallon |      |
| (AC)               | Acacia redolens                       | Desert Carpet Acacia<br>Trailing Acacia | gallon |      |
| <b>VINES</b>       |                                       |   |        |      |
| (BK)               | Bougainvillea<br>Barbain Kurst        | Bougainvillea                           | gallon |      |

4" 8" 16"

SCALE: 1/8"=1'



THIS DOCUMENT IS THE PROPERTY OF REFINED GARDENS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF REFINED GARDENS.





**IRONWOOD GOLF VILLAS**  
PARADISE VALLEY, ARIZONA

**REFINED GARDENS**  
DESIGN - BUILD - MAINTAIN



7127 EAST RANCHO VISTA DRIVE SUITE 121  
SCOTTSDALE, AZ 85251  
480.958.2188 REFINEDGARDENS.COM

DATE  
MAY 2016  
REVISIONS



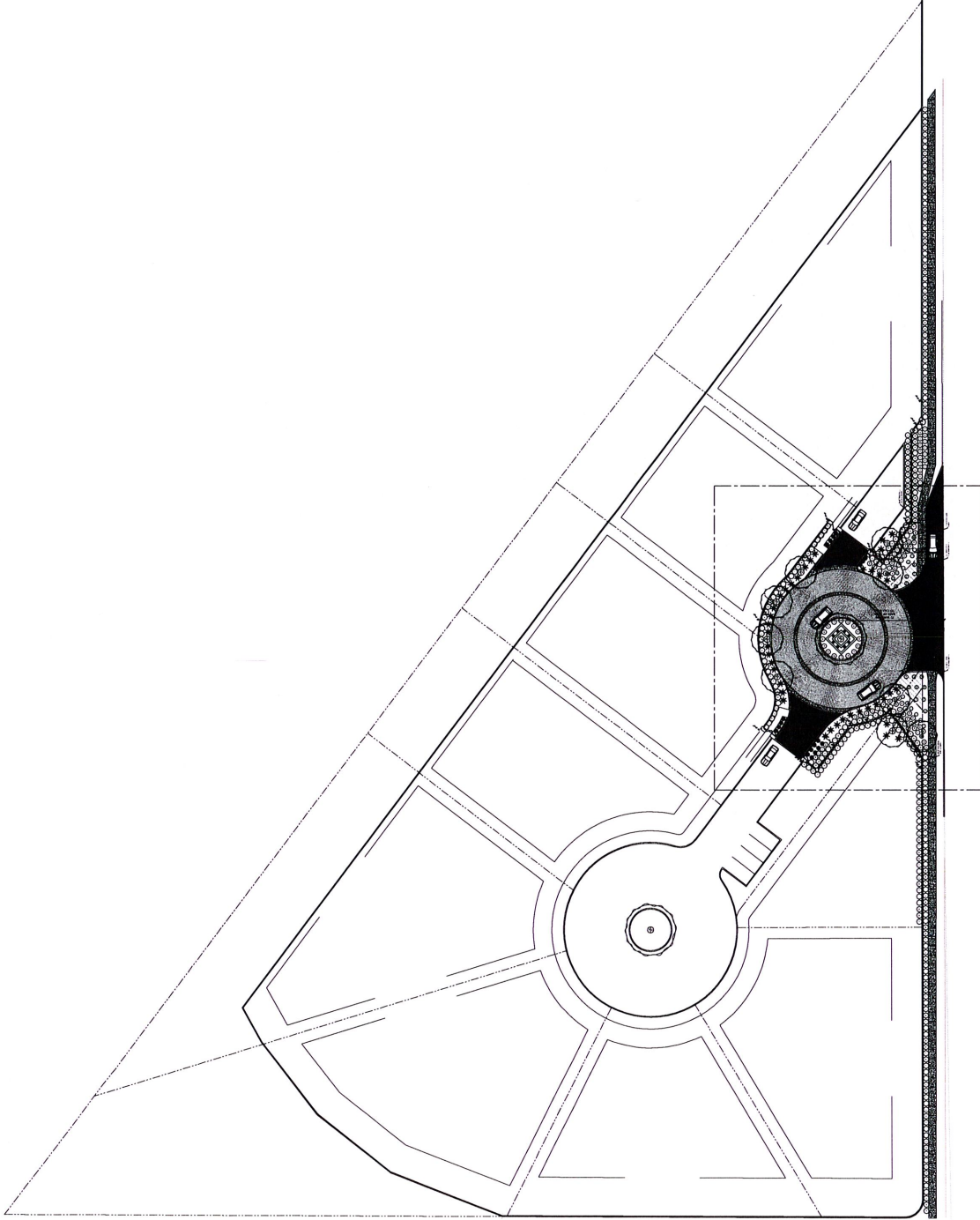
16' - 32' 64'

SCALE: 1/32" = 1'



DRAWING:  
OVERALL PLAN  
SHEET

**L-0 of 5**



THIS DOCUMENT IS UNCLASSIFIED, UNLESS SO INDICATED. IT IS THE PROPERTY OF Refined Gardens, Inc. and its subsidiaries. It is to be used only for the project for which it was prepared. It is not to be distributed, copied, or otherwise used without the written consent of Refined Gardens, Inc. or its subsidiaries. All rights reserved. © 2016 Refined Gardens, Inc. All other rights reserved.

# IRONWOOD GOLF VILLAS

PARADISE VALLEY, ARIZONA

REFINED GARDENS  
DESIGN - BUILD - MAINTAIN



2177 EAST RANCHO VISTA DRIVE SUITE 101  
SCOTTSDALE, AZ 85251  
480.908.7188 | REF@REFINEDGARDENS.COM

DATE  
MAY 2016

REVISIONS

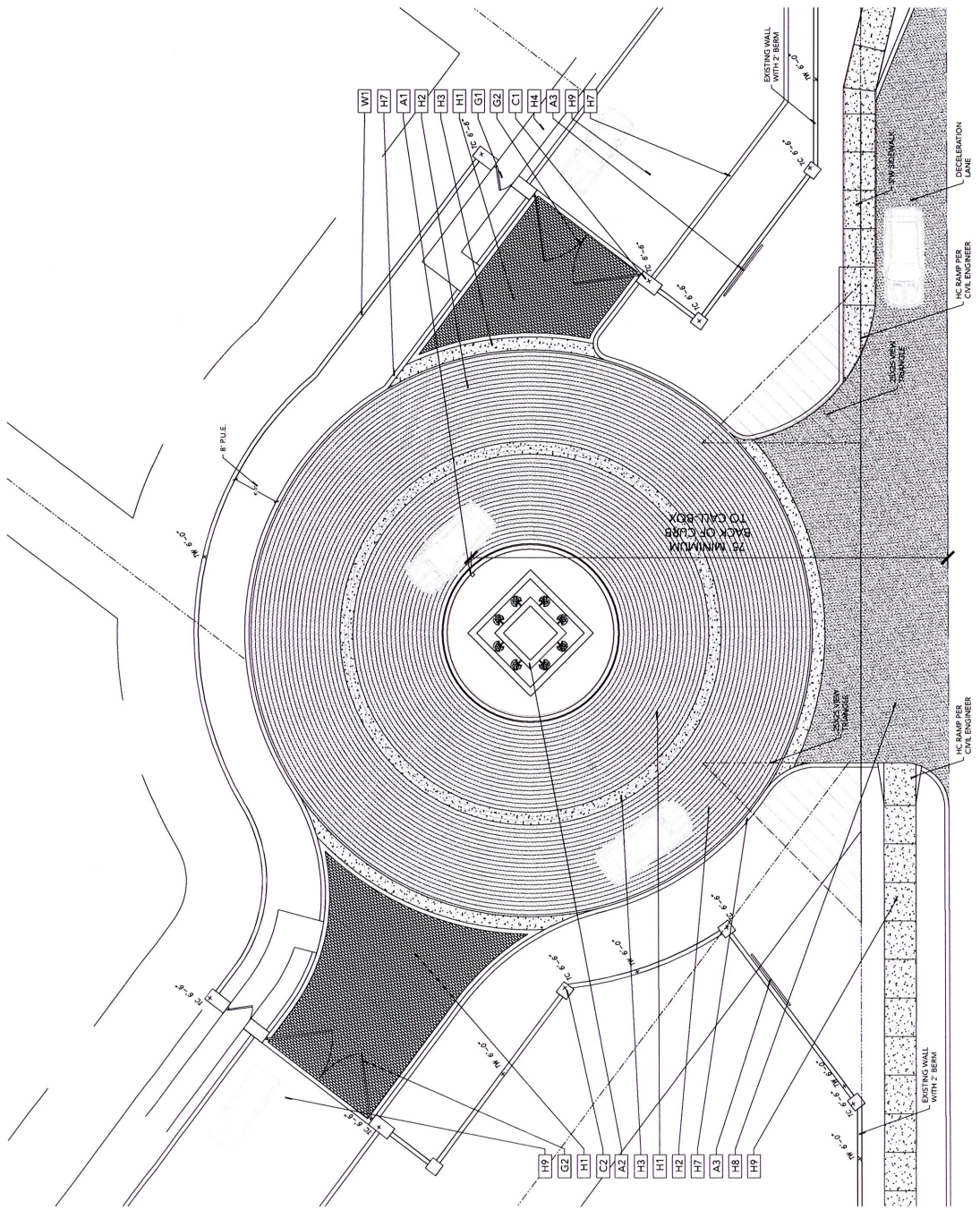


DRAWING:  
HARDSCAPE PLAN  
SHEET  
L1.0 of 1

1"=4' FOR FINISHES, 1/8"=1' FOR FINISHES 3 TONE BROWN LAC IN HARRING BOND PATTERN,  
SAND SET WITH ANGLE IR BORDER

## HARDSCAPE SCHEDULE

| PAVING    |  |
|-----------|--|
| 111       | DRIVEWAY CONCRETE FINISH, TID, SET IN RUNNING BOND FOLLOWING ROUNDABOUT, LIGHT GRAY COLOR    |
| 112       | DRIVEWAY CONCRETE FINISH, TID, SET IN RUNNING BOND FOLLOWING ROUNDABOUT, GRAY COLOR          |
| 113       | 2" W CONCRETE BAND COLOR TID   |
| 114       | PEDESTRIAN WALKWAY FINISH TID, RUNNING BOND SET  |
| 115       | DECOMPOSED GRANITE SIZE AND COLOR TID  |
| 116       | N/A  |
| 117       | CONCRETE HEADER PER CIVIL ENGINEER   |
| 118       | ASPHALT PER CIVIL ENGINEER   |
| 119       | SIDEWALK PER CIVIL ENGINEER  |
| WALLS     |  |
| W1        | 6" CMU WALLS PER CIVIL ENGINEER - FINISH TID   |
| COLUMNS   |  |
| C1        | 6" x 11" CMU COLUMNS PER CIVIL ENGINEER W/ MARR'S CMU BLOCK WITH 3" x 3" x 2" CAP FINISH TID |
| C2        | 6" x 11" CMU COLUMNS PER CIVIL ENGINEER W/ MARR'S CMU BLOCK WITH 2" x 2" CAP FINISH TID      |
| GATES     |  |
| G1        | 4" W METAL PEDESTRIAN GATE   |
| G2        | 21" W VEHICULAR METAL GATE   |
| AMENITIES |  |
| A1        | CALL BOX, SEE ARCHITECTURAL DRAWINGS   |
| A2        | WATER FEATURE MAIN ENTRY   |
| A3        | PROJECT SIGNAGE  |



Any modifications to these drawings shall be the responsibility of the client. The user of these drawings shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of these drawings shall be responsible for ensuring that the drawings are used in accordance with the intended purpose and for any liability arising from the use of these drawings.



IRONWOOD GOLF VILLAS  
PARADISE VALLEY, ARIZONA

REFINED GARDENS  
DESIGN - BUILD - MAINTAIN



7147 EAST RANCHO VISTA DRIVE SUITE 121  
SCOTTSDALE, AZ 85258  
480.508.7100 REFINEDGARDENS.COM

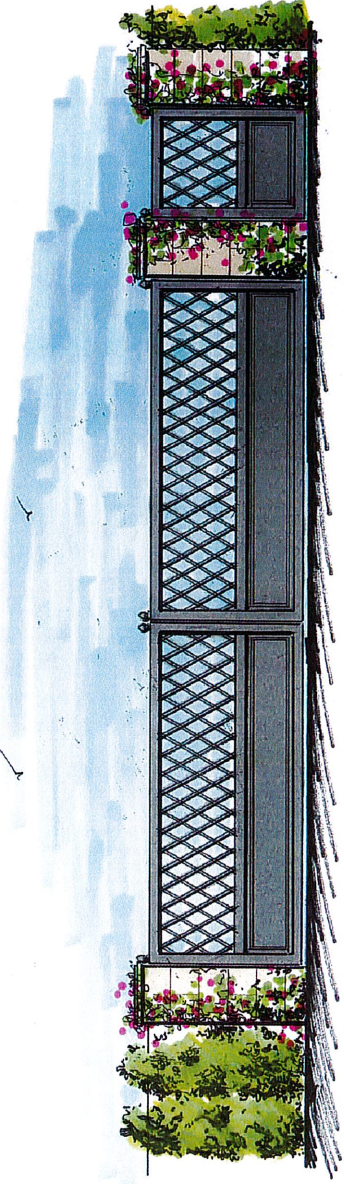
DATE  
MAY 2016

REVISIONS



DRAWING  
CONCEPT DETAILS  
SHEET

L2.0 of 5



ENTRY GATE



ENTRY WATER FEATURE







# IRONWOOD GOLF VILLAS

PARADISE VALLEY, ARIZONA

REFINED GARDENS  
DESIGN - BUILD - MAINTAIN



7107 EAST RANCHO VISTA DRIVE, SUITE 101  
SCOTTSDALE, AZ 85251  
480.588.7106 REFINEDGARDENS.COM

DATE  
MAY 2016

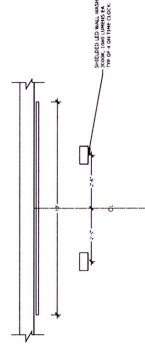
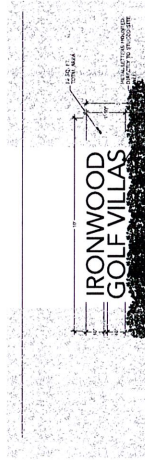
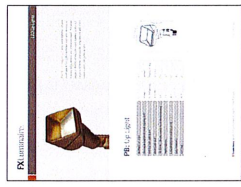
REVISIONS

DRAWING:  
LIGHTING PLAN  
SHEET

L4.0 of 5

## LIGHTING SCHEDULE

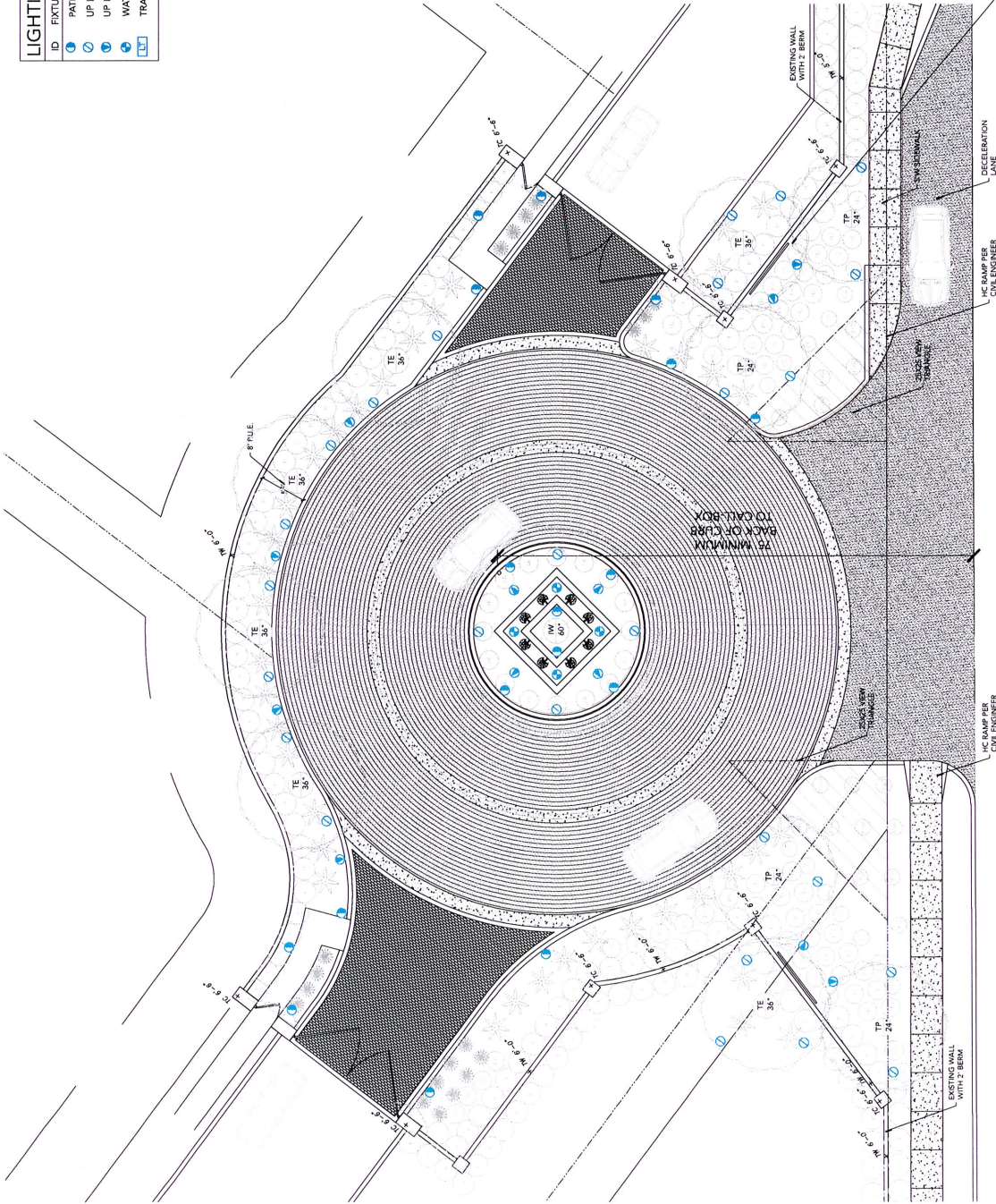
| ID | FIXTURE NAME           | MANUFACTURE  | MODEL                          | FINISH         | TYPE  | QTY |
|----|------------------------|--------------|--------------------------------|----------------|-------|-----|
| 1  | PATH LIGHT - 18" HIGHT | FX LUMINAIRE | * HC - 18" path light 6' cable | BRONZE METALIC | 3 LED | 17  |
| 2  | UP LIGHT               | FX LUMINAIRE | * FB                           | BRONZE METALIC | 3 LED | 26  |
| 3  | UP LIGHT - WASH        | FX LUMINAIRE | * PB                           | BRONZE METALIC | 3 LED | 12  |
| 4  | WATER LIGHT            | FX LUMINAIRE | * LL                           | NATURAL BRASS  | 1 LED | 4   |
| 5  | TRANSFORMER            | FX LUMINAIRE | PX-600W                        |                |       | 4   |



PROJECT SIGNAGE  
SCALE



SCALE: 1/8"=1'



ALL MATERIALS AND METHODS SHALL BE AS SHOWN OR AS NOTED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

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EXHIBIT C: PLANS

THE WALL AND GATE PLAN PREPARED BY CULLUM HOMES AND  
STRONG-KENNEDY ARCHITECTS

18" x 30" LED LIGHTS  
 18" x 30" LED LIGHTS  
 18" x 30" LED LIGHTS



| ITEM | DESCRIPTION          | QUANTITY | UNIT | PRICE  | TOTAL   |
|------|----------------------|----------|------|--------|---------|
| 1    | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 2    | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 3    | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 4    | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 5    | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 6    | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 7    | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 8    | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 9    | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 10   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |

| ITEM | DESCRIPTION          | QUANTITY | UNIT | PRICE  | TOTAL   |
|------|----------------------|----------|------|--------|---------|
| 11   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 12   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 13   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 14   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 15   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 16   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 17   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 18   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 19   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 20   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |

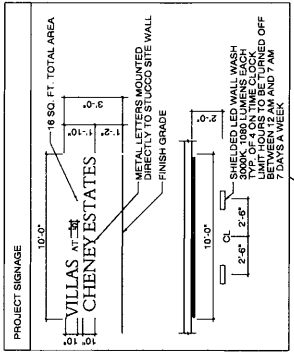
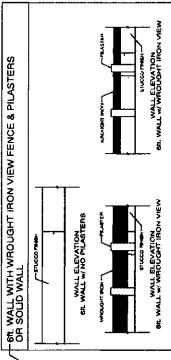
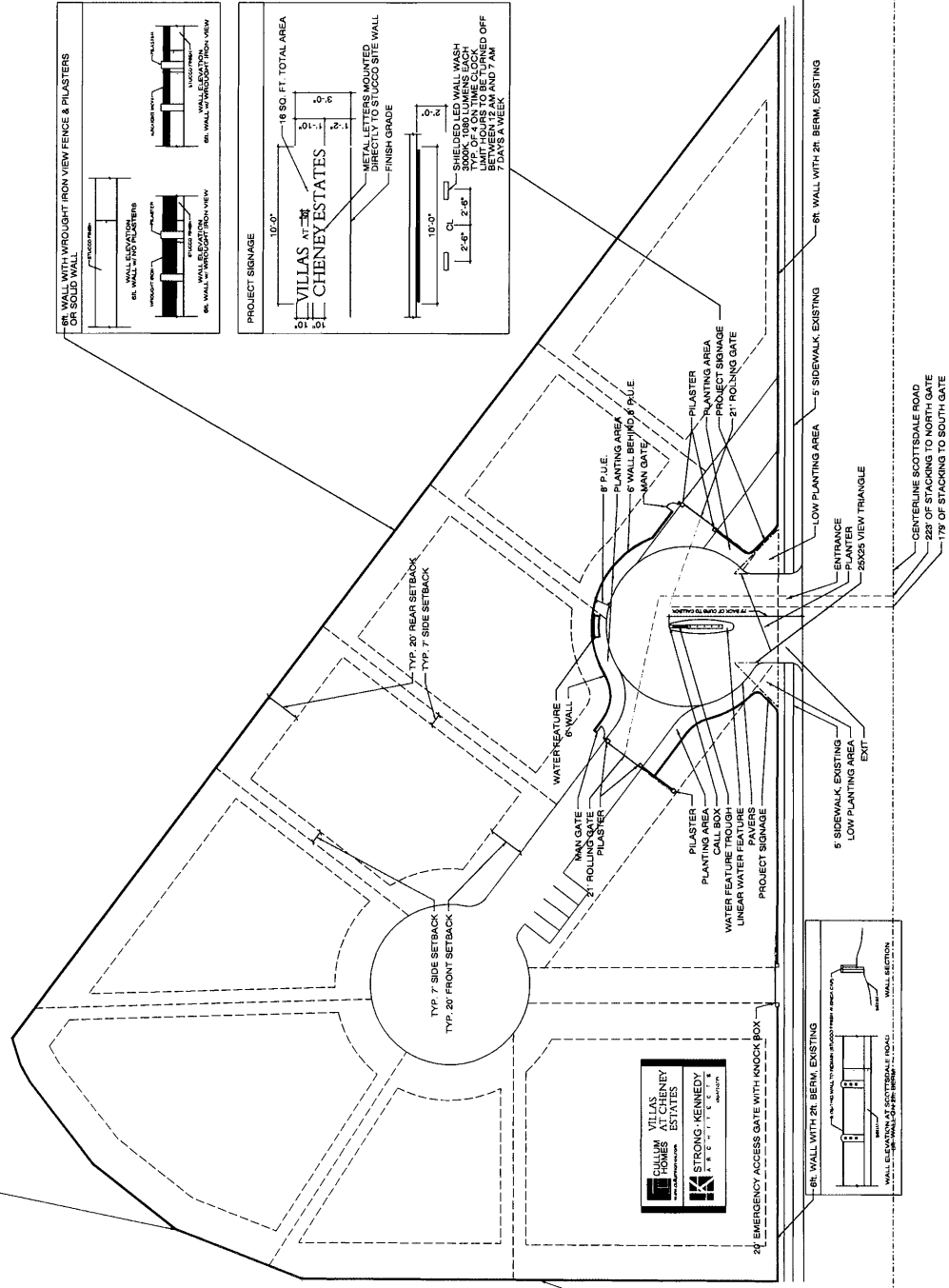
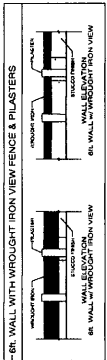
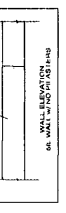
LED FLOOD LIGHTS  
 18" x 30" LED LIGHTS  
 18" x 30" LED LIGHTS

| ITEM | DESCRIPTION          | QUANTITY | UNIT | PRICE  | TOTAL   |
|------|----------------------|----------|------|--------|---------|
| 21   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 22   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 23   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 24   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 25   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 26   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 27   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 28   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 29   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 30   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |

| ITEM | DESCRIPTION          | QUANTITY | UNIT | PRICE  | TOTAL   |
|------|----------------------|----------|------|--------|---------|
| 31   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 32   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 33   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 34   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 35   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 36   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 37   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 38   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 39   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 40   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |

| ITEM | DESCRIPTION          | QUANTITY | UNIT | PRICE  | TOTAL   |
|------|----------------------|----------|------|--------|---------|
| 41   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 42   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 43   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 44   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 45   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 46   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 47   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 48   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 49   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |
| 50   | 18" x 30" LED LIGHTS | 10       | EA   | 120.00 | 1200.00 |

6" WALL WITH NO PILASTERS  
 6" WALL WITH NO PILASTERS  
 6" WALL WITH NO PILASTERS



VILLARS AT CHENEY ESTATES  
 WALL AND GATE PLAN

CULLUM HOMES  
 WWW.CULLUMHOMES.COM

STRONG-KENNEDY ARCHITECTS  
 480-577-3773





When recorded, return to:  
Paradise Valley Town Attorney  
6401 East Lincoln Drive  
Paradise Valley, Arizona 85253

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. § 12-1134**

This agreement regarding Waiver of Rights and Remedies under A.R.S. § 12-1134 (this “Agreement”) is made on this \_\_\_\_\_ day of \_\_\_\_\_, 201~~8~~<sup>9</sup>, between ~~IRONWOOD GOLF VILLASTOWN TRIANGLE, LLC, an Arizona limited liability company, and FOLKMAN PROPERTIES, LLC, an Arizona limited liability company~~ (~~collectively~~<sup>the</sup>, “Owner”), and the TOWN OF PARADISE VALLEY, an Arizona municipal corporation (the “Town”), regarding the property located in the Town at the northwest corner of the Northern Avenue alignment and Scottsdale Road, which is more particularly described by the legal description (the “Property,” attached hereto as Exhibit A).

The Owner agrees and consents to all the conditions of approval (the “Conditions of Approval,” attached hereto as Exhibit B) that are set forth in the final approvals by the Town Council and/or Planning Commission regarding the following applications related to the Property: Text Amendment (Ordinance #2016-13) to Article II, Definitions, and Article IX, Cluster Plan District, of the Town’s Zoning Ordinance, to allow for modifications to the cluster plan provisions for this proposed development such as lot size, height measurement, and setbacks; Rezoning (Ordinance #2016-14) to change the zoning district from “R-43 Single Family Residential District” and “Special Use Permit – Country Club and Golf Course” to the “R-43 Single Family Residential District Cluster Plan”; Preliminary Plat (PP-16-03) for up to eight residential single-family lots; Conditional Use Permit (CUP-16-02) to make the road(s) within the proposed subdivision private; Special Use Permit (Ordinance #2016-15) for private roadway gates; Subdivision Signs (MI-17-03), and Final Plat.

The Owner has voluntarily applied for the change in its land use entitlements referenced in these above applications; and agrees that the Conditions of Approval to develop an up to eight-lot single-family residential subdivision on the Property do not diminish the value of the Property.

By signing this Agreement, the Owner acknowledges that the Owner waives any right to claim diminution in value or claim for just compensation for diminution in value with regard to the Property under A.R.S. § 12-1134 related to the approval of said applications.

This Agreement, any exhibits attached hereto, and any addendum, constitute the entire understanding and agreement of the Owner and the Town and shall supersede all prior agreements or understandings between the Owner and the Town only with respect to said applications. This Agreement may not be modified or amended except by written agreement by the Owner and the Town.



This Agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona.

This Agreement shall become effective when the final plat for "The Villas at Cheney Estates" is recorded in the Official Records of the County Recorder's Office, Maricopa County, Arizona. The Town Clerk shall file this Agreement in the Official Records of the County Recorder's Office, Maricopa County, Arizona at the same time that the final plat for said plat is recorded.

This Agreement runs with the land and is binding upon all present and future owners of the Property.

This Agreement is subject to the cancellation provisions of A.R.S. § 38-511.

The Owner warrants and represents that IRONWOOD GOLF VILLASTOWN TRIANGLE, LLC ~~and FOLKMAN PROPERTIES, LLC~~ are is the owners of fee title to the Property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20198.

**“OWNER”**

~~IRONWOOD GOLF VILLASTOWN TRIANGLE~~, LLC, an Arizona limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

State of Arizona )  
 ) ss  
County of Maricopa )

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019~~8~~  
by \_\_\_\_\_, the \_\_\_\_\_ of ~~IRONWOOD GOLF VILLASTOWN TRIANGLE~~, LLC, an Arizona limited liability company, for and on behalf thereof.

My commission expires: \_\_\_\_\_  
Notary Public \_\_\_\_\_

~~“OWNER”~~

~~FOLKMAN PROPERTIES, LLC, an Arizona limited liability company~~

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

State of Arizona \_\_\_\_\_ )  
 ) ss  
County of Maricopa \_\_\_\_\_ )

~~SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018~~  
~~by \_\_\_\_\_, the \_\_\_\_\_ of FOLKMAN PROPERTIES, LLC, an~~  
~~Arizona limited liability company, for and on behalf thereof.~~

My commission expires: \_\_\_\_\_  
Notary Public \_\_\_\_\_

**“TOWN”**

TOWN OF PARADISE VALLEY,  
an Arizona municipal corporation

\_\_\_\_\_  
~~Jill Keimach~~~~Kevin Burke~~, Town Manager

ATTEST:

\_\_\_\_\_  
Duncan Miller, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Andrew Miller, Town Attorney

**EXHIBIT A: PROPERTY**

June 6, 2017

LEGAL DESCRIPTION FOR  
VILLAS AT CHENEY ESTATES

That part of the Southeast Quarter of Section 34, Township 3 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Brass Cap in hand hole marking the Southeast Corner of said Section 34, from which the Brass Cap in hand hole marking the East Quarter Corner of said Section 34 bears North 00°00'00" East, a distance of 2,640.81 feet;

Thence North 00°00'00" East, along the East line of the Southeast Quarter of said Section 34, a distance of 40.00 feet to a point on a line which is parallel with and 40.00 feet Northerly, as measured at right angles, from the South line of the Southeast Quarter of said Section 34;

Thence North 89°45'30" West, along said parallel line, a distance of 77.05 feet to the True Point of Beginning;

Thence continuing North 89°45'30" West, a distance of 784.84 feet;

Thence North 37°11'31" East, a distance of 1,318.29 feet to a point on a line which is parallel with and 65.00 feet Westerly, as measured at right angles, from the East line of the Southeast Quarter of said Section 34;

Thence South 00°00'00" East, along said parallel line, a distance of 1,041.48 feet to the beginning of a tangent curve of 12.00 foot radius, concave Northwesterly;

Thence Southwesterly, along said curve, through a central angle of 90°14'30", a distance of 18.90 feet to the True Point of Beginning.

Containing 419,740 Square Feet or 9.636 Acres, more or less.



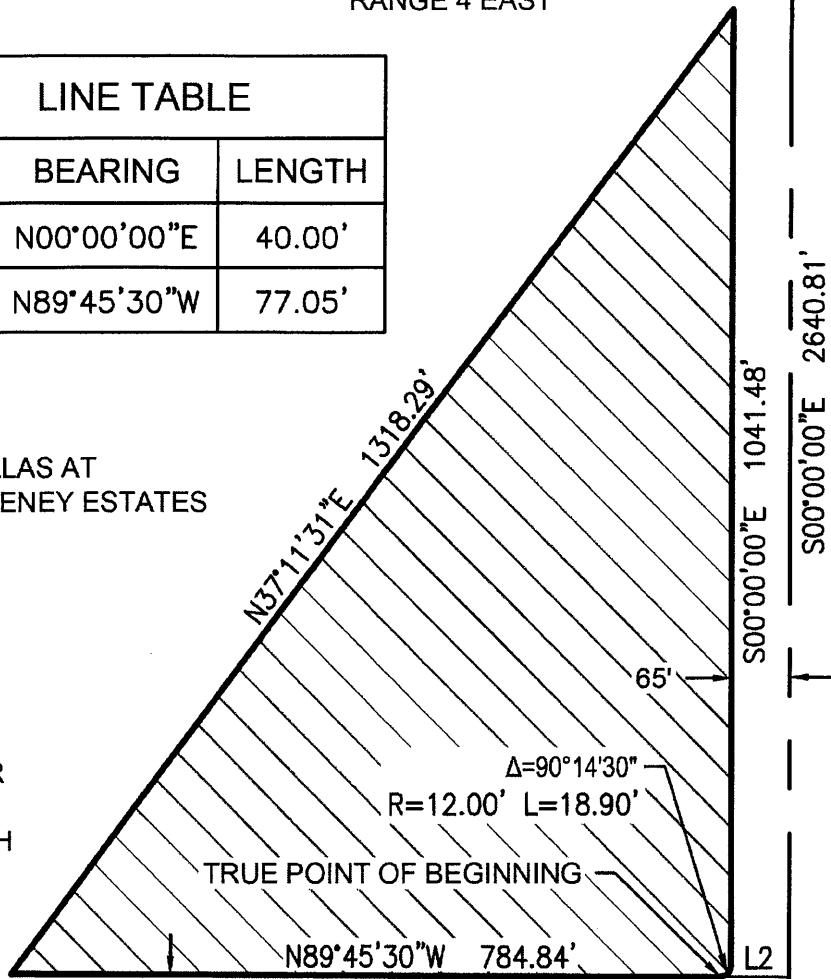
Expires: 3/31/20

EAST 1/4 CORNER  
SECTION 34  
TOWNSHIP 3 NORTH  
RANGE 4 EAST

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | BEARING     | LENGTH |
| L1         | N00°00'00"E | 40.00' |
| L2         | N89°45'30"W | 77.05' |

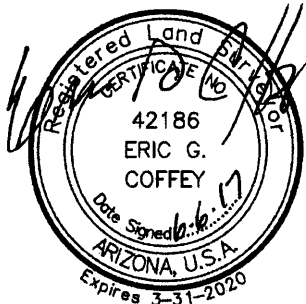
 = VILLAS AT CHENEY ESTATES

SOUTH 1/4 CORNER  
SECTION 34  
TOWNSHIP 3 NORTH  
RANGE 4 EAST



SCOTTSDALE ROAD

NORTHERN AVENUE (ALIGNMENT)



POINT OF COMMENCEMENT  
SOUTHEAST CORNER  
SECTION 34  
TOWNSHIP 3 NORTH  
RANGE 4 EAST

SCALE 1" = 200'  
EXHIBIT  
4550 North 12th Street  
Phoenix, Arizona 85014  
Phone 602-264-6831  
http://www.cvlci.com

VILLAS AT CHENEY ESTATES



## EXHIBIT B: CONDITIONS OF APPROVAL

The Conditions of Approval for the Property of the “Ironwood Golf Villas” (previously referred to as The Villas at Cheney Estates or Town Triangle), “The Villas at Cheney Estates,” are as follows:

### ***Zoning Ordinance Text Amendment (MI-16-03)***

Subject to Ordinance Number 2016-13, providing for severability and providing for an effective date.

### ***Rezoning (MI-16-04)***

Subject to Ordinance Number 2016-14 that includes the following conditions:

1. This rezoning shall apply to the property as described in the legal description prepared by Eric G. Coffey, dated June 6, 2017 (the “Property”) and attached as Exhibit A.
2. Prior to the final plat of this Property being acted upon by the Planning Commission and/or Town Council, the appropriate documentation shall be provided to the Town regarding the “Ironwood Golf Villas”~~“The Villas at Cheney Estates”~~ subdivision having a 100-year assured water supply.
3. The text amendment of Ordinance 2016-13, Preliminary Plat (PP-16-03), Conditional Use Permit (CUP-16-02) for the private road, Special Use Permit of Ordinance 2016-15 (SUP-16-03) for the private roadway gates, subdivision entry signs (MI-17-03), and final plat for the Property of the “Ironwood Golf Villas” ~~“The Villas at Cheney Estates”~~ first shall also be approved by the Town.
4. The applicant shall provide a duly executed Proposition 207 waiver in the form attached as Exhibit B as specified in Section 4 of this ordinance.
5. Prior to recordation of the final plat for this Property, an assurance shall be provided to the Town to complete any improvements in the Scottsdale Road right-of-way and grading within the drainage easement on lots 6 and 7 in the event the developer/owner fails to do so. If Scottsdale requires an assurance for improvements in its right-of-way, a copy of such assurance shall be provided to the Town but it will not be necessary for the developer/owner to provide a separate assurance to the Town.
6. Prior to recordation of the final plat, the owner of the Property shall be responsible for: providing an assurance to the Town for the improvement of a bicycle and/or pedestrian route within, adjacent to, or nearby the Northern Avenue alignment adjoining the Property; and, if needed, granting an easement to the Town to accommodate a connection of the bicycle and/or pedestrian route to the existing sidewalk on Scottsdale Road. The assurance shall cover the cost to install the route and landscaping adjoining the Property, but shall not include the cost of relocating the utility boxes at the eastern end of the Northern Avenue alignment. Such assurance shall expire five years after recordation of the final plat. If the final Paradise Valley Bicycle and Pedestrian Plan as adopted by the Town Council does not include a recreational path within the Northern Avenue alignment between Scottsdale Road and Golf Drive, then the owner of the Property shall have no obligation to install any bicycle and/or pedestrian path and the assurance shall be cancelled. The owner of the Property shall not be obligated to install such bicycle and/or pedestrian path until the Town has installed a similar path from Golf Drive to the western edge of the Property, and in no



event shall the owner of the Property be obligated to relocate the utility boxes at the eastern end of the Northern Avenue alignment.

7. The Conditional Use Permit (CUP-16-02) for the private road, Special Use Permit (Ordinance #2016-15) for the private roadway gates, and subdivision entry signs (MI-17-03) for the Property of the “Ironwood Golf Villas” ~~“The Villas at Cheney Estates”~~ will become valid when the Zoning Ordinance Text Amendment (Ordinance #2016-13) and Rezoning (Ordinance #2016-14) for the Property become effective.
8. A trust indenture establishing title to the common areas must be executed in accordance with Section 905, Conveyance of Common Lands, of the Zoning Ordinance.
9. Prior to the issuance of the first certificate of occupancy for any single-family dwelling in the subdivision, the applicant shall complete the following items related to the Property:
  - a. Drainage and floodplain improvements;
  - b. Private roadway in accordance with Conditional Use Permit (CUP-16-02);
  - c. Water, sewer, electric, and natural gas utilities;
  - d. Subdivision wall and related perimeter landscaping;
  - e. Right turn deceleration lane improvements as required by the City of Scottsdale; and
  - f. Private roadway gates, landscaping, and lighting of Special Use Permit (Ordinance #2016-15).
10. Development of the Property of the “Ironwood Golf Villas” ~~“The Villas at Cheney Estates”~~ subdivision, homes, and related structures shall be in compliance with the following:
  - a. All applicable Federal, State of Arizona, and Town Ordinances, including the Zoning Ordinance Text Amendment (Ordinance #2016-13) cluster plan standards;
  - b. All applicable floodplain regulations, including the required improvements necessary to obtain a Letter of Map Revision (LOMR) through the Federal Emergency Management Agency; and
  - c. The final plat for the Property of the “Ironwood Golf Villas.” ~~“The Villas at Cheney Estates.”~~

***Preliminary Plat (PP-16-03)***

1. The final plat for the “Ironwood Golf Villas” ~~“The Villas at Cheney Estates”~~ shall be in substantial compliance with the Preliminary Plat, Sheets 1-3, prepared by CVL Consultants, dated August 31, 2017.
2. Prior to the final plat of this Property being approved by the Town Council, the appropriate documentation shall be provided to the Town regarding the “Ironwood Golf Villas” ~~“The Villas at Cheney Estates”~~ subdivision having a 100-year assured water supply.
3. A final subdivision wall and landscape plan shall be approved with the final plat for the “Ironwood Golf Villas.” ~~“The Villas at Cheney Estates.”~~ This plan shall exclude the areas approved under the Special Use Permit of Ordinance 2016-15 (SUP-16-03) related to the private roadway gates, walls, and other improvements/landscaping depicted on such plan.
4. Prior to recordation of the final plat for said subdivision, the applicant shall provide to the Town Attorney a copy of the CC&R’s or other documents for review.



5. Within 60 days of approval of the final plat, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.

***Conditional Use Permit (CUP-16-02)***

1. This private roadway Conditional Use Permit (CUP) shall apply to the property as described in the legal description prepared by Eric G. Coffey dated September 11, 2017 (the "Property").
2. This CUP shall be in substantial compliance with the roadway cross-sections as shown on the Preliminary Plat prepared by CVL Consultants, dated August 31, 2017, which are in general conformance with the Typical Local Cross-Section, Option B, of the Town's General Plan.
3. The owner of the Property shall provide the Town a grant of access easement over the private roadway and a private roadway maintenance agreement pursuant to Ordinance Number 2016-15, allowing for private roadway gates of SUP-16-03.

***Special Use Permit (SUP-16-03)***

Subject to Ordinance Number 2016-15 that includes the following conditions:

1. SUP-16-03 shall allow for private roadway gates and related improvement on portions of the property described in the legal description prepared by Eric G. Coffey, dated June 6, 2017 (the "Gate Property") and attached as Exhibit A.
2. All improvements shall be in substantial compliance with the following:
  - a. The concept plan, concept details, planting plan, hardscape plan, and lighting plan prepared by Refined Gardens, dated May 2016, attached as Exhibit B, and
  - b. The Wall and Gate Plan prepared by Cullum Homes and Strong-Kennedy Architects attached as Exhibit C.
3. The related applications to develop the Property first shall also be approved by the Town, specifically the Text Amendment (Ordinance #2016-13), Rezoning (Ordinance #2016-14), Preliminary Plat (PP-16-03), Conditional Use Permit (CUP-16-02), and Subdivision Signs (MI-17-03), along with recordation of the final plat for the Property.
4. Lighting in the gate area shall comply with the Town Code and the Town Special Use Permit Guidelines, with details on all lighting such as location, quantities, fixture type, lumens, and foot-candle requirements to be as generally shown on the referenced plans of Condition 2. The referenced plans of Condition 2 shall control in the event of an inconsistency.
5. All landscaping in the gate area shall comply with the Town Landscape Guidelines, with details on location, quantities, plant type, and plant size to be as generally shown on the referenced plans of Condition 2.
6. The owner of the Property, or successors, shall provide the Town, in a form acceptable to the Town Attorney, a grant of access easement and a private roadway maintenance agreement for the private roadway, private roadway gates, emergency access gate, and any related roadway/gate improvements on the Gate Property. This form shall be reviewed by the Town

Attorney, be in compliance to applicable local and state laws, and be recorded with the Maricopa County Recorder's Office. Said form shall be recorded prior to or on the effective date of this ordinance.

7. To minimize impact of stacking by motorized vehicle use near the entry gates, the developer and/or homeowner association shall contract with one landscape maintenance provider for lot and tract maintenance.

***Subdivision Signs (MI-17-03)***

1. Subdivision signage and sign lighting for the Property of the "Ironwood Golf Villas" "The Villas at Cheney Estates" shall be in substantial compliance with the Wall and Gate Plan prepared by Cullum Homes.
2. Sign lighting shall not exceed two fixtures per sign, each fixture shall not exceed a lumen count of 1,080 lumens, and the illumination shall not exceed 0.75 foot-candles at the property line.

Final Plat (FP-18-02)

[Insert conditions once approved]