

# SMOKE TREE RESORT

SPECIAL USE PERMIT - MAJOR AMENDMENT APPLICATION

7101 E LINCOLN DRIVE  
PARADISE VALLEY, AZ 85253

RE-SUBMITTAL JANUARY 09, 2019

RE-SUBMITTAL FEBRUARY 12, 2019



## PROJECT TEAM



**GENEVA HOLDINGS LLC** ..... TAYLOR ROBINSON  
SAM ROBINSON

**VENTANA HOTELS** ..... JASON WALTON

**STARK BUILDERS INC.** ..... PAUL STARK

**BEUS GILBERT** ..... PAUL E. GILBERT

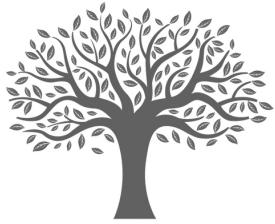
**PHX ARCHITECTURE** ..... ERIK PETERSON, AIA

**CVL CONSULTANTS** ..... FRED FLEET, P.E.

**GREEY PICKETT** ..... RUSSELL GREEY, RLA

**CIVTECH** ..... DAWN CARTIER, P.E.,  
PTOE

**LIGHT CONTROL** ..... KEVIN FLOWER



## TABLE OF CONTENTS

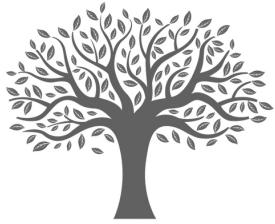


**PROJECT NARRATIVE..... PAGE 4-10**

**SITE PLANS ..... PAGE 12-36**

**RENDERINGS & CONCEPTS ..... PAGE 38-48**

**CONSULTANT REPORTS & SUPPLEMENTAL ..... PAGE 50-74**



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

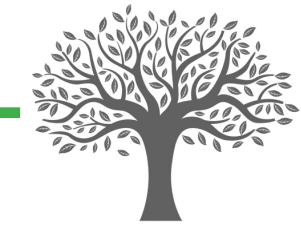
*“Development Areas are meant to encourage new resort development and redevelopment that reflects the Town’s needs for fiscal health, economic diversification, and quality of life.”*

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

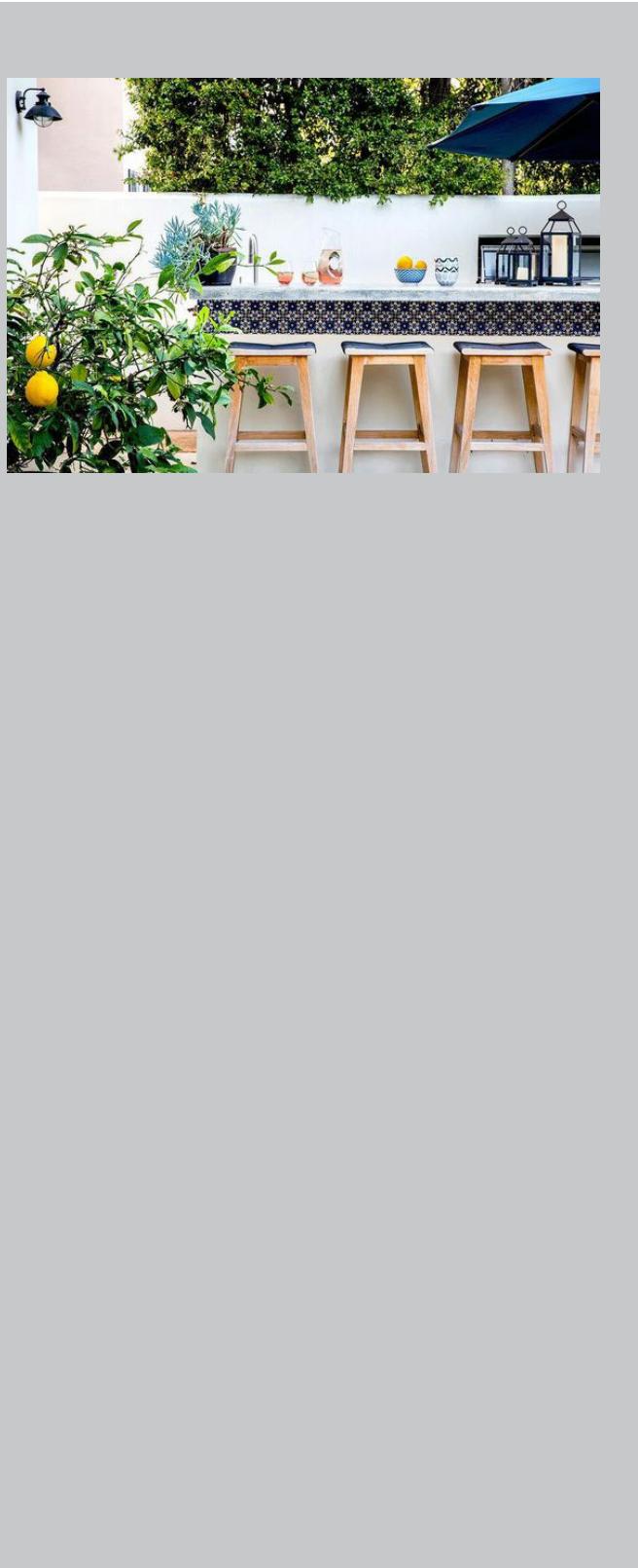
Originally opened in 1966 and operating in perpetuity since, the 5.3-acre Resort resides at the commercial interface of Lincoln Drive and Scottsdale Road. The Resort has historical presence at the entrance to the Town of Paradise Valley and serves as the gateway to the Town. Since inception, the Resort 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

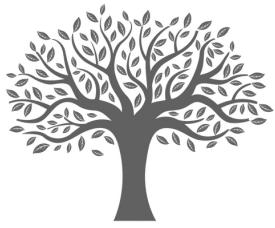


## PROJECT NARRATIVE - OVERVIEW



The vision for the transformation of the 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 120 guest rooms, 30 resort dwelling units; 15 of which will have a lock-off feature, special event venues, and a neighborhood local-centric fresh market & eatery concept. The relaxed, pedestrian friendly environment will not include the typical resort perimeter walls or gates; instead, setbacks that align with existing buildings are desired, including a bicycle/pedestrian path that shall weave the resort into the local tapestry.

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



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 as a commercial office complex and resort, respectively.

The West setback is proposed at 50' from the property line.



**East Lincoln Drive ("Lincoln"):** Today, the property shows an existing 33' roadway easement along Lincoln and the two existing vehicular access points which allow right and left turns. The proposed plan shows the elimination of the Western driveway and the movement of the Eastern driveway to approximately 80' from the Eastern property line. This location may adjust as the Town finalizes their plans for Lincoln Drive. The proposed remaining access point on Lincoln Drive will provide full turning movements and a right-turn deceleration lane the dimensions of which will be based on the Smoke Tree Resort's Traffic and Impact Analysis with review by the Town Engineer.



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

**Heights:** Per the setback diagram, the proposed buildings are to be no more than 3 stories and within three height tiers of 24', 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. 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.

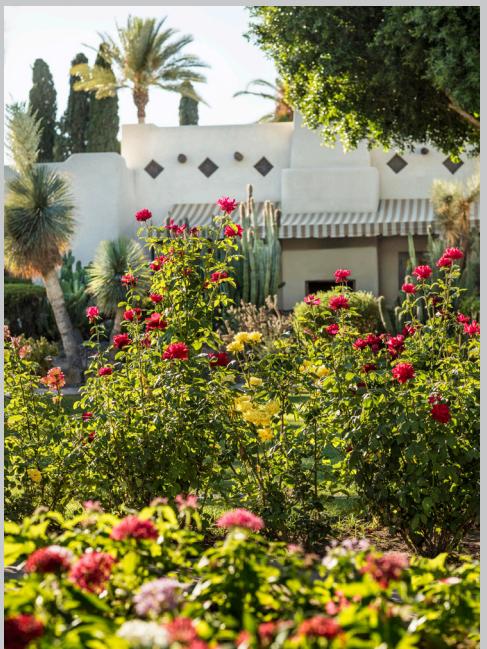


# PROJECT NARRATIVE - SITE

**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 primary access point will remain on Lincoln Drive in the newly proposed 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, as well as adjacent residential and SUP properties.

**Deliveries and Refuse Collection:** In order to address safety concerns and avoid visual blight of deliveries and refuse collection from Lincoln Drive, deliveries will be stored in the subterranean garage and refuse will be stored in screened enclosures. Temporary loading and unloading from Quail Run Road will be restricted to specific times of the day per the Town's requirements.



## PROJECT NARRATIVE - LANDSCAPE



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

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





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

- 120 Guest Room units with various categories of sizes and configurations
- 30 Dwelling Units, 15 of which will have a lock-off feature, and related rental pool (maximum in any scenario of combined 165 keys)
- 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 area(s)
- Resort Spa
- 256 parking stalls comprised of 76 surface and 180 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.
- 15 of the Resort dwelling units will have a lock-off feature.
- Participation in 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.



## PROJECT NARRATIVE - CONCLUSION



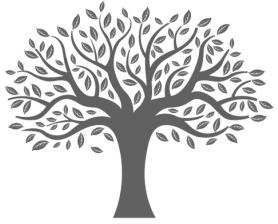
Until being acquired by Gentree LLC the historic Smoke Tree Resort had been operated and maintained continuously by the Williams family for over 50 years as a charming, small-scale retreat where the Town of Paradise Valley meets the City of Scottsdale. Development at this interface has well outpaced the venerable cluster of private rooms still maintained behind Dale Anderson's long-closed "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
- On-site entertainment venues for small events and family gatherings
- Integrated landscaping and pedestrian corridors for neighborhood access
- Modern guest amenities and building design to compliment the pivotal site
- Tax Revenue increase estimated at twelve times current level

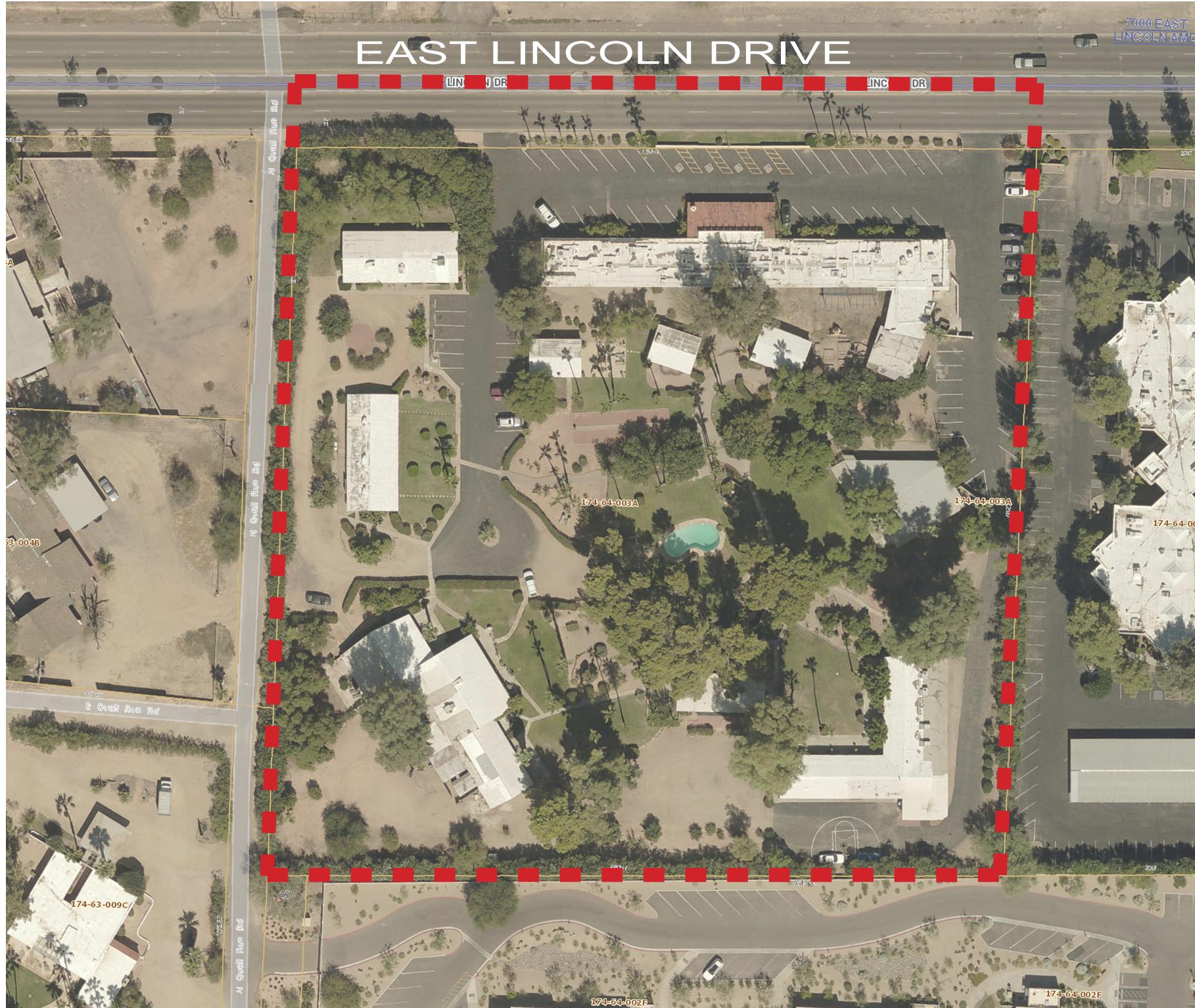
The local team of new owners and operator, together with PHX Architecture and renowned professionals, have crafted an exciting plan of moderate-intensity which synergies with the Town's need for fiscal health, economic diversification, and quality of life. Balancing the critical mass of modern day resort 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.

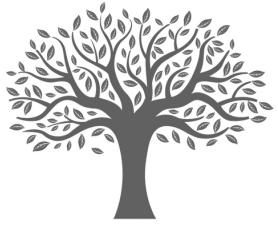


SITE PLANS



## EXISTING SITE AERIAL





# PROPOSED SITE PLAN - GROUND LEVEL



## PROGRAM

- A. Pedestrian Entry
- B. Resort Reception Entry Plaza and Valet
- C. Resort Reception (Approx. 1,000 sf.)
- D. Resort Market (Approx. 2,500 sf.)
- E. Resort Restaurant (Approx. 3,500 sf.)
- F. Resort Clubhouse (Approx. 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. Resort Retail (Approx. 5,000 sf.)
- N. Resort Public Area (Approx. 3,500 sf.)
- O. Signage
- P. Garbage Bins w/Landscape buffer, walls & gates
- Q. Delivery Location
- R. Employee Break Area

## HOTEL UNITS - 120 Units

- Connected building
- Rooms on first and second levels

## RESORT RESIDENCES (30 Units)

- VILLAS**
  - 12 units

## RESORT PENTHOUSE RESIDENCES

- 18 Units
- 3rd Level of Resort buildings
- 60 Underground dedicated parking (2 per unit)

## SURFACE PARKING

- 76 Spaces (4 ADA)



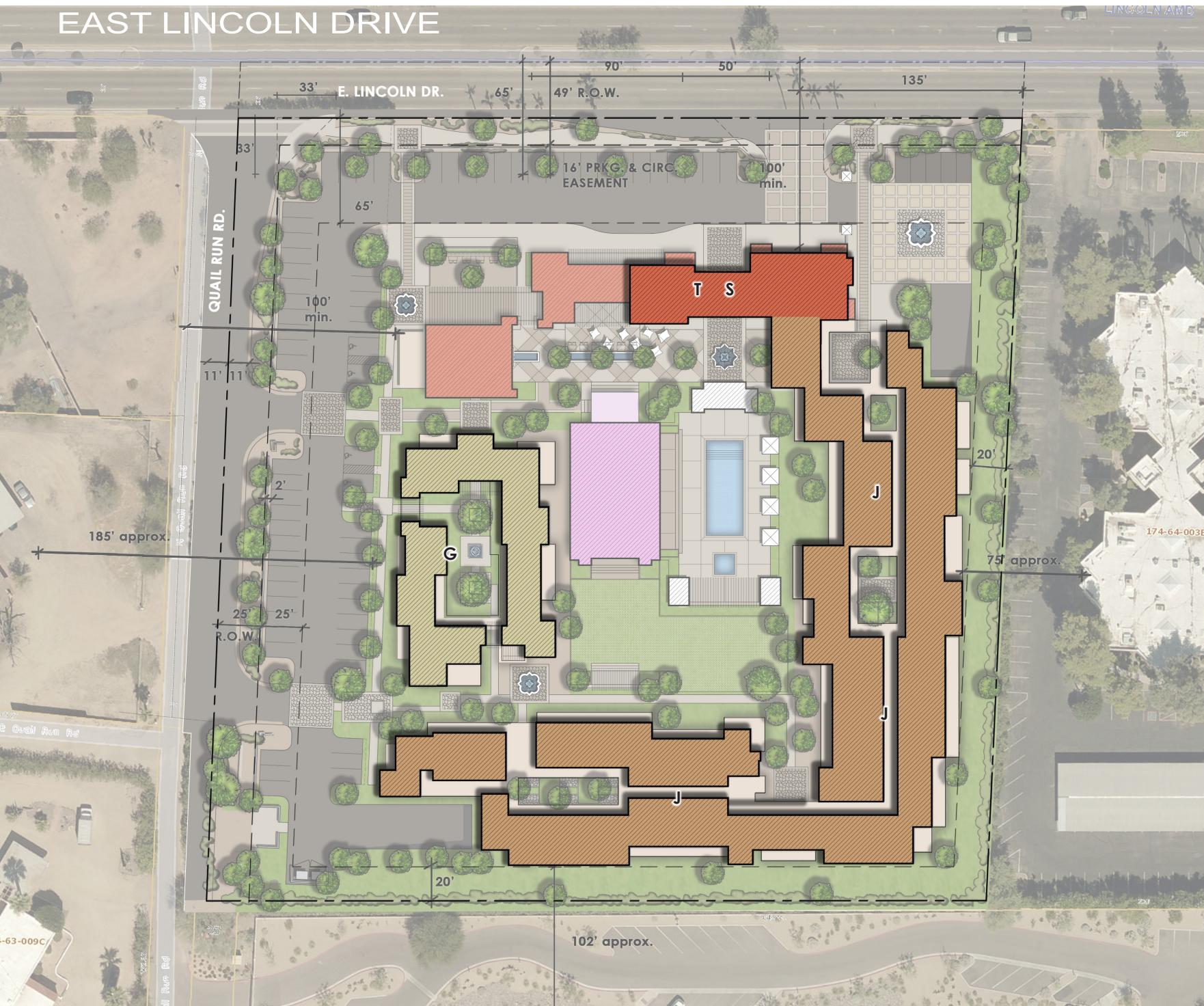
0' 40' 80' 160'

REVISED FEBRUARY 12TH, 2019

SMOKE TREE RESORT 13

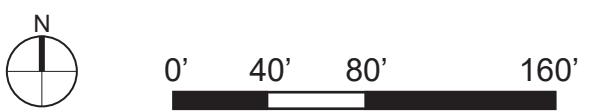


# PROPOSED SITE PLAN - SECOND LEVEL



## PROGRAM

- G. Resort Villas
- J. Resort Guestrooms (First Two Floors)
- S. Resort Administration
- T. Resort Spa (Approx. 2,500 sf.)



REVISED FEBRUARY 12TH, 2019  
SMOKE TREE RESORT 14

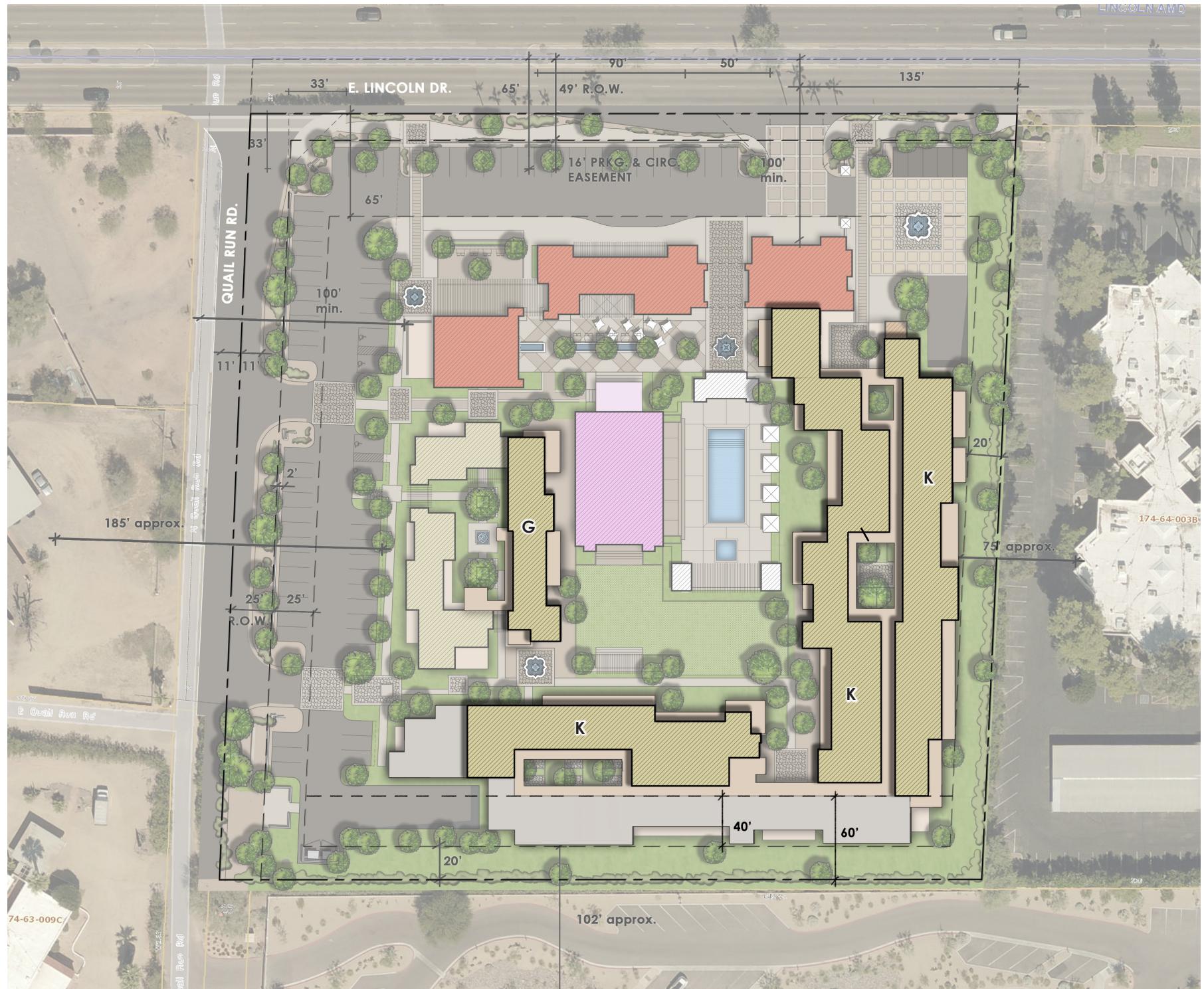


CVL  
CONSULTANTS

GREY|PICKETT



# PROPOSED SITE PLAN - THIRD LEVEL

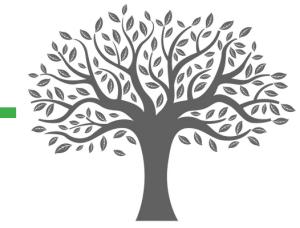


## PROGRAM

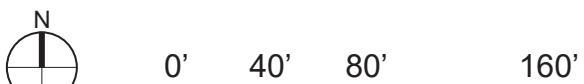
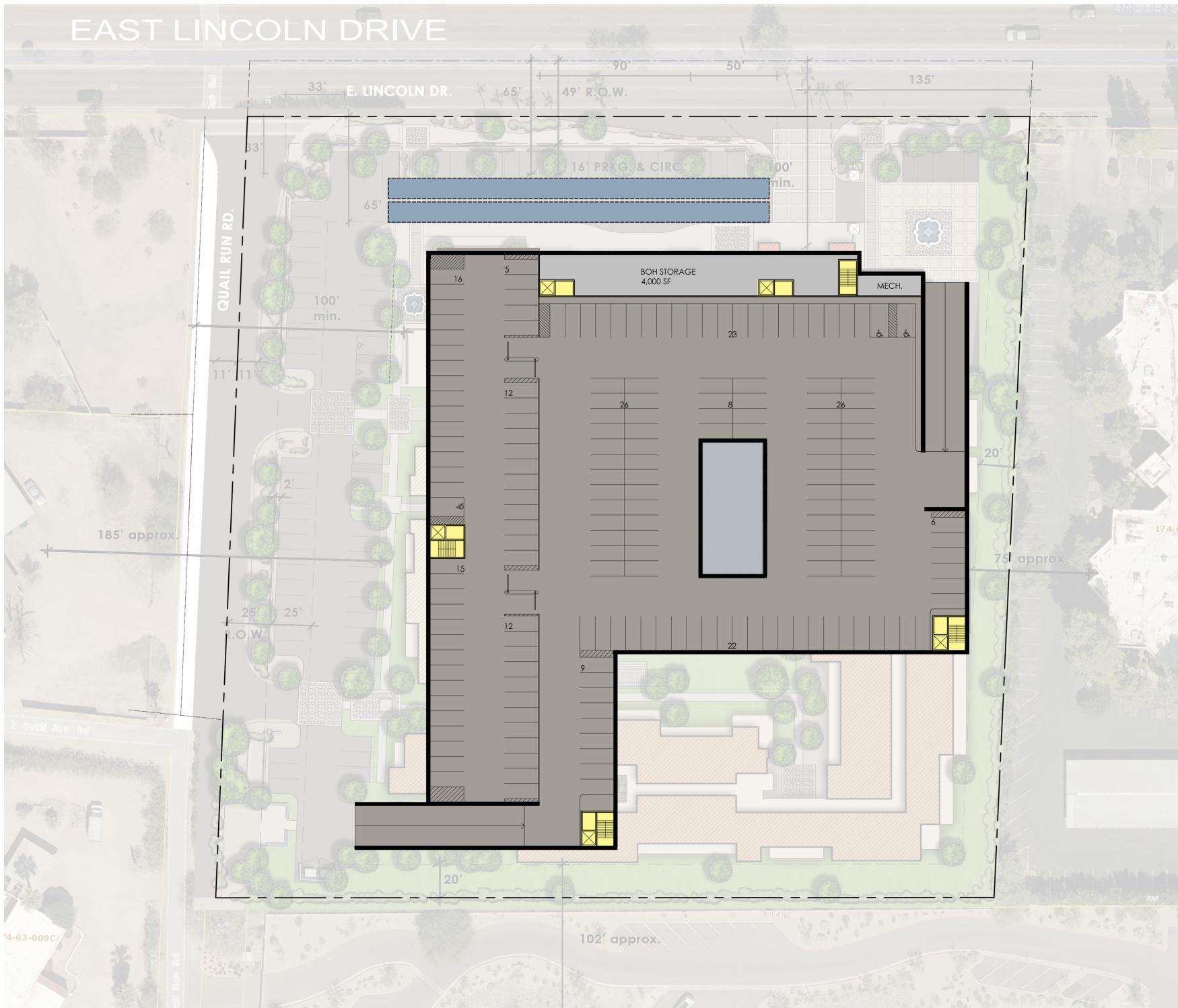
G. Resort Villas  
K. Resort Residences (3rd Floor)



REVISED FEBRUARY 12TH, 2019  
SMOKE TREE RESORT 15



# PROPOSED SITE PLAN - UNDERGROUND PLAN

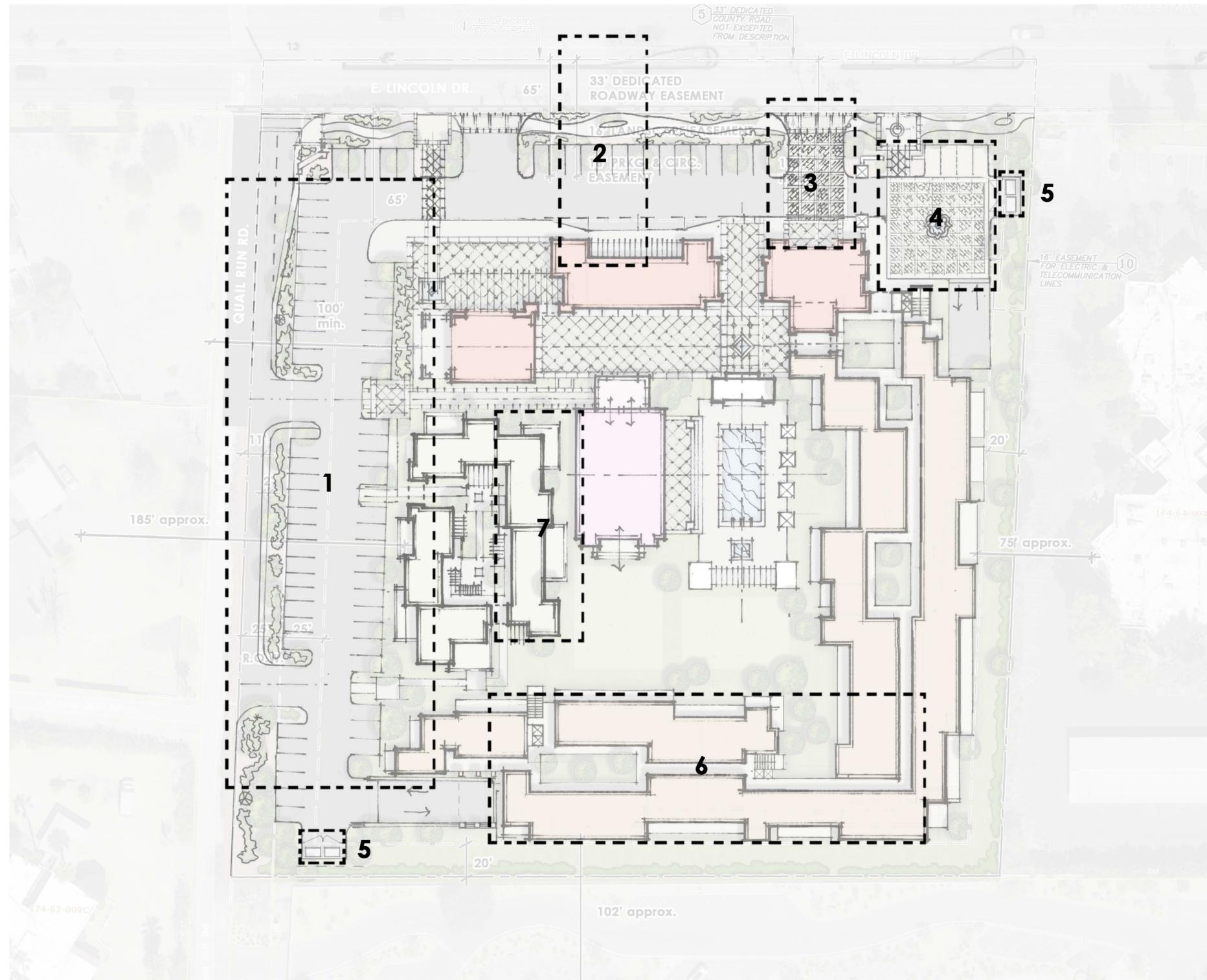


REVISED FEBRUARY 12TH, 2019

SMOKE TREE RESORT 16



# SITE PLAN REVISIONS

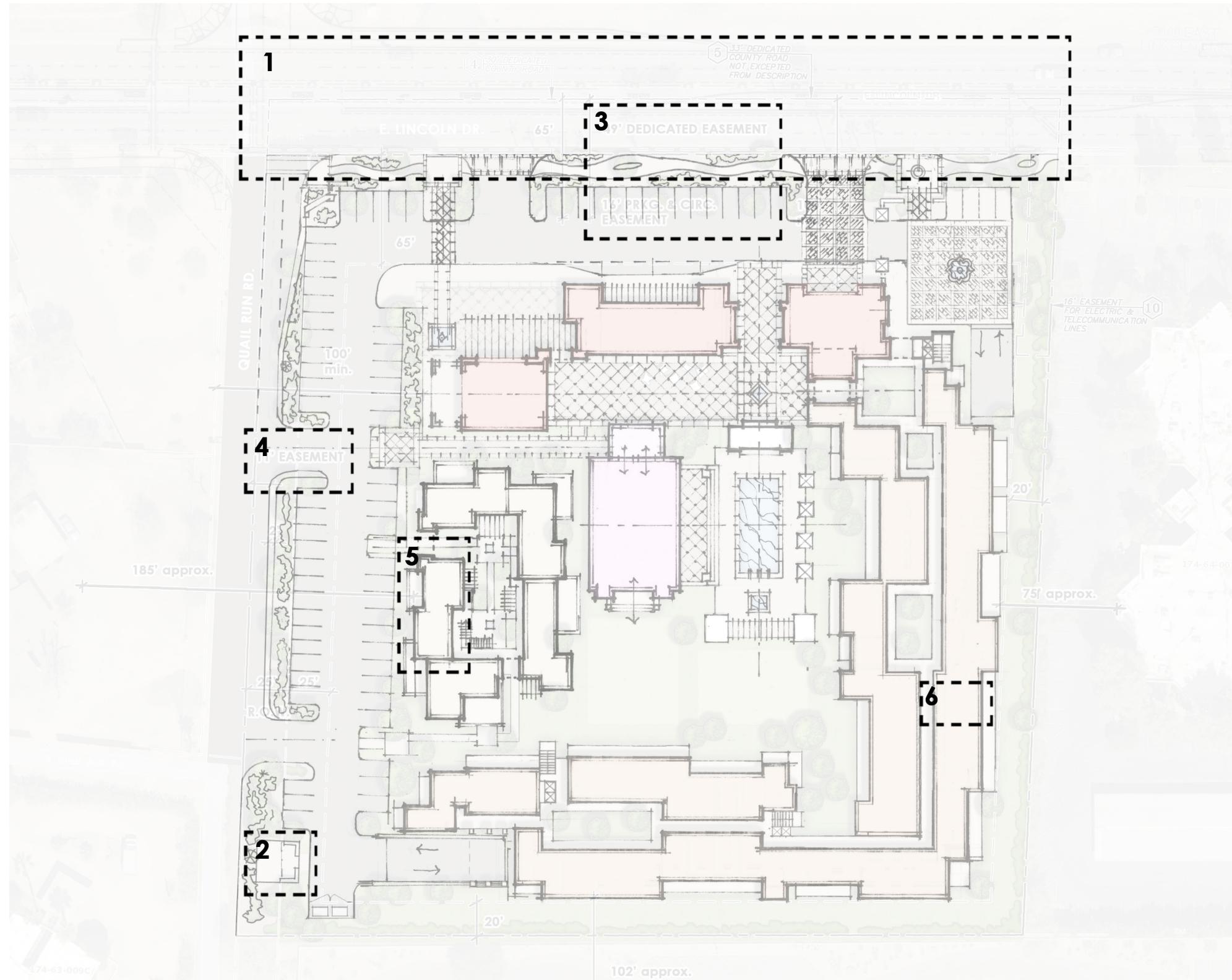


## SITE PLAN REVISIONS 09-11-2018

1. Revised setback distances.
2. Revised setback and easement distances.
3. Relocation of vehicle entry point.
4. Creation of Hotel Autocourt and Revised Valet sequence.
5. Garbage containers locations added. Site walls, gates, and landscape buffer added.
6. Reconfiguration of Penthouse Residences to eliminate patios or balconies overlooking south parcel.
7. Added third level of residential units to balance lose of units in south edge third level (#6 in this list).
8. Massing model views from neighboring lots.
9. Supplemental Lighting plan.
10. Updated Landscape Plan
11. Updated Traffic Report

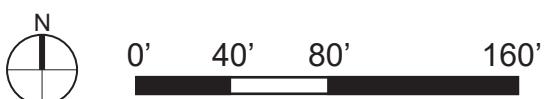


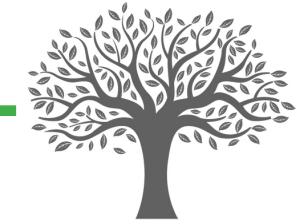
# SITE PLAN REVISIONS



## REVISIONS 01-09-2019

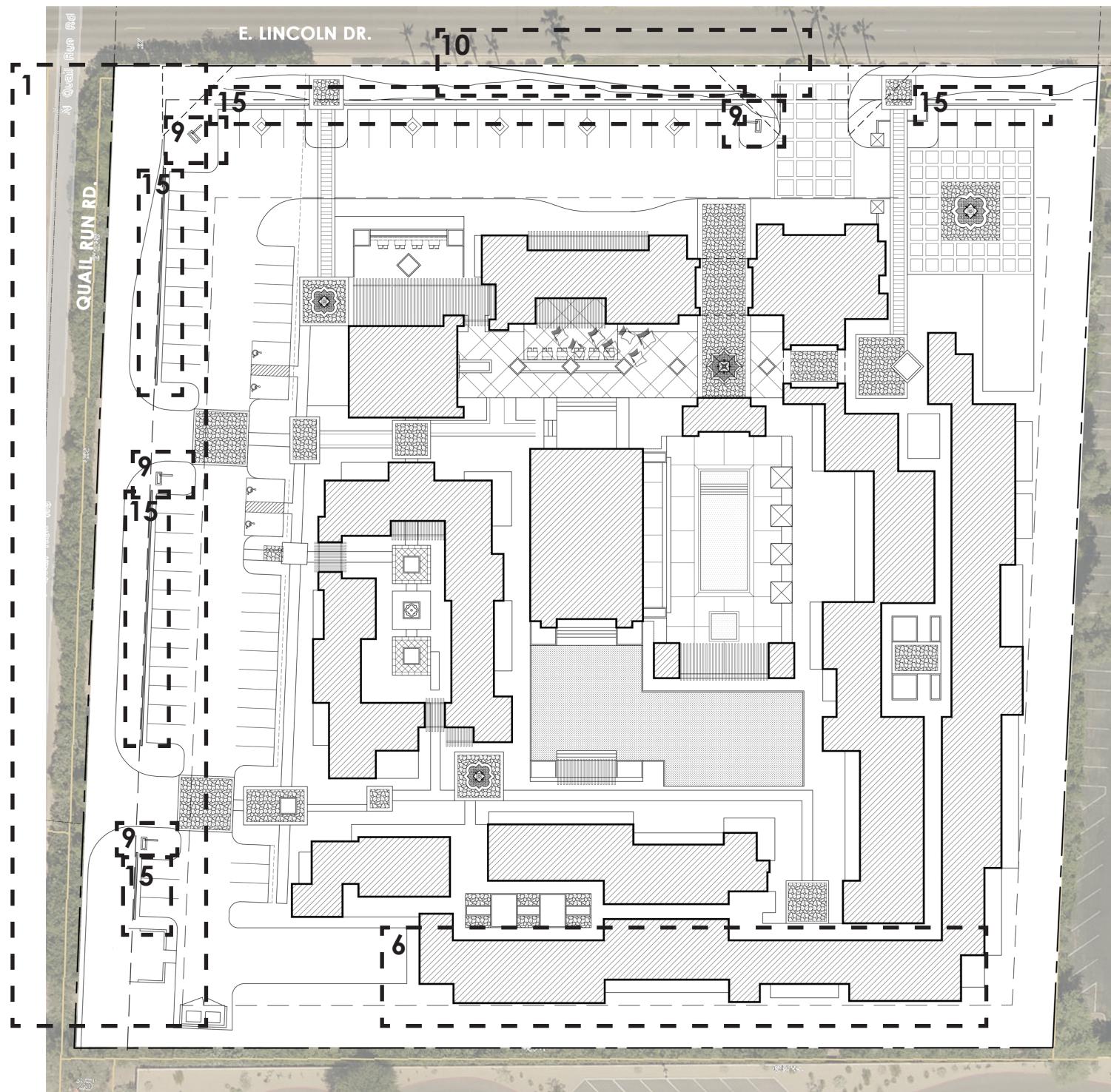
1. Added Lincoln Dr. civil survey.
2. Added Employee Break area.
3. Revised Lincoln Dr. dedicated easement wording.
4. Revised Quail Run easement wording.
5. Created concept Resort Residences floor plan.
6. Created concept room floor plan.
7. Added additional signage concept elevation.
8. Added blow up site plan with signage location.
9. Revised setback and heights plan.
10. New underground parking concept plan with proposed parking counts.
11. Revised concept sections. Added step down massing closer to setbacks.



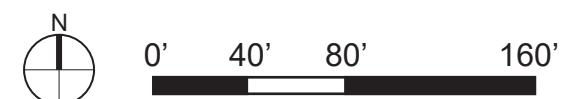


# SITE PLAN REVISIONS

REVISIONS 02-12-2019

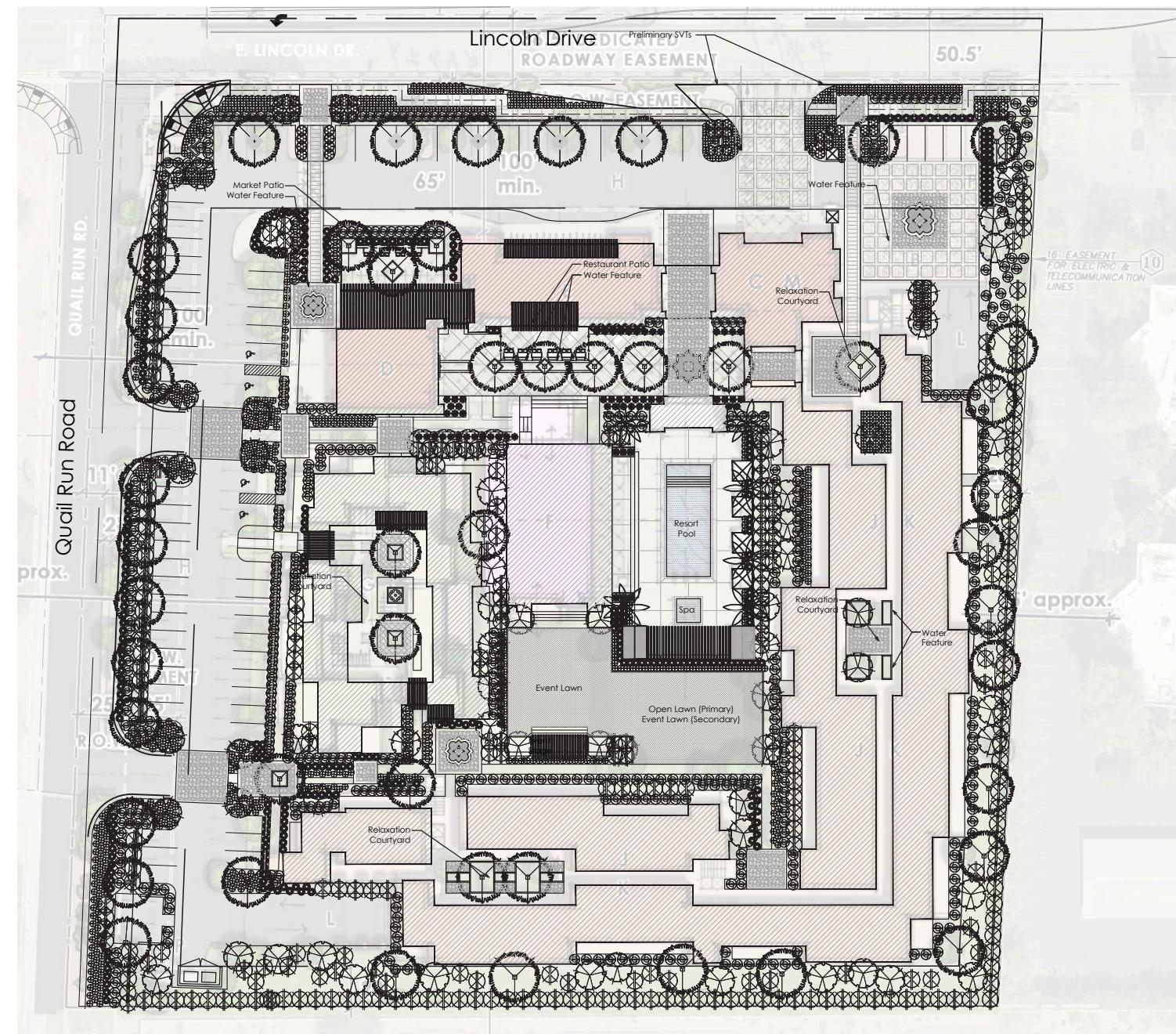


1. Quail Run Road - it is centered on the existing Property Line, which in turn should align with Palmerie Blvd across Lincoln Drive. Quail Run Road will be two lanes, 22' width of asphalt, 11' per lane, with an additional 2' curb on each side. The total width of improvements to be 26'. There will also be 12' of landscaping on the East side of the new curb.
2. Garage parking space sizes - where no overhang is possible, 9'x 20' spaces are to be provided. If overhang is possible, then up to 2' over overhang will be factored into the calculation.
3. Garage parking spaces count - 2 parking spaces per Dwelling Unit will be provided. Please refer to the attached preliminary parking study for detail.
4. Valet - In the event that the parking garage cannot accommodate sufficient cars, the parking garage may be converted to Valet Only to accommodate tandem or stacked parking. Preliminary review estimates a 15% increase in parking capacity from self-park to valet only.
5. Right of Way (ROW) dedications - as part of any potential ROW dedication, an acceptable landscape easement would be requested to accommodate for a future widening of any roadways and preserve the proposed surface parking.
6. South Property Line – Andaz – Open Space Criteria (OSC) - step the building back from the South property line - the building adjacent to the South property line has been redesigned per this request. The Set Back Exhibit has been revised to reflect a two-story building stepping back to a three-story maximum. A revised Open Space Criteria Section has been attached.
7. Density - Door count - total door count reduced to 165. As part of the redesign to move units away from the South Property line, 15 of the lock-off doors were eliminated to provide a more efficient use of space and access. The revised door count is comprised of 120 hotel doors, 30 residential doors of which 15 have a lock-off feature.
8. Open Space Criteria - the revised proposed Amendment complies with the OSC on the West boundary (which is adjacent to residential property) and the North boundary on Lincoln Drive, which is a Visually Significant Corridor, with limited encroachment on the South and East boundaries
9. Signage - Signage will not be placed in the ROW unless an applicable easement is granted by the Town.
10. Lincoln Drive access - the access has been shown in this location and may be fine-tuned depending on Council's final determination. Traffic counts and designs will be based on Smoke Tree Resort's use of the access point.
11. Civil Engineering - Drainage – Attached
12. Civil Engineering - Water impact service study - This item is in process and has been discussed with the Town Engineer.
13. Stipulations - Applicant comments - comments have been provided
14. Citizen Review Session - has been scheduled for Feb 18th, 2019 at 6:00pm on site. Official notices and mailings have been mailed and attached and cross referenced with the Town.
15. Parking screen walls have been added in front of all parking spaces along Lincoln and Quail Run Road that face the roadways.



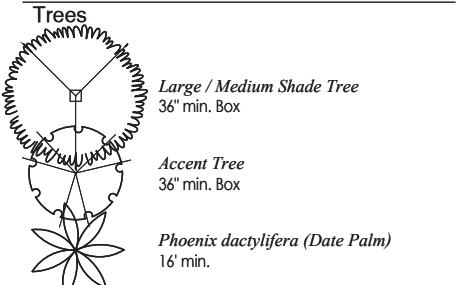


# PROPOSED LANDSCAPE PLAN

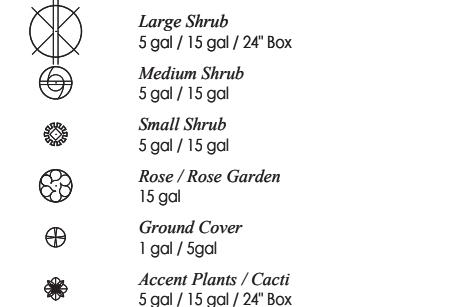


## PLANT MATERIALS LEGEND

Sym. Plant Type



## Shrubs / Ground Cover / Accent



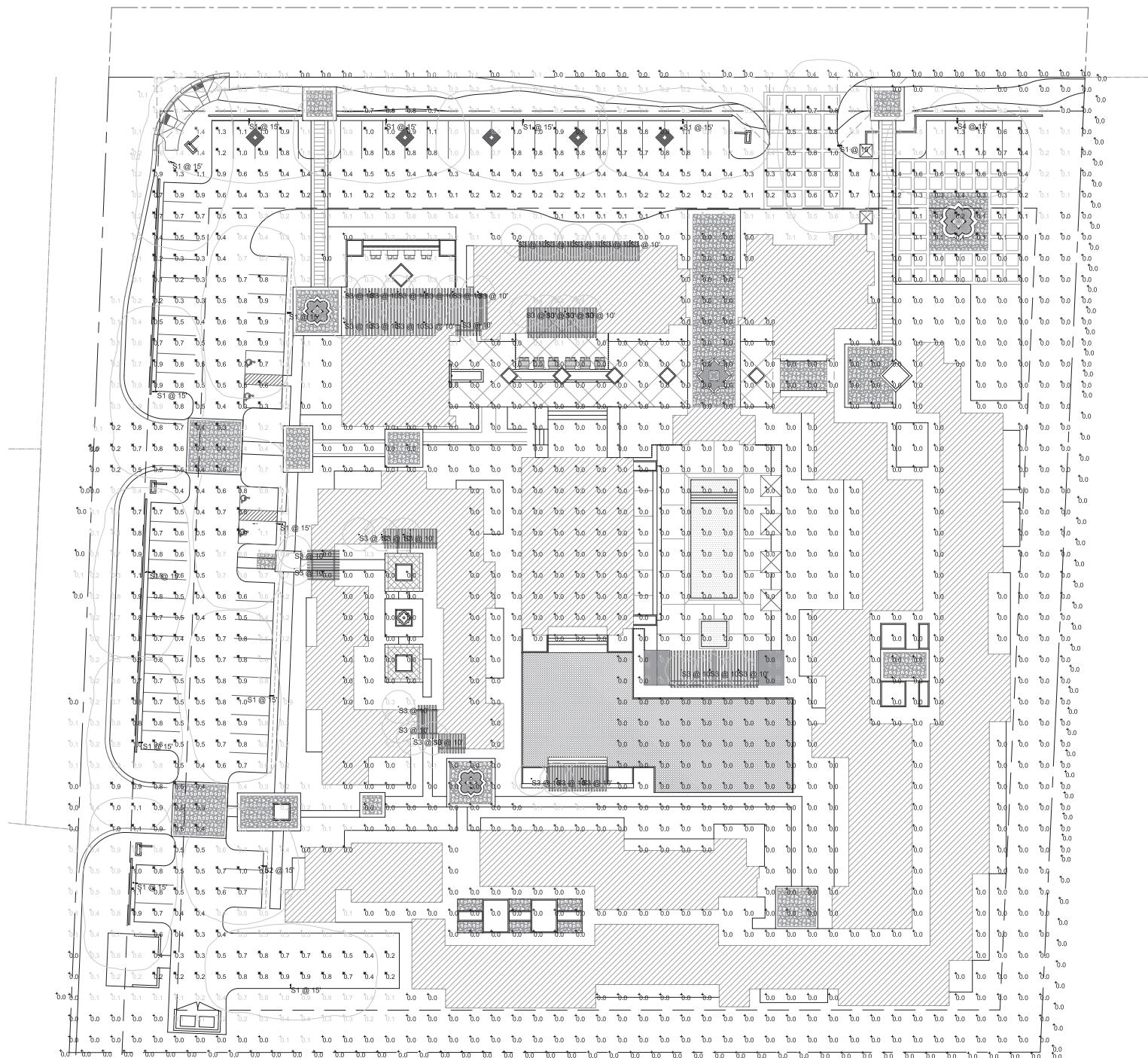
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REVISED FEBRUARY 12TH, 2019

SMOKE TREE RESORT 20



# PROPOSED SITE LIGHTING PLAN

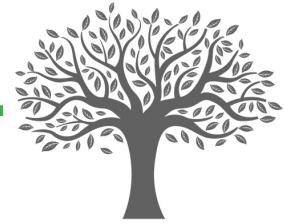


Schedule									
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■	S2	1	EATON+INVUE	ECH4814-LED-E1-SQ BL BK 7000 LCF VAB159	POLE MOUNTED AREA LIGHT AT 15'	3000K LED	21	EMMA-E01-LED-E1-SQ-7030Ass	130
○	S3	35	EATON+LUMERE	2014-PL-LED2008-124R-DMF (MOUNT)	ADJUSTABLE FLOODLIGHT WITH DIFFUSE LENS	3000K LED	1	2014-PL-LED2008-124R-DMF Ass	298
■	S4	1	EATON+INVUE	EMM-E01-LED-E1-T4-SO BL BK 7000 LCF VAB159	POLE MOUNTED AREA LIGHT AT 15'	3000K LED	21	EMMA-E01-LED-E1-T4-7030Ass	125

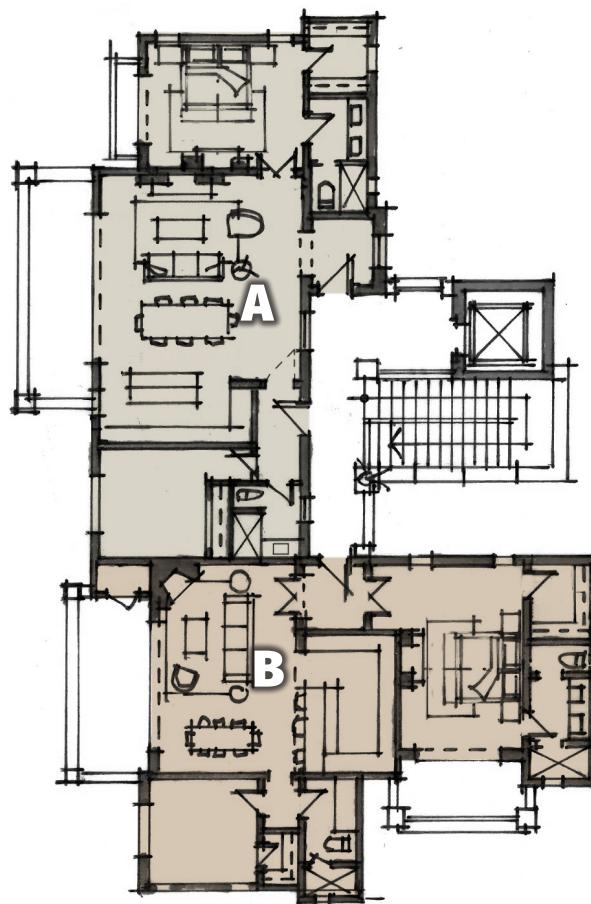
Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
PARKING AND DRIVE	X	0.6 fc	1.4 fc	0.0 fc	N/A
PROPERTY LINE	+	0.0 fc	0.4 fc	0.0 fc	N/A
SITE OVERALL	+	0.1 fc	3.5 fc	0.0 fc	N/A



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# CONCEPT SITE PLAN - CONCEPT FLOOR PLANS



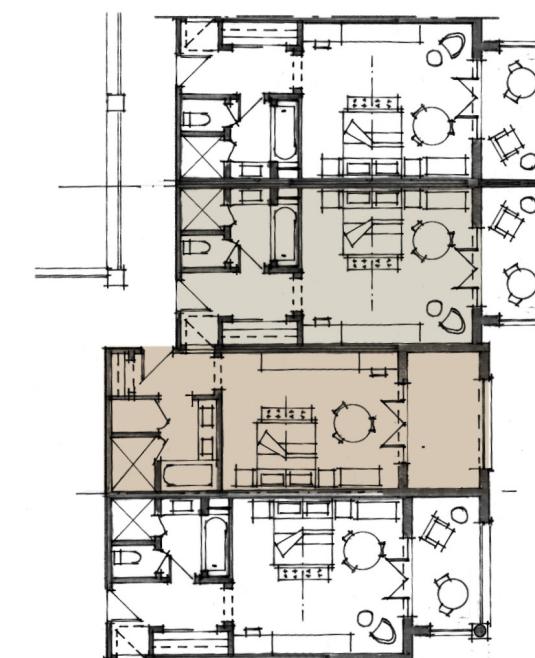
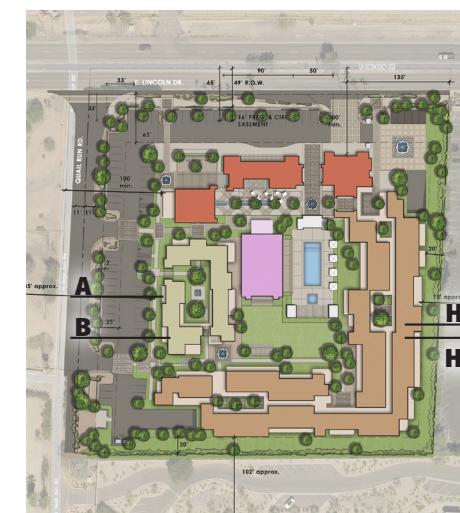
\* Conceptual

## **RESORT RESIDENCE**

**Unit A - 1,200 sf.**

**Unit B - 1,200 sf.**

esc. 1/8" = 1'-0"



\* Conceptual

## **HOTEL BEDROOMS**

**Room #1 - 450 sf.**

**Room #2 - 450 sf.**

esc. 1/8" = 1'-0"

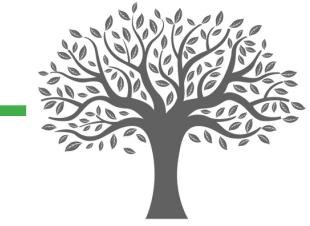


**GREY|PICKETT**

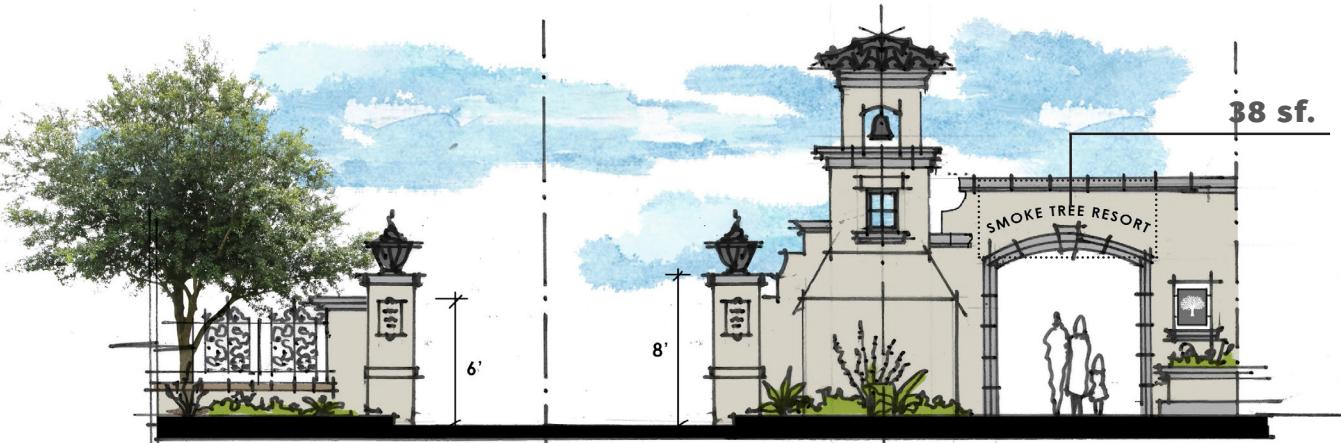
**REVISED JANUARY 09TH, 2019**

**SMOKE TREE RESORT**

**22**

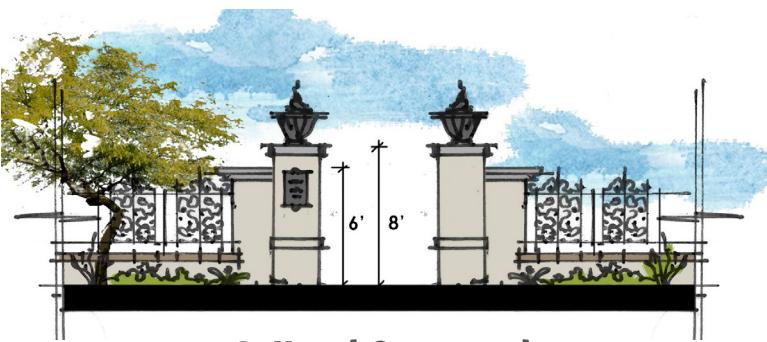
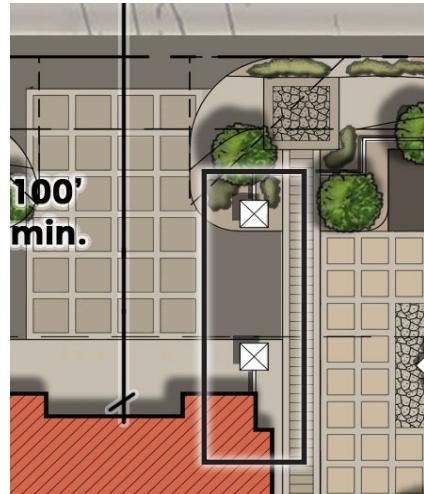


# PROPOSED SIGNAGE PLAN



**1. Hotel Auto Courtyard Access**

esc.  $3/16'' = 1'-0''$



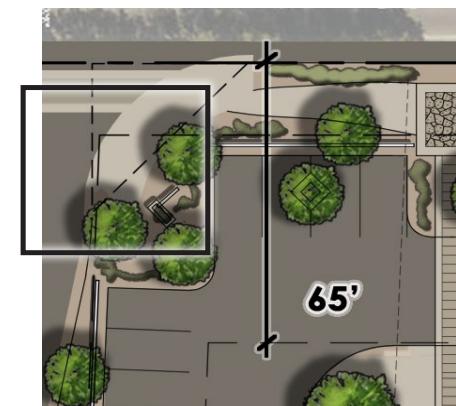
**2. Hotel Courtyard Pedestrian Access**

esc.  $3/16'' = 1'-0''$



**3. Street Corner Signage**

esc.  $3/16'' = 1'-0''$

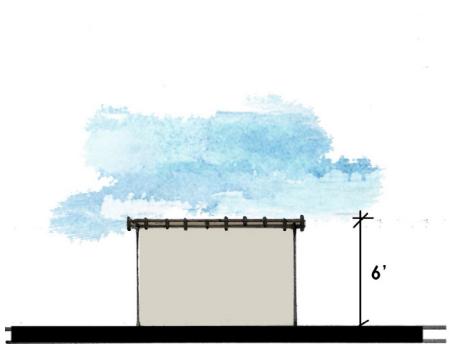
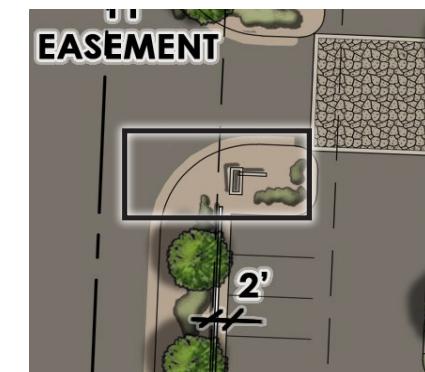




# PROPOSED SIGNAGE PLAN

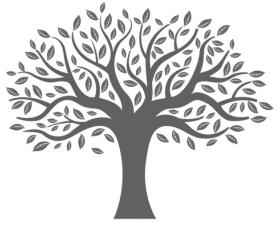


**4. Street Signage**  
esc. 3/16" = 1'-0"



**5. Garbage Enclosure Walls**  
esc. 3/16" = 1'-0"





# 1 PROPOSED EXTERIOR VIEW - LINCOLN EASTBOUND



KEY MAP- NOT TO SCALE



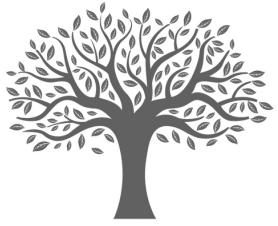


## 2 PROPOSED EXTERIOR VIEW - LINCOLN WESTBOUND



KEY MAP- NOT TO SCALE



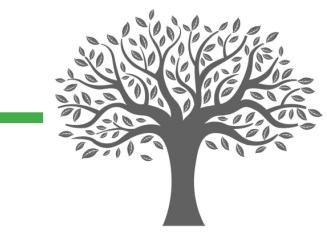


### 3 PROPOSED EXTERIOR VIEW - QUAIL RUN LOOKING EAST



KEY MAP- NOT TO SCALE





## 4 PROPOSED EXTERIOR VIEW - QUAIL RUN LOOKING NORTH



KEY MAP- NOT TO SCALE





## 5 PROPOSED EXTERIOR VIEW - ANDAZ VIEW NORTH



KEY MAP- NOT TO SCALE





## EXTERIOR ELEVATIONS



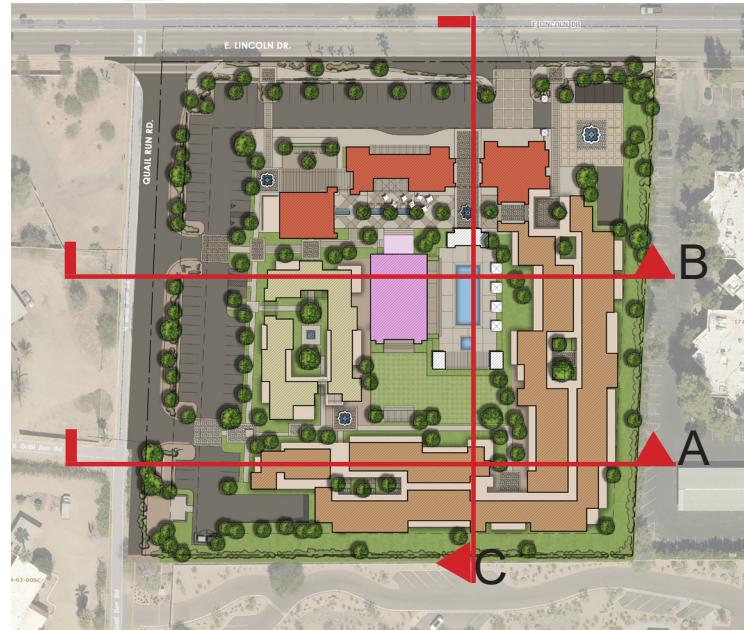
EAST ELEVATION - NOT TO SCALE



WEST ELEVATION - NOT TO SCALE



# OPEN SPACE DIAGRAM - SITE SECTIONS



KEY MAP - NOT TO SCALE

Adjacent Residential Parcel

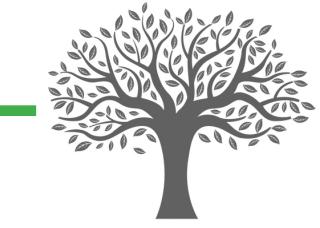
SECTION A



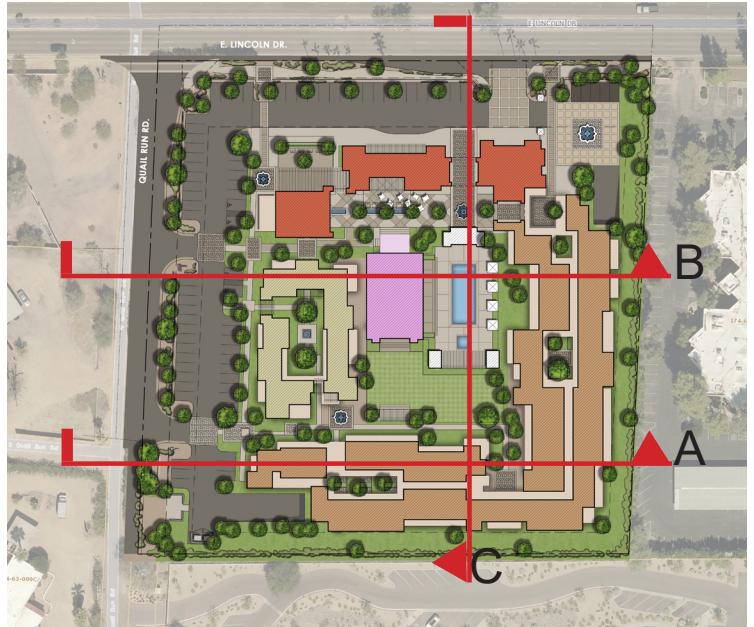
Adjacent Residential Parcel

SECTION B

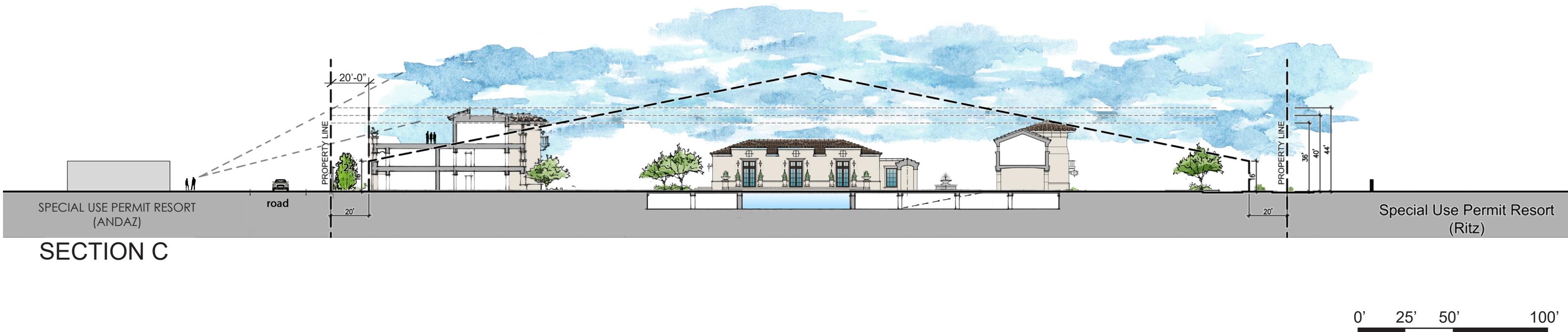




# OPEN SPACE DIAGRAM - SITE SECTIONS



KEY MAP- NOT TO SCALE



SECTION C

0' 25' 50' 100'

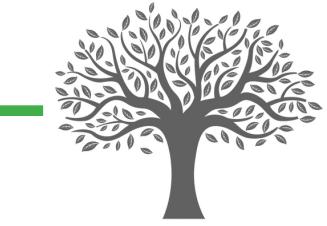


GREY|PICKETT

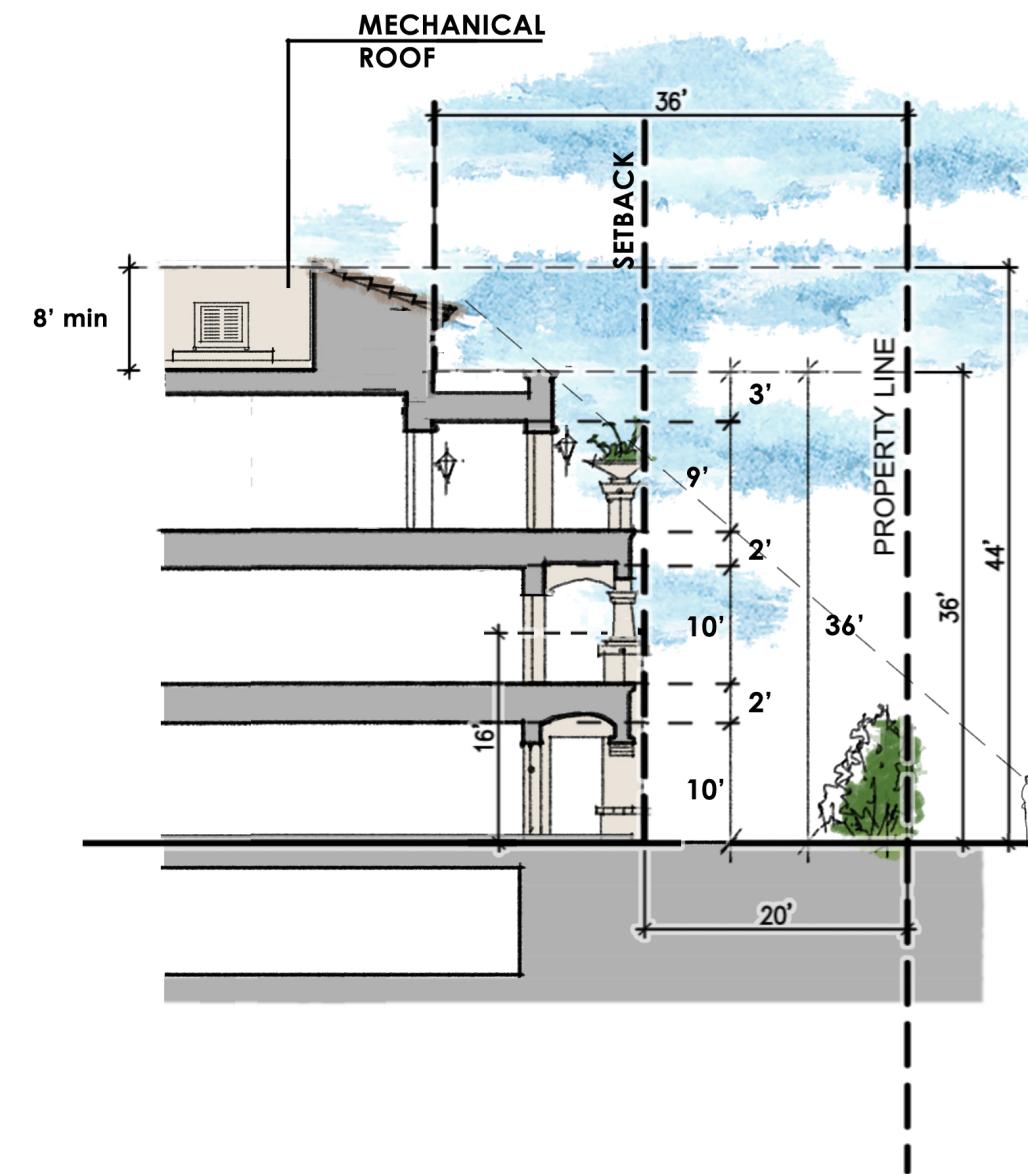
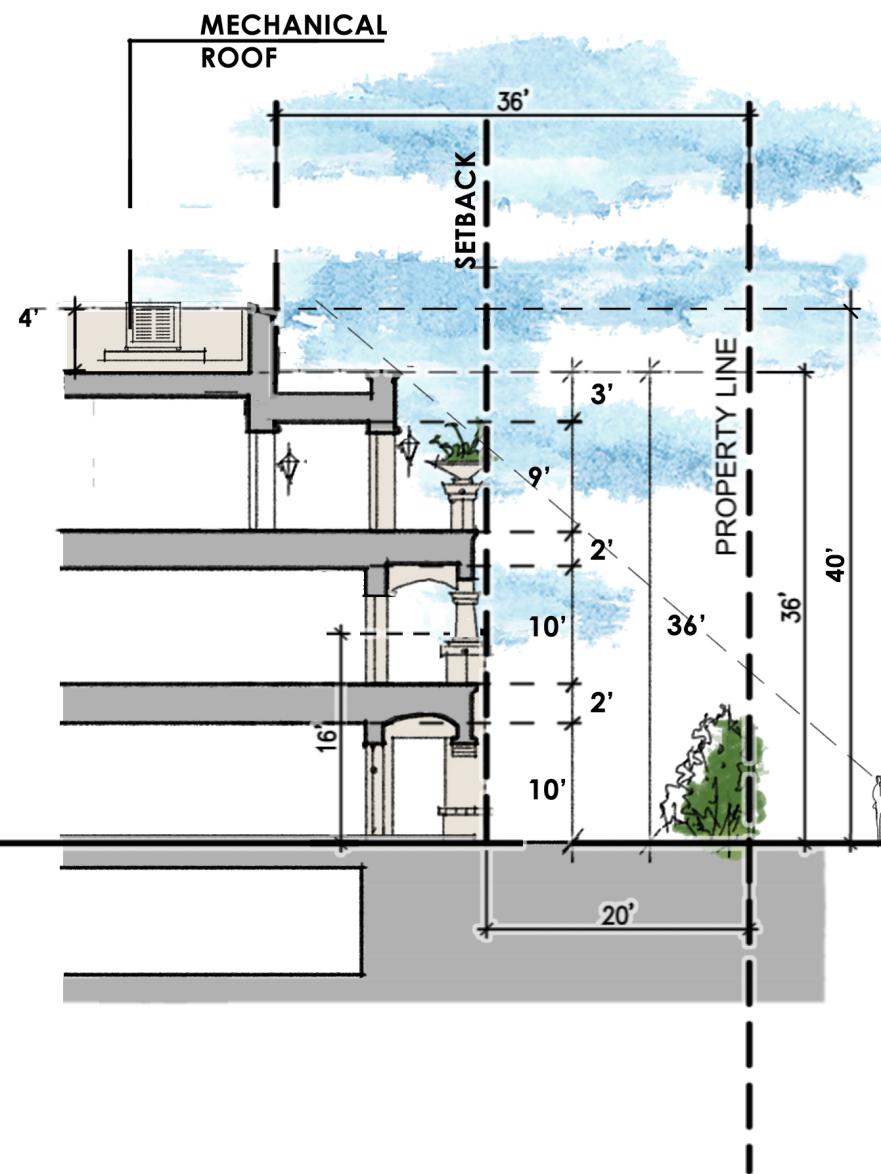
REVISED FEBRUARY 12TH, 2019

SMOKE TREE RESORT

32

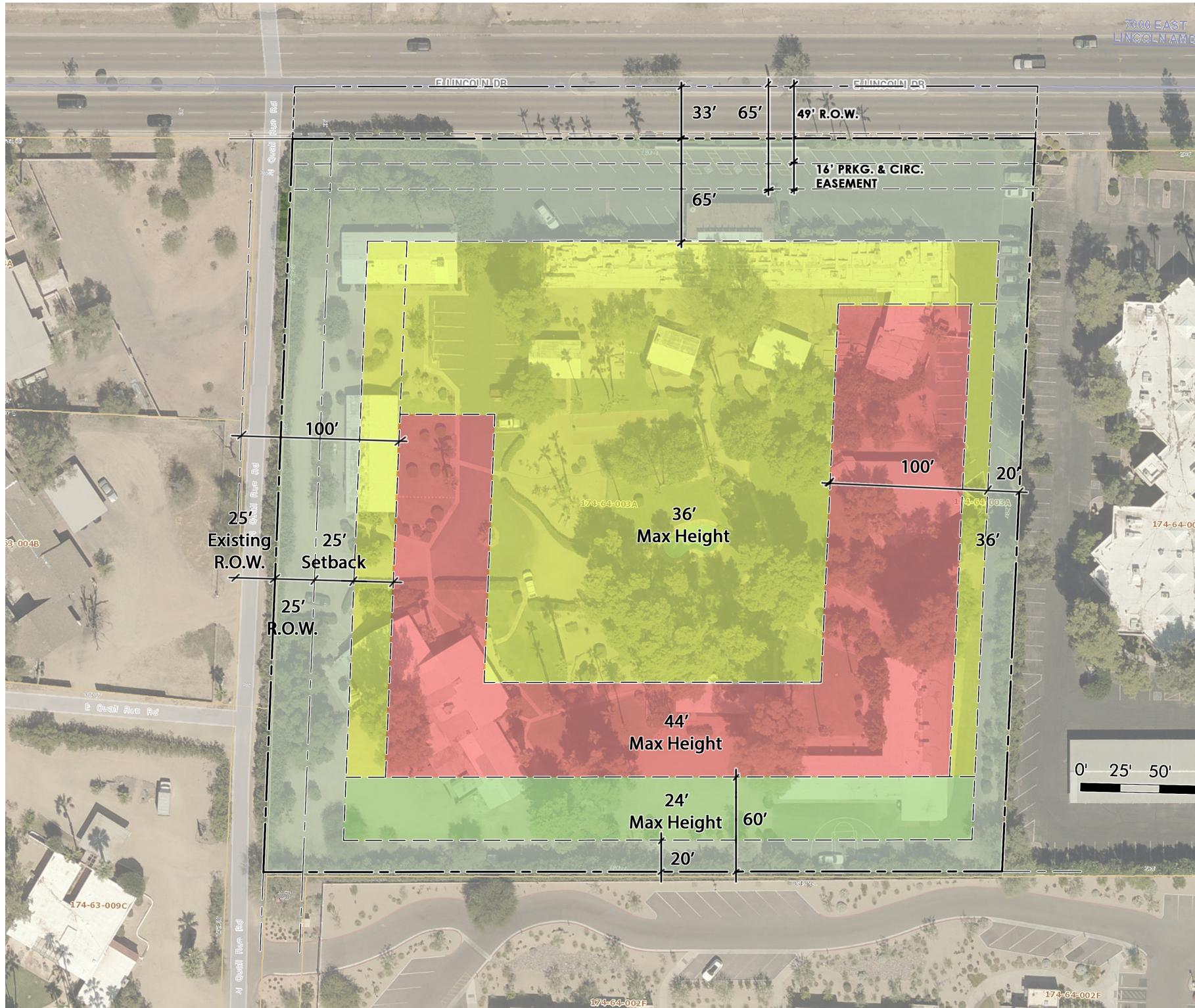


# SCHEMATIC WALL SECTION



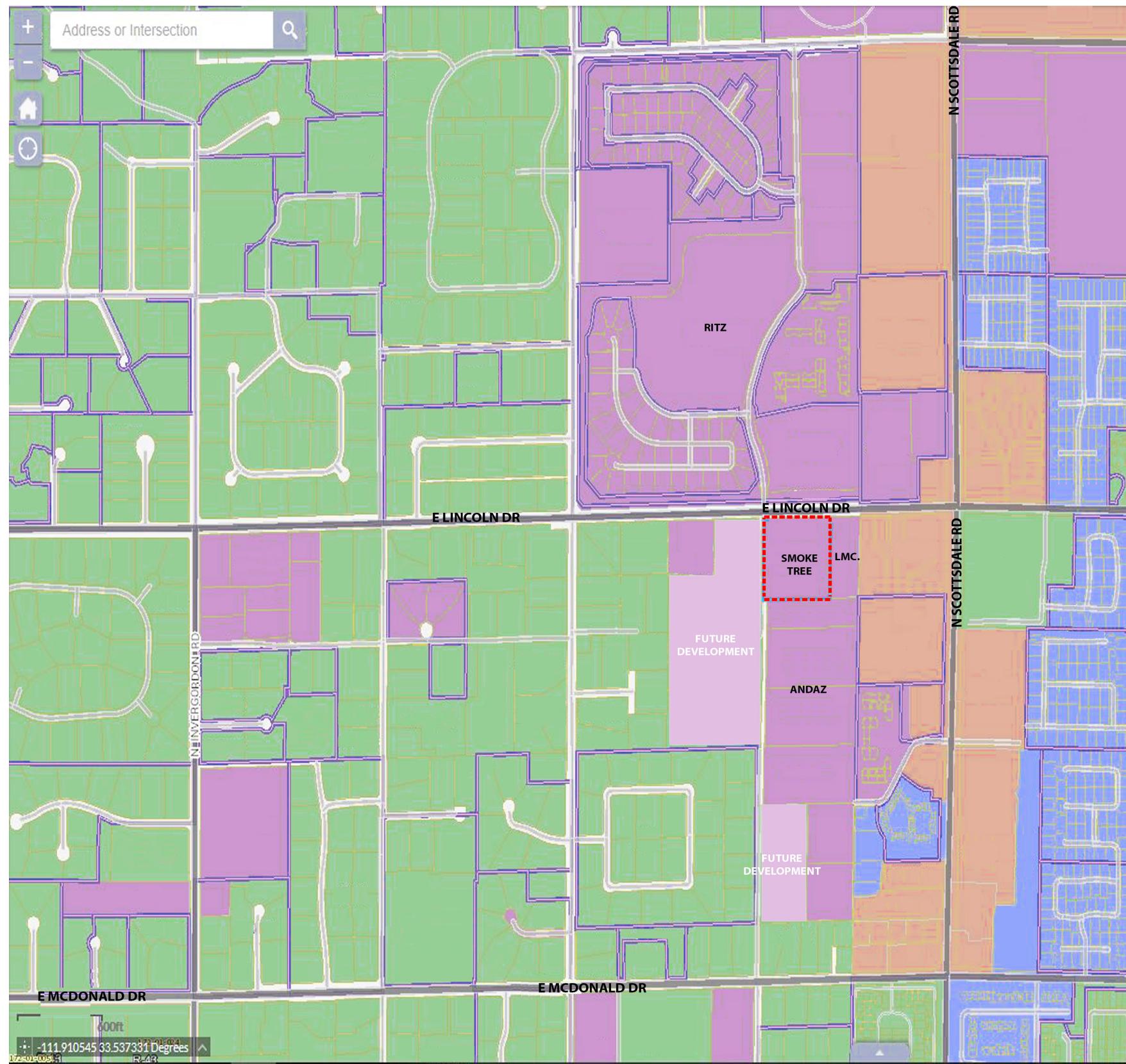


# PROPOSED SITE SET BACKS





# ZONING EXHIBIT



## NOTE

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



REVISED FEBRUARY 12TH, 2019

SMOKE TREE RESORT 35



GREY|PICKETT



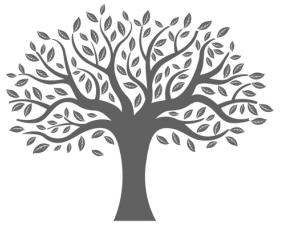
## PROPOSED PROJECT DATA



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





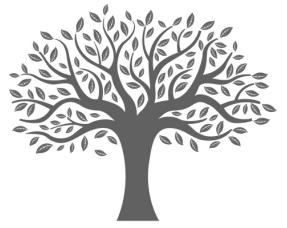
# CONCEPT IMAGE





# CONCEPT IMAGE



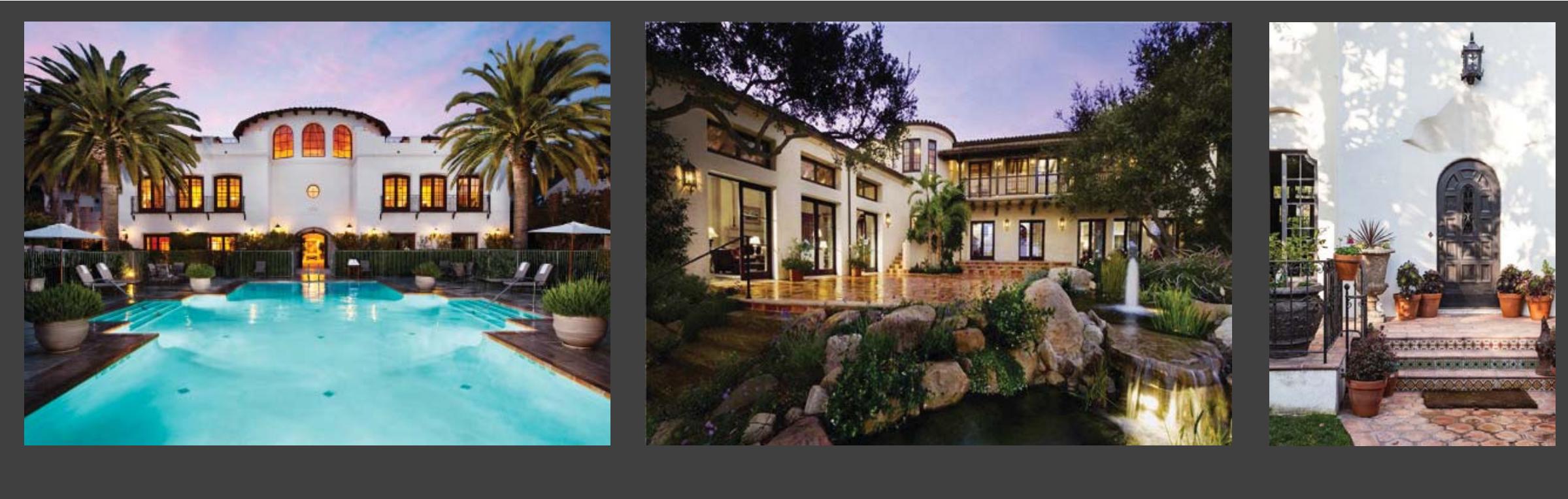


# CONCEPT IMAGE





## DESIGN CONCEPT - RESORT ARCHITECTURAL FEATURES



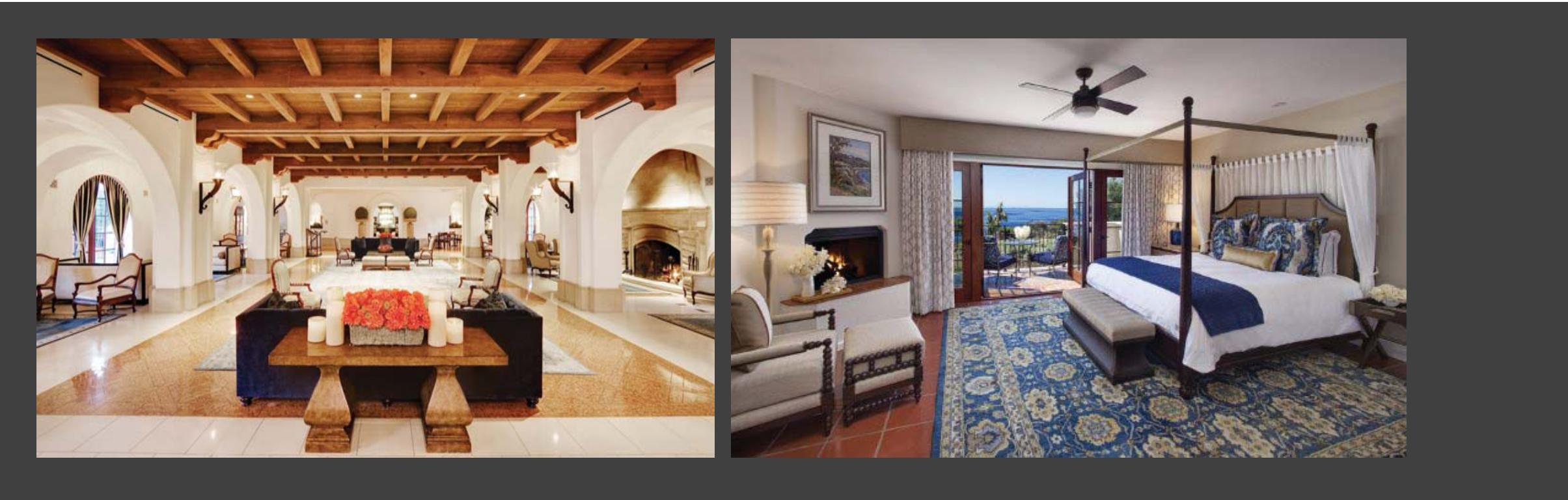
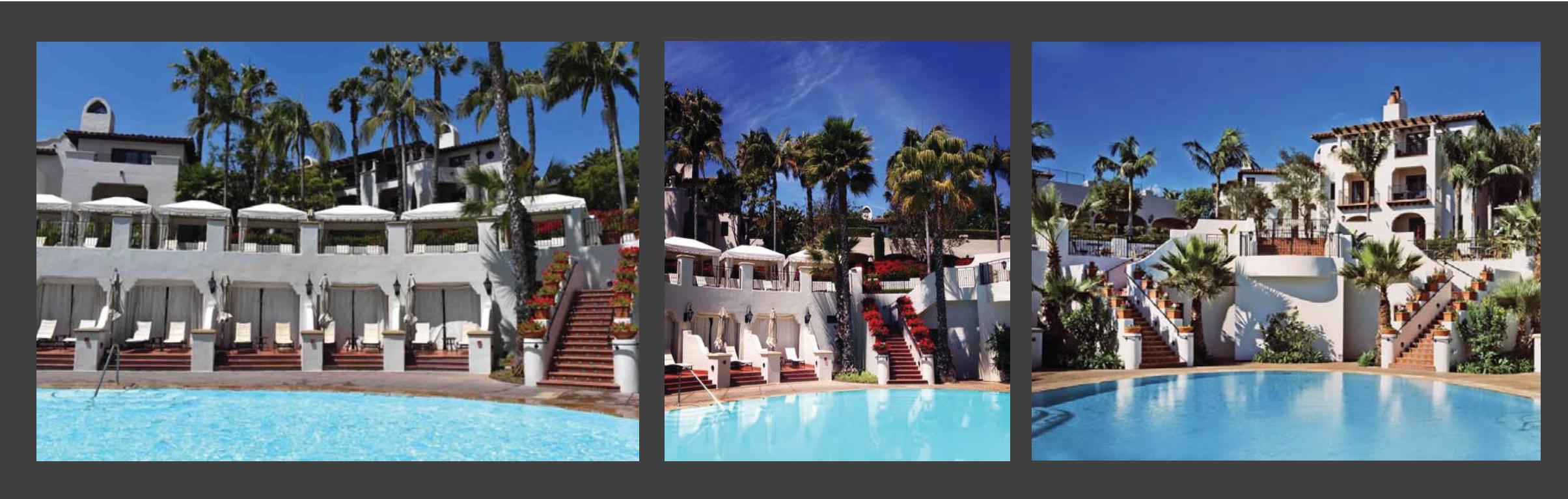


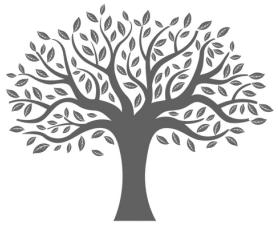
## DESIGN CONCEPT - RESORT ARCHITECTURAL FEATURES



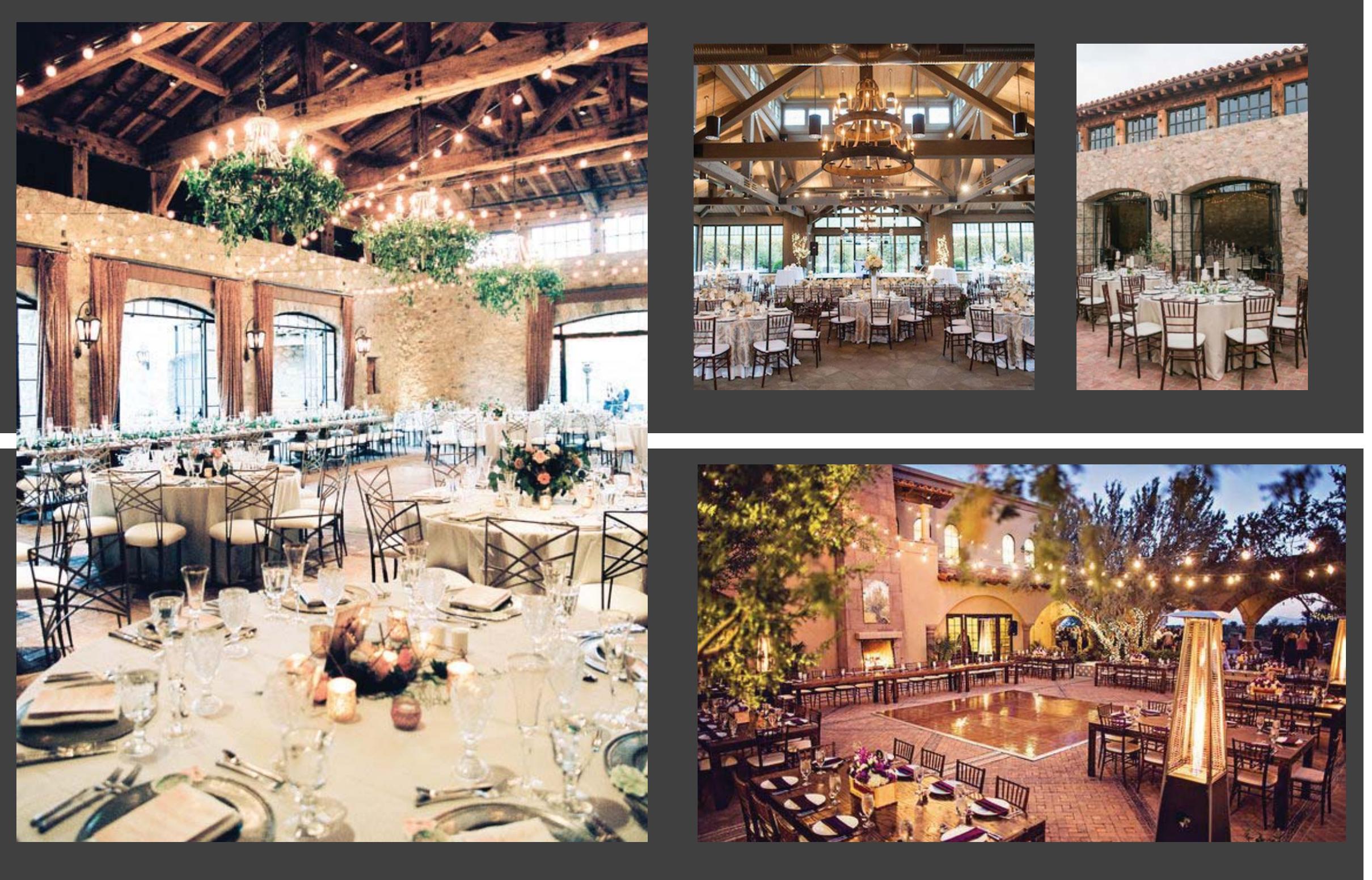


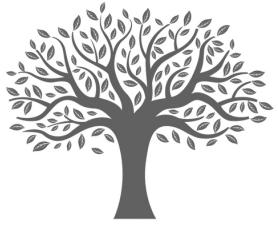
## DESIGN CONCEPT - POOL, LOBBY AND GUEST ROOMS



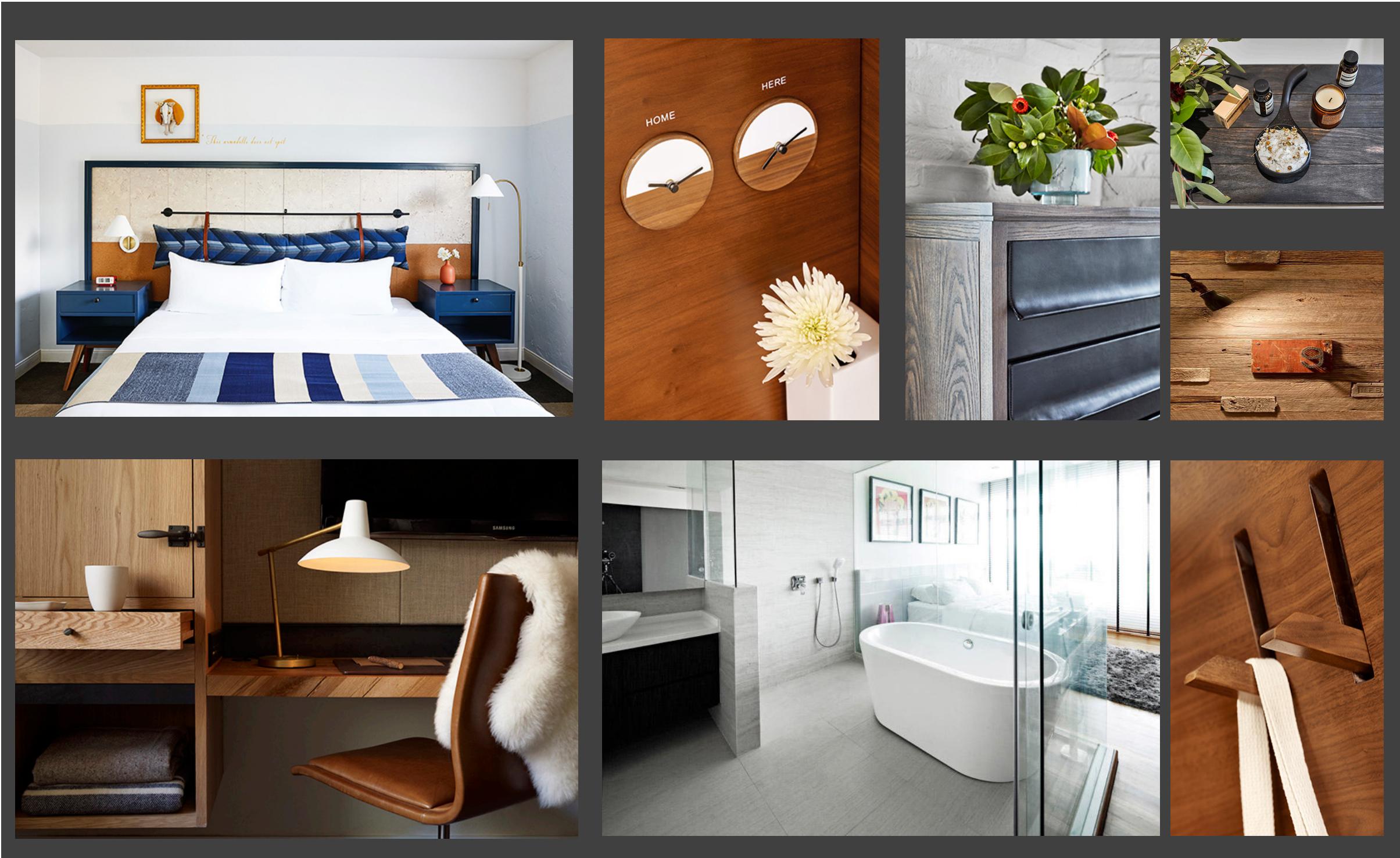


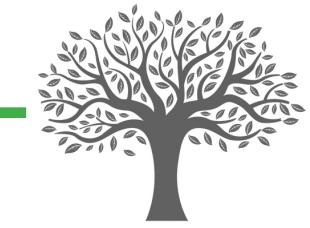
## DESIGN CONCEPT - RESORT PAVILION



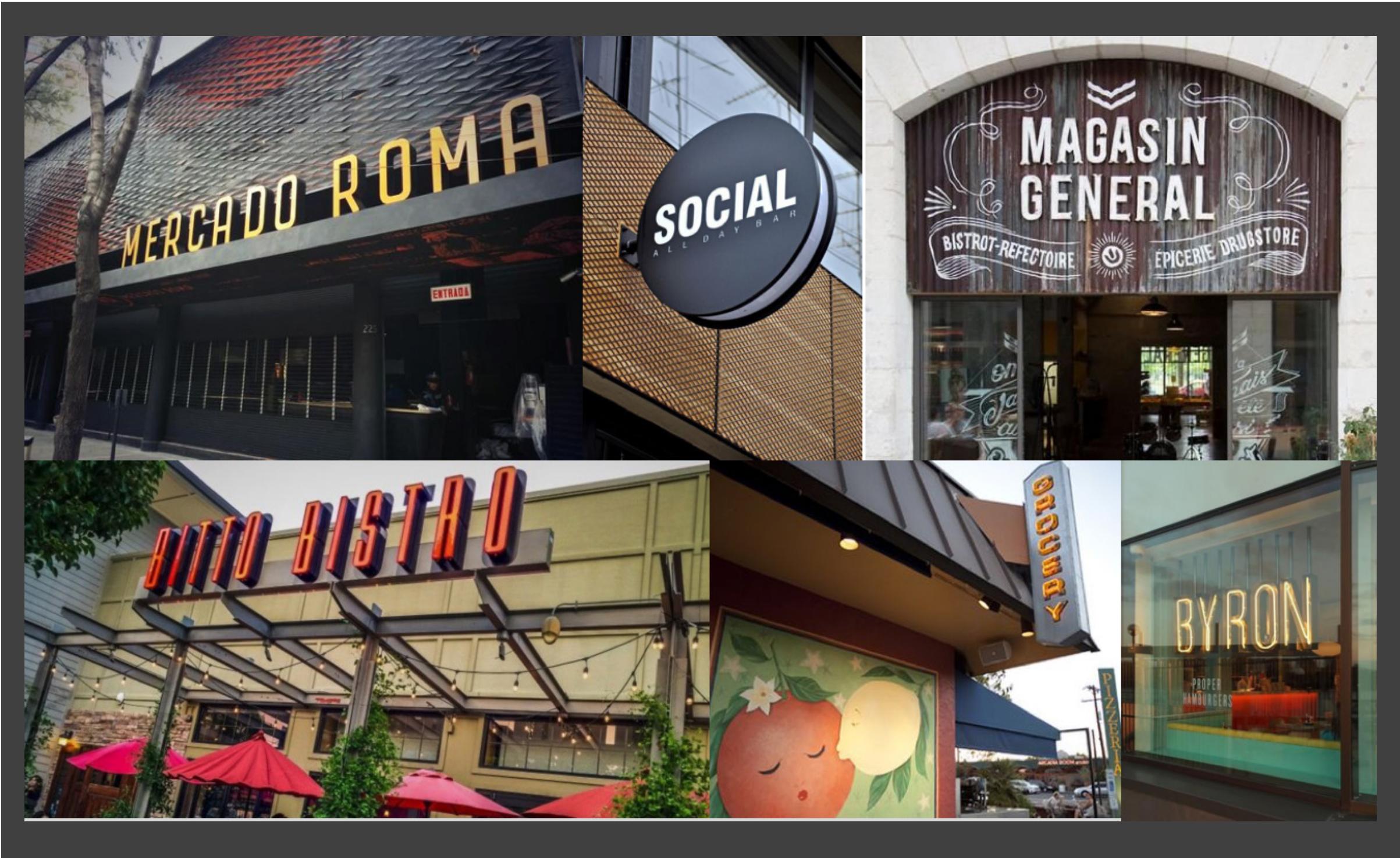


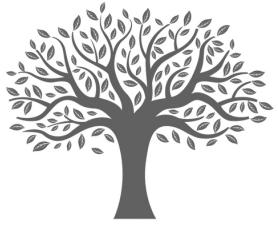
## DESIGN CONCEPT - GUEST ROOMS



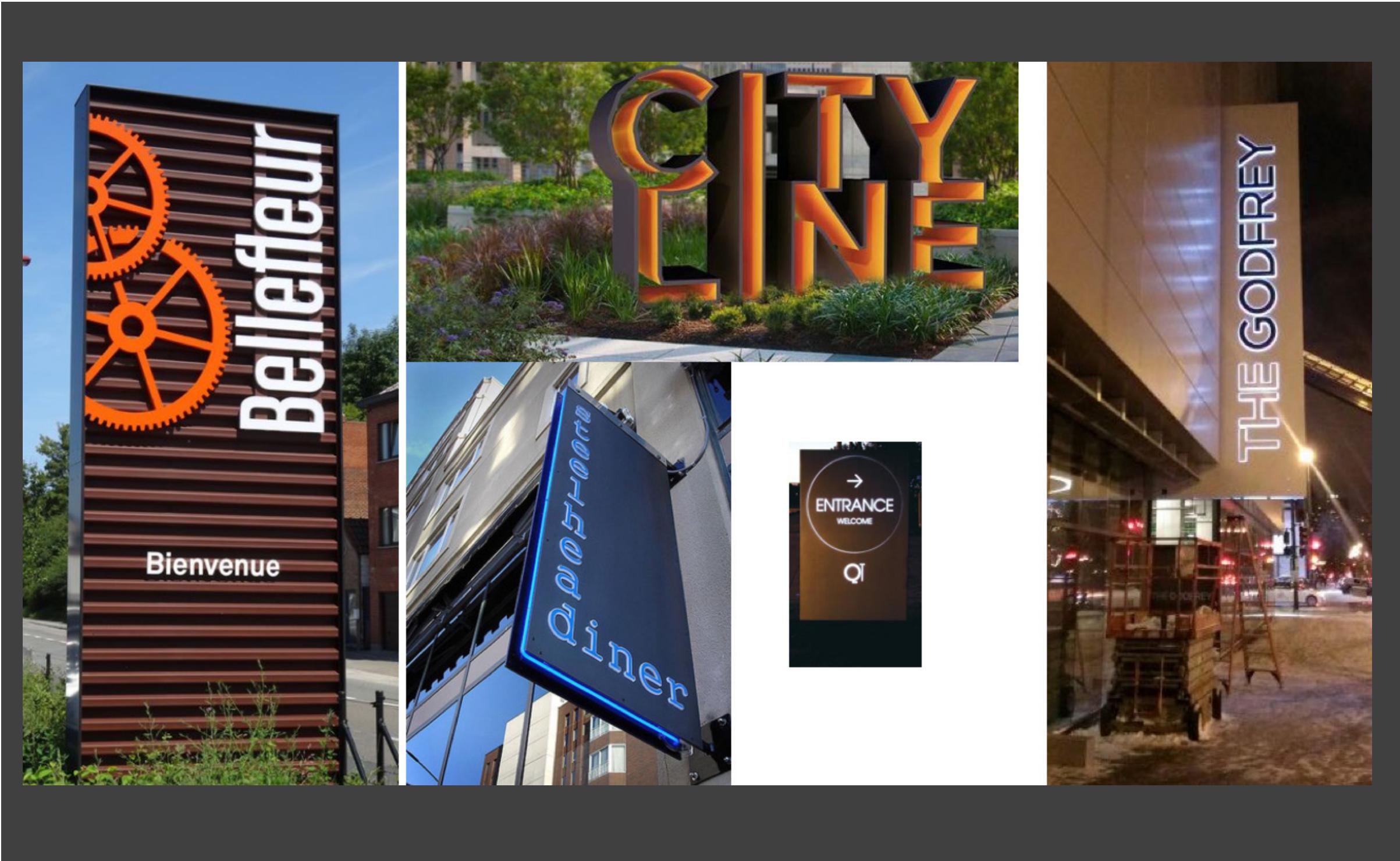


## DESIGN CONCEPT - RETAIL BUILDING SIGNAGE



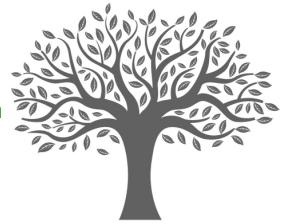


## DESIGN CONCEPT - HOTEL BUILDING SIGNAGE



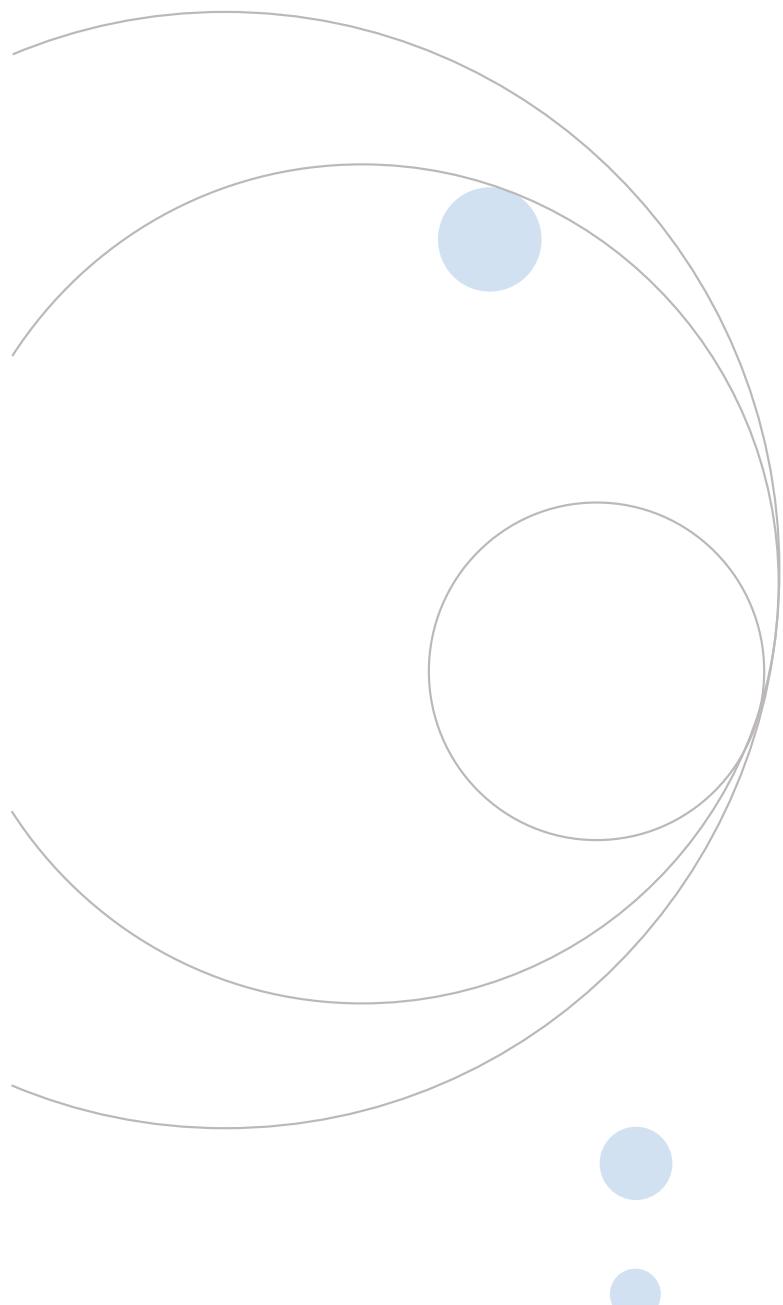


## CONSULTANT REPORTS



# TRAFFIC IMPACT ANALYSIS

## Smoke Tree Resort



Traffic Impact Analysis  
7101 E. Lincoln Drive  
Town of Paradise Valley, Arizona  
February 2019  
Project No. 18-0550

Prepared For:  
**Beus Gilbert, PLC**  
701 N. 44th Street  
Phoenix, Arizona 85008  
For Submittal to:  
**Town of Paradise Valley**  
Prepared By:



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

## SMOKE TREE RESORT TRAFFIC IMPACT ANALYSIS

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

**Prepared for:**  
Beus Gilbert PLLC  
701 N 44<sup>th</sup> Street  
Phoenix, Arizona 85008

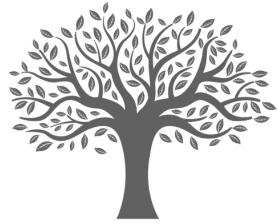
**For Submittal to:**  
Town of Paradise Valley

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



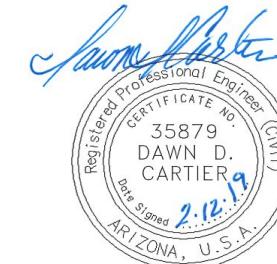
**February 2019**  
CivTech Project No. 18-0550

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



February 12, 2019

Paul Mood  
Town Engineer  
Town of Paradise Valley  
6401 East Lincoln Drive  
Paradise Valley, Arizona 85253



**Subject:** *Comment Response Memorandum for Smoketree Resort Parking Study – Paradise Valley, Arizona*

Dear Mr. Mood:

CivTech has prepared this memo in order to address comments provided to Paradise Valley by a third party, Kimley-Horn and Associates, Inc. for the Smoketree Resort Parking Study that was previously submitted. CivTech has reviewed all of the comments and developed a response for each.

#### COMMENT RESPONSE

**KH Comment 1:** *Parking calculations should be based on full occupancy. Please include the 150 room keys that are proposed to be available.*

**CivTech Response:** Removing the 30 residential units (15 which will be able to be utilized by the hotel as optional rentals) and their 60 associated parking spaces provides a more conservative analysis of the parking for the resort. These 60 parking spaces will be reserved in the underground garage and will be gated from the remainder of the spaces leaving a total of 120 underground parking spaces and 76 surface parking spaces, a total of 196 spaces, to service the 120 guest rooms, 15 lock-off rental units and amenities. The shared parking model is being revised to consider 135 keys which includes the 120 guest rooms and 15 lock-off rental units. The 30 residences will not be considered within the shared model since they will have separate gated parking.

**KH Comment 2:** *Please provide documentation supporting the assumption of 50 square feet per every two seats in the meeting room.*

**CivTech Response:** The equivalent rate of 1 space per 50 square feet was first generated while working with previous Planning Commissioner Dolf Strom. Dolf was instrumental in shaping the methodology that has been carried through for all of the resort parking studies CivTech has completed. During the parking study preparation for both the Montelucia and the Hermosa Inn which were being prepared simultaneously, there was a large discussion about parking at both the planning commission and town council meetings. The question was raised by then commissioners and council members on the town's parking requirements, how they were established and how they compared to other jurisdictions. It was noted at that time that the parking requirements were greater than the surrounding area jurisdictions. They surrounding area jurisdictions were reviewed, the highest rate was taken, and then the rate was typically raised as part of the Town's requirements and guidelines. Working with Commissioner Strom, several ratio's, internal capture percentages and percentage by time of day values were applied.

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

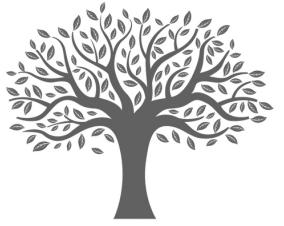
Full 6 page report has been submitted  
to the Town of Paradise Valley.

REVISED FEBRUARY 12TH, 2019

SMOKE TREE RESORT 51

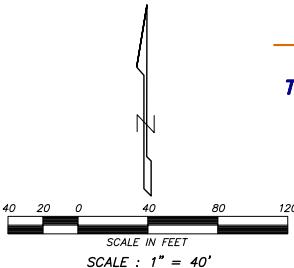


GREY|PICKETT



## SURVEY NOTES

1. 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.
2. 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.
3. 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.
4. 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).
5. 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 to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Any surveyor or surveyor's employee is not an underground utility locator or "BLUE STAKE" at (602)263-1100 for the precise location and extent of all utilities in the area.
6. This Survey has been prepared exclusively for the parties stated in the description 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).

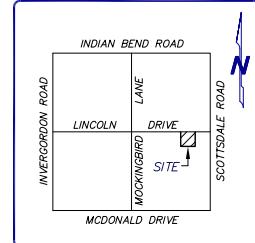


## A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

### 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 TABLE		
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 TABLE			
BUILDING	HEIGHT	SQ. FEET	TYPE
①	11'5"	1,372	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"	2,204	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



## VICINITY MAP

NOT TO SCALE

MONUMENT TABLE	
①	CEN. OF SEC. 10 - FND BRASS CAP IN HANHOLE
②	E. 1/4 COR. SEC. 10 - FND BRASS CAP IN HANHOLE
③	SE. COR. SEC. 10 - FND BRASS CAP IN HANHOLE
④	S. 1/4 COR. SEC. 10 - FND BRASS CAP FLUSH
⑤	FND PK NAIL & WASHER L.S. 3439 AS SHOWN ON (R1)
⑥	FND 1/2" REBAR W/CAP L.S. 2178 AS SHOWN ON (R1)
⑦	FND 1" IRON PIPE W/TAG L.S. 31020 PER (R1) - ALSO FND 1/2" REBAR NO ID. - N. 06" W. - 0.41" AS SHOWN ON (R1)
⑧	FND 1/2" REBAR NO ID. 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 (5) FOR COUNTY ROAD

STRIPED PARKING SPACE TABULATION:  
Regular: 70  
Handicapped: 4  
Total: 74

## REFERENCE DOCUMENTS

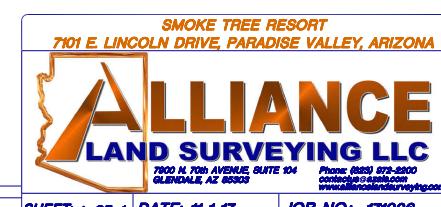
(R) R.O.S. PER BOOK 865, PAGE 15, M.C.R.  
(R1) R.O.S. PER BOOK 1127, PAGE 5, M.C.R.

## CERTIFICATION

TO: Geneva Holdings, LLC, 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, joint statement 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 Goetzenberger  
R.L.S. #31020



SHEET: 1 OF 1 DATE: 11-1-17 JOB NO: 171026

## SCHEDULE "B" ITEMS

② Reservations contained in the Patent  
From: The United States of America  
Recording Date: June 12, 1902  
Recording No.: Book 1127, Page 138  
**AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE**

④ 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**

⑤ 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**

⑥ 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: July 19, 1962  
Recording No.: Docket 7328, Page 755  
**PLOTTABLE MATTERS SHOWN HEREON**

⑦ A resolution in favor of the Town of Paradise Valley  
For: Relating personal wireless service facilities, identifying possible site locations  
Recording Date: March 19, 1998  
Recording No.: 98-023661  
**AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE**

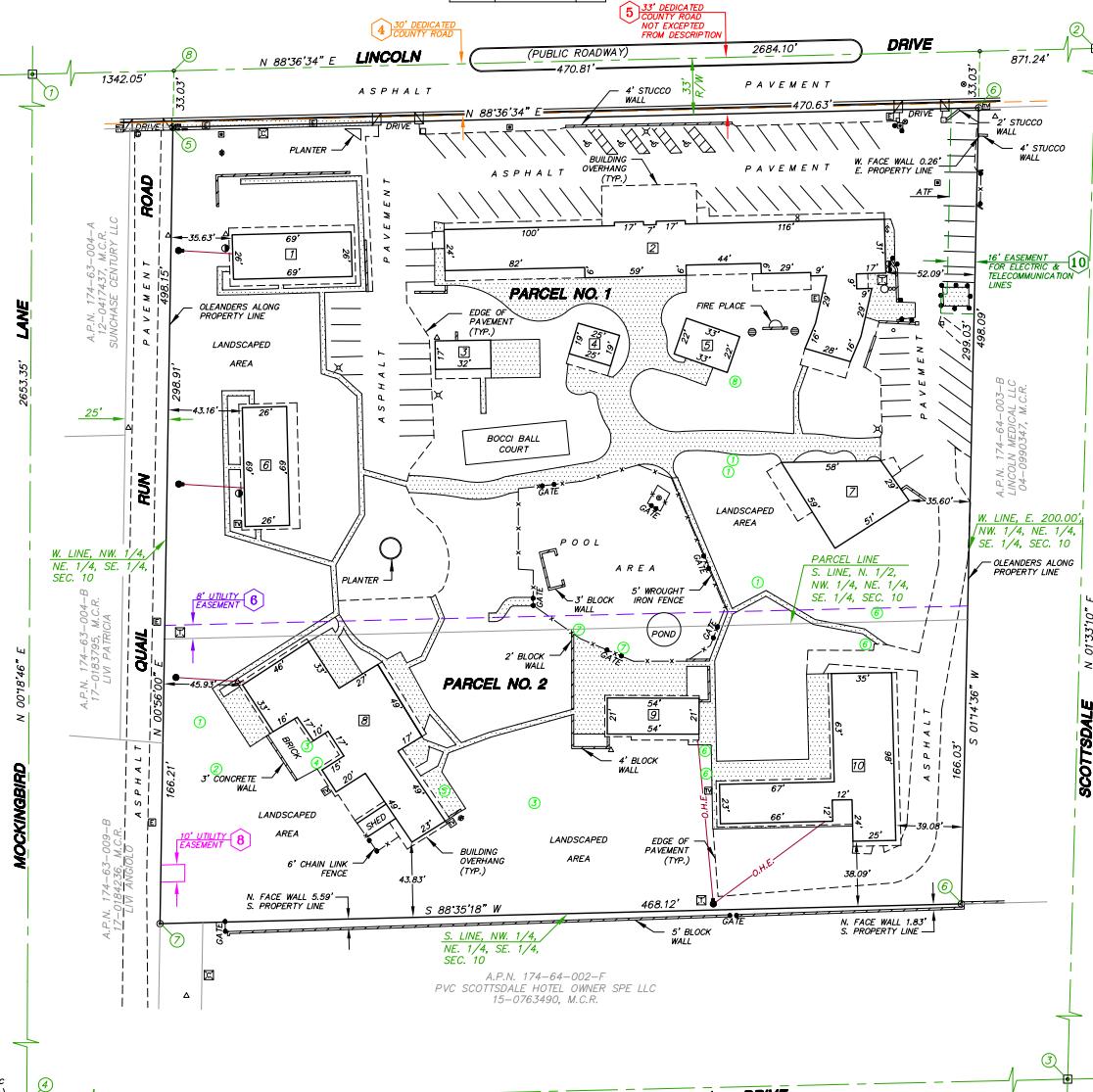
⑧ Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: utility  
Recording Date: June 07, 2005  
Recording No.: 2005-0760319  
**PLOTTABLE MATTERS SHOWN HEREON**

⑨ 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**

⑩ 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.: 2008-0779388  
**PLOTTABLE MATTERS SHOWN HEREON**

## LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- ① (See Monument Table)
- ② 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
- Guarded Space
- Light Pole
- Manhole
- Power Pole
- Power Pole W/ Underground Electric
- Sprinkler Hook-Up (fire department)
- Telephone Riser
- Junction Box
- Water Meter
- Water Valve
- Physical Access To & From Adjoining Property
- See Reference Documents



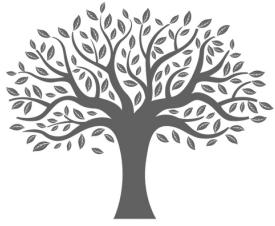
REV: 12-1-17 Added Tree Table

REV: 12-1-17

REV: 12-1-17



GREELY|PICKETT



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.





## **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.

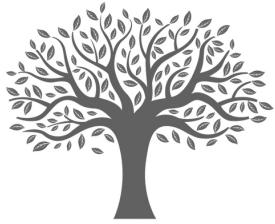
The proposed resort will honor the existing flow patterns in the area while providing stormwater retention in accordance with the proposed Town of Paradise Valley Storm Drain Design Manual based on a 100 year 2 hour storm with 2.2" of rainfall.

## **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.



# PRELIMINARY DRAINAGE REPORT

February 11, 2019

## SMOKE TREE RESORT

Town of Paradise Valley, AZ

Prepared for:  
**Gentree, LLC**  
3620 E Campbell Ave, Suite B  
Phoenix, AZ 85018  
(602) 952-8811

Prepared by:  
**CVL Consultants, Inc.**  
4550 N 12th Street  
Phoenix, AZ 85014  
(602) 264-6831

Job #:1-01-03153-01

PRELIMINARY DRAINAGE REPORT

*OSCAR E. GARCIA*

Registered Professional Engineer (Civil)  
CERTIFICATE NO. 66356  
OSCAR E. GARCIA  
Date Signed 2-11-18  
ARIZONA, U.S.A.  
Expires 6-30-2021

Preliminary Drainage Report  
For  
**Smoke Tree Resort**  
**Paradise Valley, Arizona**

February 11, 2019

Prepared for:  
**Gentree, LLC**  
**3620 E Campbell Ave, Suite B**  
**Phoenix, AZ 85018**  
**(602) 952-8811**

Prepared by:  
**Coe & Van Loo Consultants, Inc.**  
**4550 N. 12th Street**  
**Phoenix, AZ 85014**  
**(602) 264-6831**



CVL Job Number: 1-01-03153-01

Full 24 page report has been submitted  
to the Town of Paradise Valley.

REVISED FEBRUARY 12TH, 2019

SMOKE TREE RESORT 55



CVL  
CONSULTANTS

GREY|PICKETT



# WATER SERVICE IMPACT STUDY

February 12, 2019

**Smoke Tree Resort**  
Paradise Valley, Arizona

**Water Service Impact Study**

Prepared for:  
**Gentree LLC**  
3620 East Campbell Avenue  
Suite B  
Phoenix, AZ 85018  
Contact: Sam Robinson

Prepared by:  
**Coe & Van Loo Consultants, Inc.**  
4550 N. 12th Street  
Phoenix, AZ 85014  
Contact: Eric Laurin, P.E.  
602.285.4722

Job # 1.01.0315301



**WATER SERVICE IMPACT STUDY**

*Smoke Tree Resort  
Water Service Impact Study*

*Coe & Van Loo Consultants, Inc.  
Project No.: 1.01.0315301*

## Table of Contents

<b>EXECUTIVE SUMMARY</b>	1
<b>1.0 INTRODUCTION</b>	2
1.1 GENERAL DESCRIPTION	2
1.2 PROJECT LOCATION	2
<b>2.0 WATER SYSTEM DESIGN CRITERIA</b>	5
2.1 DESIGN CRITERIA	5
<b>3.0 EXISTING INFRASTRUCTURE</b>	6
3.1 EXISTING WATERLINES	6
3.2 WATER QUALITY	6
<b>4.0 PROPOSED INFRASTRUCTURE</b>	7
4.1 WATER DEMANDS	7
4.2 PROPOSED ON-SITE WATER INFRASTRUCTURE	7
<b>5.0 WATER SYSTEM MODELING</b>	9
5.1 NETWORK ANALYSIS DOMESTIC DEMANDS	9
5.2 MODELING RESULTS DOMESTIC DEMANDS	10
5.3 NETWORK ANALYSIS FIRE FLOWS	10
<b>6.0 SUMMARY</b>	11

## FIGURES

Figure 1 – Vicinity Map	3
Figure 2 – Site Map	4
Figure 3 – Water System Layout	8

## Tables

Table 1 – Smoke Tree Resort Water Demands	7
Table 2 – Water Model Results Summary for Domestic Demands	10
Table 3 – Water Model Results Summary for Fire Flow Demands	10

## Appendices

Appendix A: Water Quarter Section Map	
Appendix B: Fire Flow Test Results	
Appendix C: WaterCAD Results (Domestic)	
Appendix D: WaterCAD Results (Fire Flow)	
Appendix E: Water Quality Report	



i

February 12, 2019

Full 53 page report has been submitted  
to the Town of Paradise Valley.

**REVISED FEBRUARY 12TH, 2019**

SMOKE TREE RESORT 56



**GREY|PICKETT**



2355 West Pinnacle Peak Road, Suite 300  
Phoenix, AZ 85027 USA  
[epcor.com](http://epcor.com)

April 5, 2018

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

Sent via e-mail to: [fef\\_@cvlci.com](mailto: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](mailto:bfinke@epcor.com).

Sincerely,

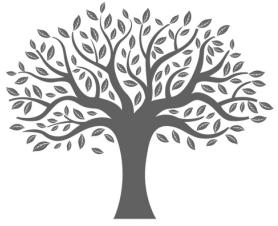
Brad Finke, P.E.  
Engineering Manager

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

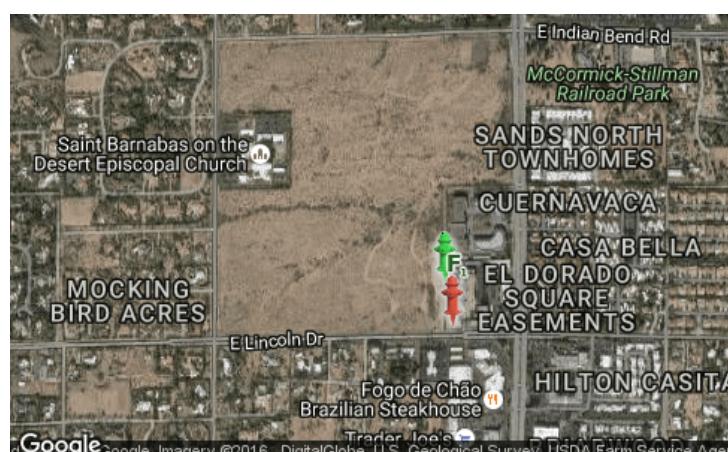
Static Pressure: 112.0 PSI  
 Residual Pressure: 100.0 PSI  
 Flowing GPM: 2,374  
 GPM @ 20 PSI: 7,131

## Hydrant F<sub>1</sub>

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

## Data With A 40 PSI Safety Factor

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



Static-Residual Hydrant  
 Flow Hydrant  
 Main Size 8 inches  
 Distance Between F<sub>1</sub> and R 382 ft (measured linearly)  
 Static-Residual Elevation 1306 ft (above sea level)  
 Flow Hydrant (F<sub>1</sub>) Elevation 1306 ft (above sea level)  
 Elevation & distance values are approximate

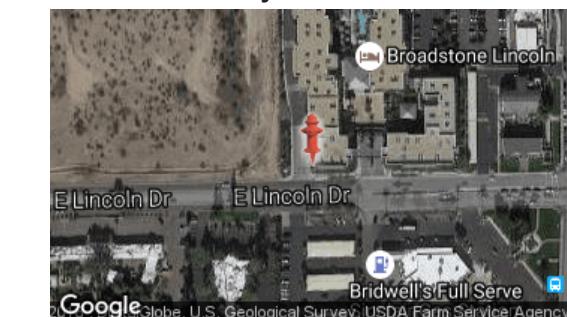
EJ Flow Tests, LLC

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

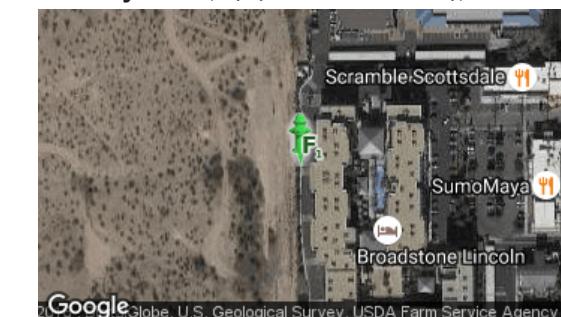
Page 1

## E·J | Flow Test Summary

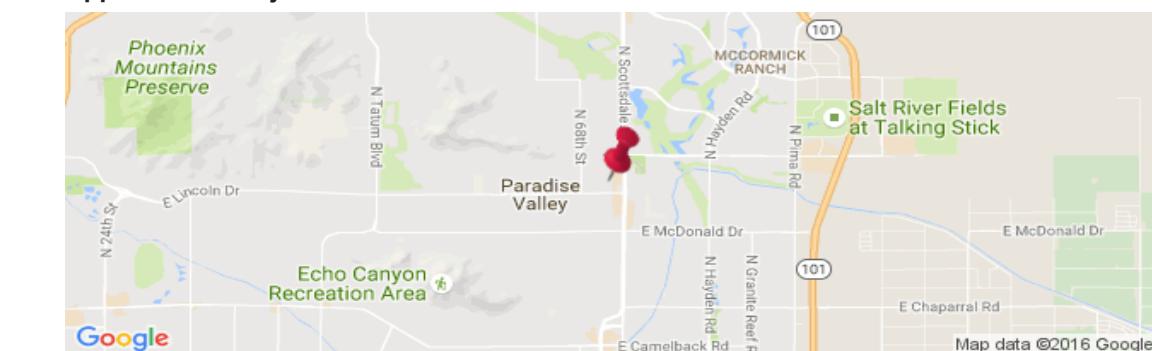
### Static-Residual Hydrant



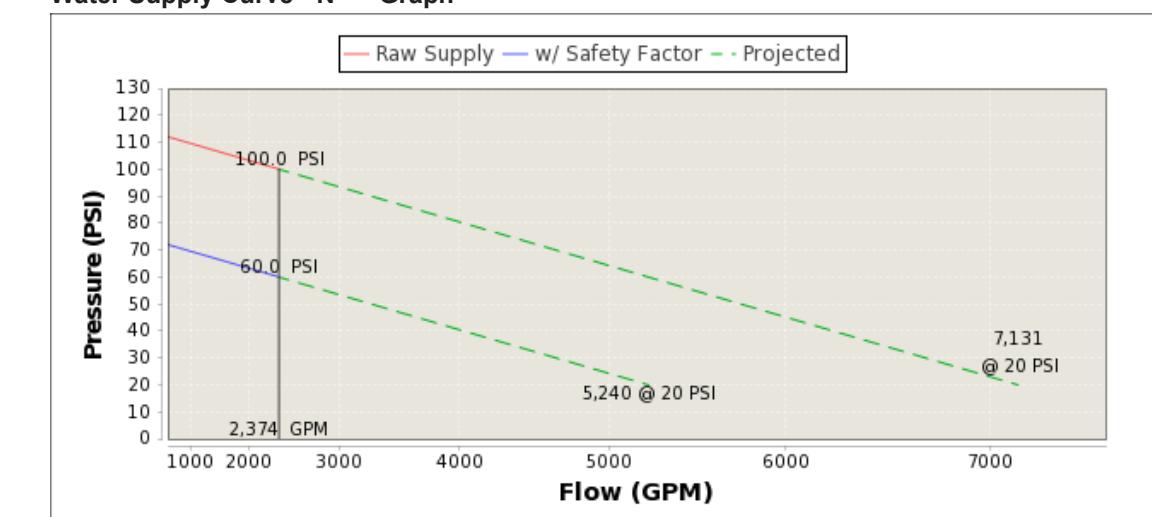
### Flow Hydrant (only hydrant F1 shown for clarity)



### Approximate Project Site



### Water Supply Curve - N<sup>1.85</sup> Graph



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

Page 2





# PROPOSED LANDSCAPE LIGHTING

## Landscape Up Lights

FXLuminaire.

Accent Lights

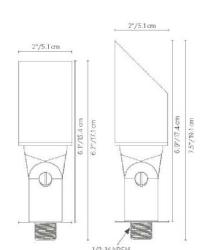


Optional Long Shroud

### FR Up Light

The FR brings the elegance and performance of precious metals to FX Luminaire. As a close extension of the existing NR fixture, the FR's smaller size ensures up to a 3LED output, with all the color filters, beam angles, and other features associated with XL integrated LEDs.

- Machine-brass and extruded copper
- 10:10 lead
- MR-16 thread
- Cross® integrated LEDs
- Temper-resistant features



LANDSCAPE LIGHTING

A Hunter Industries Company

## Landscape Down Lights

FXLuminaire.

PROJECT

CATALOG#
TYPE
NOTES

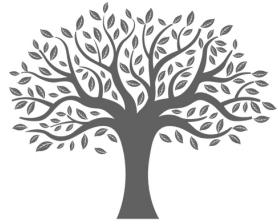


The PS represents the next generation of fixed-mount LED down lights. It is designed for top-mounting, and is available with an optional copper cover. The PS works with 1, 3, 6 or 9LED boards and is available in all of our metal and powder coat finishes. A mounting bracket is included for installation.

### PS: Down Light

NUMBER OF LEDS:	1	3	6	9	ZDC
HALOGEN EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt	20 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg				
INPUT VOLTAGE:	10 to 15V				
VA TOTAL:	2.4	4.5	13.5	13.5	11.0
WATTS USED:	2.0	4.2	10.1	11.2	9.1
LUMENS PER WATT (EFFICIENCY):	35	52	43	45	33
MAX LUMENS:	66	202	367	397	57
CRI (Ra):	82	80	79	78	83
CBOP:	275	375	2022	2276	62
CRI (Ra):	82.8	80.2	82.2	79.2	

1/2" NPT



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

April 16, 2018

Mr. Fred Fleet  
Coe & Van Loo Consultants, Inc.  
4550 North 12<sup>th</sup> 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](mailto:Stacey.Alfier@centurylink.com)



3010 W. Agua Fria Freeway  
Phoenix, AZ 85027

April 17, 2018

Mr. Fred Fleet  
Coe & Van Loo Consultants, Inc.  
4550 North 12<sup>th</sup> 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:

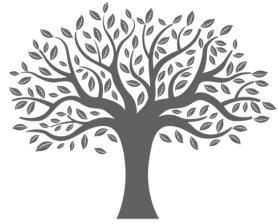
This letter is to confirm that Cox Communications is a licensed telecommunications operator for the City of Scottsdale in which this project resides. Cox Communications may be able to provide cable services or other required telecommunication services for this project, however, the final requirement 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](mailto: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 12<sup>th</sup> 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](mailto: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](http://www.swgas.com)



# RESORT DWELLING UNITS SUPPLEMENT

Original October 1, 2018 Updated February 12, 2019

## Proposed Smoke Tree Resort SUP- Amendment Supplement

### Resort Dwelling Units

Consistent with existing and currently approved Town of Paradise Valley Resorts, a small number of Resort Residences (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, 15 of which with lock off feature (lock-off included in 165 total door count).
- Access to Rental Program, defined by CC&Rs, and under unified management with Hotel.
- All Owner use period is covered under "In-Lieu Fee"; collected by the HOA.
  - CC&Rs in alignment with the Town of Paradise Valley's Ordinances.
- FF&E packages available, mandatory FF&E required for Rental Program.
- Rental Program will abide by the Town's Bed and Non-Residential Rental Business Activity Tax code
- Adaptation of the "In-Lieu Fee" concept from the Mountain Shadows SUP Development Agreement

Please refer to pages 24-32 of the Amended and Restated Development Agreement dated April 18, 2013 in connection with the Mountain Shadows Special Use Permit for additional detail.

Resort	Total Units	Guest Units	Resort Residences	Percentage for Sale
<b>Proposed Smoke Tree Resort</b>	165	135	30	18%
Ritz Carlton	458	200	258	56%
Andaz	201	201	0*	0%*
Mountain Shadows	331	183	148	45%
Sanctuary	174	161	54	31%
Montelucia	327	303	124	38%
Scottsdale Plaza	404	404	0	0%
Doubletree	378	378	0	0%
Hermosa Inn	49	49	0	0%
Camelback Inn	458	458	458	100%
Notes:				
* Cottonwoods (Andaz) SUP 12-08 had 27 Resort Residences under consideration before current ownership withdrew the request prior to approval				



# AFFIDAVIT OF NOTIFICATION

## Affidavit of Notification Notice of Citizen Review Meeting

Rezoning Application No.: SUP-18-5

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

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

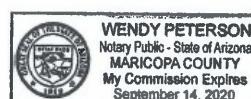
I confirm that notice of the Citizen Review Meeting as required for the case noted above has been completed in accordance with Section 2-5-2(F) of the Town of Paradise Valley's Town Code.

Application/Representative Signature

2.16.19

Date

This instrument was acknowledged before me on this 16<sup>th</sup> day of February, 2019, by Cassandra Ayres. In witness whereof, I hereunto set my hand and official seal.



Wendy Peterson  
Notary Public

My commission expires: 9-14-2020

Affidavit of Notification(354183.1).docx



# PUBLIC MAILING NOTICE

## BEUS GILBERT PLLC

ATTORNEYS AT LAW

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

Cassandra H. Ayres  
DIRECT (480) 429-3010  
E-Mail Address: [cayres@beusgilbert.com](mailto:cayres@beusgilbert.com)

FILE NUMBER

39039.23

February 1, 2019

### INVITATION TO CITIZEN REVIEW MEETING

SMOKE TREE RESORT

SPECIAL USE PERMIT – MAJOR AMENDMENT APPLICATION (SUP 18-05)

Dear Neighbor:

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

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

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

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

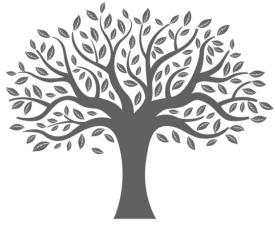
Smoke Tree Resort  
Citizen Review Meeting  
February 1, 2019

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

Sincerely,

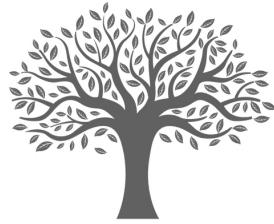
BEUS GILBERT PLLC

Cassandra H. Ayres



# PUBLIC MAILING LIST

2012 REVOCABLE TRUST OF PAMELA K NOLAN 6166 N SCOTTSDALE RD UNIT C3002 SCOTTSDALE AZ 85253	3T PROPERTIES & INVESTMENT COMPANY LP 1137 ROOSEVELT AVE TRACY CA 95376	6617 INVESTORS LLC 6617 N SCOTTSDALE RD STE 1-1 SCOTTSDALE AZ 85250	BROOKE JOHN B (IMPROVEMENTS ONLY) 2628 GREENWICH ST SAN FRANCISCO CA 94123	BROWNFIELD EDWARD H/ ROBERTA F 1126 DRYDEN LANE CHARLOTTESVILLE VA 22903	BRUNACINI JEANNETTE L TR 1261 BONA TERRA LOOP NW ALBUQUERQUE NM 87114-1984
6909 QUAIL RUN LLC 6909 E LINCOLN DR PARADISE VALLEY AZ 85253	ALLAN S AND PATRICIA F WALLACE REV TRUST 7319 E MARLETTE AVE SCOTTSDALE AZ 85250	ANDREW B GREESS AND WENDY J GREESS TRUST 6314 N 73RD ST SCOTTSDALE AZ 85250	BURKE JAMES F 8221 N 23RD PL SCOTTSDALE AZ 85258	CAIRNS RICHARD A 6821 E VALLEY VISTA LN PARADISE VALLEY AZ 85253	CAMERON DAVID (IMPROVEMENTS) PO BOX 6458 SCOTTSDALE AZ 85261
THE ANN R DOVE REVOCABLE TRUST 20 MOULTON DR SHELBYVILLE IL 62565	ARIZONA BANK 101 N TRYON ST CHARLOTTE NC 28255	ARIZONA BOARD OF REGENTS PO BOX 870401 TEMPE AZ 85287-0401	CARROLL JENNIFER 6166 N SCOTTSDALE RD UNIT C2006 SCOTTSDALE AZ 85253	CASA DE VALLEY VISTA LLC 6818 E VALLEY VISTA LN PARADISE VALLEY AZ 85253	CASABELLA ASSOCIATION 7255 E HAMPTON AVE STE 101 MESA AZ 85209
ARIZONA BOARD OF REGENTS 1125 N VINE AVE STE 103 TUCSON AZ 85721	AYRES MICHAEL O/DELYTE BOX 59554 POTOMAC MD 20859	BAMBOO RANCH LIMITED LLC 6701 N SCOTTSDALE RD UNIT 32 SCOTTSDALE AZ 85250	CASABELLA ASSOCIATION 7255 E HAMPTON AVE STE 101 MESA AZ 85209	CASEY ARTHUR M JR/ MARJORIE M TR LEASE 7326 E MARLETTE AVE SCOTTSDALE AZ 85250	CHAPMAN CAROL A TR 7325 E CITRUS WY SCOTTSDALE AZ 85250
BANKSON KEN J/MAUREEN A 6150 N SCOTTSDALE RD UNIT 6 PARADISE VALLEY AZ 85253	BARBARA ANN TRINEN REVOCABLE TRUST 2371 T A RIODAN FLAGSTAFF AZ 86005	BARTHEL FAMILY TRUST/BARTHEL DONALD E/NANCY J 6166 N SCOTTSDALE AZ UNIT C2008 SCOTTSDALE AZ 85253	CLARK FAMILY TRUST 6166 N SCOTTSDALE RD UNIT C3008 SCOTTSDALE AZ 85253	CLAYTON W COADY LIVING TRUST 6909 E LINCOLN DR PARADISE VALLEY AZ 85253	COADY ENTERPRISES INC 6909 E LINCOLN DR PARADISE VALLEY AZ 85253
BAYSE MICHELLE MITCHELL/HAGEMANN BRUCE A 6817 COLUMBINE WY PLANO TX 75093	BECKER ROGER P/LAURIE A 6166 N SCOTTSDALE RD UNIT C2004 SCOTTSDALE AZ 85253	BELL AND 63RD INVESTMENTS LLC 3641 N 39TH AVE PHOENIX AZ 85019	COBB ALEXANDER M/CHRISTINE K 6805 E VALLEY VISTA LN PARADISE VALLEY AZ 85253	COHEN S DAVID/DOROTHEE N 6166 N SCOTTSDALE RD UNIT C2005 SCOTTSDALE AZ 85253	COHILL SUSAN M TR 7316 E MCLELLAN BLVD SCOTTSDALE AZ 85250
BELLSTEDT NANCY JANE 5 PROSPECT CT CANMORE AB CANADA T1W2S4	BENADERET LINDA B 6166 N SCOTTSDALE RD UNIT A3003 SCOTTSDALE AZ 85253	BIRD RANDALL R 500 RED LANDS NEWPORT BEACH CA 92663	CONWAY DENNIS D/MARY C TR 585 3RD ST S WISCONSIN RAPID WI 54494	CORVENT GROUP INC 3044 BLOOR ST W STE 256 TORONTO ON CANADA M8X 1CA	CPVF III SCOTTSDALE FORUM LLC (LEASE) 7600 N CAPITAL OF TEXAS HWY AUSTIN TX 78731
BLAIK ROBERT M/DOROTHY E 6166 N SCOTTSDALE RD UNIT A2005 PARADISE VALLEY AZ 85253-5430	BONNEM KENNETH C/ FRIEDMAN MARTHA A 6825 E VALLEY VISTA LN PARADISE VALLEY AZ 85253	BORGATA LLC 6621 NORTH SCOTTSDALE RD SCOTTSDALE AZ 85250	CUERNAVACA HOMEOWNERS ASSOC INC 532 E MARYLAND AVE STE F PHOENIX AZ 85012	DALLIS PETER N 7315 E MCLELLAN SCOTTSDALE AZ 85253	DAVID WINOGRAD AND WENDY WINOGRAD 2011 REVOCABLE LIVING TRUST 6166 N SCOTTSDALE RD UNIT C2007 PARADISE VALLEY AZ 85253
BOWERS FAMILY REVOCABLE TRUST 6166 N SCOTTSDALE RD UNIT C3004 SCOTTSDALE AZ 85253	BOYNTON SALLY H 6701 N SCOTTSDALE RD UNIT 5 SCOTTSDALE AZ 85250	BRAGA REVOCABLE LIVING TRUST 25513 PASEO DE CUMBRE MONTEREY CA 93940	DAVIS SANDRA C 650 54TH AVENUE CT GREELEY CO 80634	DEIHL FAMILY TRUST 6166 N SCOTTSDALE RD B1005 SCOTTSDALE AZ 85253	DERRICO CELIA/MANERI CAMILLE A 8231 E APPALOOSA TRL SCOTTSDALE AZ 85258
BRAGA STANLEY A/ VALERIE A TR/ETAL 25513 PASEO DE CUMBRE MONTEREY CA 93940	BRANCO TRUST 3201 SOUTH ST NO 181 LINCOLN NE 68502-3266	BRICK MICHELE/TIMOTHY P 6306 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253	DEWEY DOUGLAS CRAIG/ SHELLEY KATHLEEN 689 TERRACE DR LAKE OSWEGO OR 97034	DHILLON REVOCABLE LIVING TRUST 6166 N SCOTTSDALE RD UNIT A1002 PARADISE VALLEY AZ 85253	DIANE MAE CHOLAKIAN FAMILY TRUST PO BOX 55833 VALENDIA CA 91385



DIETHRICH GLORIA B 6166 N SCOTTSDALE RD UNIT A1006 SCOTTSDALE AZ 85253	DLS REVOCABLE TRUST/ETAL 925 LAKE ST S UNIT 302 KIRKLAND WA 98033	DONALD W MADL AND CAROLYN M MADL TRUST 6166 N SCOTTSDALE RD UNIT C3005 SCOTTSDALE AZ 85253	GENTREE LLC 3620 E CAMPBELL AVE STE 8 PHOENIX AZ 85018	GIEDRAITIS JOHN B/ CATHERINE N TR 6305 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253	GIESA MICHAEL W TR 1023 FALLS PARC DR UNIT 5 SHEBOYGAN FALLS WI 53085
DONNA A STONE TRUST 6166 N SCOTTSDALE RD UNIT C3007 SCOTTSDALE AZ 85253	DOUGLAS ALAN COLE TRUST 6929 N HAYDEN RD SUITE C4-508 SCOTTSDALE AZ 85250	DOYLE D JAMES/PHYLLIS J TR 6807 E VALLEY VISTA LN PARADISE VALLEY AZ 85253	GIRAUDET SHEELA/MARK 6844 E SOLCITO LN PARADISE VALLEY AZ 85253	GOLDBERG LARRY 6166 N SCOTTSDALE RD UNIT A2003 SCOTTSDALE AZ 85253	GORDON ANDREW W/CAROL L TR 6837 E LINCOLN DR PARADISE VALLEY AZ 85253
DUNIK BRIAN R/CATHERINE F 6701 N SCOTTSDALE RD LOT 30 SCOTTSDALE AZ 85250	EDMUND G ZITO AND PATRICIA M ZITO REV TRUST 6166 N SCOTTSDALE RD UNIT C 1006 SCOTTSDALE AZ 85253	EILTS PATRICIA S 6706 LUPINE CIR ARVADA CO 80007	GRAYTON LESLIE/ROBERT/THOMAS M/DEXTER STEVEN 12 TOMAH DR PEABODY MA 01960	GRI LINCOLN VILLAGE LLC 4350 EAST-WEST HIGHWAY STE 400 BETHESDA MD 20814	HADL JOHN/DIANA 3700 QUAIL CREEK CT LAWRENCE KS 66047
ELLEGARD KENNETH E/CHERYL O 6166 N SCOTTSDALE RD UNIT B2001 SCOTTSDALE AZ 85253-5434	ELLEGARD KENNETH E/CHERYL O 6166 N SCOTTSDALE RD UNIT B4003 SCOTTSDALE AZ 85253-5436	ELLIS MICHAEL/ANGELA 6166 N SCOTTSDALE RD UNIT C2001 SCOTTSDALE AZ 85251	HARKINS KAREN A 6226 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253	HARMS ZUM SPRECKEL CORD/ JANE HARMS ZUM TR 19815 107TH AVE SW VASHON WA 98070	HARRIS THOMAS J/MARILYN J 6150 N SCOTTSDALE RD UNIT 37 PARADISE VALLEY AZ 85253
ENCLAVE AT BORGATA COMMON ELEMENT 2222 W PINNACLE PEAK RD STE 140 PHOENIX AZ 85027	ENCLAVE AT BORGATA LLC 2222 W PINNACLE PEAK RD STE 140 PHOENIX AZ 85027	ENCLAVE AT BORGATA LLC 6263 N SCOTTSDALE RD SUITE 216 SCOTTSDALE AZ 85250	HERD JAMES V/JANET/ WARE RAYMOND T/RENDA 2336 N ALDERCREST PL EAGLE ID 83616	HILLIS JEFFREY W/JENNIFER ANN TR 6136 N QUAIL RUN RD PARADISE VALLEY AZ 85253	HOLLIS TROY L/DEBORAH M 6166 N SCOTTSDALE RD UNIT C1001 SCOTTSDALE AZ 85251
EVERETT PROPERTIES LLC 3343 WYNNDHAM CT EUGENE OR 97408	FALCONE SONIA M 120 N LASALLE ST CHICAGO IL 60602	FARRELLY JAMES K/STAPLES- FARRELLY SHARON 6166 N SCOTTSDALE RD UNIT C4003 SCOTTSDALE AZ 85253	HOLMES BRIAN G 89 BRAID BEND STOUFFVILLE ON CANADA L4A1R8	HONORA E LOGAN FAMILY TRUST 3709 RANCH VIEW CT RENO NV 89509	HOSKINS L JETT/LORETTA (LEASE) 7220 NE 14TH ST VANCOUVER WA 98664
FASSERO JEFFREY/CATHY 7313 E CITRUS WY SCOTTSDALE AZ 85250	FAUSTER III FAMILY TRUST 6701 N SCOTTSDALE RD LOT 9 SCOTTSDALE AZ 85250-4403	FIVE STAR LAND OWNER LLC 6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ 85253	HOSKINS LIVING TRUST 7319 E CITRUS WY SCOTTSDALE AZ 85250	HOWARD WEISS FAMILY TRUST 6166 N SCOTTSDALE RD UNIT B1004 SCOTTSDALE AZ 85253	HPTRI CORPORATION PO BOX 579 LOUISVILLE TN 37777-0579
FIVE STAR RESORT OWNER LLC 6720 N SCOTTSDALE RD SUITE 130 SCOTTSDALE AZ 85253	FOUR E FAMILY LLC 10960 WILSHIRE BLVD 5TH FL LOS ANGELES CA 90024	FOXBORO RANCH LLC PO BOX 17331 MUNDS PARK AZ 86017	HRA LINCOLN SCOTTSDALE LP 2999 N 44TH ST STE 400 PHOENIX AZ 85018	HULICK EVELYN 7321 E SIRRA VISTA DR SCOTTSDALE AZ 85250	HURWORTH SAMUEL G 713 GASMAN PORT ANGELES WA 98362
FRANK C SKRUPA RESIDENCE TRUST/ETAL 6212 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253	FRED AND COLLEEN STEINBERG TRUST 6118 N QUAIL RUN RD PARADISE VALLEY AZ 85253-5321	FREDRICKSON ROBERT J 7314 E CLAREMOUNT ST SCOTTSDALE AZ 85250	J AND D MARQUARDT FAMILY TRUST PO BOX 92621 ANCHORAGE AK 99509	J SCOTT PROPERTIES LLC 4111 E MADISON ST SUITE 438 SEATTLE WA 98112	JAMEL GREENWAY LLC 4771 N 20TH ST SUITE 22 PHOENIX AZ 85016
GARREY D REID/PAMELA J 6611 N SCOTTSDALE RD SCOTTSDALE AZ 85250	GEE JILL S 6333 N SCOTTSDALE RD UNIT 1 SCOTTSDALE AZ 85250	GEGUZYS RONALD P JR/ LEATHA ANN 6341 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253	JANAS ROBERT 6166 N SCOTTSDALE RD UNIT C1008 SCOTTSDALE AZ 85253	JANET S PALMER TRUST 6150 N SCOTTSDALE RD 34 SCOTTSDALE AZ 85253	JAYE MICHAEL/REGINA 6166 N SCOTTSDALE RD UNIT B3003 SCOTTSDALE AZ 85253



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JEFFREY A BEACH AND THERESA A BEACH LIV TRUST 13385 HIGHLANDS PL APT 1412 SAN DIEGO CA 92130	JILL A GOLD REVOCABLE TRUST 6166 N SCOTTSDALE RD UNIT A3007 SCOTTSDALE AZ 85253	JOEL LUTZ LIVING TRUST/ JUDITH LUTZ LIV TRUST 6150 N SCOTTSDALE RD UNIT 43 SCOTTSDALE AZ 85253	M T OFFICE BUILDINGS LLC 6623 N SCOTTSDALE RD SCOTTSDALE AZ 85250	MADELAINE R BERG REVOCABLE TRUST 6166 N SCOTTSDALE RD UNIT B2004 PARADISE VALLEY AZ 85253	MAHAY HEIDI 7760 E GAINNEY RANCH RD UNIT 24 SCOTTSDALE AZ 85258-1634
JOHN AND KELLY PARKER LIVING TRUST 6316 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253	JOHNSTON STEVEN A/WENDY E 9311 OLYMPIC VIEW DR EDMONDS WA 98020	JOSHUA AND LORIN SWIFT TRUST 5126 E FLOWER ST PHOENIX AZ 85018	MAI JOHN 7301 E CLAREMONT ST SCOTTSDALE AZ 85250	MAJORS K WAYNE II/OSWALT SANDRA C 6350 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253	MANERI CAMILLE A/DERRICO CELIA 6150 N SCOTTSDALE RD STE 35 SCOTTSDALE AZ 85253
KAHLE MARK/MARILYN 19 BOBBIE LN WILLIAMSVILLE NY 14221	KAREN K SCHWARTZ REV TR/GARY R SCHWARTZ REV T 6166 N SCOTTSDALE RD SCOTTSDALE AZ 85253	KAREN MARIE LIERSCH LIVING TRUST 6701 N SCOTTSDALE RD UNIT 11 SCOTTSDALE AZ 85250	MARK AND GLORIA CHANEY JOINT LIVING TRUST 6701 E SCOTTSDALE RD LOT 38 SCOTTSDALE AZ 85250	MARK DANIEL DETMER & SHELLY ANN DETMER TRUST 6826 E SOLCITO LN PARADISE VALLEY AZ 85253	MARK H HOFFMAN AND DEBORAH M HOFFMAN REV TR 6166 N SCOTTSDALE RD UNIT B3002 SCOTTSDALE AZ 85253
KAURA ASHWANI K 7815 N IRONWOOD DR PARADISE VALLEY AZ 85253	KNOLL ALLAN/SANDRA 6166 N SCOTTSDALE RD UNIT B3006 SCOTTSDALE AZ 85253	KOE BETTY 6701 N SCOTTSDALE RD UNIT 29 SCOTTSDALE AZ 85250	MARLETTE 7313 LLC 7313 E MARLETTE AVE SCOTTSDALE AZ 85250	MARSHA L FINCH GST TR/LESLIE J SAVANT GST TR 205 REGAL LN EAST PEORIA IL 61611	MCCARTHY WILLIAM P/MCMULLEN ELIZABETH A TR 6309 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253
KOSIEC RICHARD/RICHMOND ROSEMARY COLLEEN 6333 N SCOTTSDALE RD UNIT 5 SCOTTSDALE AZ 85250	LANHAM AND BONE DECENDENTS REVOCABLE TRUST PO BOX 25 CRESSIN TX 76035	LARSON GREGG D/LISA 6166 N SCOTTSDALE RD UNIT B1006 SCOTTSDALE AZ 85253	MCLEES ROBERT E/NANCY R 6701 N SCOTTSDALE RD - LOT 12 SCOTTSDALE AZ 85250	MENSCH KATHRYN G 6126 N SCOTTSDALE RD NO 7 PARADISE VALLEY AZ 85253	MERKOS CHABAD-LUBAVITCH ORGANIZATION INC 6201 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253
LEGROW HAROLD R/MARY F 28 EDGEWEME RD LYNNFIELD MA 1940	LEWIS JULIANNE N TR 6044 N QUAIL RUN RD PARADISE VALLEY AZ 85253	LILJEN BRIAN/DENISE 6166 N SCOTTSDALE RD UNIT A 2002 SCOTTSDALE AZ 85253	MICHAEL AND KATHLEEN DEGROFF FAMILY TRUST 6701 N SCOTTSDALE RD LOT 28 SCOTTSDALE AZ 85250	MICHAEL L SHOEN FAMILY TRUST 6719 E MALCOMB DR PARADISE VALLEY AZ 85253	MICHAEL T HOGAN LIVING TRUST 6166 N SCOTTSDALE RD UNIT A2006 SCOTTSDALE AZ 85253-5430
LINCOLN SCOTTSDALE BUILDING LLC 6607 N SCOTTSDALE RD STE H100 SCOTTSDALE AZ 85250	LINDA CHRISTIAN REVOCABLE TRUST 6166 N SCOTTSDALE RD UNIT C3003 SCOTTSDALE AZ 85253	LINSCOTT HOTEL CORP LEASE 6333 N SCOTTSDALE RD SCOTTSDALE AZ 85250	MICHAELS JAMES/LINDA F (LEASE) 6166 N SCOTTSDALE RD UNIT A2001 PARADISE VALLEY AZ 85253	MICHAUD JANETTE M/JOSEPH E (LEASE) 7308 E ROSE LN SCOTTSDALE AZ 85253	MICHELLE D SCHECHNER REVOCABLE TRUST 6116 N SCOTTSDALE RD UNIT C1002 PARADISE VALLEY AZ 85253
LIPPERT MORRIS OLINS 6225 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253	LIVI ANGIOLO 6316 E QUAIL RUN PARADISE VALLEY AZ 85253	LIVI PATRICIA 6316 E QUAIL RUN RD PARADISE VALLEY AZ 85253	MILLER SCOTT E/PHYLLIS P (LEASE) 7307 E CLAREMONT ST SCOTTSDALE AZ 85250	MILNE FAMILY TRUST 6166 N SCOTTSDALE RD UNIT B2006 SCOTTSDALE AZ 85253	MONTENEGRINO VINCENT J/ NATALIE 6740 E LINCOLN DR PARADISE VALLEY AZ 85253
LIVI PATRICIA 6921 E QUAIL RUN RD SCOTTSDALE AZ 85253	LMB II CONDO LLC 11615 MOHAWK LN LEAWOOD KS 66211	LOANSTAR CAPITAL LLC 6619 N SCOTTSDALE RD SCOTTSDALE AZ 85250	MONTOPOLI DUANE C/BARBARA P 108 CAMPION ROAD NORTH ANDOVER MA 01845-1221	MOORE LAURA E 9400 N FRYER RD PEORIA IL 61615	MURPHY MICHAEL T/NANNEN DAWN M TR 2543 E 21ST ST FREMONT NE 68025
LOVELADY TROY J 5808 E MORNING VISTA LN CAVE CREEK AZ 85331	LYONS MARK K/BETHANN B 6166 N SCOTTSDALE RD UNIT B1001 PARADISE VALLEY AZ 85253	M PAMELA PENN REVOCABLE TRUST PO BOX 24128 OKLAHOMA CITY OK 73124	MYKOL DOUGLAS B/DORENE E 222-A W BAY DR NW OLYMPIA WA 98502	NANCY A SOPER REVOCABLE TRUST 6166 N SCOTTSDALE RD UNIT B2007 SCOTTSDALE AZ 85253	NARAZONA CORPORATION PO BOX 61655 PHOENIX AZ 85082-1655



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NARNIA II LLC 6621 N SCOTTSDALE RD SCOTTSDALE AZ 85250	NARNIA LLC 6621 N SCOTTSDALE RD SCOTTSDALE AZ 85250	NEWELL FAMILY TRUST 6166 N SCOTTSDALE RD UNIT C4001 SCOTTSDALE AZ 85253	REICHLER FAMILY LIVING TRUST 6166 N SCOTTSDALE RD UNIT C1003 SCOTTSDALE AZ 85253	RHUART SUSAN JANE 7321 E MCLELLAN BLVD SCOTTSDALE AZ 85250	RICHARD C CARR TRUST 1418 N LAKESHORE DRIVE APT H9 CHICAGO IL 60610
NICASTRO CHERISSE M 6206 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253	NORMAN WILLIAM FAIN II AND NANCY LEE FAIN REVOCABLE TRUST 6166 N SCOTTSDALE RD UNIT A3004 SCOTTSDALE AZ 85253	NOSTRAND ROBERT D/ SUZANNE KNIGHT 251 STEELE ST DENVER CO 80206	RICHARD G LAVIGNE TRUST 2523 HAVERTON RD SAINT PAUL MN 55120	RICHARD T WINTERMANTEL REVOCABLE TRUST 6166 N SCOTTSDALE RD UNIT A1008 SCOTTSDALE AZ 85253-5429	RINK GLENN R 6028 N QUAIL RUN RD PARADISE VALLEY AZ 85253
NOWAK JOYCE L LOMBARDO TR P O BOX 50786 MENDOTA MN 55150	OKINOW SANDRA L 11472 FAIRFIELD RD WEST UNIT 402 MINNETONKA MN 55305	OMEARA FAMILY TRUST 6701 N SCOTTSDALE RD UNIT 3 SCOTTSDALE AZ 85250	RN PROPERTIES LINCOLN PLAZA LLC 2021 E CAMELBACK STE A38 PHOENIX AZ 85016	ROBERT LEVIN REVOCABLE TRUST 3001 RIDGE RD HIGHLAND PARK IL 60035	ROBERT ONG HING AND ALICE Y HING FAMILY TRUST 6145 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
ONEIL MICHAEL 50 VANDERBILT MOTOR PKWY COMMACK NY 11725	ORVIS PAUL W JR & CELIA C 234 FIDDLERS POINT DR ST AUGUSTINE FL 32080	PALMER JANET S TR 6150 N SCOTTSDALE RD 34 SCOTTSDALE AZ 85253	ROBERT SARVER TRUST 5710 N YUCCA RD PARADISE VALLEY AZ 85253	RODIN RICHARD S/ELLEN S 5610 WISCONSIN AVE UNIT 806 CHEVY CHASE MD 20815	ROGERS DAVID J/CAROLYN M TR 2745 HIGHLAND TRR SHEBOYGAN WI 53083
PARADISE VALLEY WATER CO 2355 W PINNACLE PEAK RD STE 300 PHOENIX AZ 85027	PARADISE VILLAGE ENTERPRISES LLC 6818 E VALLEY VISTA LN PARADISE VALLEY AZ 85253	PARFET WILLIAM M/GENE V/MARK E 6701 N SCOTTSDALE RD UNIT 41 SCOTTSDALE AZ 85253	ROSS GENO G 6806 E HAPPY VISTA LN PARADISE VALLEY AZ 85253	RUTTLE CURT J/MARIA D H TR 6316 N QUAIL RUN RD PARADISE VALLEY AZ 85253	SANCHEZ JAIME & ASELA M DE 6823 E VALLEY VISTA LN PARADISE VALLEY AZ 85253
PATEL PRATAP P/KATIE P 284 ASHAROKEN AVE NORTHPORT NY 11768	PEGGY KEALEY OUSLEY TRUST 6166 N SCOTTSDALE RD UNIT 3008 SCOTTSDALE AZ 85253	PETER BLACK LIVING TRUST 6166 N SCOTTSDALE RD UNIT A1003 PARADISE VALLEY AZ 85253-5429	SANDRALOU HATKOFF REVOCABLE TRUST 7320 E CLAREMONT SCOTTSDALE AZ 85253	SANDS RESIDENTIAL LLC 8605 SANTA MONICA BLVD SUITE 7838 LOS ANGELES CA 90069	SANFORD ED R/ BROTMAN JUDITH ANN 6166 N SCOTTSDALE RD UNIT A2008 SCOTTSDALE AZ 85253
PFITZER KARL F/VICKIE RAE 6808 E VALLEY VISTA LN PARADISE VALLEY AZ 85253	PLONE BARBARA A 100 LAKESHORE DR APT 551 NORTH PALM BEACH FL 33408	PNEUM INVESTMENTS LLC 6619 N SCOTTSDALE RD SCOTTSDALE AZ 85250	SANTELER RAYMOND III/GAIL 6166 N SCOTTSDALE RD UNIT C2002 BLDG C SCOTTSDALE AZ 85253-5439	SAVAGE FAMILY PARTNERSHIP LTD/SAVAGE JACK W 4037 COTSWALD CT DALLAS TX 75220	SCHIFFMAN FAMILY TRUST 7316 E SIERRA VISTA DR SCOTTSDALE AZ 85250
PRENTICE TAMALEE G 7314 E MALCOMB DR NO 3 SCOTTSDALE AZ 85260	PV HOTEL VENTURE SPE LLC 2929 ARCH ST PHILADELPHIA PA 19104	PV SCOTTSDALE HOTEL OWNER SPE LLC 2929 ARCH ST PHILADELPHIA PA 19104	SCHROECKENSTEIN DAVID C/CHRISTINE H 5000 FRANCE AVE SOUTH UNIT 26 EDINA MN 55410	SCOTT THOMAS E/JUNE L (LEASE) 7314 E MARLETTA AVE SCOTTSDALE AZ 85250	SCOTT WRIGHT SMITH REVOCABLE TRUST 6810 E VALLEY VISTA LN PARADISE VALLEY AZ 85253
RANDALL E BROWN AND ELIZABETH D BROWN JOINT REVOCABLE TRUST 38167 WEST DR UNIT 719 REHOBOTH BEACH DE 19971-1773	RANDOLPH SCOTT MAHONEY LIVING TRUST 6166 N SCOTTSDALE RD UNIT B3008 SCOTTSDALE AZ 85253	RANUCCI ROBERT J 6701 N SCOTTSDALE RD 39 SCOTTSDALE AZ 85250	SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ 85251	SCOTTSDALE SPECTRUM LLC 6730 N SCOTTSDALE RD SCOTTSDALE AZ 85253	SCRIBNER FAMILY TRUST 6166 N SCOTTSDALE RD UNIT A3002 PARADISE VALLEY AZ 85253-5431
RASMUSSEN LIVING TRUST 6102 N QUAIL RUN RD SCOTTSDALE AZ 85253	RED HILTON VILLAGE LLC (LEASE) ONE E WASHINGTON ST STE 300 PHOENIX AZ 85004	REED BRADFORD CUTLER LIVING TRUST 7349 N VIA PASEO DEL SUR STE 515 SCOTTSDALE AZ 85258	SHARPLES COLIN POUNSLY MILL BARN EAST SUSSEX ENGLAND TN22 5HP	SHELDON HEIDI 6701 N SCOTTSDALE RD UNIT 7 SCOTTSDALE AZ 85250	SHRIMPLIN MALCOLM R 6130 N SCOTTSDALE RD STE 15 SCOTTSDALE AZ 85250



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

SMITH LIVING TRUST  
7322 E SIERRA VISTA DR  
SCOTTSDALE AZ 85250

SNOWDEN JAMES PATRICK  
8514 E SAN BRUNO DR  
SCOTTSDALE AZ 85258

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ZAIS FAMILY TRUST  
6252 N 73RD ST  
SCOTTSDALE AZ 85250

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

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

SYLVIA L SHINE REVOCABLE TRUST  
PO BOX 737  
SPENCER IA 51301

ZOE THAIS  
7904 E CHAPARRAL RD STE A110-259  
SCOTTSDALE AZ 85250

THIRD AVENUE INVESTMENTS LLC  
51 S MAIN ST  
SALT LAKE CITY UT 84111

THOMAS CRAMSIE TRUST/CRAMSIE  
JANICE E  
6166 N SCOTTSDALE RD UNIT C3006  
SCOTTSDALE AZ 85253

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

TIOA MASTER LIMITED  
PARTNERSHIP LEASE  
6333 W SCOTTSDALE RD  
SCOTTSDALE AZ 85250

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

VAN BERKEL FAMILY REVOCABLE  
TRUST  
6166 N SCOTTSDALE RD UNIT B4001  
SCOTTSDALE AZ 85253

VANMOORLEHEM CHAD  
7313 E CLAREMONT ST  
SCOTTSDALE AZ 85250

VERMA AVTAR C/SATYA P  
PO BOX 28330  
TEMPE AZ 85285

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

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

W J SMALL GRANDCHILDRENS  
TRUST/ETAL  
14100 N 83RD AVE STE 200  
PEORIA AZ 85381

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

WARREN F AND NANCY J BRYANT  
TRUST  
6846 E SOLCITO LN  
PARADISE VALLEY AZ 85253

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

WEISSBLUTH JOY  
6264 N 73RD ST  
SCOTTSDALE AZ 85250

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

WEST ROBIN J  
6701 N SCOTTSDALE RD NO 8  
SCOTTSDALE AZ 85250

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



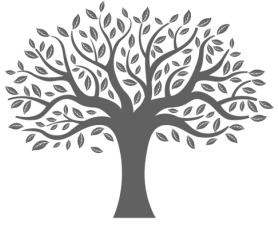
## EXISTING SITE IMAGE



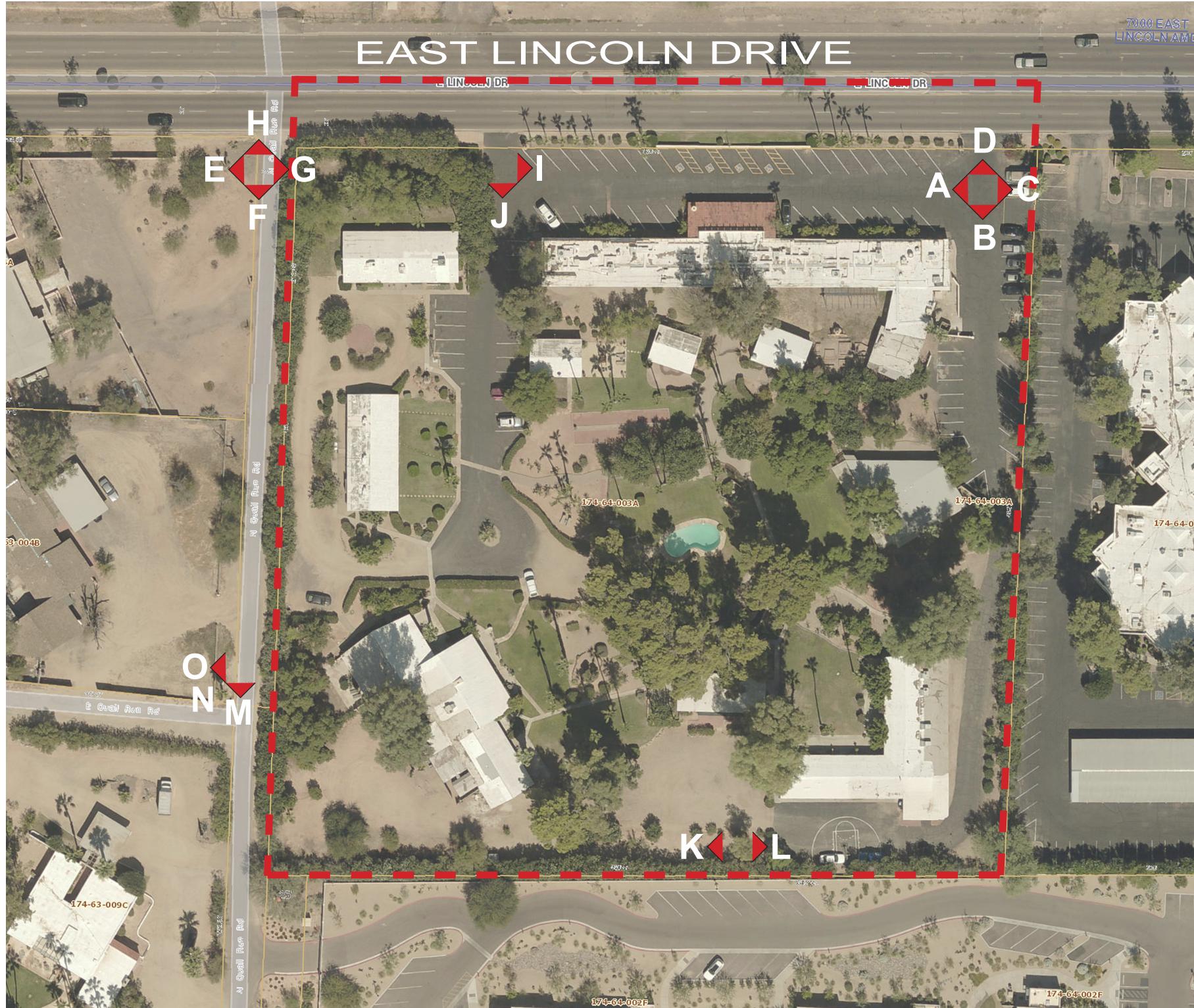
NOT TO SCALE

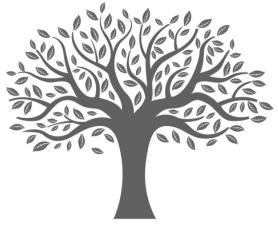


GREEY|PICKETT



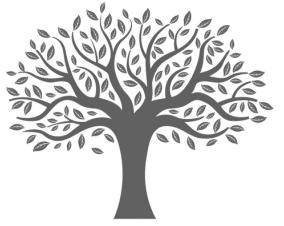
# EXISTING SITE AERIAL - KEY MAP





## EXISTING SITE PHOTOS





## EXISTING SITE PHOTOS





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