

**THE VILLAS AT CHENEY ESTATES PROJECT NARRATIVE  
MAJOR GENERAL PLAN AMENDMENT, TEXT AMENDMENT,  
REZONING, SPECIAL USE PERMIT FOR GUARD GATE,  
CONDITIONAL USE PERMIT FOR PRIVATE ROAD, AND PRELIMINARY PLAT**

**INTRODUCTION**

Geoffrey Edmunds and Rod Cullum are preparing to purchase an approximately 4.4-acre parcel for the purpose of developing a residential project. The parcel is currently owned by Town Triangle, LLC and is located at the northwest corner of the alignment of Northern Avenue and Scottsdale Road, adjacent to Camelback Country Club Golf Course and across the Indian Bend Wash from Cheney Estates.

During the last few years there have been a number of proposals for non-residential uses and churches. One developer worked on the project for over a year to revise the zoning for a multi-story Continuing Care Retirement Community – that effort was not successful. Several of the prior potential buyers have been attempting to build large commercial projects that are not the best use of the property. Schools and sober homes can also be permitted as a matter of state and federal law.

Geoffrey Edmunds lives on the north side of Cheney Estates and is one of the closest neighbors to this long-vacant parcel. Mr. Edmunds has watched the various proposals come and go over the years—none of these proposed uses were appropriate for this property. So, Mr. Edmunds decided to move forward with a project that fits the site and has the full support of The Cheney Estates Homeowner’s Association and the Camelback Golf Course/Marriott. As proposed it is also far less dense than the homes directly across Scottsdale Road, in Scottsdale. Mr. Edmunds has a long history in the Town and the City of Scottsdale and has a reputation as a quality and conscientious homebuilder. Likewise, Mr. Cullum is a long-time Town resident and top-tier homebuilder. His most recent project in the Town is The Village at Mountain Shadows.

An 8-lot, single-story residential subdivision is proposed on this 4.4-acre parcel, for an overall density of less than two lots per acre. There will be no access to any Town street; access will be limited to Scottsdale Road. That’s what makes this site unique. There are no one-acre lots adjacent to The Villas at Cheney Estates. A single-story residential solution for the property has a number of benefits to the Town of Paradise Valley and the immediate neighborhood.

1. Less impact on Cheney Estates and Camelback Country Club – the closest neighbors.
2. Better for the Camelback Golf Course to have single-family residential along the golf course.
3. Residents in the Town of Paradise Valley are looking to downsize their lifestyle. Some residents want a smaller home on a smaller lot with less maintenance. This project will meet that demand.
4. The project may provide common amenities (e.g. ramada, spa, barbeque, etc.) for the use of all residents, eliminating the need for residents to maintain separate amenities.
5. Traffic from a residential community will be less than a commercial use.
6. The homes will be restricted to single story with a maximum height of 24 feet.

7. It forever eliminates less desirable uses, which the Town has little to no ability to impede as a matter of state and federal law.
8. Resolving key flood control issues that have negatively impacted some nearby homeowners.

One of the concerns of rezoning this parcel in the Town of Paradise Valley is that it may set a precedent for future zoning changes. Following is a list of reasons why approving this proposal will not set a precedent for future zoning in the Town.

1. All of the land adjacent to this parcel of land is either Golf Course or Open Space (the Indian Bend Wash).
2. Changing the zoning in an area of developed one acre lots is quite different than rezoning an isolated, undeveloped parcel which abuts Scottsdale Road. For example, the lots in the area from Scottsdale Road west along Doubletree Road toward Invergordon Road are previously platted, 165-foot wide, one-acre lots abutting and utilizing several other Town roadways.
3. This parcel is unique since it does not use any street in the Town of Paradise Valley. The entrance and exit will be from Scottsdale Road. Therefore, the parcel will be very little burden to the Town. Fire will be paid by the residents. Sewer will be paid by the residents. The Town will provide police. The streets are private and will not require any maintenance from the Town.
4. There are not any one acre lots adjacent to this parcel.
5. Cheney Estates is the closest development to the site and the homes in Cheney Estates are built on less than one acre lots.
6. The golf course lots of Camelback Country Club were platted as one acre lots and gave an easement back to the golf course for approximately a half acre. Therefore, the golf lots are built on less than one acre useable lots.
7. The homes to the east of the parcel in Scottsdale are very dense and probably built at four or five units per acre.
8. The triangular shape of the parcel and the fixed location of the entry and exit on Scottsdale Road make it difficult to develop.
9. This parcel is different from other parcels in the Town since it has not been previously platted.

We have previously initiated the process to request to change the General Plan designation from Low Density Residential to Medium Density Residential to allow the property to be rezoned and developed in accordance with the Town's existing R-10 zoning district regulations. This "Medium Density Residential" designation is the same as Cheney Estates. In addition to the General Plan amendment, five distinct applications will be required:

1. A text amendment to Paradise Valley Zoning Ordinance to allow the Town's R-10 Single-Family Residential District to be applied to the site (Text Amendment).
2. A rezoning to establish R-10 residential zoning (Rezoning).
3. A special use permit to allow guard gates at the entrance to the development (SUP).

4. A conditional use permit for a private road to serve the project (CUP).
5. A preliminary plat to create the 8-lot subdivision (Preliminary Plat).

The applications for the Text Amendment, the Rezoning, the SUP, the CUP, and the Preliminary Plat will be processed simultaneously with the previously-submitted Major General Plan Amendment application.

## **TEXT AMENDMENT**

The proposed residential project will require a text amendment to two sections of the Paradise Valley Zoning Ordinance, (i) Article II, Section 201, and (ii) Article VIII, Section 801, to allow the Town's R-10 Single-Family Residential District to be applied to the project. The text for the proposed amendment is set forth below.

### Section 201.

R-10 District: This district applies to previously annexed subdivisions known as Mountain Shadows East, Mountain Shadows West, and Colonia Miramonte AND THE VILLAS AT CHENEY ESTATES. This district is intended for single-family dwellings and uses incidental or accessory thereto, with a lot size of at least 10,000 square feet.

### Section 801. Purpose:

This district applies to previously annexed subdivisions known as Mountain Shadows East, Mountain Shadows West, and Colonia Miramonte AND THE VILLAS AT CHENEY ESTATES. This district is intended for single-family dwellings and uses incidental or accessory thereto, with a lot size of at least 10,000 square feet.

## **REZONING**

The proposal includes an application to rezone the property from R-43 to R-10 to accommodate the development of the proposed 8-lot subdivision in accordance with the Town's single-family residential regulations.

## **SPECIAL USE PERMIT/CONDITIONAL USE PERMIT**

Since the only access to The Villas at Cheney Estates will be from busy Scottsdale Road, access-control gates and a private road are appropriate. After turning off of Scottsdale Road, a cul-de-sac meeting all Town criteria will provide a safe location from which vehicles can access the lots to the north and south of the cul-de-sac. The location of the gate meets the criteria set forth in the Town's Special Use Permit Guidelines and the City of Scottsdale's requirement that the call box be 75 feet from the back of curb on Scottsdale Road. The applicant acknowledges and agrees that the Town Council adoption of a Statement of Direction for the Special Use Permit based on an 8-lot subdivision will not obligate the Town Council to approve the other applications.

## **PRELIMINARY PLAT**

The application is for a preliminary plat for an 8-lot single story, detached residential community. Developing the site with single-family homes will finally provide a solution for this long-vacant property. Single-story homes built on this parcel will enhance the area, provide an attractive community from the Camelback Golf Course, and for those driving on Scottsdale Road.

## **LEGAL DESCRIPTION**

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

**COMMENCING at the Southeast corner of said Section 34;**

**Thence North 89 degrees 45 minutes 30 seconds West, 40.00 feet along the South line of said Section 34 to the POINT OF BEGINNING;**

**Thence continuing along said South line of said Section 34, North 89 degrees 45 minutes 30 seconds West, 590.00 feet;**

**Thence North 37 degrees 11 minutes 31 seconds East, 976.02 feet;**

**Thence South 780.00 feet along a line parallel to and 40.00 feet West of the East line of said Section 34 to the POINT OF BEGINNING.**

**Excepting therefrom any portion lying within the right of way for Scottsdale Road and Northern Avenue as dedicated on that certain Plat of Camelback Country Estates Three recorded in book 158 of Maps, page 28, records of Maricopa County.**

### Commonwealth Land Title Insurance Company

**This is a Pro Forma Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.**

### SCHEDULE A

Name and Address of Title Insurance Company: Lawyers Title National Commercial Services  
2398 E. Camelback Road, Suite 230  
Phoenix, AZ 85016

Policy No.: Pro Forma-AZ-FXFC-IMP-81306-1-16-16000697

Order No.: 16000697-040-BN1

Address Reference: Vacant Land, Paradise Valley, AZ

Amount of Insurance: PRO FORMA \$1,980,000.00

Premium: PRO FORMA \$0.00

Date of Policy: :

- 1. Name of Insured:  
**Geoffrey H. Edmunds & Associates, Inc., an Arizona corporation**
- 2. The estate or interest in the Land that is insured by this policy is:  
**A Fee**
- 3. Title is vested in:  
**Geoffrey H. Edmunds & Associates, Inc., an Arizona corporation**
- 4. The Land referred to in this policy is described as follows:  
**See Exhibit A attached hereto and made a part hereof.**

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED**



**SCHEDULE B**  
**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

- 1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2016.
- 2. Reservations contained in the Patent
  - From: The United States of America
  - Recording Date: July 2, 2020
  - Recording No: Book of Deeds 150, page 210

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

- 3. Water rights, claims or title to water, whether or not disclosed by the public records.
- 4. Matters shown on Map by The Flood Control District of Maricopa County:
  - Recording Date: October 19, 1960
  - Recording No: Book 13 of Road Maps, page 84.
- 5. 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: September 21, 1999
  - Recording No: 99-0878054
- 6. Any action that may be taken by the Flood Control District of Maricopa County to acquire property or rights of way for flood control, as disclosed in Recording No. 99-1141214.
- 7. Matters which may be disclosed by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
- 8. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by an inspection or survey:
  - A. Rights of the adjoining owner to the use of the golf cart path crossing along the northwesterly boundary line of the Land.

**END OF SCHEDULE B**







# Map





# MAJOR GENERAL PLAN AMENDMENT APPLICATION

PARCEL NO.: 174-36-002X  
(County Tax Assessor Number)

DATE: May 31, 2016

NAME OF SUBDIVISION OR PARCEL: Approx. 4.4 acre parcel owned by Town Triangle, LLC

ADDRESS OR LOCATION OF PROPERTY: Approx. 500' north of McCormick Parkway on west side of Scottsdale Road

OWNER: Town Triangle, LLC

NAME c/o Jarrett Jarvis  
5436 East Lafayette Boulevard  
Phoenix, AZ 85016

( )  
PHONE #

ADDRESS

EMAIL

See attached authorization letter.  
SIGNATURE OF OWNER

AUTHORIZED AGENT: Doug Jorden  
NAME

7272 East Indian School Road, Suite 360, Scottsdale, AZ 85251  
ADDRESS

( 480 ) 505-3909  
PHONE #

( 480 ) 505-3901  
FAX #

EMAIL djorden@jordenbischoff.com

  
SIGNATURE OF AUTHORIZED AGENT



TOWN TRIANGLE, LLC  
5436 EAST LAFAYETTE BOULEVARD  
PHOENIX, AZ 85015

August 23, 2016

Doug Jorden  
Jorden Hiser & Joy, P.L.C.  
5080 North 40<sup>th</sup> Street, Suite 245  
Phoenix, AZ 85018

Re: Maricopa County Assessor's Parcel No. 174-36-002X, located at the northwest corner of Northern Avenue and Scottsdale Road, Paradise Valley, Arizona (the "Property")

Dear Mr. Jorden:

The purpose of this letter is to authorize you and your firm to file and process applications with the Town of Paradise Valley for a major General Plan amendment, text amendment, rezoning to R-10, special use permit for a guardgate, conditional use permit for a private road, and preliminary plat for the Property.

TOWN TRIANGLE, LLC

By: *Alice Jarvis Jardine*  
Name: *Alice Jarvis Jardine*  
Title: *Manager*

To: Paradise Valley Planning and Zoning Department

Date: 5-27-16

We the undersigned are the owners of land at the alignment of Northern and Scottsdale Road further described as Maricopa County assessor parcel number 174-36-002X. We hereby authorize Douglas J. Jordan esq. (7272 E. Indian School Rd., Suite 360 Scottsdale, AZ 85251) to:

1. Apply for a Major General Plan Amendment to change the designation from Low Density Residential to Medium Density Residential.
2. Apply for a rezone to R1-10 (minimum 10,000 square foot residential lots).

Town Triangle, LLC

By: *Alice J. Jordan*  
Title: *Owner*

MAJOR GENERAL PLAN AMENDMENT  
NARRATIVE  
MAY 31, 2016

Geoffrey H. Edmunds has a contract to purchase an approximately 4.4 acre parcel for the purpose of developing a residential project. The parcel is currently owned by Town Triangle, LLC and is located at the alignment of Northern and Scottsdale Road adjacent to Camelback Country Club Golf Course and across the Indian Bend Wash from Cheney Estates. The property is currently zoned R-43, which requires that each lot contain a minimum of 43,560 square feet.

During the last few years there have been a number of developers who have attempted to purchase this parcel for a commercial use. There also been some churches that have attempted to purchase the site. One developer worked on the project for about 14 months to revise the zoning for a multi-story Continuing Care Retirement Community – that effort was not successful. Several of the prior potential buyers have been attempting to build large commercial projects that are not the best use for the property.

Geoffrey H. Edmunds believes that the best use of the property is a residential project with a minimum lot size of 10,000 square feet. A residential solution for the property has a number of benefits to the Town of Paradise Valley and the immediate neighborhood.

A partial list of the benefits of a single-story residential solution are:

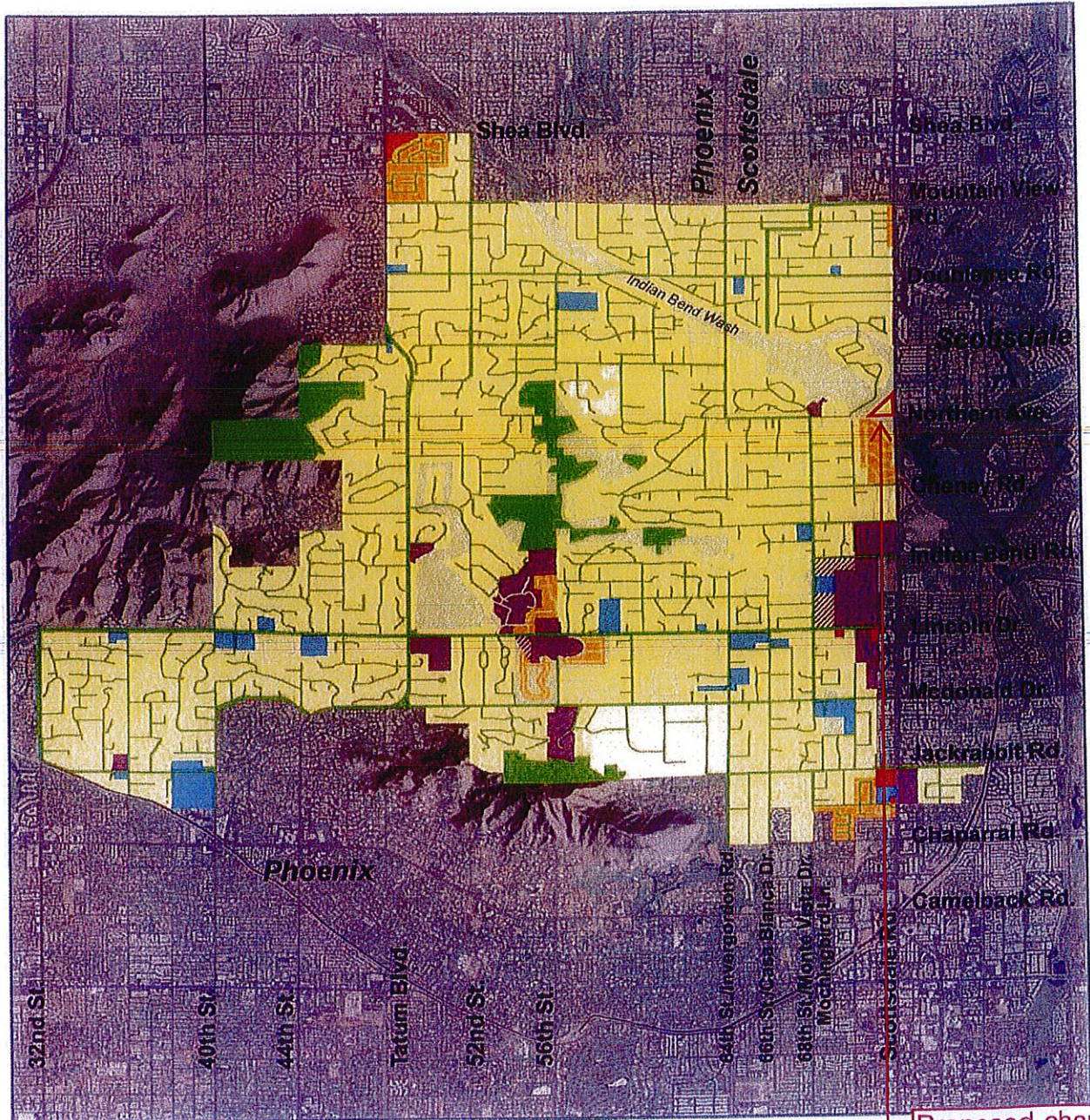
1. Less impact on Cheney Estates and Camelback Country Club – the closest neighbors.
2. Better for the Golf Course to have single family residential along the Golf Course.
3. Residents in the Town of Paradise Valley are looking to downsize their lifestyle. Some residents want a smaller home on a smaller lot with less maintenance. This project will meet that demand.
4. The project will provide common amenities (swimming pool, ramada, spa, barbeque, etc.) for the use of all residents, eliminating the need for residents to maintain separate amenities.
5. Traffic in a residential community will be less than a commercial use.
6. The homes will be restricted to single story with a maximum height of 24 feet.
7. A single-story residential community will be an asset to the Town.

Geoffrey Edmunds believes one of the best things about developing the site with homes is that there will finally be a solution for this long-vacant property. Single-story homes built on this parcel will provide an attractive community from the Golf Course and for those driving on Scottsdale Road.

We are requesting to change the General Plan designation from Low Density Residential to Medium Density Residential to allow the property to be rezoned and developed in accordance with the Town's existing R-10 zoning district regulations.



Figure 2-2: Land Use



Legend

- Low Density Residential OR Resort/Country Club
- Private Open Space OR Resort/Country Club
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Private Open Space
- Public Open Space
- Medical Office
- Public/Quasi Public
- Resort/Country Club

Proposed change to  
Medium Density  
Residential



Planning Commission -  
Revised September 20, 2011





**ZONING TEXT AMENDMENT APPLICATION INFORMATION**

**NOTE: AN APPLICATION IS NOT COMPLETE UNTIL ALL REQUIRED INFORMATION IS SUBMITTED IN AN APPROVED FORM. NO APPLICATION WILL BE REVIEWED UNTIL COMPLETE. NO AGENDA DATE WILL BE SET UNTIL THE COMPLETED APPLICATION HAS BEEN REVIEWED AND ACCEPTED BY STAFF.**

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**APPLICATION FEE: SEE FEE SCHEDULE**

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**INITIAL BELOW**

\_\_\_\_\_ PRE APPLICATION CONFERENCE WITH STAFF DATE: July 13, 2016  
\_\_\_\_\_  
\_\_\_\_\_ APPLICATION SUBMITTED ON: September 26, 2016  
\_\_\_\_\_  
\_\_\_\_\_ APPLICATION FEE IN THE AMOUNT OF \$ 6,245.00 DATE: 9/26/16  
\_\_\_\_\_ RECEIPT NUMBER \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

**APPROVALS**

***PLANNING DEPARTMENT***

FINAL REVIEW DATE: \_\_\_\_\_

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**COMPLETE APPLICATION REVIEWED AND APPROVED ON: \_\_\_\_\_**

\_\_\_\_\_ **PLANNING & ZONING:**

\_\_\_\_\_ PLANNING & ZONING HEARING: DATE: \_\_\_\_\_

\_\_\_\_\_ ADVERTISED FOR PUBLIC HEARING: DATE: \_\_\_\_\_

\_\_\_\_\_ POSTED FOR PUBLIC HEARING: DATE: \_\_\_\_\_

\_\_\_\_\_ **TOWN COUNCIL:**

\_\_\_\_\_ PLANNING & ZONING HEARING: DATE: \_\_\_\_\_

\_\_\_\_\_ ADVERTISED FOR PUBLIC HEARING: DATE: \_\_\_\_\_

\_\_\_\_\_ POSTED FOR PUBLIC HEARING: DATE: \_\_\_\_\_

**APPENDIX "F"**  
**TOWN OF PARADISE VALLEY**  
**APPLICATION TO REZONE FROM R-43 TO R-10**

PARCEL NO.: 174 - 36 - 002X  
(County Tax Assessor Number)

DATE: September 26, 2016

NAME OF PROJECT: The Villas at Cheney Estates

LOCATION OF PROPERTY: Northwest corner of Northern Avenue and Scottsdale Road

LOT: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_

APPLICANT: Doug Jorden

NAME

5080 North 40th Street, Suite 245, Phoenix, AZ 85018 (480) 505-3909  
ADDRESS PHONE #

ENGINEER/OTHER: Fred Fleet

NAME

4550 North 12th Street, Phoenix, AZ 85014 (602) 285-4768  
ADDRESS PHONE #

ARCHITECT: N/A

NAME

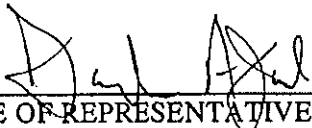
ADDRESS PHONE #

OWNER: Town Triangle, LLC See attached authorization letter.

PRINTED NAME

SIGNATURE

c/o Jarrett Jarvis - 5436 East Lafayette Boulevard, Phoenix, AZ 85015  
ADDRESS PHONE #

  
SIGNATURE OF REPRESENTATIVE

**APPLICATION TO REZONE FROM R-43 TO R-10**

**BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT:** See attached narrative and support letters.

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**REASONS FOR REQUESTING REZONING FROM R-43 TO R-10 (ATTACH ALL**

**DOCUMENTS):** See attached narrative and support letters.

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**NAME(S), ADDRESS(ES), AND TELEPHONE NUMBER(S) OF OWNER(S) OF AFFECTED PROPERTY:**

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Town Triangle, LLC c/o Jarrett Jarvis	5436 East Lafayette Boulevard Phoenix, AZ 85251	



REZONE FROM R-43 TO R-10 APPLICATION INFORMATION

NOTE: IT IS SUGGESTED THAT ALL OWNERS/DEVELOPERS MEET WITH PROPERTY OWNERS WITHIN A 1000 FOOT RADIUS OF THE SUBJECT PROPERTY BEFORE SUBMITTING AN APPLICATION. AN APPLICATION IS NOT COMPLETE UNTIL ALL REQUIRED INFORMATION IS SUBMITTED IN AN APPROVED FORM. NO APPLICATION WILL BE REVIEWED UNTIL COMPLETE. NO AGENDA DATE WILL BE SET UNTIL THE COMPLETED APPLICATION HAS BEEN REVIEWED AND ACCEPTED BY STAFF.

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APPLICATION FEE: SEE FEE SCHEDULE

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INITIAL BELOW

\_\_\_\_\_ PRE APPLICATION CONFERENCE WITH STAFF DATE: July 13, 2016 \_\_\_\_\_

\_\_\_\_\_ APPLICATION SUBMITTED ON: September 26, 2016 \_\_\_\_\_

\_\_\_\_\_ APPLICATION FEE IN THE AMOUNT OF \$ 4,120.00 DATE: 9/26/16 \_\_\_\_\_

\_\_\_\_\_ RECEIPT NUMBER \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_



**APPLICATION FOR PRELIMINARY PLAT**

**(REQUIRED)**

PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL. YOU MAY USE A SEPARATE 8 1/2" BY 11" SHEET IF NECESSARY.

See attached narrative and support letters.

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**PLAN STATISTICS  
(REQUIRED)**

TOTAL AREA 4.339 ac

NUMBER OF LOTS 8 lots

**CONCURRENT APPLICATIONS, IF ANY:**

GUARD GATES  YES  NO

PRIVATE ROADS  YES  NO

ROADWAY VACATION YES  NO

<b>FOR OFFICE USE ONLY</b>	
PRE APPLICATION CONFERENCE WITH STAFF DATE	
APPLICATION SUBMITTED ON	
APPLICATION FEE IN THE AMOUNT OF \$	DATE
RECEIPT NUMBER	RECEIVED BY
APPLICATION FILE NUMBER	

**PRELIMINARY PLAT APPLICATION INFORMATION**

**NOTE: IT IS SUGGESTED THAT ALL OWNERS/DEVELOPERS MEET WITH PROPERTY OWNERS WITHIN A 1000 FOOT RADIUS OF THE SUBJECT PROPERTY BEFORE SUBMITTING AN APPLICATION. AN APPLICATION IS NOT COMPLETE UNTIL ALL REQUIRED INFORMATION IS SUBMITTED IN AN APPROVED FORM. NO APPLICATION WILL BE REVIEWED UNTIL COMPLETE. NO AGENDA DATE WILL BE SET UNTIL THE COMPLETED APPLICATION HAS BEEN REVIEWED AND ACCEPTED BY STAFF.**

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**APPLICATION FEE: SEE FEE SCHEDULE**

---

**INITIAL BELOW**

\_\_\_\_\_ **(REQUIRED) PRE APPLICATION CONFERENCE WITH STAFF DATE: July 13, 2016**

\_\_\_\_\_ APPLICATION SUBMITTED ON: September 26, 2016

\_\_\_\_\_ APPLICATION FEE IN THE AMOUNT OF \$ 3,765.00 DATE: 9/26/16

\_\_\_\_\_ RECEIPT NUMBER \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_



**TOWN OF PARADISE VALLEY**  
**APPLICATION FOR CONDITIONAL USE PERMIT**  
**FOR A PRIVATE ROADWAY**

PARCEL NO.: 174 - 36 - 002X  
(County Tax Assessor Number)

DATE: September 26, 2016

NAME OF SUBDIVISION OR PARCEL: The Villas at Cheney Estates

ADDRESS OR LOCATION OF PROPERTY: Northwest corner of Northern Avenue and  
Scottsdale Road

OWNER: Town Triangle, LLC  
NAME

c/o Jarrett Jarvis - 5436 East Lafayette Boulevard, Phoenix, AZ 85015 ( )  
ADDRESS PHONE #

See authorization letter.  
SIGNATURE OF OWNER

AUTHORIZED AGENT: Doug Jorden  
NAME

5080 North 40th Street, Suite 245, Phoenix, AZ 85018  
ADDRESS  
( 480 ) 505-3909 ( 480 ) 505-3901  
PHONE # FAX #

  
SIGNATURE OF AUTHORIZED AGENT

**APPLICATION FOR SPECIAL USE PERMIT  
FOR A PRIVATE ROADWAY**

**(REQUIRED)**

REASON FOR REQUESTING USE PERMIT (ATTACH EXTRA SHEET IF NECESSARY): \_\_\_\_\_

See attached narrative and support letters.

**PLAN STATISTICS**

**ACRES**

RESIDENTIAL AREA _____	_____
NET AREA _____	_____
STREETS _____	_____
GROSS AREA _____	4.4 ac
NUMBER OF RESIDENTIAL LOTS _____	8
ZONING _____	R-10

**ADDITIONAL INFORMATION:**

GUARD GATES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
ROADWAY ABANDONMENT	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
REZONING	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
HILLSIDE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

**IF YES, SEE ADDITIONAL APPLICATIONS.**

**CUP AND AMENDMENTS APPLICATION INFORMATION**

**NOTE: IT IS SUGGESTED THAT ALL OWNERS/DEVELOPERS MEET WITH PROPERTY OWNERS WITHIN A 1000 FOOT RADIUS OF THE SUBJECT PROPERTY BEFORE SUBMITTING AN APPLICATION. AN APPLICATION IS NOT COMPLETE UNTIL ALL REQUIRED INFORMATION IS SUBMITTED IN AN APPROVED FORM. NO APPLICATION WILL BE REVIEWED UNTIL COMPLETE. NO AGENDA DATE WILL BE SET UNTIL THE COMPLETED APPLICATION HAS BEEN REVIEWED AND ACCEPTED BY STAFF.**

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**APPLICATION FEE: SEE FEE SCHEDULE**

---

**INITIAL BELOW**

**(REQUIRED)**

\_\_\_\_\_ PRE APPLICATION CONFERENCE WITH STAFF      DATE: July 13, 2016

\_\_\_\_\_ APPLICATION SUBMITTED ON: September 26, 2016

\_\_\_\_\_ APPLICATION FEE IN THE AMOUNT OF \$ 2,360.00      DATE: 9/26/16

\_\_\_\_\_ RECEIPT NUMBER \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, T3N, R4E, OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34,  
THENCE; DUE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A  
DISTANCE OF 387.62 FEET;

THENCE; DUE WEST A DISTANCE OF 65.00 FEET TO A POINT OF THE WESTERLY  
RIGHT-OF-WAY OF SCOTTSDALE ROAD AND THE TRUE POINT-OF-BEGINNING OF  
THIS DESCRIPTION.

THENCE; CONTINUING DUE WEST A DISTANCE OF 1.99 FEET;  
THENCE; SOUTH 37-04-36 EAST 229.03 FEET TO A POINT-OF-TANGENCY OF A  
CIRCULAR CURVE WHICH HAS A CENTRAL ANGLE OF 278-40-40 AND A RADIUS OF  
45.00 FEET;

THENCE; SOUTHWESTERLY AND NORTHEASTERY ALONG THE ARC OF SAID  
CURVE A DISTANCE OF 218.87 FEET TO A POINT-OF-TANGENCY OF A CIRCULAR  
CURVE WHICH HAS A CENTRAL ANGLE OF 63-59-08 AND A RADIUS OF 12.00 FEET;

THENCE; NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF  
13.40 FEET, TO A POINT-OF-TANGENCY;

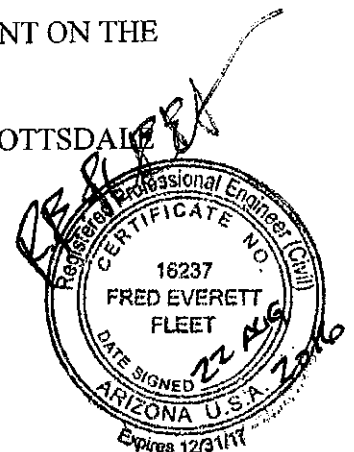
THENCE; NORTH 37-04-36 EAST A DISTANCE OF 119.85 FEET TO A POINT-OF-  
TANGENCY OF A CIRCULAR CURVE WHICH HAS A CENTRAL ANGLE OF 68-09-16  
AND A RADIUS OF 30.00 FEET;

THENCE; NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF  
35.69 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE  
WHICH HAS A CENTRAL ANGLE OF 82-00-14 AND A RADIUS OF 45.00 FEET;

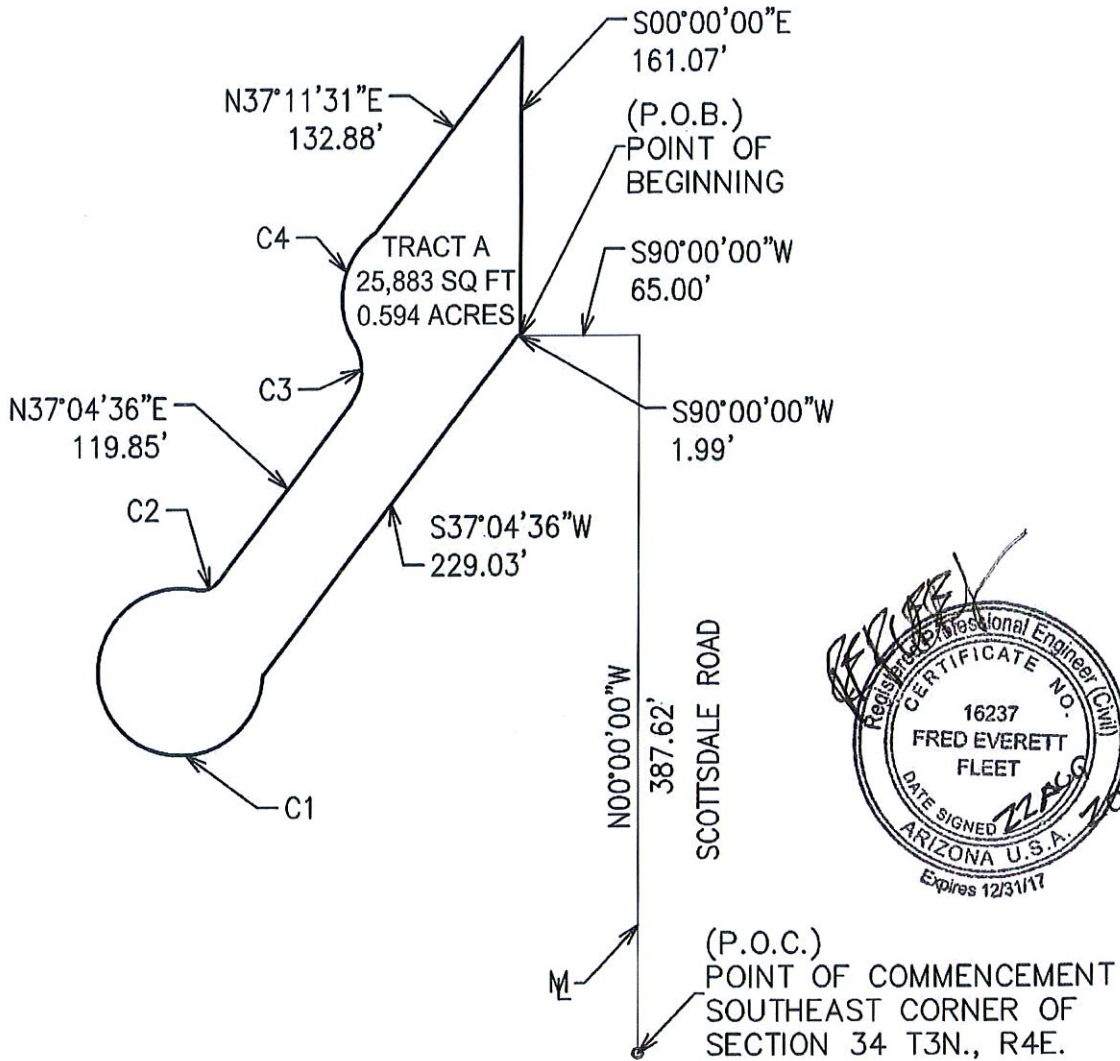
THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 64.41  
FEET TO A POINT-OF-TANGENCY;

THENCE; NORTH 37-11-31 EAST A DISTANCE OF 132.85 FEET TO A POINT ON THE  
WESTERLY RIGHT-OF-WAY OF SCOTTSDALE ROAD;

THENCE; DUE SOUTH ALONG THE WESTERLY RIGHT-OF-WAY OF SCOTTSDALE  
ROAD A DISTANCE OF 161.07 FEET TO THE POINT-OF-BEGINNING.







CURVE TABLE						
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	218.87	45.00	278°40'40"	-38.65	58.64	S38°16'35"E
C2	13.40	12.00	063°59'08"	7.50	12.72	N69°04'10"E
C3	35.69	30.00	068°09'16"	20.29	33.62	N02°59'58"E
C4	64.41	45.00	082°00'14"	39.12	59.05	S09°55'28"W



SCALE 1" = 100'  
 EXHIBIT  
 4550 North 12th Street  
 Phoenix, Arizona 85014  
 Phone 602-264-6831  
 http://www.cvlci.com

THE VILLAS AT CAMELBACK  
 COUNTRY CLUB  
 PRIVATE DRIVE

1 OF 1

**TOWN OF PARADISE VALLEY**  
**APPLICATION FOR SPECIAL USE PERMIT OR AMENDMENT TO SPECIAL USE**  
**PERMIT FOR GUARD GATE, GUARDHOUSE, OBSERVATION BOOTH, PRIVATE**  
**ROAD**

PARCEL NO.: 174-36-002X  
(County Tax Assessor Number)

DATE: September 26, 2016

NAME OF PROJECT: The Villas at Cheney Estates

LOCATION OF PROPERTY: Northwest corner of Northern Avenue and Scottsdale Road

LEGAL DESCRIPTION OF PROPERTY: See attached legal description.

APPLICANT: Doug Jorden  
NAME

5080 North 40th Street, Suite 245, Phoenix, AZ 85018 ( 480 ) 505-3909  
ADDRESS PHONE #

ENGINEER/OTHER: Fred Fleet  
NAME

4550 North 12th Street, Phoenix, AZ 85014 ( 602 ) 285-4768  
ADDRESS PHONE #

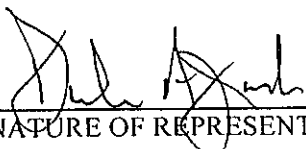
ARCHITECT: N/A  
NAME

\_\_\_\_\_  
ADDRESS ( ) PHONE #

REPRESENTATIVE: Doug Jorden  
PRINTED NAME SIGNATURE

5080 North 40th Street, Suite 245, Phoenix, AZ 85018  
ADDRESS

( 480 ) 505-3909 ( 480 ) 505-3901  
PHONE # FAX #

  
SIGNATURE OF REPRESENTATIVE

**APPLICATION FOR SPECIAL USE PERMIT OR SPECIAL USE PERMIT  
AMENDMENT FOR GUARD GATE, GUARDHOUSE, OBSERVATION  
BOOTH, PRIVATE ROAD**

**(REQUIRED)**

PLEASE PROVIDE A NARRATIVE/DESCRIPTION OF THE PROPOSAL (ATTACH EXTRA SHEET IF NECESSARY):

See attached narrative and support letters.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HOMEOWNER'S ASSOCIATION (PARTNERSHIPS, ALL PARTNERS CORPORATION,  
ALL OFFICERS)**

PRESIDENT NAME N/A

ADDRESS \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

ROADWAY ABANDONMENT                                                      
  **YES**                                **NO**

**(IF YES, SEE ADDITIONAL APPLICATIONS)**

**SPECIAL USE PERMIT APPLICATION INFORMATION**  
**GUARD GATE, GUARDHOUSE, OBSERVATION BOOTH, PRIVATE ROAD**

**AN APPLICATION IS NOT COMPLETE UNTIL ALL REQUIRED INFORMATION IS SUBMITTED IN AN APPROVED FORM. NO APPLICATION WILL BE REVIEWED UNTIL COMPLETE. NO AGENDA DATE WILL BE SET UNTIL THE COMPLETED APPLICATION HAS BEEN REVIEWED AND ACCEPTED BY STAFF.**

**THE CITIZEN REVIEW PROCESS MUST BE PERFORMED IN ACCORDANCE WITH ARTICLE 2-5-2.F OF THE TOWN CODE. THE CITIZEN REVIEW SESSION SHALL TAKE PLACE AFTER THE SUP/MAJOR AMENDMENT/INTERMEDIATE AMENDMENT APPLICATION IS FILED WITH THE TOWN OF PARADISE VALLEY.**

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**APPLICATION FEE: SEE FEE SCHEDULE**

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INITIAL BELOW

\_\_\_\_\_ PRE APPLICATION CONFERENCE WITH STAFF DATE: July 13, 2016

\_\_\_\_\_ APPLICATION SUBMITTED ON: September 26, 2016

\_\_\_\_\_ APPLICATION FEE IN THE AMOUNT OF \$ 2,760.00 DATE: 9/26/16

\_\_\_\_\_ RECEIPT NUMBER \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

APPLICATION CLASSIFICATION

  X   NEW SUP

\_\_\_\_\_ MAJOR SUP AMENDMENT

\_\_\_\_\_ INTERMEDIATE SUP AMENDMENT

\_\_\_\_\_ MANAGERIAL SUP AMENDMENT