



Architecture • Experience • Integrity

November 10, 2015

Principals

M. Andrew Rodrigues, AIA
Michael L. Asaro, AIA, LEED AP BD+C
Paul E. Schroeder, AIA, Associate DBIA
Frank Ternasky, AIA, LEED AP

Ms. Eva-Marie Cutro, AICP
Community Development Director
TOWN OF PARADISE VALLEY
6401 E Lincoln Drive
Paradise Valley, Arizona 85253

Re: **COTTONWOODS RESORT-- Minor Amendment Narrative**
Special Use Permit #12-8 and Major Amendment per Ordinance #673

Dear Ms. Cutro,

The following are the items included in with this submittal for minor amendment:

1. **Site Lighting Package:** Per Ordinance Number 673, SUP 12-08 Stipulation #47- All exterior lighting, including the exposed surface of any parking structure or parking lot are, shall be under a separate plan and process as a Minor Special Use Permit amendment.
2. **Site Signage Package:** Per Ordinance Number 673, SUP 12-08 Stipulation #47- All site signage shall be under a separate plan and process as a Minor Special Use Permit amendment. Outdoor light levels will comply with the special use permit guidelines and shall not exceed the following light levels (measured in foot-candles): parking lots – 1.6 (Refer to photometrics included in lighting drawings); roadways, driveways, drop off areas, loading dock, adjacent to service buildings, pool decks and function areas - 5.0; outdoor dining areas – 10.0. Also, no outdoor lighting shall be installed within any setback area adjacent to a residential property unless the lighting measured at the property line does not exceed 0.5 foot-candles.
3. **Revisions to Presidential Unit #101 (Type F), Building 1.** The Presidential Unit is now detached from the adjacent casita. This allows better views and access to the pool that is surrounded by casitas. The building heights have been revised to 15'-11" max at the equipment screen, with varied massing elevations at 11'-0", 12'-6", and 13'-7".

Respectfully Submitted,


M. Andrew Rodrigues, AIA, Principal
Delawie