

Doubletree

Phase 2 Renovation

SUP-26-03

5401 North Scottsdale Road
Minor Special Use Permit Amendment

REVISED
9:46 am, May 26, 2026



WITHEY
MORRIS
BAUGH

Development Team



Developer

Jackrabbit Propco, LLC c/o
Global Hospitality Investment Group
6121 Sunset Boulevard
Los Angeles, CA 90028

Representative

Benjamin L. Tate

Withey Morris Baugh, PLC
2525 E. Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016
ben@wmbattorneys.com



Site Planning/Landscape Architecture

Reid Katkov

Burton Studio
307 S. Cedros Avenue
Solana Beach, CA 92075
reid@burton-studios.com



Signage

Gretchen Wilde

Airpark Signs & Graphics
1205 N. Miller Road
Tempe, AZ 85288
signs@airparksigns.com



Traffic Engineering

Dawn Cartier, PE, PTOE

CivTech, Inc.
10605 N. Hayden Avenue
Scottsdale, AZ 85260
dcartier@civtech.com



Introduction

This application is submitted on behalf of Global Hospitality Investment Group (“GHIG”), owner of the Doubletree Paradise Valley Resort, situated on approximately 19.78 gross acres at the southeast corner of Scottsdale Road and Jackrabbit Road in Paradise Valley, Arizona (the “Property”) as shown on the Aerial Map at **Tab 1**. The Property is zoned Special Use Permit - Resort (SUP-R) as illustrated on the Zoning Map at **Tab 2** and is subject to the stipulations of the Doubletree Paradise Valley Resort SUP at **Tab 3**.

The original SUP for the Property was granted in January 1973 to the Gulf Leisure Corporation. The original site plan never came to fruition and the Property changed hands several times. In June 1980 the Metroplex Development Corporation obtained an amendment to the SUP for the development of the 380-key Loews Paradise Valley Resort. After multiple amendments during the design and construction process, the 380-key resort opened in 1985. The Property went through multiple name changes before landing on the Doubletree Paradise Valley Resort in 1995.

In 2025, the applicant obtained approval for Phase One of its renovation and improvement plans for the Property via Managerial Amendments SUP-24-06 and SUP-25-04. These approvals allow the applicant to renovate and update several areas throughout the resort, including updates to outdoor event and gathering areas, interior common areas and ballrooms, and perimeter landscape and lighting. With many of these improvements now completed or underway, the applicant seeks to move forward with Phase 2 of its renovation plans.

This application seeks to accomplish two objectives. First, the applicant seeks approval for new improvements to the site, including a new outdoor pre-function space adjacent to the Grand Ballroom and a new subterranean meeting rooms beneath the Forum Ballroom. Second, the applicant seeks to update and simplify the stipulations for Doubletree Paradise Valley Resort SUP to reflect the operations of a modern resort. As the SUP has been amended over the years, stipulations have accumulated that overlap, have become outdated, or in some instances are simply no longer relevant. The proposed stipulation modifications outlined in this narrative are intended to bring the SUP regulations into alignment with other modern resorts in the Town of Paradise Valley.

Improvements

Camelback Lawn

The applicant seeks approval for a new outdoor event space known as the Camelback Lawn, adjacent to the Grand Ballroom in the northwest quadrant of the Property, as illustrated on sheets LC-1.02, LPT-1.02, and LPS-1.02 of the Landscape Improvement Plans submitted with this application. The 4,580 SF Camelback Lawn is located just north of the main entry and porte cochere on the west side of the Property, and will take the place of approximately 17 surface parking spaces.

The Camelback Lawn will serve as both a standalone outdoor event space and a pre-function space for the Grand Ballroom, offering the perfect location for an outdoor cocktail reception or happy hour with beautiful views of Camelback Mountain. To provide a pleasant space for guests and to screen event activity from the surrounding areas, the Camelback Lawn is surrounded on three sides by a landscaped six-foot masonry perimeter wall to the north, south, and west. The east side of the lawn is open to the double doors leading into the Grand Ballroom indoor pre-function space, providing a smooth transition and flow of movement between indoor and outdoor spaces. Designed to be a flexible space, the Camelback Lawn can accommodate a range of table types (sit-down tables, high-top cocktail tables, etc.), portable heaters, food and drink service, and a variety of seating accommodations.

The addition of the Camelback Lawn is the best of both worlds. It provides a versatile outdoor event space without creating any new impacts to the surrounding residential areas due to its location on the west side of the Property between the primary resort buildings and Scottsdale Road. Although its construction will eliminate a handful of surface parking spaces, the Parking Study submitted with this application illustrates that the Property remains overparked with a surplus of guest parking that provides significant flexibility for on-site events even at full occupancy.

Forum Ballroom Basement

Bringing the Forum Ballroom to ground level was a significant component of Managerial Amendment SUP-25-04. At the resort's inception, the space now occupied by the Forum Ballroom was a subterranean indoor tennis arena. The area was subsequently converted to a ballroom, but because of the subterranean nature of the tennis arena the ballroom was located fourteen feet below finished grade. Although the Forum Ballroom operated in this condition for several decades, its configuration made it inconvenient for guests to patronize and incredibly difficult and inefficient for staff to serve. In SUP-25-04, the applicant raised the floor of the Forum Ballroom to ground level, renovated the pre-function space, and removed

the outdoor breezeway ceiling to create an event space with a more natural flow between indoor and outdoor spaces with significantly more natural light.

The applicant now seeks to create approximately 7,722 SF of new basement space beneath the Forum Ballroom for four (4) new breakout meeting rooms and a hallway/corridor connecting the new meeting rooms to existing basement space and exterior corridors and stairwells. Due to the changes made and overall floor area removed in the previously approved Managerial Amendments, along with the small 310 SF addition next to the Camelback Lawn, the net increase in total added floor area across the three applications (SUP-24-06, SUP-25-04, and this application) is approximately 4,078 SF.

As indicated on the Basement Floor Plan submitted with this application, approximately 6,442 SF of the basement area is excluded from this application and will be sealed off and inaccessible in compliance with all relevant fire and building codes as authorized pursuant to SUP-25-04. The proposed meeting spaces allow for the efficient and economical use of “found” space as a result of raising the Forum Ballroom to finished grade. Improvement of the remaining 6,442 SF will be reserved for a future amendment to the SUP.

Signage

A new sign package is proposed as part of this application. Modern signage is a critical component as the Property transitions from its existing DoubleTree branding to its new identity as a soft-branded Hilton boutique resort. The new signage, designed by Airpark Signs & Graphics, marries the clean look of modern halo-illuminated resort signage with subtle southwestern details to give the resort a unique identity and curb appeal.

Along the Scottsdale Road right-of-way, a new monument sign will be installed at the main entrance, attached to the masonry screen wall approved in SUP-25-04, noted as sign “1”. A new externally illuminated dual-sided directional sign will replace the existing signage on the V-shaped wall south of the main entrance, noted as sign “3”. An identical V-shaped wall sign near the northeast corner of the Property, noted as signs “A1” and “A2” will be removed.

A new corner monument sign is proposed in the northwest corner of the Property at the intersection of Scottsdale Road and Jackrabbit Road, noted as sign “2” on the sign plan. This sign has the added aesthetic benefit of providing additional screening for the McDowell Water Company’s irrigation well. Further along Jackrabbit, a new directional sign will be installed on the east end of the easternmost driveway, noted as sign “3” on the sign plan. This sign will direct guests back toward the check-in area to help wayward guests avoid a lengthy detour through the adjacent neighborhood.

Finally, a decorative service gate with directional signage will be installed at the southernmost driveway on Scottsdale Road, noted as sign "4" on the Sign Plan. This driveway is unnecessary for guest traffic, and its closure will help direct guests toward the main entrance and avoid circuitous trips around the surface parking area for arriving guests looking for the main entrance and check-in. It will be opened only for deliveries or other service-related needs for the Property.

Parking/Traffic

The applicant retained CivTech to conduct an evaluation of the site-wide parking demand based upon the existing composition of uses/square footage and the proposed improvements. After the construction of the Camelback Lawn there will be a total of 587 parking spaces: 542 on-site and 45 spaces provided via perpetual parking agreement with the office property to the south located at 5225 N. Scottsdale Road. As noted in the Parking Study summary, there is a peak parking demand of 491 spaces during peak season - resulting in a surplus of 96 spaces. During the off-peak season there is a peak parking demand of 407 spaces - resulting in a surplus of 180 spaces.

Stipulation 9 caps local events at 850 guests. The parking study submitted with this application demonstrates that the existing parking available on-site can accommodate up to 1,265 guests/seats before a combination of valet parking and/or off-site supplementary parking becomes necessary. Due to significant changes in transportation methods to hotel and event destinations (rideshare, autonomous vehicles, etc.), the Property is able to accommodate more guests with its on-site parking than was previously possible.

Stipulations

As noted in the Introduction, one of the primary goals of this application is to streamline and modernize the stipulations associated with the Doubletree Paradise Valley Resort. The SUP stipulation checklist for the Property currently published on the Town of Paradise Valley's website contains 61 stipulations and sub-stipulations for the resort. Many of these stipulations are no longer relevant, reference outdated plan sheets, and reflect the operations of an outdated tennis resort. A redlined version of the SUP stipulations with the applicant's proposed edits has been submitted with this application. Below is a summary of the proposed stipulation modifications and new stipulations

Stipulation Modifications

- Stipulation 2 (SUP-87-03): Tennis Court Plan Sheets
 - Requesting removal of sub-stipulations “h” (Exhibit G: Site Plan showing location of tennis court lights), and “i” (Exhibit H: Cross Section drawing of tennis court). Tennis courts have been eliminated in favor of a multi-purpose sports and event lawn. Tennis is no longer a desired activity at the resort, and the space is better utilized for lawn games, guided activities (like yoga), and outdoor events.
- Stipulation 8 (SUP-87-03): Prohibition of lighting above four feet.
 - Requesting removal of stipulation. Applied inconsistently across resort, does not apply to other resorts in Paradise Valley, and does not reflect current lighting standards in the Town. Updated lighting plan and photometrics submitted with this application incorporate lighting over four feet that is downlit, shielded, or otherwise does not generate light pollution/spillage beyond property lines.
- Stipulation 9 (SUP 85-06 & SUP 87-03): Various improvements required at initial construction and requirements related to public address system and capacity limits for local events.
 - Requesting removal of stipulation. Conditions “a-d” have been satisfied and Condition “e” is irrelevant because there is no public address system on the Property. Condition “f” is no longer necessary to ensure adequate parking capacity as noted in the parking study submitted with this application.
 - The parking study submitted with this application demonstrates that the existing parking available on-site can accommodate up to 1,265 guests/seats before a combination of valet parking and/or off-site supplementary parking becomes necessary.
- Stipulation 10 (SUP 87-03): Various stipulations associated with operation of outdoor tennis courts.
 - Requesting removal of stipulation. Outdoor tennis is no longer a desirable component of this resort, area is more suitable as a multi-purpose outdoor space that can be used for yoga, lawn games, and outdoor events.
- Stipulation 2 (SUP 97-02): Limit on hours of outdoor activity for tennis courts.
 - Requesting removal of stipulation. Tennis courts are being eliminated and replaced with multi-purpose outdoor space. Proposing three new stipulations limiting all live outdoor music and events to 10:00 pm, designation of resort manager to measure noise levels, discouragement of amplified music in outdoor areas, and requirement of mitigation measures consistent with noise study, as outlined below.
- Stipulation 6 (SUP 97-02): Prohibition of amplified sound.
 - Deleted and replaced with four new stipulations as noted below, allowing amplified sound under certain conditions and during certain hours.

New Stipulations

- Except as stipulated within this Special Use Permit, the Property (which includes outdoor venues, events, or functions with music and/or amplified sound) shall operate under all Town noise regulations, including the regulations listed in Article 10-7, Control of Excessive Noise, and Article 8-10, Nuisance Noise, as may be amended, and the acoustical study in the Approved Plans. This is generally a maximum of 45 decibels (dBA) at the property line on Sundays and holidays and 56 decibels (dBA) at the property line all other times.
- All live outdoor music or events (e.g., DJ, live band) must be concluded or be moved indoors at or before 10:00 p.m.
- The Resort manager or designee shall be responsible for measuring the noise levels using an on-site sound level meter as a means to monitor compliance.
- Amplified music, speakers, and/or public announcement (PA) systems are discouraged in all outdoor areas, with such activities prohibited during the hours between 10:00 p.m. and 7:00 a.m. daily. When such systems are used, they shall follow the mitigation measures outlined in the noise study of the Approved Plans.

Minor SUP Amendment Criteria

The proposed request does not:

1. Change or add any uses

The proposed improvements do not change or add any uses to the existing resort or Property. The primary use remains resort keys with ancillary uses for dining, spa, fitness, meeting event space, and similar uses that align with the uses described in Section 1102.2(A), Resorts, of the Town's Zoning Ordinance.

2. Increase the floor area of the project by more than 5000 square feet or constitute an increase of more than 15% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty-month period

As illustrated in the Updated Floor Areas plan submitted with this application, the net increase in floor area across three applications (SUP-24-06, SUP-25-04, and this application) is approximately 4,078 SF. The 5,000 SF threshold is the lessor of the two measurements, as 15% of the existing square footage of the resort represents approximately 38,500 SF.

3. Have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated; or

The only change anticipated to have an impact on adjoining property owners is the elimination of the stipulation prohibiting the use of amplified sound on the Property. That stipulation is being replaced with a series of stipulations taken directly from other modern resorts in the Town of Paradise Valley, which appropriately regulate the hours and magnitude of amplified sound to ensure it does not have a negative impact on adjacent property owners.

The only two areas on the Property where amplified sound could potentially have an impact on neighboring properties are Paradise Park and the Sports Lawn (previously tennis courts). As part of the SUP-25-04 improvements, the applicant raised both spaces up to ground level from their previous position approximately 4-5 feet below grade. To account for the change grade and anticipating the introduction of amplified sound, the applicant constructed a six-foot acoustical wall along the west perimeter of both Paradise Park and the Sports Lawn.

Additionally, the applicant commissioned MD Acoustics to prepare a sound study evaluating the use of amplified sound in Paradise Park as a test of the potential impacts. The study concludes that the proposed infill changes do not affect sound propagation from the site, and the combination of the acoustical wall and a distributed audio sound system with a noise limited will keep event noise from amplified music and speech within Town limits.

The Camelback Lawn will not have any material effect on adjoining properties because it will replace existing surface parking spaces adjacent to Scottsdale Road. There are no residential properties near this area of the Property that would be impacted by the proposed pre-function space, and any noise it generates will be drowned out or offset by the traffic noise on Scottsdale Road.

4. *Change the architectural style of the existing Special Use Permit.*

The proposed amendment will have no impact on the architectural style of the existing Special Use Permit. The Camelback Lawn contains no structures other than a wall with landscaping, and all other structural improvements are within the existing buildings.

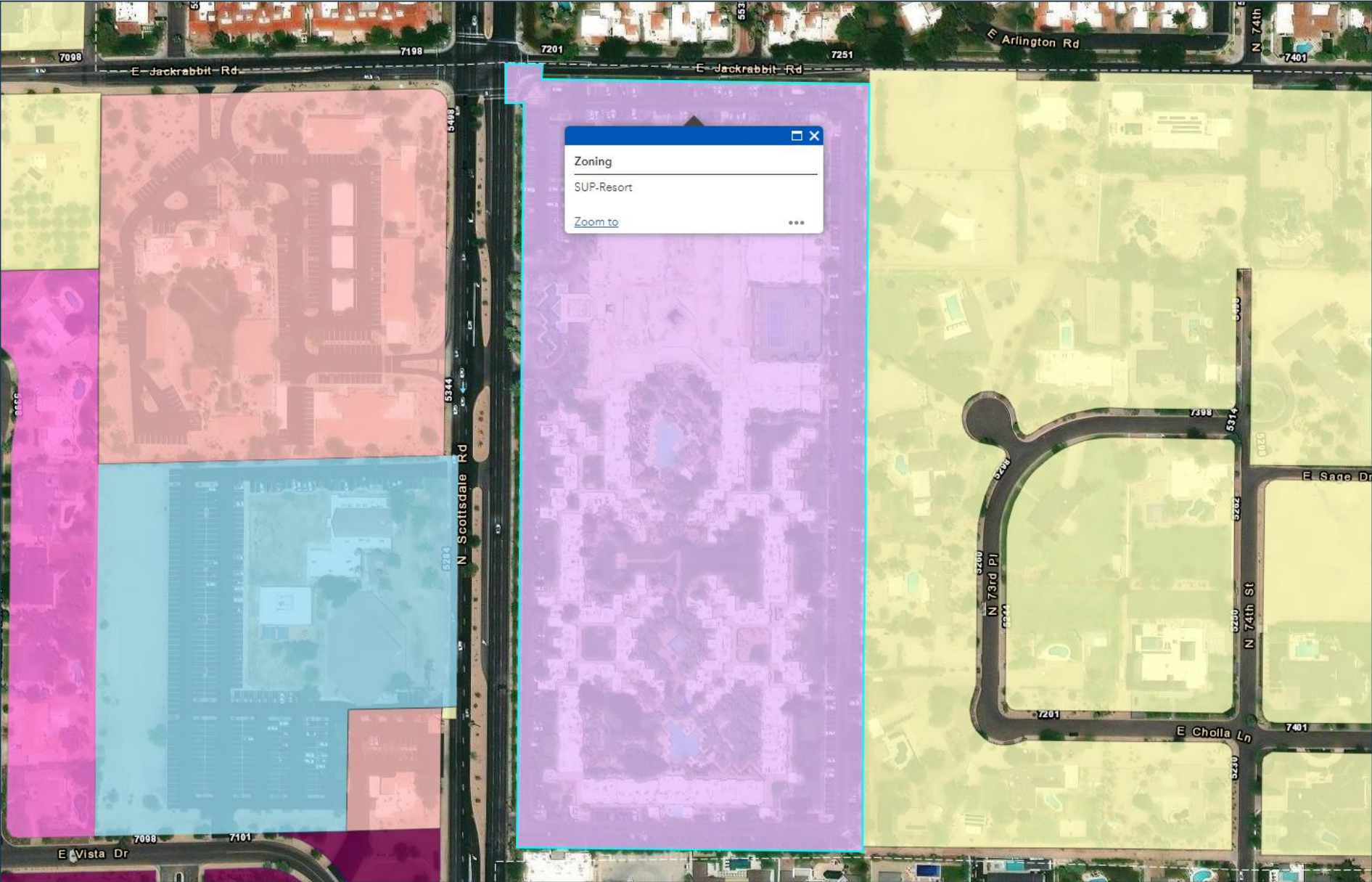
Summary

The proposed amendments to the Doubletree Paradise Valley Resort SUP will allow the applicant to continue its renovation of the Property, transforming the site into a modern resort oasis that will exceed the expectations of visitors and guests. The end result will be a resort that measures up to the high bar set by Paradise Valley's hospitality community and an SUP that is easier for the Town to regulate and administer moving forward.

TAB 1

TAB 2

Zoning Map



TAB 3

The list below summarizes the known approved amendments to the original Special Use Permit, all of which collectively comprise the Special Use Permit for the Property upon the Effective Date:

<p>[In Process] (SUP-26-03)</p>	<p>Minor Special Use Permit for [1] a new 4,580 square-foot outdoor event space adjacent to the Grand Ballroom facing Scottsdale Road that will replace 17 existing parking spaces, [2] add 6,150 square feet of meeting room space in the basement area underneath the Forum Ballroom (being 2,577 square feet net as a result of reduction of other covered areas, [3] approval of a new exterior sign package, and [4] to modify existing stipulations that are no longer relevant, reference outdated plan sheets, and reflect the operations of an outdated tennis resort.</p>
<p>August 25, 2025 (SUP-25-04)</p>	<p>Managerial Special Use Permit interior and exterior improvements on landscape, hardscape, lighting, grading, interior modifications to remove varying floor height differences, enlarging some interior spaces and reducing others (with no net change in floor area), and various cosmetic interior enhancements.</p>
<p>March 24, 2025 (SUP-24-06)</p>	<p>Managerial Special Use Permit confirming the existing legal use of “Paradise Park”, an outdoor event area for resort use with additional landscaping and new lighting located in the northeast corner of the resort.</p>
<p>March 15, 2016 (SUP-16-00)</p>	<p>Managerial SUP amendment to replace the existing bar/concession with a new bar (The approval letter references approved plans dated February 16, 2016 and February 9, 2016. The February 9, 2016 plans are a typo and actually dated February 19, 2016 – Sheets ID 3.13 and ID 3.14). No specific SUP number for this file.</p>
<p>September 30, 2011 (SUP-11-08)</p>	<p>Managerial SUP amendment to change the copy on six (6) existing signs. The narrative or plan set are not in the town records.</p>
<p>April 10, 1997 (SUP-97-02)</p>	<p>Amendment to add an existing office building and parking lot to the site plan, and to make changes to the pool area and interior space design. Stipulations as shown on the Town Council minutes. No recorded Special Use Permit document on file.</p>
<p>September 29, 1995 (SUP-95-09)</p>	<p>Minor Amendment to change the name of the management of the resort and two exterior signs from "Wyndham Paradise Valley Resort" to "Doubletree Paradise Valley Resort"</p>
<p>December 17, 1987 (SUP-87-03)</p>	<p>Amendment to change the name of the grantee from Paradise Valley Inn Limited Partnership to General Electric Pension Trust and to authorize lights on the outdoor tennis courts. Added site plan showing location of tennis court lights (Exhibit G) and cross section of tennis court (Exhibit H). The plans in the file do not appear to match Exhibit G and H. No copy of plans for</p>

DoubleTree Paradise Valley Resort
5401 N Scottsdale Road
Special Use Permit Zoning Amendment Summary with Stipulations

	Exhibit G and H on file.
November 25, 1986 (SUP-86-03)	Minor Amendment to the 1985 Special Use Permit to remove existing signs and install new signs with indirect light only.
December 19, 1985 (SUP-85-06)	Amendment to the 1980 Special Use Permit which allows Lowes Paradise Valley Resort to relabel “Enclosed Tennis Court” area to “Sports and Alternate Display, Meeting and Banquet Room” area to properly reflect use as amended. Amended Exhibit A site plan not in Town records (site plan was replaced with the 1997 Special Use Permit) and amended Exhibit F (referred to in the Special Use Permit as Exhibit C)
November 27, 1984 (SUP-84-01)	Amendment to the 1973, 1980 and 1982 Special Use Permits to allow installation of a satellite dish that was approved. The request also included placement of two additional property identification signs along Scottsdale Road (not considered with the motion) and replacement of 4-foot tall parking lot light fixtures with 6-foot tall and 10-foot tall light fixtures (denied) Exhibit A-1 is the only new exhibit approved with this amendment.
October 14, 1982 (SUP-82-06)	Amendment to the 1980 Special Use Permit to replace the site plan (Exhibit A), sign plan (Exhibit B), and landscaping and lighting plan (Exhibit C). Grading and drainage plan (Exhibit D) and photographs (Exhibit E) remain the same as approved with the 1980 Special Use Permit. Added a site lighting plan (Exhibit F). Height of resort units and total square footage of building space decreased.
August 12, 1982 (SUP-82-05)	Amendment to the 1973, 1980 and 1982 Special Use Permits to remove Loews Hotels International as one of the Grantees, the name of the Grantee amended to read: PARADISE VALLEY INN, an Arizona limited liability company.
December 15, 1981 (SUP-81-03)	Amendment to the 1980 Special Use Permit to extend the commence work deadline from December 28, 1981 to June 28, 1983.
June 26, 1980 (SUP-80-06)	Amendment to the 1973 Special Use Permit including the reduction of rooms from 444 to 380 rooms. From available information, the 1980 SUP superseded the 1973 SUPs as both the June 1973 and the January 1973 site plan are completely different site plan layouts from the 1980 and existing condition. Exhibits A through D are not in the Town records.

<p>April 18, 1975 (SUP-75-10)</p>	<p>Requests made by the owner to the Town to extend the construction and court action granting the owner the ability to continue with the resort hotel Special Use Permit.</p>
<p>July 5, 1973 (SUP-73-06)</p>	<p>Special Use Permit amendment for a change in ownership and an extension to build the resort in accordance with the site plan prepared by Welton Becket and Associates dated June 28, 1973. The Welton Becket and Associates site plan replaced the Dean L. Glasco site plan dated January 11, 1973.</p>
<p>January 11, 1973 (SUP-73-00)</p>	<p>Initial Special Use Permit approval allowing a resort hotel consisting of 148 three-room suites (444 rooms total) and accessory uses, including that construction be completed in two years. The SUP document that would have listed the conditions of approval is not available in the Town files. The only record is the site plan prepared by Dean L. Glasco dated January 11, 1973.</p>

EXISTING S.U.P. STIPULATIONS to Remain in Full Force and Effect. The following is a list of the existing/current S.U.P. Stipulations:

Minor SUP Amendment to add an outdoor event space adjoining the Grand Ballroom, to convert space underneath the Forum Ballroom for meeting rooms, to update exterior signs, and modify stipulations (SUP-26-03) [In Process]

[Add stipulations]

Managerial SUP Amendment confirming use of outdoor event space (SUP-25-04 approved on August 25, 2025)

1. The Property shall be in substantial compliance with the following:
 - a. Project Narrative prepared by Withey Morris Baugh last dated August 20, 2025.
 - b. Parking Study prepared by CivTech dated June 26, 2025, sealed by Dawn D. Cartier on June 26, 2025.
 - c. Landscape Improvement Plans prepared by burton Landscape Architecture Studio last dated July 28, 2025 including the following 41 Sheets: L-0.01 (cover sheet), LC-0.01 (material legend and construction key notes), L-1.00 (landscape cover sheet), LC-1.01 through LC-1.12 (construction/hardscape), LC-5.01(wall elevation), LPT-1.01 through LPT-1.12 (landscape – tree and vine), LP-0.01 through LP-0.03 (plant legend and images), and LPS-1.01 through LPS-1.12 (landscape – shrub and groundcover).
 - d. Lighting Plans prepared by burton Landscape Architecture Studio last dated April 18, 2025 including the following 27 Sheets: LD-1.00 (cover sheet), LD-1.01 through LD-1.12 (enlarged lighting plans), LD-2.00 (overall photometric plan), and LD-2.01 through LD-2.12 (enlarged photometric plans).
 - e. Lighting Fixture Schedule prepared by Lighting Design Alliance dated July 28, 2025 and light fixture cut sheets.
 - f. Overall Site Plan & Key Plan, Sheet KP-1, prepared by FFKR Architects dated August 14, 2025.
 - g. Shade Structure Area Delta, Sheet S1.02D2, prepared by FFKR Architects dated August 14, 2025.
 - h. Main level – New Floor Areas, Sheet AE117, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
 - i. Overall Basement Level – Floor Plan, Sheet A100, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
 - j. Main Level Area C – Floor Plan, Sheet A105, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
 - k. Forum Floor Sections, Sheet A300, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
 - l. JR Ballroom – Existing and New, Sheet A101, prepared by FFKR Architects dated August 14, 2025.
 - m. Area C – Building Sections, Sheet A302, prepared by Jacob Hoff Bodell of FFKR Architects dated July 1, 2025.
 - n. Main Level – Carpet and Tile Floor Areas (outdoor bar patio), Sheet AE121, prepared by Jacob Hoff Bodell of FFKR Architects dated July 21, 2025.
 - o. Vertical Building Screening dated August 6, 2025.
 - p. Wood Slats Image dated August 11, 2025.
2. All new perimeter walls shall comply with the Town’s corner vision requirements outlined in

Section 8-1-13 of the Town Code.

3. The period of temporary use of the tennis court area during renovation of the Paradise Park renovations shall begin upon issuance of any permit for Paradise Park improvements and must cease upon issuance of the final certificate of completion for these Paradise Park improvements, but in no event shall this use exceed six months from the date of issuance of the first permit for Paradise Park improvements.
4. The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney with the approval of this SUP.
5. All existing Special Use Permit stipulations remain in full force and effect, unless changed or modified by this Managerial Amendment SUP 25-04.

**Managerial SUP Amendment confirming use of outdoor event space
(SUP-24-06 approved on March 24, 2025)**

6. The Property shall be in substantial compliance with the following:
 - a. Project Narrative prepared by Withey Morris Baugh last dated March 5, 2025.
 - b. Parking Statement prepared by CivTech dated November 15, 2024, sealed by Benjamin A. Good on November 14, 2024.
 - c. Landscape & Hardscape Plans prepared by burton Landscape Architecture Studio last dated January 8, 2025 (including Sheets LC-0.01, L-1.00, LC-1.01, L-3.01, LCT-1.01, LP-001, LP-002, LPT-1.01, and LPS-1.01)
 - d. Lighting Plan with Cut Sheets prepared by Lighting Design Alliance dated February 3, 2025 (Sheets 1 through 9).
7. The outdoor event area known as “Paradise Park” shall apply to the existing 1985 stipulation such that for local events the grand ballroom, sports and alternative display meeting and banquet room, and outdoor Paradise Park area are all limited to 850 people at any one time. This existing stipulation reads, “Whenever there is a local function on the site, only one or the other of the grand ballroom and the sports and alternative display meeting and banquet room may be utilized, or the two rooms together may be partially used so that not more than 850 people occupy both rooms.”
8. Temporary tents may be erected within Paradise Park as shown on the Approved Plans. All other temporary tent locations require a Special Event Permit with Chapter 8 of the Town Code. No temporary tent shall be higher than twenty-four (24) feet above the finished grade and setback a minimum of forty (40) feet from the perimeter property lines. Placement of temporary tents shall have no adverse impact on parking or circulation on site. Temporary tents or structures shall not be allowed for more than sixteen (16) consecutive days unless approved through a Special Event Permit in accordance with Section 8-8-8 of the Town Code.
9. The Owner shall employ all necessary means to comply with the noise requirements in the Town Code which may include, and is not limited to, the installation of a distributed audio system and a noise limiter.
10. The Resort manager or designee shall be responsible to measure the noise levels using an on-site sound level meter to monitor compliance.
11. Festoon/bistro, palm tree, and similar lighting shall be limited to a maximum height of sixteen (16) feet tall from grade as measured adjacent to the lights, all lights shall be directed downward, and the

light source shall be shielded by an opaque cover and/or shielded by a portion of the building/structure itself as shown on the Approved Plans.

12. To ensure that the proposed date palms do not negatively impact the views of neighboring property owners, once the date palms within Paradise Park grow above the resort roofline and are the subject of complaints from at least two (2) neighboring property owners, the applicant will replace the over height trees with new 16-foot tall date palms.
13. The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney with the approval of this SUP.
14. All existing Special Use Permit stipulations remain in full force and effect, unless changed or modified by this Managerial Amendment SUP 24-06.

**Managerial SUP Amendment to add a new bar area
(SUP-16-00 approved on March 15, 2016)**

1. All improvements for the bar shall be in substantial compliance with the following:
 - a. The project narrative, dated February 25, 2016 and prepared by FFKR Architects.
 - b. The submitted plans and documents (e.g. Cover, Index, Overall Site Plan Level One, Existing/Demo and Proposed Floor Plan, and Pool Bar Millwork Detail Sheets) dated February 9, 2016 and February 16, 2016) prepared by FFKR Architects.
2. All necessary building permits shall be obtained.

**Managerial SUP Amendment to change the copy on six (6) existing signs
(SUP-11-08 approved on September 30, 2011)**

1. All improvements to the property shall be in substantial compliance with the following:
 - a. Narrative prepared by Sign-A-Rama;
 - b. Site plan and detail/elevation plans prepared by Coast Sign Incorporated, dated January 25, 2011;
2. Schedule a Planning Department inspection after the sign copies have been changed.

**Substantial Compliance for playground equipment
(BD02-24493 approved on September 11, 2002)**

No stipulations

**SUP Amendment to add an existing office building and parking lot
(SUP 97-02 approved on April 10, 1997)**

1. Parking Lot and Access to and from the Office Parcel
 - a. Vehicular access between the Resort and the parking lot on the Office Parcel shall be restricted to one travel lane as reflected on the applicant's submittals and shall be gated with card access at all times. Access through the vehicular gate shall be limited to hotel employees and valet parking attendants. No Resort guest vehicular

- access shall be permitted through the gate.
- b. A gate or other barrier acceptable to the Town shall be installed at the exit from the surface parking lot onto Vista Drive. This gate or barrier shall be in place between the hours of 10:00 p.m. and 5:00 a.m. on any day when the lot is used for valet parking to prohibit egress or ingress onto Vista Drive from the parking lot during those times. This gate or barrier shall be accessible for emergency services.
 - c. The Resort parking spaces on the Office Parcel may be utilized only by employees of the Resort and for valet parking. No guest self parking shall be permitted. The overnight employee shift shall not be permitted to use those parking spaces on the Office Parcel. The valet parking attendants shall not add parked cars on the Office Parcel past 10:00 p.m. and shall not use Vista Drive for ingress or egress after 10:00 p.m.
 - d. No buses or semi-trucks shall be allowed to utilize the parking lot on the Office Parcel.
 - e. The Resort shall work with the City of Scottsdale to install a traffic directional sign on the Office Parcel parking lot exits onto Vista Drive to read "Right Turn Only" and to install a "No Outlet" sign on Vista Drive. The Resort shall construct the surface driveway exit so that traffic leaving the parking lot will exit to the right (west) onto Vista Drive and so that no left turn (east) movements onto Vista Drive are permitted from the parking lot.
 - f. The Resort shall provide, and be able to produce evidence of such to the Town, instructions to all employees of the Resort who are permitted to utilize the Office Parcel parking lot as follows: "You are not allowed to use Vista Drive west of Scottsdale Road for access to and from your employment or for valet parking. You are directed to obey all posted speed limits and other traffic regulations of the City of Scottsdale and Town of Paradise Valley." The Resort agrees that it will require all such employees to comply with these instructions and that the Resort will take appropriate disciplinary action for noncompliance by any employee.
2. Outdoor activity conducted on the tennis courts shall be required to end no later than 10:00 p.m. on any day.
 3. New landscaping shall be added to the east and south perimeters of the Resort pursuant to the landscape plan submitted as a part of the special use permit amendment. These ninety-five (95) trees shall be 24" box trees in size.
 4. The permit shall not be issued until the Declaration of Easements and Restrictions ("Easement") approved in form by the Town Attorney restricting use of the office building and parking is recorded in the office of Maricopa County Recorder. Use of the Office Parcel shall be restricted to S-R uses as defined by the Scottsdale Zoning Ordinance and as reflected in the Easement. This Easement shall be incorporated into the Special Use Permit. Failure, termination or revocation of the Easement shall be deemed a violation of the Special Use Permit unless specifically agreed to by the Town.
 5. At least seven (7) days before conducting or permitting the conduct of any event on the Resort property that would require parking of guests to park their vehicles off-site, the Resort will obtain approval from the Paradise Valley Police Department of a plan for traffic control, parking, litter control and security.

6. No outdoor amplified sound of any kind is permitted nor noise levels which exceed the Town's applicable noise regulation.
7. The Resort shall complete the following improvements as contained in the submitted documents within one year of the approval of the special use permit amendment and no transfer of the special use permit shall be allowed until these improvements are completed: landscaping, lighting and parking. All of the other improvements contained in the special use permit amendment may be made according to the Resort timing and budget.
8. The special use permit is dependent on the parking and use described in the application being permitted by the City of Scottsdale. The terms, conditions and statements in the applicant's letter of March 21, 1997, to the City of Scottsdale, and the City of Scottsdale reply dated March 28, 1997, related to the parking and use on the Office Parcel, are incorporated by reference and enforceable in the special use permit.
9. The Resort will construct an engineered entrance between the Resort and the Office Parcel so as to not adversely affect the current irrigation pipe and all necessary measures will be taken to ensure the engineering and construction will be done to the Town's satisfaction.
10. The Resort shall raise the block wall in the southeast corner of the property as shown on exhibit L-4 of the proposed plan.
11. All stipulations of the Resort's special use permit relating to the Office Parcel shall be incorporated as terms and conditions of any leases or subleases of the Office Parcel. Any breach or default of such stipulations by a tenant or subtenant also shall be deemed a breach or default by the Resort and enforceable by the Town.
12. The Resort shall provide, and be able to produce evidence of such to the Town, instructions to all of its vendors and contractors as follows: In order to be a vendor and/or contractor in good standing with the Doubletree Paradise Valley Resort, you must confine your travel routes to and from the Resort to arterial streets (i.e., Scottsdale Road) or collector streets (i.e. Jackrabbit Road), and you must not use local streets through neighborhoods (i.e. Vista Drive east or west off Scottsdale Road). In addition, you must obey all posted speed limits and other traffic regulations of the City of Scottsdale and Town of Paradise Valley. The Resort agrees that it will require all contractors and vendors to comply with these instructions as a condition of doing business with the Resort and enforce this requirement against any vendor or contractor in the event of noncompliance.
13. Because the operations of the hotel are in Paradise Valley, all bed tax and sales tax are to accrue to Paradise Valley regardless of where the cash box is located. Paradise Valley will be in the same relative fiscal position as it is currently after all of these improvements are completed.
14. A violation of any of the stipulations or terms of the special use permit or applicable Town Code is enforceable against the Resort and grounds for revocation of the special use permit.

**SUP Minor Amendment to change name and two signs
(SUP 95-09 approved on September 29, 1995)**

1. Change the name of the management of the resort and two exterior signs from "Wyndham Paradise Valley Resort" to "Doubletree Paradise Valley Resort".
2. Signage as shown per approved plans.

**SUP Amendment to change name of grantee and allow lights on outdoor tennis courts
(SUP 87-03 approved on December 17, 1987)**

1. The real property ("Property") subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at the southeast corner of Jackrabbit and Scottsdale Roads, and is more particularly described as follows:
The West ½ of the NW ¼ of the SW ¼ of Section 14, T2N, R4E, of the G&SRB&M, Maricopa County, Arizona.
2. The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:
 - a. Exhibit A: Site Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, dated May 8, 1980, updated October 6, 1982, amended December 5, 1985.
 - b. Exhibit A-1: Satellite Dish Plan, consisting of three pages, approved February 14, 1985.
 - c. Exhibit B: Sign Plan, prepared by Frizzell-Hill-Adams, dated May 8, 1980.
 - d. Exhibit C: Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982.
 - e. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
 - f. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
 - g. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, Amended December 12, 1984.
 - h. Exhibit G: Site Plan showing location of tennis court lights prepared by Trammell Crow, dated October 27, 1987.
 - i. Exhibit H: Cross Section drawing of tennis court prepared by Trammell Crow, dated October 27, 1987.

These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

3. The Property may be used for a resort hotel only, and no changes, expansions, additions, or alterations to the Property or improvement thereon shall be allowed without an express written amendment to this Special Use Permit.
4. The use of the Property shall at all times conform to all applicable State laws and Town ordinances.

5. Should the Property be used or developed in a manner inconsistent with the terms stated herein, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council or the Council may in its sole discretion and in lieu of termination and revocation hereof, upon determination that a violation of the terms and conditions hereof has taken place, assess a fine against the Grantee not to exceed one thousand dollars (\$1,000.00) for each violation. Any day or portion thereof that a violation continues is deemed a separate violation.
6. This Special Use Permit is non-transferable until the completion of all construction in accordance with Exhibit A through F; and until Certificates of Occupancy have been issued by the Town of Paradise Valley.
7. This Special Use Permit shall be binding on the Grantees, their heirs, assigns, personal representatives, or successors in interest.
8. Outdoor lighting shall be restricted to low-level lighting not to exceed four (4) feet and to those as shown on Exhibit C as amended.
9. This Special Use Permit is granted upon the condition that the Grantees comply with the following stipulations:
 - a. Grantee shall pay one-half of the cost of a traffic signal to be installed at the intersection of Jackrabbit Road and Scottsdale Road, the other one-half to be paid by the City of Scottsdale.
 - b. The well site on the southeast corner of Jackrabbit Road and Scottsdale Road shall be relocated and the well site complies with Section 1022 of the Town Zoning Ordinance.
 - c. The wall on the east and south sides of the property shall be constructed at the beginning of construction on the project.
 - d. No outdoor public address system shall be utilized except as needed for emergency purposes.
 - e. Whenever there is a local function on the site, only one or the other of the grand ballroom and the sports and alternative display meeting and banquet room may be utilized, or the two rooms together may be partially used so that not more than 850 people occupy both rooms.
10. In addition to the limitation of Paragraph 8, the tennis courts approved as shown in Exhibit G and H shall be subject to:
 - a. The lights will be installed only on the northwest and southwest courts.
 - b. The lights for each court shall be extinguished when the court is not in use.
 - c. Radiant light at any property line shall not exceed .75-foot candles.
 - d. All permitted lights may be used from dusk until 10:00 P.M. local time.
 - e. The Zoning Administrator will visit the site at least three times per year, meter the light spillage and present a formal report to the Planning and Zoning Commission through the Planning Director. If a violation is found, a citation shall be issued immediately and an order to cease and desist shall be given to the grantee.
 - f. Use of the tennis courts is limited to: registered guests of the resort, guests of registered guests, employees of the resort, guests of employees.
 - g. Suitable landscaping will be planted to shield the lights completely from adjacent

- properties.
- h. All tennis courts are to be used for tennis only; spectator events, exhibitions, or other displays are prohibited.
 - i. Outdoor amplifiers, space heaters and bleachers are prohibited in the vicinity of all tennis courts.
 - j. Tennis court fence shall not exceed ten feet (10') in height above parking lot grade.
 - k. Courts shall be converted to clay surface prior to lighted use.
 - l. Unrelated items shown on exhibits G & H are excluded from this specific grant.
11. If any section, subsection, sentence, clause, or phrase of this Special Use Permit is for any reason held illegal, invalid, or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.
 12. The Special Use Permit shall automatically terminate eighteen (18) months from the date of the granting of this amendment to Special Use Permit if the Grantees have not commenced construction on the project.
 13. This Special Use Permit amends the Special Use Permit issued to S.N. Pickard on January 11, 1973, as amended.

**SUP Amendment to remove existing signs and install new signs
(SUP 86-03 approved on November 25, 1986)**

1. To remove the existing sign and install new ones, the total square footage of which shall not exceed 20 square feet.
2. The signs shall have indirect light only.

**SUP Amendment to relabel “Enclosed Tennis Court” area to “Sports and Alternate Display, Meeting and Banquet Room” area to properly reflect use as amended
(SUP 85-06 approved on December 19, 1985)**

1. The real property (“Property”) subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at the southeast corner of Jackrabbit and Scottsdale Roads, and is more particularly described as follows:
The West ½ of the NW ¼ of the SW ¼ of Section 14, T2N, R4E, of the G&SRB&M, Maricopa County, Arizona.
2. The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:
 - a. Exhibit A: Site Plan, prepared by Frizell-Hill-Moorhouse-Beaubois, dated May 8, 1980, updated October 6, 1982, amended December 5, 1985.
 - b. Exhibit A-1: Satellite Dish Plan, consisting of three pages, approved February 14, 1985.
 - c. Exhibit B: Sign Plan, prepared by Frizzel-Hill-Adams, dated May 8, 1980.

- d. Exhibit C: Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982.
- e. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
- f. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
- g. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, Amended December 12, 1984.

These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

3. The Property may be used for a resort hotel only, and no changes, expansions, additions, or alterations to the Property or improvement thereon shall be allowed without an express written amendment to this Special Use Permit.
4. The use of the Property shall at all times conform to all applicable State laws and Town ordinances.
5. Should the Property be used or developed in a manner inconsistent with the terms stated herein, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council or the Council may in its sole discretion and in lieu of termination and revocation hereof, upon determination that a violation of the terms and conditions hereof has taken place, assess a fine against the Grantee not to exceed one thousand dollars (\$1,000.00) for each violation. Any day or portion thereof that a violation continues is deemed a separate violation.
6. This Special Use Permit is non-transferable until the completion of all construction in accordance with Exhibit A through F; and until Certificates of Occupancy have been issued by the Town of Paradise Valley.
7. This Special Use Permit shall be binding on the Grantees, their heirs, assigns, personal representatives, or successors in interest.
8. Outdoor lighting shall be restricted to low-level lighting not to exceed four (4) feet and to those as shown on Exhibit C as amended.
9. This Special Use Permit is granted upon the condition that the Grantees comply with the following stipulations:
 - a. Grantee shall pay one-half of the cost of a traffic signal to be installed at the intersection of Jackrabbit Road and Scottsdale Road, the other one-half to be paid by the City of Scottsdale.
 - b. The well site on the southeast corner of Jackrabbit Road and Scottsdale Road shall be relocated or vaulted so that the existing hazard is eliminated and the well site complies with Section 1022 of the Town Zoning Ordinance.
 - c. The wall on the east and south sides of the property shall be constructed at the beginning of construction on the project.
 - d. No outdoor public address system shall be utilized except as needed for

emergency purposes.

- e. Whenever there is a local function on the site, only one or the other of the grand ballroom and the sports and alternative display meeting and banquet room may be utilized, or the two rooms together may be partially used so that not more than 850 people occupy both rooms.
10. If any section, subsection, sentence, clause, or phrase of this Special Use Permit is for any reason held illegal, invalid, or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.
 11. The Special Use Permit shall automatically terminate eighteen (18) months from the date of the granting of this amendment to Special Use Permit if the Grantees have not commenced construction on the project.
 12. This Special Use Permit amends the Special Use Permit issued to S.N. Pickard on January 11, 1973, as amended.

SUP Amendment to allow installation of a satellite dish, additional signs, and lights (SUP 84-01 approved on November 27, 1984)

1. The real property (“Property”) subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at the southeast corner of Jackrabbit and Scottsdale Roads, and is more particularly described as follows:
The West ½ of the NW ¼ of the SW ¼ of Section 14, T2N, R4E, of the G&SRB&M, Maricopa County, Arizona.
2. The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:
 - a. Exhibit A: Site Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, dated May 8, 1980, updated October 6, 1982.
 - b. Exhibit A-1: Satellite Dish Plan, consisting of three pages, approved February 14, 1985.
 - c. Exhibit B: Sign Plan, prepared by Frizzell-Hill-Adams, dated May 8, 1980.
 - d. Exhibit C: Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982.
 - e. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
 - f. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
 - g. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, dated May 13, 1980.

These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

3. The Property may be used for a resort hotel only, and no changes, expansions, additions, or alterations to the Property or improvement thereon shall be allowed without an express written amendment to this Special Use Permit.
4. The use of the Property shall at all times conform to all applicable State laws and Town ordinances.
5. Should the Property be used or developed in a manner inconsistent with the terms stated herein, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council or the Council may in its sole discretion and in lieu of termination and revocation hereof, upon determination that a violation of the terms and conditions hereof has taken place, assess a fine against the Grantee not to exceed one thousand dollars (\$1,000.00) for each violation. Any day or portion thereof that a violation continues is deemed a separate violation.
6. This Special Use Permit is non-transferable until the completion of all construction in accordance with Exhibit A through F; and until Certificates of Occupancy have been issued by the Town of Paradise Valley.
7. This Special Use Permit shall be binding on the Grantees, their heirs, assigns, personal representatives, or successors in interest.
8. Outdoor lighting shall be restricted to low-level lighting not to exceed four (4) feet and to those as shown on Exhibit C as amended.
9. This Special Use Permit is granted upon the condition that the Grantees comply with the following stipulations:
 - a. Grantee shall pay one-half of the cost of a traffic signal to be installed at the intersection of Jackrabbit Road and Scottsdale Road, the other one-half to be paid by the City of Scottsdale.
 - b. The well site on the southeast corner of Jackrabbit Road and Scottsdale Road shall be relocated or vaulted so that the existing hazard is eliminated and the well site complies with Section 1022 of the Town Zoning Ordinance.
 - c. The wall on the east and south sides of the property shall be constructed at the beginning of construction on the project.
 - d. No outdoor public address system shall be utilized except as needed for emergency purposes.
10. If any section, subsection, sentence, clause, or phrase of this Special Use Permit is for any reason held illegal, invalid, or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.
11. The Special Use Permit shall automatically terminate eighteen (18) months from the date of the granting of this amendment to Special Use Permit if the Grantees have not commenced construction on the project.

12. This Special Use Permit amends the Special Use Permit issued to S.N. Pickard on January 11, 1973, as amended.

SUP Amendment to replace the site plan, sign plan, and landscaping and lighting plan (SUP 82-06 approved on October 14, 1982)

1. Paragraph 2 of the Special Use Permit is amended by deleting the words in brackets and adding the words in all capital letters, to-wit:

The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:

- a. Exhibit A: Site Plan, prepared by [Frizzell-Hill-Moorhouse-Beaubois, dated June 23, 1980] Frizzell-Hill-Moorhouse-Beaubois, May 8, 1980, updated October 6, 1982.
- b. Exhibit B: Sign Plan, prepared by Frizzell-Hill-Adams, dated May 8, 1980.
- c. Exhibit C: [Landscape and Lighting Plan prepared by Frizzell-Hill-Adams, dated May 13, 1980] Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982.
- d. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
- e. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
- f. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, dated May 13, 1980.

These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

2. All other terms and conditions of the Special Use Permit issued on January 11, 1973, as amended, shall remain in full force and effect.

SUP Amendment to change the grantee (SUP 82-05 approved on August 12, 1982)

1. LOEWS HOTELS INTERNATIONAL, INC., a Delaware corporation, is hereby removed as one of the GRANTEES.
2. The name of the GRANTEE as shown on the Special Use Permit dated January 11, 1973 and all amendments thereto, is hereby amended to read : PARADISE VALLEY INN, an Arizona limited partnership.
3. All other terms and conditions of the Special Use Permit granted on January 11, 1973 and subsequent amendments shall remain as recorded.

SUP Amendment to extend construction deadline
(SUP 81-03 approved on December 15, 1981)

1. Paragraph 11 is amended by repealing the words stricken and adopting the words in all capitals or underlined:

11. ~~This~~ THE Special Use Permit shall automatically terminate eighteen (18) months from the date of the granting of this AMENDMENT TO Special Use Permit if the Grantees have not commenced construction on the project.

2. All other terms and conditions of the original Special Use Permit shall remain in full force and effect.

SUP Amendment to reduce the room count (different layout from 1973 and 1976 plans)
(SUP 80-06 approved on June 26, 1980)

1. The real property ("Property") subject to this Special Use Permit is located in the Town of Paradise Valley, Maricopa County, Arizona, at the southeast corner of Jackrabbit and Scottsdale Roads, and is more particularly described as follows:

The West ½ of the NW ¼ of the SW ¼ of Section 14, T2N, R4E, of the G&SRB&M, Maricopa County, Arizona.

2. The development, construction, and usage of the Property shall be in strict compliance with those certain documents marked and certified by the Paradise Valley Town Clerk as:

- a. Exhibit A: Site Plan, prepared by Frizzell-Hill-Adams, dated June 23, 1980.
- b. Exhibit B: Sign Plan, prepared by Frizzell-Hill-Adams, dated May 8, 1980.
- c. Exhibit C: Landscape and Lighting Plan prepared by Frizzell-Hill-Adams, dated May 13, 1980.
- d. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980.
- e. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.

These exhibits are incorporated into this Special Use Permit and made an integral part hereof.

3. The Property may be used for a resort hotel only, and no changes, expansions, additions, or alterations to the Property or improvement thereon shall be allowed without an express written amendment to this Special Use Permit.
4. The use of the Property shall at all times conform to all applicable State laws and Town ordinances.
5. Should the Property be used or developed in a manner inconsistent with the terms stated herein, this Special Use Permit may be terminated in its entirety by the Paradise Valley Town Council.

6. This Special Use Permit is non-transferable until the completion of all construction in accordance with Exhibit A through E; and until Certificates of Occupancy have been issued by the Town of Paradise Valley.
7. This Special Use Permit shall be binding on the Grantees, their heirs, assigns, personal representatives, or successors in interest.
8. Outdoor lighting shall be restricted to low-level lighting not to exceed four (4) feet.
9. This Special Use Permit is granted upon the condition that the Grantees comply with the following stipulations:
 - a. Grantee shall pay one-half of the cost of a traffic signal to be installed at the intersection of Jackrabbit Road and Scottsdale Road, the other one-half to be paid by the City of Scottsdale.
 - b. The well site on the southeast corner of Jackrabbit Road and Scottsdale Road shall be relocated or vaulted so that the existing hazard is eliminated and the well site complies with Section 1022 of the Town Zoning Ordinance.
 - c. The wall on the east and south sides of the property shall be constructed at the beginning of construction on the project.
 - d. Grantees shall construct paving on Scottsdale Road and Jackrabbit Road in accordance with the paving plan dated May, 1980, submitted to the Town, consisting of eight (8) pages.
 - e. No outdoor public address system shall be utilized except as needed for emergency purposes.
10. If any section, subsection, sentence, clause, or phrase of this Special Use Permit is for any reason held illegal, invalid, or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.
11. The Special Use Permit shall automatically terminate eighteen (18) months from the date of the granting of this amendment to Special Use Permit if the Grantees have not commenced construction on the project.
12. This Special Use Permit amends the Special Use Permit issued to S.N. Pickard on January 11, 1973, as amended.

SUP Amendment to allow resort to continue via court action
(SUP 75-10 approved on April 15, 1975 (Court Date))

Refer to court order.

**SUP Amendment to change ownership records and construction extension
 (SUP 73-06 approved on July 5, 1973)**

No Special Use Permit on file, limited records in Town files.

**Initial SUP for Resort
 (SUP 73-00 approved on January 11, 1973)**

No Special Use Permit on file, limited records in Town files.

I. APPROVED PLANS

The following are known approved plans and documents that still apply to the Property. In the case of discrepancies between Approved Plans, those with a later date shall take precedence. In the circumstance an approved plan or document is not listed, this does not nullify its validity.

<p>March 24, 2025 (SUP-24-06)</p>	<ol style="list-style-type: none"> 1. Project Narrative prepared by Withey Morris Baugh last dated March 5, 2025. 2. Parking Statement prepared by CivTech dated November 15, 2024, sealed by Benjamin A. Good on November 14, 2024. 3. Landscape & Hardscape Plans prepared by burton Landscape Architecture Studio last dated January 8, 2025 (including Sheets LC-0.01, L-1.00, LC-1.01, L-3.01, LCT-1.01, LP-001, LP-002, LPT-1.01, and LPS-1.01). 4. Lighting Plan with Cut Sheets prepared by Lighting Design Alliance dated February 3, 2025 (Sheets 1 through 9).
<p>March 15, 2016 (SUP-16-00)</p>	<ol style="list-style-type: none"> 1. The project narrative, dated February 25, 2016, prepared by FFKR Architects. 2. Cover, Index, Overall Site Plan Level One, Existing/Demo and Proposed Floor Plan, and Pool Bar Millwork Detail Sheets, dated February 9, 2016 and February 16, 2016, prepared by FFKR Architects.
<p>September 30, 2011 (SUP-11-08)</p>	<ol style="list-style-type: none"> 1. Narrative prepared by Sign-A-Rama. <i>[Not in Town Files.]</i> 2. Site plan and detail/elevation plans prepared by Coast Sign Incorporated, dated January 25, 2011. <i>[Not in Town Files.]</i>
<p>September 11, 2002 (BD02-24493)</p>	<ol style="list-style-type: none"> 1. Plan View and Footing Plans dated July 10, 2002 and March 12, 2002, prepared by Playworld Systems and Dave Bang Associates, Inc.

<p>April 10, 1997 (SUP-97-02)</p> <p><i>Note: No specific plans are called out in the minutes/files. The plans identified are what are in the Town records.</i></p>	<ol style="list-style-type: none">1. A.L.T.A Survey, Sheets 1 through 4, prepared by Norman Engineering Group, Inc., dated January 1997.2. Special Use Site Key Plan, Sheet SU1.0, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997.3. Existing Signage Location, Sheet SU1.1, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997.4. Landscape Tree Enhancement Plan, Sheet SU1.2, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997.5. New Trees @ East & South Property Line, Sheet L-4, prepared by Miller Rausch, Reece-Angell Architects, and Steve Martino & Associates, last resubmitted on February 13, 1997, and date sealed by Steve Lawrence Martino on March 11, 1997.6. Single Access Pass Through Plan, Plan & Elevation, Sheet SU-1.3, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997.7. Special Use Main Building Overall Key Plans, Sheet SU-2.0, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on January 30, 1997.8. Special Use Main Building Entry Plan, Sheet SU-2.1, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997.9. Special Use Main Building Lobby Plans, Sheet SU-2.2, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell March 13, 1997.10. Special Use Main Building Gift Shop/Bar Plans, Sheet SU-2.3, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997.11. Special Use Main Building Meeting Room Plans, Sheet SU-2.4, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on March 13, 1997.
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	<ol style="list-style-type: none"> 12. Special Use Main Building Office Plans, Sheet SU-2.5, prepared by Miller Rausch and Reece-Angell Architects, last resubmitted on March 13, 1997, and date sealed by Craig S Angell on January 16, 1997. 13. Existing Landscape Master Plan, Sheet L-1, prepared by Environmental Design Group, dated January 15, 1997. 14. Existing Plants at 1/20" Scale, Sheet L-1, prepared by Martino & Associates, revised January 29, 1997. 15. New Landscape Construction at 1/20" Scale, Sheet L-2, prepared by Martino & Associates, revised January 29, 1997. 16. New Planting Plan, Sheet L-3, prepared by Martino & Associates, revised January 29, 1997. 17. Existing Site Lighting, prepared by Martino & Associates, date sealed by Steve Lawrence Martino, dated January 8, 1997. 18. New Landscape Lighting Plan, prepared by Akari Lighting Design and Martino & Associates, dated January 15, 1997.
<p>September 29, 1995 (SUP-95-09)</p>	<ol style="list-style-type: none"> 1. Elevation Directional Sign, prepared by Paul Andrew Davis Design, dated June 14, 1995, revised on June 28, 1995. 2. Section of Directional Sign, prepared by Paul Andrew Davis Design, dated June 14, 1995, revised on June 28, 1995. 3. Sign Illumination, prepared by Paul Andrew Davis Design, dated June 14, 1995. 4. Site Plan, prepared by Paul Andrew Davis Design, dated June 14, 1995, revised on June 28, 1995.
<p>December 17, 1987 (SUP-87-03)</p>	<ol style="list-style-type: none"> 1. Exhibit G: Site Plan showing location of tennis court lights prepared by Trammell Crow, dated October 27, 1987. <i>[Not in Town files.]</i> 2. Exhibit H: Cross Section drawing of tennis court prepared by Trammell Crow, dated October 27, 1987. <i>[Not in Town files.]</i> <p><i>Note: Exhibits A-F did not change from prior Special Use Permit approvals.</i></p>
<p>November 25, 1986 (SUP-86-03)</p>	<ol style="list-style-type: none"> 1. Sign Elevation, prepared by JR Smisek, dated November 20, 1986.

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<p>December 19, 1985 (SUP-85-06)</p>	<ol style="list-style-type: none"> 1. Exhibit A: Site Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, dated May 8, 1980, updated October 6, 1982, amended December 5, 1985. <i>[Not in Town files.]</i> 2. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, Amended December 12, 1984. <i>[Not in Town files, but there is a plan prepared by Samer, Lahlum and Associates dated December 10, 1984 that has hand-written note this amends part of Exhibit.]</i> <p><i>Note: Exhibits B-E did not change from prior Special Use Permit approvals.</i></p>
<p>November 27, 1984 (SUP-84-01)</p>	<ol style="list-style-type: none"> 1. Exhibit A-1: Satellite Dish Plan, consisting of three pages, approved February 14, 1985. <p><i>Note: Exhibits A, B-F did not change from prior Special Use Permit approvals.</i></p>
<p>October 14, 1982 (SUP-82-06)</p>	<ol style="list-style-type: none"> 1. Exhibit A: Site Plan, prepared by [Frizzell-Hill-Moorhouse-Beaubois, dated June 23, 1980] Frizzell-Hill-Moorhouse-Beaubois, May 8, 1980, updated October 6, 1982. 2. Exhibit C: [Landscape and Lighting Plan prepared by Frizzell-Hill-Adams, dated May 13, 1980] Site landscape Plan, prepared by Frizzell-Hill-Moorhouse Beaubois, updated October 6, 1982. 3. Exhibit F: Site Lighting Plan, prepared by Frizzell-Hill-Moorhouse-Beaubois, dated May 13, 1980. <i>[The Special Use Permit references the May 13, 1980 date for Exhibit F, but there is a Site Lighting Plan in the file with a hand-written date by Perry Burr of Perry Burr & Associates of October 6, 1982 matching the hand-written date of the revised Exhibit above which may mean the Special Use Permit reference may be incorrect.]</i> <p><i>Note: Exhibits B, D, and E did not change from prior Special Use Permit approvals.</i></p>
<p>August 12, 1982 (SUP-82-05)</p>	<p><i>No Plans modified as part of this Special Use Permit amendment.</i></p>

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<p>December 15, 1981 (SUP-81-03)</p>	<p><i>No Plans modified as part of this Special Use Permit amendment.</i></p>
<p>June 26, 1980 (SUP-80-06)</p> <p><i>Note: From available information, the 1980 SUP superseded the 1973 SUPs as both the June 1973 and the January 1973 site plan are completely different site plan layouts from the 1980 and existing condition.</i></p>	<ol style="list-style-type: none"> 1. Exhibit A: Site Plan, prepared by Frizzell-Hill-Adams, dated June 23, 1980. <i>[Not in Town files]</i> 2. Exhibit B: Sign Plan, prepared by Frizzell-Hill-Adams, dated May 8, 1980. 3. Exhibit C: Landscape and Lighting Plan prepared by Frizzell-Hill-Adams, dated May 13, 1980. <i>[Not in Town files]</i> 4. Exhibit D: Grading and Drainage Plan, prepared by Samer, Olmstead, and Lahlum, Inc. dated May, 1980. <i>[Not in Town files]</i> 5. Exhibit E: Photographs and architectural rendering, prepared by Frizzell-Hill-Adams.
<p>April 15, 1975 (SUP-75-30)</p>	<p><i>No Plans modified as part of this Special Use Permit amendment.</i></p>
<p>July 5, 1973 (SUP-73-06)</p>	<ol style="list-style-type: none"> 1. Site Plan, prepared by Welton Becket and Associates, dated June 28, 1973. <i>[Referenced by the court order dated April 18, 1975; Updated plan in Town files; Replaced the January 11, 1973 Site Plan]</i>
<p>January 11, 1973 (SUP-73-00)</p>	<ol style="list-style-type: none"> 1. Site Plan, prepared by D. L. Glasco, Architect, dated January 11, 1973. <i>[Referenced by the court order dated April 18, 1975]</i> 2. Drainage Plan, prepared by James M Samer, Engineer, dated October 23, 1972. <i>[Referenced by the court order dated April 18, 1975; Not in Town files]</i> 3. Landscape Plan, prepared by D.L. Glasco, dated November 1, 1972. <i>[Referenced by the court order dated April 18, 1975; Not in Town files]</i>