

TOWN OF PARADISE VALLEY
APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT

PARCEL NO.: 169 28 004D
169 - 31 - 019G
(County Tax Assessor Number)

DATE: March 30, 2017

NAME OF SUBDIVISION OR PARCEL: El Chorro

ADDRESS OR LOCATION OF PROPERTY: 5550 East Lincoln Drive

Paradise Valley, AZ 85253

OWNER: Santor Ventures, LLC -
NAME

7600 E. Doubletree Ranch Rd., Suite 300, Scottsdale, AZ 85258
ADDRESS PHONE #

See attached.
SIGNATURE OF OWNER

AUTHORIZED AGENT: Jorden Hiser & Joy, PLC
NAME

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

Eugene Bell
SIGNATURE OF AUTHORIZED AGENT

APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT

PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL (Please Attach

Additional Sheets as Necessary): See attached narrative.

BEING UNDER SPECIAL USE PERMIT AS FOLLOWS:

NAME: El Chorro Lodge

SPECIAL USE PERMIT DATED: 1998 (92-1) AMENDED: Various dates; most recent 09-21-10 (10-8)

THE MINOR AMENDMENT TO EXISTING, APPROVED SITE PLAN IS REQUESTED FOR THE FOLLOWING REASONS: See attached narrative.

THE ABOVE SITE PLAN IS TO BE AMENDED AS FOLLOWS: See attached site plan.

EXHIBITS, MODELS, SITE PLANS, ETC. FOR THE ABOVE SPECIAL USE WILL BE CHANGED IN THE FOLLOWING MANNER: See attached site plan.

SANTOR VENTURES, LLC
7600 EAST DOUBLETREE RANCH ROAD, SUITE 300
SCOTTSDALE, AZ 85258

March 23, 2017

Douglas A. Jordan
Jordan Hiser & Joy, P.L.C.
5080 North 40th Street, Suite 245
Phoenix, AZ 85018

Re: Authorization Letter

Dear Mr. Jordan:

The purpose of this letter is to authorize you and your firm to act as our representative with respect to all matters necessary to request approval from the Town of Paradise Valley of a minor amendment to the existing Special Use Permit for El Chorro located at 5550 East Lincoln Drive in Paradise Valley, Arizona.

SANTOR VENTURES, LLC

By:  _____

Name: JASON D. STILES

Title: CFO of Hank, Inc., its manager

EL CHORRO NARRATIVE

El Chorro last amended its Special Use Permit in 2010. Since then, El Chorro has evolved to suit the needs of the community and has outgrown the existing "back of house" infrastructure and buildings. The purpose of this request for a Minor Amendment is to eliminate old, out-of-date buildings and replace them with new buildings and infrastructure that will allow El Chorro to enhance its ability to serve its customers and the community. The new buildings would provide much-needed space for El Chorro's human resources department and sales team and would include a new bakery and kitchen.

Several existing, old buildings and structures (approximately 3,500 sq. ft.) that are behind the main building of the restaurant will be demolished to make way for a new building that will be approximately 5,000 sq. ft. (a net increase of approximately 1,500 sq. ft.). Casa Paloma, the banquet facility to the west of the main restaurant, continues to grow in popularity. An approximately 410 sq. ft. addition to Casa Paloma's service kitchen will enhance its ability to provide top-tier service for local functions. The previous SUP approvals included a 497 sq. ft. storage building addition, which was never constructed, behind the existing structures that are now scheduled to be removed. In addition, a large existing exterior canopy will be removed and replaced with two separate canopies totaling approximately 400 sq. ft. that will connect Casa Paloma and the main buildings to the new structure. The new construction will total approximately 5,750 sq. ft., which is a net increase of approximately 1,750 sq. ft. after taking into account the 3,500 sq. ft. that will be demolished. Finally, a new sign will be placed in the existing driveway/entry area and the entry drive will be slightly reconfigured to facilitate traffic flow.

The proposed amendment (1) does not change or add any uses, (2) is much less than the 5,000 sq. ft. allowed for a Minor Amendment, (3) will not have any material impact on surrounding owners, and (4) will not change the architectural style. Most importantly, it will allow El Chorro to better serve the community.