

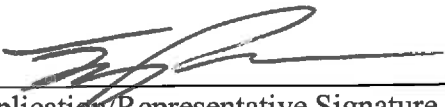
**Affidavit of Sign Posting  
for Planning and Zoning Commission Hearing**

Rezoning Application No.: SUP-18-05

Applicant Name: Gentree, LLC

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

I confirm that signs were posted on the property with notice of the Planning Commission Hearing as required for the case noted above in accordance with Section 1102.3(C)(4) of the Town of Paradise Valley's Zoning Ordinance.

  
Application Representative Signature

8/25/2020  
Date

This instrument was acknowledged before me on this 25 day of August, 2020, by Taylor Robinson. In witness whereof, I hereunto set my hand and official seal.



Lucy A. Green  
Notary Public

My commission expires: March 21, 2023



**ZONING  
VIOLATION**  
Notice to Owner  
This property is located in a residential zone and is currently being used for commercial purposes. This is a violation of the local zoning ordinance. Please contact the Planning Department at (951) 355-1234 for more information.



# ZONING HEARING

TOWN OF PARADISE VALLEY  
Planning and Zoning Commission

6401 E. Lincoln Dr., Paradise Valley, Arizona  
6:00 P.M. O'CLOCK 15<sup>TH</sup> DAY OF SEP 2020

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a public hearing at 6:00 P.M. on Tuesday, September 15, 2020, at Town Hall, 6401 E. Lincoln Dr., Paradise Valley, Arizona 85253.

THE TOWN OF PARADISE VALLEY is currently in the process of reviewing a proposed development project located at 6401 E. Lincoln Dr., Paradise Valley, Arizona 85253. The proposed development consists of a new 10,000 square foot building, which will be used for office space. The proposed development is located on a lot that is currently zoned R-1 (Single-Family Residential). The Planning Commission will consider the proposed development and make a recommendation to the Town Council.

If you have questions about this notification, please call Planning Manager Paul Richard at (480) 320-3474.

THE TOWN OF PARADISE VALLEY is currently in the process of reviewing a proposed development project located at 6401 E. Lincoln Dr., Paradise Valley, Arizona 85253. The proposed development consists of a new 10,000 square foot building, which will be used for office space. The proposed development is located on a lot that is currently zoned R-1 (Single-Family Residential). The Planning Commission will consider the proposed development and make a recommendation to the Town Council.

PENALTY FOR REMOVING POSTER PRIOR TO DATE OF HEARING

DATE: 9-15-2020  
6401 E. LINCOLN DR., PARADISE VALLEY, AZ 85253









# ZONING HEARING

TOWN OF PARADISE VALLEY

Planning and Zoning Commission

Call: Item 1, Paradise Valley, Arizona

10:00 AM, OCTOBER 15, 2019

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10:00 AM, OCTOBER 15, 2019



AFFIDAVIT OF MAILING NOTIFICATION

STATE OF ARIZONA )

) ss:

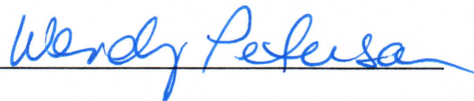
County of Maricopa )

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 1,500 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date July 27, 2020, ~~201~~\_\_, and such notification has been mailed on the following date July 31, 2020, ~~201~~\_\_.

  
\_\_\_\_\_  
Signature

The foregoing instrument was acknowledged by me this 3rd day of August, 2020, by Cassandra Ayres.

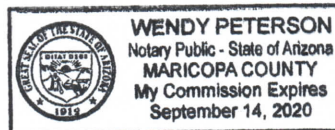
Name



NOTARY PUBLIC

My commission expires:

9-14-2020





LINSCOTT HOTEL CORP LEASE  
6333 N SCOTTSDALE RD  
SCOTTSDALE AZ 85250

CPVF III SCOTTSDALE FORUM  
LLC (LEASE)  
7600 N CAPITAL OF TEXAS HWY  
BUILDING B STE 130  
AUSTIN TX 78731

RED HILTON VILLAGE LLC  
(LEASE)  
ONE E WASHINGTON ST STE 300  
PHOENIX AZ 85004

ANDREW B GREESS AND WENDY  
J GREESS TRUST  
6314 N 73RD ST  
SCOTTSDALE AZ 85250

JAPPE BROOKE  
6308 N 73RD ST  
SCOTTSDALE AZ 85250

WINN KURT/PATRICIA  
1344 E SHAYS GROVE LN  
SALT LAKE CITY UT 84121

WEISSBLUTH JOY  
6264 N 73RD ST  
SCOTTSDALE AZ 85250

MC FARLAND BRYAN A/ANITA  
6258 N 73RD ST  
SCOTTSDALE AZ 85250

6252 N 73 LLC (IMPROVEMENTS)  
2050 S ALMA SCHOOL RD  
CHANDLER AZ 85286

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

ARIZONA BANK  
101 N TRYON ST  
CHARLOTTE NC 28255

GARREY D REID/PAMELA J  
6611 N SCOTTSDALE RD  
GIBRALTER BLDG F  
SCOTTSDALE AZ 85250

LINCOLN SCOTTSDALE BUILDING  
LLC  
6607 N SCOTTSDALE RD STE H100  
SCOTTSDALE AZ 85250

3T PROPERTIES & INVESTMENT  
COMPANY LP  
1137 ROOSEVELT AVE  
TRACY CA 95376

NARNIA II LLC  
6621 N SCOTTSDALE RD  
SCOTTSDALE AZ 85250

LEWIS JULIANNE N TR  
6044 N QUAIL RUN RD  
PARADISE VALLEY AZ 85253

ROBERT ONG HING AND  
ALICE Y HING FAMILY TRUST  
6145 E JOSHUA TREE LN  
PARADISE VALLEY AZ 85253

PNEUM INVESTMENTS LLC  
6619 N SCOTTSDALE RD  
SCOTTSDALE AZ 85250

6617 INVESTORS LLC  
6617 N SCOTTSDALE RD STE 1-1  
SCOTTSDALE AZ 85250

CITY OF SCOTTSDALE  
7447 E INDIAN SCHOOL RD  
STE 205  
SCOTTSDALE AZ 85251

M T OFFICE BUILDINGS LLC  
6623 N SCOTTSDALE RD  
SCOTTSDALE AZ 85250

NARNIA LLC  
6621 N SCOTTSDALE RD  
SCOTTSDALE AZ 85250

SAVAGE FAMILY PARTNERSHIP  
LTD/SAVAGE JACK W  
4037 COTSWOLD CT  
DALLAS TX 75220

CAVANAUGH JAMES/MARILYN  
6701 N SCOTTSDALE RD LOT 3  
SCOTTSDALE AZ 85250

SANDS RESIDENTIAL LLC  
6130 W FLAMINGO RD  
SUITE 3006  
LAS VEGAS NV 89103

SIMMONS FAMILY TRUST  
6701 N SCOTTSDALE RD UNIT 5  
SCOTTSDALE AZ 85250

FALCONE SONIA M  
120 N LASALLE ST 38TH FL  
CHICAGO IL 60602

HASHEMI KAMRAN  
6701 N SCOTTSDALE RD LOT 7  
SCOTTSDALE AZ 85250

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

6701 SCOTTSDALE LLC  
27757 N 67TH WAY  
SCOTTSDALE AZ 85266



CUERNAVACA HOMEOWNERS  
ASSOC INC  
7255 E HAMPTON AVE STE 101  
MESA AZ 85209

THIRD AVENUE INVESTMENTS  
LLC  
51 S MAIN ST STE 301  
SALT LAKE CITY UT 84111

FIVE STAR LAND OWNER LLC  
6720 N SCOTTSDALE RD STE 130  
SCOTTSDALE AZ 85253

DALTON FAMILY TRUST  
5304 E SAGUARO PL  
PARADISE VALLEY AZ 85253

SYLVIA L SHINE REVOCABLE  
TRUST  
PO BOX 737  
SPENCER IA 51301

JOHN AND KELLY PARKER  
LIVING TRUST  
6316 N MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

HARKINS KAREN A  
6226 N MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

GIRAUDO SHEELA/MARK  
6844 E SOLCITO LN  
PARADISE VALLEY AZ 85253

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

COADY ENTERPRISES INC  
6909 E LINCOLN DR  
PARADISE VALLEY AZ 85253

FIVE STAR LAND OWNER LLC  
6720 N SCOTTSDALE RD STE 130  
SCOTTSDALE AZ 85253

HRA LINCOLN SCOTTSDALE LP  
2999 N 44TH ST STE 400  
PHOENIX AZ 85018

FIVE STAR RESORT OWNER LLC  
6720 N SCOTTSDALE RD SUITE 130  
SCOTTSDALE AZ 85253

GARY L BRIDGE REVOCABLE  
TRUST  
181 FREMONT ST UNIT 67B  
SAN FRANCISCO CA 94105

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

BRICK MICHELE/TIMOTHY P  
6306 N MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

MICHAEL L SHOEN FAMILY  
TRUST  
6719 E MALCOMB DR  
PARADISE VALLEY AZ 85253

CHRISTOPHER AND HELEN  
YEUNG FAMILY TRUST  
6845 E SOLCITO LN  
PARADISE VALLEY AZ 85253

MERKOS CHABAD-LUBAVITCH  
ORGANIZATION INC  
6201 N MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

LIVI ANGIOLO/PATRICIA  
6927 E QUAIL RUN RD  
PARADISE VALLEY AZ 85253

NARAZONA CORPORATION  
PO BOX 61655  
PHOENIX AZ 85082-1655

SCOTTSDALE SPECTRUM LLC  
6730 N SCOTTSDALE RD  
SCOTTSDALE AZ 85253

FSPV RES C LLC  
6720 N SCOTTSDALE RD STE 130  
SCOTTSDALE AZ 85253

MONTENEGRINO VINCENT  
J/NATALIE  
6740 E LINCOLN DR  
PARADISE VALLEY AZ 85253

MAJORS K WAYNE II/OSWALT  
SANDRA C  
6350 N MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

FRANK C SKRUPA RESIDENCE  
TRUST/ETAL  
6212 N MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

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

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

LOVELADY TROY J  
5808 E MORNING VISTA LN  
CAVE CREEK AZ 85331

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



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

GORDON ANDREW W/CAROL L  
TR  
6837 E LINCOLN DR  
PARADISE VALLEY AZ 85253

RUTTLE CURT J/MARIA D H TR  
6316 N QUAIL RUN RD  
PARADISE VALLEY AZ 85253

POLERA JENNIFER  
KANZELBERGER/ROBERT A  
6341 N MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

6823 E LINCOLN DR LLC  
5474 E. DESERT JEWEL DRIVE  
PARADISE VALLEY AZ 85253

LIVI ANGIOLO  
6316 E QUAIL RUN  
PARADISE VALLEY AZ 85253

LIVI ANGIOLO/PATRICIA  
6927 E QUAIL RUN RD  
PARADISE VALLEY AZ 85253

CLAYTON W COADY LIVING  
TRUST  
6909 E LINCOLN DR  
PARADISE VALLEY AZ 85253

MARK DANIEL DETMER &  
SHELLY ANN DETMER TRUST  
6826 E SOLCITO LN  
PARADISE VALLEY AZ 85253

LIPPERT FAMILY TRUST  
6225 N MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

MCCARTHY WILLIAM  
P/MCMULLEN ELIZABETH A TR  
6309 N MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

GIEDRAITIS JOHN B/CATHERINE  
N TR  
6305 N MOCKINGBIRD LN  
PARADISE VALLEY AZ 85253

FOUR E FAMILY LLC  
10960 WILSHIRE BLVD 5TH FL  
LOS ANGELES CA 90024

BIRD RANDALL R  
500 RED LANDS  
NEWPORT BEACH CA 92663

PARADISE VALLEY WATER CO  
2355 W PINNACLE PEAK RD  
STE 300  
PHOENIX AZ 85027

GENTREE LLC  
3620 E CAMPBELL AVE STE 8  
PHOENIX AZ 85018

JAMEL GREENWAY LLC  
4771 N 20TH ST SUITE 22  
PHOENIX AZ 85016

RN PROPERTIES LINCOLN PLAZA  
LLC  
2021 E CAMELBACK RD STE A38  
PHOENIX AZ 85016

GRI LINCOLN VILLAGE LLC  
4350 EAST-WEST HIGHWAY  
STE 400  
BETHESDA MD 20814

BORGATA LLC  
6621 NORTH SCOTTSDALE RD  
SCOTTSDALE AZ 85250

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

DHILLON REVOCABLE LIVING  
TRUST  
6166 N SCOTTSDALE RD UNIT A1002  
PARADISE VALLEY AZ 85253-5429

BLACKSTONE ROBIN P  
6166 N SCOTTSDALE RD  
UNIT A1003  
PARADISE VALLEY AZ 85253-5429

PLEMMONS HUTCHENS LLC  
PO BOX 432  
CLE ELUM WA 98922

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

DIETHRICH GLORIA B  
6166 N SCOTTSDALE RD  
UNIT A1006  
SCOTTSDALE AZ 85253

STAC A L P  
6 LANDMARK SQ NO 411  
STAMFORD CT 06901-2704

RICHARD T WINTERMANTEL  
REVOCABLE TRUST  
6166 N SCOTTSDALE RD  
UNIT A1008  
SCOTTSDALE AZ 85253-5429

MICHAELS JAMES/LINDA F  
6166 N SCOTTSDALE RD  
UNIT A2001  
PARADISE VALLEY AZ 85253

LILIEN FAMILY TRUST  
6166 N SCOTTSDALE RD  
UNIT A2002  
SCOTTSDALE AZ 85253



GOLDBERG LARRY  
6166 N SCOTTSDALE RD  
UNIT A2003  
SCOTTSDALE AZ 85253

MIELO LOTZ FAMILY TRUST  
6166 N SCOTTSDALE RD  
UNIT A2004  
SCOTTSDALE AZ 85253

BLAIK ROBERT M/DOROTHY E  
6166 N SCOTTSDALE RD  
UNIT A2005  
PARADISE VALLEY AZ 85253-5430

MICHAEL T HOGAN LIVING TRUST  
6166 N SCOTTSDALE RD  
UNIT A2006  
SCOTTSDALE AZ 85253-5430

HERNDON FAMILY TRUST  
6166 N SCOTTSDALE RD  
UNIT A2007  
PARADISE VALLEY AZ 85253

SANFORD ED R/BROTMAN JUDITH  
ANN  
6166 N SCOTTSDALE RD  
UNIT A2008  
SCOTTSDALE AZ 85253

RANDALL E BROWN AND  
ELIZABETH D BROWN JOINT  
REVOCABLE TRUST  
38167 WEST DR UNIT 719  
REHOBOTH BEACH DE 19971-1773

SCRIBNER FAMILY TRUST  
6166 N SCOTTSDALE RD  
UNIT A3002  
PARADISE VALLEY AZ 85253-5431

BENADERET LINDA B  
6166 N SCOTTSDALE RD  
UNIT A3003  
SCOTTSDALE AZ 85253

NORMAN WILLIAM FAIN II AND  
NANCY LEE FAIN REVOCABLE  
TRUST  
6166 N SCOTTSDALE RD UNIT A3004  
SCOTTSDALE AZ 85253

RICHARD C CARR TRUST  
1418 N LAKESHORE DRIVE APT H9  
CHICAGO IL 60610

ROBERT SARVER TRUST  
5710 N YUCCA RD  
PARADISE VALLEY AZ 85253

JILL A GOLD REVOCABLE TRUST  
6166 N SCOTTSDALE RD  
UNIT A3007  
SCOTTSDALE AZ 85253

PEGGY KEALEY OUSLEY TRUST  
6166 N SCOTTSDALE RD  
UNIT A3008  
SCOTTSDALE AZ 85253

RODIN RICHARD S/ELLEN S  
5610 WISCONSIN AVE UNIT 806  
CHEVY CHASE MD 20815

DLS REVOCABLE TRUST/ETAL  
925 LAKE ST S UNIT 302  
KIRKLAND WA 98033

PLONE BARBARA A  
100 LAKESHORE DR APT 551  
NORTH PALM BEACH FL 33408

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

POMPLIANO LIVING TRUST  
36 GREEN HARBOUR LN LAKE  
GEORGE NY 12845

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

BELLSTEDT NANCY JANE  
5 PROSPECT CT  
CANMORE AB T1W2S4  
CANADA

HOWARD WEISS FAMILY TRUST  
6166 N SCOTTSDALE RD  
UNIT B1004  
SCOTTSDALE AZ 85253

DEIHL FAMILY TRUST  
6166 N SCOTTSDALE RD B1005  
SCOTTSDALE AZ 85253

LARSON GREGG D/LISA  
6166 N SCOTTSDALE RD  
UNIT B1006  
SCOTTSDALE AZ 85253

DAVIS SANDRA C  
10509 PEORIA AVE  
LUBBOCK TX 79423

NORWOOD FAMILY TRUST  
6166 N SCOTTSDALE RD  
UNIT B2002  
SCOTTSDALE AZ 85253

ONEIL MICHAEL  
50 VANDERBILT MOTOR PKWY  
COMMACK NY 11725

MADELAINE R BERG REVOCABLE  
TRUST  
6166 N SCOTTSDALE RD UNIT B2004  
PARADISE VALLEY AZ 85253

RICHARD BESSERMAN FAMILY  
TRUST  
6166 N SCOTTSDALE RD UNIT B2005  
SCOTTSDALE AZ 85251

MILNE FAMILY TRUST  
6166 N SCOTTSDALE RD  
UNIT B2006  
SCOTTSDALE AZ 85253



NANCY A SOPER REVOCABLE  
TRUST  
6166 N SCOTTSDALE RD  
UNIT B2007  
SCOTTSDALE AZ 85253

MAHAY HEIDI  
7760 E GAINES RANCH RD  
UNIT 24  
SCOTTSDALE AZ 85258-1634

GAO SHAN/BRIANNA  
6166 N SCOTTSDALE RD  
UNIT B3001  
SCOTTSDALE AZ 85253

MARK H HOFFMAN AND DEBORAH  
M HOFFMAN REV TR  
6166 N SCOTTSDALE RD  
UNIT B3002  
SCOTTSDALE AZ 85253

JAYE MICHAEL/REGINA  
6166 N SCOTTSDALE RD  
UNIT B3003  
SCOTTSDALE AZ 85253

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

WALTIS TRUST  
6166 N SCOTTSDALE RD  
UNIT B3005  
SCOTTSDALE AZ 85253

ALLAN F KNOLL IRREVOCABLE  
TRUST  
420 HARWOOD DR S  
FARGO ND 58104

KAHLE MARK/MARILYN  
19 BOBBIE LN  
WILLIAMSVILLE NY 14221

RANDOLPH SCOTT MAHONEY  
LIVING TRUST  
6166 N SCOTTSDALE RD  
UNIT B3008  
SCOTTSDALE AZ 85253

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

OKINOW SANDRA L  
11472 FAIRFIELD RD WEST  
UNIT 402  
MINNETONKA MN 55305

MARK AND MICHELLE JUNG  
TRUST  
60 MICHAELS WAY  
ATHERTON CA 94027

KRAFT MICHAEL/TERI  
1533 GALLEON PL  
BISMARCK ND 58504

LMB II CONDO LLC  
11615 MOHAWK LN  
LEAWOOD KS 66211

BARBARA ANN TRINEN  
REVOCABLE TRUST  
2371 T A RIODAN  
FLAGSTAFF AZ 86005

HOLLIS TROY L/DEBORAH M  
6166 N SCOTTSDALE RD  
UNIT C1001  
SCOTTSDALE AZ 85251

MICHELLE D SCHECHNER  
REVOCABLE TRUST  
6116 N SCOTTSDALE RD  
UNIT C1002  
PARADISE VALLEY AZ 85253

REICHLER FAMILY LIVING TRUST  
6166 N SCOTTSDALE RD  
UNIT C1003  
SCOTTSDALE AZ 85253

NOSTRAND ROBERT D/SUZANNE  
KNIGHT  
251 STEELE ST  
DENVER CO 80206

PK PATEL CP TRUST  
6166 N SCOTTSDALE RD  
UNIT C1005  
PARADISE VALLEY AZ 85253

EDMUND G ZITO AND PATRICIA M  
ZITO REV TRUST  
6166 N SCOTTSDALE RD  
UNIT C 1006  
SCOTTSDALE AZ 85253

SCHROECKENSTEIN DAVID  
C/CHRISTINE H  
5000 FRANCE AVE SOUTH UNIT 26  
EDINA MN 55410

JANAS ROBERT  
6166 N SCOTTSDALE RD  
UNIT C1008  
SCOTTSDALE AZ 85253

ELLIS MICHAEL/ANGELA  
6166 N SCOTTSDALE RD  
UNIT C2001  
SCOTTSDALE AZ 85251

SANTELER RAYMOND III/GAIL  
6166 N SCOTTSDALE RD  
UNIT C2002 BLDG C  
SCOTTSDALE AZ 85253-5439

ELIZABETH A BAUER LIVING  
TRUST  
226 MONROE ST  
DENVER CO 80206

BECKER ROGER P/LAURIE A  
6166 N SCOTTSDALE RD  
UNIT C2004  
SCOTTSDALE AZ 85253

COHEN S DAVID/DOROTHEE N  
6166 N SCOTTSDALE RD  
UNIT C2005  
SCOTTSDALE AZ 85253

CARROLL JENNIFER  
6166 N SCOTTSDALE RD  
UNIT C2006  
SCOTTSDALE AZ 85253



DAVID WINOGRAD AND WENDY  
WINOGRAD 2011 REVOCABLE  
LIVING TRUST  
10124 N ANNE CT  
MEQUON WI 53092

GAO BRIANNA/SHAN/YUQING  
6166 N SCOTTSDALE AZ  
UNIT C2008  
SCOTTSDALE AZ 85253

JEFFREY A BEACH AND THERESA A  
BEACH LIV TRUST  
6166 N SCOTTSDALE RD  
UNIT C3001  
SCOTTSDALE AZ 85253

2012 REVOCABLE TRUST OF  
PAMELA K NOLAN  
6166 N SCOTTSDALE RD  
UNIT C3002  
SCOTTSDALE AZ 85253

LINDA CHRISTIAN REVOCABLE  
TRUST  
6166 N SCOTTSDALE RD  
UNIT C3003  
SCOTTSDALE AZ 85253

SURIVING SETTLORS TRUST UNDER  
THE BOWERS FAMILY REVOCABLE  
TRUST  
6166 N SCOTTSDALE RD UNIT C3004  
SCOTTSDALE AZ 85253

WITT WILLIAM D/GAIL L  
6166 N SCOTTSDALE RD  
UNIT C3005  
PARADISE VALLEY AZ 85253

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

DONNA A STONE 2020 EXEMPT  
GIFT TRUST  
3379 KRENN AVE  
HIGHLAND PARK IL 60035

CLARK FAMILY TRUST  
6166 N SCOTTSDALE RD  
UNIT C3008  
SCOTTSDALE AZ 85253

NEWELL FAMILY TRUST  
6166 N SCOTTSDALE RD  
UNIT C4001  
SCOTTSDALE AZ 85253

KAREN K SCHWARTZ REV TR/GARY  
R SCHWARTZ REV T  
6166 N SCOTTSDALE RD  
UNIT C4002  
SCOTTSDALE AZ 85253

FARRELLY JAMES K/STAPLES-  
FARRELLY SHARON  
6166 N SCOTTSDALE RD  
UNIT C4003  
SCOTTSDALE AZ 85253

JAMES AND BARBARA WOPNFORD  
TRUST  
6166 N SCOTTSDALE RD  
UNIT C4004  
SCOTTSDALE AZ 85253

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

CAMPOS MIGUEL/MARIA DEL PILAR  
6166 N SCOTTSDALE RD  
UNIT C4006  
PARADISE VALLEY AZ 85253

ENCLAVE AT BORGATA  
COMMON ELEMENT  
2222 W PINNACLE PEAK RD  
STE 140  
PHOENIX AZ 85027

PV HOTEL VENTURE SPE LLC  
2929 ARCH ST  
PHILADELPHIA PA 19104

PV SCOTTSDALE HOTEL OWNER  
SPE LLC  
2929 ARCH ST  
PHILADELPHIA PA 19104

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JOHNSTON STEVEN A/WENDY E  
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WATERTOWN SD 57201

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SHEBOYGAN WI 53083

MOORE LAURA E  
9400 N FRYER RD  
PEORIA IL 61615

AYRES MICHAEL O/DELYTE  
BOX 59554  
POTOMAC MD 20859

BANKSON KEN J/MAUREEN A  
6150 N SCOTTSDALE RD UNIT 6  
PARADISE VALLEY AZ 85253

MENSCH KATHRYN G  
6126 N SCOTTSDALE RD NO 7  
PARADISE VALLEY AZ 85253

BROWNFIELD EDWARD  
H/ROBERTA F  
1126 DRYDEN LANE  
CHARLOTTESVILLE VA 22903

MURPHY MICHAEL T/NANNEN  
DAWN M TR  
2543 E 21ST ST  
FREMONT NE 68025

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

HONORA E LOGAN FAMILY  
TRUST  
3709 RANCH VIEW CT  
RENO NV 89509

HARMS ZUM SPRECKEL  
CORD/JANE KRISTN TR  
19815 107TH SW  
VASHON WA 98070

GRAYTON LESLIE/ROBERT/  
THOMAS M/DEXTER STEVEN  
12 TOMAH DR  
PEABODY MA 01960

DEWEY DOUGLAS  
CRAIG/SHELLEY KATHLEEN  
689 TERRACE DR LAKE  
OSWEGO OR 97034

SHRIMPLIN MALCOLM R  
6130 N SCOTTSDALE RD STE 15  
SCOTTSDALE AZ 85250

MARSHA L FINCH GST TR/LESLIE  
J SAVANT GST TR  
205 REGAL LN EAST  
PEORIA IL 61611

SNOWDEN JAMES PATRICK  
8514 E SAN BRUNO DR  
SCOTTSDALE AZ 85258

CORVENT GROUP INC  
3044 BLOOR ST W STE 256  
TORONTO ON M8X 1CA  
CANADA

HURWORTH SAMUEL G  
713 GASMAN  
PORT ANGELES WA 98362

DICKINSON5 LLC  
6007 S ZUNI DR  
SPOKANE WA 99206

ANN R DOVE REVOCABLE TRUST  
THE  
20 MOULTON DR  
SHELBYVILLE IL 62565

HERD JAMES V/JANET/WARE  
RAYMOND T/REDA  
2336 N ALDERCREST PL  
EAGLE ID 83616

EVERETT PROPERTIES LLC  
3343 WYNDHAM CT  
EUGENE OR 97408

J AND D MARQUARDT FAMILY  
TRUST  
PO BOX 92621  
ANCHORAGE AK 99509

DEWEY DOUGLAS C/SHELLEY K  
689 TERRACE DR  
LAKE OSWEGO OR 97034

DEWEY DOUGLAS  
CRAIG/SHELLEY K  
689 TERRACE ST  
LAKE OSWEGO OR 97034

J SCOTT PROPERTIES LLC  
4111 E MADISON ST SUITE 438  
SEATTLE WA 98112

BRAGA STANLEY A/VALERIE A  
TR/ETAL  
25513 PASEO DE CUMBRE  
MONTEREY CA 93940

BRAGA REVOCABLE LIVING  
TRUST  
25513 PASEO DE CUMBRE  
MONTEREY CA 93940

EILTS PATRICIA S  
6706 LUPINE CIR  
ARVADA CO 80007

LEGROW HAROLD R/MARY F  
28 EDGEMERE RD  
LYNNFIELD MA 01940

J AND D MARQUARDT FAMILY  
TRUST  
PO BOX 92621  
ANCHORAGE AK 99509

PALMER JANET S TR  
8118 SANDY HOOK DR  
CLINTON WA 98236

JANET S PALMER TRUST  
8118 SANDY HOOK DR  
CLINTON WA 98236

MANERI CAMILLE A/DERRICO  
CELIA  
7760 E GAINEY RANCH RD  
UNIT 43  
SCOTTSDALE AZ 85258

DERRICO CELIA/MANERI  
CAMILLE A  
7760 E GAINEY RANCH RD  
UNIT 43  
SCOTTSDALE AZ 85258

THOMAS MARGARET R/DEXTER  
STEVEN  
6150 N SCOTTSDALE RD UNIT 37  
PARADISE VALLEY AZ 85253



SHARPLES COLIN  
41 FIADOR COURT  
MIDWAY QUAY  
EASTBOURNE BN235DG  
UNITED KINGDOM

MCCALLISTER DAVID A/  
CHERYL S  
PO BOX 605  
PENROSE CO 81240

HARMS ZUM SPRECKEL  
CORD/JANE HARMS ZUM TR  
19815 107TH AVE SW  
VASHON WA 98070

HADL JOHN/DIANA  
3700 QUAIL CREEK CT  
LAWRENCE KS 66047

BAYSE MICHELLE MITCHELL/  
HAGEMANN BRUCE A  
6817 COLUMBINE WY  
PLANO TX 75093

PV SCOTTSDALE HOTEL OWNER  
SPE LLC  
6160 NORTH SCOTTSDALE ROAD  
PARADISE VALLEY AZ 85253

PFITZER KARL F/VICKIE RAE  
6808 E VALLEY VISTA LN  
PARADISE VALLEY AZ 85253

KAMMERLE ROBERT F/MANLEY  
COLLEEN CHRISTA  
6136 N QUAIL RUN RD  
PARADISE VALLEY AZ 85253

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

CAIRNS RICHARD A  
6821 E VALLEY VISTA LN  
PARADISE VALLEY AZ 85253

BAILEY PATRICIA  
6150 N SCOTTSDALE RD UNIT 39  
PARADISE VALLEY AZ 85253

ORVIS PAUL W JR & CELIA C  
234 FIDDLERS POINT DR  
ST AUGUSTINE FL 32080

CONWAY DENNIS D/MARY C TR  
585 3RD ST S  
WISCONSIN RAPIDS WI 54494

NOWAK JOYCE L LOMBARDO TR  
P O BOX 50786  
MENDOTA MN 55150

GOLDEN KAREN  
15997 N 110TH PL  
SCOTTSDALE AZ 85255

BELL AND 63RD INVESTMENTS  
LLC  
3641 N 39TH AVE  
PHOENIX AZ 85019

SCOTT WRIGHT SMITH  
REVOCABLE TRUST  
6810 E VALLEY VISTA LN  
PARADISE VALLEY AZ 85253

FRED AND COLLEEN STEINBERG  
TRUST  
6118 N QUAIL RUN RD  
PARADISE VALLEY AZ 85253-5321

DOYLE D JAMES/PHYLLIS J TR  
6807 E VALLEY VISTA LN  
PARADISE VALLEY AZ 85253

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

JOSHUA AND LORIN SWIFT  
TRUST  
5126 E FLOWER ST  
PHOENIX AZ 85018

JOEL LUTZ LIVING TRUST/JUDITH  
LUTZ LIV TRUST  
29508 SOUTHFIELD RD STE 200  
SOUTHFIELD MI 48076

HOLMES BRIAN G  
89 BRAID BEND  
STOUFFVILLE ON L4A1R8  
CANADA

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

RICHARD G LAVIGNE TRUST  
2523 HAVERTON RD  
SAINT PAUL MN 55120

ROSS GENO G  
6806 E HAPPY VISTA LN  
PARADISE VALLEY AZ 85253

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

CASA DE VALLEY VISTA LLC  
6818 E VALLEY VISTA LN  
PARADISE VALLEY AZ 85253

COBB REVOCABLE LIVING TRUST  
6805 E VALLEY VISTA LN  
PARADISE VALLEY AZ 85253

RASMUSSEN LIVING TRUST  
6102 N QUAIL RUN RD  
SCOTTSDALE AZ 85253

# BEUS GILBERT McGRODER

PLLC

ATTORNEYS AT LAW

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

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

FILE NUMBER  
39039.23

July 31, 2020

## **INVITATION TO:**

### **(1) NEIGHBORHOOD MEETING, (2) CITIZEN REVIEW MEETING WITH THE PLANNING COMMISSION, AND (3) PLANNING COMMISSION HEARING**

### **SMOKE TREE RESORT**

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

Dear Neighbor:

This letter is being sent to advise you of several upcoming meetings and a public hearing in connection with the Smoke Tree Resort Special Use Permit (“SUP”) Major Amendment Application. There is a great deal of information in this letter, so please read the letter in its entirety.

#### **(1) NEIGHBORHOOD MEETING (HOSTED BY APPLICANT)**

We will be hosting an in-person neighborhood informational meeting on **Thursday, August 20, 2020 at 7:00 p.m. at the Smoke Tree Resort (“Resort”) located at 7101 E. Lincoln Drive, Paradise Valley, Arizona 85253.** You are invited to attend to learn about the application and make your opinion known. Parking will be available in the Resort parking lot. In consideration of those who may not want to attend in person due to the COVID-19 pandemic, we will also be live streaming the neighborhood meeting via Zoom. The information on how to access the live stream is below. You will be able call in and ask questions, or you can post your questions in the chat section. If you would prefer to attend in person, please let us know ahead of time so that we can maintain social distancing protocols. If you have questions or comments about the SUP, you may contact the undersigned, Cassandra Ayres, at 480.429.3010 or [cayres@beusgilbert.com](mailto:cayres@beusgilbert.com). Contact my assistant, Wendy Peterson, at 480.429.3138 or [wpeterson@beusgilbert.com](mailto:wpeterson@beusgilbert.com) if you would like to attend the meeting in person.



Smoke Tree Resort

Neighborhood Meeting, Citizen Review Meeting with the Planning Commission,  
and Planning Commission Hearing

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**Join Zoom Meeting**

<https://us02web.zoom.us/j/81727944709?pwd=OWgra0RidXVPUSStVN2hURlBtcEZ1Zz09>

Meeting ID: 817 2794 4709

Passcode: 476198

One tap mobile

+16699006833,,81727944709#,,,,,0#,,476198# US (San Jose)

+12532158782,,81727944709#,,,,,0#,,476198# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 817 2794 4709

Passcode: 476198

Find your local number: <https://us02web.zoom.us/j/81727944709?pwd=OWgra0RidXVPUSStVN2hURlBtcEZ1Zz09>

The approximately 5-acre Resort originally opened in 1966 and, until recently, had operated continually since that time. Other than general maintenance and upkeep, the Resort has not had any significant upgrades since it first opened. A previous neighborhood meeting was held in February 2019. However, the scope of the SUP application has changed significantly since then (e.g., resort residential units were eliminated, density was reduced, height was limited to 36 feet for the entire Resort, and setbacks were increased). Both the owners of the Resort and the Town thought it appropriate to hold another neighborhood meeting as well as a Citizen Review Meeting with the Planning Commission in order to keep the community informed about the SUP.

The SUP redevelopment currently proposes to take down the existing structures and construct a new 122-room, three-story resort hotel and related uses, such as a restaurant, event/meeting space, pool, at grade parking, and neighborhood market. The redevelopment proposes a maximum building height of 36 feet, with the only three-story elements oriented on the east side of the Resort. The redevelopment also proposes generous setbacks in order to protect adjacent neighbors and provide a buffer from typical sounds associated with resorts.

If you require additional information from the Town of Paradise Valley Planning and Development Department, please contact Paul Michaud, AICP, Community Development Planning Division at 480.348.3574 or [pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov). You may also contact the Town by writing to the Planning and Development Department at 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253-4399, and referencing SUP 18-05. Your letter will be made part of the case file.

**(2) CITIZEN REVIEW MEETING WITH THE TOWN OF PARADISE VALLEY PLANNING COMMISSION**

Please be advised that additional meetings and hearings before the Planning Commission and Town Council are planned to review this case. Upcoming Planning Commission work sessions include August 4, August 18, and September 1. **The Planning Commission will hold a Citizen Review Meeting in order to take public comment on September 1 at 6:00 p.m.** at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. All Planning Commission meetings may be held virtually until further notice. The information to log on to the Planning Commission meeting is below. Town Council hearing dates to consider the Smoke Tree Resort have not been set yet.

**(3) TOWN OF PARADISE VALLEY PLANNING COMMISSION HEARING**

The Planning Commission will hold a **public hearing at 6:00 p.m. on Tuesday, September 15, 2020** at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for the purpose of making a recommendation to the Town Council on the SUP. The public hearing may be held virtually.

Please check the meeting agenda at <https://paradisevalleyaz.legistar.com/Calendar.aspx> and/or contact Paul Michaud, Planning Manager, at 480.348.3574 or [pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov) to determine if the Planning Commission Citizen Review Meeting or Hearing will be held by remote participation. If held by remote participation, members of the public are encouraged to participate in the meeting via the following options:

**PUBLIC PARTICIPATION IN THE MEETING**

Members of the public are encouraged to participate in the meeting via the following options:

1. View the live stream at <https://paradisevalleyaz.legistar.com/Calendar.aspx>
  - a) Click on Calendar Tab
  - b) Look for Planning Commission meeting (you may have to select it from the dropdown list) and find the meeting date
  - c) Click the "In Progress" link in the column titled Video
2. Attend the Zoom Conference
  - a) Computer: <https://zoom.us/j/6678902153>
  - b) Telephone: 1 669 900 6833 Meeting ID 667 890 2153
3. Submit questions and comments:
  - a) Visit <https://paradisevalleyaz.legistar.com/Calendar.aspx>, search for the meeting date, and click "eComment." Locate the agenda item you are interested in and click "Comment." (Please submit comments at least 1 hr prior to meeting.)
  - b) Email [pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov) (Please submit comments at least 1 hour prior to meeting.)
4. Speak during Call to the Public / Public Hearings



Smoke Tree Resort

Neighborhood Meeting, Citizen Review Meeting with the Planning Commission,  
and Planning Commission Hearing

July 31, 2020

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- a) Visit <https://paradisevalleyaz.legistar.com/Calendar.aspx>, search for the meeting date, and click "eComment." Locate the agenda item and click "Register to Speak." Join the meeting by dialing 1.669.900.6833 Meeting ID 667 890 2153
- b) If attending by Zoom Video Conference, click the chat button and enter your name and the agenda item you would like to address

(These meeting participation guidelines are pursuant to Town Council Resolution 2020-08 adopted March 17, 2020.)

Notice is hereby given pursuant to A.R.S. §38-431.02. that members of the Planning Commission will attend by audio/video conference call.

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

If you have any questions about this application, please call the Community Development Department at 480.348.3574.

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

Sincerely,

**BEUS GILBERT McGRODER PLLC**



Cassandra H. Ayres





## PROGRAM:

- A. Pedestrian entry
- B. Resort Reception Entry Plaza and Valet
- C. Resort Reception and Lobby
- D. Pavilion
- E. Event Lawn
- F. Shade Trellis
- G. Restaurant
- H. Market
- I. Coffee Shop
- J. Outdoor Patio
- K. Resort Pool
- L. Pool Lounge
- M. Entry Lounge
- N. Resort Suites (guest rooms)
- O. Meeting Room
- P. Luxury Suites (guest rooms)
- Q. Signage
- R. Surface Parking
- S. Quail Run Road Access Point
- T. Garbage Bins
- U. Delivery Location
- V. Employee Break Area
- W. Back of House
- AB. Sight Visibility Triangle - 33' x 33'
- AC. APS Utility Box

## RESORT UNITS - 122 KEYS

Main Hotel	
1st Level	= 42 keys
2nd Level	= 45 keys
3rd Level	= 15 keys
	<u>102 keys</u>

Luxury Suites (guest rooms)	
4 villas with 3 keys	= 12 keys
2 villas with 4 keys	= 8 keys
	<u>20 keys</u>

Total Keys = 122 keys

Total Self-Park Spaces = 170  
Dimensions: 9' x 18' + 2' overhang

or

Total Valet Spaces = 196

**PHX**  
ARCHITECTURE

GREEY|PICKETT

**BEUS**  
GILBERT



CREATIVE DESIGNS  
IN LIGHTING

**CVL**  
CONSULTANTS

**GH**

PROPOSED SITE PLAN - GROUND LEVEL

*the* smoke tree resort

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253  
SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

**A8**

SEP 6, 2019  
11 x 17 format  
REVISED  
MAY 14, 2020





**PHX**  
ARCHITECTURE

GREEY|PICKETT

**BEUS**  
**GILBERT**



CREATIVE DESIGNS  
IN LIGHTING

**CVL**  
CONSULTANTS

**GH**

CONCEPT RENDERING

*the* **smoke tree resort**

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253  
SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

**A17**

SEP 6, 2019  
11 x 17 format  
REVISED  
MAY 14, 2020