

**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

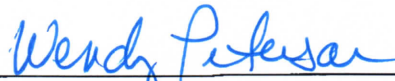
10/30/2020

Date

This instrument was acknowledged before me on this 30th day of October, 2020, by Taylor Robinson. In witness whereof, I hereunto set my hand and official seal.



WENDY PETERSON
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 589673
Expires September 14, 2024



Notary Public

My commission expires: 9-14-2024

ZONING HEARING

TOWN OF PARADISE VALLEY Planning and Zoning Commission

6401 E. Lincoln Dr. , Paradise Valley, Arizona
6:00PM O'CLOCK 17TH DAY OF NOV 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, November 17, 2020, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC HEARING: Consideration of an application by Gentree L.L.C., the property owner, requesting a major amendment to the Special Use Permit zoning for the Smoke Tree Resort located at 7101 E Lincoln Drive (Assessor Parcel No. 174-64-003A). The proposed redevelopment of this property will be a complete demolition of all existing structures and construction of 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 Planning Commission will make a recommendation of this amendment to Town Council.

If you have questions about this application, please call Planner Manager Paul Michaud at (480) 348-3574.

THIS MEETING MAY BE HELD BY REMOTE PARTICIPATION

Please check the meeting agenda at <https://paradisevalleyaz.legistar.com/Calendar.aspx> and/or contact Planning Manager Paul Michaud at (480) 348-3574 or pmichaud@paradisevalleyaz.gov to determine if the Planning Commission meeting 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:

1. View the live stream at <https://paradisevalleyaz.legistar.com/Calendar.aspx>
 - a) Click on Calendar Tab
 - b) Look for Town Council 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. Zoom Conference
 - a) Computer: <https://zoom.us/j/6678902153>
 - b) Telephone: 1 669 900 6833 Meeting ID 667 890 2153
3. Submitting 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
 - b) "Comment" (Please submit comments at least 1 hour prior to meeting)
 - c) Email pmichaud@paradisevalleyaz.gov (Please submit comments at least 1 hour prior to meeting)
4. Speaking during Call to the Public / Public Hearings
 - 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".
 - b) Join the meeting by dialing 1 669 900 6833 Meeting ID 667 890 2153 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.)

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

CASE NO. SUP-18-05
POSTING DATE 11/2/2020

ZONING HEARING

TOWN OF PARADISE VALLEY Planning and Zoning Commission

6401 E. Lincoln Dr., Paradise Valley, Arizona
6:00 PM O'CLOCK 17TH DAY OF NOV, 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, November 17, 2020, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC HEARING: Consideration of an application by Gentree L.L.C., the property owner, requesting a major amendment to the Special Use Permit zoning for the Smoke Tree Resort located at 7101 E Lincoln Drive (Assessor Parcel No. 174-64-003A). The proposed redevelopment of this property will be a complete demolition of all existing structures and construction of 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 Planning Commission will make a recommendation of this amendment to Town Council.

If you have questions about this application, please call Planner Manager Paul Michaud at (480) 348-3574.

THIS MEETING MAY BE HELD BY REMOTE PARTICIPATION

Please check the meeting agenda at <https://paradisevalleyaz.legistar.com/Calendar.aspx> and/or contact Planning Manager Paul Michaud at (480) 348-3574 or pmichaud@paradisevalleyaz.gov to determine if the Planning Commission meeting 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:

1. View the live stream at <https://paradisevalleyaz.legistar.com/Calendar.aspx>
 - a) Click on Calendar Tab
 - b) Look for Town Council 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. Zoom Conference
 - a) Computer: <https://zoom.us/j/6678902153>
 - b) Telephone: 1 669 900 6833 Meeting ID 667 890 2153
3. Submitting 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 hour prior to meeting)
 - d) Email pmichaud@paradisevalleyaz.gov (Please submit comments at least 1 hour prior to meeting)
4. Speaking during Call to the Public / Public Hearings
 - 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".
 - c) Join the meeting by dialing 1 669 900 6833 Meeting ID 667 890 2153 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.)

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

CASE NO. SUP-18-05
POSTING DATE 11/2/2020

Affidavit of Notification and Mailing
Notice of Planning Commission Hearing and Neighborhood Meeting

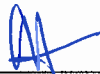
Rezoning Application No.: SUP-18-05

Applicant Name: Gentree, LLC by Cassandra Ayres, Beus Gilbert PLLC

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

I confirm that notice for the case indicated above of the Planning Commission Hearing on November 17, 2020 was mailed on October 8, 2020, and that notification has been completed as required.

I also confirm and certify 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 July 27, 2020, and such neighborhood meeting notification was mailed on October 8, 2020.



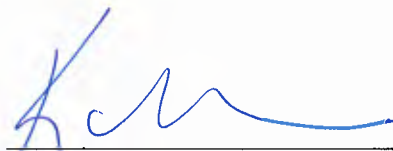
Application/Representative Signature

10.27.2020

Date

STATE OF ARIZONA)
) ss:
County of Maricopa)

This instrument was acknowledged before me on this 27th day of October, 2020, by Cassandra Ayres. In witness whereof, I hereunto set my hand and official seal.



Notary Public

My commission expires: August 23, 2022



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	MCFARLAND 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

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

NARAZONA CORPORATION
PO BOX 61655
PHOENIX AZ 85082-1655

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

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

SCOTTSDALE SPECTRUM LLC
6730 N SCOTTSDALE RD
SCOTTSDALE AZ 85253

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

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

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

DALTON FAMILY TRUST
5304 E SAGUARO PL
PARADISE VALLEY AZ 85253

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

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

SYLVIA L SHINE REVOCABLE
TRUST
PO BOX 737
SPENCER IA 51301

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

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

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

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

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

HARKINS KAREN A
6226 N MOCKINGBIRD LN
PARADISE VALLEY AZ 85253

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

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

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

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

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

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

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

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

COADY ENTERPRISES INC
6909 E LINCOLN DR
PARADISE VALLEY AZ 85253

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

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 GAINEY 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

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

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

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

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

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

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

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

WOOKEY BRENT A/CHRISTIE L
1617 12TH AVE NE
WATERTOWN SD 57201

AYRES MICHAEL O/DELYTE
BOX 59554
POTOMAC MD 20859

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

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

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

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

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

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

ARIZONA BOARD OF REGENTS
PO BOX 870401
TEMPE AZ 85287-0401

PV HOTEL VENTURE SPE LLC
2929 ARCH ST
PHILADELPHIA PA 19104

ROGERS DAVID J/CAROLYN M TR
2745 HIGHLAND TER
SHEBOYGAN WI 53083

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

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

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

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

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

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

PV HOTEL VENTURE SPE LLC
2929 ARCH ST
PHILADELPHIA PA 19104

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

JOHNSTON STEVEN A/WENDY E
9311 OLYMPIC VIEW DR
EDMONDS WA 98020

MOORE LAURA E
9400 N FRYER RD
PEORIA IL 61615

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

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

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

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

SNOWDEN JAMES PATRICK
8514 E SAN BRUNO DR
SCOTTSDALE AZ 85258

DICKINSON5 LLC
6007 S ZUNI DR
SPOKANE WA 99206

EVERETT PROPERTIES LLC
3343 WYNDHAM CT
EUGENE OR 97408

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

BRAGA REVOCABLE LIVING
TRUST
25513 PASEO DE CUMBRE
MONTEREY CA 93940

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

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

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

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

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

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

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

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

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

EILTS PATRICIA S
6706 LUPINE CIR
ARVADA CO 80007

PALMER JANET S TR
8118 SANDY HOOK DR
CLINTON WA 98236

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

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

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

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

HURWORTH SAMUEL G
713 GASMAN
PORT ANGELES WA 98362

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

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

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

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

JANET S PALMER TRUST
8118 SANDY HOOK DR
CLINTON WA 98236

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 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

Cassandra H. Ayres

DIRECT (480) 429-3010

E-Mail Address: cayres@beusgilbert.com

FILE NUMBER
39039.0023

October 8, 2020

INVITATION TO:

(1) NEIGHBORHOOD MEETING AND

(2) 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 a third neighborhood meeting 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. This information will also be posted on our website at www.SmokeTreePV.com

(1) THIRD NEIGHBORHOOD MEETING (HOSTED BY APPLICANT)

We will be hosting an in-person neighborhood informational meeting on **Wednesday, October 21, 2020, from 6:00 p.m. to 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 a neighborhood meeting via **Zoom on Wednesday, October 21, 2020, from 7:00 p.m. to 8:00 p.m.** 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. Contact my assistant, Wendy Peterson, at 480.429.3138 or wpeterson@beusgilbert.com if you would like to attend the meeting in person.

Join Zoom Meeting

<https://us02web.zoom.us/j/85877563261?pwd=ODIvbnJ4SWtLNW1qMlVhVZ2xtQmZSdz09>

Meeting ID: 858 7756 3261

Passcode: 255759

One tap mobile

+16699006833,,85877563261#,,,,,0#,,255759# US (San Jose)

+12532158782,,85877563261#,,,,,0#,,255759# 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: 858 7756 3261

Passcode: 255759

Find your local number: <https://us02web.zoom.us/j/kdJZL3L1Wd>

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. Previous neighborhood meetings were held in February 2019 and August 2020. The scope of the SUP application changed significantly since the first neighborhood meeting in February 2019 (e.g., resort residential units were eliminated, density was reduced, height was limited to 36 feet for the entire Resort, and setbacks were increased). A second neighborhood meeting was held on August 20, 2020, and a Citizen Review Meeting with the Planning Commission was held on September 1, 2020 in order to keep the community informed about the SUP. In recognition of that commitment, the Owner will be holding a third neighborhood on October 21, 2020.

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. 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) TOWN OF PARADISE VALLEY PLANNING COMMISSION HEARING

The Planning Commission will hold a **public hearing at 6:00 p.m. on Tuesday, November 17, 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 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 (Please submit comments at least 1 hour prior to meeting.)
4. Speak during Call to the Public / Public Hearings
 - 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.

Smoke Tree Resort
Neighborhood Meeting,
and Planning Commission Hearing
October 8, 2020
Page 4

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
	102 keys
Luxury Suites (guest rooms)	
4 villas with 3 keys	= 12 keys
2 villas with 4 keys	= 8 keys
	20 keys
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

+

CONCEPT RENDERING

the smoke tree resort

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



BEUS
GILBERT

GREY|PICKETT

PHX
ARCHITECTURE



THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

PNI-Scottsdale South Z9

AFFIDAVIT OF PUBLICATION

TOWN OF PARADISE VAL
6401 E LINCOLN DR
PARADISE VALLEY, AZ 85253-4328

Order # 0004322285 # of Affidavits 1

P.O # mtg 9/15

Published Date(s):

08/29/20

STATE OF WISCONSIN
COUNTY OF BROWN

} **SS.**

I, being first duly sworn, upon oath depose and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper on the dates indicated.

Martha Stewart

Sworn to before me this

31 ST day of
AUGUST 2020

Vicky Felty

Notary Public

My Commission expires: 9-19-21

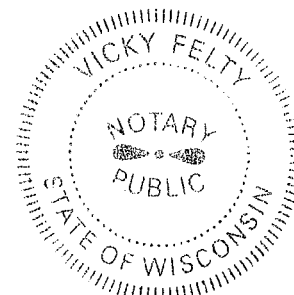
NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY

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 East Lincoln Drive, Paradise Valley, Arizona, 85253 for: PUBLIC HEARING: Consideration of an application by Gentree L.L.C., the property owner, requesting a major amendment to the Special Use Permit zoning for the Smoke Tree Resort located at 7101 E Lincoln Drive (Assessor Parcel No. 174-64-003A). The proposed redevelopment of this property will be a complete demolition of all existing structures and construction of a new 122 room three-story resort hotel and related uses such as restaurant, 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 Planning Commission will make a recommendation of this amendment to Town Council. If you have questions about this application, please call Planner Manager Paul Michaud at (480) 348-3574.

THIS MEETING MAY BE HELD BY REMOTE PARTICIPATION

Please check the meeting agenda at <https://paradisevalleyaz.legistar.com/Calendar.aspx> and/or contact Planning Manager Paul Michaud at (480) 348-3574 or pmichaud@paradisevalleyaz.gov to determine if the Planning Commission meeting 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:

1. View the live stream at <https://paradisevalleyaz.legistar.com/Calendar.aspx>
 - a) Click on Calendar Tab
 - b) Look for Town Council 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. Zoom Conference
 - a) Computer: <https://zoom.us/j/6678902153>
 - b) Telephone: 1 669 900 6833 Meeting ID 667 890 2153
3. Submitting 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
 - b) "Comment" (Please submit comments at least 1 hour prior to meeting)
 - c) Email pmichaud@paradisevalleyaz.gov (Please submit comments at least 1 hour prior to meeting)
4. Speaking during Call to the Public / Public Hearings
 - 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".
 - b) Join the meeting by dialing 1 669 900 6833 Meeting ID 667 890 2153. If attending by Zoom Video Conference, click the chat button and



reference, 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 may attend by audio/video conference call.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation. For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692. All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, Jeremy Knapp on this application at jknapp@paradisevalleyaz.gov or 480-348-3522 at any time before the scheduled meeting date.

Pub: Aug. 29, 2020


**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.





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) 760-1234 for more information.

6401 E. Lincoln Dr., Paradise Valley, Arizona
6:00 P.M. O'CLOCK 15TH DAY OF SEPT 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, 4440 E. 1st Avenue, Suite 100, Paradise Valley, Arizona 85253.

[illegible]

If you have questions about this publication, please call Patricia Wagner at 781/889-3524.

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

DATE: 3-29-18-25 71
 400194 11418 77-78-200 14





ZONING HEARING

TOWN OF PARADISE VALLEY
Planning and Zoning Commission

Call: Item 7, Paradise Valley, Arizona
October 15, 2020 5:00 PM

The following items will be discussed at the hearing:

- 1. Item 1: Request for a Zoning Change from R-1 to R-2 for the property located at 12345 N. 1st Avenue, Suite 100, Phoenix, AZ 85018. The applicant is requesting a change from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow for the construction of a four-unit townhome development. The property is currently zoned R-1 and is located in the City of Phoenix. The applicant is requesting a change from R-1 to R-2 to allow for the construction of a four-unit townhome development. The property is currently zoned R-1 and is located in the City of Phoenix. The applicant is requesting a change from R-1 to R-2 to allow for the construction of a four-unit townhome development.
- 2. Item 2: Request for a Zoning Change from R-1 to R-2 for the property located at 12345 N. 1st Avenue, Suite 100, Phoenix, AZ 85018. The applicant is requesting a change from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow for the construction of a four-unit townhome development. The property is currently zoned R-1 and is located in the City of Phoenix. The applicant is requesting a change from R-1 to R-2 to allow for the construction of a four-unit townhome development. The property is currently zoned R-1 and is located in the City of Phoenix. The applicant is requesting a change from R-1 to R-2 to allow for the construction of a four-unit townhome development.
- 3. Item 3: Request for a Zoning Change from R-1 to R-2 for the property located at 12345 N. 1st Avenue, Suite 100, Phoenix, AZ 85018. The applicant is requesting a change from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow for the construction of a four-unit townhome development. The property is currently zoned R-1 and is located in the City of Phoenix. The applicant is requesting a change from R-1 to R-2 to allow for the construction of a four-unit townhome development. The property is currently zoned R-1 and is located in the City of Phoenix. The applicant is requesting a change from R-1 to R-2 to allow for the construction of a four-unit townhome development.

Agenda Item 7: Request for a Zoning Change from R-1 to R-2 for the property located at 12345 N. 1st Avenue, Suite 100, Phoenix, AZ 85018. The applicant is requesting a change from R-1 (Single-Family Residential) to R-2 (Medium-Density Residential) to allow for the construction of a four-unit townhome development. The property is currently zoned R-1 and is located in the City of Phoenix. The applicant is requesting a change from R-1 to R-2 to allow for the construction of a four-unit townhome development. The property is currently zoned R-1 and is located in the City of Phoenix. The applicant is requesting a change from R-1 to R-2 to allow for the construction of a four-unit townhome development.

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~~__.



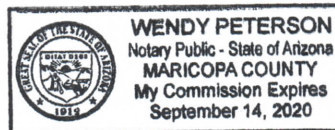
Signature

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

Wendy Peterson
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

ARIZONA BOARD OF REGENTS
PO BOX 870401
TEMPE AZ 85287-0401

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

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

PV HOTEL VENTURE SPE LLC
2929 ARCH ST
PHILADELPHIA PA 19104

JOHNSTON STEVEN A/WENDY E
9311 OLYMPIC VIEW DR
EDMONDS WA 98020

WOOKEY BRENT A/CHRISTIE L
1617 12TH AVE NE
WATERTOWN SD 57201

ROGERS DAVID J/CAROLYN M TR
2745 HIGHLAND TER
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 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

Cassandra H. Ayres
DIRECT (480) 429-3010
E-Mail Address: 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. Contact my assistant, Wendy Peterson, at 480.429.3138 or 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

July 31, 2020

Page 2

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. 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 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 (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

Page 4

- 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



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