THE SMOKETREE RESORT

SmokeTree Resort Redevelopment
Project Enhancements and Modifications
October 1, 2020

Gentree LLC appreciates the dedication and hard work of the Town Council, Planning Commission and staff. The project team recognizes that the SmokeTree redevelopment SUP has gone through a thorough process, and is grateful to the Town and its residents for their understanding and patience. The time is now for the new SmokeTree to significantly improve a property that is at the entryway of the community, and transform it from its present state into an amenity that will enhance the character of the community.

The goal is to create a new resort on the SmokeTree site that will be a point of pride for Paradise Valley, and as part of this goal, the project team is continuing its work to improve and enhance the project as it comes up for final consideration by the Planning Commission and Town Council. Recent enhancements include:

• **New project visuals and architectural modifications:** The resort's architecture has been refined to create a stronger visual identity and sense of place for visitors. The style mixes refined features consistent with the site's history with modern textures and amenities designed to create an exceptional visitor experience. New project visuals are being created to illustrate the refined architectural approach and will be available in the coming days.

• **Restaurant clarification:** The project will include an 85-seat destination dining experience, an accessible market and casual dining option, and room service for resort guests and event pavilion banquet catering — all provided from a central kitchen by one restaurant partner.

• **Parking:** The project team has worked with three highly accredited parking consultants, all with strong local Paradise Valley expertise, in the development of an advanced resort parking plan that successfully mitigates traffic impact in the community and accommodates any special event at the resort. This plan exceeds industry standards and addresses even the busiest visitation scenarios.

• **Enhancements to public areas and landscaping:** The project's landscaping plan has been modified to better reflect the lush feel that currently exists on the site and will translate to the new resort development.

• **Further definition of third-floor lounge amenity:** The lounge amenity on the third floor has been further defined to ensure it is a use that creates a positive experience for resort guests without having negative impacts on the surrounding community. It is not open to the public and not an event space. It is instead meant to be a place for guests to relax, similar to the Ocotilla Lounge space at the Arizona Biltmore.

• **Community amenities:** The project is already designed to be walkable and inviting to Paradise Valley residents, and has an exceptional amount of open space. The project team has enhanced the "Pavilion in the Park" with the goal of creating a stunning open-air structure that is part of a park setting which will be a town amenity for all to use and enjoy. The goal is to create an environment that serves as "Paradise Valley's front yard," a place where families can gather and enjoy the exceptional environment Paradise Valley and this new project will offer.

• **History hall:** The project will include a Paradise Valley "history hall" that will pay homage to the resort's past in the community as well as other Paradise Valley history and memorabilia. The public will be invited to share items that can be included in this exhibit.

• **Hardscapes being replaced:** The project no longer contemplates 100 percent asphalt parking surfaces, and instead will mix in more natural elements such as a commercially viable stabilized crushed granite solution, as has been done in other locations in Paradise Valley. This will help alleviate a "heat island" effect while providing a more aesthetically pleasing approach.

• **Town easements and rights of way:** The Town of Paradise Valley initiated a condemnation action a portion of the resort property that includes portions of Lincoln Drive, and has requested the granting of additional areas needed for easements and rights-of-way. Concurrent with the passage of the SUP and granting of Certificates of Occupancy, the development team is proposing to refund compensation received for this land so that it is provided free of charge to the Town.

Additional measures previously taken to refine the project include:
• Removal of for-sale residential product
• Reducing room count by one-third
• Reorienting the main arrival to be off Quail Run Road
• Created joint access off Lincoln Drive to the adjacent medical building
• Increased setbacks by 25-50 percent
• Created a "wedding-cake" design to step the tallest portion of the buildings away from neighbors
• Designed and improved neighborhood access
• Accommodated concerns from the competing Andaz Resort
• Moved service arrivals and unloading to the east side of the property

The time is now for Town of Paradise Valley to enjoy an exceptional new project at the entryway to the Town, and revitalize a property that has aged over the course of time. The project team is excited about the property's potential and hopes that the Town and its residents share the vision of ensuring the new SmokeTree is a positive addition to the community.

THE SMOKE TREE RESORT

SmokeTree Resort Redevelopment
Project Narrative and Overview
October 1, 2020

The SmokeTree Resort has been part of the Paradise Valley community since 1966. Residents remember it fondly for its rustic charm and lush grounds. It was a place many Paradise Valley residents visited to enjoy Dale Anderson's The Other Place Restaurant, and many families stayed in the cottages during home remodels. It welcomed visitors from around the globe who wanted to enjoy Paradise Valley's unique character and feel.

However, the property became dated over time, and the restaurant closed in 2012, followed by the cottages a couple of years ago as the focus shifted to redevelopment. Gentree LLC purchased the resort in 2018, and is now proposing a redevelopment of the property that would honor its history and rustic charm while creating a significant new gathering place for Paradise Valley residents and an accessible, comfortable new resort while revitalizing a property that is at the gateway to Paradise Valley.

The new resort will feature 122 spacious guest rooms, a destination dining experience, and one of Paradise Valley's finest public gathering and event spaces. It will be designed to combine a rustic, southwestern feel with modern touches and amenities to create one of the most unique resort experiences in the Valley. And it will be developed in a way that honors Paradise Valley's unique residential character and quality of life.

The time is now for the Town of Paradise Valley to enjoy an exceptional new project at the entryway to the Town, and revitalize a property that has aged over the course of time. The

project's owners are excited about the property's potential and hope that the Town and its residents share the vision we have in turning the new SmokeTree into a positive addition to the community, one that revives and beautifies the Lincoln Drive gateway.

Resort Features

The resort's 122 rooms will range from spacious 400-square-foot-plus standard guest rooms to 20 villas that will exceed 700 square feet. It will be operated independently by a local group. The property will be marketed to those who would like a comfortable, luxury indoor and outdoor environment which maximizes Paradise Valley's natural beauty and exceptional climate. The guest rooms will be of exceptional quality with finishes and décor designed to create a comfortable, enjoyable atmosphere.

While many larger resorts have exterior boundaries, the redeveloped SmokeTree will not be "walled off." Instead, walkability is encouraged for both hotel guests who want to explore the nearby area and for local residents who want to walk or bike to the property. As a result of this approach, the development team has placed a premium on open space and creating a comfortable, welcoming environment. The project will embrace SmokeTree's history while providing comforts and amenities desired by the modern traveler. The overall goal of the project will be to create an environment with a number of places to comfortably gather and enjoy Paradise Valley with family and friends.

The resort will provide exceptional onsite dining options, but will also encourage guests to visit the plentiful nearby restaurants in the immediate area. Additional features will include a guests-only fitness room, relaxation area and gathering space with an outdoor patio and views of Camelback Mountain.

The crowning feature of the resort will be its open-air Pavilion in the Park, which will be designed to be among some of the most beautiful and remarkable event spaces in Arizona. When not being used for events, this space will be open to guests and Paradise Valley residents, and will be a welcoming new amenity and gathering place for the community.

A unique project feature will be guest rooms that are designed to serve groups and families,

where 5-6 rooms can be closed off into a private space for reunions, wedding parties or other gatherings. These room groups will include common areas for family experiences or small gatherings, and will provide a unique new lodging option for visitors not seen in other local resorts.

Green features and the most modern building practices will be implemented to minimize the project's environmental impact, including use of energy-neutral building techniques, potential use of battery storage to supplement the resort's power supply, natural elements instead of asphalt for parking areas and much more.

The project will include a Paradise Valley "history hall" that will pay homage to the SmokeTree's past in the community as well as other Paradise Valley history and memorabilia. The public will be invited to share items that can be included in this exhibit.

Density and Height

The SmokeTree property would actually be one of the least dense resort properties as proposed under several key measures of density:

• At 122 units, the SmokeTree would have the **second-lowest number of rooms of any resort SUP in Paradise Valley**, trailing only the Hermosa Inn. The Andaz, located directly to the project's south, has 185 rooms, and the new Ritz Carlton resort to the north of SmokeTree will have 296 rental rooms once complete.

• **The SmokeTree property is the smallest resort Special Use Permit property in Paradise Valley in terms of acreage** — less than five acres when you remove the portion of the parcel underneath Lincoln Drive. So, in order for a new resort to be viable on the property, more resort rooms per acre are necessary to create the "critical mass" that makes for an enjoyable resort experience.

• **The current plan for the property proposes keeping almost 1/3 of the overall project as open space** — a generous amount for a property of this small size.

Traffic and Parking

The project team has worked with three highly accredited parking consultants, all with strong local Paradise Valley expertise, in the development of an advanced resort parking plan that successfully mitigates traffic impact in the community and accommodates special events at the resort. This plan exceeds industry standards and addresses even the busiest visitation scenarios.

Parking for the property will be soft-scaped and will include 170 spaces for regular use, with the ability to increase on-site parking to 199 spaces in a Valet-only model. During peak season, employees will be required to ride-share and will be reimbursed for their costs. Additionally, the project team has reached an agreement with the adjacent Lincoln Medical Center for overflow parking on nights and weekends through a direct entrance from the SmokeTree property.

Architecture and Landscaping

The project's architecture has been refined to create a stronger visual identity and sense of place for visitors. The new style mixes rustic features consistent with the site's history with modern textures and amenities designed to create an exceptional visitor experience. The project will be consistent with the highest-profile properties in the Southwest and will be designed to match the character and desert environment of Paradise Valley. The result will be one of the most unique and yet comfortable luxury settings of any resort in the Valley.

The old SmokeTree resort is known for its wooden beams, lush grounds and large trees. The new project will pay homage to the site's history by focusing on natural elements and incorporating a landscape plan with a full, natural feel.

The project team recognizes that the SmokeTree is at the eastern gateway to Paradise Valley and will be one of the first properties people see when they enter the community. Therefore, the team is putting a great deal of focus on the Lincoln Drive-facing portion of the property to ensure it provides a welcoming visual element for visitors to the community. The Lincoln frontage will include extensive landscaping, an archway entry feature to the project and attractively designed and refined one-story buildings.

The landscaping for the property will include extensive use of trees along the Lincoln Drive side in order to create a natural look for the property for passersby and to create shaded parking for the project itself. The project will celebrate the SmokeTree's past by continuing to emphasize natural grass and trees that are widely used in luxury properties in the Southwest. The extensive open space will include ample shaded areas to make the project cooler and comfortable. On the south of the project, the existing oleander row will be supplemented by the planting of oak trees to replace the aged eucalyptus trees on site and recreate the old-growth feel, as well as a sour orange hedge.

Exceptional Public and Community Spaces

A key feature of the project will be the Pavilion in the Park, which will be designed to be one of the finest facilities for small- to medium-sized gatherings in the Valley. It will be modeled after exceptional event spaces such as the event space at the clubhouse at Silverleaf, for example. But importantly, when not in use for events, the pavilion will be open for both guests and local residents to use as a place to gather and meet. This "park" connects to the Lincoln public scenic walk and provides a respite at the beginning and end of the Lincoln Drive walk where residents and guests can enjoy a beverage and the view of Camelback Mountain.

With an eye toward creating "Paradise Valley's front yard," the project team envisions creating an exceptional new amenity for local residents where they can meet, dine outdoors, host small gatherings and create memories with friends and family. The pavilion space will be a key differentiator for the project and one of the most welcoming public spaces in Paradise Valley.

Open Space and Walkability

A major focus of the project is on open space and walkability — in fact, almost a full one-third of the property is open space, and its walkability scores are extremely high. The resort will encourage people to gather in outdoor settings, and invites pedestrians from nearby neighborhoods while encouraging guests to walk to local restaurant and retail amenities.

Restaurants

Updated plans for the SmokeTree redevelopment include a fine-dining restaurant that would serve as a destination for resort patrons and the community. The fine-dining concept would be accompanied by an accessible market and casual dining concept. All food and beverage will be served from a central kitchen by one operator.

Contrary to what some Paradise Valley residents may have heard, the project will NOT include a third-story bar or restaurant element. The project does include a guests-only lounge designed to create stunning views and a positive experience for resort guests without having negative impacts on the surrounding community. It is not an event space and is meant to be a place for guests to relax, similar to the Ocotilla Lounge space at the Arizona Biltmore.

THE SMOKETREE RESORT

Conclusion

The SmokeTree Resort property is a rich part of Paradise Valley's history, a unique place that has always welcomed visitors with a natural, comfortable feel. The revitalized SmokeTree will carry on this history while providing local residents and visiting guests with a unique and exceptional experience, one that is consistent with the property's character and complementary to Paradise Valley's incredible quality of life.

Gentree LLC appreciates the dedication and hard work of the Town Council, Planning Commission and staff. The project team recognizes that the SmokeTree redevelopment SUP has gone through a thorough vetting process, and thanks the Town and its residents for their understanding and patience. The time has now come for the new SmokeTree to significantly improve a property that is at the entryway of the community, and transform it from its present state into an amenity that will enhance the character of the community. This project is designed to be unlike any other resort property in Paradise Valley, with a local-friendly, forward-facing focus that is more intimate than larger SUP properties.

If you have any questions, comments or feedback about the SmokeTree redevelopment, please contact Taylor Robinson at 602.952.8811 ext. 229 or Taylor@GenevaAZ.com.

THE SMOKE TREE RESORT

SPECIAL USE PERMIT - MAJOR AMENDMENT APPLICATION

7101 E LINCOLN DRIVE, PARADISE VALLEY, ARIZONA 85253

SUBMITTAL SEPTEMBER 6, 2019
RESUBMITTAL OCTOBER 9, 2019
RESUBMITTAL NOVEMBER 1, 2019
RESUBMITTAL DECEMBER 6, 2019
RESUBMITTAL JANUARY 21, 2020
RESUBMITTAL MAY 14, 2020
RESUBMITTAL OCTOBER 27, 2020

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PHX ARCHITECTURE
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PROJECT TEAM

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

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PHX ARCHITECTURE

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THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

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MAY 14, 2020

OVERVIEW

The Smoke Tree Resort, located at 7101 East Lincoln Drive in the Town of Paradise Valley, is designated for Resort Use (SUP-R zoning) under the General Plan and within the designated East Lincoln Drive Development Areas. Gentree LLC purchased the Resort in 2018 and is proposing a Major Amendment to the existing Special Use Permit that is harmonious with Town Plan Goal 2.2.

"Development Areas are meant to encourage new resort development and redevelopment that reflects the Town's needs for fiscal health, economic diversification, and quality of life."

Gentree LLC is comprised of Arizona-local principals with development project experience of this scale and within the Hotel/Resort sector.

Originally opened in 1966 and operating in perpetuity since, the approximately 5 acre Resort resides at the commercial interface of Lincoln Drive and Scottsdale Road. The Resort has historical presence at the entrance to the Town of Paradise Valley and serves as the gateway to the Town. Since inception, the Resort has yet to undergo any significant renovations or expansions beyond general maintenance and upkeep. The Resort is notably dated in comparison to other resorts.

The intent of this submittal is to set forth standards for Gentree LLC's revitalization of the Resort subject to the following key considerations:

W) Alignment with pre-existing resort, accessory uses, and building setbacks.
b) Given its 5 acre size, guidelines for 20 acres and stipulations need to be modified.
c) Acknowledgment of its proximity to the adjacent commercial.
d) Special consideration that for its unique history and location on Lincoln Dr.

The vision for the transformation of the Resort is to welcome guests to a "local-centric" hospitality experience in both form and substance. This is to be achieved through active forward-facing components and lifestyle programmatic aspects. The existing Resort often goes unnoticed in its unassuming character along Lincoln Drive. The revitalization of the Resort will retain its charming essence while providing the scale and quality of amenities sought by today's traveler; the specifics of which include 122 guest rooms, special event venues, and a fresh market & eatery concept. The relaxed, pedestrian friendly environment will not include the typical resort perimeter walls or gates; instead, setbacks that align with existing buildings are desired, including a bicycle/pedestrian path that shall weave the resort into the local tapestry.

Gentree LLC understands that thoughtful design, unified independent management, and attentive local stewardship are key ingredients for the success of this project at such a pivotal location and has engaged adjacent property owners in fruitful collaborative dialog, exploring synergistic opportunities along common property lines.

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PROJECT NARRATIVE

THE SMOKE TREE RESORT
7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
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SITE

The Resort property occupies approximately 5 acres of land at 7101 East Lincoln Drive in the Town of Paradise Valley. The existing Resort is comprised of 11 buildings, a restaurant, a pool and surrounding pool area, 2 bocce courts and 130 surface parking spaces. Attached exhibits reveal the current conditions with visuals of sight lines, existing oleander perimeters, and setbacks.

SETBACKS: The attached exhibit outlines existing setbacks, which are proposed to be increased in the revitalization of the property. The objective is to retain the existing building relationships along East Lincoln Drive with the proposed building frontage aligned with the existing building frontage.

The proposed East setback is 45' and the proposed South setback is 60' in consideration of the abutting SUP properties as a commercial office complex and resort, respectively.

The West setback is proposed at 50' from the net property line and 100' from the adjacent property line as described in the Statement of Direction.

EAST LINCOLN DRIVE ("LINCOLN"): Today, the property has an existing 33' county roadway easement along Lincoln and two existing vehicular access points which allow right and left turns. The proposed plan shows the elimination of the Western driveway and the movement of the Eastern driveway to a shared access with Lincoln Medical Center and located on the shared property line. The proposed access point on Lincoln Drive will provide full turning movements and a right-turn deceleration lane.

WESTERN BOUNDARY: As shown on the plan, this improvement will provide for the Town's designated 2-lane road design for this category of roadway. Improvements will include those shown on the Resort property as well as 11' of asphalt and 2' of curbing in the Town's currently owned right-of-way designated as Quail Run Road.

HEIGHTS: The proposed buildings are to be no more than 3 stories and within two height tiers of 24' and 36' from Original Natural Grade (ONG). This request is complimentary to the characteristics of other nearby developments to the North and East along Lincoln and derived with consideration of adjacent property uses in context of the Town of Paradise Valley's Open Space Criteria ("OSC"). Specific to the OSC, the Resort is abutted on two sides (East and South) by Special Use commercial property. On the West and South boundaries, as previously indicated, the Resort design meets the OSC requirements. The only encroachment into the OSC will be along the North and East sides, as a result of dedication of Right of Way and adjacent to the SUP-O Medical office, and located generally along the parking for the Medical Office, respectively.

COVERAGE: Calculation of the proposed lot coverage is 29.3% with a floor area ratio of 0.64. These calculations are based on the post dedication parcel boundaries.

INGRESS/EGRESS: The primary access point for the Resort will be at Quail Run Road. One secondary access point is proposed on Lincoln Dr. Civtech, Inc. has submitted traffic studies to provide more information on the points of access.

SIDEWALK: The site plan illustrates a proposed meandering pedestrian path integrating the Resort within the existing network of sidewalks and providing pedestrian connectivity to nearby commercial areas. Alongside the right-turn deceleration lane, the sidewalk does not meander and is instead, attached to the back of the curb

PARKING: The proposed revitalization plan will utilize surface parking. The existing parking along Lincoln Drive is to be kept in place to allow for convenient local patron access to the forward-facing Resort features. Dedicated hotel guest and valet parking will be available. Civtech, Inc. has submitted multiple revisions to the related parking study and has provided information on the following items: shared parking, parking for all proposed uses, overflow parking during special events, limitations on joint use of facilities, and drop off/pick up. The existing parking requirements adopted by the Town do lag surrounding municipalities in accounting for the change in Resort parking and traffic impact. The proposed parking plan and related study balance these elements.

EMERGENCY VEHICLE ACCESS: The primary access points for Emergency Vehicles is Lincoln Drive or Quail Run Road.

DELIVERIES AND REFUSE COLLECTION: In order to address safety concerns of deliveries and refuse collection from Lincoln Drive, deliveries will be screened behind the proposed building and refuse will be stored in screened enclosures. The designated temporary loading and unloading area will be accessed from Lincoln Dr and will be restricted to specific times of the day per the Town's requirements.

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PROJECT NARRATIVE

THE SMOKE TREE RESORT

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LANDSCAPE

LANDSCAPE DESIGN: As evaluated by Greey Pickett, the existing on site landscaping consists of mature Eucalyptus and Pines with exposed root systems that have begun losing their form due to mature branches splitting off. There are also Mexican Fan Palms, all of which are different ages and heights, and Oleander and Sage bush that have become woody due to age and over pruning. There is no native planting or cacti on site that would need to be salvaged. The salvageability of the existing trees is not recommended due to age, size, and diseased quality. Along the property's southern boundary. existing oleander hedge is to remain with the added plantings of sour orange bushes for enhanced buffering to the adjacent SUP property.

The proposed forward-facing landscaping palette is anticipated to be comprised of regionally appropriate selections, low water-use trees, shrubs, ground cover and accent plants to enhance the entry and provide shade for pedestrians. Landscape and related lighting along Lincoln Drive will be conforming with the Town guidelines.

RESORT DESIGN

RESORT: The independent Resort will be owned by Gentree LLC and operated by an affiliated resort operator:
122 Guest Room units with various categories of sizes and configurations
Forward facing resort facility to include a combination of the following components: Fresh Market, Café/Eatery, Restaurant, Bar/Lounge, Micro-Brewery, Speakeasy, Private dining vignettes, Pop-up Retail, Coffee Shop, Florist, Sandwicheria, Bakery, Epicurean Retail and Sundries
Resort Pavilion: appropriately sized for banquets, meetings, ceremonies, and special events
Open space gardens and grounds
Resort pool area
170 parking stalls with parking for 199 under a Valet plan

ARCHITECTURAL DESIGN: Within the property, each component will speak its own dialect, but all within a common design language. This is desired as a means to guide patrons through the variety of areas and purposes via the use of visual cues achieved via the architecture. The predominate architectural design pallet will be strongly rooted in Spanish Revival but accentuated with notably transitional components.

CONCLUSION

Until being acquired by Gentree LLC the historic Smoke Tree Resort had been operated and maintained continuously by the Williams family for over 50 years as a charming, small-scale retreat where the Town of Paradise Valley meets the City of Scottsdale. Development at this interface has well outpaced the venerable cluster of private rooms still maintained behind Dale Anderson's long-closed "The Other Place". The time has come to revitalize this important contributor to The Town with the following updates:

-Additional hotel rooms with resort quality
-Neighborhood amenities: local-centric Café/Market/Restaurant/Bar
-On-site entertainment venues for small events and family gatherings
-Integrated landscaping and pedestrian corridors for neighborhood access
-Modern guest amenities and building design to compliment the Town entrance

The local team of new owners and operator, together with PHX Architecture and other renowned professionals, have crafted an exciting plan of moderate intensity which synergizes with the Town's need for fiscal health, economic diversification, and quality of life. Balancing the critical mass of modern-day resort programming within the small scale of this 5-acre site fronting Lincoln Dr can be achieved within the flexibility of the current resort zoning and the East Lincoln Drive Development overlay to the best interests of the Town of Paradise Valley.

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PROJECT NARRATIVE

THE SMOKE TREE RESORT
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LEGEND:

- Proposed Setback
- Area to be Dedicated
- Roadway Easement
- Sidewalk Easement

* Note: as requested in the Statement of Direction

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EXISTING SITE - AERIAL VIEW
PROPOSED SETBACK / DEDICATION OVERLAY

THE SMOKE TREE RESORT

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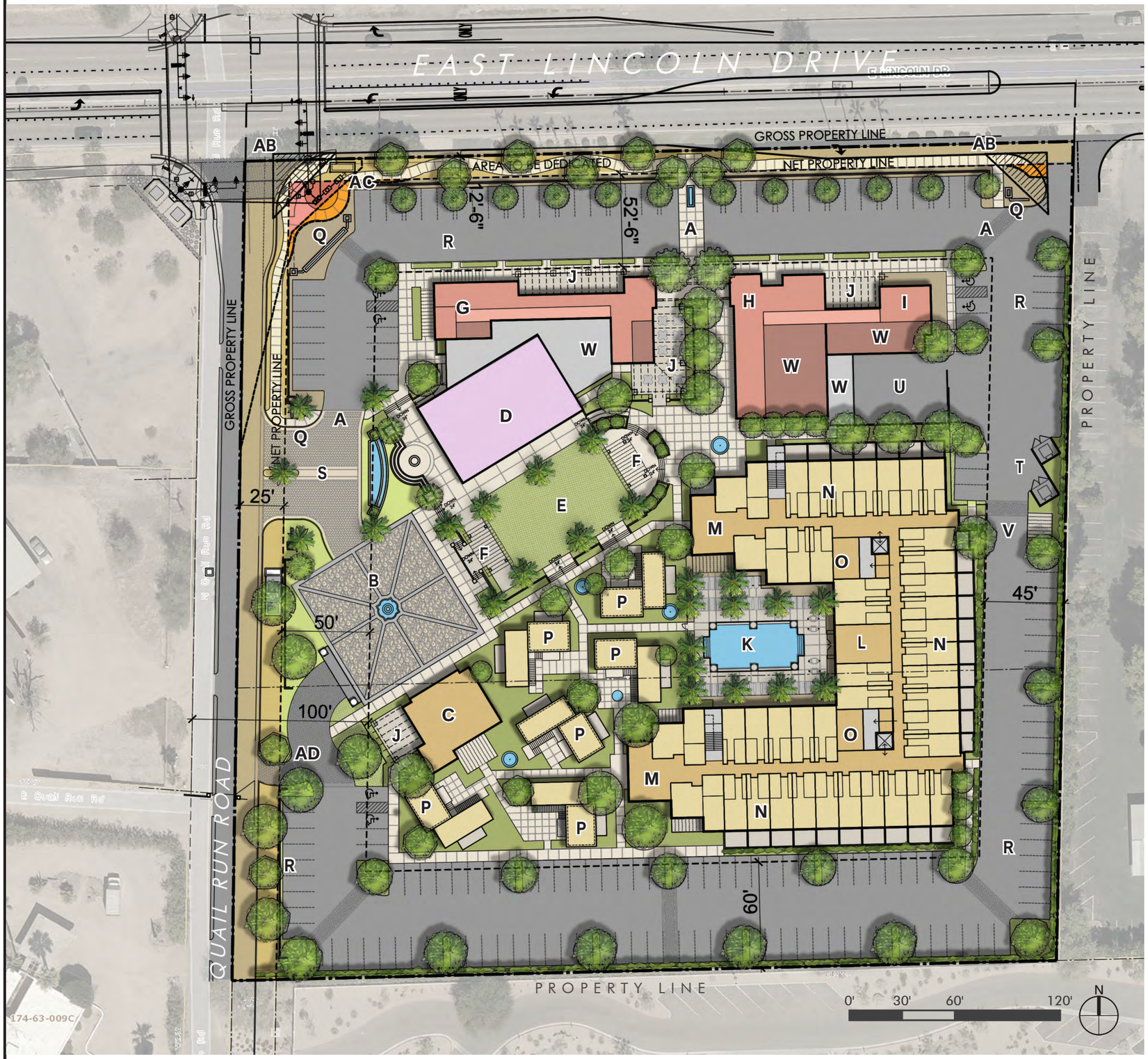

PROGRAM:

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. Resort Guest Flex Space
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
AD. 12' Wide Exit Only Driveway

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 = 199

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PROPOSED SITE PLAN - GROUND LEVEL

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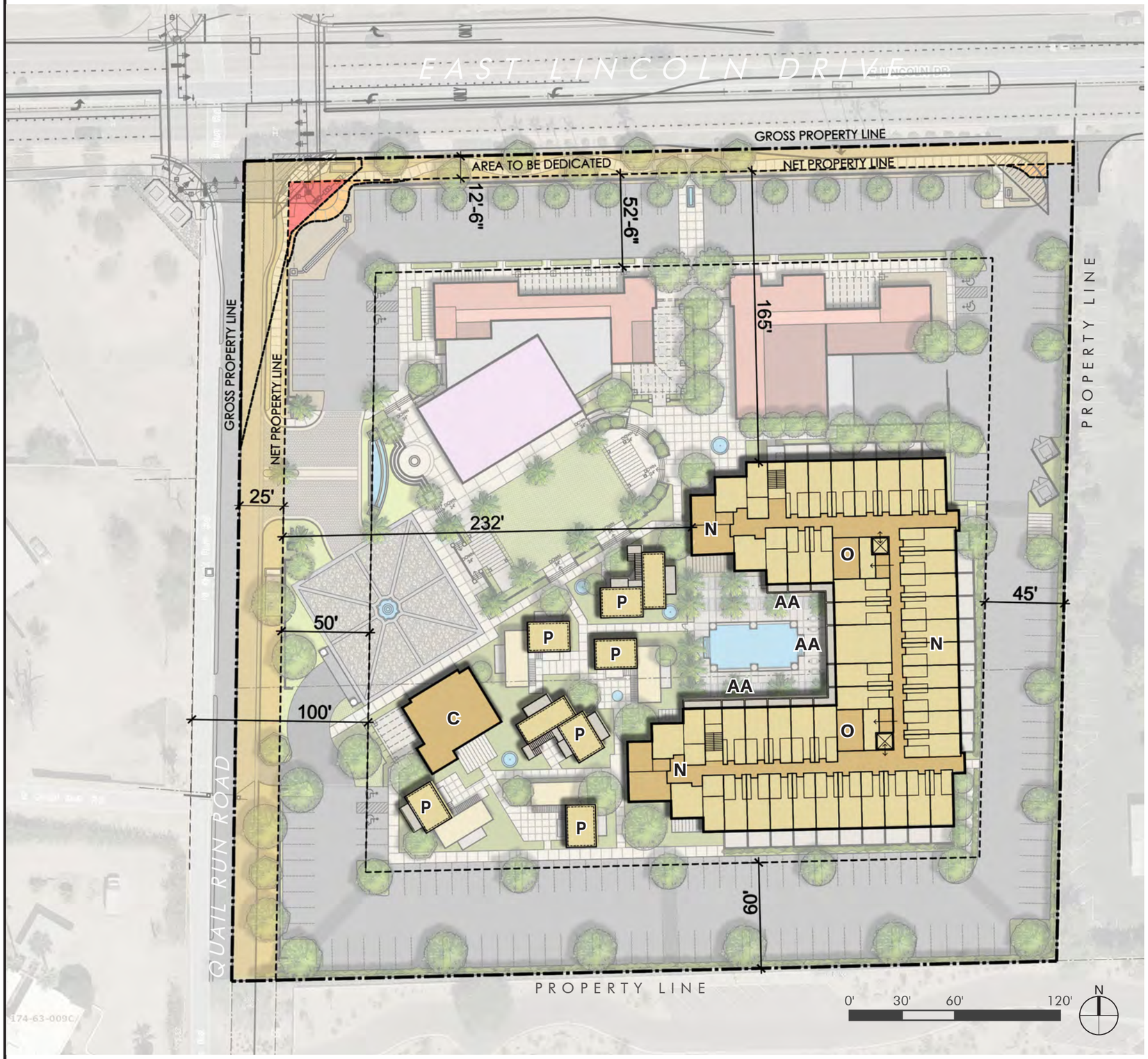

PROGRAM:

C. Resort Reception and Lobby
N. Resort Suites (guest rooms)
O. Resort Guest Flex Space
P. Luxury Suites (guest rooms)
AA. Balconies

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

GH

PROPOSED SITE PLAN - SECOND LEVEL

THE SMOKE TREE RESORT

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

A9

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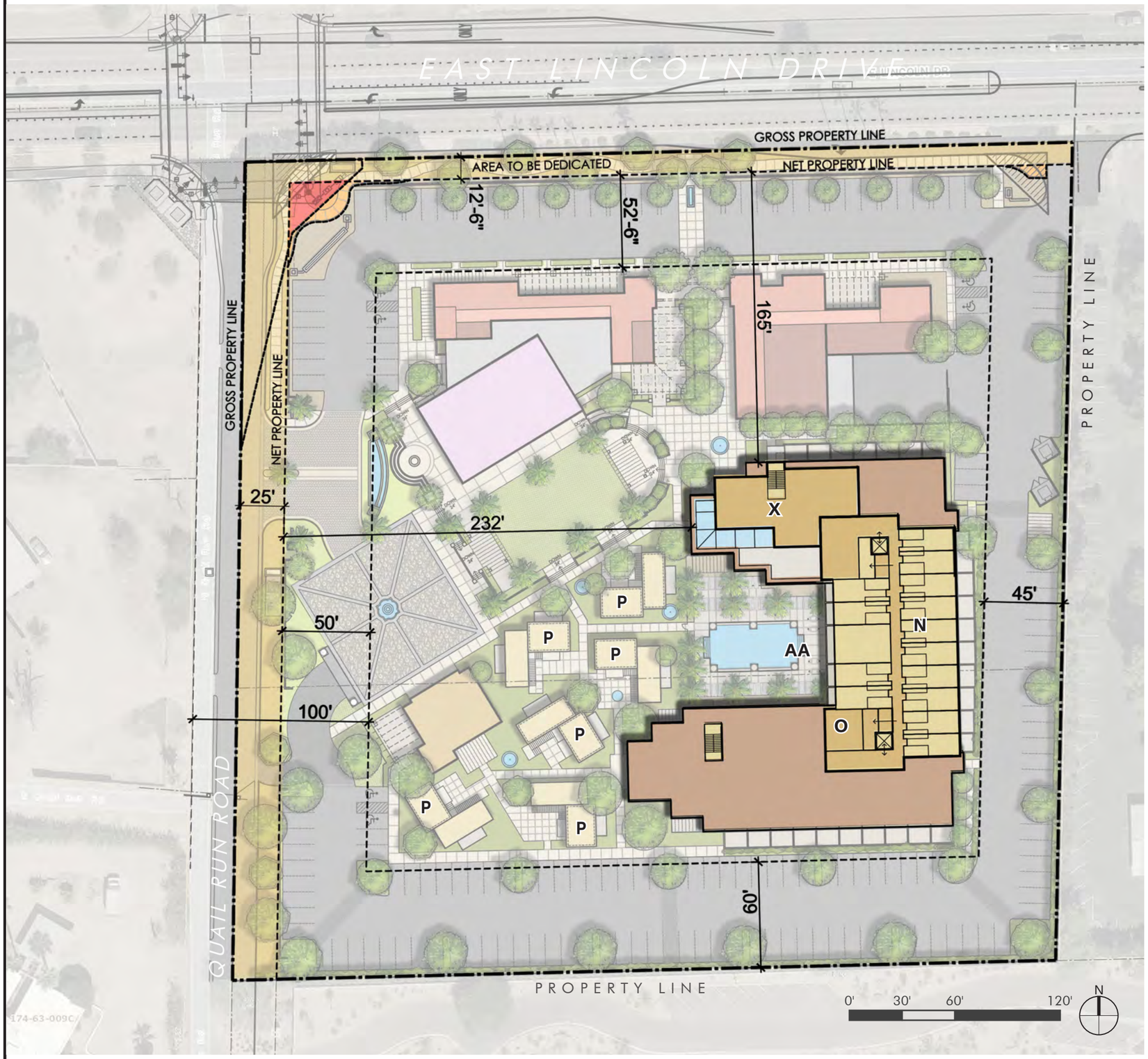

PROGRAM:

N. Resort Suites (guest rooms)
O. Resort Guest Flex Space
X. Third Floor Communal Area
AA. Balconies

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

GH

PROPOSED SITE PLAN - THIRD LEVEL

THE SMOKE TREE RESORT

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

A10

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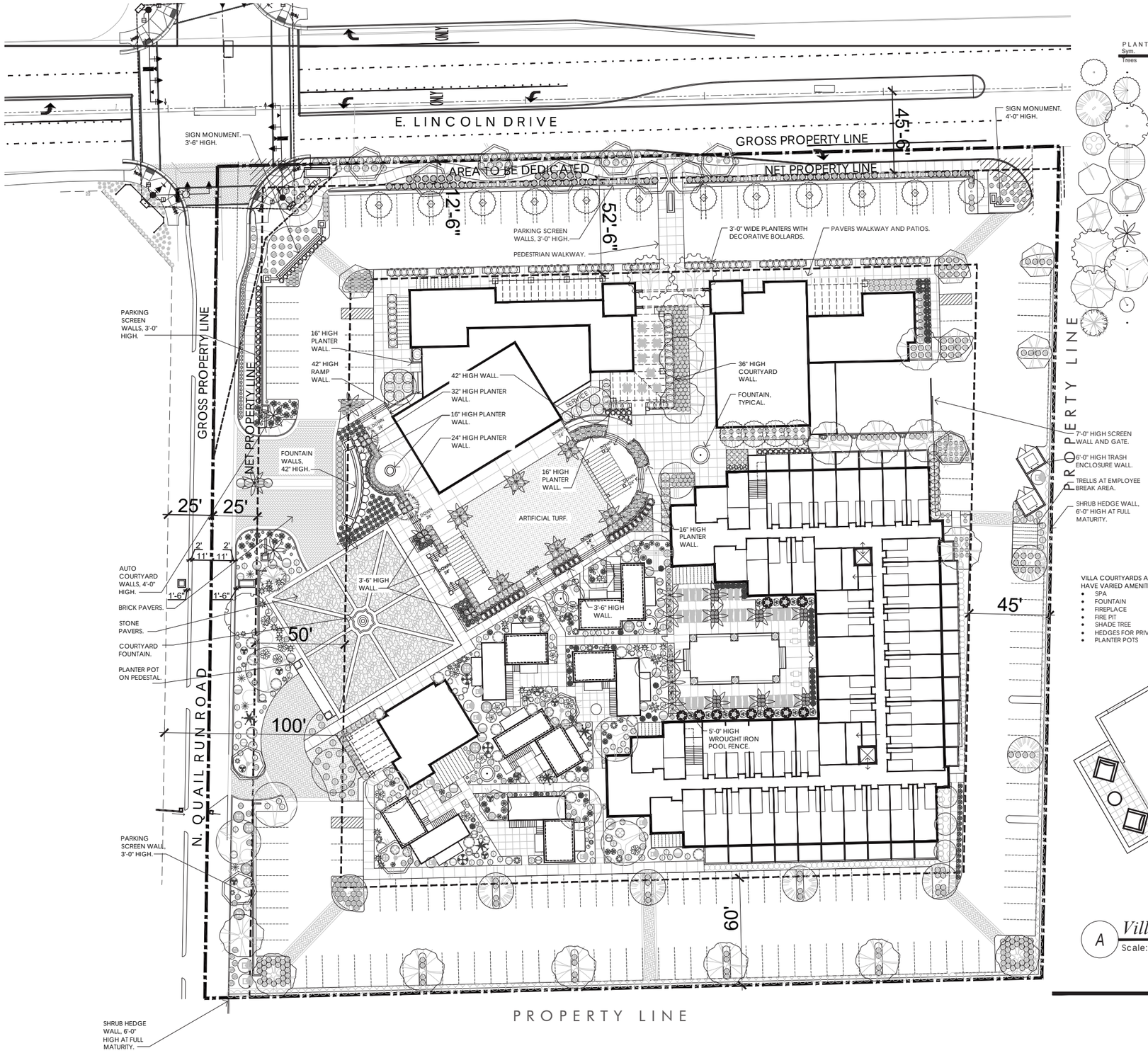


PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	Acacia aneura Mulga Acacia	24" box	12
	Acacia stenophylla Shoestring Acacia	24" box	4
	Chilopsis linearis 'Bubba' Bubba Desert Willow	24" box	7
	Chitalpa tashkentensis Chitalpa	24" box	1
	Nerium Oleander White Oleander	15 gallon	3
	Olea europaea 'Swan Hill' Swan Hill Olive	24" box	4
	Olney tesota Ironwood	24" box	3
	Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24" box	13
	Parkinsonia praecox Palo Brea	24" box	5
	Phoenix dactylifera 'Medjool' Medjool Date Palm	16'	25
	Prosopis alba 'Coopers' Coopers Metsquite	24" box	2
	Prosopis glandulosa 'Maverick' Thornless Texas Honey Mesquite	24" box	8
	Quercus virginiana Southern Live Oak	24" box	15
	Sophora secundiflora Texas Mountain Laurel	24" box	9
	Tabebuia impetiginosa Pink Trumpet Tree	24" box	3
Shrubs			
	Alyogyne huegilii Blue Hibiscus	5 gal.	20
	Bougainvillea 'Roseneka' Bougainvillea	5 gal.	20
	Calliandra eriophylla Pink Fairy Duster	5 gal.	5
	Citrus aurantium Sour Orange Hedge	5 gal.	226
	Dodonaea viscosa Hop Bush	5 gal.	99
	Ilex vomitoria nana Dwarf Yaupon Holly	5 gal.	18
	Jasminum sambac Arabian Jasmine	5 gal.	29
	Justicia californica Chuparosa	5 gal.	5
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	6
	Justicia spicigera Mexican Honeysuckle	5 gal.	16
	Leucophyllum pruinosum 'Sierra Bouquet' Sierra Bouquet 'M	5 gal.	25
	Leucophyllum zygophyllum 'Cimarron' Cimaron Sage	5 gal.	52
	Nerium oleander 'Petite Pink' Petite Pink Oleander	15 gal.	108
	Olea europaea 'Montra' Little Ollie Dwarf Olive	5 gal.	57
	Perovskia atriplicifolia Russian Sage	5 gal.	12
	Rosmarinus officinalis 'Tuscan Blue' Upright Rosemary	5 gal.	24
	Ruellia brittoniana Ruellia	5 gal.	154
	Russelia equisetiformis Coral Fountain	15 gal.	48
	Salvia clevelandii Chaparral Sage	5 gal.	8
	Salvia greggii Autumn Sage	5 gal.	5
	Sphaeralcea ambigua Globe Mallow	1 gal.	14
	Tecoma stans Yellow Bells	5 gal.	19
Groundcovers			
	Baileya multiradiata Desert Marigold	1 gal.	27
	Carissa macrocarpa 'Green Carpet' Green Carpet Natal Plum	5 gal.	15
	Carissa macrocarpa Boxwood Beauty	5 gal.	121
	Chrysactinia mexicana Damianita	1 gal.	69
	Dalea greggii Trailing Indigo Bush	5 gal.	44
	Eremophila glabra Mingenew Gold	5 gal.	48
	Gazania x 'Copper King' Copper King Gazania	5 gal.	6
	Glandularia gooddingii Goodding Verbena	1 gal.	17
	Hymenoxys acaulis Angelita Daisy	1 gal.	20
	Lantana montevidensis Purple Trailing Lantana	1 gal.	69
	Lantana montevidensis 'White' White Lantana	1 gal.	82
	Lantana 'New Gold' New Gold Lantana	1 gal.	137
	Melampodium leucanthum Blackfoot Daisy	1 gal.	92
	Viguiera deltoidea Goldeneye	1 gal.	17
Accents Cactus			
	Agave americana Century Plant	5 gal.	2
	Agave deserti Desert Agave	5 gal.	5
	Agave mckelvieae x scabra 'Sharkskin' Sharkskin Agave	15 gal.	6
	Agave ovatifolia Whale's Tongue Agave	15 gal.	25
	Agave weberi Blue Agave	5 gal.	10
	Aloe barbadensis Medicinal Aloe	5 gal.	74
	Aloe 'Hercules' Hercules Aloe	24" Box	9
	Aloe dawei Dawe's Aloe	5 gal.	9
	Aloe ferox Cape Aloe	5 gal.	10
	Aloe rudikoppe Little Red Riding Hood Aloe	5 gal.	42
	Aloe saponaria Soap Aloe	5 gal.	9
	Aloe x 'Blue Elf' Blue Elf Aloe	5 gal.	9
	Asclepias subulata Desert Milkweed	1 gal.	3
	Carnegiea gigantea Saguaro	8' min.	7
	Dasylirion wheeleri Desert Spoon	5 gal.	4
	Euphorbia antisyphilitica Candelilla	5 gal.	10
	Euphorbia biglandulosa Gopher Plant	5 gal.	26
	Ferocactus wislizenii Fishhook Barrel Cactus	bare root	3
	Fouquieria splendens Ocotillo	bare root	4
	Hesperaloe funifera Giant Hesperaloe	5 gal.	3
	Hesperaloe parviflora-red Red Hesperaloe	5 gal.	11
	Hesperaloe parviflora 'Perpa' Brakelights Brakelights Red Yucca	3 gal.	59
	Kalanchoe beharensis 'Blue Slick'	1 gal.	7
	Muhlenbergia rigens Deer Grass	5 gal.	12
	Opuntia basilaris Beavertail Prickley Pear	5 gal.	8
	Pedilanthus bracteatus Tall Slipper Plant	5 gal.	4
	Pedilanthus macrocarpus Lady's Slipper	5 gal.	37
	Rosa 'Korbin' Iceberg Floribunda Rose	5 Gal.	18
	Rosa x 'Noatraum' Pink Flower Carpet	5 Gal.	16
	Stenocereus thurberi Organ Pipe	5' min.	2
	Yucca elata Soaptree Yucca	5 gal.	6
Vines			
	Campsis radicans Common Trumpet Creeper	5 gal.	3

MASS PLANTING

ARTIFICIAL TURF, PIONEER BUILDING MATERIALS 'DARBY', 3,794 SQ. FT.

INERTS

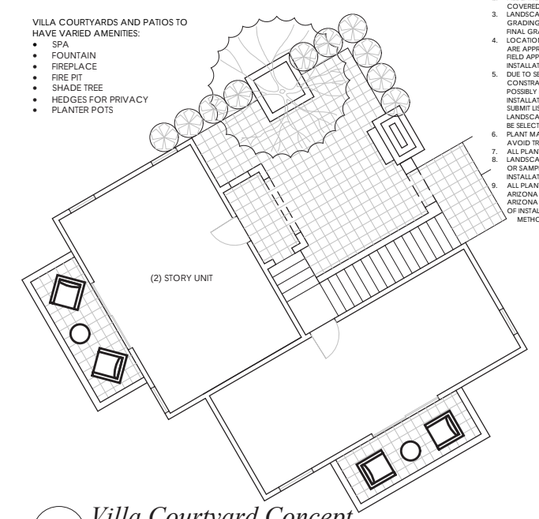
Sym.	Description
	✝ SCREENED DECOMPOSED GRANITE, ROCK PROS USA, 'MAHOGANY', 2" THICK MINIMUM.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION.
5. DUE TO SEASONAL AND OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
6. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
7. ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
8. LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
9. ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.
   METHODS: SUN-SCREEN CLOTH/FABRIC TO BE

VILLA COURTYARDS AND PATIOS TO HAVE VARIED AMENITIES:

- SPA
- FOUNTAIN
- FIREPLACE
- FIRE PIT
- SHADE TREE
- HEDGES FOR PRIVACY
- PLANTER POTS



A *Villa Courtyard Concept*
Scale: *1/8" = 1'-0"*

0' 30' 60' 90'

November 1, 2019

GREEY | PICKETT
landscape architecture | community design

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NOT TO BE USED FOR CONSTRUCTION

PHX ARCHITECTURE
GREEY | PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS
GH

PROPOSED LANDSCAPE PLAN

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

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CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

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CONCEPTUAL LANDSCAPE PLAN

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A12

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ADDED

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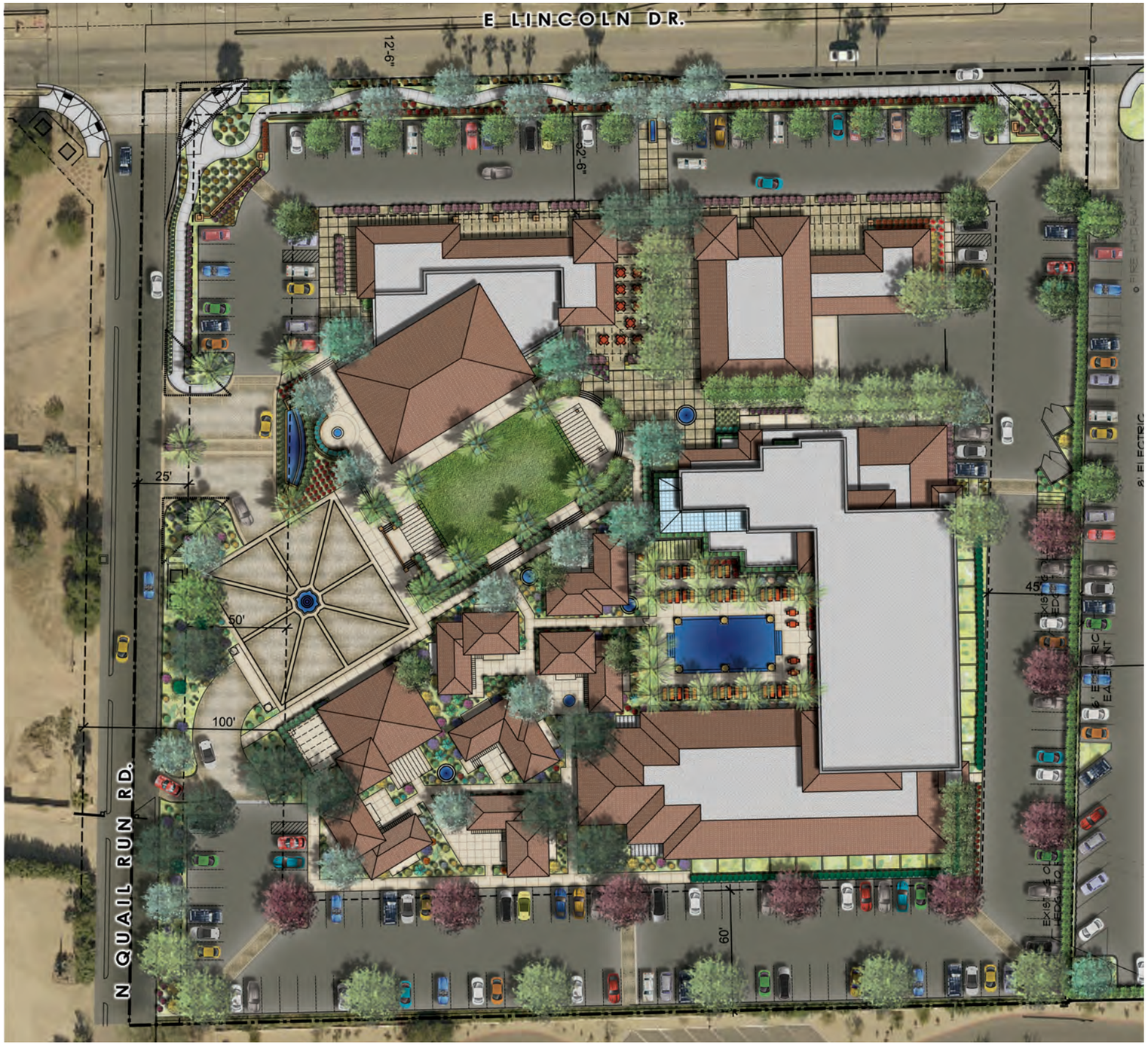

PHX ARCHITECTURE

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CREATIVE DESIGNS IN LIGHTING

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CONCEPTUAL LANDSCAPE PLAN - ENLARGED

THE SMOKE TREE RESORT

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

A13

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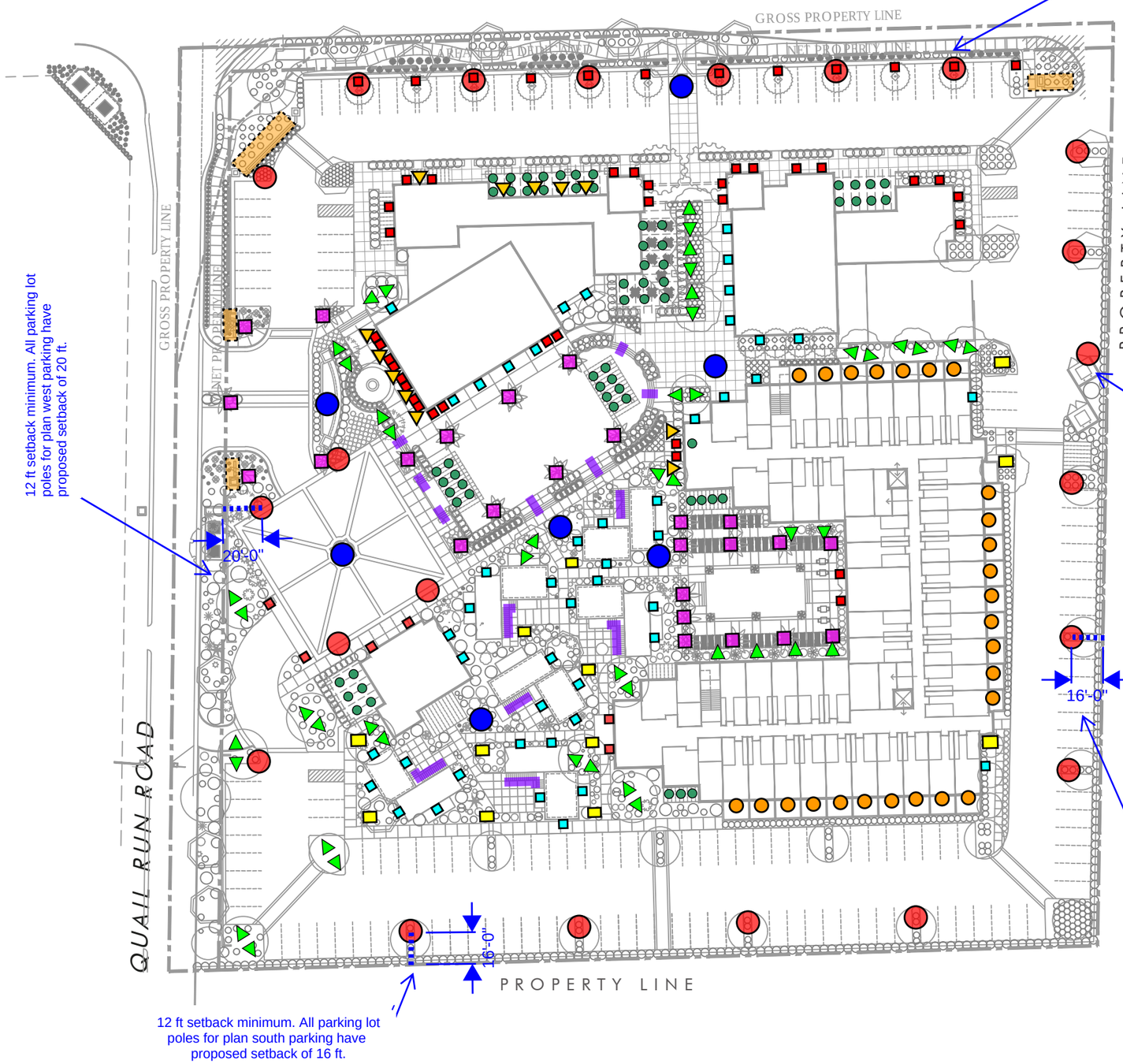
GROUND LEVEL LIGHTING



12 ft setback minimum. All parking lot poles for plan west parking have proposed setback of 20 ft.

To provide safe levels of lighting on the north edge of the property, it may not be feasible to locate the pole lights 12' from the net property line. Note that the north side has a landscape buffer, 4 traffic lanes, a median, and wall between adjacent property. The design team requests a variance to the code to allow these (6) poles to be placed in the 2' buffer inside the property line. In consideration of this request, all pole lights will be provided with fixture optics that focus the light to aim onto our property and minimize light being directed off property. In addition to the optics, the pole fixtures will also be provided with a physical house-side shield that additionally block glare from vantage points off property.

To provide safe levels of lighting on the east edge of the property, it may not be feasible to locate all the pole lights 12' from the net property line. Note that the neighboring property on the east side is not residential and that this commercial property has parking and drive lanes at this edge of their property. The design team requests a variance to the code where necessary to allow poles to be placed less than 12' from the property line (i.e. at the trash enclosure). In consideration of this request, all pole lights will be provided with fixture optics that focus the light to aim onto our property and minimize light being directed off property. In addition to the optics, the pole fixtures will also be provided with a physical house-side shield that additionally block glare from vantage points off property.

12 ft setback minimum. All parking lot poles for plan east parking (with exception detailed above) have proposed setback of 16 ft.

12 ft setback minimum. All parking lot poles for plan south parking have proposed setback of 16 ft.

TYPE BL
Symmetric bollard fixture for way-finding

TYPE GU
Ground mounted landscape fixture for accenting select trees

TYPE HR
Handrail mounted puck LED lights for safe stair lighting

TYPE LU
Flush-to-grade fixture to uplight landscape, pots, and key architecture, **max 250 lumens**

TYPE LT
Adjustable accent light trellis mounted and concealed from most vantage points

TYPE SA
Post-top thematic pole, **12' max pole height** (dark sky friendly with house-side shield & optics)

TYPE TR
Palm tree ring for grazing down sides of textured tree, **16' max mounting height**

TYPE WP
Thematic wall sconce for ambient illumination & way-finding

TYPE WS
Decorative wall sconce for patios (dark sky friendly)

Submersible fixtures in water features by water feature consultant

Custom decorative fixture with semi-opaque glass panels to obscure light source, **max 250 lumens**

Custom backlit signage, light source completely shielded with no footcand impact on ground, **2700K**

PHX ARCHITECTURE

GREEY|PICKETT

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CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

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PROPOSED SITE LIGHTING PLAN

THE SMOKE TREE RESORT

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

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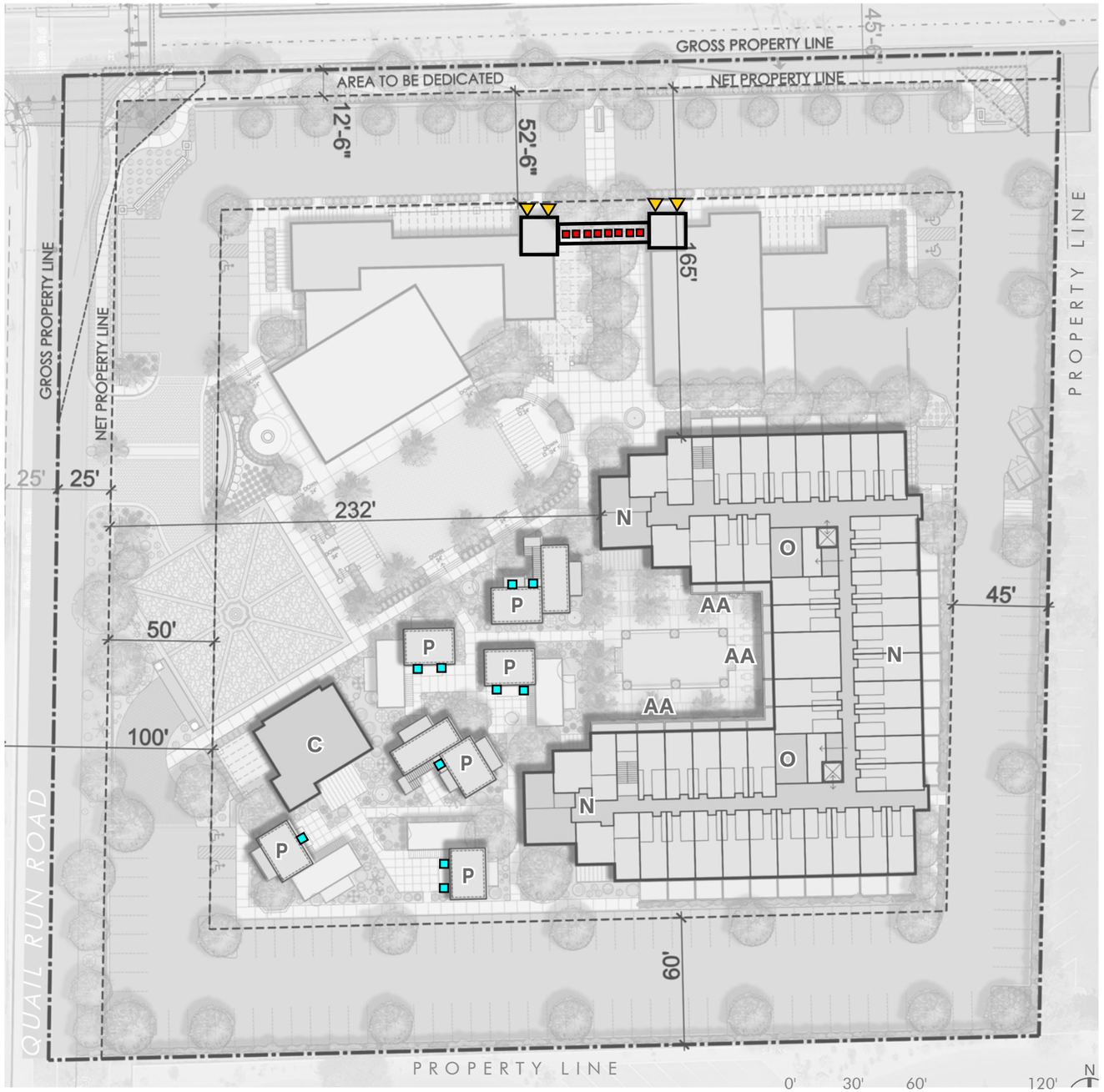
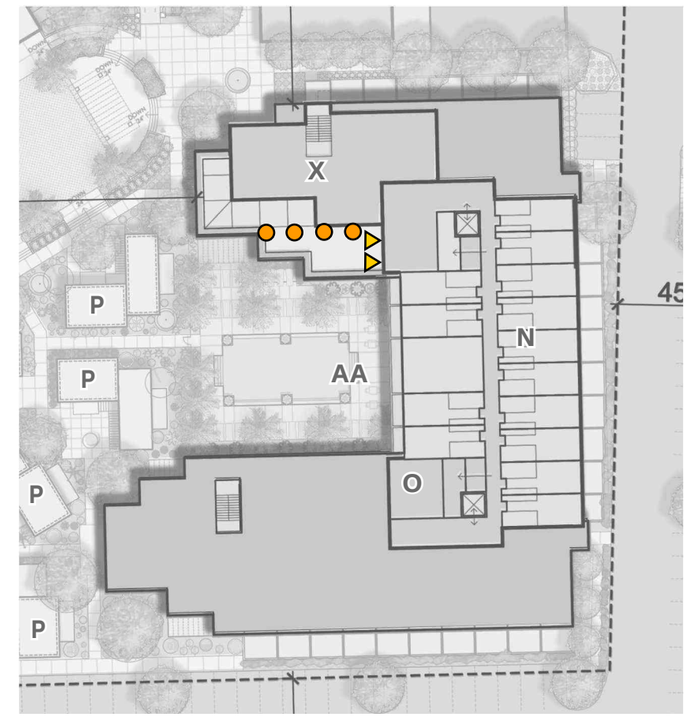
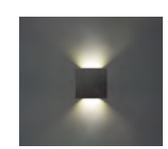
SECOND LEVEL LIGHTING



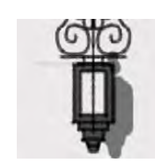
THIRD LEVEL LIGHTING





TYPE WP
Thematic wall sconce for ambient illumination & way-finding

TYPE LU
Flush-to-grade fixture to uplight pots and key architecture, **max 250 lumens**



Custom decorative fixture with semi-opaque glass panels to obscure the light source, **max 250 lumens**

TYPE WS
Decorative wall sconce for patios (dark sky friendly)

PHX ARCHITECTURE
GREEY|PICKETT
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CREATIVE DESIGNS IN LIGHTING
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PROPOSED 2ND AND 3RD LEVEL LIGHTING

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

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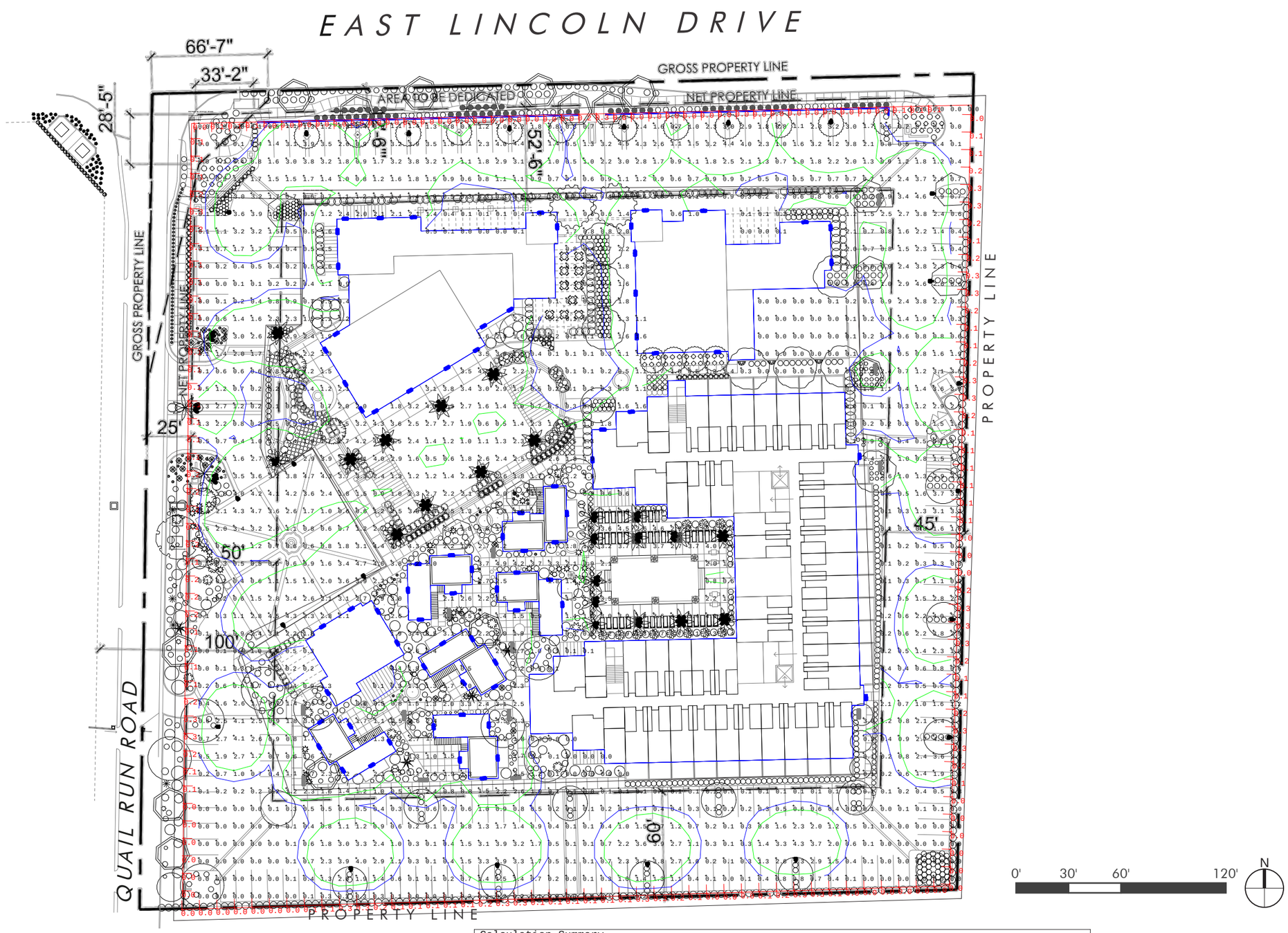

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Light Trespass Calc	Illuminance	Fc	0.10	0.3	0.0
Entrance Rd Interior Drives	Illuminance	Fc	1.03	4.7	0.0
Outdoor Pool Deck Function	Illuminance	Fc	1.57	4.9	0.0

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

PHOTOMETRIC LIGHTING PLAN

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

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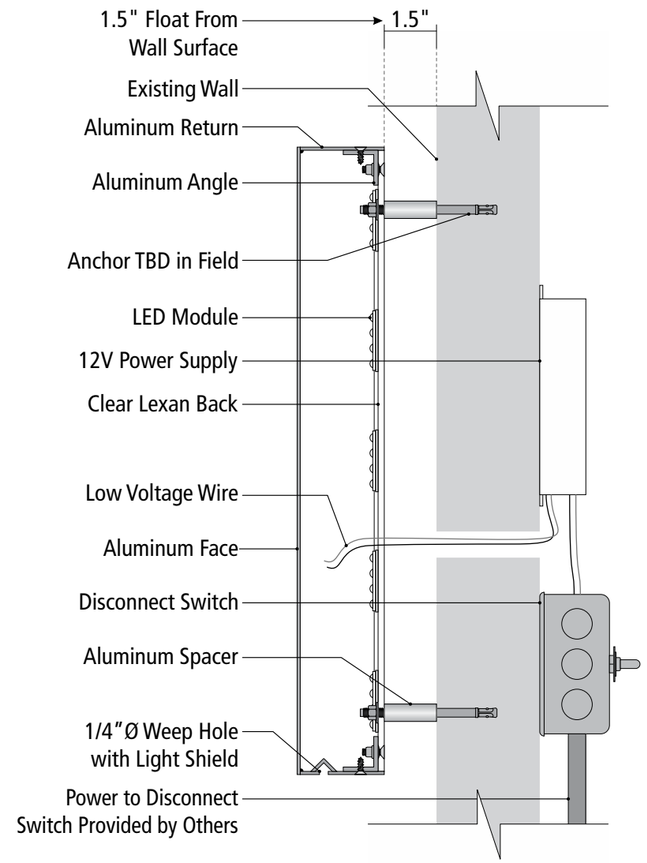
Custom backlit signage, light source completely shielded with no footcandle impact on ground, **2700K**



This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code. All signs fabricated as per 2008 N.E.C. Standards.

TYP. HALO ILLUMINATED LETTER SECTION

scale: nts

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

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TYPICAL DETAIL BACKLIT LETTERS

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A17

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11 x 17 format

ADDED OCT 27, 2020

TYPE "BL"

VOLTAIRE CONCRETE BOLLARD – ARCHILINEAR

VCBA

LED

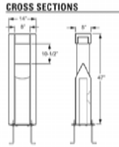
CATALOG / TYPE:

PROJECT: NOTES:

EXAMPLE: VCBA – L9/830 – NC – AB – OPTIONS – 120

SERIES | LUMEN PACKAGE | CCT & CRI | FINISH | ANCHOR BOLTS | OPTIONS | VOLTAGE

CROSS SECTIONS



FEATURES

- Concrete housing complements gardens, pathways, and pedestrian area applications
- Aesthetically designed to blend seamlessly with a variety of architectural styles
- Provides accent and security lighting
- Symmetric distribution
- Available in four concrete colors with light sandblast or glazed protective finish
- Engineered with the highest quality materials to ensure reliability and performance
- Rated >50,000 hours at 70% lumen maintenance (L70)
- ANSI 3000K, 4000K, or 5000K CCT
- Minimum 80 CRI
- Integral heatsink provides optimal passive thermal management
- Rated for -30°C to 40°C ambient operating temperature
- Direct line driven LED module
- This fixture is proudly made in the USA

ORDERING INFORMATION

SERIES
VCBA — Voltaire Concrete Bollard – Archilinear

LED PACKAGE
Nominal lumens based on 120V input. See back for future performance data.

EXAMPLE: L9/830

LUMEN PACKAGE	NOMINAL LUMENS	MINIMUM CRI & CCT	AVERAGE WATTAGE
L9	900	830 = 80 CRI, 3000K 840 = 80 CRI, 4000K 850 = 80 CRI, 5000K	11

CONCRETE FINISH

SANDBLAST FINISH

NC	Natural
BF	Buff
BN	Brown
CP	Copper

GLAZED FINISH

NCG	Natural with glazed protective sealant
BNG	Brown with glazed protective sealant
BFG	Buff with glazed protective sealant
CPG	Copper with glazed protective sealant

ANCHOR BOLTS

AB[1]	Anchor bolts (4 each, shipped with fixture)
NAB	Less anchor bolts
PAB[1]	Pre-shipped anchor bolts (4 each)

OPTIONS

SFW	Single fuse, wet location (120V, 277V, or 347V only; must specify voltage)
DFW	Double fuse, wet location (208V, 240V, or 480V only; must specify voltage)

VOLTAGE

120	120V
208	208V
240	240V
277	277V (integral stepdown transformer)
347	347V (integral stepdown transformer)
480	480V (integral stepdown transformer)

[1] Four 3/4" x 12" cast in galvanized steel anchor J-Bolts. Mounting template included.

H.E. Williams, Inc. • Carthage, Missouri • www.hew.com • 417-358-4065

Bollards
Page 1 of 2

HK usa Lighting Group

TYPE 'GU'

ZX16-SOi

Area Accent // ZX16 Series

PROJECT

FIXTURE TYPE

Characteristics

- Listed
- Standard
- Soraa compatible

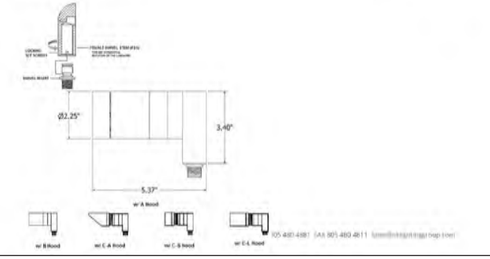
• Wet/Dry location rated. • Swivel Stem | facilitates ±55° deg. rotation for aiming precision on any installation plane. • Integral Thermal dissipation for the SORAA MR16 LED in a compact, aesthetic fixture. US patented • Reduces LED junction temperature by a factor of 20-30(LED-80°) - Allows entire catalogue of SORAA LED MR16 lamps to be used in an enclosed fixture without sacrificing the performance of the light bulb. • For lamp selections, please refer to http://www.soraa.com/products/specs-OUS-3-05

Technical Data

Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion. Stainless steel (SS304) hardware
Lamp	Soraa MR16
Dimmability	ELV, MLV
Hoods	A, B, C
Socket	Bi-pin, GX5.3
Voltage	12V
Color Temp	2.7K, 3K, 4K, 5K
Power Supply	Integral LED Driver

Ordering Guide

Series	ZX16-SOi
Hoods	A B C
Glare Shields (optional)	GSA GSB GSC GSD
Voltage	12V
Lamp	Soraa MR16
Socket	Bi-pin GX5.3
Color Temp	2.7K 3K 4K 5K
Glare (optional)	FSG
Finish	Bk (black) Bz (bronze) AY (yellow) NAK (anodized black) ACL (anodized clear) NBS (natural brass) CC (custom)



ALPHABET LED

Alphabet By Lucira Beards | 15774 Gateway Circle Tustin, CA 92780 | PH: 714.269.9899 FAX: 714.259.9968 | www.alphabetlighting.com

TYPE 'HR'

Job Name: | Contact:

Ordering Code: | Fixture Type:

ZETA750

Description

The ZETA750 Tubed Flush is the most flexible and vandal resistant LED handrail lighting module on the market, offering unrivaled uniformity and photometric performance. Designed with the specifier in mind, it accommodates a wide range of options of beam distribution for a clean design.

This puck can be installed in new handrail or retrofitted into existing handrails, fits on any metallic structural shell surfaces. Powerful yet small and unobtrusive, makes the Handrail Puck ideal for incorporation into sheet sculptures, in-molding artwork or in wash rails with clean, white LED light.

The ZETA750 is engineered of electropolished 316 stainless steel. Other custom materials are available including aluminum, brass, and super-duplex stainless steel (which offers exceptional corrosion resistance), as well as custom painted finishes. Please consult factory for these custom options.

All standard handrail height the pucks provide 11 foot-candles at the surface below. They are offered with wide, narrow, and asymmetric beam patterns. ETL vandal listed for outdoor applications. For sound handrail, the LED pucks are field replaced with use of the ZETA750 series Drill Tool Kit. For flat surfaces, the installer may use their own drill bits and threading tips. Please refer to the installation instructions.

Housing

Extremely durable 316 stainless steel marine grade housing, with 3.8" (96mm) 20AWG wire leads. Choice of Thin Wall (recommended for easier installations) or Heavy Wall. Curved face or flat face options available in three different beam patterns 60°, 90° asymmetric, and 120°.

Mounting

Type of fixture: Install in metallic surface only, for proper thermal dissipation. Luminaire is for use in non-insulated recessed surfaces.
Fits Railing size: 1.05ft (mm), 1.48ft to 1.50ft (mm), 3.937in.
Thin Wall Puck minimum wall thickness: 1.5mm, 0.059in
Heavy Wall Puck minimum wall thickness: 3.5mm, 0.080in
Minimum distance between lights: 131.8mm, 4.000mm (Center to center). Max 16 lights may be connected in series.

Electrical / Led Driver

- 3VDC, 500mA, 1.5W (Remote Driver Required)

Listings

- ETL Listed to UL2108 (suitable for wet locations)
- cETL Listed to CSA C22.2 #250.0
- Report tested to IK10 (EN62262)
- IP68 rated
- ADA Compliant when using handrail diameter 31.75mm (1.25") to 36.1mm (1.5") O.D.

LED Performance

LED	Cree XPG	Lumens	CCT
DUV:	-001	104 lm	2700K
CCT:	2700K, 3000K, 4000K, 5000K	111 lm	3000K
CRI:	>80*	119 lm	4000K
Life:	100% at 51k hrs based on LM-80 testing	127 lm	5000K

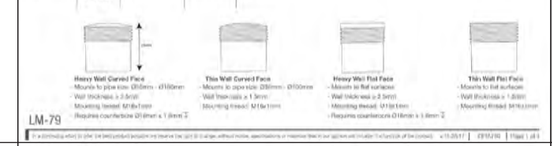
Warranty: 5 year limited warranty

*At 5000K CRI >70

Ordering Codes

Follow the steps to specify your fixture. example: 790 - 4 - E - 1 - 1

Part Number	CCT	Beam	Face Type	Wall Thickness
790 Rail Puck	2 = 2700K 3 = 3000K 4 = 4000K 5 = 5000K	1 = Standard 60° 2 = Symmetric 120° 3 = Asymmetric 90°	1 = Curved 2 = Flat	1 = Heavy 2 = Thin



LM-79

TYPE 'L'

Lumière

Catalog #	Type
Project	
Comments	Date
Prepared by	

DESCRIPTION

Cambria 203 is a small, low voltage dimmable LED and halogen MR16 luminaire. It is available with a fully adjustable side swivel stem (203, 203-FL), an adjustable center rear swivel (203-CRS) or a stationary rear flush mount (203-FM). Side swivel models 203 and 203-FL provide 340° tilt and 360° rotation. Center rear swivel model CRS provides 200° tilt and 360° rotation. Center rear swivel model CRS provides 200° tilt and 360° rotation. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects. The Lumiere exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

SPECIFICATION FEATURES

Material
Housing, hood and mounting stem are precision-machined from corrosion-resistant billet stock 6061-T6 aluminum, C360 brass, C932 bronze, C19 copper or 303/304 stainless steel.

Finish
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS compliant chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Brass, Bronze, Copper or Stainless Steel
Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze and copper will patina naturally over time.

Hood
Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. Model 203, 203-CRS & 203-FM: Weep holes prevent water and mineral stains from collecting on the lens, even in the straight-up position. Model 203-FL: The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket
Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

Lens
Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

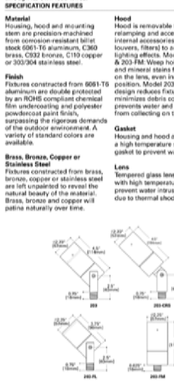
Mounting Stem
Model 203 and 203-FL include fully adjustable side-mounted swivel stem, providing 340° tilt and 360° rotation for easy aiming. Center rear swivel (203-CRS) or stationary rear flush mount (203-FM) models are also available. All models include 1/2" NPS threaded male fitting. Stainless steel aim locking mechanisms are standard (not available on 203-FM). Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

Hardware
Stainless steel hardware is standard to provide maximum corrosion-resistance.

Socket
Ceramic socket with 250° C Teflon® coated lead wires and GU5.3 bi-pin base.

Electrical
Remote 12V transformer required (not included). NOTE: Initial power draw on LED equipped fixtures is 15 watts. When sizing transformer use 15 watts per LED fixture. Nominal power draw after start up is 8 watts or 10 watts accordingly. Also, LEDs are more voltage sensitive than standard halogen MR16 lamps. The LED module is designed to operate between 10 and 13 volts. Any less or more voltage can cause premature failures.

Lamp
Halogen lamp not included. LED modules are included and are available in four color temperatures (2700, 3000, 4000, and 5700) and three distributions (spot, narrow, and flood). Both color temperature and distribution must be specified when ordering. Soraa lamp compatible (10W Max).



203
CAMBRIA
LED
HALOGEN

APPLICATIONS:
ACCENT / FLOOD

WORKS WITH SORAA

CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP65 Ingressed Protection Rated

TECHNICAL DATA
6W LED, L70(6,000) hours at 25°C
10W LED, L70(40,000) hours at 25°C
Low Voltage 50W Halogen MR16

ORDERING INFORMATION

Sample Number: 203-FL-50MR16-12-NSS

Series	Construction	Source (for LED, select from each column and combine)			Voltage	Finish
203=LED of MR16 Cambria Accent Fixture	—=Standard Side Swivel Stem, 1/2" NPS CRS=Center Rear Swivel Stem, 1/2" NPS FM=Rear Flush Mount, 1/2" NPS FL=Flush Lens, Side Swivel Stem, 1/2" NPS	50MR16=50W max. Halogen MR16 lamp not included			12=12V	Painted BK=Black BZ=Bronze CS=Sky Silver VE=Verde WH=White Premium Finish NBR=Natural Brass NCP=Natural Copper NBZ=Natural Bronze NSS=Natural Stainless Steel
		6LED=6W LED	27=2700K	10=10° Spot		
		10LED=10W LED	30=3000K	25=25° Narrow		
			40=4000K	40=40° Wide		
			57=5700K			
		4LED=4W LED	AM=Amber (585-595nm)			
		7LED=7W LED				

AEL0.002462
July 20, 2016
1 of 3

TYPE "BL"

VCBA VOLTAIRE CONCRETE BOLLARD – ARCHILINEAR

LED

SPECIFICATIONS

Housing – Steel reinforced precast concrete with a light sand blasted finish.
Thermal Management – Integral aluminum heatsink and LED source provide passive thermal management. Rated -30°C to 40°C ambient operating temperature.
LED Housing – High grade cast aluminum with superior corrosion resistance. Silver polyester powder coat finish bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds ASMA 2604 specifications for outdoor durability.
LED Module – High quality mid-power LED board. L70 >50,000 hours.
Electrical – 10kA/10kV surge protection standard.
Mounting – Minimum 4" exposed in ground with two point hot dip galvanized 3/8" A36 steel baseplate. For accurate installation a fabricated mounting template is provided with each bollard and anchor bolt order. Fixture weight: 228 lbs.
Handhole Cover – Grounded stainless steel plate with precast concrete secured with vandal resistant tamp fastener.
Labels – cULus certified as luminaire suitable for wet locations.
Certifications & Qualifications –
- Calculated L70 lumen maintenance will exceed 50,000 hours per IES TM-21.
- IDA Dark Sky approved
- Tested to IES LM-79-08 standards.
- RoHS compliant

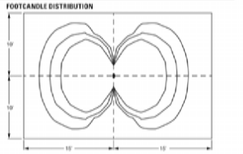
Warranty – 5-year limited warranty. see hew.com/warranty.

PHOTOMETRY INFORMATION

Catalog # VCBA-L9/840-NC

TEST REPORT INFORMATION
- Test Report #: ATA1000924-R3
- Date: 05/28/15
- Rated Lumens: 932
- Watts: 10.85
- Lumens Per Watt: 85.9
- CRI: 81
- CCT: 3701K

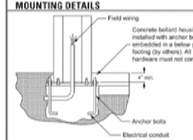
FOOTCANDLE DISTRIBUTION



FIXTURE PERFORMANCE DATA

LED Package	Voltage	Flux (lm)	CRI	Wattage
L9/830	120	868	80	11
L9/840	120	889	81	11
L9/850	120	900	82	11
L9/830	208	819	80	10
L9/840	208	838	81	10
L9/850	208	856	82	10
L9/830	240	777	80	10
L9/840	240	844	81	10
L9/850	240	865	82	10
L9/830	277	676	80	10
L9/840	277	649	81	10
L9/850	277	679	82	10
L9/830	347	664	80	10
L9/840	347	684	81	10
L9/850	347	694	82	10
L9/830	480	622	80	10
L9/840	480	644	81	10
L9/850	480	665	82	10

MOUNTING DETAILS



MOUNTING TEMPLATE

Mounting template is provided with each order. A pdf file (not to scale) of the mounting template is available at www.hew.com.

Bollards
Page 2 of 2

H.E. Williams, Inc. • Carthage, Missouri • www.hew.com • 417-358-4065
Information contained herein is subject to change without notice. HDP0HBAL REV.05/07/10

SORAA

TYPE 'GU'

SORAA LED MR16
7.5W

OUTPUT RANGE: VIVID SERIES	390-455 lumen; CRI-95, R9>90
OUTPUT RANGE: BRILLIANT SERIES	475-525 lumen; CRI-80
BEAM ANGLE RANGE	10°, 25°, 36°
COLOR TEMPERATURE RANGE	2700K, 3000K, 4000K, 5000K
APPLICATION	Halogen replacement for indoor & outdoor applications

POINT SOURCE OPTICS
Exceptional beam control enables unique 10° narrow spot and smooth uniform beams
Single light source, single crisp shadow

VP$_B$ VIVID COLOR AND VP$_R$ NATURAL WHITE
VIVID series provides accurate color rendering across the visible spectrum from 400nm to 700nm, CRI-95, R9>90
Accurate white rendering based on >70% excitation of Optical Brightening Agents with emission between 400nm & 440 nm

ENERGY EFFICIENCY AND LONG LIFE
85% more energy efficient than standard halogen lamps
Typical payback of one year or less
Rated lifetime of 35,000 hours. Three year warranty

CERTIFICATIONS
UL/CUL Class 2 and non-Class 2, FCC Title 47 Part 15B, RoHS, CE

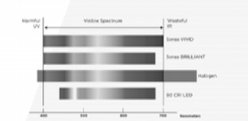
HIGHLY COMPATIBLE
Narrow spot compatible with Soraa SNAP System accessories
Geometrically compatible with standard fixtures and suitable for damp locations
This lamp is suitable for use in fully enclosed fixtures, subject to the maximum heatsink temperature limits stated in this data sheet. A list of qualified enclosed fixtures can be found at www.soraa.com/resources
Works with trailing edge and leading edge phase cut dimmers, 12V AC magnetic and electronic transformers and 12V DC transformers (see www.soraa.com/resources)

INTENDED USE AND APPLICATIONS
Intended for use in MR16 compatible recessed downlights, track lighting and other indoor and outdoor applications
Soraa lamps are designed to safely turn down in any thermal environment not conducive to minimum airflow or proper ventilation

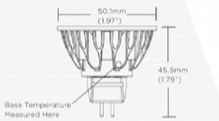
GENERAL SPECIFICATIONS

Form Factor	Operating Temperature	Electrical	
Width: 50.1mm (1.97")	Minimum: -40°C (ambient)	Wattage: 7.5W	Dimmable to < 20%
Height: 45.5mm (1.79")	Typical: 85°C - 95°C (base)	Power factor: 0.92	Frequency: 50/60Hz
Weight: 47g	Maximum: 100°C (base)	Voltage: 12V +/- 1.2V	

COLOR RENDERING



DIMENSIONS



RoHS

Soraa Inc. 6500 Kaiser Drive, Suite 110, Fremont, CA 94555
855 GO-SORAA / 855 467-6722 www.soraa.com

ALPHABET LED

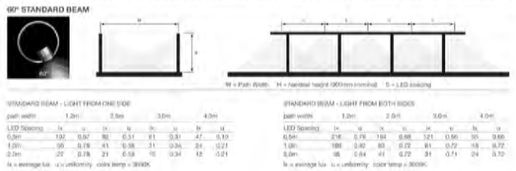
Alphabet By Lucira Beards | 15774 Gateway Circle Tustin, CA 92780 | PH: 714.269.9899 FAX: 714.259.9968 | www.alphabetlighting.com

TYPE 'HR'

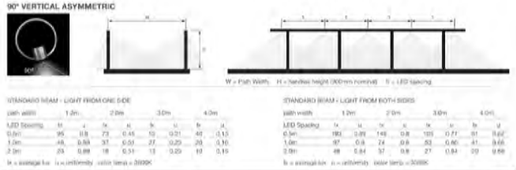
Job Name: | Contact:

Ordering Code: | Fixture Type:

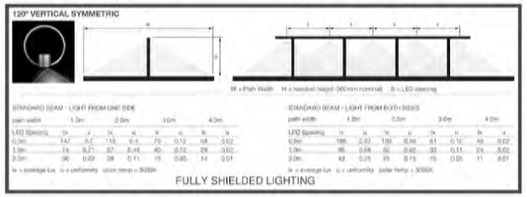
60° STANDARD BEAM



90° VERTICAL ASYMMETRIC



120° VERTICAL SYMMETRIC



FULLY SHIELDED LIGHTING

TYPE 'L'

OPTICAL ACCESSORIES - ORDER SEPARATELY

Filters (2.00" Diameter)	Optical Lenses (2.00" Diameter)	Optical Louvers (2.00" Diameter)
FY1 = Peach Dichroic FY2 = Amber Dichroic FY3 = Green Dichroic FN = Medium Blue FN = Yellow Dichroic FN = Red Dichroic FY7 = Dark Blue Dichroic FN = Light Blue Dichroic FN = Neutral Density Dichroic FN1 = Magenta Dichroic FD2 = Red Color FD3 = Blue Color FD4 = Green Color FD5 = Yellow Color FD6 = Mercury Vapor	LS5=Linear Spread Lens (elongates standard beam spread) OS=Oval Spread Lens (provides even illumination) OSL=Oval Spread Lens (increases standard beam spread)	LVR=90° Flex Cell Louver (reduces glare)

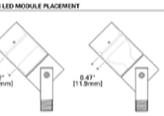
MOUNTING ACCESSORIES - ORDER SEPARATELY

Ground Mounting
GS05= 5 1/2"x 0.34" (30mm x 17.5mm) cast zinc ground spike.
GS08= 2 3/8" x 0.56" (60mm x 14mm) aluminum ground spike with integral 12V wiring compartment. Specify powder paint finish (BK,BZ,CS,VE,WT)
GS06= 1" x 16 1/2" (25mm x 419mm) aluminum ground spike with integral 12V wiring compartment. Specify powder paint finish (BK,BZ,CS,VE,WT)
GS06= 1" x 16 1/2" (25mm x 419mm) black polycarbonate ground spike with 2"-19" height adjustment - requires fixture with extended stem.
GS06= 2" x 16 1/2" (51mm x 419mm) plate steel brass spiral ground spike.
GS08= 3 7/8" x 8" (98mm x 203mm) black ABS ground spike.
GS10= 3.64" x 4 1/2" (92mm x 114mm) brass stainless steel 3 prong ground spike.

Surface / Wall Mounting - specify powder paint finish (BK,BZ,CS,VE,WT)
FB1 = 2 7/8" x 4 5/8" (73mm x 117mm) rectangular wall plate or box cover with single 1/2 NPS mounting hole.
FB2 = 2 7/8" x 6 5/8" (73mm x 168mm) rectangular wall plate or box cover with dual 1/2 NPS mounting holes.
RB1= 4 5/8" (146mm) machined aluminum standard round wall plate with single 1/2 NPS mounting hole.
RB2= 4 5/8" (146mm) machined aluminum standard round wall plate with single 1/2 NPS mounting hole.
TM01= 2 5/8" x 1 1/2" (67mm x 38mm) round mount for installation on trees or other wood surfaces with 1/2 NPS mounting hole.
TM05= 3 1/8" x 3" (80mm x 76mm) rectangular tree/surface mount with wiring compartment and single 1/2 NPS mounting hole.

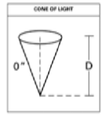
Low Voltage Tree Mounting - specify finish (BK,BZ,CS,VE,WT)
TM04= 2 1/2" x 8 1/4" (64mm x 209mm) expanding tree strap with self-adjusting tension release for one fixture mount. Designed for a maximum tree diameter of 24" (610mm).
TM04-2= two fixture mount.
TM04-3= three fixture mount.
TM04-4= four fixture mount.
TM07= tree bracket ring with adjustable stand-offs. Accommodates 18"-24" (457mm - 610mm) tree diameter.
TM07-2= two fixture mount.
TM07-3= three fixture mount.
TM07-4= four fixture mount.
TM07-6= six fixture mount.

LAMP OR LED MODULE PLACEMENT



CAMBRIA 203 MR16 HALOGEN PHOTOMETRY DATA

CONE OF LIGHT



Horizontal Luminance on Surface - Cambria 203 Standard Recessed Hood - 50W MR16

Filename	203-50MR16-12-BK-NSFlos	Filename	203-50MR16-12-BK-NFLlos	Filename	203-50MR16-12-BK-WFLlos
Lamp	50W MR16 NSF	Lamp	50W MR16 NFL	Lamp	50W MR16 WFL
CBCP	11,000	CBCP	3,200	CBCP	1,200
Distance	FC / Beam Diameter	Distance	FC / Beam Diameter	Distance	FC / Beam Diameter
2	690 / 1'6"	2	725 / 1'9"	2	209 / 2'9"
4	686 / 1'6"	4	181 / 2'6"	4	67 / 4'8"
6	280 / 1'6"	6	81 / 4'0"	6	30 / 7'0"
8	158 / 2'0"	8	46 / 5'0"	8	17 / 9'0"
10	102 / 2'0"	10	29 / 6'0"	10	11 / 11'0"
12	70 / 2'0"	12	19 / 6'0"	12	7 / 12'0"

CCT MULTIPLIER TABLE

LAMP WATTAGE	MULTIPLIER
35W	0.32
35W	0.57

NOTES AND FORMULAS

- Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
- Footcandle values are initial. Apply appropriate light loss factors where necessary.
- Bare lamp data shown. Consult lamp manufacturers to obtain detailed specifications for their lamps.

Eaton
1000 East Cutler Avenue
Auburn, NY 13021
Phone: 315 255 8021
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

AEL0.002462
July 20, 2016
2 of 3

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

GH

PROPOSED SITE LIGHTING TEAR SHEETS

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

A18

SEP 6, 2019
11 x 17 format
REVISED
OCT 27, 2020

DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION

TYPE 'LU'

3" INGROUND 120V
5032

WAC LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

MAXIMUM LUMEN OUTPUT SET TO 250 LUMENS

PRODUCT DESCRIPTION
Landscape Wall Wash luminaire

FEATURES
- Adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 5000lbs
- Solid die-cast brass or corrosion resistant aluminum
- Available concrete pour kit
- 8" lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 listed
- Not suitable to use with external dimmers

SPECIFICATIONS
Input: 110V - 120VAC
Power: 3W to 13.5W
Brightness: 65 lm to 515 lm
Beam Angle: 15° to 50°
CRI: 85
Rated Life: 45,000 hours

IRC Safety Standard	Walk over	Drive over
Resistance to static load test	Yes (1125lbs)	Yes (4496lbs)
Resistance to torque and shear loads test	N/A	Yes

ORDERING NUMBER

	Color Temp.	Finish
5032 — 3" Inground 120V	30 3000K	BZ Bronze on Aluminum; BBR Bronze on Brass

Module Replacement
5000X — M5032LE-30BZ

5032-30____
Example: **5032-30BBR**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. ADG 2017

TYPE 'SA'

ML660 MILLENIA SERIES

LED

LIFE 7 YEARS WARRANTY | LUMEN RANGE 170 - 2,800 lm | LIFE SPAN 170 MILLION HOURS | UL LISTED | CLICK FOR FAQ's

POLE HEIGHT 18' MAXIMUM

BUILD A PART NUMBER

ORDERING EXAMPLE: PT-ML660-12L40T3-MDL01B-SVI-FHD-BLOC/ASO12-025A/CMT

Mounting Config	Fixture	LED	CCT	Distribution Type	Driver	Lens	Optics Pack	Finish/Hardware Color (Optional)	Pole	Finish
PT	MDL01	40	30	T3	MDL01	B		BLOC	025	M

Mounting Configuration
(Pole base model number + mounting configuration specification page)
- BV • 2A • 3ASO • 3AM
- PT • 2ASO • 3APT • 2AM
- 1A • 2APT • 4A
- 1APT • 3A • 4APT

(B = Wall Mount, A = Post Mount, AM = Post Mount Adapter)

Brightness
- MdL660

LED
- 25L • 40L • 12L

CCT – Color Temperature (K)
- 27(00) • 30(00) • 40(00) • 50(00)

Distribution Type
- T2 • T3 • T4 • T5

Driver
- MDL01B (120V-277V, 180mA)
- MDH01B (347V-480V, 180mA)
- MDL01H (120V-277V, 140mA)
- MDH01H (347V-480V, 140mA)
- MDL02B (120V-277V, 80mA)
- MDH02B (347V-480V, 80mA)

Lens
- CA (Clear Acrylic)
- SVI (Flat Soft Vue Light Diffused Acrylic)
- SVZ (Flat Soft Vue Moderate Diffused Acrylic)

Options (Contact factory if other options are needed)
- FHD* Double Fuse and Holder
- HBS (Internal OD* House Side Shield)
- BLOC (Internal optic level House Side Shield)

*Unless House Side Shield/Hood is listed

Arm (Select from all arm combinations on page)
See Arms & Wall Brackets specification sheets
- ABD

Pole (Select from 2-10 inch tapered pole specifications page)
See Pole specification sheets

Finish
Standard Urban Finishes (Other finishes available upon request)
- UGMT Gun Metal Textured
- UGM Gun Metal Matte
- UBT Urban Bronze Textured
- UB Urban Bronze Matte
- ULBT Urban Light Bronze Textured
- ULB Urban Light Bronze Matte
- USBT Urban Silver Textured
- USL Urban Silver Matte
- UWHT Urban White Textured
- UWH Urban White Matte
- UCHS Urban Champagne Satin Smooth
- BKT Black Textured

Custom Urban Finishes*
- CM Custom Match

*Minimum finishes are available - some exceptions

Specifications

Fixture
The medium scale ML660 Millenia® pole top luminaire is a bioinformed, in modern area lighting technology its new world urban design nanotechnology enhances lighting, conversion by seamlessly incorporating form and function to yet another level. Our innovative AVD™ "Advanced Air Flow Dynamics" maximizes heat sink expansion to deliver unsurpassed thermal management for long life LED performance and energy efficiency. Available with a myriad of options, the Millenia is perfect for commercial, environmental and municipal markets. The new luminaire explores a 9" DO x 9" tall design. The Luminaire shall be UL listed in US and Canada.

LEDs
The luminaire shall use high output, high brightness LEDs. They shall be mounted in arrays on printed circuit boards designed to minimize heat transfer to the heat sink surface. The arrays shall be roof mounted to eliminate uplights. The LED and printed circuit boards shall be IDOR recyclable, they shall also be protected from moisture and corrosion by a conformal coating. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The high performance white LEDs will have a life expectancy of approximately 100,000 hours with not less than 70% of original brightness (lumen maintenance) rated at 25°C. The High Brightness, High Output LED's shall be 4000K (2700K, 3000K or 5000K options) color temperature with a minimum CRI of 70. Consult factory for custom color CCT. The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

Optics
The luminaire shall be provided with refractor optics applied to each LED array. The luminaire shall provide Type ____ (2, 3 or 5) light distribution per the IESNA classification. Testing shall be done in accordance with IESNA LM-79.

BLOC Optic: An optional "Black Light Optical Control" shield can be provided in the Factory. This is an internal optic level "House Side Shield" offering significantly reduced backlight and glare while maintaining the original design aesthetics of the luminaire.

Electronic Drivers
The LED driver shall be U.L. Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload, overheat and short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be a high efficiency driver with a THD less than 20% and a high power factor greater than .9. It shall be dimming capable

(See next page)

SternbergLighting
ESTABLISHED 1949 / EMPLOYEE-OWNED

800-821-0376
556 Lawrence Ave., Roselle, IL 60172
info@sternberglighting.com
www.sternberglighting.com

SternbergLighting reserves the right to modify the design of our products at any time as part of the company's continuous improvement program.

TYPE 'TR'

BISSL SOLID STATE LIGHTING

PALM TREE RING INTEGRAL
ARTISTAR™

PROJECT:
TYPE:
CATALOG NUMBER:
SOURCE:
NOTES:

CATALOG NUMBER LOGIC

Example: PTR - 3 - J1 - AR - LED - TR - e65 - SP - A9 - BZP - 12 - 11 - A - TRx20 - MT

Series: PTR Palm Tree Ring
Fixture Quantity: 3 (3 @ 120); 3 (3 @ 120); 4 (4 @ 90); 6 (6 @ 60)
Strap Size (Measured on line DIMENSION): J0 - 16" min to 22" max; J1 - 21" min to 27" max; J2 - 26" min to 32" max; J3 - 31" min to 38" max
Fixture: AR Artistar™
Source: LED "e" Technology with Integral Driver
Housing: TR Integral Transformer
LED Type: e64 - 7W,0.7C,1A; e65 - 7W,0.9C,1A; e66 - 7W,1C,1A; e74 - 7W,0.9C,1A
Adjust-a-lume: A9 (Standard); A8, A7, A6, A5, A4, A3, A2, A1 (Optional Supplemental - *Pls consult sales app data sheet)
Finish: Standard Finish: Powder Coat Color — Satin, Metallic, BKP Antique Black Pewter, BZP Antique Bronze, Bronze, BLK Black, BLU Blue, RED Red, SLW Silver, Wine, BGW Antique White, WHT White, WHW White, BCH Black Chrome, Chrome, BGL Black Gloss, Aluminum, BAF —, Gloss, BGL Black Gloss, Verde, — VER, BPW Bronze Patina Powder, Black Powder Coat, CAP Clear Anodized Powder. Premium Finish: CMG Circuit Aluminum Graphite, AMG Antique Matte Graphite, CR Crackled Ice, CRM Cream, HMG Hunter Green, MOS Antique Desert Sandstone, MCP Matte Clear Powder, CCP Old Copper, RMG Rocky Mountain Granite, SDG Desert Sandstone, SMG Sierra Mountain Granite, TRT Textured Forest, WCP Weathered Copper, WIR Weathered Iron. (Non-available in Salt Finishes. Are selected Salt *Pls Ask)
Lens Type: T1 Soft Focus Lens, T3 - Architectural Lens
Shielding: T1 - Honeycomb Baffle
Cap Style: A - 45°, B - 90°, C - Flush, F - 45° (used with Flush Lens)
Power Supply: Finish (Model Electronic Transformer* 120V-5W-6W, DIMMABLE Non-Dimming)
Input Voltage: MT 120-277 VAC Input

B-K LIGHTING

4800N Blackpool Drive • Moline, CA 61265 • USA
309.736.5800 • FAX 309.736.2900
www.bklighting.com • info@bklighting.com

RELEASED 6-30-2019 | DRAWING NUMBER SU102801-00

TYPE 'WP'

Cypher™ – CY1 Accent Scale

TYPE

FEATURES
- Integral Battery Backup Option
- 360° Light Distribution
- RGBW or Mono White Luminous Point Design
- IES Type I, II, III & IV Distributions
- Wall Grazer, Spot and Pencil Distributions
- Multiple Fascia Options and Finishes
- 0-10V dimming
- IP-66 Housing & Optical System
- 120-277V
- 3000K, 4000K & 5000K CCT
- 10kA Surge Protection
- Fascia Forms E, E and T are ADA compliant for use in the mounting height applications (80 inches or less)
- IDA approved, downlight only, 3000K, and warmer CCTs

ORDERING CODE

1 - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10 - 11 - 12

Series-Output | CCT(K) | Model | Main Distribution | Secondary Distribution | Voltage | Housing Finish | Fascia Form | Luminous Front | Fascia Panel | Control Options | Options

SERIES-OUTPUT (Base)
- CY1-15 — 15W, 1500 nominal lumens
- CY1-25 — 25W, 2500 nominal lumens

CCT-CRI
- 27K8 — 2700K, 80CRI
- 3K7 — 3000K, 70CRI
- 3K8 — 3000K, 80CRI
- 4K7 — 4000K, 70CRI
- 4K8 — 4000K, 80CRI
- 5K7 — 5000K, 70CRI

MODEL (Light Engine)
- 1 — Downlight Only
- 2 — 50/50 Down/Up: **Down/Up distributions must match**
- 3 — 80/10 Down/Up
- 4 — 25/25/25/25 Split: **Down/Up/Side distributions must match**
- 5 — 70/10/10/10 Split: **Top/Side distributions must match**

Contact factory for custom distributions
See distribution Matrix on page 2 for distributions.

MAIN DISTRIBUTION (Down)
- 1 — IES Type I
- 2 — IES Type II
- 3 — IES Type III
- 4 — IES Type IV
- SP — 15° Spot/Column
- WG — 60° Wall Grazer
- 1D — Type 1 Diffused
- 2D — Type 2 Diffused
- 3D — Type 3 Diffused
- 4D — Type 4 Diffused

SECONDARY DISTRIBUTION (Up, Sides)
- 1 — IES Type I
- 2 — IES Type II
- 3 — IES Type III
- 4 — IES Type IV
- SP — 15° Spot/Column
- WG — 60° Wall Grazer
- PEN — Pencil Beam
- 1D — Type 1 Diffused
- 2D — Type 2 Diffused
- 3D — Type 3 Diffused
- 4D — Type 4 Diffused

*All distributions is available for 90°H and 90°V/H180 models only. Not all combinations are recommended. See Distribution Matrix on page 2 for overmoon.

VOLTAGE
- UNV — 120-277V

BASE HOUSING FINISH
Standard Colors
- AGM — Antique Green
- BL — Black
- BLT — Matte Black
- CRT — Corten
- DB — Dark Bronze
- DGM — Dark Green
- GY — Graphite
- LG — Light Gray
- MAL — Matte Aluminum
- MDB — Metallic Bronze
- MG — Medium Gray
- TT — Titanium
- VBU — Verde Blue
- WDB — Weathered Bronze
- WH — Arctic White

Premium Colors
- SPM — Seafoam
- LIM — Limeade
- SPP — Salt and Pepper
- WCP — Weathered Copper
- RAL — Provide a RAL 4 digit color number
- CUSTOM — Please provide color chip for matching
- COLOR

FASCIA FORM
- F — Flat
- R — Radius/Curved
- T — Triangle/Wedge
- E — Rounded Edge
- C — Circle/Curved
- CB — Cylinder Balusted
- CT — Cylinder Tall
- CBM — Custom Building Material Mount Ghost Fascia

LUMINOUS FRONT
- BLANK — Standard None
- RGBW — RGBW Luminous Front
- LESW — Solar White Luminous Front

RGBW and LESW luminous fronts are only available with open, free spacing and perforated fascia panels.

FASCIA PANEL
- FPP — Full Panel Painted
- FPS — Full Panel Stainless Steel
- FPC — Full Panel Copper
- OPP — Open Panel Painted
- OPS — Open Panel Stainless Steel
- OPC — Open Panel Copper
- 4PP — 4-Square Panel Painted
- 4PS — 4-Square Panel Stainless Steel
- 4PC — 4-Square Panel Copper
- RPP — Perforated Panel Painted
- RPS — Perforated Panel Stainless Steel
- RPC — Perforated Panel Copper

Fascia and Radius Fascia Forms only. Painted panels by default match base housing finish. Consult factory for custom panel finishes.

CONTROL OPTIONS
- PCU — Universal Button Photocell (120-277V)

OPTIONS
- EM — Battery Backup Unit -20°C
- SF — Single Fuse (120, 277)
- DF — Double Fuse (208, 240)

Battery Backup not available with Triangle and Rounded Edge Fascia Forms.

architectural area lighting

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JOB
TYPE
NOTES

| 1 | 4 |

TYPE 'LU'

3" INGROUND 120V
5032

WAC LANDSCAPE LIGHTING

Rock Guard
Protects the fixture face

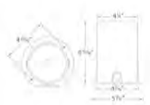
5030-GRD-BZ — Bronze on Aluminum
5030-GRD-BBR — Bronze on Brass

Optics
Enhances saturation of flowers and foliage

LENS-25-AMB — Amber
LENS-25-RED — Red
LENS-25-FR — Frosted
LENS-25-GRN — Green
LENS-25-BLU — Blue
LENS-25-HCL — Honeycomb Louver Reduces glare

Concrete Pour Kit
For installation in concrete. Five ½" NPT threaded holes, PC.

5030-PIP-PVC
Shown with temporary dome foam cap



waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. ADG 2017

TYPE 'WS'

URBAN – model: WS-W11
LED Outdoor Sconce Luminiare

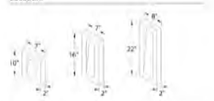
MODERN FORMS

Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION
Like urban renewal, the Urban sconce gives new life to the conventional step baffle. Form follows function in this simplified indirect wall sconce. Clean styling and robust LED performance are combined in this modern dark sky luminaire.

FEATURES
- ETL & cETL listed for wet locations, IP65
- Interior light and down light
- Low profile design
- Replaceable LED module
- 277V option available (special order)
- 50,000 hour potential life
- **Color Temp: 3000K**
- **CRI: 85**

SPECIFICATIONS
Construction: Aluminum.
Power: No driver or transformer required.
Light Source: High output LED.
Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer.
Mounting: Mounts directly to junction box.
Finish: Black (BK), Bronze (BZ), Graphite (GH), White (WT).
Standards: ETL & cETL listed. ADA compliant. Dark Sky friendly. IP65. Wet location.

ORDER NUMBER

Model	Height	Watt	# of LEDs	LED Lumens	Photometric Lumens	Finish
WS-W11	10	10W	1	250	200	BK Black
	16	15W	2	500	400	BZ Bronze
	22	20W	3	1,000	800	GH Graphite
						WT White

WS-W11 ____ - ____

Example: **WS-W1116-GH**
For 277V special order, add an "F" before the finish: **WS-W1116F-GH**

REPLACEMENT GLASS

Part#	Fixture
RPL-GLA-1122-02	PD-W11-22
RPL-GLA-1122-01	
RPL-GLA-1116-02	WS-W11-16
RPL-GLA-1116-01	
RPL-GLA-1110-02	WS-W11-10
RPL-GLA-1110-01	

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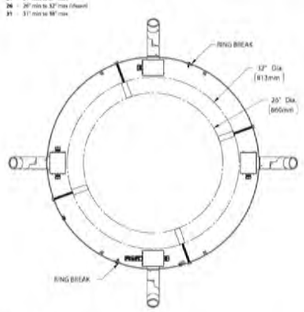
BISSL SOLID STATE LIGHTING

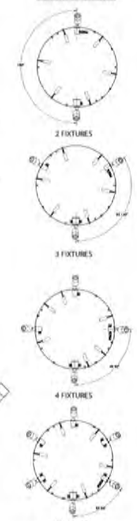
PALM TREE RING INTEGRAL
ARTISTAR™

PROJECT:
TYPE:

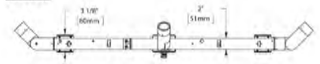
TOP VIEW
- 16 - 16" min to 22" max
- 21 - 21" min to 27" max
- 26 - 26" min to 32" max (Shown)
- 31 - 31" min to 38" max



FIXTURE QUANTITY



SIDE VIEW



All equipment indicated on this submittal sheet meets / exceeds the specified product specification.

B-K LIGHTING

4800N Blackpool Drive • Moline, CA 61265 • USA
309.736.5800 • FAX 309.736.2900
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RELEASED 6-30-2019 | DRAWING NUMBER SU102801-00

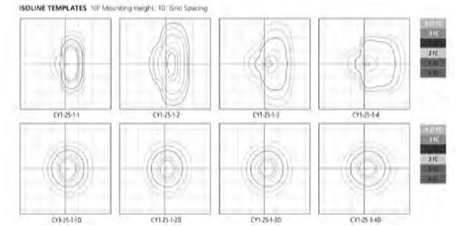
Cypher™ – CY1 Accent Scale

TYPE

LUMINAIRE PERFORMANCE

Nominal Output (Lm)	Downlight only Average System Wattage	Distribution	Cool/particular Bright White (5000K) Delivered Lumens	Efficacy (Lm/W)	BUG Rating B	U	G	Neutral White (4000K) Delivered Lumens	Efficacy (Lm/W)	BUG Rating B	U	G	Warm White (3000K) Delivered Lumens	Efficacy (Lm/W)	BUG Rating B	U	G
			5000K 70 CRI					4000K 70 CRI					3000K 70 CRI				
1,500	17	Type 1	1623	93	0	3	1	1656	95	0	3	0	1625	93	0	3	0
		Type 2	1728	102	0	3	1	1733	102	0	3	0	1628	96	0	3	0
		Type 3	1796	105	0	3	1	1726	102	0	3	0	1663	98	0	3	0
		Type 4	1757	103	0	3	1	1782	104	0	3	0	1668	98	0	3	0
		Wall Grazer	1771	104	1	3	1	1676	98	1	3	0	1621	95	1	3	0
		Spot/Column	1792	103	1	3	1	1791	105	1	3	0	1701	100	1	3	0
		Type 1 Diffused	1639	96	1	3	1	1634	96	1	3	0	1642	96	1	3	0
		Type 2 Diffused	1723	101	1	3	1	1737	102	1	3	0	1649	97	1	3	0
		Type 3 Diffused	1625	94	1	3	1	1629	94	1	3	0	1651	95	1	3	0
		Type 4 Diffused	1612	94	1	3	1	1605	94	1	3	0	1624	95	1	3	0
			5000K 70 CRI					4000K 70 CRI					3000K 70 CRI				
2,500	26	Type 1	2437	93	1	3	1	2484	95	1	3	0	2395	92	1	3	0
		Type 2	2219	85	1	3	1	2249	86	1	3	0	2130	82	1	3	0
		Type 3	2175	83	1	3	1	2218	85	1	3	0	2136	82	1	3	0
		Type 4	2139	82	1	3	1	2225	85	1	3	0	2201	85	1	3	0
		Wall Grazer	2344	90	1	3	1	2272	87	1	3	0	2205	85	1	3	0
		Spot/Column	2371	91	1	3	1	2378	91	1	3	0	2344	90	1	3	0
		Type 1 Diffused	2244	86	1	3	1	2250	86	1	3	0	2225	86	1	3	0
		Type 2 Diffused	2082	79	1	3	1	2098	80	1	3	0	2098	80	1	3	0
		Type 3 Diffused	2025	78	1	3	1	2056	79	1	3	0	1946	75	1	3	0
		Type 4 Diffused	2123	81	1	3	1	2129	82	1	3	0	2088	80	1	3	0

ISOLINE TEMPLATES 10' Mounting Height, 10' Grid Spacing



architectural area lighting

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JOB
TYPE
NOTES

| 4 |

DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

GH

PROPOSED SITE LIGHTING TEAR SHEETS

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

A19

SEP 6, 2019
11 x 17 format
REVISED
OCT 27, 2020

PHX ARCHITECTURE

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CREATIVE DESIGNS IN LIGHTING

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NIGHT TIME LIGHTING CONCEPT

THE SMOKE TREE RESORT

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

A20

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PHX ARCHITECTURE

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NIGHT TIME LIGHTING CONCEPT

THE SMOKE TREE RESORT

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SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A21

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PHX ARCHITECTURE

GREEY|PICKETT

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CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

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AERIAL VIEW

THE SMOKE TREE RESORT

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

A22

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11 x 17 format

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

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CONCEPT RENDERING

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A23

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KEY MAP - NOT TO SCALE

CONCEPT RENDERING - NORTHEAST VIEW

PHX ARCHITECTURE

GREEY|PICKETT

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CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

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THE SMOKE TREE RESORT

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

A24

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OCT 27, 2020

KEY MAP - NOT TO SCALE

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

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CONCEPT RENDERING - NORTHWEST VIEW

THE SMOKE TREE RESORT

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SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A25

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OCT 27, 2020

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

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CONCEPT RENDERING - PAVILION

THE SMOKE TREE RESORT

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SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A26

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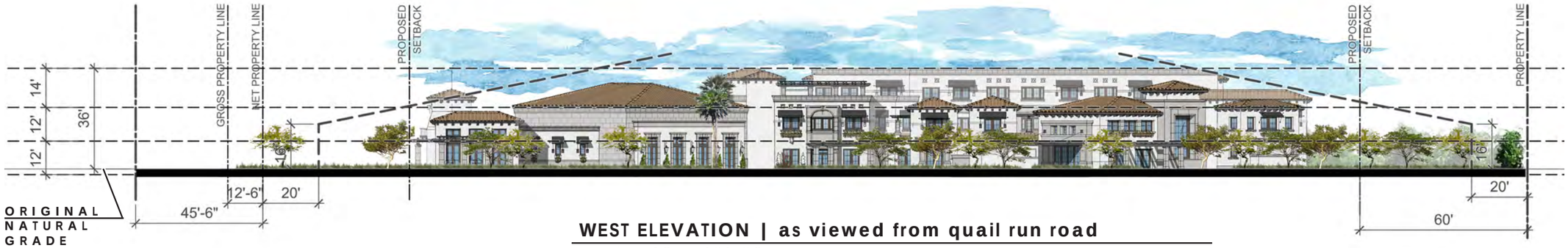
OCT 27, 2020



WEST ELEVATION | as viewed from quail run road

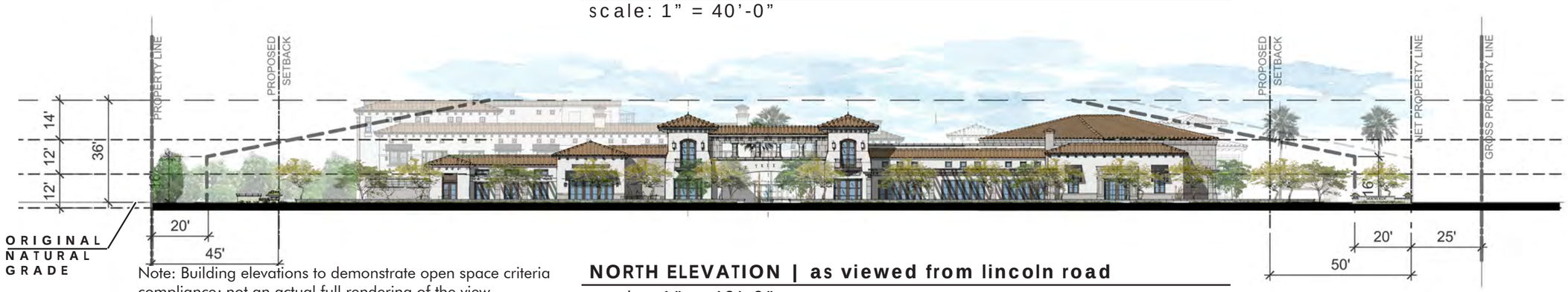
scale: 1" = 40'-0"

SOUTH ELEVATION | as viewed from andaz resort

scale: 1" = 40'-0"

EAST ELEVATION | as viewed from lincoln medical center

scale: 1" = 40'-0"



Note: Building elevations to demonstrate open space criteria compliance; not an actual full rendering of the view.

NORTH ELEVATION | as viewed from lincoln road

scale: 1" = 40'-0"

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

GH

EXTERIOR ELEVATIONS

THE SMOKETREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

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SEP 6, 2019

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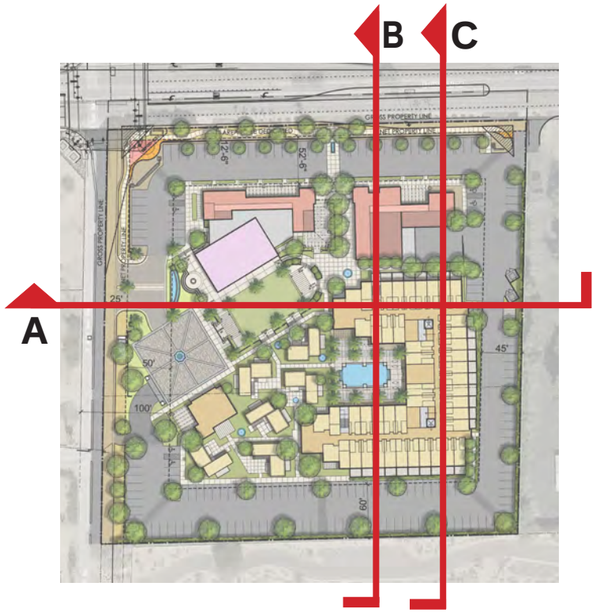
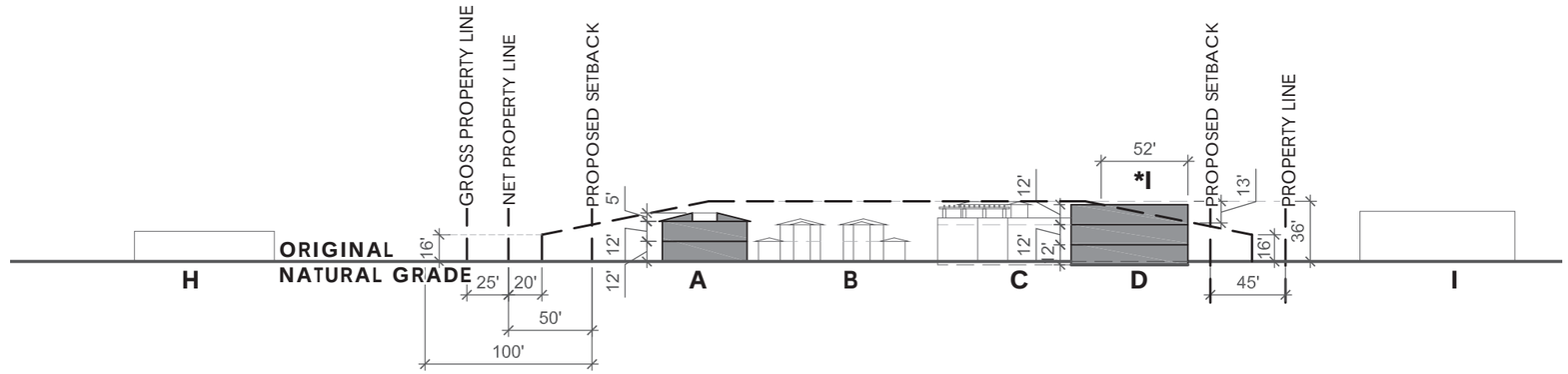
OCT 27, 2020

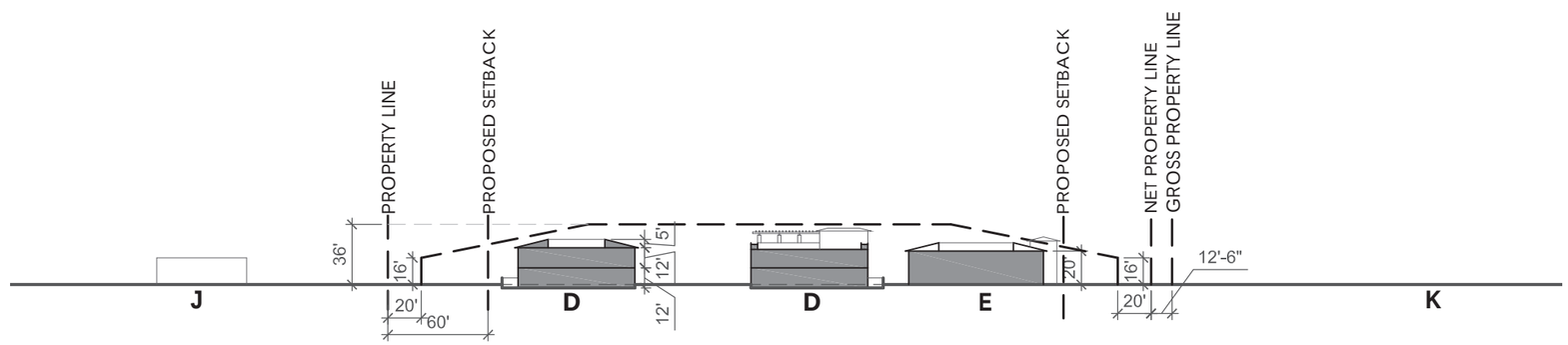


KEY MAP - NOT TO SCALE



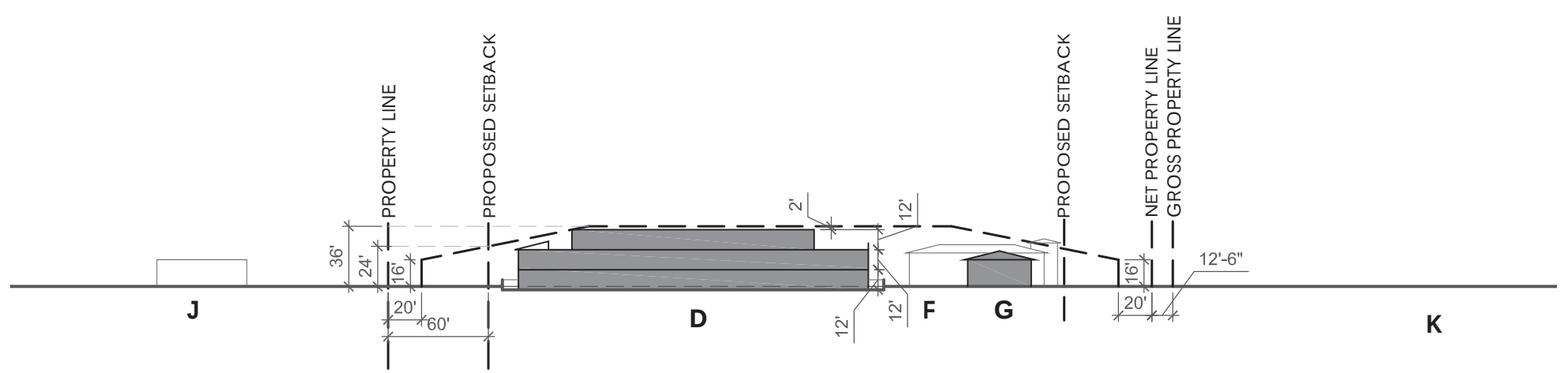
SECTION A - cut 150' from south property line

scale: 1" = 90'-0"



SECTION B - cut 140' from east property line

scale: 1" = 90'-0"



SECTION C - cut 80' from east property line

scale: 1" = 90'-0"

PROGRAM:

- A Resort Reception
- B Resort Villas
- C Pool Area
- D Resort
- E Market
- F Service Yard
- G Coffee Shop
- H Adjacent Residential Parcel
- I Medical Office Building
- J Special Use Permit Resort (Andaz)
- K Special use Permit Resort (Ritz)

NOTES(*):

i. Building facade extends 13' to top of parapet above the OSC plane spanning 145' linear feet for a total of 1,885 sf vertically.
Occupiable square footage affected is 7,540 sf (52' linear feet x 145' linear feet = 7,540 sf horizontally)

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

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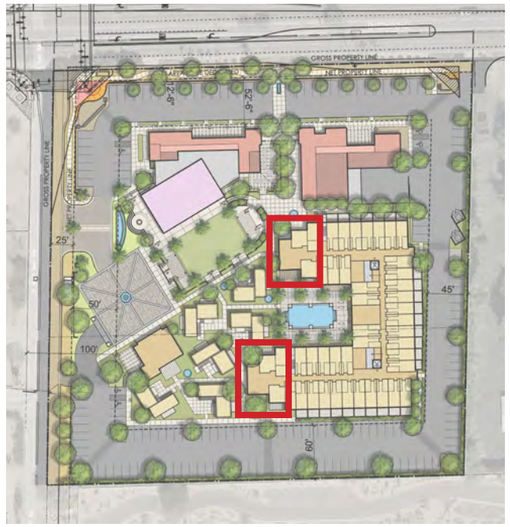
OPEN SPACE DIAGRAM

THE SMOKE TREE RESORT

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

A28

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



KEY MAP - NOT TO SCALE

RESORT CONCEPT FLOOR PLANS
scale: 1" = 10'-0"

PROGRAM:

A. Typical Resort Suite - Approx. 400 sf - average

Ground Level	38 keys
Second Level	38 keys
Third Level	14 keys

B. Typical Resort Suite - Approx. 725 sf - average

Ground Level	4 keys
Second Level	5 keys
Third Level	1 keys

C. Typical Resort Suite - Approx. 700 sf - average

Ground Level	0 keys
Second Level	2 keys
Third Level	0 keys
TOTAL RESORT KEYS:	102 keys

ADDITIONAL:

LUXURY SUITES	20 KEYS
TOTAL KEYS	122 KEYS

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
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CVL CONSULTANTS
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CONCEPT FLOOR PLANS

THE SMOKE TREE RESORT
7101 E LINCOLN DR., PARADISE VALLEY, AZ 85253
SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

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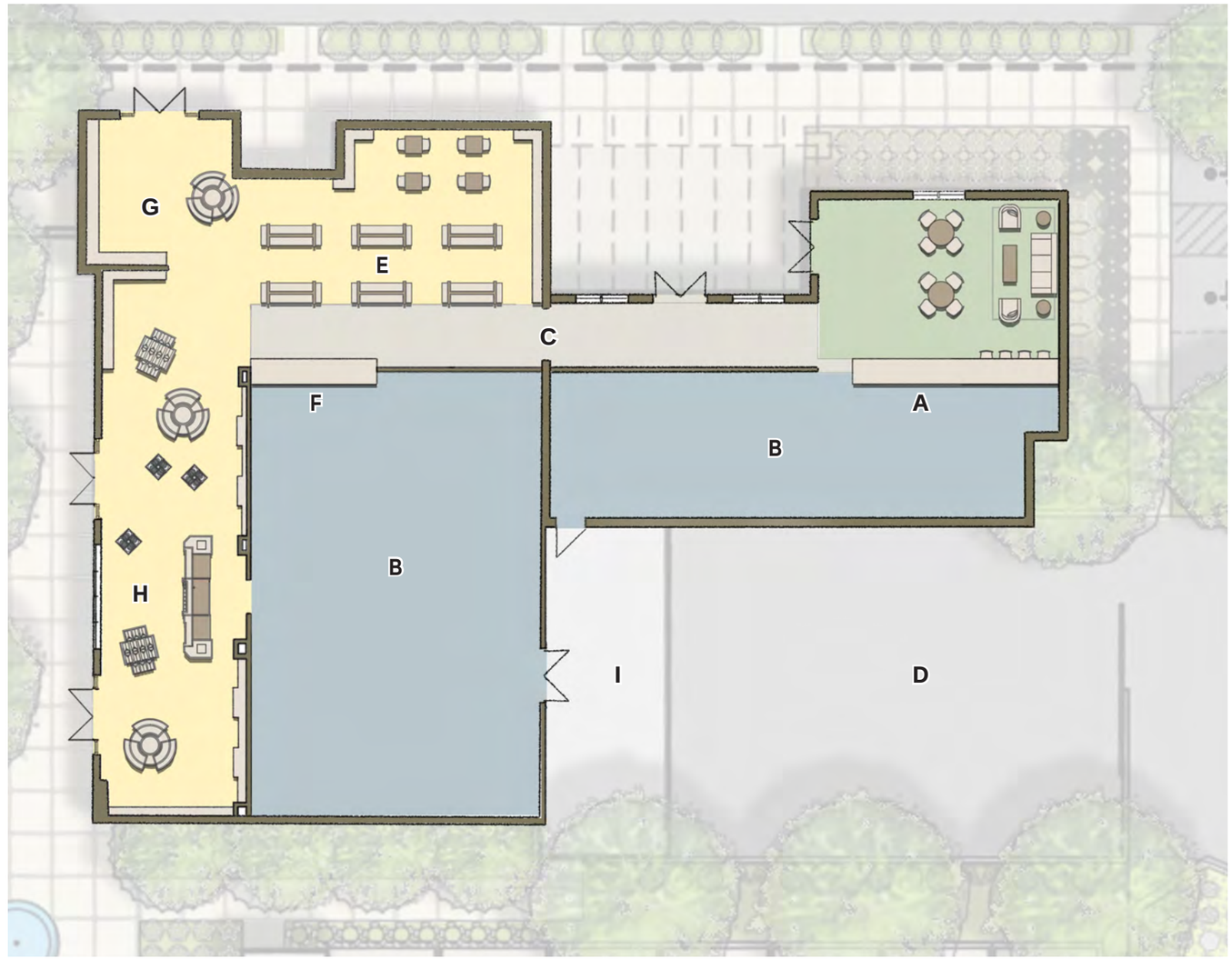
KEY MAP - NOT TO SCALE

PROGRAM:

- A Coffee Pick-Up
- B Back of House for Resort
- C Circulation
- D Deliveries
- E Sundries
- F Gelato
- G Grab 'n' Go
- H Retail
- I Loading Dock

Coffee Shop - 500 sf

Market - 2000 sf



N

ENLARGED FLOOR PLAN | market and coffee shop

scale: 1/16" = 1'-0"

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

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ENLARGED FLOOR PLAN

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A30

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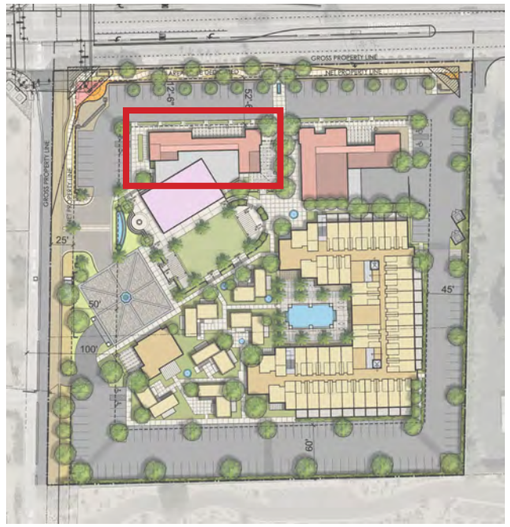
OCT 27, 2020

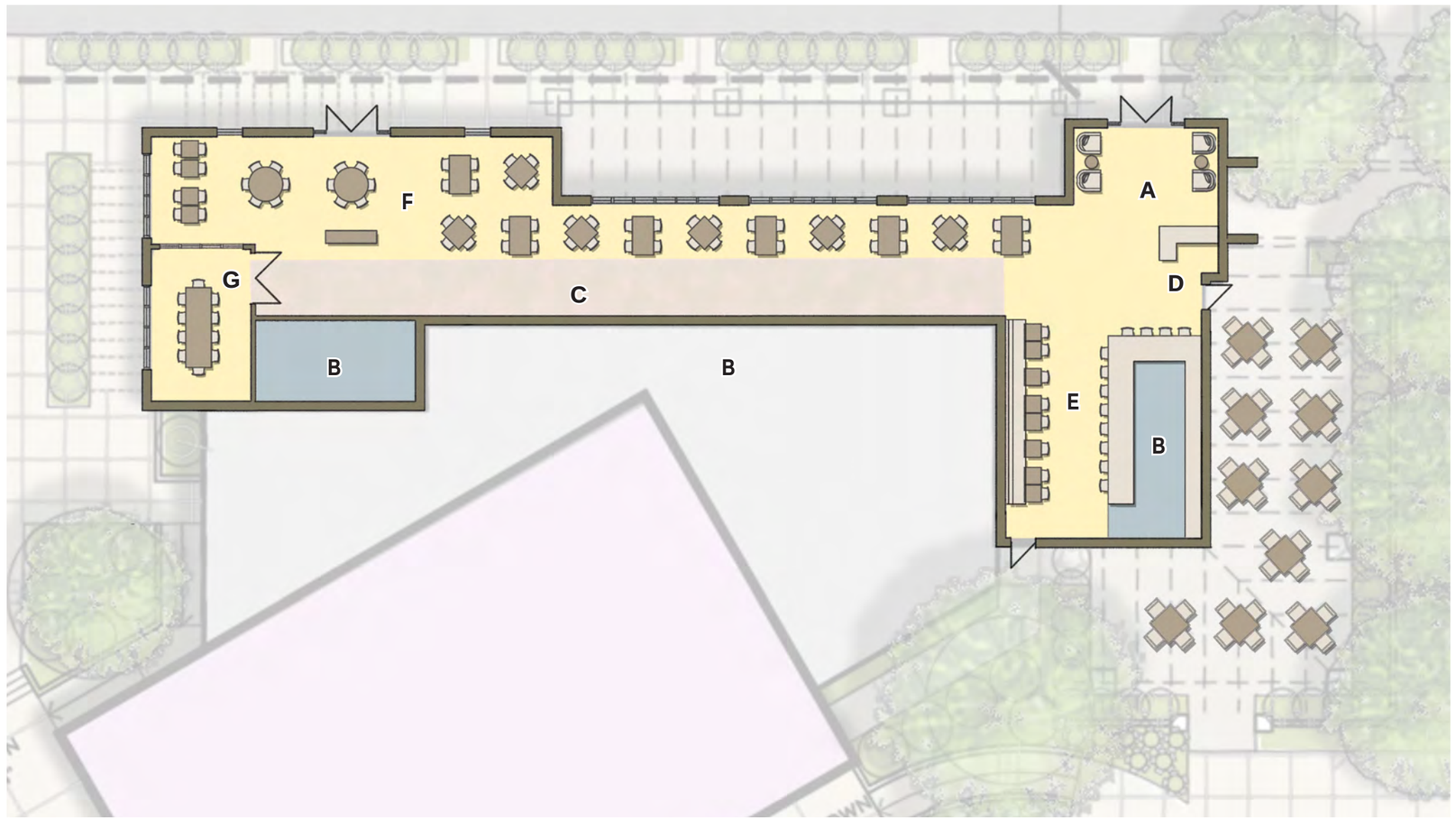


KEY MAP - NOT TO SCALE

PROGRAM:

- A Lobby
- B Back of House
- C Circulation
- D Host
- E Bar
- F Dining
- G Private Dining

Restaurant / Bar - 2000 sf



N

ENLARGED FLOOR PLAN | restaurant and bar

scale: 1/16" = 1'-0"

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

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ENLARGED FLOOR PLAN

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

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11 x 17 format

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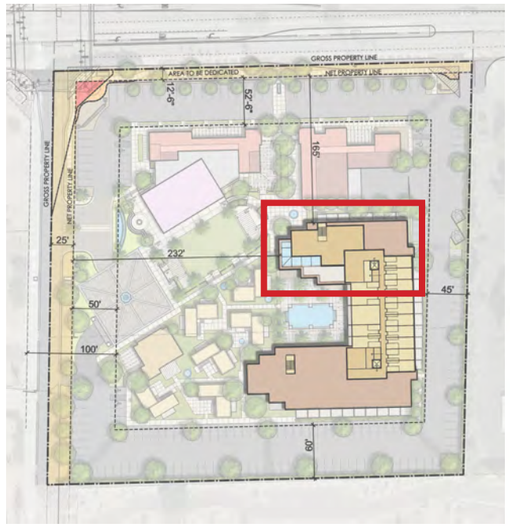
KEY MAP - NOT TO SCALE



PROGRAM:

- A Communal Area
- B Enclosed Terrace
- C Exterior Terrace
- D Restrooms / Storage
- E Third Floor Lobby
- F Kitchenette
- G Fitness Corner
- H Key Card Access Only

* All exterior doors to be closed after 10 pm to comply with Town Noise Ordinance.

STIPULATIONS:

Note: For more information on the following stipulations, refer to Town of Paradise Valley Ordinance Number 2020-09.

- There shall be no alcohol served on, nor shall importation of alcohol from off property be brought on the Third Floor Communal Area.
- No meals shall be produced in this area.
- Outdoor patio access shall not be permitted to Area C between 10:00 pm and 6:00 am, daily.
- No outdoor speakers or amplified music will be permitted on the Third Floor Communal Area. The Third Floor Communal Area shall comply with the allowable noise levels as defined by the Town's noise ordinance, as may be amended. All exterior doors and windows shall be closed no later than 10:00 pm.

ENLARGED FLOOR PLAN at third floor communal area

scale: 1" = 10'-0"

Communal Area / Fitness / Kitchenette- 2000 sf

Enclosed Terrace - 670 sf

Exterior Terrace - 800 sf

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

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ENLARGED FLOOR PLAN

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

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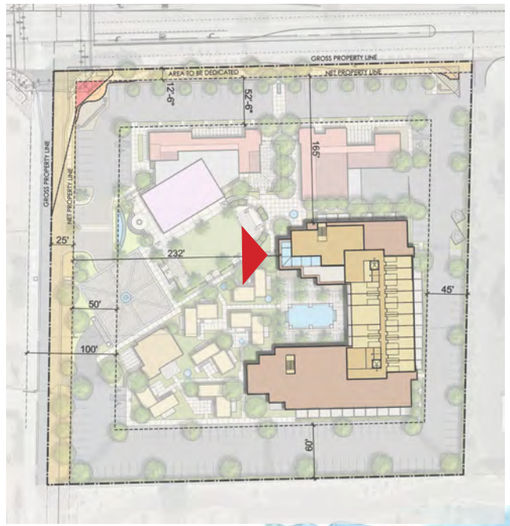
KEY MAP - NOT TO SCALE



WEST ELEVATION at top floor lounge

scale: 1" = 10'-0"

PHX ARCHITECTURE

GREEY|PICKETT

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CREATIVE DESIGNS IN LIGHTING

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EXTERIOR ELEVATION

THE SMOKE TREE RESORT

7101 E LINCOLN DR., PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

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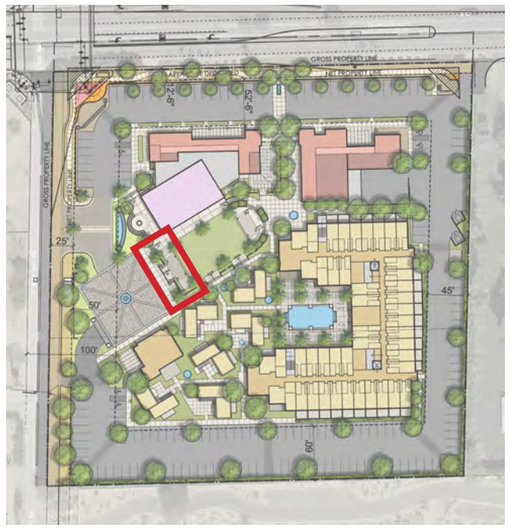
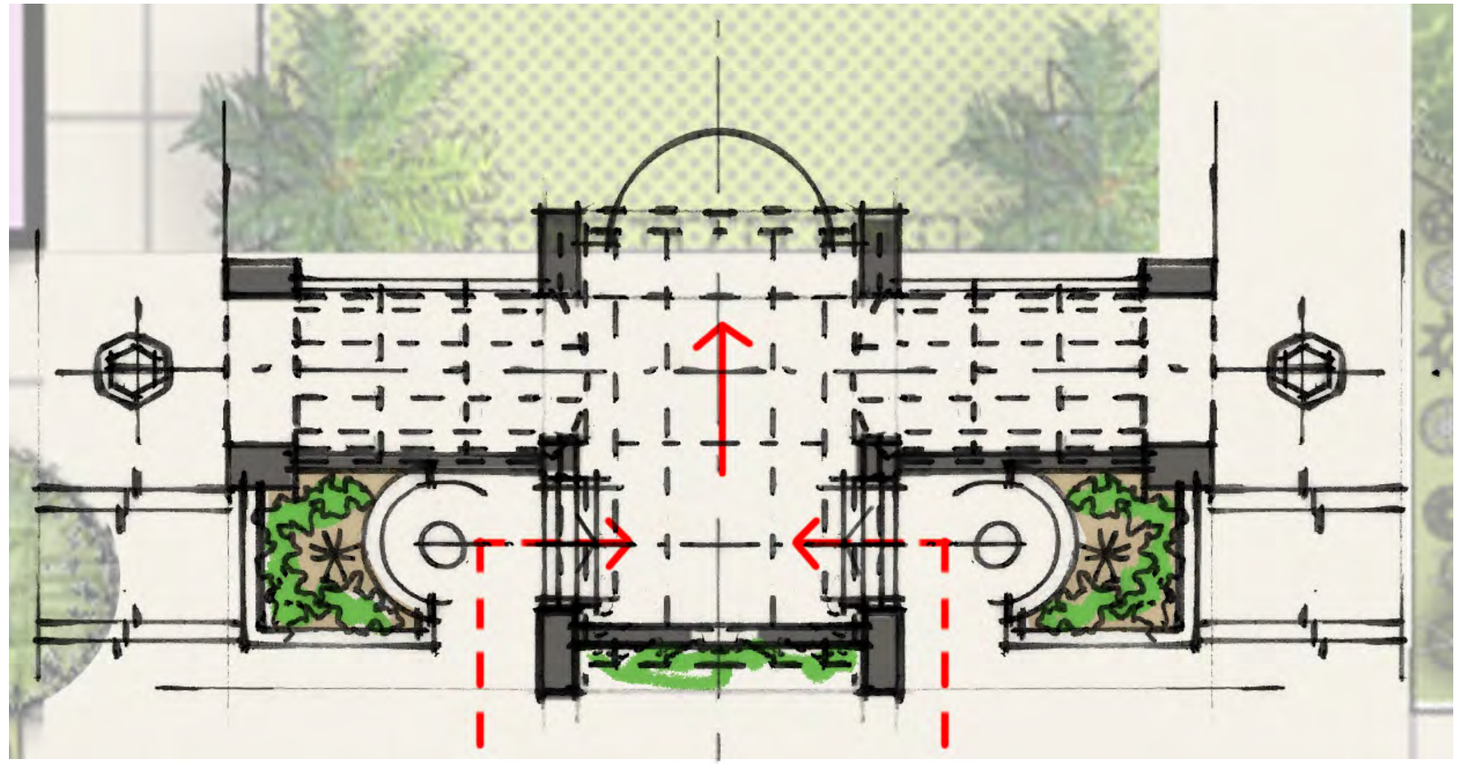
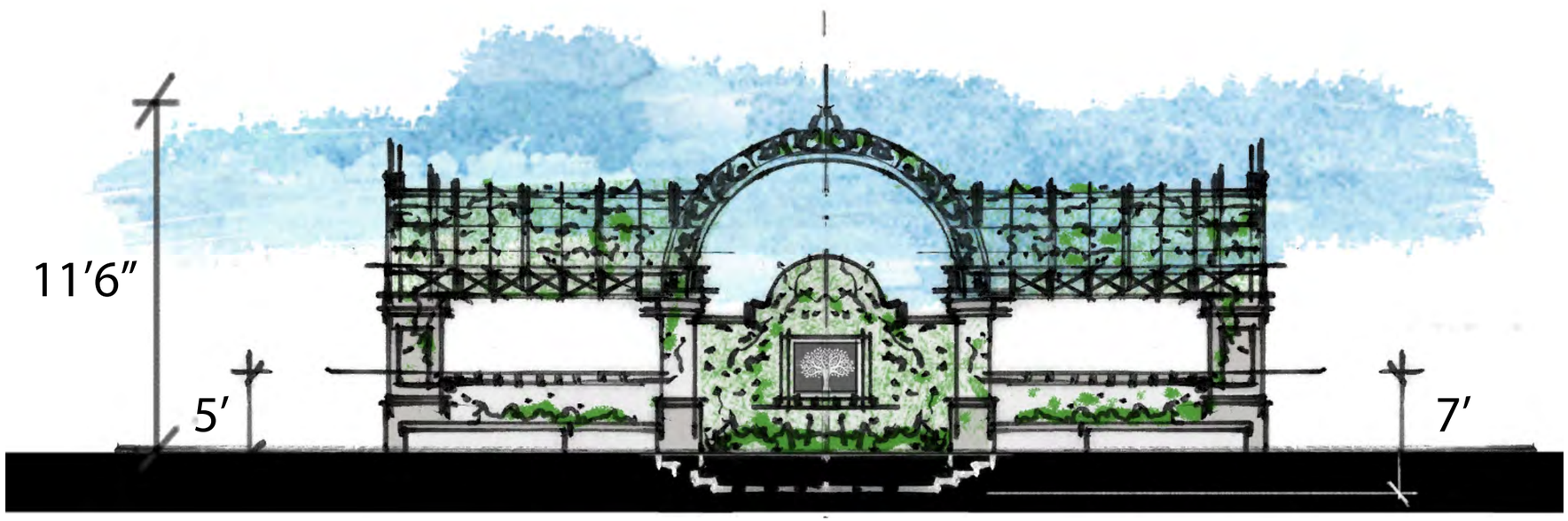


KEY MAP - NOT TO SCALE





PERGOLA at event lawn arrival

scale: 1" = 10'-0"

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

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PERGOLA ELEVATION

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

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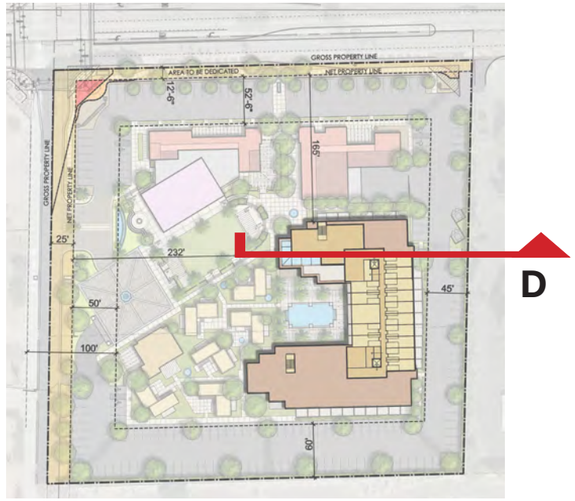
KEY MAP - NOT TO SCALE



SECTION D - section at third floor communal area

scale: 1" = 10'-0"

PHX ARCHITECTURE

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BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

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THIRD FLOOR COMMUNAL AREA

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A35

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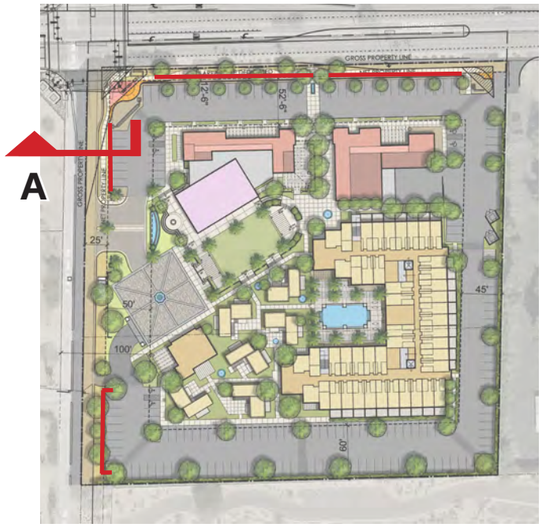

KEY MAP - NOT TO SCALE

PARKING SECTION A - typical 3'-0" high parking screen wall throughout

Scale: 1" = 6'-0"

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

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PARKING SECTION

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A36

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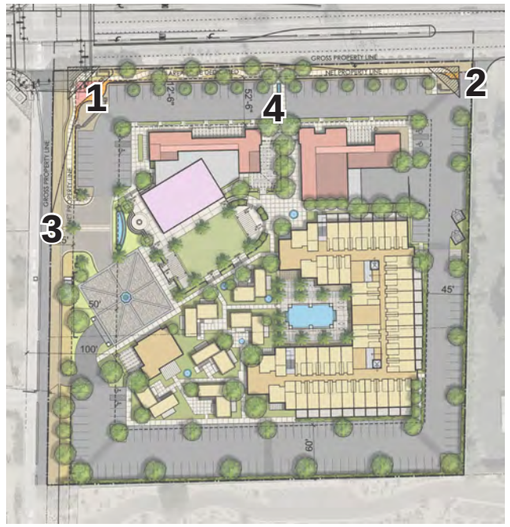

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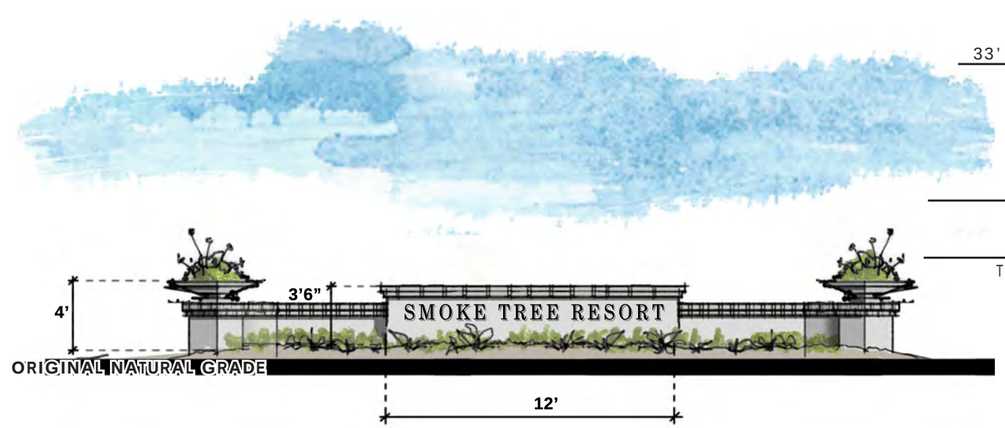
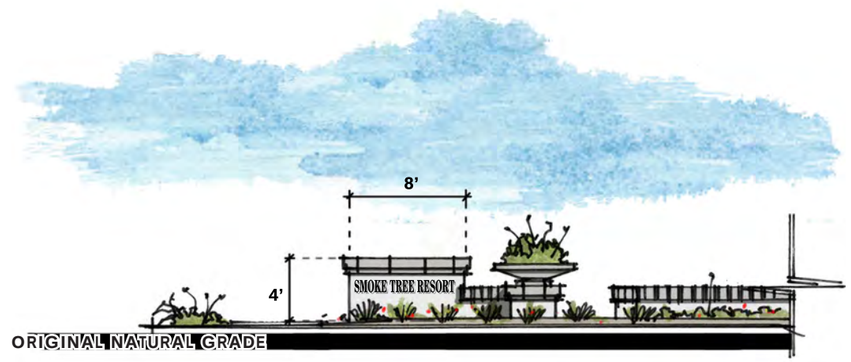


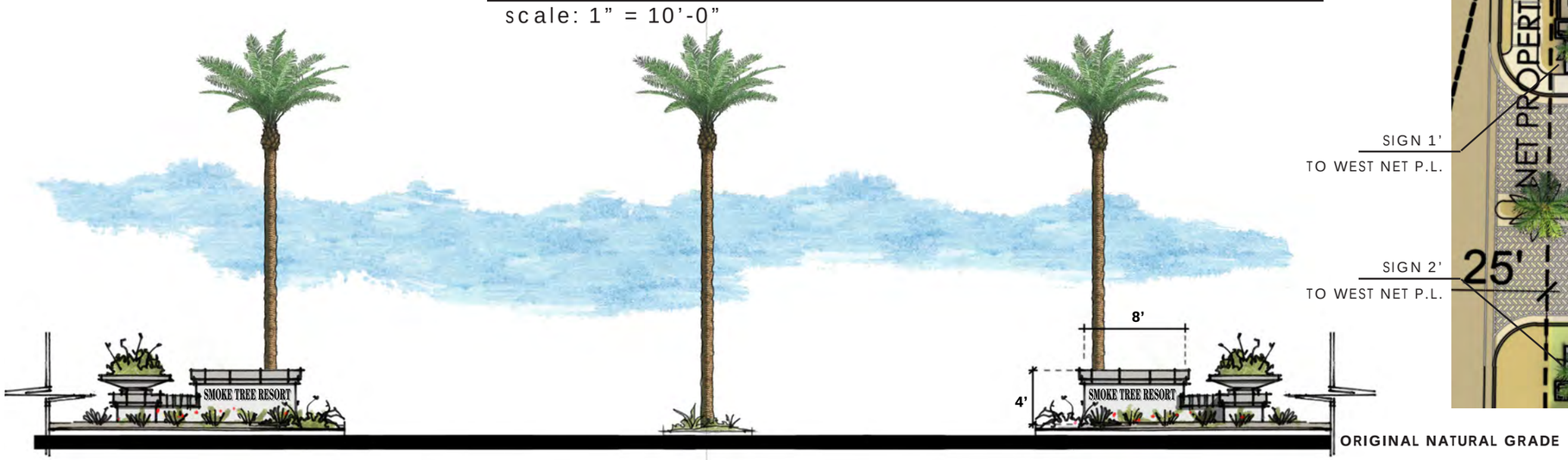
1. STREET CORNER SIGNAGE - 48 SF MAX SIGN WITH BACKLIT LETTERS

scale: 1" = 10'-0"



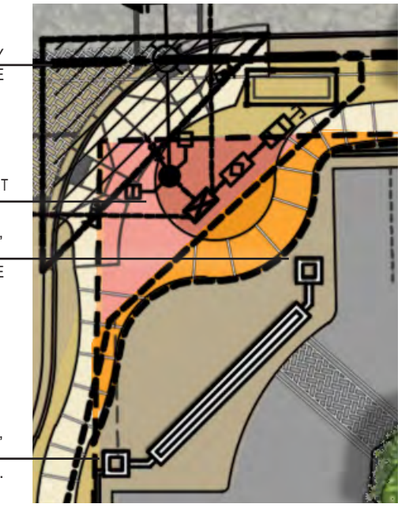
2. STREET CORNER SIGNAGE - 32 SF MAX SIGN WITH BACKLIT LETTERS

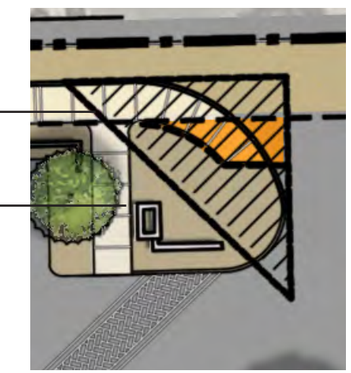
scale: 1" = 10'-0"

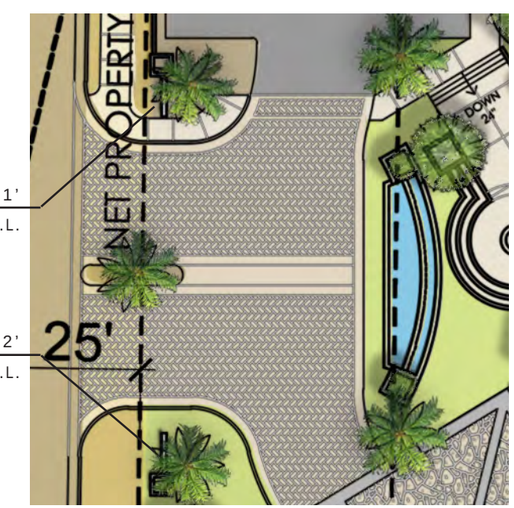


3. RESORT AUTO COURTYARD ACCESS - (qty2) 32 SF MAX SIGN WITH BACKLIT LETTERS

scale: 1" = 10'-0"







PHX ARCHITECTURE

GREEY|PICKETT

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CREATIVE DESIGNS IN LIGHTING

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PROPOSED SIGNAGE AND MONUMENTS

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

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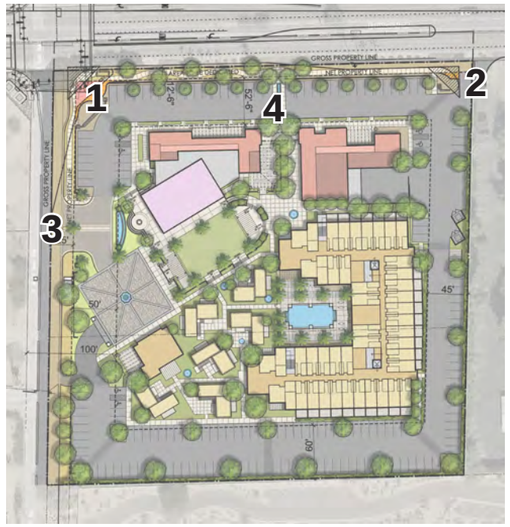
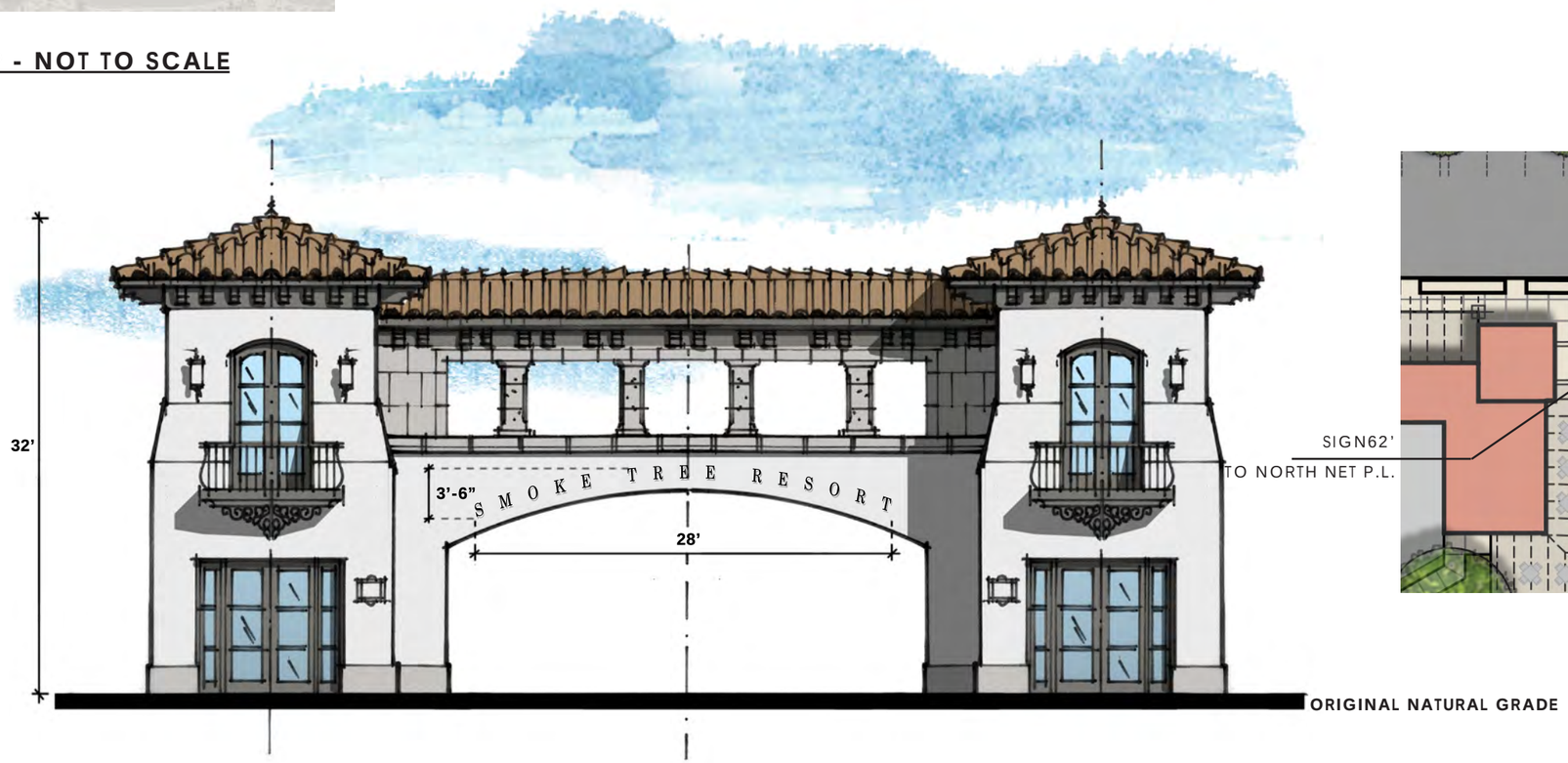
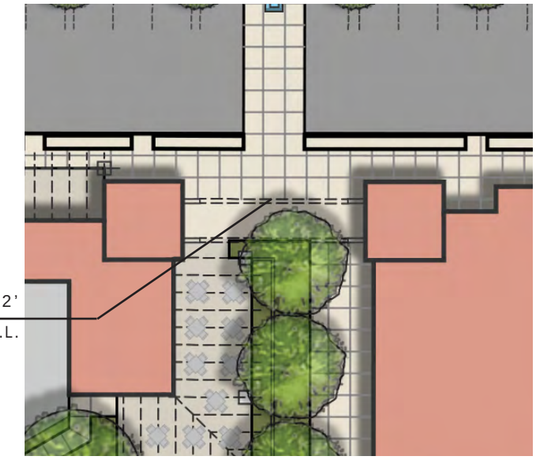


KEY MAP - NOT TO SCALE





4. PEDESTRIAN COURTYARD ACCESS - 40 SF MAX SIGN WITH BACKLIT LETTERS

scale: 1" = 10'-0"

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

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PROPOSED SIGNAGE AND MONUMENTS

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A38

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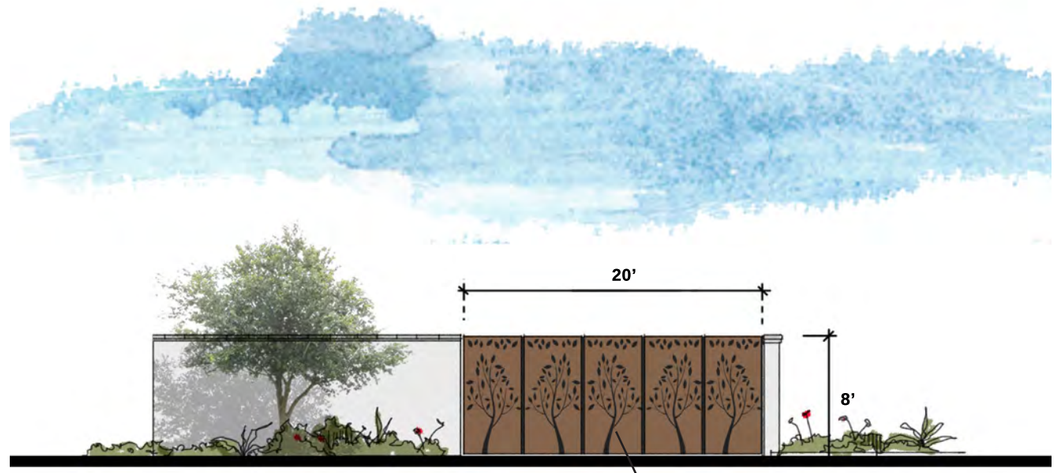
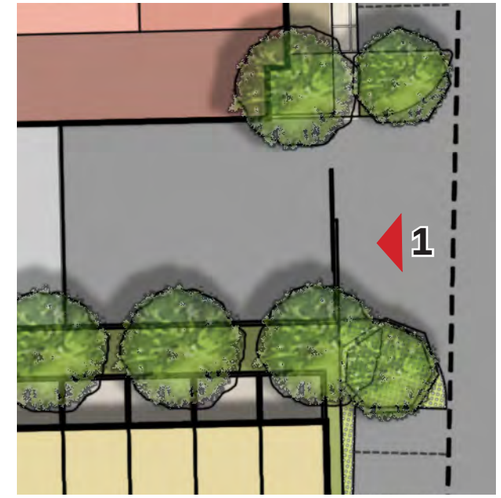
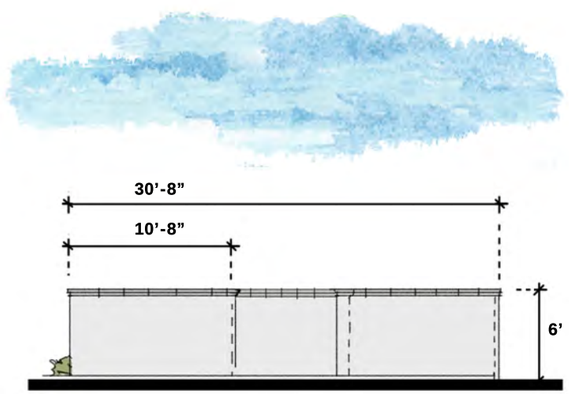
KEY MAP - NOT TO SCALE



1. SERVICE YARD GATE
scale: 1" = 10'-0"

DECORATIVE METAL GATE WITH LASER CUT DETAILING. ZERO VISIBILITY THROUGH GATE

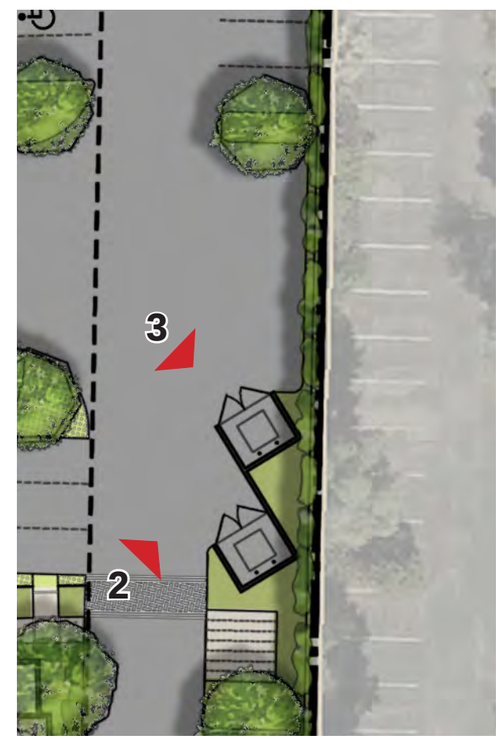




2. TRASH ENCLOSURE - WALLS TYPICAL
scale: 1" = 10'-0"

DECORATIVE METAL GATE WITH LASER CUT DETAILING. ZERO VISIBILITY THROUGH GATE

3. GATES AT TRASH ENCLOSURE
scale: 1" = 10'-0"



PHX ARCHITECTURE
GREEY|PICKETT
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PROPOSED GATES

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

A39

SEP 6, 2019
11 x 17 format
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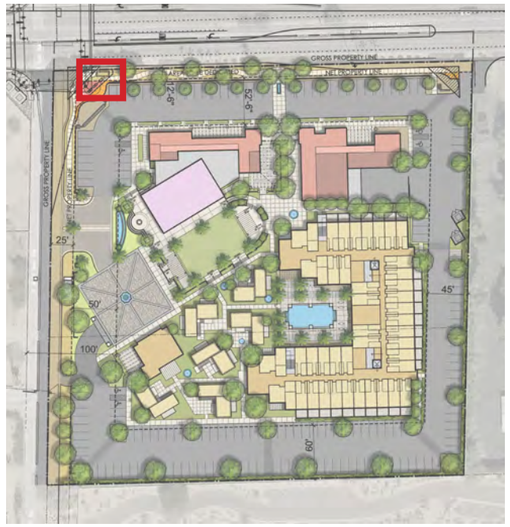
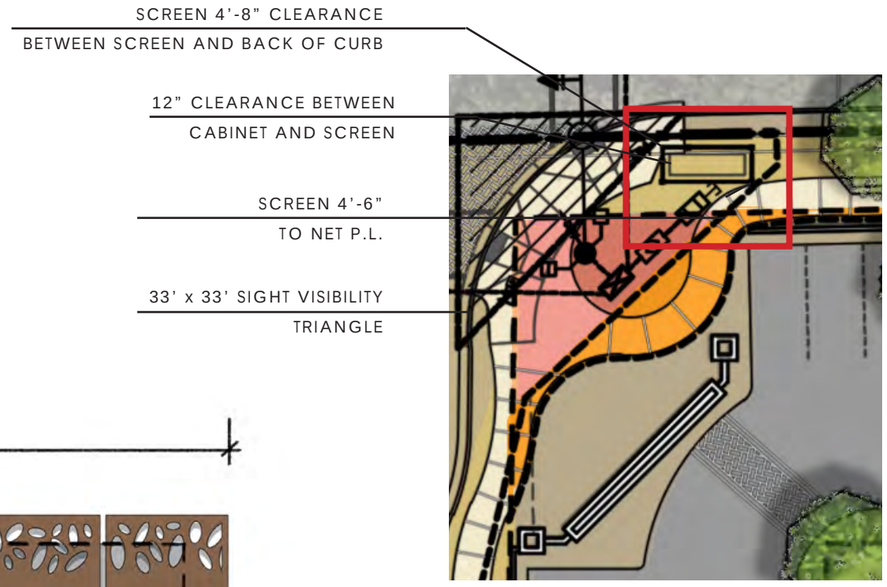
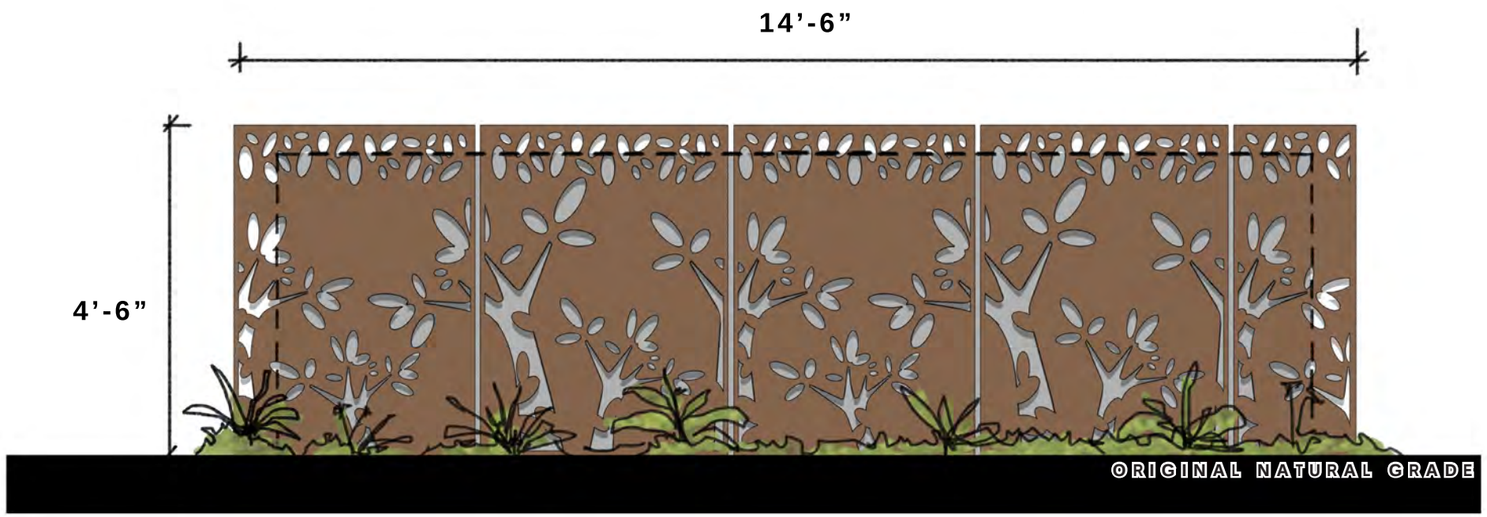


KEY MAP - NOT TO SCALE





LASER CUT METAL SCREEN FOR APS UTILITY BOX - removable panels set 12" from box

scale: 1" = 2'-0"

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

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PROPOSED DECORATIVE SCREEN

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A40

SEP 6, 2019

11 x 17 format

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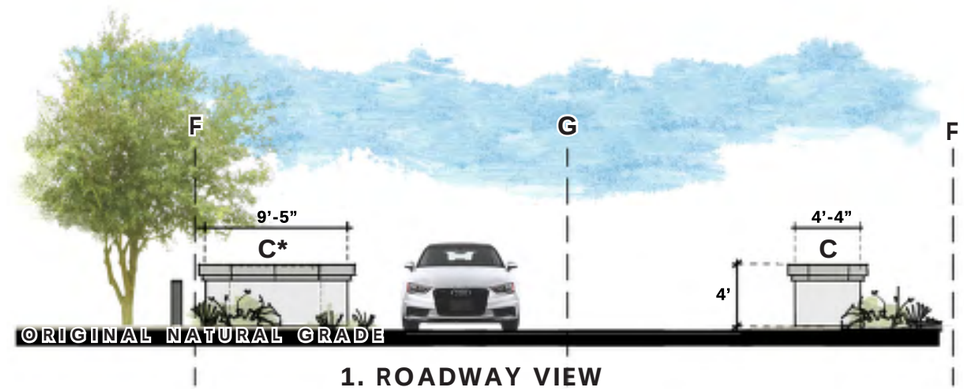
N

KEY MAP - NOT TO SCALE

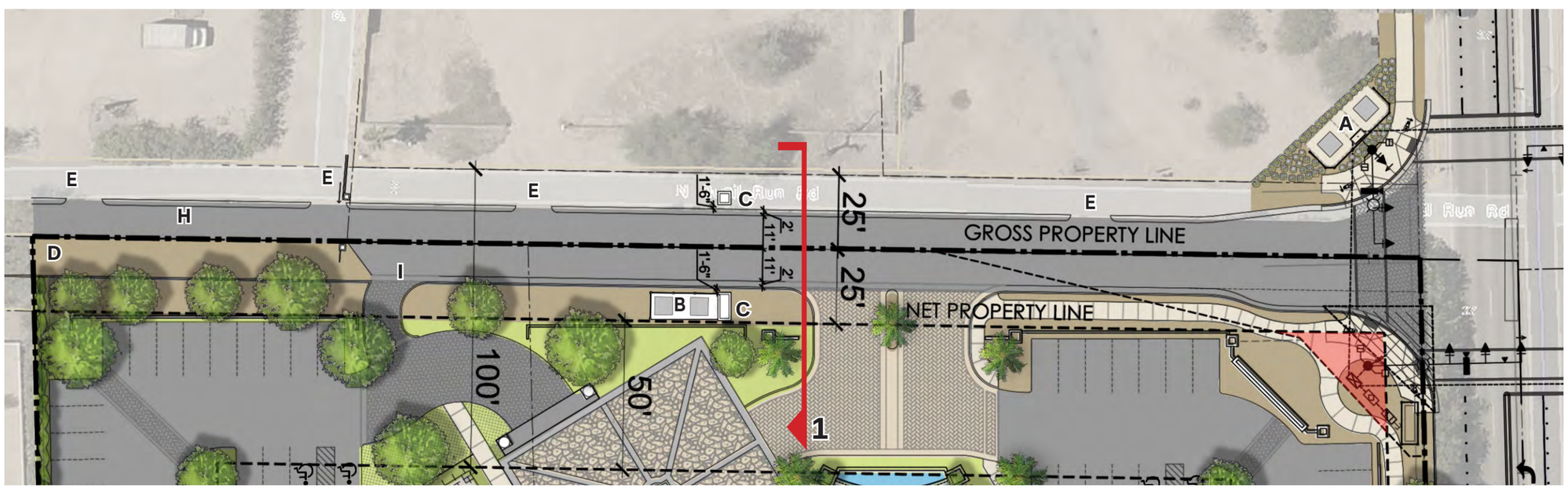
PROGRAM:

A APS cabinets re-location Option 1
B APS cabinets re-location Option 2
C Monument located minimum 1' from curb edge.
D Gravel roadway area
E New concrete curb return into ROW to existing private drive.
F Property Line
G Centerline of Roadway
H Private Roadway, Existing Conditions to remain.
I Exit only driveway
J Rolling Gate to Private Residences

* APS cabinet behind monument shown in dashed line. Exact sizing of APS cabinet to be determined.



1. ROADWAY VIEW
scale: 1" = 10'-0"



N

ENLARGED ROADWAY PLAN (shown rotated)
scale: 1" = 40'-0"

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QUAIL RUN ROAD ROADWAY EXHIBIT

THE SMOKE TREE RESORT
7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
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A41

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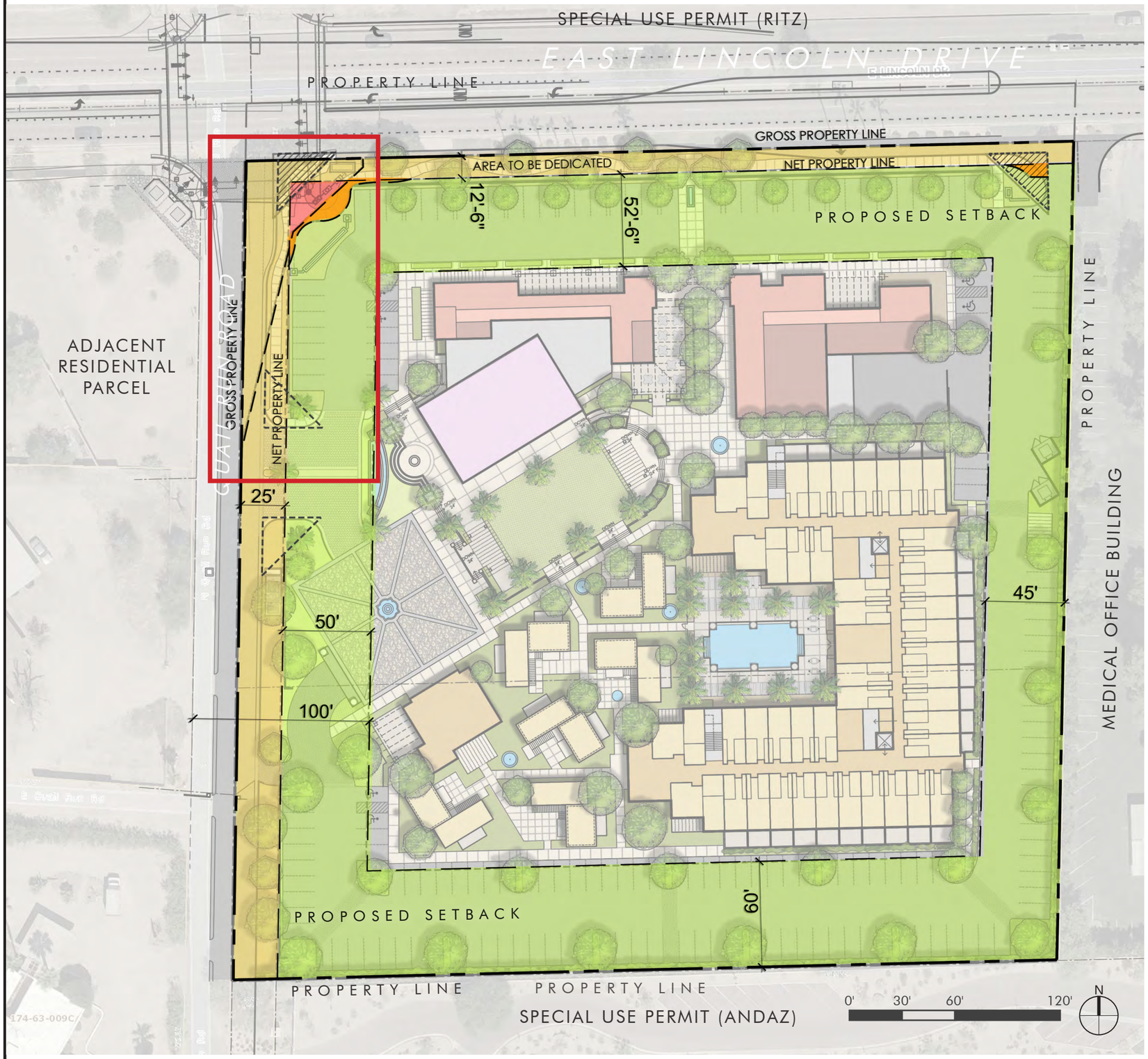
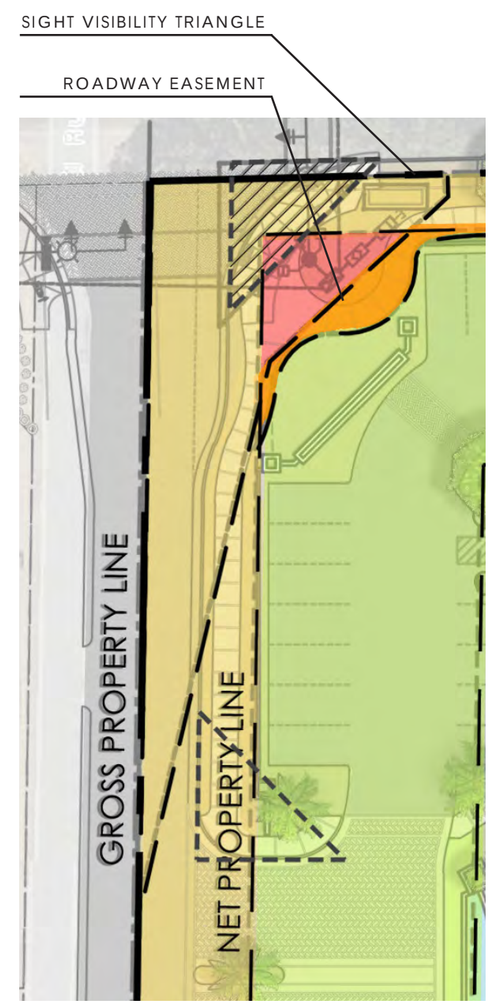


LEGEND:

- Proposed Setback
- Area to be Dedicated
- Roadway Easement
- Sidewalk Easement



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PROPOSED SETBACK / DEDICATION OVERLAY

THE SMOKE TREE RESORT

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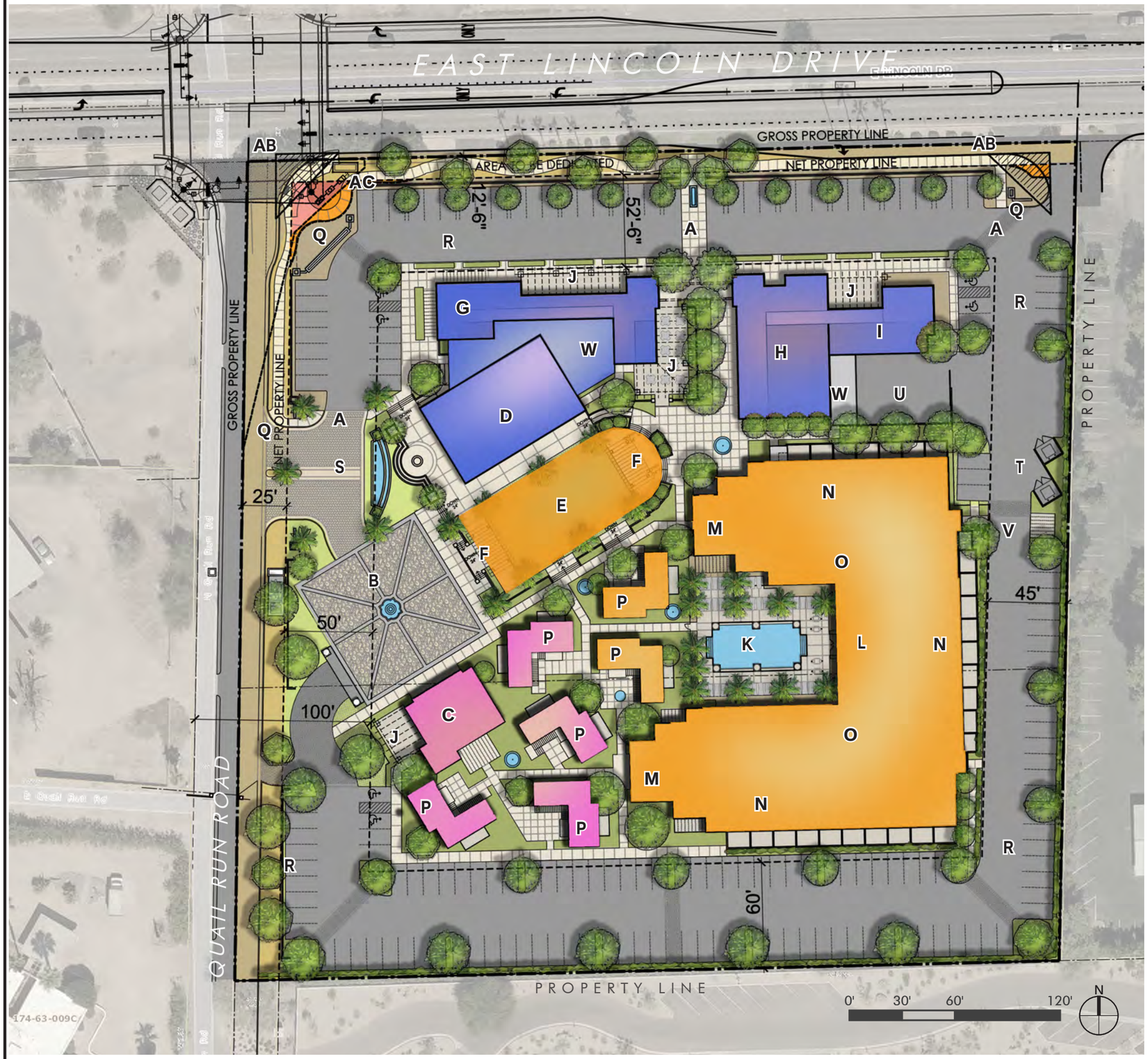

PROGRAM:

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. Resort Guest Flex Space
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

F.F. at 0'-0" and 24' Max Height from ONG.
*Note the Pedestrian archway is taller than 24' with a 32' architectural feature.
** The Pavilion roof highpoint is 32'

F.F. at -1'-0" and 24' Max Height from ONG.
*There are some architectural features on the luxury suites taller than 24'

F.F. at -2'-0" and 36" Max Height from ONG.
*The event lawn while shown as orange has no permanent structures over it. The pergola at its entry and opposite trellis feature are compliant.
**There are some architectural features of the luxury suites taller than 24'.

Note: Regarding finish floor; maximum height is measured from Original natural Grade (ONG) of 1,310.5' as defined in Ordinance 2020-09

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PROPOSED SITE PLAN - FINISH FLOOR EXHIBIT

THE SMOKE TREE RESORT
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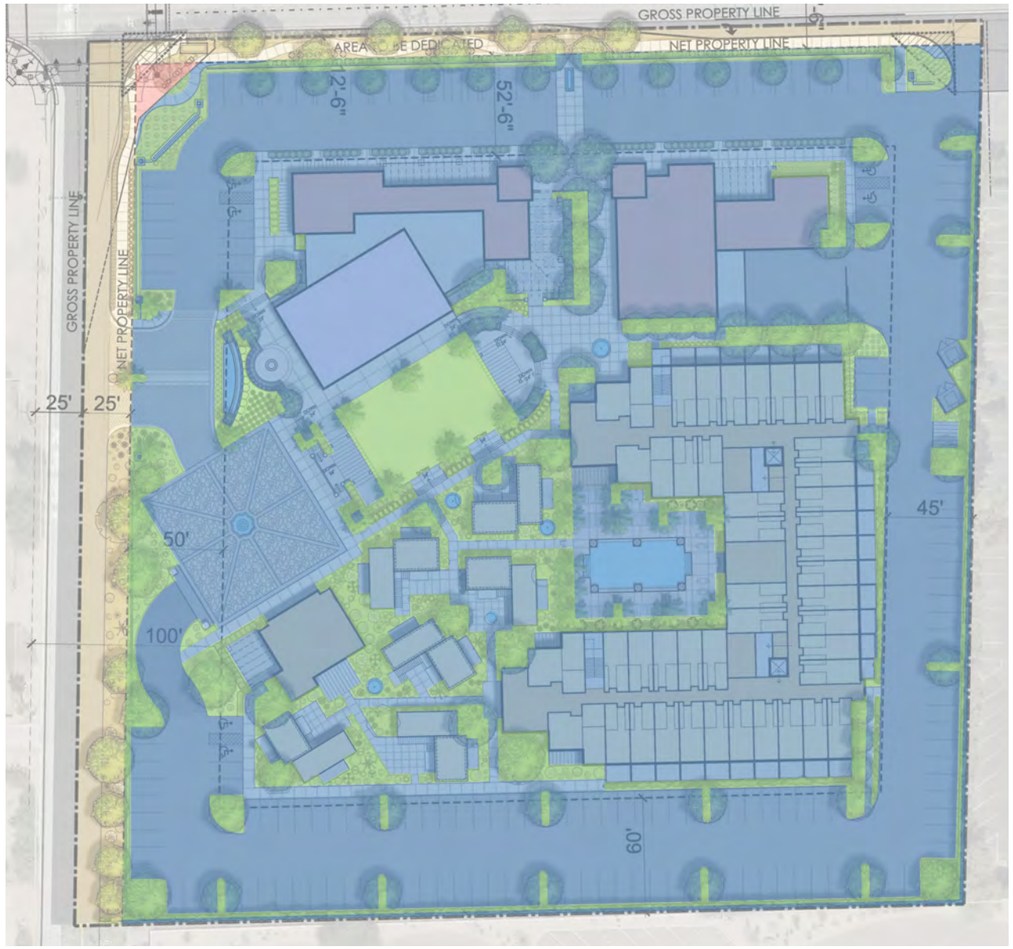

PERVIOUS VS IMPERVIOUS:

Lot size:	200,830 sf net
Pervious Surfaces (Green):	30,125 sf net
Impervious Surfaces (Blue):	170,705 sf net

OPEN SPACE:

Lot Size:	200,830 sf net
Open Space (Green)	65,830 sf net
Buildings (Orange)	58,832 sf net
Roadways and Parking (Gray)	76,168 sf net

PHX ARCHITECTURE

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CREATIVE DESIGNS IN LIGHTING

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LAND USE GRAPHICS

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
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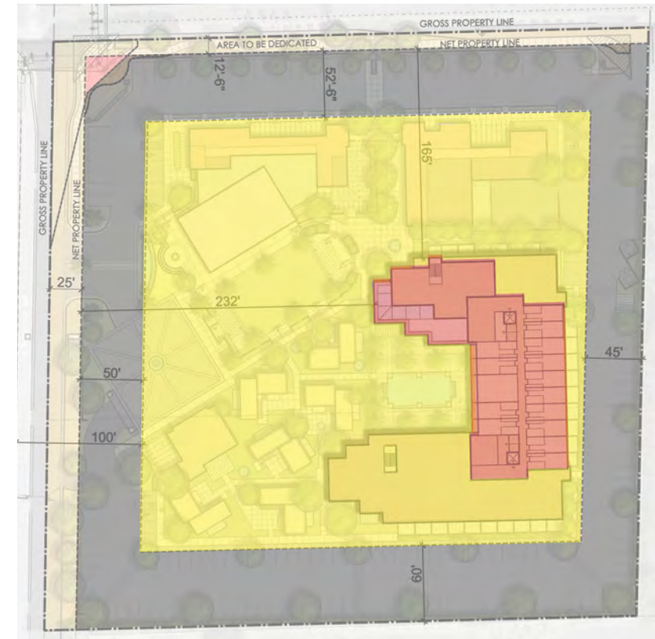
GROUND FLOOR:

Cumulative Total (orange): 58,832 sf

SECOND LEVEL:

Cumulative Total (orange): 47,270 sf



THIRD LEVEL:

Cumulative Total (orange): 22,048 sf

FLOOR RATIO SQUARE FOOTAGES

TOTAL PARCELS:

Ground Floor:	58,832 sf
Second Level:	47,270 sf
Third Level:	22,048 sf
Total	128,150 sf

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LAND USE GRAPHICS

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

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Area	Land Use Product	Gross Acreage (Excluding Condemned Area)	Additional Dedication	Net Acreage	Proposed Units	Maximum Total Resort Related Floor Area, sf	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage
	Total All Parcels	**5.01**	**-0.39**	**4.61**	**122 Hotel Room**	**128,150**	**58,832**	**29.3%**

Post Dedication Metrics						
		Gross Acreage (Excluding Condemned Area)	Additional Dedication	Net Acreage	Gross	Net
	Lot Coverage	218,029	-17,199	200,830	27.0%	29.3%
	FAR	218,029	-17,199	200,830	0.59	0.64
	Setbacks	North	-12.5		65	52.5
		East	0		45	45
		South	0		60	60
		West	-25		75	50
	Open Space Criteria	North	-12.5		Comply	Encroach
		East	0		Encroach	Encroach
		South	0		Comply	Comply
		West	-25		Comply	Comply
	Total Lot Coverage of All Impervious Surfaces *			170,705	78%	85%
	(1) Original Natural Grade	1310.5'				

***Coverage data based from CAD file.**

PHX ARCHITECTURE

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PROPOSED PROJECT DATA

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

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	SPECIAL USE PERMIT GUIDELINES FOR RESORTS	PROPOSED DESIGN
Section 4.1.a	Site Standards: Except for properties that have existing special use permits for resort uses, the minimum site area shall be 20 acres which shall not be bisected by any public right-of-way.	Smoke Tree Resort is an existing 5 acre special use permit resort property.
Section 4.1.b	Site Standards: Except for properties that have existing special use permits for resort uses, the site shall have primary access from and frontage of at least 300 feet on a Major or Minor Arterial as designated in the Paradise Valley General Plan.	Proposed Design: The proposed plan has 445 feet of frontage on a Major Arterial and primary access via a signalized intersection at Qual Run Road and Lincoln Dr. and secondary access via a Major Arterial (Lincoln Dr).
Section 4.1.c	Site Standards: Principal structures shall be those containing guest units or those containing guest registration areas, facility administrative offices and accessory uses. Principal structures with guest units also may contain permitted accessory uses.	Proposed Design: Comply
Section 4.1.d	Site Standards: Accessory structures shall be those containing accessory uses.	Proposed Design: Comply
Section 4.1.e	Site Standards: Service structures shall include those structures used for support and maintenance of the resort.	Proposed Design: Comply
Section 4.1.f	Site Standards: All parking on a site shall be at the surface or underground.	Proposed Design: The proposed plan consists of all surface parking.
Section 4.1.g	Site Standards: No individual retail business, office or business service shall occupy more than 2000 square feet. Entrances to any retail business, office, or business service shall be from within a principal or accessory structure.	Proposed Design: The proposed plan does not contain stand-alone retail. All retail shall be resort related and commonly managed.
Section 4.2.a.i	Bulk and Density Standards: Maximum building height for principal structures - 36 feet	Proposed Design: The maximum building height of the proposed plan is 36 feet from Original Natural Grade, or 1,310.5′ elevation. The Main Hotel (Building "N" on the site plan) will have a 38' facade, and still comply with the maximum 36' height due to an excavation of 2' and lowering of the building in this area.
Section 4.2.a.ii	Bulk and Density Standards: Maximum building height for accessory structures - 24 feet	Proposed Design: Comply
Section 4.2.a.iii	Bulk and Density Standards: Maximum building height for service structures - 18 feet	Proposed Design: Comply
Section 4.2.a.iv	Bulk and Density Standards: Towers and other architectural features may exceed maximum building heights, subject to special use permit or major amendment approval.	Proposed Design: The proposed plan does not exceed 36′ above original natural grade.
Section 4.2.a.v	Bulk and Density Standards: To maintain view corridors around the perimeter of a property, building heights shall be limited around property lines in accordance with eh Open Space Criteria per Section 3 of the Special Use Permit Guidelines.	Proposed Design: The proposed plan encroaches on the OSC on the North and East sides and meets the OSC on the West and South.

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TABLE OF GUIDELINES AND COMPLIANCY

THE SMOKE TREE RESORT
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	SPECIAL USE PERMIT GUIDELINES FOR RESORTS	PROPOSED DESIGN
Section 4.2.b.i	Lot coverage: Lot Coverage: Total of all structures - 25%	Proposed Design: 29.3%
Section 4.2.b.ii	Lot coverage: Lot Coverage: Total of all impervious surfaces including building footprints - 60%	Proposed Design: 85%
Section 4.2.b.iii	Lot coverage: Open space, which shall consist of land and water areas retained for active or passive recreation purposes or essentially underdeveloped areas retained for resource protection or preservation purposes, a minimum of 40%.	Proposed Design: 15%
Section 4.2.c	Maximum density of guest units - 1 unit for each 4000 sq. feet of site area	Proposed Design: The proposed plan consists of 1 guest unit per 1,646 sf of net site area (post-dedication).
Section 4.3.a.i	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is residential: Principal structures - 100 feet	Proposed Design: 100 feet minimum is maintained as measured to adjacent residential property line per the Statement of Direction.
Section 4.3.a.ii	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is residential: Accessory structure - 60 feet	Proposed Design: 45′ on the East, 60′ on the South, 50′ on the West, and 52.5′ on the North.
Section 4.3.a.iii	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is residential: Service Structure - 100 feet	Proposed Design: 45′ on the East, 60′ on the South, 50′ on the West, and 52.5′ on the North.
Section 4.3.a.iv	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is residential: Outdoor game courts and swimming pools which are generally available to all guests - 200 feet	Proposed Design: Comply
Section 4.3.a.v	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is residential: Parking lots and interior drives, excluding exterior points of access - 60 feet	Proposed Design: Comply. The Western Property Line is adjacent to a public street.
Section 4.3.a.vi	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is residential: Any portion of an equestrian facility, including structures barns, stalls and corrals - 200 feet	Proposed Design: Comply, no equestrian facilities proposed.
Section 4.3.b.i	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is other than residential or is adjacent to a public street: Principal structures - 100 feet	Proposed Design: 45′ on the East, 60′ on the South, 50′ on the West, and 52.5′ on the North.
Section 4.3.b.ii	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is other than residential or is adjacent to a public street: Accessory structure - 40 feet	Proposed Design: 45′ on the East, 60′ on the South, 50′ on the West, and 52.5′ on the North.

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

	SPECIAL USE PERMIT GUIDELINES FOR RESORTS	PROPOSED DESIGN
Section 4.3.b.iii	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is other than residential or is adjacent to a public street: Service structure - 65 feet	Proposed Design: 45′ on the East, 60′ on the South, 50′ on the West, and 52.5′ on the North.
Section 4.3.b.iv	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is other than residential or is adjacent to a public street: Outdoor game courts and swimming pools which are generally available to all guests - 65 feet	Proposed Design: Comply.
Section 4.3.b.v	Perimeter Standards: Minimum distance from exterior property lines where the adjacent use is other than residential or is adjacent to a public street: Parking lots and interior drives, excluding exterior points of access - 40 feet	Proposed Design: 0′ proposed
Section 4.3.c	There shall be a 40 foot wide landscaped area adjacent to an exterior property line where it abuts residentially zoned property.	Proposed Design: Comply. The proposed plan does not abut a residentially zoned property.
Section 4.3.d	There shall be a minimum 30 foot wide landscaped area where an exterior property line abuts a public or private local or collector street and a 50 foot wide landscaped area where an exterior property line abuts a Major or Minor Arterial.	Proposed Design: 0′ proposed. The proposed plan contains landscape buffers in the Right of Way.
Section 4.3.e	The provisions of Chapter XXIV, Walls, and Fences, of the Town's Zoning Ordinance shall apply.	Proposed Design: See Sheets A24 - A27 for additional details.
Section 4.4.a.i	Parking and Circulation: Parking and Circulation; on site parking shall be provided as follows: For each guest unit - 1.2 spaces	Proposed Design: Comply. Per Section 4.4.b of the SUP Guidelines, reduction for overlapping usage of on-site facilities has been proposed in the Parking Study.
Section 4.4.a.ii	Parking and Circulation: Parking and Circulation; on site parking shall be provided as follows: For each dwelling unit - 2.0 spaces	Proposed Design: Comply. No Dwelling Units proposed.
Section 4.4.a.iii	Parking and Circulation: Parking and Circulation; on site parking shall be provided as follows: For each 50 square feet of net dining area in restaurants - 1.0 space	Proposed Design: Comply. Per Section 4.4.b of the SUP Guidelines, reduction for overlapping usage of on-site facilities has been proposed in the Parking Study.
Section 4.4.a.iv	Parking and Circulation: Parking and Circulation; on site parking shall be provided as follows: For each two seats or equivalent area in meeting rooms, auditoriums or group assembly areas - 1.0 space	Proposed Design: Comply. Per Section 4.4.b of the SUP Guidelines, reduction for overlapping usage of on-site facilities has been proposed in the Parking Study.
Section 4.4.a.v	Parking and Circulation: Parking and Circulation; on site parking shall be provided as follows: For each 300 square feet of net sales areas in retail establishments - 1.0 space	Proposed Design: Comply. Per Section 4.4.b of the SUP Guidelines, reduction for overlapping usage of on-site facilities has been proposed in the Parking Study.
Section 4.4.a.vi	Parking and Circulation: On site parking shall be provided as follows: For each 300 square feet of net occupied space in office and service establishments - 1.0 space.	Proposed Design: Comply. Per Section 4.4.b of the SUP Guidelines, reduction for overlapping usage of on-site facilities has been proposed in the Parking Study.

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TABLE OF GUIDELINES AND COMPLIANCY

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

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	SPECIAL USE PERMIT GUIDELINES FOR RESORTS	PROPOSED DESIGN
Section 4.4.b	Parking and Circulation: These requirements may be modified in conjunction with special use permit or major amendment approval based on information documenting overlapping usage of on-site facilities by guests or visitors and as contained in an approved traffic and parking analysis.	Proposed Design: A Parking Study has been provided that proposes reductions for overlapping usage of in-site facilities.
Section 4.4.c	Parking and Circulation: All parking and driveway areas shall be located so as to prevent lights from shining onto adjacent residential property.	Proposed Design: Parking and drives have proposed headlight screen walls or landscape screening.
Section 4.4.d	Parking and Circulation: All parking areas and driveways located within 200 feet of adjacent residentially zoned property shall be screen with a minimum three foot high, solid, decorative wall or a landscaped berm providing equivalent screening or a combination of both.	Proposed Design: The parking area and driveways have been proposed to have a minimum 3' high wall and/or landscaping to provide such screening.
Section 4.4.e	Parking and Circulation: Landscaped islands shall be provided every 100 feet within surface parking areas. Shade tree planters shall be provided between every four stalls.	Proposed Design: Landscape islands have been provided every 100'/ Shade tree planters have been proposed along the Lincoln Dr frontage, but not in other parking areas on site.
Section 4.4.f	Parking and Circulation: No loading, truck parking, trash containers or outdoor storage area shall be located within 100 feet of adjacent residentially zoned property. All such areas shall provide visual and noise screening to minimize impacts on adjacent residential property.	Proposed Design: Comply. These areas have been moved to the north east side of the site.
Section 4.5.a	Signs: An identification sign may be located at each entrance to the resort from a major or minor arterial street. The maximum height shall be 8 feet and maximum sign area shall eb 40 square feet, aggregate.	Proposed Design: The proposed sign is 12' x 4' = 48 sf
Section 4.5.b	Signs: On entrances from all other streets, the maximum height shall be 4 feet and the maximum area shall be 32 square feet, aggregate.	Proposed Design: Comply.
Section 4.5.c	Signs: All signs shall be only backlit or indirectly illuminated according to the standards in article XXV, Signs, of the Town's Zoning Ordinance.	Proposed Design: Comply.
Sections 4.5.d	Signs: No moving or animated signs shall be permitted. Changeable copy is permitted within the allowable sign area.	Proposed Design: Comply.
Section 4.5.e	Signs: Traffic and directional signs within the site shall not exceed 12 square feet in area, aggregate and shall not exceed 5 feet in height.	Proposed Design: Comply.
Section 4.5.f	Signs A sign, mounted on an exterior wall of any structure shall contain only structure identification as necessary for emergency access.	Proposed Design: The Pedestrian Courtyard Access sign is proposed to be 40sf, counting the area of the backlit letters.
Section 4.6	Lighting as per Section 2 of the Special Use Permit Guidelines	Proposed Design: See Sheets A12 - A15 for additional details.

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TABLE OF GUIDELINES AND COMPLIANCY

THE SMOKETREE RESORT

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

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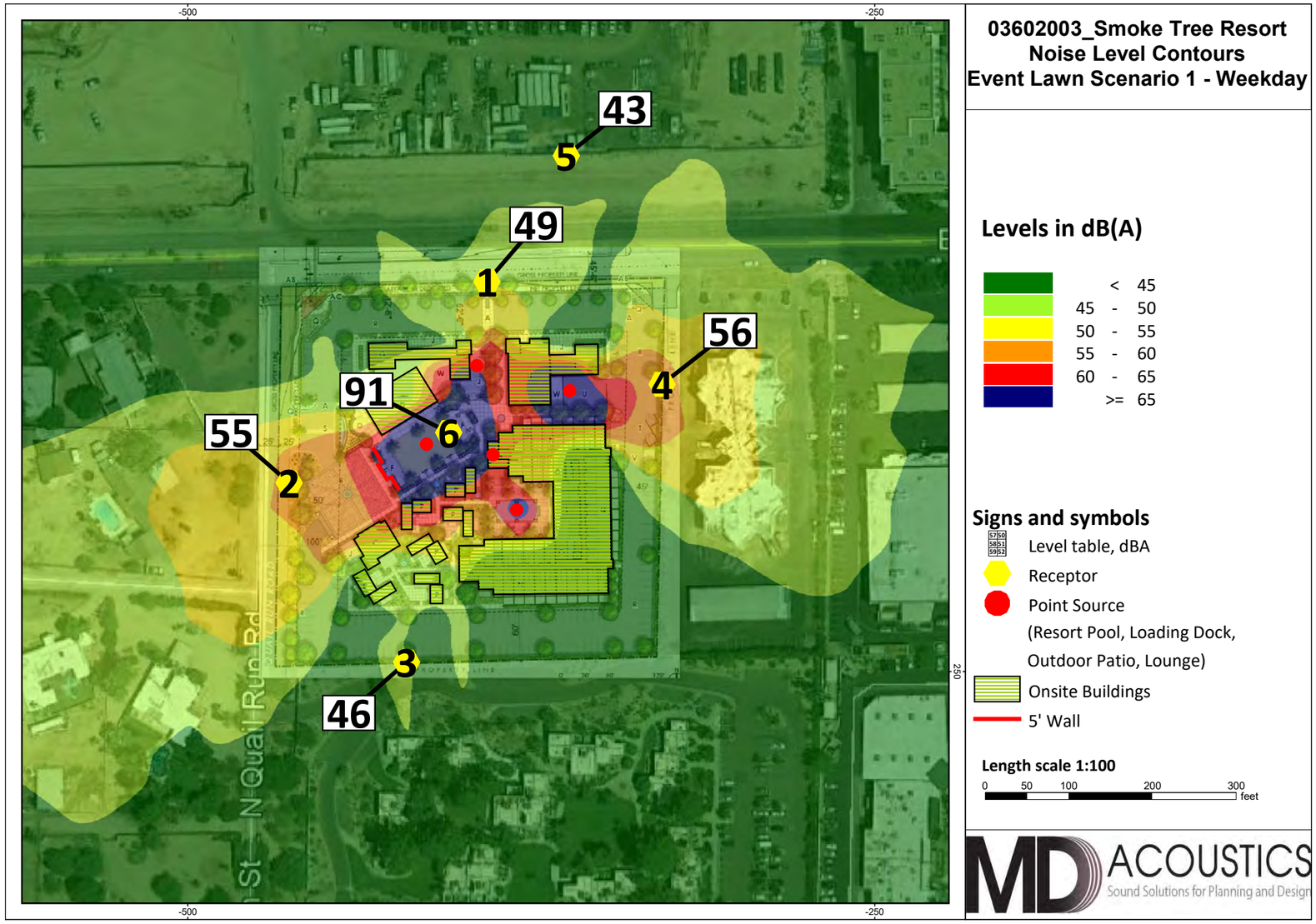

Scenario 1 of Appendix C | Full 28 page report has been submitted to the Town of Paradise Valley.

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NOISE STUDY AND RECOMMENDATIONS

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A51

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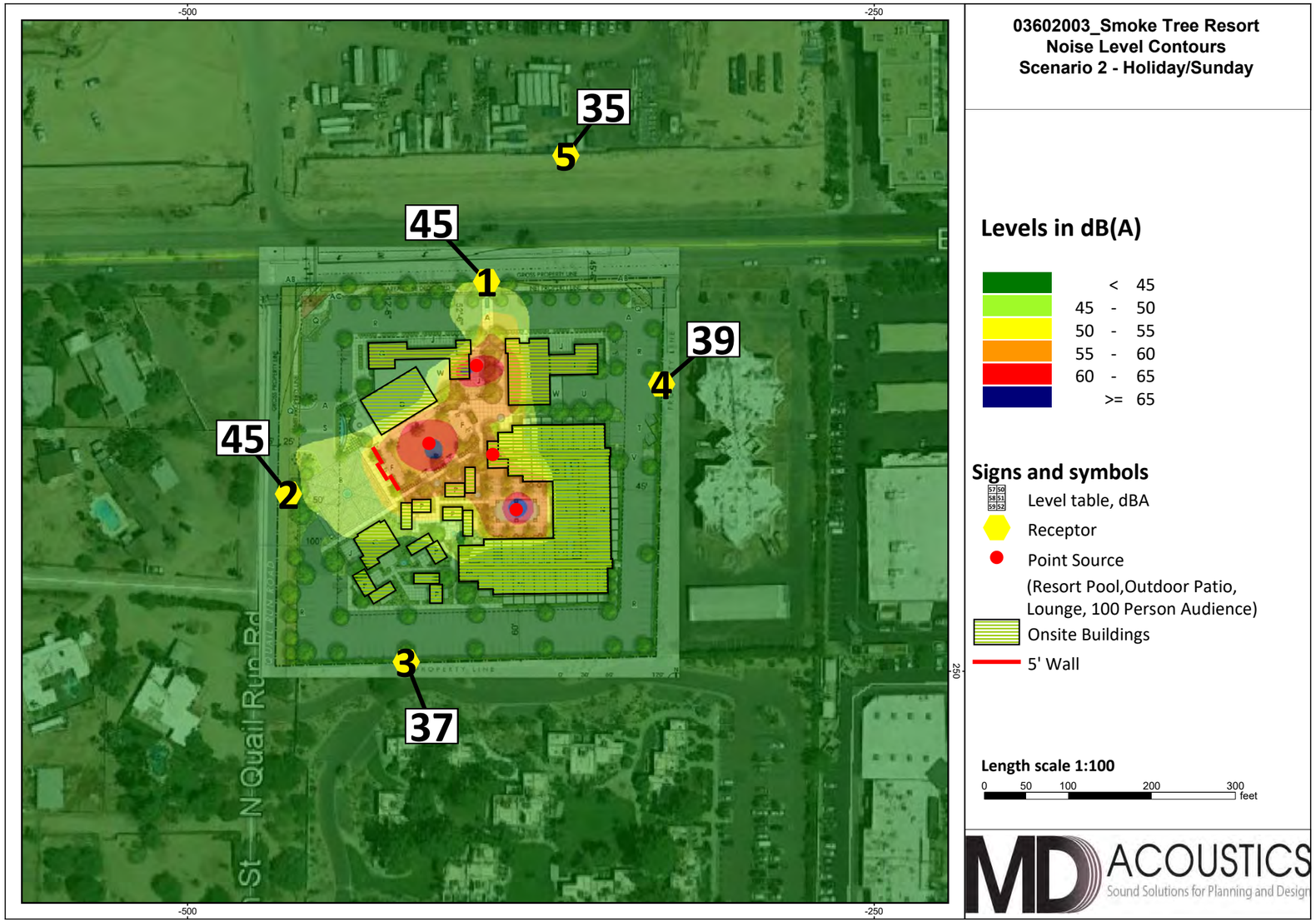

The noise level has the potential to exceed the City's noise ordinance if loading/unloading (idling trucks) occurs on Sundays and Holidays at R4.
Therefore, an agreement has been made with the City that no loading/unloading (idling trucks) will occur on Sundays and Holidays at R4

Scenario 2 of Appendix C | Full 28 page report has been submitted to the Town of Paradise Valley.

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NOISE STUDY AND RECOMMENDATIONS

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

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Smoke Tree Resort

Traffic Impact Analysis

7101 E. Lincoln Drive
Town of Paradise Valley, Arizona

October 2020
Project No. 18-0550

Prepared For:

Beus Gilbert, PLC
701 N. 44th Street
Phoenix, Arizona 85008

For Submittal to:

Town of Paradise Valley

Prepared By:

CivTech

10605 North Hayden Road
Suite 140
Scottsdale, Arizona 85260
480-659-4250

SMOKE TREE RESORT
TRAFFIC IMPACT ANALYSIS

7101 E Lincoln Drive
Town of Paradise Valley, Arizona

Prepared for:
Beus Gilbert PLLC
701 N 44th Street
Phoenix, Arizona 85008

For Submittal to:
Town of Paradise Valley

Prepared By:

CivTech

CivTech, Inc.
10605 North Hayden Road
Suite 140
Scottsdale, Arizona 85260
(480) 659-4250

Registered Professional Engineer (Civil)
CERTIFICATE NO. 35879
DAWN D. CARTIER
Date Signed 10-20-2020
ARIZONA, U.S.A.

October 2020
CivTech Project No. 18-0550

Full 258 page report has been submitted to the Town of Paradise Valley.

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TRAFFIC IMPACT ANALYSIS

THE SMOKE TREE RESORT
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CivTech

October 21, 2020

Taylor Robinson
Gentree, LLC
3620 East Campbell Ave, Suite B
Phoenix, AZ 85018

Registered Professional Engineer (Civil) CERTIFICATE NO. 35879 DAWN D. CARTIER Date Signed 10-21-2020 ARIZONA, U.S.A.

RE: PARKING MANAGEMENT PLAN FOR THE SMOKE TREE RESORT PROJECT – PARADISE VALLEY, ARIZONA

Dear Mr. Robinson:

Thank you for retaining CivTech to provide a Parking Management Plan for Smoke Tree Resort ("Project"). The Project is located at 7101 E. Lincoln Drive, Scottsdale, AZ 85253; south of Lincoln Drive and east of Quail Run Road in Paradise Valley, Arizona and will redevelop the existing resort.

PROJECT UNDERSTANDING AND PURPOSE

The purpose for a parking management plan is to provide guidance on the number of parking spaces required for the Project during its peak operations on a weekday and weekend during the peak season given fluctuations in resort occupancy and the event non-captive ratio. The resort uses will be considered at different occupancy rates and varying non-captive rates to indicate when valet operations would be triggered within each combination. A parking study prepared by Walker Consultants indicated a peak parking demand of 181 spaces. The Town's consultant also prepared a parking model which indicated a peak parking demand of 187 spaces. Both calculated peak demands are lower than the total on-site parking available at the Smoke Tree Resort, 199 spaces when considering valet. The parking management plan reflects the rates and recommendations within the Walker Consultants study.

PROPOSED PROJECT

The proposed project will consist of a resort hotel with 122 dedicated resort hotel rooms. The 122 dedicated hotel rooms will be considered "hotel keys" under the Special Use Permit. The resort hotel also includes an event space, retail, market, restaurant, and coffee shop uses. **Figure 1** shows the location of the project at 7101 E. Lincoln Drive, Scottsdale, AZ 85253; south of Lincoln Drive and east of Quail Run Road in Paradise Valley, Arizona.

FIGURE 1 – PROJECT LOCATION MAP

The resorts hotel will include fitness and amenities within the primary resort building. These uses will be available to guests only and therefore do not impact the parking requirements of the Smoke Tree Resort. The proposed development land uses and quantities are summarized within **Table 1**. The proposed project will provide 170 traditional parking spaces. An exhibit illustrating the provided parking is provided in **Attachment A**. It should be noted, once the site plan with additional information is approved the plan in Attachment A can be swapped out.

CivTech Inc. · 10605 North Hayden Road · Suite 140 · Scottsdale, AZ 85260

Phone: 480.659.4250 · Fax: 480.659.0566

CivTech

Full 42 page report has been submitted to the Town of Paradise Valley.

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PARKING MEMO

THE SMOKE TREE RESORT
7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
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OCT 22, 2019

August 5, 2019
Revised: October 15, 2020

SMOKE TREE RESORT

Town of Paradise Valley, AZ

Prepared for:

Gentree, LLC
3620 E Campbell Ave, Suite B
Phoenix, AZ 85018
(602) 952-8811

Prepared by:

CVL Consultants, Inc.
4550 N 12th Street
Phoenix, AZ 85014
(602) 264-6831

Registered Professional Engineer (Civil)
CERTIFICATE NO. 66356
OSCAR E. GARCIA
Date Signed 10-15-20
ARIZONA, U.S.A.
Expires 6-30-2021

CVL CONSULTANTS

Job #:1-01-03153-01

PRELIMINARY DRAINAGE REPORT

Preliminary Drainage Report

For

SMOKE TREE RESORT

Paradise Valley, Arizona

August 5, 2019

Revised: *October 15, 2020*

Prepared for:

Gentree, LLC

3620 E Campbell Ave, Suite B

Phoenix, AZ 85018

(602) 952-8811

Prepared by:

Coe & Van Loo Consultants, Inc.

4550 N. 12th Street

Phoenix, AZ 85014

(602) 264-6831

Registered Professional Engineer (Civil)
CERTIFICATE NO. 66356
OSCAR E. GARCIA
Date Signed 10-15-20
ARIZONA, U.S.A.
Expires 6-30-2021

Full 22 page report has been submitted to the Town of Paradise Valley.

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PRELIMINARY DRAINAGE REPORT

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

A55

SEP 6, 2019
11 x 17 format
REVISED
OCT 27, 2020

May 8, 2020
Revised: October 16, 2020

Smoke Tree Resort

7101 East Lincoln Drive

Paradise Valley, Arizona 85253

Water Service Impact Study

Registered Professional Engineer (Civil)
CERTIFICATE NO. 67062
CASSANDRA ALEJANDRO
Date Signed 10/16/20
ARIZONA, U.S.A.

Prepared for:
Gentree LLC
3620 East Campbell Avenue
Suite B
Phoenix, AZ 85018
Contact: Sam Robinson

Prepared by:
Coe & Van Loo Consultants, Inc.
4550 N. 12th Street
Phoenix, AZ 85014
Contact: Cassandra Alejandro, P.E.
602.285.4763

Job # 1.01.0315301

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WATER SERVICE IMPACT STUDY

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Registered Professional Engineer (Civil)
CERTIFICATE NO. 67062
CASSANDRA ALEJANDRO
Date Signed 10/16/20
ARIZONA, U.S.A.

Full 56 page report has been submitted to the Town of Paradise Valley.

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WATER SERVICE IMPACT STUDY

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

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OCT 27, 2020

May 8, 2020
Revised: October 16, 2020

Smoke Tree Resort

7101 East Lincoln Drive

Paradise Valley, Arizona 85253

Wastewater Capacity Study

Prepared for:

Gentree LLC

3620 East Campbell Avenue

Suite B

Phoenix, AZ 85018

Contact: Sam Robinson

Prepared by:

Coe & Van Loo Consultants, Inc.

4550 N. 12th Street

Phoenix, AZ 85014

Contact: Cassandra Alejandro, P.E.

602.285.4763

Job # 1.01.0315301

CVL CONSULTANTS

WASTEWATER CAPACITY STUDY

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Appendix A: City of Scottsdale "Will-Serve" Letter
Appendix B: Applicable Pages from the *Town of Paradise Valley Wastewater Master Plan (Arcadis, May 2015)*
Appendix C: Sewer Quarter Section Maps
Appendix D: Sewer Analysis Results

Full 25 page report has been submitted to the Town of Paradise Valley.

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WASTEWATER CAPACITY STUDY

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

A57
SEP 6, 2019
11 x 17 format
REVISED
OCT 27, 2020

2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

September 26, 2019

Coe & Van Loo Consultants, Inc.
Attn: Fred Fleet, P.E.
4550 N. 12th Street
Phoenix, AZ 85014

Sent via e-mail to: fef_@cvlci.com

Re: Will-Serve Letter for Water Service
7101 E. Lincoln Drive, Paradise Valley
APN 174-64-003A

Dear Mr. Fleet;

This letter is in response to your request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to a proposed resort hotel to be located at 7101 E. Lincoln Drive in Paradise Valley (the "Development") as shown in **Exhibit A**. EPCOR provides the following information for your consideration:

1. EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") for water service as issued by the Arizona Corporation Commission.
2. Water service to the Development by EPCOR will be conditioned upon developer entering into a Main Extension Agreement (an "MXA") with EPCOR in a form acceptable to EPCOR, and upon EPCOR and developer fully performing its respective obligations under the MXA. The MXA will provide, among other things, that developer will be responsible for constructing at its cost all water main extensions necessary to distribute water from EPCOR's water system to the individual service line connections in the Development. The design and construction of all such main extensions will be subject to EPCOR's approval, and ownership of the main extensions, together with related real property easement rights, must be transferred to EPCOR prior to the initiation of water service in the Development.
3. Based on the water service currently provided by EPCOR in the CC&N, EPCOR will have adequate water capacity for normal use in the Development upon EPCOR's and developer's fulfillment of its respective obligations under the MXA. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
4. Developer will also be required, as a condition to EPCOR providing water service to the Development, to pay all required fees pursuant to EPCOR's tariffs and as may be provided in the MXA.

This letter assumes that construction of the main extensions within the Development will begin within one (1) year after the date of this letter.

If developer begins construction of any water mains in the Development or any other water service infrastructure intended to serve the Development without, in each instance, the prior written approval of such construction by EPCOR, developer will be proceeding with such construction at its own risk.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided for information only. Any agreement between developer and EPCOR for water service in the Development must be memorialized in a written agreement executed and delivered by their respective authorized representatives.

For additional information, please contact me at (623) 445-2402 or at bfinke@epcor.com.

Sincerely,

Brad Finke, P.E.
Engineering Manager

Enclosure: Exhibit A – Location Description of Development

Full 3 page report has been submitted to the Town of Paradise Valley.

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WILL SERVE LETTER

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

A58
SEP 6, 2019
11 x 17 format
REVISED
JAN. 21, 2019

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
NOVEMBER 7, 2018			
11/7/2018	1:20:30	Discussion spurred by Wastchak regarding the 3D graphic presented versus Section A of the Site Design. Wastchak stated that they were showing an encroachment into the diagonal view-lines in the plans in the packet. The graphic shows that they are no longer within the view-lines, which Wastchak says is a good thing. Knapp stated that there is a difference between the packet given and Section A on the presentation. In the presentation, as shown in Section A, the property was moved 20 feet East towards Lincoln Medical. Wastchak asks if this is the correct way to account for the open-space criteria and Knapp replies that they are 40 feet East of where they should be. Peterson clarified that the 20-foot measurement is for a 20-acre site, while this site is 5-acres. No guidelines are in place for 5-acres. Wastchak is concerned that this is a manipulation and that other things will be affected by the height.	Corrected to show the correct OSC calculation.
11/7/2018	1:53:09	Lewis asks about the word "Market" to describe the "La Grande Orange" style café located at the front of the property off Lincoln Drive. Peterson clarifies the purpose of the Market. Lewis makes the point that this type of café was not successful at the Montecito. Peterson counters with the design of their café, commenting that it was walled off, not open to the community, and has no public parking. Gilbert agrees with Lewis that the word "Market" is not precise, and they will re-invent a new term for the Market.	Market has been clarified to be Resort Market.
11/7/2018	1:56:59	Campbell addresses the open-space guidelines, stating that the only place the diagonal view lines should begin are on the property line. Georgelos sides with Campbell, stating they need a concrete starting point and the diagrams between the packet and the presentation are quite confusing. Campbell states that the diagonal view lines clearly work on the residential side of the property, but don't work on the commercial side. Campbell states that they need to figure out what the impacts are and how they will affect the surrounding area. He is uncertain if these impacts meet the criteria and guidelines.	Corrected to show the correct OSC calculation.
11/7/2018	2:02:32	Covington makes the point that the entrance for trash pickup and deliveries may pose a problem if the property across the street remains residential. Concerns by multiple commissioners arise that loud trucks constantly driving in and out of the property may disturb residents and may be unsightly and unwelcoming to the community.	This has been relocated and redesigned to be screened, away from residential properties, and accessed independently of Resort guests.
11/7/2018	2:04:15	Lewis is concerned that the height of the Pavilion is too high and individuals using the pool will have the sun blocked by the height of the building. Peterson indicates that the slope on the roof of the Pavilion will allow sun at the pool.	The Pavilion has been relocated so as to not interfere with the pool.
11/7/2018	2:19:48	Wastchak is concerned about the right-of-way easements/front dedication being prepared at the last minute and how it will interact with Lincoln Medical. Knapp stated that the staff will always start with the General Plan and Town Code. They only have a starting point and more information will follow with the traffic analysis.	This has been corrected and additional language added to the SUP Ordinance and Development Agreement.
11/7/2018	2:26:45	Knapp points out that on Quail Run, 50 feet of right-of-way easement is required. Wastchak is concerned about the landscape buffer designed along the east side of Quail Run and how it is compromising the roadway and the 50 feet of right-of-way. Peterson explains that Quail Run would eventually turn into a one-way street as it comes further into the property to accommodate the residential side's desires to not expand the road while keeping the intersection safe. Campbell is concerned that the street should be a two-way street because this is a re-development area and a lot of people are going to want access to this roadway.	The entrance on Quail Run Road has been redesigned to incorporate a grand resort entrance. Roadway Easements and Parking and Circulation Easements are shown to yield the required dimensions.
11/7/2018	2:34:40	Campbell states that asking for a one-way street on Quail Run is unacceptable because Quail Run is going to be a huge access point for this re-developed area. Campbell states that this road needs to be a two-way street even if it means that the property loses several rooms to account for a larger roadway. He believes that the number of driveways between Smoke Tree and Lincoln Medical will cause large traffic issues and that the intersection on the corner of the property could be utilized and is completely being ignored. Many council members agree that this directly affects the property and the re developed area being serviced.	The entrance has been redesigned to separate the Resort traffic from the Single-Family Residential traffic. The recent feedback from Council has suggested that the development area southwest of the resort will remain as 1-acre parcels.

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PLANNING COMMISSION LOG & RESOLUTIONS

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

A59
SEP 6, 2019
11 x 17 format

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
11/7/2018	2:36:23	Campbell is concerned that the architectural elements" that go above the height limitation aren't actually architectural and are just part of the building itself. He states that it appears that the vaulted ceilings appear to go above the height limitation and these are not architectural elements, but part of the rooms themselves. He states that they need more clarification of what these architectural elements are.	The height has been limited to 36', hard stop.
11/7/2018	2:37:45	Anton is concerned about the ingress/egress of the garage and how deliveries will be able to be made in the garage. Anton is confused about the placement of the entrance and exit of the garage and doesn't feel like it will coincide with trucks making deliveries. Anton thinks that truck deliveries should be moved to another area of the property. Covington agrees with Anton's statements.	The garage has been eliminated and the delivery area has been redesigned to satisfy these comments.
11/7/2018	2:39:01	Wainwright states that the Lincoln Drive has to be consistent with the property to the East, this is a non-starter. He also states that the number of units on the property shouldn't exceed the density in the Statement of Direction.	The units have been reduced to comply with the SOD and Dwelling Units have been removed entirely. The treatment of Lincoln Dr is in line with what is proposed to the East.
11/7/2018	2:44:10	Georgelos uses the Hermosa Inn as an example of a 5-acre resort in Paradise Valley. She states that their density level is much less than what is being proposed and that the resort is still successful. She states that they need to be weary of the density of this property.	The density has been reduced. The nature of the location; surrounded on three sides by commercial properties and Lincoln Dr, adjacent to Scottsdale is a different context than that of Hermosa Inn.
11/7/2018	2:42:52	Wastchak is concerned with the West and South side of the property regarding the diagonal view lines. Wastchak stated that they need elevations from the West and South sides of the property so they can determine how this will affect other properties. There isn't much concern about the East side of the property.	The property now complies with the OSC on the West and South as well as incorporates several view corridors into the site.
DECEMBER 4, 2018			
12/4/2018	2:50:27	In regard to the accessory uses, Georgelos states that the property seems very dense. Wastchak points out that these are possible uses and not everything will be packed into the property. Wastchak also suggests that a list of accessory uses should be put together by the staff based on stipulations from other approved SUP's.	The uses have been reduced and language governing these uses has been added into the SUP Ordinance.
12/4/2018	2:54:32	Wastchak is concerned about following the Council's direction of reducing the percentage of lot coverage. Wastchak also stated that they need to re-asses the density of units on the property because this is going to affect the lot coverage.	The proposal has been adjusted.
12/4/2018	2:56:56	Georgelos is concerned about the placement of the utilities easements that are running between the two parcels. She states that they need to be moved to a different portion of the property because it will cause considerable problems if they are built over. Georgelos also said that she hasn't seen any supporting documents with plans to move these easements.	The electrical easements have been previously abandoned and this has been rectified.
12/4/2018	3:00:30	Anton points out that there seems to be a lack of green space and the pool seems quite small in comparison with the high number of rooms on the property. Anton states that he seems like the property is overwhelmed by the number of rooms. He also highlights that the meeting space for corporate meetings seems rather small. Georgelos agrees with Anton's statements.	The pool has been redesigned to coincide with the revised room count. The open space and green space has been optimized to provide the greatest enjoyment to resort guests.
12/4/2018	3:01:44	Campbell states that the property lines haven't been identified yet. He also states that it appears that there is landscaping and parking breaching into the right-of-way along Quail Run. Georgelos agrees with Campbell, stating that it appears to small for the amount of traffic the resort is going to be bringing in.	This has been updated per subsequent discussions with Town Staff.

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THE SMOKE TREE RESORT
7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253
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DEC. 6, 2019

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
12/4/2018	3:08:05	Because of the recommendation of a shared access point, Anton is concerned that if parking isn't free and open to the public, people will begin to park at Lincoln Medical. This will cause an overflow of parking and in turn, police will have to monitor who is parking in their lot.	Sufficient Parking per the Town's parking requirements has been provided on-site. For special events, an overflow parking agreement may be reach with adjacent properties.
12/4/2018	3:15:12	Anton and Wastchak are concerned that parking should not be allowed on the curb along Quail Run.	This has been updated per subsequent discussions with Town Staff.
12/4/2018	3:21:50	In regard to the 44' tall building on the West side of the property, Campbell states that from an architectural mass standpoint, he would have like to have seen some stair stepping on the West side of the building. He points out that the building goes right out to the property line. Georgelos agrees with Campbell stating that a few teaks could help the building be more in compliance as well as interesting from an architectural standpoint.	The building height has been reduced, the setbacks have been increased, and "stair stepping" included in the design.
12/4/2018	3:24:22	Wastchak points out that the Council wasn't necessarily concerned with the number of units at the resort, but instead with the overall mass of the property and that mass not sitting to close to the residential side. Wastchak says that a good way to reduce this mass is to, in fact, lessen the number of units on the property. Anton and Georgelos agree that there is too much squeezed into a small area of land and the mass (and therefore number of units) needs to be scaled back to a smaller degree. Georgelos also says that it doesn't fit with the style of Paradise Valley because of how cluttered and dense it is. Wastchak goes on to say that because of the large number of units, the property is starting to feel more like a hotel instead of a resort.	The number of Resort keys has been reduced to 122 and the dwelling units have been eliminated.
12/4/2018	3:31:45	Anton is concerned with the trash pickup on the North East corner of the property infringing on Lincoln Medical and suggests that all trash pickup should be moved to the South side of the property.	The trash pickup has been located on the East side of the property behind screening.
12/4/2018	3:39:25	Lewis is concerned that the demand for the Market and Restaurant is too high for the number of allotted public parking spaces.	Sufficient Parking per the Town's parking requirements has been provided on-site. For special events, an overflow parking agreement may be reach with adjacent properties.
12/4/2018	3:40:30	Georgelos is concerned that the outdoor seating at the Market generating too much noise for the residential area to the West. Anton is not concerned about the noise level because of the Market's daytime use. Campbell also pointed out that the noise from Lincoln Drive will overshadow the people on the patio.	The outdoor seating has been relocated to the center and interior of the site.
DECEMBER 18, 2018			
12/18/2018	12:47:53	Wastchak doesn't want to see the landscape buffer along Lincoln Drive turn into easement, it needs to stay a dedication with the parking along Lincoln staying an easement. This will be consistent with Lincoln Medical.	This has been updated per subsequent discussions with Town Staff.
12/18/2018	12:58:16	Wastchak is concerned that the signs along Lincoln Drive are too large and doesn't understand why they need two monument style signs of that proportion. He believes one is unnecessary.	The signage has been reduced and brought into compliance with the signage ordinance.
12/18/2018	1:10:10	Georgelos is concerned that some of the pole lights along Quail Run will cause too much light pollution for the residential area. She would like other options to be proposed for lighting for the parking along Quail Run. She also doesn't like the wall washing feature on the side of the building along Quail Run. She doesn't think it serves any purpose and Covington agrees with her.	The lighting has been revised to comply with the Town's lighting ordinance.

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DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
12/18/2018	1:17:26	Anton reiterates that a firm place needs to be established for employees to take breaks and “have a smoke”. He points out that it would be naïve for this to occur only in the parking garage underground and an above ground area needs to be designated.	An employee break area has been provided on the east side of the site near the employee parking and back of house storage elements.
12/18/2018	1:18:20	Anton is concerned about the height of the 36’ building. He states that the Council gave explicit direction that they need a “compelling” reason to go over 36’ and he has yet to see a reason that could be deemed as “compelling”. Covington agrees that this needs to be addressed. Georgelos agrees at 1:21:11.	The height has been reduced to 36', hard stop.
12/18/2018	1:19:19 AM	Wastchak is okay with the tallest and most dense building being in the center of the property and above 36’. He is concerned that the buildings on the edge of the property are encroaching on the viewshed because this is out of line with the open space criteria. He is concerned that the height of the building being so close to the property line will feeling like it is looming over the street.	The site has been revised to comply with the OSC on the West and South. The height has been reduced to 36'. View corridors have been provided into the site.
12/18/2018	1:22:28	Wainwright agrees that the height being over 36’ is an issue. He also wants more undulation in the project. He agrees with Wastchak that the farther into the center of the property, the taller buildings can be on the property. He also agrees that there needs to be an established break area for employees.	The heights have been varied as well as small grade changes to create the requested undulation.
12/18/2018	1:23:35	Lewis is concerned that the property is overwhelming. As a resort, it should be a peaceful environment and that will make it a successful resort. He expresses that “less is more”.	The site has been revised to incorporate the "less is more" perspective while balancing minimum operational needs.
JANUARY 9, 2019			
1/9/2019	00:23:11	The Town engineer, Mood, begins discussing the staff’s recommendation for the shared driveway between Smoke Tree and Lincoln Medical. The applicant says this is still under discussion. Wastchak states that he is concerned that this issue needs to be resolved in Planning Commission instead of in Town Council. He says it will impact what is approved by the Commission. Campbell agrees that this issue needs to be resolved sooner rather than later.	This has been updated per subsequent discussions with Town Staff.
1/9/2019	00:30:15	Comments from the Public: Jini Simpson: she is concerned with the setbacks not being large enough on Lincoln to satisfy the open space criteria. Simpson is also concerned with the property being too dense because it is sitting at 34% density instead of the 25% density of most properties.	The site has been revised to comply with the OSC on the West and South. The coverage has been reduced.
1/9/2019	00:36:17	Comments from the Public: Gary Stougaard: With his 24-acre property, the Planning Commission was extremely strict with the setbacks, height, and density requirements that were set. The applicants originally reached out to Stougaard informing him that they purchased the property and he told them he would never support this project. He is concerned that the Commission is not treating Smoke Tree with the same level of harshness that he was treated with when building the Andaz. His main concerns are that the setback between their properties is only 25 feet, the buildings are too tall, and the density is far too high. Stougaard says that this project is far too intense for the size of the property. He says the underground parking and the residential aspect of the property adds to the intensity of the project.	The setback has been increased by approximately 3x, the buildings heights reduced, stair stepping of the buildings, view corridors, the density reduced, and the underground parking eliminated.
1/9/2019	00:45:16	Comments from the Public: Gary Stougaard: He is concerned that the residential side of the project is going to cause significant problems on his property. He owns a residential property and because of this experience, feels like the residents of Smoke Tree will encroach onto his property.	The dwelling units have been eliminated from the site.
JANUARY 22, 2019			

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DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
1/22/2019	1:16:41	Wastchak is concerned that the right-of-way is not even along the center line on Quail Run. He thinks that the Western side of the center line looks much larger in comparison to the Eastern side. Knapp responds that the drawing was not done by an Engineer and may be skewed slightly.	The centerline of Quail Run Road has been confirmed to align with the Palmerie Blvd.
1/22/2019	1:22:13	Campbell states that he isn't sympathetic to the 9'x18' spaces in the parking garage because they are not getting a 2' overhang like the description says. He says because it is under ground, there is no way to have a 2' overhang because there is no landscaping.	The parking spaces have been designed to provide the required 180sf per space, utilizing a 2' overhang where available.
1/22/2019	1:26:35	Anton is still concerned that he still isn't seeing any compelling reason to go past the height limitation.	The height has been reduced to 36', hard stop.
1/22/2019	1:28:31	Georgelos stated regarding the height, changing the roof design so it complies with the 36' height limitation would be preferred. Georgelos stated that the roof design would have to be extremely compelling to go to the 44' that the building is currently designed at. The Commission wants to see other options for the roof since Knapp is saying it is possible to reach the 36' height limitation with a different roof. Campbell agrees with Georgelos, stating that with architectural elements, the height will exceed even the 44' of the current roof structure.	The height has been reduced to 36', hard stop.
1/22/2019	1:31:15	Georgelos states that this project is unlike anything else in Paradise Valley and is concerned that it looks like something out of Scottsdale.	The project has been designed to reflect the character of other cherished sites in Paradise Valley. Much of the look and feel will be comparable to the Royal Palms Resort.
1/22/2019	1:31:25	After walking the Andaz property, Wastchak said that he felt like Smoke Tree will be looming over the Andaz. Wastchak says that the graphic the applicants created that presents the view of Smoke Tree from the Andaz property is misleading. Wastchak is still concerned that the South side of Smoke Tree is breaching into the open space criteria.	The setback has been increased by approximately 3x, the buildings heights reduced, stair stepping of the buildings, view corridors, the density reduced. The site complies with the OSC on the South boundary.
1/22/2019	1:35:24	Georgelos expresses her concern that the density of Smoke Tree is exceedingly high because it is a 5-acre property. In comparison, there is the same amount of density at Andaz spread out over a 20-acre property. She states that there is a much more open feel at Andaz. She states that they are trying to jam a much denser project into a much smaller property. Georgelos also states that she feels the project is going in the wrong direction and needs to be scaled back immensely. Campbell and Covington agree with the statements made by Georgelos.	The project has been significantly reduced.
1/22/2019	1:38:26	Covington makes it clear that he is not comfortable with a 44' height on the Eastern side of the property bordering Lincoln Medical. Wastchak states that a setback there would be preferred.	The height has been reduced to 36', hard stop.
1/22/2019	1:40:30	Anton is concerned about the high number of for-sale units on the property. He says this is becoming more of a condominium complex rather than a resort. Georgelos agrees that the number is high, and it should be scaled back to match the size of the property.	The dwelling units have been eliminated from the site.
1/22/2019	1:45:43	Wastchak points out that the Commission feels that there should not be units that are not able to be rented.	The dwelling units have been eliminated from the site. All units are now Resort Units.
1/22/2019	1:49:29	Wastchak is concerned that 20-30 years from now, the condo owners will take their units out of the rental pool, causing individuals to live on the property full time.	The dwelling units have been eliminated from the site.

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

GH

PLANNING COMMISSION LOG & RESOLUTIONS

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A63

SEP 6, 2019

11 x 17 format

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
1/22/2019	1:49:51	Campbell is less concerned with the number of for-sale units, while he is more concerned that the property looks like an actual resort and not a hotel or condominium complex.	The dwelling units have been eliminated from the site.
1/22/2019	1:55:27	Wastchak is concerned that the street corner signage on Quail Run is in the 16 foot dedication for right-of- way.	The signage has been relocated and placed inside appropriate easements.
FEBRUARY 5, 2019			
2/5/2019	1:25:35	With the elimination of the third floor on the back half of the building on the South side of the property and a potential addition of the patio, Wastchak is concerned about having a patio look over into the Andaz property. He wants to see very specific plans regarding this.	The patios have been eliminated.
2/5/2019	1:31:08	Campbell is concerned that having a patio or balcony type space along the South side of the property will ensure it to become a “party deck” This will cause disruption for Andaz guests. Anton points out that limiting the balconies to per unit instead of making one large patio will help with this issue.	The patios have been eliminated.
2/5/2019	1:35:38	Even though a portion of the building on the South side of the property was considerably lowered in height, Anton is still concerned that half of the building goes up to three floors and is 44’.	The height has been reduced to 36', hard stop.
2/5/2019	1:48:20	Wastchak is concerned that along Quail Run, landscaping won’t be enough to block headlights from the parking lot. Since there is no wall allowed in the right-of- way, Wastchak is worried that headlights from the parking lot may distract or blind drivers on Quail Run. Wastchak states that a wall needs to be built outside of the right-of-way to block the headlights, even if it means a reduction in parking spaces.	A 3' screen way and additional landscaping to provide screening for the headlights. The wall will be located in and appropriate easement.
2/5/2019	2:06:29	Anton is concerned that there is no parking for boats and trailers. He doesn’t want these to end up being parked along Quail Run or in a residential neighborhood.	Boat and trailer parking is not required in the Town's parking requirements. In operation, boats and trailers will not be allowed.
2/5/2019	2:28:56	Wastchak is concerned that the frontage and right-of-way easements on Lincoln have not been figured out. He does not want to send an incomplete plan to Council. The other Commission members (besides Lewis) disagree with this. They feel like time is running out and there is just nothing more they can do. They feel like it is not fair to the applicants to keep holding the plans back from Council.	This has been updated per subsequent discussions with Town Staff.
2/5/2019	2:39:26	Wastchak is concerned that the signage on Quail Run is in the right-of-way, which is not allowed. Knapp points out that it is half-in and half-out of the right-of-way.	The signage has been relocated and placed inside appropriate easements.
FEBRUARY 19, 2019			
2/19/2019	1:27:56	Wastchak is concerned that there is no layout for Valet parking at this point. He wants to know where stacked Valet parking could be placed on this site and be feasible in case there is an increase in need for additional parking.	Sufficient Parking per the Town's parking requirements has been provided on-site. Efficiency from a Valet Plan may be had, but is not critical to the basic parking of the site.

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
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PLANNING COMMISSION LOG & RESOLUTIONS

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

A64
SEP 6, 2019
11 x 17 format

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
2/19/2019	1:31:45	Wastchak and Georgelos don't like the "residence only hardscape" outside of the resident only balconies. Because the walkway doesn't lead to anything, they don't see the purpose of this area and see it potentially posing problems of individuals partying in this area. Campbell doesn't like the residence only walkway because it is too close to the edge of the building and they could see into the Andaz property more clearly.	The patios have been eliminated.
2/19/2019	1:47:27	Anton and Georgelos express that they still don't see a compelling reason for the height to go over 36' and feel like their comments about this issue have been ignored. Anton states that with the architectural elements they are well over 44' and that is not even close to the 36' in the SOD.	The height has been reduced to 36', hard stop.
2/19/2019	1:50:00	Campbell doesn't agree with the height because the roof goes to 36' and what's making the height increase is the hips/ parapet. He doesn't agree with an additional 8' for a parapet. They can reduce the size of the parapet by spreading out the mechanics. This would reduce the parapet to 4'.	The height has been reduced to 36', hard stop.
2/19/2019	2:07:40	Georgelos is not opposed to three stories in the resort, however she doesn't support going up with 36'. She thinks it will be really tough to squeeze three stories inside 36'. Wastchak points out that it would be impossible to put three stories in 36'. He states that if they allow three stories then the building will inevitably be above 36' because of roofing, architectural, and mechanical elements. Overall, the commission is open to slightly over 36', however 44' is too much height.	The height has been reduced to 36', hard stop.
2/19/2019	2:12:55	Covington is not open to going over 36' in height because the Council stated in the Statement of Direction that they are not allowed to exceed that.	The height has been reduced to 36', hard stop.
2/19/2019	2:31:59	Wainwright likes the current street signage but is concerned that if you add the various names of the restaurant, market, etc. it will appear more like an advertisement. Wastchak and Georgelos state that they need more renderings of how signage will look.	The signage has been proposed to comply with the Town's signage ordinance.
2/19/2019	2:53:03	Knapp states that Staff is concerned with the Residences not having the same name brand as the rest of the hotel. Miller agrees with Knapp stating that having a consistent specific brand will distinguish this resort from other resorts and hotels in the area. Wastchak, Georgelos, Wainwright and Covington agree.	The dwelling units have been eliminated.
2/19/2019	3:19:23	The hotel representative details the plans regarding no Fitness Center on the property. He states that they will affiliate with a local gym. Anton states that this could be an incorrect way to provide gym services to guests.	A fitness center will be included in the main guest room building. Language describing this has been included in the SUP Ordinance.
2/19/2019	3:20:47 AM	Georgelos is concerned that not having amenities such as a Spa or Fitness Center will hurt their ability to market the Smoke Tree.	A spa and fitness center will be included in the main guest room building. Language describing these has been included in the SUP Ordinance.
FEBRUARY 26, 2019			
2/26/2019	00:08:38	Campbell states that while having a solid wall along the residential patios will help with the site lines from the Andaz Resort, there would be no view for the residents and would be a disservice to those individuals. Wastchak agrees with these statements and is concerned with the noise from the patios reaching the Casitas at the Andaz Resort.	The patios have been eliminated.

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

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PLANNING COMMISSION LOG & RESOLUTIONS

THE SMOKE TREE RESORT

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

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SEP 6, 2019
11 x 17 format

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
2/26/2019	00:16:15	Wastchak is still concerned that an 18' deep patio is too deep and should be scaled back. He states that this will help with the view lines from the Andaz Resort and, in turn, will help them to have a see-through wall instead of a solid wall along the patios. Wastchak said the applicant has some flexibility but wants to make sure that individuals cannot see the patio while standing 10 feet in front of the Casita.	The patios have been eliminated.
2/26/2019	00:34:01	The Commission opens a discussion about lighting from the patios on the South side bordering the Andaz property. Campbell notes that he is concerned about light polluting the Andaz property and wants to stipulate that there should be hooded lighting for safety purposes but no architectural lighting to highlight building features should be used.	The patios have been eliminated. The lighting has been revised to comply with the Town of Paradise Valley Ordinance.
2/26/2019	00:39:06	Wastchak states that the Commission needs to set a minimum height for the patio wall. Wastchak and Georgelos are concerned that if the wall is not tall enough, people will be able to hop over the wall and walk on the roof, which is not desirable.	The patios have been eliminated.
2/26/2019	00:56:45	Commission members agree that the directional sign advertising the commercial aspects of Smoke Tree in the North parking lot is quite large and should be reduced in size. Wainwright specifically states that he would like the signs to only be 6 feet tall.	The signage has been brought into compliance with the Town's signage ordinance.
2/26/2019	1:02:11	Wastchak suggests that the directional signage advertising the commercial aspects be reduced to 6 feet in height and an overall square footage of 18 square feet. Lewis states that he cannot support this sign at all because it does not match the discreet signage of other resorts in Paradise Valley. Georgelos suggests that it should be reduced to 5 feet in height and 15 square feet overall. The Commission seems to agree.	The signage has been brought into compliance with the Town's signage ordinance.
2/26/2019	1:07:11	The Commission agrees that there are too many directional signs on the property that aren't necessary. Georgelos and Anton agree that these signs should be limited to entry points.	The signage has been brought into compliance with the Town's signage ordinance.
2/26/2019	1:19:10	Wastchak is concerned that the signage on the side of the restaurant that will be visible from the street. He expressed that they need to see a proposal for this sign. Wastchak also states that the restaurants signs that are internal to the resort have so much variation that the Commission can't approve anything.	The signage has been brought into compliance with the Town's signage ordinance.
2/26/2019	1:27:12	Anton and Lewis are concerned with the restaurant sign that will be visible from the street. Anton feels like it should be smaller than Lincoln Medical's sign. Lewis states that "less is more" in Paradise Valley and that this sign shouldn't exist because the restaurant is listed on the monument sign on the street. Lewis also makes the point that there are no restaurant signs on Lincoln so they should not add one to this restaurant. Wastchak suggests that they put a monument sign next to the restaurant entrance that is no larger than 5 feet in height.	The signage has been brought into compliance with the Town's signage ordinance.
2/26/2019	1:40:07	Georgelos doesn't approve of how large and grand the sign for the access point of the auto-court is. Lewis is concerned that his signage is not standard.	The signage has been brought into compliance with the Town's signage ordinance.
2/26/2019	1:59:05	In regard to the for-sale units, Wastchak is concerned that they are not following the guidelines set forth in the SOD by Council. He states that Council wanted to see all of the for-sale units in a rental program. This would ensure that no one would be living on the property all year round. He says what the Commission is currently approving is that for-sale units may not have to be included in the rental program.	The dwelling units have been eliminated.

PHX ARCHITECTURE

GREEY|PICKETT

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CREATIVE DESIGNS IN LIGHTING

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PLANNING COMMISSION LOG & RESOLUTIONS

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

SEP 6, 2019

11 x 17 format

DATE	TIMESTAMP	DESCRIPTION OF DISCUSSION	RESOLUTION
2/26/2019	2:26:18	After consultation with David Sherf, the Commission is concerned that the resort is more like a hotel and revisits the idea of needing a spa and/or fitness area on the property. Anton thinks a spa is a must for the property. Anton feels like this is more of a hotel than a resort because of the lack of a spa. Georgelos states that because this is a resort, there should be more amenities on the site. The Commission agrees that a spa and/or fitness center should be a minimum requirement.	A spa and fitness center will be included in the main guest room building. Language describing these has been included in the SUP Ordinance.
2/26/2019	3:00:52	Wastchak is concerned that the chimneys and elevator overrides are exceeding the height of the maximum height requirement. He is concerned that they are not higher than the roof of the buildings, but 3 feet above the mechanical screen. Georgelos states that with these things being above the mechanical screen, the building is almost 50 feet in height.	The height has been reduced to 36', hard stop.
2/26/2019	3:09:33	The Commission suggests that only areas where mechanical screens exist can elevator and chimneys exceed the 39'. Lewis states that this will give the applicant freedom to put in as many chimneys, or "mock" chimneys, as they would like.	The height has been reduced to 36', hard stop.
2/26/2019	3:39:01	Anton is concerned with the mechanical screening on the commercial buildings being visible. He suggests either setting the screening back from the edge of the rooftop or covering it.	The height has been reduced to 36', hard stop. In areas where mechanical units are located below 36', they will screened.

PHX ARCHITECTURE

GREEY|PICKETT

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CREATIVE DESIGNS IN LIGHTING

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PLANNING COMMISSION LOG & RESOLUTIONS

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

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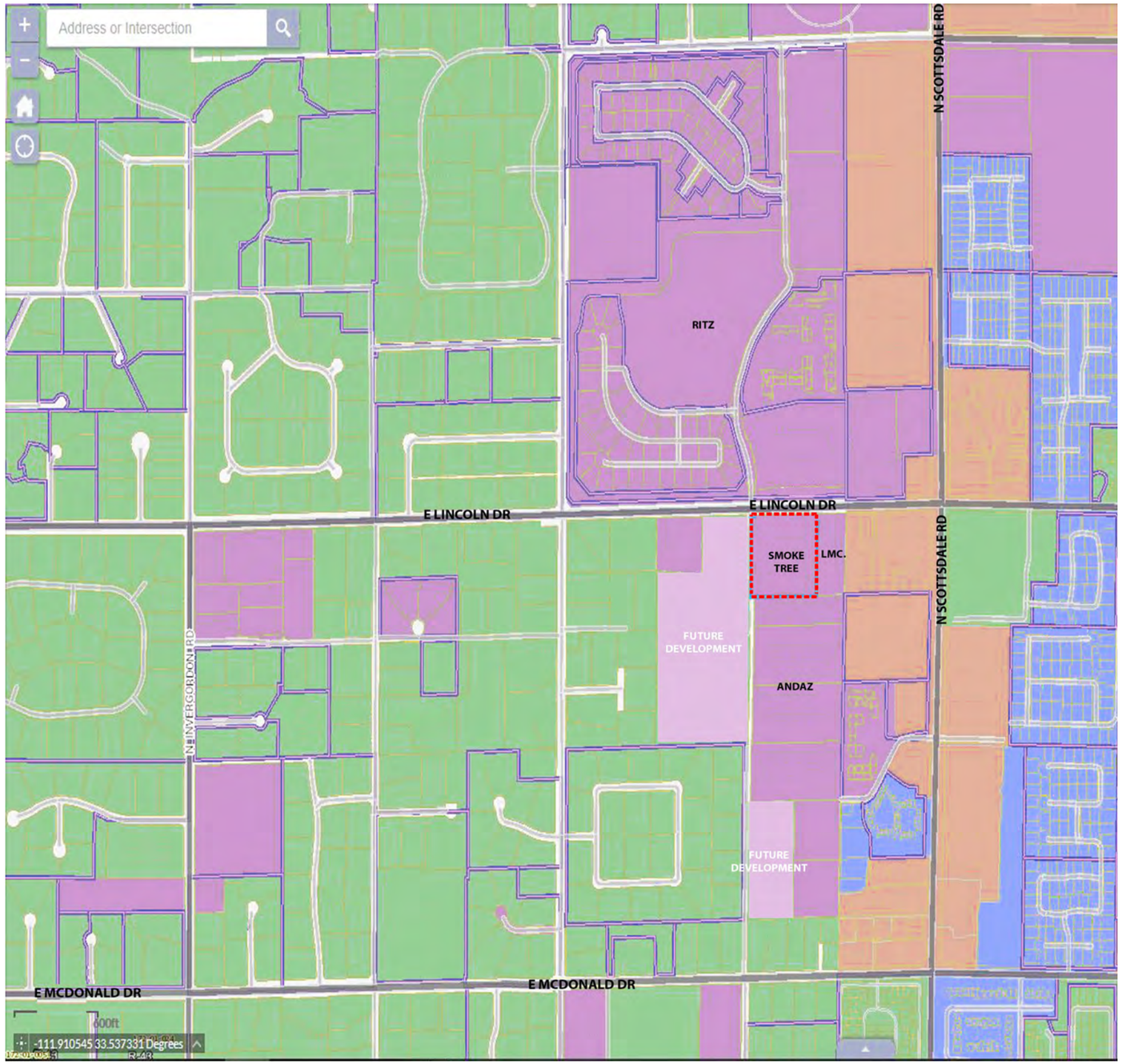
SEP 6, 2019

11 x 17 format



SUP/PUD

Commercial

High Density Residential

Low Density Residential

NOTE

Applicant altered the County Zoning Map to show residential parcels in the Development Area as "Future Development"

N

REVISED FEBRUARY 12TH, 2019

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

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EXHIBIT | ZONING MAP

THE SMOKE TREE RESORT

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

A68

SEP 6, 2019
11 x 17 format

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SURVEY NOTES

1. This survey and the description used are based on a Commitment for Title Insurance issued by Fidelity National Title Agency, Inc., issuing agent for Fidelity National Title Insurance Company, Order Number 88012753-088-BS, dated October 12, 2017.
2. BASIS OF BEARING: The monument line of Lincoln Drive, also being the North line of the Southeast quarter of Section 10, using a bearing of North 88 degrees 36 minutes 34 seconds East.
3. The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, dated October 6, 2012, recorded in Book 1127, Page, 5, M.C.R. The centerline and section monuments were not re-measured and are shown based on the prior survey. The Property corners for the subject property have been verified and exist in the ground as shown on this survey.
4. The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
5. The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)263-1100 for the precise location and extent of all utilities in the area.
6. This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

SCHEDULE "B" ITEMS

(2) Reservations contained in the Patent
From: The United States of America
Recording Date: June 17, 1915
Recording No: Book 115 of Deeds, Page 138
(AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)

(4) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: roadway
Recording Date: July 21, 1945
Recording No: Book 5 of Road Maps, Page 28
(PLOTTABLE MATTERS SHOWN HEREON)

(5) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: roadway
Recording Date: July 15, 1946
Recording No: Book 6 of Road Maps, Page 12
(PLOTTABLE MATTERS SHOWN HEREON)

(6) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: electric lines and appurtenant facilities
Recording Date: October 29, 1968
Recording No: Docket 7328, Page 755
(PLOTTABLE MATTERS SHOWN HEREON)

(7) A resolution in favor of the Town of Paradise Valley
For: Relating to personal wireless service facilities, identifying possible site locations
Recording Date: March 19, 1998
Recording No: 98-0213661
(AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)

(8) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: utility
Recording Date: June 07, 2005
Recording No: 2005-0760319
(PLOTTABLE MATTERS SHOWN HEREON)

(9) Matters shown on record of survey:
Recording No.: Book 865 of Maps, Page 15
Recording No.: Book 1127 of Maps, Page 5
(DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)

(10) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: utility
Recording Date: September 09, 2008
Recording No: 2008-0779388
(PLOTTABLE MATTERS SHOWN HEREON)

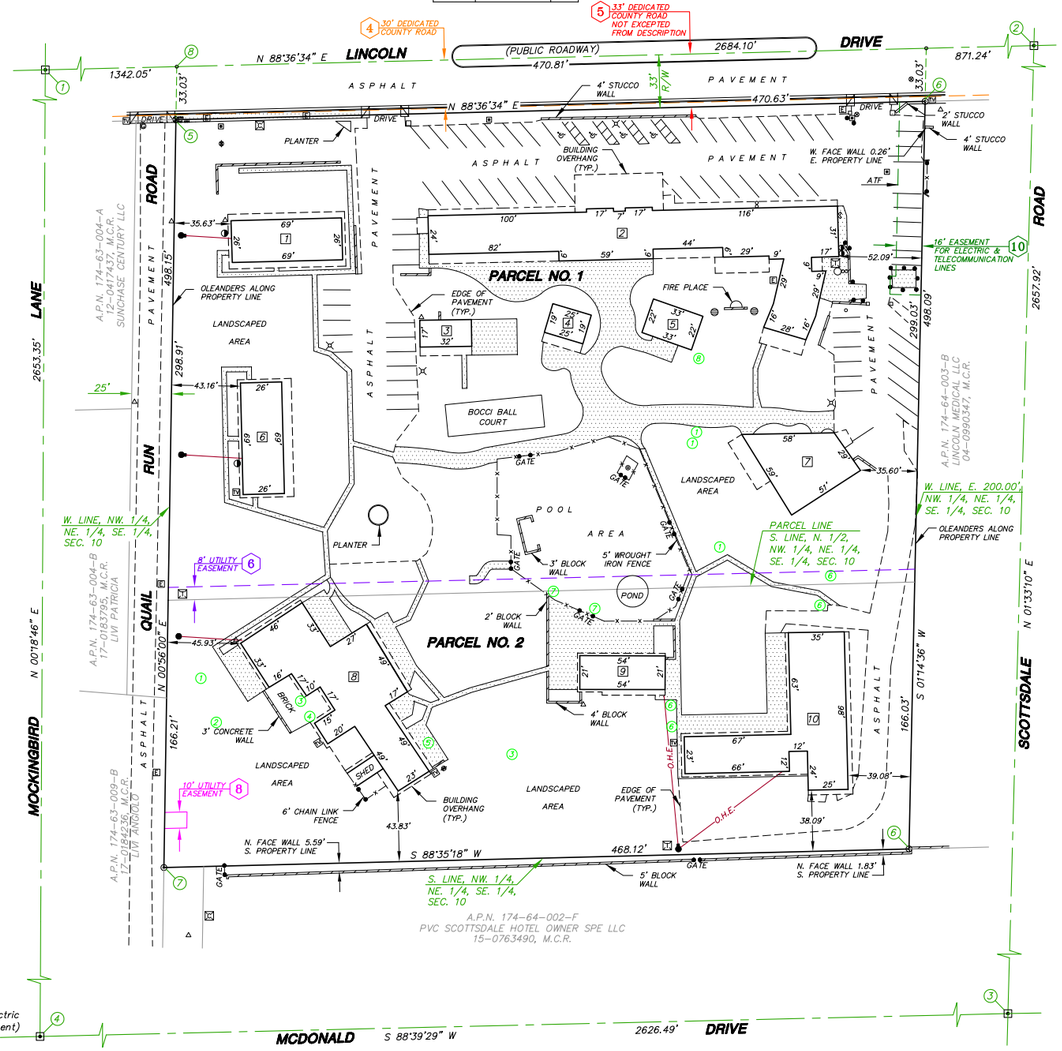
LEGEND

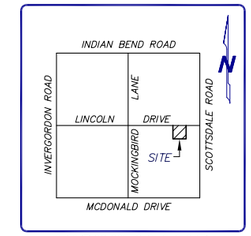
- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- (1) (See Monument Table)
- (4) Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- O.H.E. Overhead Electric Line
- Electric Box
- Electric Cabinet
- Electric Transformer
- Gas Meter
- Pool Equipment
- Guard Post or Gate Post
- Handicapped Space
- Light Pole
- Manhole
- Power Pole
- Power Pole W/ Underground Electric
- Sprinkler Hook-Up (fire department)
- Telephone Riser
- TV Junction Box
- Water Meter
- Water Valve
- ATP Physical Access To & From Adjoining Property
- (R) See Reference Documents

40 20 0 40 80 120
SCALE IN FEET
SCALE : 1" = 40'

TREE TABLE		
TREE NO.	TREE TYPE	SIZE
(1)	TREE	16"
(2)	TREE	12"
(3)	EUCALYPTUS	24"
(4)	EUCALYPTUS	30"
(5)	PALM	30"
(6)	EUCALYPTUS	36"
(7)	PINE	30"
(8)	TREE	20"

BUILDING TABLE			
BUILDING	HEIGHT	SQ. FEET	TYPE
1	11.5'	1,805	ONE STORY BLOCK
2	11.5'	8,372	ONE STORY BLOCK
3	11.5'	542	ONE STORY BLOCK
4	11.5'	469	ONE STORY BLOCK
5	11.5'	727	ONE STORY BLOCK
6	11.5'	1,801	ONE STORY BLOCK
7	11.5'	2,208	ONE STORY BLOCK
8	15'±	5,276	ONE STORY BLOCK
9	11.5'	1,127	ONE STORY BLOCK
10	11.5'	4,721	ONE STORY BLOCK





VICINITY MAP

NOT TO SCALE

MONUMENT TABLE	
(1)	CEN. OF SEC. 10 – FND BRASS CAP IN HANDHOLE
(2)	E. 1/4 COR. SEC. 10 – FND BRASS CAP IN HANDHOLE
(3)	SE. COR. SEC. 10 – FND BRASS CAP IN HANDHOLE
(4)	S. 1/4 COR. SEC. 10 – FND BRASS CAP FLUSH
(5)	FND PK NAIL & WASHER L.S. 34399 AS SHOWN ON (R1)
(6)	FND 1/2" REBAR W/CAP L.S. 21780 AS SHOWN ON (R1)
(7)	FND 1" IRON PIPE W/TAG L.S. 31020 PER (R1) – ALSO FND 1/2" REBAR NO I.D. – N. 06' W., 0.41' AS SHOWN ON (R1)
(8)	FND 1/2" REBAR NO I.D. 0.20' BELOW SURFACE AS SHOWN ON (R1)

PARCEL DESCRIPTION

PARCEL NO. 1:
The North half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
EXCEPT the East 200 feet, thereof.

PARCEL NO. 2:
The North half of the South half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
EXCEPT the East 200 feet, thereof.

SITE INFORMATION

ADDRESS: 7101 E. LINCOLN DRIVE, PARADISE VALLEY, ARIZONA

A.P.N.: 174-64-003-A

LAND AREA:
GROSS AREA = 5.363 ACRES – 233,630 SQ. FT.
NET AREA = 5.007 ACRES – 218,096 SQ. FT.
NET AREA IS THE GROSS AREA LESS EASEMENT (5) FOR COUNTY ROAD

STRIPED PARKING SPACE TABULATION:
Regular: 70
Handicapped: 4
Total: 74

REFERENCE DOCUMENTS

(R) R.O.S. PER BOOK 865, PAGE 15, M.C.R.
(R1) R.O.S. PER BOOK 1127, PAGE 5, M.C.R.

CERTIFICATION

TO:
Geneva Holdings, L.L.C., an Arizona limited liability company; Smoke Tree Resort, a limited partnership; Fidelity National Title Agency, Inc.; and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on October 23, 2017.

November 1, 2017
G. Bryan Goetzenberger
R.L.S. 31020

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
31020
G. BRYAN GOETZENBERGER
11/1/17
ARIZONA U.S.A.
EXPIRES 3/31/18

REV.	12-1-17	Added Tree Table
REV.		
REV.		

SMOKE TREE RESORT
7101 E LINCOLN DRIVE, PARADISE VALLEY, ARIZONA

ALLIANCE LAND SURVEYING LLC
7900 N. 75th AVENUE, SUITE 104
GLENDALE, AZ 85303
Phone: (623) 872-2200
contact@alsllc.com
www.alliancelandsurveying.com

SHEET: 1 OF 1 | DATE: 11-1-17 | JOB NO.: 171026

PHX ARCHITECTURE
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CVL CONSULTANTS

EXHIBIT | ALTA SURVEY

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

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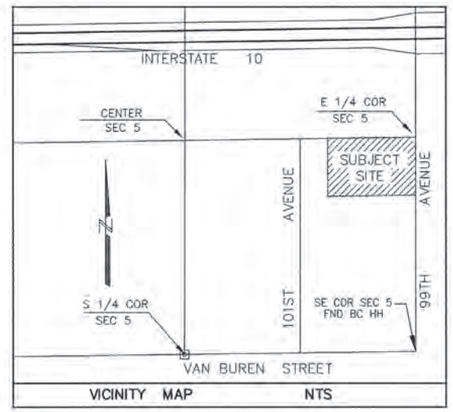
SEP 6, 2019
11 x 17 format

ALTA/ACSM LAND TITLE SURVEY

THE SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 2 NORTH, RANGE 6 WEST, GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP NTS

NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, NOR ABSTRACT OF TITLE, OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2. THIS PROPERTY SUBJECT TO ALL RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY.

3. FIELD WORK FOR THIS SURVEY WAS COMPLETED JUNE 9, 2005.

4. THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON OBSERVED EVIDENCE AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.

CERTIFICATION

I, JIMMY W. SPRINGER, HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF OCTOBER 2005, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JIMMY W. SPRINGER, RLS 34399 — DATE 10/21/2005

SMOKE TREE RESORT

FLEET • FISHER ENGINEERING INC.
4250 EAST CAMELBACK RD., SUITE 410K • PHOENIX, ARIZONA 85018 • PH. (602) 264-3335

NO.	DATE	REVISIONS

DESIGNED: JJO
DRAWN: JJO
CHECKED: JWS
DATE: 10/21/2005
SCALE:

ALTA/ACSM LAND TITLE SURVEY

REGISTERED LAND SURVEYOR CERTIFICATE NO. 34399 JIMMY WAYNE SPRINGER Date Signed 10-21-05 Arizona U.S.A.

SHEET 1 OF 3

JOB NO. 669-01

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS
GH

EXHIBIT | EXISTING TOPOGRAPHIC SURVEY

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

A70

SEP 6, 2019
11 x 17 format

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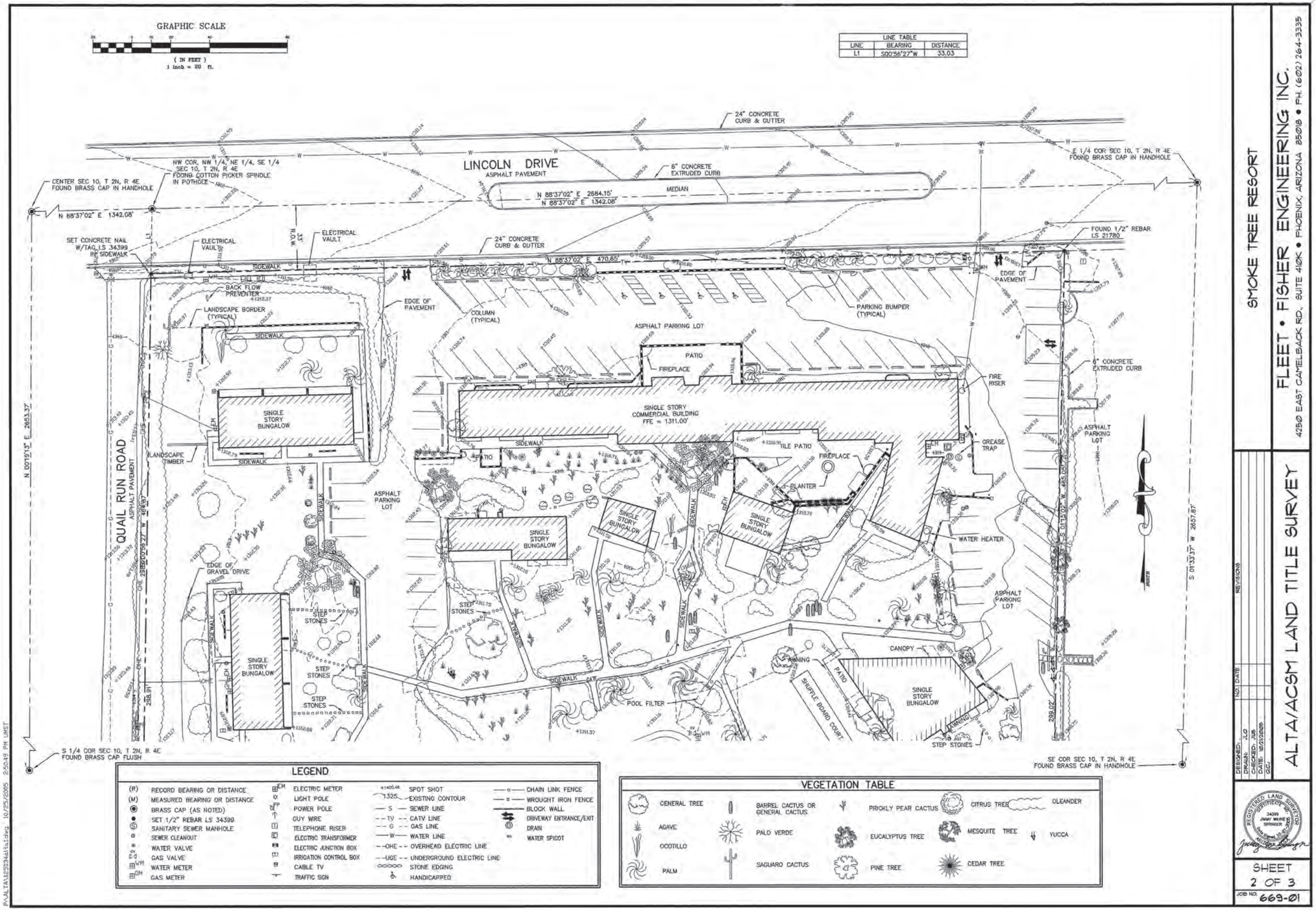


SMOKE TREE RESORT

FLEET • FISHER ENGINEERING INC.
4250 EAST CAMELBACK RD., SUITE 410K • PHOENIX, ARIZONA 85018 • PH. (602) 264-3335

REVISIONS
NO. DATE

DESIGNED: JLO
DRAWN:
CHECKED: JMS
DATE: 10/12/2005
SCALE:

ALTA/ACSM LAND TITLE SURVEY

REGISTERED LAND SURVEYOR CERTIFICATE 34399 JIMMY MAINES SPRINGER ARIZONA U.S.A.

SHEET 2 OF 3
JOB NO. 669-01

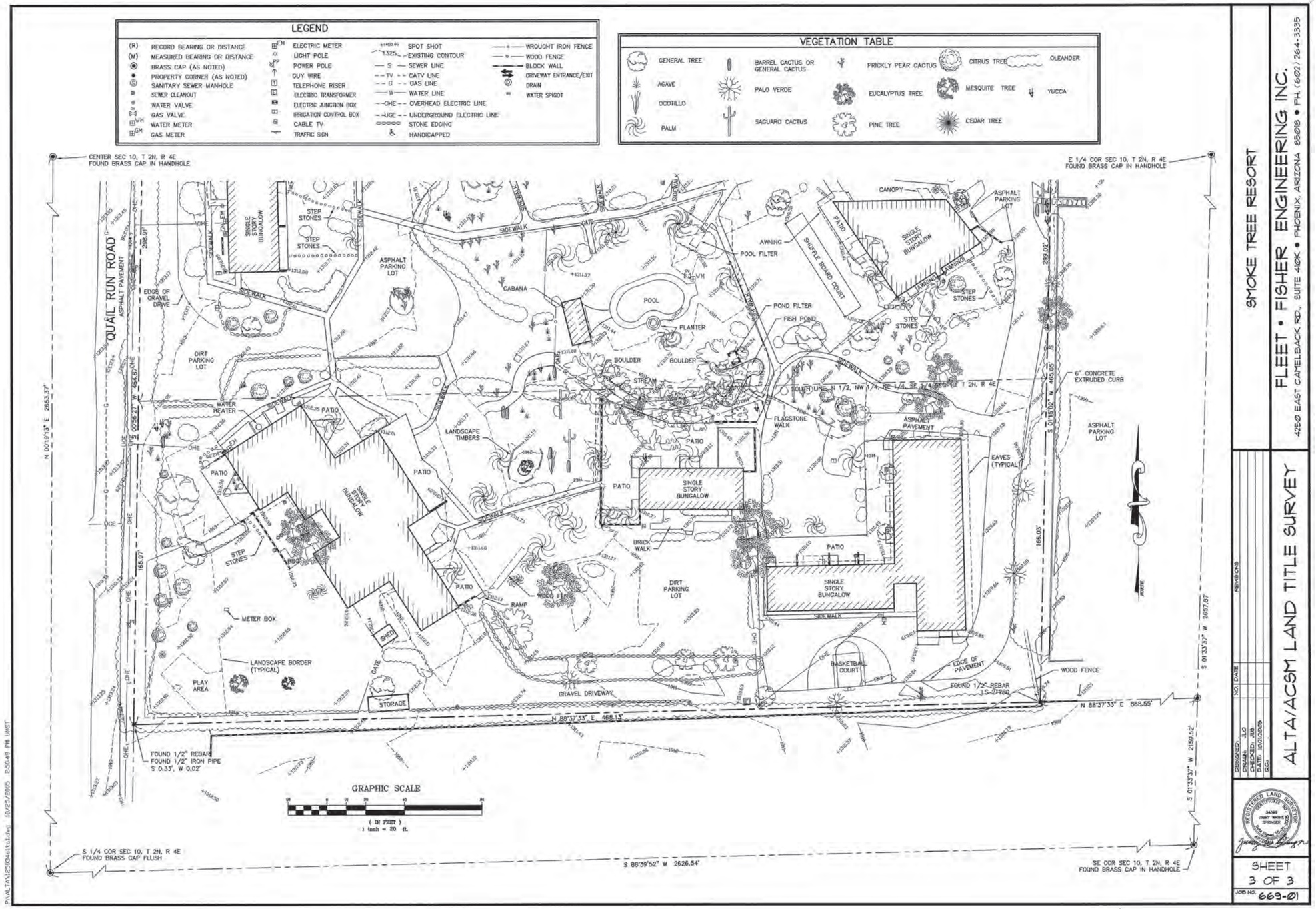
PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS

EXHIBIT | EXISTING TOPOGRAPHIC SURVEY

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

A71
SEP 6, 2019
11 x 17 format

note: sheet not to scale



note: sheet not to scale

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

GH

EXHIBIT | EXISTING TOPOGRAPHIC SURVEY

THE SMOKE TREE RESORT

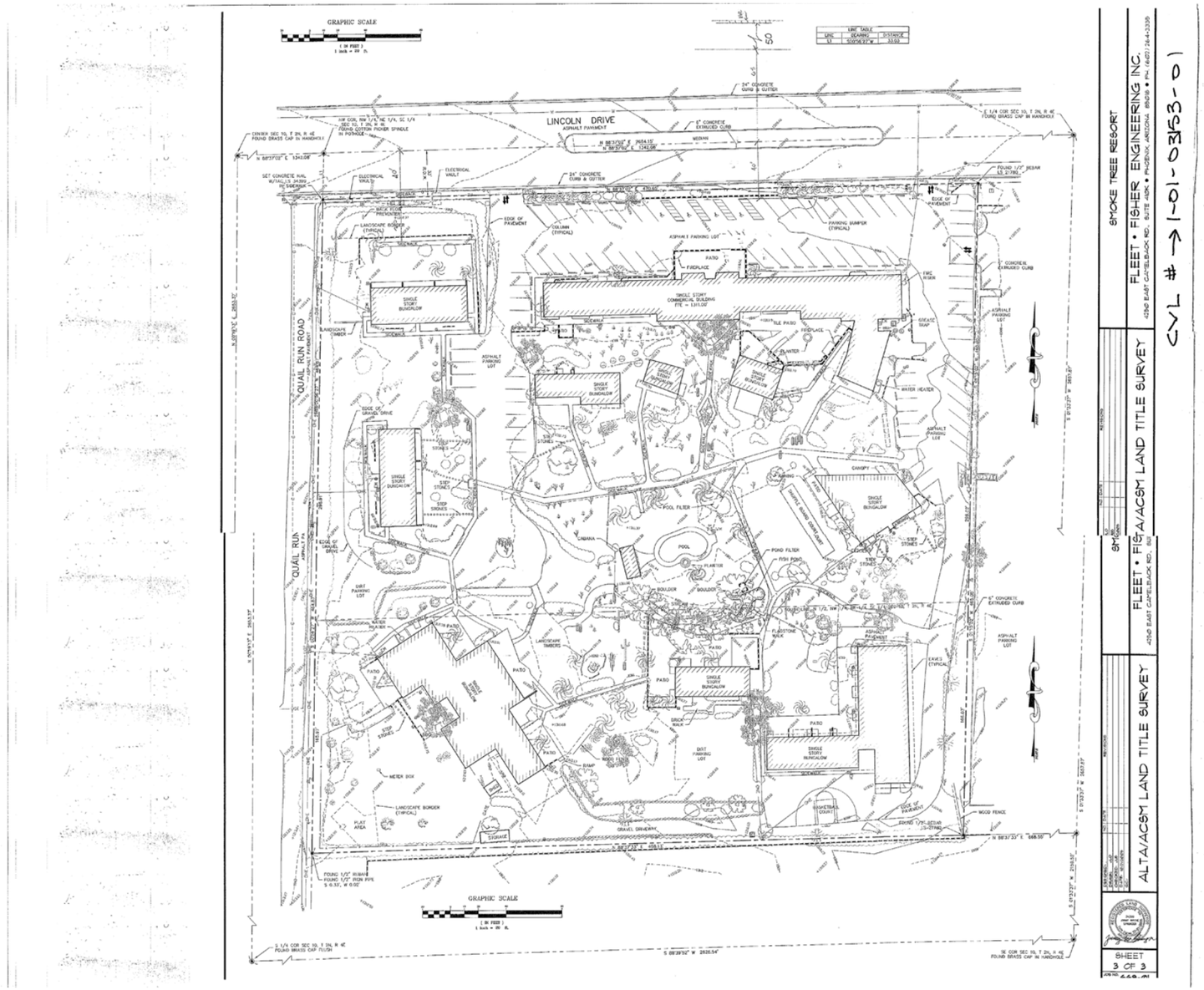
7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A72

SEP 6, 2019

11 x 17 format



note: sheet not to scale

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

GH

EXHIBIT | ALTA LAND SURVEY

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A73

SEP 6, 2019

11 x 17 format

April 12, 2018

LEGAL DESCRIPTION FOR
SMOKE TREE RESORT

PARCEL NO. 1:

The North Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the East 200 feet, thereof.

PARCEL NO. 2:

The North Half of the South Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the East 200 feet, thereof.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed 4.12.
ARIZONA, U.S.A.
Expires: 6/30/2020

N:\01\0315301\Admin\Legal Descriptions\LG OVERALL.docx

4550 N 12th Street | Phoenix AZ 85014 | 602.264.6831 | (F) 602.264.0928

CVL CONSULTANTS

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS

EXHIBIT | LEGAL DESCRIPTION

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

A74

SEP 6, 2019
11 x 17 format

Flow Test Summary

Project Name:	EJFT 16154
Project Address:	6720 N Scottsdale Rd, Scottsdale , AZ 85253
Date of Flow Test:	2016-09-30
Time of Flow Test:	7:25 AM
Data Reliable Until:	2017-03-30
Conducted By:	Austin Gourley & Eder Cueva (EJ Flow Tests) 602.999.7637
Witnessed By:	Lee Huddleston (EPCOR Water) 602.882.4846
City Forces Contacted:	EPCOR Water (602.882.4846)

City of Scottsdale requires a maximum static pressure of 72 psi for use as a safety factor

Raw Flow Test Data

Static Pressure:	112.0 PSI
Residual Pressure:	100.0 PSI
Flowing GPM:	2,374
GPM @ 20 PSI:	7,131

Data With A 40 PSI Safety Factor

Static Pressure:	72.0 PSI
Residual Pressure:	60.0 PSI
Flowing GPM:	2,374
GPM @ 20 PSI:	5,240

Hydrant F_1

Pitot Pressure (1):	50 PSI
Coefficient of Discharge (1):	0.9
Hydrant Orifice Diameter (1):	2.5 inches
Pitot Pressure (2):	50 PSI
Coefficient of Discharge (2):	0.9
Hydrant Orifice Diameter (2):	2.5 inches

Static-Residual Hydrant

Flow Hydrant

Main Size
8 inches

Distance Between F_1 and R
382 ft (measured linearly)

Static-Residual Elevation
1306 ft (above sea level)

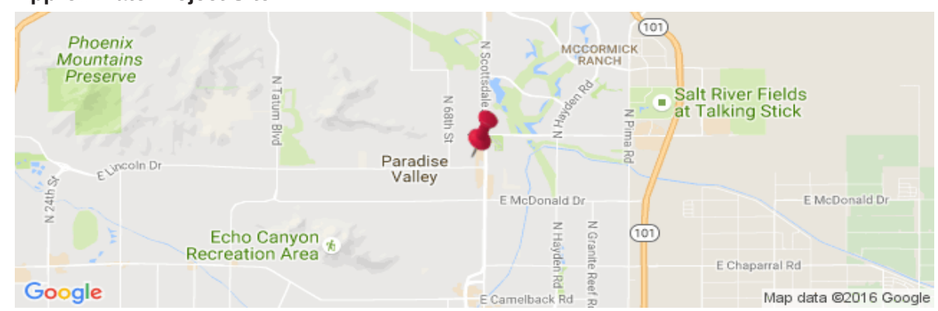
Flow Hydrant (F_1) Elevation
1306 ft (above sea level)

Elevation & distance values are approximate

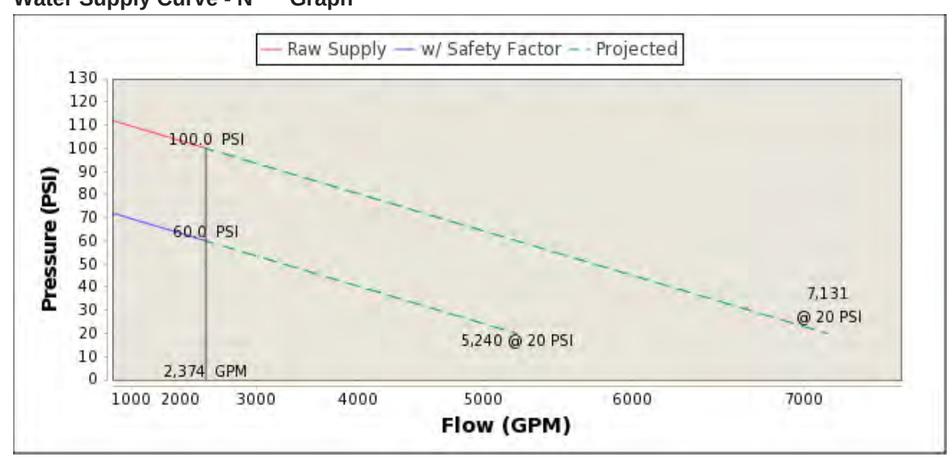
Static-Residual Hydrant

Flow Hydrant (only hydrant F1 shown for clarity)

Approximate Project Site



Water Supply Curve - $N^{1.85}$ Graph



PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS
GH

EXHIBIT | FLOW TEST REPORT

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

A75
SEP 6, 2019
11 x 17 format

CenturyLink™

CenturyLink Engineering
135 W. Orion St. 1st Floor
Tempe, AZ 85283
BICS@Centurylink.com

April 16, 2018

Mr. Fred Fleet
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014

RE: CVL #1-01-03153-01

Mr. Fleet,

The above mentioned project is located in a parcel of land located in Section 10, Township 2N and Range 4E in Maricopa County.

In response to your "Service Availability" request for the above mentioned development located at 7101 East Lincoln Drive, Paradise Valley, AZ, this letter is to acknowledge that this subject property is within CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission, and may be examined at your local CenturyLink Business Office.

Sincerely,

Stacey Alfier

Stacey Alfier
CenturyLink Engineer II/Supervisor of Engineering Support
135 W Orion Street, 1st Floor
Tempe, AZ 85283
480/768-4294 (Office)
Stacey.Alfier@centurylink.com

COX Business®

3010 W. Agua Fria Freeway
Phoenix, AZ 85027

April 17, 2018

Mr. Fred Fleet
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, AZ 85014

Project: Commercial Project
7101 East Lincoln Drive
Scottsdale, AZ 85253
Parcel 174-64-003A
Map 127 2N 4E S:10 SE

Dear Mr. Fleet:

This letter is to confirm that Cox Communications is a licensed telecommunications operator for the City of Scottsdale in which this project resides. Cox Communications may be able to provide cable services or other required telecommunication services for this project, however, the final requirement of a service agreement will be necessary.

As you move forward with this project, please contact Angela Kiesgen, Cox Business Account Executive at (office) 623-322-7159 or (email) angela.kiesgen@cox.com who will be able to assist you with your telecommunications needs.

If you have any questions, please feel free to contact me.

Sincerely,

Annie Sandoval
Cox Business 623-328-2431

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS
GH

EXHIBIT | INTERNET SERVICE

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

A76

SEP 6, 2019
11 x 17 format

aps

P.O. Box 53933
Phoenix, AZ 85072

4/18/2018

Mr. Fred Fleet
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, AZ 85014

Re: 7101 East Lincoln Drive

Dear Fred,

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The enclosed Schedule 3 policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give me a call at 602-493-4468 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

Heather Legg
Customer Project Manager
Customer Construction East

Enclosure

SOUTHWEST GAS CORPORATION

April 19, 2018

Mr. Fred Fleet
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, AZ 85014

RE: Natural Gas Service to: 7101 East Lincoln Drive in Paradise Valley, AZ 85253

Dear Mr. Fred Fleet:

Thank you for your inquiry regarding gas availability for the above referenced project. Southwest Gas has natural gas facilities available to serve this project and can be extended to serve your project in accordance with our Rule Six as filed with the Arizona Corporation Commission. Southwest Gas currently has a 2.5" Distribution Pressure Gas main running east and west on Lincoln Dr.

Without reviewing the preliminary engineering plans on the project we cannot determine what fees would be required.

Southwest Gas is very interested in serving this project with the preferred fuel ***natural gas***, and I look forward to working with you as the project progresses.

If you should have any questions or require additional information, please contact me at 602/768-8146, or email me at Laurie.Cleland@swgas.com.

Sincerely,

Laurie Cleland
Energy Analyst
Energy Solutions Department
Central Arizona Division

1600 E. Northern Avenue / Phoenix, Arizona 85020-3982
P.O. Box 52075 / Phoenix, Arizona 85072-2075 / (877) 860-6020
www.swgas.com

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS

EXHIBIT | ELECTRIC AND GAS

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

A77
SEP 6, 2019
11 x 17 format

N

NOT TO SCALE

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

GH

EXHIBIT | EXISTING SITE IMAGE

THE SMOKE TREE RESORT

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

A78

SEP 6, 2019
11 x 17 format

N

0' 40' 80' 160'

EXHIBIT | SITE AERIAL - KEY MAP

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

GH

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A79

SEP 6, 2019

11 x 17 format

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

GH

EXHIBIT | EXISTING SITE PHOTOS

THE SMOKE TREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A80

SEP 6, 2019

11 x 17 format

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

GH

EXHIBIT | EXISTING SITE PHOTOS

THE SMOKE TREE RESORT

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

A81

SEP 6, 2019
11 x 17 format

THE SMOKE TREE RESORT

CREATIVE DESIGNS IN LIGHTING

GREEY|PICKETT

PHX ARCHITECTURE

GH

BEUS GILBERT

CVL CONSULTANTS

THE SMOKE TREE RESORT

SPECIAL USE PERMIT - MAJOR AMENDMENT APPLICATION
SUPPLEMENTAL EXHIBITS

7101 E LINCOLN DRIVE, PARADISE VALLEY, ARIZONA 85253

SUBMITTAL SEPTEMBER 6, 2019
RESUBMITTAL OCTOBER 9, 2019
RESUBMITTAL NOVEMBER 1, 2019
RESUBMITTAL DECEMBER 6, 2019
RESUBMITTAL JANUARY 21, 2020
RESUBMITTAL MAY 14, 2020
RESUBMITTAL OCTOBER 27, 2020

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CONCEPTUALS ..... A7 - A13

REPORTS ..... A14 - A16

PUBLIC MAILING NOTICE AND LISTS ..... A17 - A22

PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

GH

TABLE OF CONTENTS

THE SMOKETREE RESORT

7101 E LINCOLN DR, PARADISE VALLEY, AZ 85253

SPECIAL USE PERMIT | MAJOR AMENDMENT APPLICATION

A2

SEP 6, 2019

11 x 17 format

CONCEPT IMAGE

REVISED JANUARY 09TH, 2019

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS

EXHIBIT

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

A3

SEP 6, 2019
11 x 17 format

CONCEPT IMAGE

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS
GH

EXHIBIT

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

A4

SEP 6, 2019
11 x 17 format

CONCEPT IMAGE

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS
GH

EXHIBIT

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

A5
SEP 6, 2019
11 x 17 format

CONCEPT IMAGE

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS
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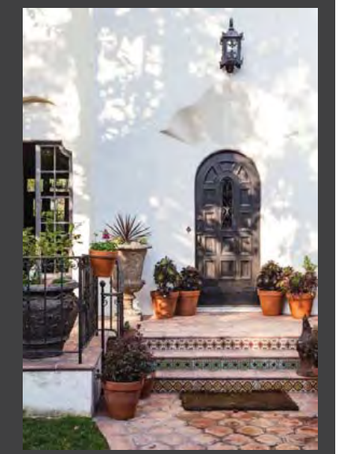
EXHIBIT

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

A6

SEP 6, 2019
11 x 17 format

DESIGN CONCEPT - RESORT ARCHITECTURAL FEATURES



PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS
GH

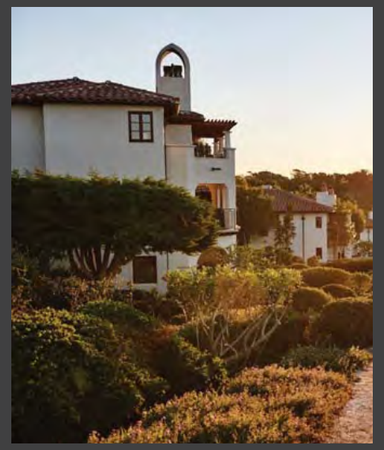
EXHIBIT

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

A7

SEP 6, 2019
11 x 17 format

DESIGN CONCEPT - RESORT ARCHITECTURAL FEATURES



PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS
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EXHIBIT

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

DESIGN CONCEPT - POOL, LOBBY AND GUEST ROOMS

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS

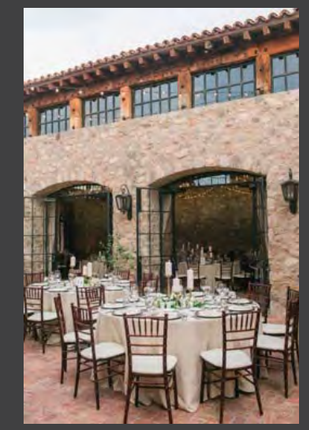
EXHIBIT

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

A9

SEP 6, 2019
11 x 17 format

DESIGN CONCEPT - RESORT PAVILION



PHX ARCHITECTURE

GREEY|PICKETT

BEUS GILBERT

CREATIVE DESIGNS IN LIGHTING

CVL CONSULTANTS

GH

EXHIBIT

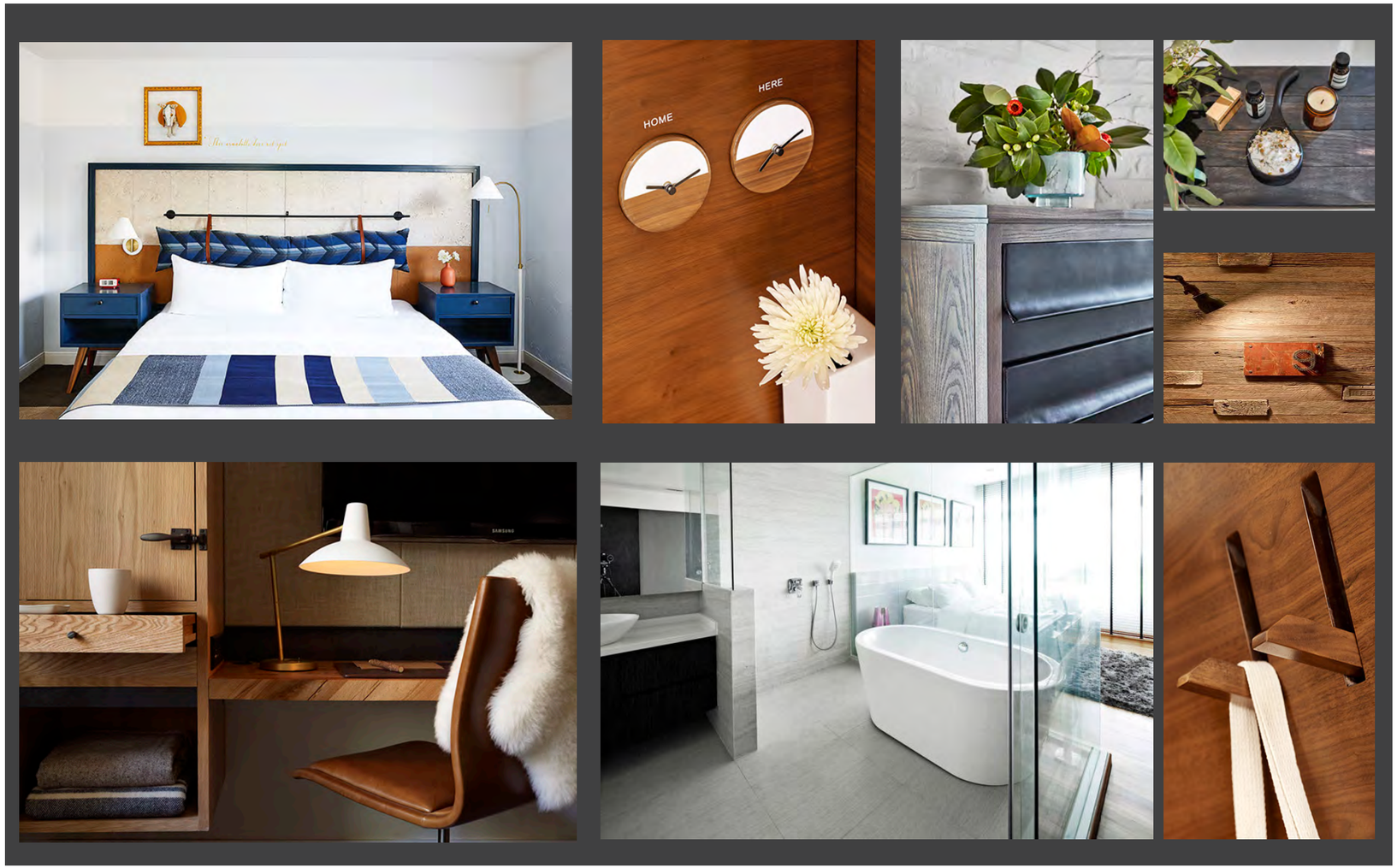
THE SMOKE TREE RESORT

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

A10

SEP 6, 2019
11 x 17 format

DESIGN CONCEPT - GUEST ROOMS



REVISED JANUARY 09TH, 2019

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS

EXHIBIT

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

A11

SEP 6, 2019
11 x 17 format

DESIGN CONCEPT - RETAIL BUILDING SIGNAGE

REVISED JANUARY 09TH, 2019

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS

EXHIBIT

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

A12

SEP 6, 2019
11 x 17 format

DESIGN CONCEPT - HOTEL BUILDING SIGNAGE

REVISED JANUARY 09TH, 2019

EXHIBIT

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

A13

SEP 6, 2019
11 x 17 format

Smoke Tree Resort

Traffic Impact Analysis

7101 E. Lincoln Drive
Town of Paradise Valley, Arizona

February 2019
Project No. 18-0550

Prepared For:

Beus Gilbert, PLC
701 N. 44th Street
Phoenix, Arizona 85008

For Submittal to:

Town of Paradise Valley

Prepared By:

CivTech

10605 North Hayden Road
Suite 140
Scottsdale, Arizona 85260
480-659-4250

SMOKE TREE RESORT
TRAFFIC IMPACT ANALYSIS

7101 E Lincoln Drive
Town of Paradise Valley, Arizona

Prepared for:
Beus Gilbert PLLC
701 N 44th Street
Phoenix, Arizona 85008

For Submittal to:
Town of Paradise Valley

Prepared By:

CivTech

CivTech, Inc.
10605 North Hayden Road
Suite 140
Scottsdale, Arizona 85260
(480) 659-4250

Registered Professional Engineer (Civil)
CERTIFICATE NO. 35879
DAWN D. CARTIER
Date Signed 2-12-19
ARIZONA, U.S.A.
Expires 3-31-2019

February 2019

CivTech Project No. 18-0550

Full 152 page report has been submitted to the Town of Paradise Valley.

REVISED FEBRUARY 12TH, 2019

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS

EXHIBIT

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

A14

SEP 6, 2019
11 x 17 format

Affidavit of Notification
Notice of Citizen Review Meeting

Rezoning Application No.: SUP-18-5

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

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

I confirm that notice of the Citizen Review Meeting as required for the case noted above has been completed in accordance with Section 2-5-2(F) of the Town of Paradise Valley's Town Code.

_____ 2.6.19
Application/Representative Signature Date

This instrument was acknowledged before me on this 6th day of February, 2019, by Cassandra Ayres. In witness whereof, I hereunto set my hand and official seal.

WENDY PETERSON
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
September 14, 2020

Wendy Peterson
Notary Public

My commission expires: 9-14-2020

Affidavit of Notification(354183.1).docx

EXHIBIT

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

A15
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Smoke Tree Resort

Water Supply Narrative

The subject parcel is within the designated water service area of EPCOR Water and a copy of their "Will Serve" Letter is attached.

A Water Impact Service Study and a Certificate of Assured Water Supply will be prepared and made part of our formal application as we proceed thru the formal approval process.

Smoke Tree Resort

Drainage Narrative

The existing 5 acre resort parcel falls approximately four feet from west to east with no significant or defined drainage ways, such that the entire parcel experiences sheet flow from west to east with no defined inlet or outlet.

The proposed resort will honor the existing flow patterns in the area while providing stormwater retention in accordance with the proposed Town of Paradise Valley Storm Drain Design Manual based on a 100 year 2 hour storm with 2.2" of rainfall.

Smoke Tree Resort

Sewer Narrative

Sanitary sewer service to the proposed resort will be provided by the existing 8" gravity sewer line in Lincoln Drive.

A "Will Serve Letter" relative to this matter is presently being prepared by the Town Engineering Department.

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS

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SEP 6, 2019
11 x 17 format

BEUS GILBERT
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

February 1, 2019

INVITATION TO CITIZEN REVIEW MEETING
SMOKE TREE RESORT
SPECIAL USE PERMIT – MAJOR AMENDMENT APPLICATION (SUP 18-05)

Dear Neighbor:

This letter is being sent to advise you that we will be hosting a citizen review meeting in connection with the Smoke Tree Resort Special Use Permit ("SUP") Major Amendment Application on **Monday, February 18, 2019 at 6:00 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. If you have questions or comments, you may contact Cassandra Ayres, Beus Gilbert PLLC, at 480.429.3010 or cayres@beusgilbert.com.

The 5.36-acre Resort originally opened in 1966 and has operated continually since. Other than general maintenance and upkeep, the Resort has not had any significant upgrades since it first opened. The SUP proposes to take down the existing structures and construct a new 165-room, three-story resort hotel comprised of 120 hotel doors, 30 residential doors, and 15 lock-offs. The redevelopment also proposes resort related uses, such as a restaurant, event/meeting space, spa, pool, at grade and underground parking, and neighborhood market. The proposed maximum building heights of 24, 26, and 44 feet are to be tiered at various locations 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 Jeremy Knapp, AICP, Community Development Director at 480.348.3522 or jknapp@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.

Please be advised that additional meetings and hearings before the Planning Commission and Town Council are planned to review this case on January 22, February 5, February 19, and March 5. The Planning Commission will make a recommendation on the SUP to the Town Council at the March 5 hearing. Town Council hearing dates to consider the Smoke Tree Resort have not been set yet.

Neighborhood Meeting Notification Letter(344790.1).docx

Smoke Tree Resort
Citizen Review Meeting
February 1, 2019

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 PLLC

Cassandra H. Ayres

#344790v1<BeusGilbert> - Neighborhood Meeting Notification Letter

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS

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A17
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PUBLIC MAILING LIST

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

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

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

6909 QUAIL RUN LLC
6909 E LINCOLN DR
PARADISE VALLEY AZ 85253

ALLAN S AND PATRICIA F WALLACE REV TRUST
7319 E MARLETTE AVE
SCOTTSDALE AZ 85250

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

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

ARIZONA BANK
101 N TRYON ST
CHARLOTTE NC 28255

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

ARIZONA BOARD OF REGENTS
1125 N VINE AVE STE 103
TUCSON AZ 85721

AYRES MICHAEL O/DELYTE
BOX 59554
POTOMAC MD 20859

BAMBOO RANCH LIMITED LLC
6701 N SCOTTSDALE RD UNIT 32
SCOTTSDALE AZ 85250

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

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

BARTHEL FAMILY TRUST/BARTHEL DONALD E/NANCY J
6166 N SCOTTSDALE AZ UNIT C2008
SCOTTSDALE AZ 85253

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

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

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

BELLSTEDT NANCY JANE
5 PROSPECT CT
CANMORE AB
CANADA T1W2S4

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

BIRD RANDALL R
500 RED LANDS
NEWPORT BEACH CA 92663

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

BONNEM KENNETH C/
FRIEDMAN MARTHA A
6825 E VALLEY VISTA LN
PARADISE VALLEY AZ 85253

BORGATA LLC
6621 NORTH SCOTTSDALE RD
SCOTTSDALE AZ 85250

BOWERS FAMILY REVOCABLE TRUST
6166 N SCOTTSDALE RD UNIT C3004
SCOTTSDALE AZ 85253

BOYNTON SALLY H
6701 N SCOTTSDALE RD UNIT 5
SCOTTSDALE AZ 85250

BRAGA REVOCABLE LIVING TRUST
25513 PASEO DE CUMBRE
MONTEREY CA 93940

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

BRANCO TRUST
3201 SOUTH ST NO 181
LINCOLN NE 68502-3266

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

BROOKE JOHN B
(IMPROVEMENTS ONLY)
2628 GREENWICH ST
SAN FRANCISCO CA 94123

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

BRUNACINI JEANNETTE L TR
1261 BONA TERRA LOOP NW
ALBUQUERQUE NM 87114-1984

BURKE JAMES F
8221 N 23RD PL
SCOTTSDALE AZ 85258

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

CAMERON DAVID (IMPROVEMENTS)
PO BOX 6458
SCOTTSDALE AZ 85261

CARROLL JENNIFER
6166 N SCOTTSDALE RD UNIT C2006
SCOTTSDALE AZ 85253

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

CASABELLA ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA AZ 85209

CASABELLA ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA AZ 85209

CASEY ARTHUR M JR/
MARJORIE M TR LEASE
7326 E MARLETTE AVE
SCOTTSDALE AZ 85250

CHAPMAN CAROL A TR
7325 E CITRUS WY
SCOTTSDALE AZ 85250

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

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

COADY ENTERPRISES INC
6909 E LINCOLN DR
PARADISE VALLEY AZ 85253

COBB ALEXANDER M/CHRISTINE K
6805 E VALLEY VISTA LN
PARADISE VALLEY AZ 85253

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

COHILL SUSAN M TR
7316 E MCLELLAN BLVD
SCOTTSDALE AZ 85250

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

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

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

CUERNAVACA HOMEOWNERS ASSOC INC
532 E MARYLAND AVE STE F
PHOENIX AZ 85012

DALLIS PETER N
7315 E MCLELLAN
SCOTTSDALE AZ 85253

DAVID WINOGRAD AND WENDY WINOGRAD 2011 REVOCABLE LIVING TRUST
6166 N SCOTTSDALE RD UNIT C2007
PARADISE VALLEY AZ 85253

DAVIS SANDRA C
650 54TH AVENUE CT
GREELEY CO 80634

DEIHL FAMILY TRUST
6166 N SCOTTSDALE RD B1005
SCOTTSDALE AZ 85253

DERRICO CELIA/MANERI CAMILLE A
8231 E APPALOOSA TRL
SCOTTSDALE AZ 85258

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

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

DIANE MAE CHOLAKIAN FAMILY TRUST
PO BOX 55833
VALENDIA CA 91385

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS

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SEP 6, 2019
11 x 17 format

PUBLIC MAILING LIST

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

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

DONALD W MADL AND CAROLYN M
MADL TRUST
6166 N SCOTTSDALE RD UNIT C3005
SCOTTSDALE AZ 85253

DONNA A STONE TRUST
6166 N SCOTTSDALE RD UNIT C3007
SCOTTSDALE AZ 85253

DOUGLAS ALAN COLE TRUST
6929 N HAYDEN RD SUITE C4-508
SCOTTSDALE AZ 85250

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

DUNIK BRIAN R/CATHERINE F
6701 N SCOTTSDALE RD LOT 30
SCOTTSDALE AZ 85250

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

EILTS PATRICIA S
6706 LUPINE CIR
ARVADA CO 80007

ELLEGARD KENNETH E/CHERYL O
6166 N SCOTTSDALE RD UNIT B2001
SCOTTSDALE AZ 85253-5434

ELLEGARD KENNETH E/CHERYL O
6166 N SCOTTSDALE RD UNIT B4003
SCOTTSDALE AZ 85253-5436

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

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

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

ENCLAVE AT BORGATA LLC
6263 N SCOTTSDALE RD SUITE 216
SCOTTSDALE AZ 85250

EVERETT PROPERTIES LLC
3343 WYNDHAM CT
EUGENE OR 97408

FALCONE SONIA M
120 N LASALLE ST
CHICAGO IL 60602

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

FASSERO JEFFREY/CATHY
7313 E CITRUS WY
SCOTTSDALE AZ 85250

FAUSTER III FAMILY TRUST
6701 N SCOTTSDALE RD LOT 9
SCOTTSDALE AZ 85250-4403

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

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

FOXBORO RANCH LLC
PO BOX 17331
MUNDS PARK AZ 86017

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

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

FREDRICKSON ROBERT J
7314 E CLAREMOUNT ST
SCOTTSDALE AZ 85250

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

GEE JILL S
6333 N SCOTTSDALE RD UNIT 1
SCOTTSDALE AZ 85250

GEGUZYS RONALD P JR/
LEATHA ANN
6341 N MOCKINGBIRD LN
PARADISE VALLEY AZ 85253

GENTREE LLC
3620 E CAMPBELL AVE STE 8
PHOENIX AZ 85018

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

GIESA MICHAEL W TR
1023 FALLS PARC DR UNIT 5
SHEBOYGAN FALLS WI 53085

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

GOLDBERG LARRY
6166 N SCOTTSDALE RD UNIT A2003
SCOTTSDALE AZ 85253

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

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

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

HADL JOHN/DIANA
3700 QUAIL CREEK CT
LAWRENCE KS 66047

HARKINS KAREN A
6226 N MOCKINGBIRD LN
PARADISE VALLEY AZ 85253

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

HARRIS THOMAS J/MARILYN J
6150 N SCOTTSDALE RD UNIT 37
PARADISE VALLEY AZ 85253

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

HILLIS JEFFREY W/JENNIFER ANN TR
6136 N QUAIL RUN RD
PARADISE VALLEY AZ 85253

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

HOLMES BRIAN G
89 BRAID BEND
STOUFFVILLE ON
CANADA L4A1R8

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

HOSKINS L JETT/LORETTA (LEASE)
7220 NE 14TH ST
VANCOUVER WA 98664

HOSKINS LIVING TRUST
7319 E CITRUS WY
SCOTTSDALE AZ 85250

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

HPTRI CORPORATION
PO BOX 579
LOUISVILLE TN 37777-0579

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

HULICK EVELYN
7321 E SIRRA VISTA DR
SCOTTSDLAE AZ 85250

HURWORTH SAMUEL G
713 GASMAN
PORT ANGELES WA 98362

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

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

JANAS ROBERT
6166 N SCOTTSDALE RD UNIT C1008
SCOTTSDALE AZ 85253

JANET S PALMER TRUST
6150 N SCOTTSDALE RD 34
SCOTTSDALE AZ 85253

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

REVISED FEBRUARY 12TH, 2019

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS

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PUBLIC MAILING LIST

JEFFREY A BEACH AND THERESA A BEACH LIV TRUST
13385 HIGHLANDS PL APT 1412
SAN DIEGO CA 92130

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

JOEL LUTZ LIVING TRUST/
JUDITH LUTZ LIV TRUST
6150 N SCOTTSDALE RD UNIT 43
SCOTTSDALE AZ 85253

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

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

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

KAHLE MARK/MARILYN
19 BOBBIE LN
WILLIAMSVILLE NY 14221

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

KAREN MARIE LIERSCH LIVING TRUST
6701 N SCOTTSDALE RD UNIT 11
SCOTTSDALE AZ 85250

KAURA ASHWANI K
7815 N IRONWOOD DR
PARADISE VALLEY AZ 85253

KNOLL ALLAN/SANDRA
6166 N SCOTTSDALE RD UNIT B3006
SCOTTSDALE AZ 85253

KOE BETTY
6701 N SCOTTSDALE RD UNIT 29
SCOTTSDALE AZ 85250

KOSIEC RICHARD/RICHMOND ROSEMARY COLLEEN
6333 N SCOTTSDALE RD UNIT 5
SCOTTSDALE AZ 85250

LANHAM AND BONE DECENDENTS REVOCABLE TRUST
PO BOX 25
CRESSIN TX 76035

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

LEGROW HAROLD R/MARY F
28 EDGEMERE RD
LYNNFIELD MA 1940

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

LILIEN BRIAN/DENISE
6166 N SCOTTSDALE RD UNIT A 2002
SCOTTSDALE AZ 85253

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

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

LINSCOTT HOTEL CORP LEASE
6333 N SCOTTSDALE RD
SCOTTSDALE AZ 85250

LIPPERT MORRIS OLINS
6225 N MOCKINGBIRD LN
PARADISE VALLEY AZ 85253

LIVI ANGIOLO
6316 E QUAIL RUN
PARADISE VALLEY AZ 85253

LIVI PATRICIA
6316 E QUAIL RUN RD
PARADISE VALLEY AZ 85253

LIVI PATRICIA
6921 E QUAIL RUN RD
SCOTTSDALE AZ 85253

LMB II CONDO LLC
11615 MOHAWK LN
LEAWOOD KS 66211

LOANSTAR CAPITAL LLC
6619 N SCOTTSDALE RD
SCOTTSDALE AZ 85250

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

LYONS MARK K/BETHANN B
6166 N SCOTTSDALE RD UNIT B1001
PARADISE VALLEY AZ 85253

M PAMELA PENN REVOCABLE TRUST
PO BOX 24128
OKLAHOMA CITY OK 73124

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

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

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

MAI JOHN
7301 E CLAREMONT ST
SCOTTSDALE AZ 85250

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

MANERI CAMILLE A/DERRICO CELIA
6150 N SCOTTSDLAE RD STE 35
SCOTTSDALE AZ 85253

MARK AND GLORIA CHANEY JOINT LIVING TRUST
6701 E SCOTTSDALE RD LOT 38
SCOTTSDALE AZ 85250

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

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

MARLETTE 7313 LLC
7313 E MARLETTE AVE
SCOTTSDALE AZ 85250

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

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

MCLEES ROBERT E/NANCY R
6701 N SCOTTSDALE RD - LOT 12
SCOTTSDALE AZ 85250

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

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

MICHAEL AND KATHLEEN DEGROFF FAMILY TRUST
6701 N SCOTTSDALE RD LOT 28
SCOTTSDALE AZ 85250

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

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

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

MICHAUD JANETTE M/JOSEPH E (LEASE)
7308 E ROSE LN
SCOTTSDALE AZ 85253

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

MILLER SCOTT E/PHYLLIS P (LEASE)
7307 E CLAREMONT ST
SCOTTSDALE AZ 85250

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

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

MONTOPOLI DUANE C/BARBARA P
108 CAMPION ROAD
NORTH ANDOVER MA 01845-1221

MOORE LAURA E
9400 N FRYER RD
PEORIA IL 61615

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

MYKOL DOUGLAS B/DORENE E
222-A W BAY DR NW
OLYMPIA WA 98502

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

NARAZONA CORPORATION
PO BOX 61655
PHOENIX AZ 85082-1655

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS

EXHIBIT

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REVISED FEBRUARY 12TH, 2019

PUBLIC MAILING LIST

NARNIA II LLC
6621 N SCOTTSDALE RD
SCOTTSDALE AZ 85250

NARNIA LLC
6621 N SCOTTSDALE RD
SCOTTSDALE AZ 85250

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

NICASTRO CHERISSE M
6206 N MOCKINGBIRD LN
PARADISE VALLEY AZ 85253

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

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

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

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

OMEARA FAMILY TRUST
6701 N SCOTTSDALE RD UNIT 3
SCOTTSDALE AZ 85250

ONEIL MICHAEL
50 VANDERBILT MOTOR PKWY
COMMACK NY 11725

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

PALMER JANET S TR
6150 N SCOTTSDALE RD 34
SCOTTSDALE AZ 85253

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

PARADISE VILLAGE ENTERPRISES LLC
6818 E VALLEY VISTA LN
PARADISE VALLEY AZ 85253

PARFET WILLIAM M/GENE V/MARK E
6701 N SCOTTSDALE RD UNIT 41
SCOTTSDALE AZ 85253

PATEL PRATAP P/KATIE P
284 ASHAROKEN AVE
NORTHPORT NY 11768

PEGGY KEALEY OUSLEY TRUST
6166 N SCOTTSDALE RD UNIT 3008
SCOTTSDALE AZ 85253

PETER BLACK LIVING TRUST
6166 N SCOTTSDALE RD UNIT A1003
PARADISE VALLEY AZ 85253-5429

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

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

PNEUM INVESTMENTS LLC
6619 N SCOTTSDALE RD
SCOTTSDALE AZ 85250

PRENTICE TAMALEE G
7314 E MALCOMB DR NO 3
SCOTTSDALE AZ 85260

PV HOTEL VENTURE SPE LLC
2929 ARCH ST
PHILADELPHIA PA 19104

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

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

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

RANUCCI ROBERT J
6701 N SCOTTSDALE RD 39
SCOTTSDALE AZ 85250

RASMUSSEN LIVING TRUST
6102 N QUAIL RUN RD
SCOTTSDALE AZ 85253

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

REED BRADFORD CUTLER LIVING
TRUST
7349 N VIA PASEO DEL SUR STE 515
SCOTTSDALE AZ 85258

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

RHUART SUSAN JANE
7321 E MCLELLAN BLVD
SCOTTSDALE AZ 85250

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

RICHARD G LAVIGNE TRUST
2523 HAVERTON RD
SAINT PAUL MN 55120

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

RINK GLENN R
6028 N QUAIL RUN RD
PARADISE VALLEY AZ 85253

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

ROBERT LEVIN REVOCABLE TRUST
3001 RIDGE RD
HIGHLAND PARK IL 60035

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

ROBERT SARVER TRUST
5710 N YUCCA RD
PARADISE VALLEY AZ 85253

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

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

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

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

SANCHEZ JAIME & ASELA M DE
6823 E VALLEY VISTA LN
PARADISE VALLEY AZ 85253

SANDRALOU HATKOFF REVOCABLE
TRUST
7320 E CLAREMONT
SCOTTSDALE AZ 85253

SANDS RESIDENTIAL LLC
8605 SANTA MONICA BLVD
SUITE 7838
LOS ANGELES CA 90069

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

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

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

SCHIFFMAN FAMILY TRUST
7316 E SIERRA VISTA DR
SCOTTSDALE AZ 85250

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

SCOTT THOMAS E/JUNE L (LEASE)
7314 E MARLETTE AVE
SCOTTSDALE AZ 85250

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

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

SCOTTSDALE SPECTRUM LLC
6730 N SCOTTSDALE RD
SCOTTSDALE AZ 85253

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

SHARPLES COLIN
POUNSLEY MILL BARN
EAST SUSSEX
ENGLAND TN22 5HP

SHELDON HEIDI
6701 N SCOTTSDALE RD UNIT 7
SCOTTSDALE AZ 85250

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

REVISED FEBRUARY 12TH, 2019

PHX ARCHITECTURE
GREEY|PICKETT
BEUS GILBERT
CREATIVE DESIGNS IN LIGHTING
CVL CONSULTANTS

EXHIBIT

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

A21
SEP 6, 2019
11 x 17 format

PUBLIC MAILING LIST

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

SMITH LIVING TRUST
7322 E SIERRA VISTA DR
SCOTTSDALE AZ 85250

SNOWDEN JAMES PATRICK
8514 E SAN BRUNO DR
SCOTTSDALE AZ 85258

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

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

ST BARNABAS OF THE DESERT
6715 N MOCKINGBIRD LN
SCOTTSDALE AZ 85253

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

SUD ROHIT/PRITI
6835 E SOLCITO LN
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

SUSAN MOORE SALTER SEPARATE PROPERTY TRUST
7328 E SIERRA VISTA DR
SCOTTSDALE AZ 85250

SYLVIA L SHINE REVOCABLE TRUST
PO BOX 737
SPENCER IA 51301

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

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

THOMAS H KENNEDY AND DIANNE M KENNEDY TRUST
7327 E SIERRA VISTA DR
SCOTTSDALE AZ 85250

TIOA MASTER LIMITED PARTNERSHIP LEASE
6333 W SCOTTSDALE RD
SCOTTSDALE AZ 85250

TOOFAN MARC P/KERIC NATASHA
6802 E VALLEY VISTA LN
PARADISE VALLEY AZ 85253

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

VANMOORLEHEM CHAD
7313 E CLAREMONT ST
SCOTTSDALE AZ 85250

VERMA AVTAR C/SATYA P
PO BOX 28330
TEMPE AZ 85285

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

VIKKI L RASKIN REVOCABLE TRUST
6166 N SCOTTSDALE RD UNIT B3005
SCOTTSDALE AZ 85253

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

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

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

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

WEISSBLUTH JOY
6264 N 73RD ST
SCOTTSDALE AZ 85250

WERNER HENRY H/SARA M
7302 E ROSE LN
SCOTTSDALE AZ 85250

WEST ROBIN J
6701 N SCOTTSDALE RD NO 8
SCOTTSDALE AZ 85250

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

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

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

WOLFF JUDITH JOY TR
6701 N SCOTTDALE RD NO 37
SCOTTSDALE AZ 85250

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

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

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

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

YEUNG CHRISTOPHER/HELEN
6845 E SOLCITO LN
PARADISE VALLEY AZ 85253

ZAIS FAMILY TRUST
6252 N 73RD ST
SCOTTSDALE AZ 85250

ZOE THAIS
7904 E CHAPARRAL RD STE A110-259
SCOTTSDALE AZ 85250

REVISED FEBRUARY 12TH, 2019

PHX ARCHITECTURE
GREEY|PICKETT
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CREATIVE DESIGNS IN LIGHTING

GREEY|PICKETT

PHX ARCHITECTURE

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BEUS GILBERT

CVL CONSULTANTS