



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

Chairman James Rose
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner William Nassikas

Tuesday, January 17, 2023

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

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

3. EXECUTIVE SESSION

The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

- A. [23-012](#) **Discussion of whether a sidewalk on the east side of Mockingbird Lane should be included in improvements from Lincoln Drive to McDonald Drive**

Staff Contact: Lisa Collins, 480-348-3522

Attachments: [A. Staff Report](#)
[B. Presentation](#)
[C. Public Comments](#)

5. PUBLIC HEARINGS

The Public Body may take action on this item.

6. ACTION ITEMS

The Public Body may take action on this item.

A. [23-007](#) Verizon Wireless Conditional Use Permit (CUP) at Camelback Inn Resort & Spa - 5402 E Lincoln Drive

Staff Contact: George Burton, 480-348-3525

Attachments: [A. Staff Report](#)
[C. Application](#)
[D. Narrative & Plans](#)
[E. Photo Simulations](#)
[F. RF Safety and NIER Analysis Report](#)
[G. RF Design Analysis](#)
[H. PWSF Resolution](#)
[I. Notification Materials](#)

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

A. [23-006](#) Approval of the December 20, 2022 Planning Commission Minutes

Attachments: [12.20.22 PC MN Draft](#)

B. [23-011](#) Approval of the January 3, 2023 Planning Commission Minutes

Attachments: [1.3.23 PC MN Draft](#)

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.



Action Report

File #: 23-012

AGENDA TITLE:

Discussion of whether a sidewalk on the east side of Mockingbird Lane should be included in improvements from Lincoln Drive to McDonald Drive

STAFF CONTACT:

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Chair and Planning Commission Members

FROM: Lisa Collins, Community Development Director

DATE: January 17, 2022

DEPARTMENT: Community Development

Lisa Collins, 480-348-3522

AGENDA TITLE:

Discussion of whether a sidewalk on east side of Mockingbird Lane should be included in improvements from Lincoln Drive to McDonald Drive.

SUMMARY STATEMENT:

The Planning Commission, as requested by the Town Council, will review, and provide input on whether a sidewalk on the east of Mockingbird Lane between McDonald Drive and Lincoln Drive should be included in the Capital Improvement Project (CIP).

BACKGROUND:

The contract for the Capital Improvement Project (CIP) for Mockingbird Lane was approved by Council on May 27, 2021. Between October 2021 and August 2022, the Town hosted three public open houses and the council held a study session to review the project details and receive input.

On September 22, 2022, the Town Council held an additional study session to discuss the project details. After the study session, during Items from the Floor, a resident that lives along Mockingbird Lane spoke in opposition to a sidewalk on the east side of the street. Based on that information, the Council requested staff bring options to the Council for further discussion and direction on how to proceed.

At its December 8, 2022, public meeting, the Council discussed three potential options on how to proceed with roadway improvements for the Capital Improvement Project on Mockingbird Lane between McDonald Drive and Lincoln Drive.

The first two options manage drainage, address traffic speeds through various methods, and upgrade existing sidewalks on the west side of the street to meet ADA requirements. The difference between options one and two are that option one included a new sidewalk on the east side of the street and option two did not include a sidewalk on the east side of the street. The third option referred the project to the Planning Commission for additional input and review regarding a potential sidewalk

on the east side of Mockingbird Lane.

NEXT STEPS:

Staff will provide Town Council with the review comments and input of residents and the Planning Commission.

BUDGETARY IMPACT:

There are no budgetary impacts as a result this discussion. The budget and design contract were previously approved by the Town Council.

ATTACHMENT(S):

- A. Staff Report
- B. Presentation
- C. Public Comments

Mockingbird Ln Improvements Lincoln Dr to McDonald Dr

Planning Commission discussion on sidewalks

January 17, 2023





Today's Goal

Discuss and provide recommendation to Town Council on whether a sidewalk should be added to the east side of Mockingbird Lane, designated as a Minor Arterial, between McDonald Drive and Lincoln Drive



Background

A Capital Improvement Project for Mockingbird Lane Improvements between McDonald Drive and Lincoln Drive was approved in the adopted 2021/22 Budget

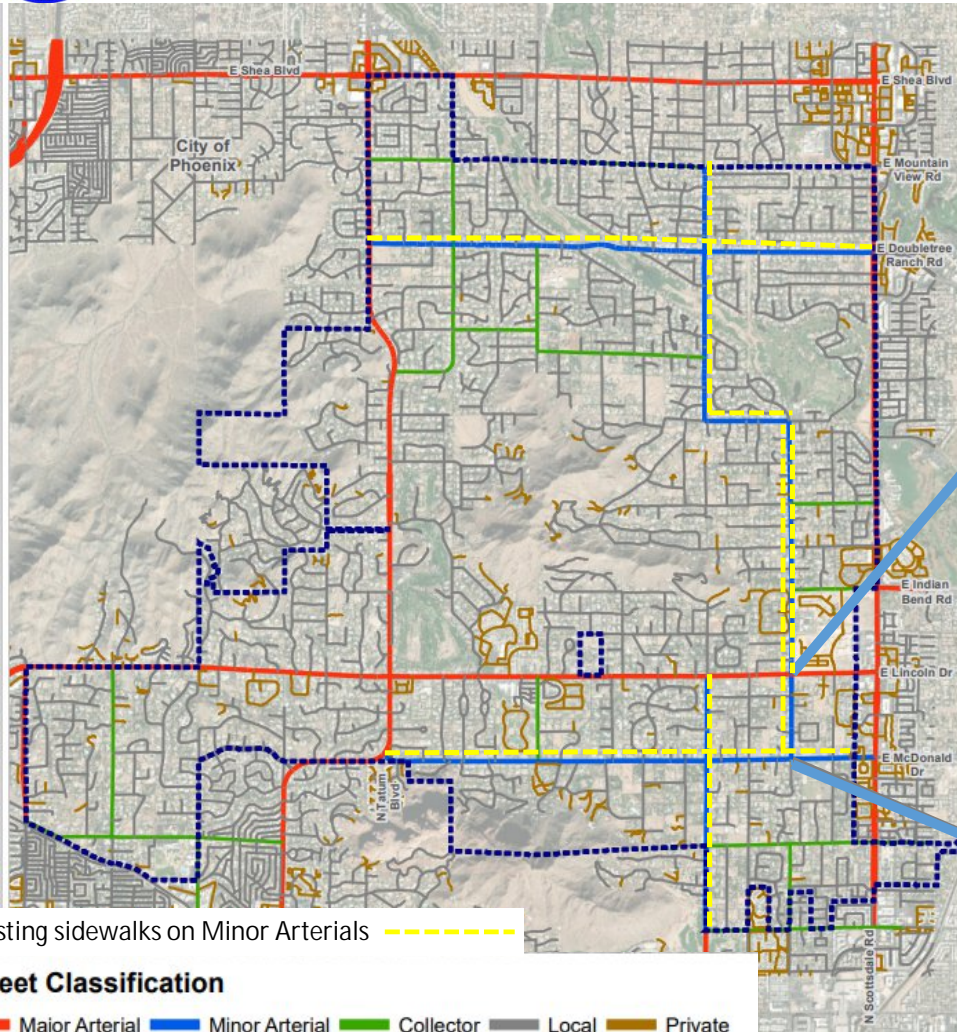
Public meetings concluded the following:

- Drainage is an issue and needs mitigation
- Traffic speeds need to be addressed through various methods
- Existing sidewalks on the west side of the street need upgrades to meet ADA requirements
- A determination on whether new sidewalks should be included on the east side of Mockingbird Lane will be determined after input and a recommendation from the Planning Commission



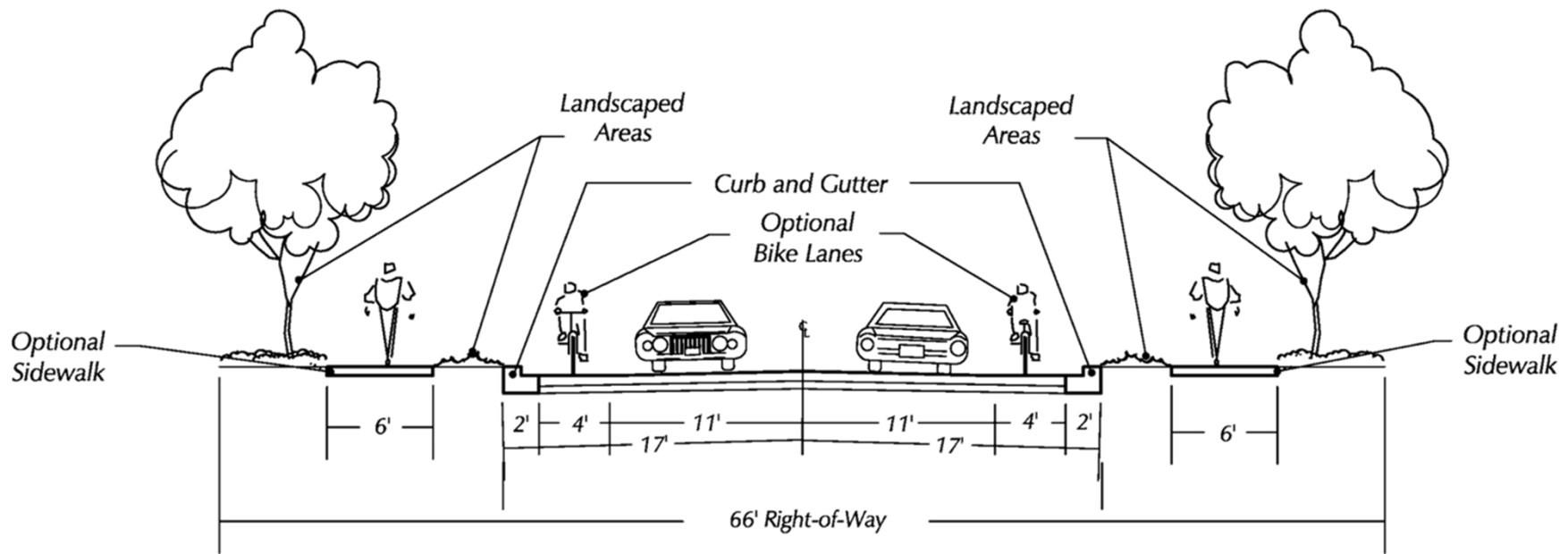


Mockingbird Lane- McDonald to Lincoln





General Plan Minor Arterial Roadway Cross-Section





General Plan points pertaining to Sidewalks

SAFE ROUTES TO SCHOOL

Safe Routes to School (SRTS) is an idea that has been implemented through Federal legislation and funding. The concept is to increase the number of children who walk or bicycle to school by funding projects that remove the barriers that currently prevent them from doing so. Those barriers include lack of infrastructure, unsafe infrastructure, lack of programs that promote walking and bicycling through education/encouragement programs aimed at children, parents, and the community.

Paradise Valley supports the Safe Routes to School concept and desires to obtain funding and explore projects that will increase safety, remove barriers, and enhance accessibility to children who walk or bicycle to school.

OFF-STREET PEDESTRIAN & BIKE FACILITIES

Off-street facilities are not just an alternative means of transportation, but within the Town are important for their use in recreation and exercise as well as community building by creating opportunities for informal social interactions.

SIDEWALKS

Sidewalks have their own alignments (i.e., they are not part of a roadway) and are typically a minimum of five feet wide (with a preferred width of six feet wide) with a five-foot setback from the travel lanes where space is available. The Americans with Disabilities Act (ADA) requires that sidewalks be a minimum of 4 feet wide when in the public right of way and ramps must be provided wherever a sidewalk crosses a curb. When they are adjacent to a roadway, sidewalks are typically paved and are encouraged to meander. In more natural locations (such as in hillside areas or mountain preserves), they can be unpaved with a graded compacted surface designed to comply with ADA requirements. Sidewalk design may vary depending on agreements between property owners and the Town.

Policies

M.1.1 - The Town shall plan for and maintain a multimodal circulation system that links residents to their destinations within and beyond the boundaries of the Town in a safe and efficient manner and maintains connectivity with adjacent communities for the benefit of all Town residents.

M.1.6 - The Town shall develop an interconnected and continuous pedestrian system of universally accessible public sidewalks, paths, and street crossings for convenient and safe walking free of major impediments and obstacles.



General Plan Community Survey Summary March 2021

Paradise Valley. Together
2022 GENERAL PLAN

Circulation & Open Space

Questions 13 and 14 were designed to gain insight regarding Circulation and Open Space. Participants were first asked if they were interested in answering a question about the topics and 87.6% responded "yes". 70 respondents declined to answer "yes" or "no". For those that replied "yes", the following matrix-style question was posed: "How important are the following Circulation & Open Space statements to the future of Paradise Valley?" Responses are shown in **Figure 13** and **Figure 14**. The most important character statement was "Continue to ensure the conservation of open space and mountain lands (i.e., Paradise Valley Mountain Preserve Trust)" and the least important was "Encourage electric or autonomous vehicle use".

Please see the appendix for a detailed summary of all individual comments provided by respondents regarding the topic of Circulation & Open Space.

Figure 13: Circulation & Open Space Statements

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT
Continue to focus pedestrian facilities (e.g. recreation path, sidewalk) on non-local designated streets	63.3% 171	27.4% 74	9.3% 25



Mockingbird Lane Public Meetings



PUBLIC NOTICE

Mockingbird Ln Improvements: Lincoln Dr to McDonald Dr
CIP Project No. 2018-03

This notice is to inform nearby property owners and other interested individuals of the proposed project.

Issued: August 2, 2021

PROJECT INFORMATION

The Town of Paradise Valley will be installing vertical curb and gutter, new sidewalk, driveways, and bike lanes along Mockingbird Ln from Lincoln Dr to McDonald Dr.

This work is part of the Town's plan to mitigate right of way erosion due to storm water, upgrade sidewalk ramps for ADA compliance, add new sidewalk where sidewalk does not exist, and install bike lanes. This project was first identified in the Town's Capital Improvement Program in 2018 to bring this section of Mockingbird Ln up to minor arterial roadway standards per the Town's General Plan.

SCHEDULE (as of July 2021)

Phase	Scoping	Design	Right-of-Way	Construction
Start	July 2021	Oct 2021	May 2022	June 2024*

*may occur in 2023 contingent on federal (CMAQ) funding availability

Scoping for the project is currently underway and consists of project planning, cost estimating, funding allocation, and developing an Intergovernmental Agreement with the Arizona Department of Transportation (ADOT), who will oversee the construction.

A public meeting will be scheduled for the Fall 2021 and will be published on the project's website and announced via AlertPV. For more information, please visit the website or contact the project manager shown below.

LOCATION

Mockingbird Ln from Lincoln Dr to McDonald Dr

COMMENTS / PROJECT SURVEY

Residents and commuters in the area are encouraged to provide their comments at: <https://alertpv.us/projectsurvey>

QUESTIONS

Project Hotline: 480-348-3622

Project Manager: Jason Harris, jharris@paradisepvalleyaz.gov

UPDATES

Website: <https://alertpv.us/cip> click on project 'Mockingbird Ln Improvements: Lincoln Dr to McDonald Dr'

AlertPV: <https://alertpv.us/rcv> subscribe to 'Capital Project Notices' (text and/or email listserv)

The Town strongly encourages residents and commuters to subscribe to the Capital Projects Notices to be informed about upcoming traffic restrictions within the Town of Paradise Valley. These notices will contain the scope of work, schedule, map or project location, contractor name, and when to contact. For current restrictions, visit: <https://alertpv.us/traffic>



- May 27, 2021 – Town Council - contract approval
- October 5, 2021 –Open House
- February 3, 2022 - Open House
- March 10, 2022 - Town Council Study Session
- August 24, 2022 - Open House
- September 22, 2022 - Town Council Study Session
- December 8, 2022 - Town Council Study Session



Community Input regarding east side Sidewalk

Individual input:

- ★ Does Not Support Sidewalk
- ★ Does Support Sidewalk

Subdivision Board of Directors input:

- ★ Does Support Sidewalk

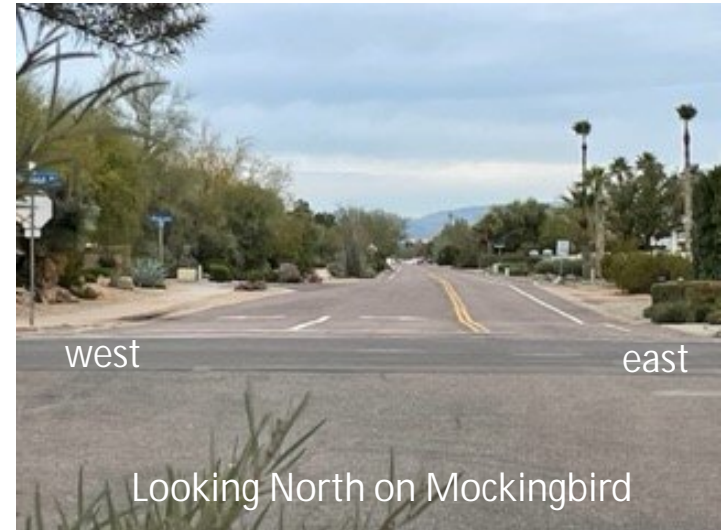




Mockingbird east side sidewalk option

Mockingbird Capital Improvement Project Summary:

- Manages drainage
- Addresses traffic speeds through various methods
- Upgrades existing sidewalks on the west side of the street to meet ADA requirements
- Question – Should a new sidewalk on the east side of the street be provided?





Question & Next Steps

Question:

Does the Planning Commission recommend that a sidewalk be provided on the east side of Mockingbird Lane?

Next Steps:

Planning Commission input on sidewalk on the east side of Mockingbird Lane forwarded to Council for their decision

Begin forwarded message:

From: peter m [REDACTED]
Subject: Re: Mockingbird East sidewalk issue
Date: December 2, 2022 at 1:55:24 PM MST
To: Council Member Julie Pace <ipace@paradisevalleyaz.gov> athomasson@paradisevalleyaz.gov
Cc: Jennifer Polera <[REDACTED]> Council Member Ellen Andeen
<eandeen@paradisevalleyaz.gov>

External email: use caution with links & attachments

Hi all,

Please see attached photos of my front entrance on the northeast corner of Mockingbird and McDonald. My wife and I spent quite a bit of time and effort professionally landscaping the entrance to our home. Unless I miss understand the sidewalk proposal, most of our landscaping would have to be ripped out to make room for the sidewalk.

The attached photos include a photo looking north on Mockingbird that was taken this past Wednesday, between 8:00 and 10am. Note the absence of any pedestrians. I think it might be a good idea for Jen and Rob to submit photos as well, since their landscaping is a real testament to how great older desert landscaping can be--imparting a sense of the past because the flora is so mature. To lose their amazing front yard landscaping, planted 50 years ago or more, to make room for a sidewalk, would be a real loss of character for the neighborhood.

Best Regards,
Peter Miller
[REDACTED]

Best Regards,
Peter Miller















Begin forwarded message:

From: "Jen & Rob Polera" [REDACTED]
Subject: Re: Mockingbird East sidewalk issue
Date: December 2, 2022 at 2:37:14 PM MST
To: peter m [REDACTED]
Cc: Council Member Julie Pace <jpace@paradisevalleyaz.gov>, athomasson@paradisevalleyaz.gov, [REDACTED]
[REDACTED] Council Member Ellen Andeen <eandeen@paradisevalleyaz.gov>

External email: use caution with links & attachments

Thanks, Peter, and of course all members of Town Council on this mail :).

I am struggling to find the presentation (I can't recall when the meeting was to look up the minutes), but when the town was considering changing the wall ordinance earlier this year (or was it 2021?), a photo of the front of our home was used in the town's presentation of a good example of a view/fence combo. So it seems particularly egregious that the town would also seek to irreparably harm/destroy this same area by removing landscaping and adding an unnecessary sidewalk. As Peter says, it would take many decades to regrow the mature plants. And, based on the numerous comments we get from neighbors and other members of the surrounding community, people enjoy the character of our front facade - it's the type of property that makes Paradise Valley special and not just another cookie cutter planned suburb.

Attaching some photos to show our landscaping (which of course looks better when everything is in bloom!). We will continue to improve the area in front of our wall if and when we have final confirmation that no sidewalk will be built.

I am also attaching a copy of the petition signature from the Parkers who live on the west side of Mockingbird and do not want the sidewalk - Peter, I believe you have the rest of them and it probably makes sense for you to send them all together?

THANK YOU all for your continued engagement. Rob, Owen and I really appreciate it.

Best,
Jen Polera

Council members, please do keep us apprised of the agenda so we are able to attend the meeting at the appropriate time.

On Nov 29, 2022, at 10:07 PM, Jennifer Polera [REDACTED] wrote:

External email: use caution with links & attachments

Hello Council Member Pace and Council Member Andeen (and Peter)!

Thanks so much for reaching out and for all that you have done to gather information and feedback on the Mockingbird Ln project, especially as related to the sidewalk. We really appreciate your investment in learning what the residents want and the problems we are collectively hoping to solve (vehicle speed, bike traffic, and drainage) while not blindly forcing something on the community because of a grant application that appears to have been written based on the incorrect assumption that the neighbors would want the east sidewalk.

Regarding additional signatures, we walk the street every day at least once and carry the petition with us but have not seen Mockingbird neighbors since we last chatted. This is not abnormal :). (What was it, 14 people that walked the sidewalk the entire day the count was done?) That said, I'll call Kelly Parker who lives diagonally from us on the west side and ask if she'd be willing to sign - I'm all but certain she will agree.

Additionally, Council Member Thomasson is stopping by our house tomorrow morning to chat with Rob and I. It sounded like she was interested in gathering feedback from affected constituents as she considers whether she wishes to support the sidewalk. We're looking forward to that conversation.

I will do my very best to be present at the December 8 council meeting, with the complication that I would need to bring our 3-month old son. Rob will be out of state for work, so I'll be on solo parent duty. Do you think that will be okay? If not, I could attend via Zoom, if that is an option.

Aside from gathering signatures, sending them to the folks you mentioned (Peter, I assume you are taking care of this for the signatures you gathered?), and hopefully attending the meeting in person, is there anything else we can do to help you be successful? I would be happy to briefly speak at the meeting, but only if doing so would be helpful.

Thanks again for your continued support. We recognize you do this work as volunteers and Rob and I appreciate your service to the community.

Best,
Jen & Rob Polera



East Side Residents Oppose Second Sidewalk on Mockingbird

We are one of the 12 residents who live on the Eastside of Mockingbird street. We strongly oppose the Town adding a second sidewalk on Mockingbird on the East side. We do not need a second sidewalk and prefer the rural elegance of landscaping and low density. There is already a sidewalk on the west side so our street does not need two sidewalks.

We are concerned that this sidewalk is taking away landscaping and will change the aesthetics of our community. We do not want to look like a subdivision with sidewalks on both sides. The beautiful landscaped corners in our community would change forever if the second sidewalk is installed.

We want safety in our neighborhoods and we do not want to create an attractive nuisance for third parties to use adjacent to our homes.

We respectfully request that the Mayor and Town councilmembers please listen to us as residents and do not approve or install a second sidewalk on the East Side of Mockingbird.

We appreciate the other improvements proposed in the project but please save the cost of the East sidewalk to use for drainage projects or other worthwhile projects elsewhere in the Town.

Thank you for your volunteer service and for listening to us as residents and honoring our wishes. We are completing this petition in October 2022.

Name

Address

Kelly + John Parker

6316 N. Mockingbird Lane (west side of street)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



Public Outreach

Online Survey (Aug – Dec 2021) Comments (4 total)

"I am bicycle fan. The cyclist come in groups some times even bigger groups (40 or more). From early morning until it gets too warm to be out there. There should be some PD enforcement especially in weekends. Cyclist need to respect residents and motor vehicle regulations. One lane bicycle lane it would not do any service when they are chatting and riding along sides in narrow streets."

"This is not a heavily trafficked street on foot. My office faces the street and I see a lot of bikes and cars, but not a lot of pedestrians. Thus, the loss of privacy and destruction of mature landscaping does not seem worth it. That said, since I'm sure PV will move forward with the sidewalk regardless of our my feedback, I respectfully request the sidewalk be installed back of curb and *NOT* meandering as proposed. This will avoid unnecessary destruction of landscaping and will keep people as far as possible from our view fence. Please, do not force a meandering sidewalk on our almost 200' of frontage."

"drivers speed down this road constantly. the speed limit needs to be reduced to 25 mph. other measures need to be implemented like meandering the street and installing speed humps. Adding trees in the right of way would also enhance the street. Thank you!"

"Please do this as soon as possible. It's long overdue. Our property is very affected by the lack of raised curb."

Jason Harris

From: [REDACTED]
Sent: Tuesday, September 28, 2021 8:51 PM
To: Jason Harris
Subject: Re: Survey Comment: Mockingbird Improvements: Lincoln to McDonald *Polera, 6341 N Mockingbird Ln*

Thanks very much for the response, Jason. Thank you, too, for your commitment to ensuring back of curb sidewalk installation, if the project moves forward. [REDACTED] will plan to attend the meeting next week as well.

Best,
[REDACTED]

On Tue, Sep 28, 2021 at 5:24 PM Jason Harris [REDACTED] wrote:

Hi [REDACTED],

Thank you for taking the time to fill out the online survey today. We have recorded your comment below as well as your vote against the project as part of the public process. The town has directed the design team to minimize impacts to all adjacent property owners and I wanted to clarify the meandering sidewalk graphic you reference was produced in mid-2019 for the MAG application and prior to me getting your input in October 2019.

You have the town's commitment, should this project move forward to construction, to preserve your newly constructed mailbox and to install sidewalk back of curb where possible.

We are currently in the scoping stage and will be introducing the ideas and concepts during the open house next week for public input. If you are unable to attend, we will post the presentation and roll plot (aerial view) next week on the project's [website](#).

Thanks again for your time and input. Jason

Homeowner Comment:

"This is not a heavily trafficked street on foot. My office faces the street and I see a lot of bikes and cars, but not a lot of pedestrians. Thus, the loss of privacy and destruction of mature landscaping does not seem worth it. That said, since I'm sure PV will move forward with the sidewalk regardless of our my feedback, I respectfully request the sidewalk be installed back of curb and *NOT* meandering as proposed. This will avoid unnecessary destruction of landscaping and will keep people as far as possible from our view fence. Please, do not force a meandering sidewalk on our almost 200' of frontage."

Jason Harris

From: [REDACTED]
Sent: Friday, October 1, 2021 1:19 PM
To: Jason Harris
Cc: [REDACTED]
Subject: Registration for 10/5 on-line open house for McDonald improvements

Hi Jason : [REDACTED] would like to register for the on-line open house regarding the plans for Mockingbird Lane between Lincoln and McDonald.

We thought we'd take this opportunity to express our appreciation for the public process afforded us on the Lincoln improvements and how they impacted our property. The construction was disruptive but you, the TPV team and its contractors were always thoughtful, considerate and kept us informed along the way. We hope you, the TPV team, Council and Planning Commission also agree that it was well worth it.

We very much enjoy seeing pedestrians and cyclists on the finished sidewalk and we value, on a daily basis, the carefully planned and implemented roadwork and medians that included the left-in and left-out access to our property.

We look forward to learning more about this additional phase of planning for Mockingbird. Thanks to all and please be well and take good care : [REDACTED]

Jason Harris

From: [REDACTED]
Sent: Friday, October 8, 2021 10:55 AM
To: Jason Harris
Subject: CIP Project N0. 2018-03, Drainage water at Malcomb and Mockingbird to Quail Run

Dear Mr. Jason Harris,

The runoff of water all the way from Invergordon Rd. down Malcomb is to Quail Run RD. Quail Run is a easement along the side of my property [REDACTED] properties.

This easement is maintained by the owners of 6305, 6307, and 6309 properties. I also note that water also drains south to north on Mockingbird to my property. Please be sure there is adequate drainage

at Malcomb and Mockingbird Rds. . I doubt a simple gutter will be enough to handle the water flow specifically at the entrance to the easement along 6305, 6307, and 6209 properties. What is the plan to handle water at this specific site, Posted entrance private easement 6305, 6307, 6309 and Mockingbird Rd. ?

Thank You for all your efforts,

[REDACTED]
[REDACTED]

Jason Harris

From: [REDACTED]
Sent: Thursday, February 10, 2022 10:47 AM
To: Jason Harris
Subject: RE: [REDACTED]

Hi Jason,
Thank you for the contact.
The sidewalk is ok with us.

Best Regards,

[REDACTED]

[REDACTED]

[REDACTED]

Jason Harris, MBA, PE, PMP, CPPO

Capital Projects Administrator

Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253
480.348.3622 | jharris@paradisevallevaz.gov



Jason Harris

From: [REDACTED]
Sent: Thursday, February 10, 2022 10:02 AM
To: Jason Harris
Subject: Re: Mockingbird improvements
Attachments: Video.mov

Thanks Jason,

Yes, I feel like if there were sidewalks on both sides it would look like a neighborhood and hopefully people would subconsciously slow down.

A sidewalk would really help our family. I have young kids that need to cross Mockingbird in order to scooter, ride bikes, or walk the dogs. People come accelerating around that corner and don't always see us. A sidewalk would make my husband and I feel like our kids were a lot safer. There are many kids that live within walking distance to Kiva but don't have crosswalks or sidewalks to get them all the way to the front of the school. How great would it be to see more people out walking instead of always getting in their car to go to school?

We also have all the drainage coming through our front yard. The improvements would help us out with that. And many of the construction workers, landscapers, and church goers park onto our front yard with the way it is now.

I've included a video and photo from yesterday of what it looks like for us to walk home from Kiva. Just a reminder, it doesn't make sense for us to cross and walk on the sidewalk [REDACTED]

[REDACTED] The kids in the video are only 7; They're first graders. Also worth noting, this was taken on a half day so dismissal was at 1 pm. On a full day of school there is more traffic.

Thanks again,
[REDACTED]



Sent from my iPhone

On Feb 10, 2022, at 9:42 AM, Jason Harris <JHarris@paradisevalleyaz.gov> wrote:



Thank you for your time and input this week. I hope I accurately captured your opinion, "if sidewalk was installed on both sides, it would look more like a neighborhood than a street."

I am presenting the project to Town Council on Feb 24 and I know they would like to know the community's opinions and ideas about the concepts currently being explored. Should you have other neighbors wishing to express their opinion, I encourage them to contact me by Fri, Feb 18 so that I can include them in my project update to Council. The project [website](#) has all the information to date.

The next email update is Fri, Feb 18 to inform residents of the Feb 24 Town Council study session.

Jason Harris

From: [REDACTED]
Sent: Thursday, February 10, 2022 8:28 AM
To: Jason Harris
Subject: Sidewalk on the east side of mockingbird

Good afternoon Jason,

I am a resident of Paradise Valley and have lived off of Mockingbird and Valley Vista Lane for over 20 years, and in this area my whole life.

I was given your email by one of my neighbors who is interested in a sidewalk on the east side of mockingbird (between McDonald and Lincoln). I don't see that as a negative as I walk the neighborhood often and wouldn't mind a sidewalk on that side of mockingbird. It seems a sidewalk on both sides of mockingbird is a good idea mostly for safety. I have a son at kiva and it would be great to walk him to school on that side of the road. We have quite a few kids in the area, which has increased since I've lived in this home. Having a sidewalk for them to walk and ride bikes on without crossing over mockingbird is a great idea in my opinion.

Just wanted to share my thoughts with you.

Respectfully,

[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

Jason Harris

From: Jason Harris
Sent: Wednesday, August 24, 2022 8:13 PM
To: Jason Harris
Subject: RE: Public Meeting #3 Tonight *Zoom Instructions*
Attachments: PublicNotice#3-Mockingbird.pdf; 20220824PubliMtg3_Presentation.pdf; 20220310CouncilPresentation.pdf

Thank you all who participated in tonight's public meeting. Several were first time participants and several residents have attended all three public meetings. At the end of tonight's meeting, a resident in the Zoom's chat log inquired about how to obtain signatures from residents who do not want the sidewalk installed along the east side of Mockingbird. Residents are free to discuss the proposed improvements and provide Town staff and/or Council their feedback.

The town had a survey link for residents to participate during our scoping phase and the link was active from Aug to Dec 2021 as we headed into public meeting #2 held on Feb 3. The town received four total online survey comments and three email comments, which were shared with Town Council on Mar 10, see attached Study Session presentation.

Any resident is welcome to email me your comments which will be shared anonymously with Town Council at their Study Session planned for Sept 22. As mentioned, Study Sessions are opportunities for staff to brief councilmembers on upcoming agenda items, but there will be no votes or final action taken. Though Study Sessions are open to the public for those that wish to observe in-person or via Zoom, no comments are taken from the public. The Council may give direction to staff and request that items be scheduled for consideration and final action at a later date.

Comments could be heard during the Regular Meeting that starts around 6PM for items not on the agenda under the Call to the Public.

Citizens may address the Council on any matter not on the agenda or any item on the Study Session. In conformance with the Open Meeting Laws, Council may not discuss or take action on this matter at this Council meeting, but may respond to criticism, ask that staff review a matter raised, or ask that it be placed on a future agenda. Those making comments shall limit their remarks to three (3) minutes. Please fill out a Speaker Request form prior to addressing the Council and provide it to the Town Clerk.

Like the recent adoption of the Town's General Plan, which had over 80% approval from residents, it is typical for capital projects to have similar approval rating percentage from residents, and ultimately up to the Town Council to vote on the capital project.

Tonight's presentation was successfully recorded and will be avail on Mon, Aug 29 on the project's [website](#) along with the attached slide deck. Feel free to share with neighbors and others who were not able to attend.

Please let me know if I can be of further assistance. Thanks again for your time and input.

Sincerely,

Jason Harris, MBA, PE, PMP, CPPO

Capital Projects Administrator

Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253
480.348.3622 | jharris@paradisevalleyaz.gov



From: Jason Harris
Sent: Wednesday, August 24, 2022 4:32 PM
To: Jason Harris <JHarris@paradisevalleyaz.gov>
Subject: Public Meeting #3 Tonight *Zoom Instructions*

Dear Property Owners along Mockingbird Ln,
Per the request from many residents, below is link to Zoom meeting for ease of joining. Thank you. Jason
<https://us02web.zoom.us/j/85901333164?pwd=bExJNGhreXcvUU1na2NHMUF6S0N6Zz09>
Meeting ID: 859 0133 3164
Passcode: 699313
Dial by your location
1 346 248 7799 US (Houston)
1 669 900 9128 US (San Jose)

The Town of Paradise Valley will host a third public meeting for the project as a follow up to a public meeting held on Feb 3, 2022, where residents had questions regarding the location of sidewalk, drainage improvements, and the potential for traffic speed mitigation.

This outreach process allows the public to provide valuable feedback to the project team, staff, and Town Council. Our intent of holding this meeting virtually is to maximize public participation and to engage those who may not otherwise participate in person due to COVID-related or other concerns.

To view past presentations or material, please visit the project's [website](#).

Feel free to contact me with any questions, comments, or to setup a separate meeting at your convenience. We look forward to hearing from you.

Sincerely,

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Jason Harris

From: [REDACTED]
Sent: Wednesday, August 24, 2022 8:36 PM
To: Jason Harris
Subject: Re: Public Meeting #3 Tonight *Zoom Instructions*
Attachments: image003.png; image004.png; PublicNotice#3-Mockingbird.pdf; 20220824PubliMtg3_Presentation.pdf; 20220310CouncilPresentation.pdf

External email: use caution with links & attachments

Hi Jason,

I think you did a wonderful job with your presentation this evening! I also think you did a great job answering some of the tough questions that were being thrown at you. I think the additional sidewalk would actually be a great benefit. There are a lot of people that walk up and down Mockingbird, I can see them from my gate camera. And often times people on the east side of the road just walk in the street because there is no sidewalk. I also agree with the comment made earlier that with the addition of the Ritz Carlton there will be a lot more foot traffic down Mockingbird. That's just my opinion.

Take Care,

[REDACTED]
Sent from my iPhone

On Aug 24, 2022, at 8:13 PM, Jason Harris <JHarris@paradisevalleyaz.gov> wrote:

Thank you all who participated in tonight's public meeting. Several were first time participants and several residents have attended all three public meetings. At the end of tonight's meeting, a resident in the Zoom's chat log inquired about how to obtain signatures from residents who do not want the sidewalk installed along the east side of Mockingbird. Residents are free to discuss the proposed improvements and provide Town staff and/or Council their feedback.

The town had a survey link for residents to participate during our scoping phase and the link was active from Aug to Dec 2021 as we headed into public meeting #2 held on Feb 3. The town received four total online survey comments and three email comments, which were shared with Town Council on Mar 10, see attached Study Session presentation.

Any resident is welcome to email me your comments which will be shared anonymously with Town Council at their Study Session planned for Sept 22. As mentioned, Study Sessions are opportunities for staff to brief councilmembers on upcoming agenda items, but there will be no votes or final action taken. Though Study Sessions are open to the public for those that wish to observe in-person or via Zoom, no comments are taken from the public. The Council may give direction to staff and request that items be scheduled for consideration and final action at a later date.

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Please let me know if I can be of further assistance. Thanks again for your time and input.

Sincerely,

Jason Harris, MBA, PE, PMP, CPPO
Capital Projects Administrator
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253
480.348.3622 | jharris@paradisevalleyaz.gov

From: Jason Harris
Sent: Wednesday, August 24, 2022 4:32 PM
To: Jason Harris <JHarris@paradisevalleyaz.gov>
Subject: Public Meeting #3 Tonight *Zoom Instructions*

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Jason

<https://us02web.zoom.us/j/85901333164?pwd=bExJNGhreXcvUU1na2NHMUUF6S0N6Zz09>

Meeting ID: 859 0133 3164

Passcode: 699313

Dial by your location

1 346 248 7799 US (Houston)

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To view past presentations or material, please visit the project's [website](#).

Feel free to contact me with any questions, comments, or to setup a separate meeting at your convenience. We look forward to hearing from you.

Jason Harris

From: [REDACTED]
Sent: Thursday, August 25, 2022 5:07 PM
To: Jason Harris
Subject: RE: Public Meeting #3 Tonight *Zoom Instructions*

External email: use caution with links & attachments

Thank you for asking.

I believe there should be a sidewalk on both sides of the street.

I live on McDonald across the street from Kiva Elementary School and walk on Mockingbird in the evenings several times a week when the weather is cooler. I use the sidewalk on the west side of the street, and it works fine for me.

However, if someone from any of the homes on the east side, not just those living on Mockingbird, wants to walk north or south, they would have to walk across the street to get to a sidewalk. Not a big deal, unless you have to cross the street once to get to the west side, then back to the east side if, for example, you are headed to Kiva or Temple Solel or any place east on McDonald (or on Lincoln).

I understand why the houses on the east side of the street may not want a sidewalk in front of their street, because they don't want "change". They don't want people walking in front of their house. Probably most people would choose this option if they could, but most people have a sidewalk in front of their house (me included) and accept that the "public right of way" is shared and necessary for the common good. I have tons of people walking in front of my house all day long (I can see them out on McDonald from my home office window where I work all day).

My hunch is that almost all of the people who don't want the sidewalks on the east side of the street are those neighbors with houses fronting on the east side of Mockingbird. Most everyone else is fine with it and/or wants it.

[REDACTED]

=====
[REDACTED]
=====

From: Jason Harris <JHarris@paradisevalleyaz.gov>
Sent: Thursday, August 25, 2022 4:09 PM
To: [REDACTED]
Subject: RE: Public Meeting #3 Tonight *Zoom Instructions*

Will do my best, thank you. Also, if you wish to provide me input on the sidewalk, I will include in my Town Council update for Sept 22 and remove the name for anonymity. Jason

From: [REDACTED]
Sent: Thursday, August 25, 2022 3:43 PM

Jason Harris

From: [REDACTED]
Sent: Thursday, August 25, 2022 2:50 PM
To: Jason Harris
Subject: Mockingbird Lane Improvements

External email: use caution with links & attachments

Dear Mr. Harris,

Thank you for the informative presentation Wednesday evening. We have lived for 30 years on Valley Vista on the west side of Mockingbird. Our property borders the existing sidewalk. We agree with the sentiment that Mockingbird does not need two sidewalks. We will try to make our view known to the Town Council, who it seems will make the final decision.

[REDACTED]
Paradise Valley

Jason Harris

From: [REDACTED]
Sent: Thursday, August 25, 2022 10:11 PM
To: Jason Harris
Subject: Re: Public Meeting #3 Tonight *Zoom Instructions*

External email: use caution with links & attachments

Hi Jason,

My name is [REDACTED]. I live in the Rancho Valencia neighborhood at [REDACTED] in PV. I am strongly in favor of implementing a sidewalk on the east side of Mockingbird. My kids go to school at Kiva and a walkway on that side of the road would make their journey to school safer. Additionally, with all of the people biking up and down Mockingbird, a sidewalk on that side of the road would make it easier and safer for pedestrians, novice bikers, rollerbladers, etc... With the addition of the Ritz, I see foot traffic increasing significantly, especially when the weather gets better. I think with more walkways, you would see more people walking and exercising in the area, and less car use for short journeys. I see many people walking down that pathway if implemented to get to school, to get to the shops at the Ritz, and to go to places like Einstein's at the Lincoln town center where parking cars is horrible.

In conclusion, I think the new walkway would make things safer, greener, and more exciting for the active person in the immediate vicinity.

Thanks for your time,

[REDACTED]

On Thursday, August 25, 2022 at 03:51:19 PM MST, Jason Harris <jharris@paradisevalleyaz.gov> wrote:

[REDACTED] thank you for letting me know that you did not receive the emails below, my apologies. I also see [REDACTED] was not included either.

Per our conversation, please do me a favor and email me your input on the sidewalk on the east side of Mockingbird so that I may include in the Town Council update for Sept 22. Thanks again,



Jason Harris, MBA, PE, PMP, CPPO
Capital Projects Administrator
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253
480.348.3622 | jharris@paradisevalleyaz.gov

Jason Harris

From: [REDACTED]
Sent: Sunday, August 28, 2022 2:20 PM
To: Jason Harris
Subject: Re: FW: Public Meeting #3 Tonight *Zoom Instructions*
Attachments: image001.png; PublicNotice#3-Mockingbird.pdf; 20220824PubliMtg3_Presentation.pdf; 20220310CouncilPresentation.pdf

External email: use caution with links & attachments

Jason, thank you for sending the emails that I had not received previously. Hopefully, going forward there will be no problems with communication.

As you know, I reside on East Rovey. In regard to the future improvements on East Mockingbird, I am in favor of sidewalk improvements on the west side, and construction of a new sidewalk on the east side of the street.

My family members and frequent out of town guests do a considerable amount of walking/biking/hiking in the area. I personally use a mobility scooter because of limited mobility with my legs and feet. Throughout most of the year, with the number of local walkers/dog walkers/bikers/hikers, etc., pedestrian traffic is quite heavy throughout the day, and well into the early evenings. And when the nice weather arrives and high season occurs, the sidewalk traffic increases greatly.

My number one concern with providing sidewalks is safety to our pedestrians, especially the children. With such close proximity to schools and places of worship, a direct and convenient connection with these areas will offer protection from cars and make it easier to cross the street. As of now, with a sidewalk only on one side, it forces people to either walk/ride in the street or cross the street twice to get back to the side with a sidewalk and back again. Providing a sidewalk on both sides of the street will allow people of all ages and abilities to navigate and help ensure pedestrians are not forced into vehicular traffic because of overflow.

Continuous sidewalks will also encourage more walking by making the area more attractive. The city has done a spectacular job on improvements on other sections of Mockingbird, and I've no doubt the city will beautify all areas of Mockingbird.

I'm also looking forward to sidewalks enhancing the connectivity in our neighborhood. Sidewalks bring people together that might not otherwise meet. Conversation and connecting will make our neighborhood more vibrant!

I believe dual sidewalks will also help the residents to have a greater sense of pride in our neighborhood, and take better care of it. There will be more eyes on the street, which increases surveillance and will help reduce crime in the neighborhood, and make us all feel a little safer.

Sidewalks also increase our property values. A good pedestrian network and walkability has a positive impact on land values, helps with resell, and properties also with sidewalks sell quicker.

And, if I understand correctly, the project is being funded largely through a government grant. With such funding, accessibility sidewalks will help PV residents to perceive how well the needs are being met at such a reduced cost to the city. Hats off to the city for utilizing the available grants to help both unify and beautify our city!

I also believe with the current Ritz development, it's hard to avoid a conclusion that sidewalks will definitely be needed even more in the near future. Pedestrians and vehicular traffic will no doubt increase, so continuous sidewalks will be an investment for PV's maximum safety.

Business will also benefit as residents will be more likely to shop/play locally where there is increased connectivity.

Just as streets are designed and built to be a continuous network, sidewalks should provide its users with a continuous path. In doing so, it creates a safer and easier walk for people of all ages and means of mobility, is more attractive, encourages neighborhood involvement, increases our property values, helps the local business, and is cost effective. It will definitely be a wise investment for the city of PV.

----- Forwarded message -----

From: Jason Harris <JHarris@paradisevalleyaz.gov>

Date: Thu, Aug 25, 2022 at 5:51 PM

Subject: FW: Public Meeting #3 Tonight *Zoom Instructions*

To: [REDACTED]

[REDACTED] thank you for letting me know that you did not receive the emails below, my apologies. I also see [REDACTED] was not included either.

Per our conversation, please do me a favor and email me your input on the sidewalk on the east side of Mockingbird so that I may include in the Town Council update for Sept 22. Thanks again,



Jason Harris, MBA, PE, PMP, CPPO
Capital Projects Administrator
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253
480.348.3622 | jharris@paradisevalleyaz.gov

Traffic Restrictions in Paradise Valley

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Jason Harris

From: [REDACTED]
Sent: Sunday, September 11, 2022 9:54 AM
To: Jason Harris
Subject: Mockingbird reno

External email: use caution with links & attachments

Jason - on behalf of Rancho Valencia community (7 homeowners), the Board of Directors believe sidewalks on both sides of Mockingbird will increase the safety of our neighborhood and the many pedestrians that use Mockingbird for walking/hiking, as well as increase the home values in the area.

Thank you.

[REDACTED]
Pres. HOA Rancho Valencia Pres.

From: [Duncan Miller](#)
To: [Jill Keimach](#); [Lisa Collins](#)
Cc: christine@labeledforpvcouncil.com
Subject: FW: New eComment for Town Council on 2022-12-08 3:00 PM - Amended
Date: Thursday, December 8, 2022 7:21:40 AM

Mayor Bien-Willner and Town Council (bcc),

I am forwarding this public comment regarding the Mockingbird Lane improvement project. This comment will also appear in your iLegislate app for item 22-365.

Thank you,
Duncan

From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, December 7, 2022 9:26 PM
To: Duncan Miller <dmiller@paradisesevalleyaz.gov>
Subject: [BULK] New eComment for Town Council on 2022-12-08 3:00 PM - Amended

External email: use caution with links & attachments

[SpeakUp](#)

New eComment for Town Council on 2022-12-08 3:00 PM - Amended

Cori Hutchison submitted a new eComment.

Meeting: Town Council on 2022-12-08 3:00 PM - Amended

Item: 22-365 Discussion and decision of potential options for Mockingbird Lane improvements from Lincoln Drive to McDonald Drive.

eComment: My family would really benefit from having a sidewalk on the east side of Mockingbird. The biggest benefit would be the safety of my young kids. We also have random cars parking on our property and drainage issues from the water not making it to the wash as it should. Sadly when the sampling of walkers was done we were out of town or else 5 more people would be added to that head count. Also, I know that it was done during the summer which I would challenge as not an accurate representation.

[View and Analyze eComments](#)

This email was sent from <https://granicusideas.com>.

[Unsubscribe](#) from future mailings

Begin forwarded message:

From: peter m [REDACTED]
Subject: Re: Mockingbird East sidewalk issue
Date: December 2, 2022 at 1:55:24 PM MST
To: Council Member Julie Pace <ipace@paradisevalleyaz.gov> athomasson@paradisevalleyaz.gov
Cc: Jennifer Polera <[REDACTED]> Council Member Ellen Andeen
<eandeen@paradisevalleyaz.gov>

External email: use caution with links & attachments

Hi all,

Please see attached photos of my front entrance on the northeast corner of Mockingbird and McDonald. My wife and I spent quite a bit of time and effort professionally landscaping the entrance to our home. Unless I miss understand the sidewalk proposal, most of our landscaping would have to be ripped out to make room for the sidewalk.

The attached photos include a photo looking north on Mockingbird that was taken this past Wednesday, between 8:00 and 10am. Note the absence of any pedestrians. I think it might be a good idea for Jen and Rob to submit photos as well, since their landscaping is a real testament to how great older desert landscaping can be--imparting a sense of the past because the flora is so mature. To lose their amazing front yard landscaping, planted 50 years ago or more, to make room for a sidewalk, would be a real loss of character for the neighborhood.

Best Regards,
Peter Miller
[REDACTED]

Begin forwarded message:

From: "Jen & Rob Polera" [REDACTED]
Subject: Re: Mockingbird East sidewalk issue
Date: December 2, 2022 at 2:37:14 PM MST
To: peter m [REDACTED]
Cc: Council Member Julie Pace <jp pace@paradisevalleyaz.gov>, athomasson@paradisevalleyaz.gov, [REDACTED]
[REDACTED] Council Member Ellen Andeen <eeandeen@paradisevalleyaz.gov>

External email: use caution with links & attachments

Thanks, Peter, and of course all members of Town Council on this mail :).

I am struggling to find the presentation (I can't recall when the meeting was to look up the minutes), but when the town was considering changing the wall ordinance earlier this year (or was it 2021?), a photo of the front of our home was used in the town's presentation of a good example of a view/fence combo. So it seems particularly egregious that the town would also seek to irreparably harm/destroy this same area by removing landscaping and adding an unnecessary sidewalk. As Peter says, it would take many decades to regrow the mature plants. And, based on the numerous comments we get from neighbors and other members of the surrounding community, people enjoy the character of our front facade - it's the type of property that makes Paradise Valley special and not just another cookie cutter planned suburb.

Attaching some photos to show our landscaping (which of course looks better when everything is in bloom!). We will continue to improve the area in front of our wall if and when we have final confirmation that no sidewalk will be built.

I am also attaching a copy of the petition signature from the Parkers who live on the west side of Mockingbird and do not want the sidewalk - Peter, I believe you have the rest of them and it probably makes sense for you to send them all together?

THANK YOU all for your continued engagement. Rob, Owen and I really appreciate it.

Best,
Jen Polera

Council members, please do keep us apprised of the agenda so we are able to attend the meeting at the appropriate time.

On Nov 29, 2022, at 10:07 PM, Jennifer Polera [REDACTED] wrote:

External email: use caution with links & attachments

Hello Council Member Pace and Council Member Andeen (and Peter)!

Thanks so much for reaching out and for all that you have done to gather information and feedback on the Mockingbird Ln project, especially as related to the sidewalk. We really appreciate your investment in learning what the residents want and the problems we are collectively hoping to solve (vehicle speed, bike traffic, and drainage) while not blindly forcing something on the community because of a grant application that appears to have been written based on the incorrect assumption that the neighbors would want the east sidewalk.

Regarding additional signatures, we walk the street every day at least once and carry the petition with us but have not seen Mockingbird neighbors since we last chatted. This is not abnormal :). (What was it, 14 people that walked the sidewalk the entire day the count was done?) That said, I'll call Kelly Parker who lives diagonally from us on the west side and ask if she'd be willing to sign - I'm all but certain she will agree.

Additionally, Council Member Thomasson is stopping by our house tomorrow morning to chat with Rob and I. It sounded like she was interested in gathering feedback from affected constituents as she considers whether she wishes to support the sidewalk. We're looking forward to that conversation.

I will do my very best to be present at the December 8 council meeting, with the complication that I would need to bring our 3-month old son. Rob will be out of state for work, so I'll be on solo parent duty. Do you think that will be okay? If not, I could attend via Zoom, if that is an option.

Aside from gathering signatures, sending them to the folks you mentioned (Peter, I assume you are taking care of this for the signatures you gathered?), and hopefully attending the meeting in person, is there anything else we can do to help you be successful? I would be happy to briefly speak at the meeting, but only if doing so would be helpful.

Thanks again for your continued support. We recognize you do this work as volunteers and Rob and I appreciate your service to the community.

Best,
Jen & Rob Polera

East Side Residents Oppose Second Sidewalk on Mockingbird

We are one of the 12 residents who live on the Eastside of Mockingbird street. We strongly oppose the Town adding a second sidewalk on Mockingbird on the East side. We do not need a second sidewalk and prefer the rural elegance of landscaping and low density. There is already a sidewalk on the west side so our street does not need two sidewalks.

We are concerned that this sidewalk is taking away landscaping and will change the aesthetics of our community. We do not want to look like a subdivision with sidewalks on both sides. The beautiful landscaped corners in our community would change forever if the second sidewalk is installed.

We want safety in our neighborhoods and we do not want to create an attractive nuisance for third parties to use adjacent to our homes.

We respectfully request that the Mayor and Town councilmembers please listen to us as residents and do not approve or install a second sidewalk on the East Side of Mockingbird.

We appreciate the other improvements proposed in the project but please save the cost of the East sidewalk to use for drainage projects or other worthwhile projects elsewhere in the Town.

Thank you for your volunteer service and for listening to us as residents and honoring our wishes. We are completing this petition in October 2022.

Name

Address

Rob Polera

6341 N Mockingbird Lane

Jennifer Polera

6341 N Mockingbird Ln

Peter Miller

6806 E McDonald DR

Linda Strauss-Miller

6806 E McDonald Dr

Alden Stiebel

6826 E Valley Vista Ln.

MARC TOOFAN

6802 E VALLEY VISTA LN.

Natasha Keric

6802 E Valley Vista Ln

IRH1 Sud

6835 E. Solita Ln.

Shlomo Leuchter

6201 N Mockingbird Ln



Action Report

File #: 23-007

AGENDA TITLE:

**Verizon Wireless Conditional Use Permit (CUP) at Camelback Inn Resort & Spa - 5402 E
Lincoln Drive**

STAFF CONTACT:



STAFF REPORT

TO: Chairman and Planning Commission Members

FROM: Lisa Collins, Community Development Director
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: January 17, 2023

DEPARTMENT: Community Development
George Burton, Senior Planner 480-348-3525

AGENDA TITLE:
Verizon Wireless Conditional Use Permit (CUP-22-01) at Camelback Inn & Resort – 5402 E. Lincoln Drive

RECOMMENDATION:

It is recommended that the Planning Commission approve the Conditional Use Permit (CUP-22-01) to allow the addition of personal wireless service facility antennas at the Camelback Inn, subject to the following stipulations:

1. All improvements to shall be substantially compliant with the project narrative and the following plans:
 - a. Project Narrative, Site/Project Name: PHO White-Wing/Project #20161493634, prepared by Pinnacle Consulting Inc.
 - b. Sheet T-1. Project Information, Prepared by Pinnacle Consulting Inc and dated October 24, 2022.
 - c. Sheet LS-1. Boundary Detail, Prepared by RLF Consulting and dated September 14, 2022.
 - d. Sheet LS-2. Topographic Survey, Prepared by RLF Consulting and dated September 14, 2022.
 - e. Sheet Z-1. Setback Plan, Prepared by Pinnacle Consulting Inc and dated October 24, 2022.
 - f. Sheet Z-2. Existing Overall Site Plan, Prepared by Pinnacle Consulting Inc and dated October 24, 2022.
 - g. Sheet Z-3. New Overall Site Plan, Prepared by Pinnacle Consulting Inc and dated October 24, 2022.
 - h. Sheet Z-4. New Enlarged Site Plan, Prepared by Pinnacle Consulting Inc and dated October 24, 2022.

- i. Sheet Z-5. New Enlarged Antenna Plan, Prepared by Pinnacle Consulting Inc and dated October 24, 2022.
 - j. Sheet Z-6. Elevations, Prepared by Pinnacle Consulting Inc and dated October 24, 2022.
 - k. Sheet Z-7. Elevations, Prepared by Pinnacle Consulting Inc and dated October 24, 2022.
 - l. Sheet Z-8. Elevations, Prepared by Pinnacle Consulting Inc and dated October 24, 2022.
 - m. Sheet Z-9. Sight Line Elevation, Prepared by Pinnacle Consulting Inc and dated October 24, 2022.
 - n. Sheet Z-10. Sight Line Elevation, Prepared by Pinnacle Consulting Inc and dated October 24, 2022.
 - o. Sheet Z-11. Sight Line Elevation, Prepared by Pinnacle Consulting Inc and dated October 24, 2022.
2. Radio Frequency Exposure. RF Safety and NIER Analysis Report, Site PHO White Wing D, prepared by Pramira and date December 1, 2022.
 3. The wireless provider shall terminate operation of the proposed wireless service facility should it interfere with any emergency radio frequency.

SUMMARY STATEMENT

Request

Pinnacle Consulting, on behalf of Verizon Wireless, is requesting a Conditional Use Permit to allow the addition of personal wireless service facility antennas at the Camelback Inn. The proposal calls for the placement of seven antennas and nine radio heads on the ballroom building. The improvements will be placed on three areas or “sectors” of the building, will be concealed with textured and painted screens to match the building, and will not increase the height of the building:

- Alpha Sector. Two antennas and two radio heads will be placed at the southeast part of the ballroom building and are setback approximately fifty-nine feet from the nearest/adjoining residence.
- Beta Sector. Two antennas and five radio heads will be placed at the southwest part of the ballroom building and are setback approximately one-hundred and ninety feet from the nearest/adjoining residence.
- Gamma Sector. Three antennas and two radio heads placed at the northwest part of the ballroom building and are setback approximately two-hundred and eighteen feet from the nearest/adjoining residence.

A new equipment platform will also be placed on the southern part of the building and will be screened by the existing parapet.

Planning Commission Discussion

The Planning Commission reviewed the application at the December 20, 2022 work study session. The Commission asked questions regarding the RF Report and the applicant noted that the RF Engineer will attend the public hearing to answer any RF questions. No additional information or proposed changes were requested.

Background

In 1997, the Town Council approved Ordinance 437 which amended the Zoning Ordinance and established location, regulations, and development standards for Personal Wireless Service Facilities (PWSF). Section 1204 of the Town Zoning Ordinance states that a PWSF shall not be located closer than two-hundred-feet from a dwelling unit in existence at the time of the initial approval of the conditional use permit for such PWSF site. However, in accordance with Section 1211.I of the Zoning Ordinance, the applicant is requesting modified setbacks to allow the Alpha and Beta Sector improvements to be placed within the two-hundred-foot limit.

	Proposed Setback	Zoning Ordinance Setback
Alpha Sector	59'	200'
Beta Sector	190'	200'
Gamma Sector	218'	200'

Section 1211.I states that:

Where the Planning Commission finds that strict compliance with the requirements of this Article may result in extraordinary hardship or are needed to ensure the Town's compliance with Federal or state law, the Planning Commission may modify such requirements only upon a showing of noncompliance with applicable law or extraordinary hardship so that substantial justice may be done and the public interest secured. Hardship as used herein shall include, but not be limited to, a finding that special circumstances applicable to the property, including its size, shape, topography, location or surroundings, will deprive such property of privileges enjoyed by other property in the same classification in the same zoning district through the strict application of the zoning ordinance. In granting such modifications, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied and modified.

Based upon the applicant's analysis, placing the Alpha and Beta Sectors within the setback enables them to provide coverage without raising the height of the building and without obstructing views. Since the proposed improvements blend in with the design of the ballroom, do not increase the overall height of the building, and will comply with the FCC radio frequency emission requirements, staff supports the request.

DISCUSSION

Council Resolution 932 (adopted in February 1998, and recently amended by Resolution 2022-23) identifies the Camelback Golf Inn as a potential personal wireless facility site. The proposed Verizon Wireless facility will meet the following standards outlined in Article XII, Personal Wireless Service Facilities:

Site Location and Design:

1. The visual impact of the proposed antennas is minimal since the antennas will be concealed behind new screens. The new screens match the design of the building and will be painted the same color as the ballroom.
2. The related equipment should have no visual impact due to the location and screening by existing parapets.
3. Based on the information provided by the applicant, the antennas and associated equipment will not negatively impact the surrounding neighbors since the proposed improvements will not emit any odor, dust, gas, noise, vibration, smoke, heat or glare.
4. An environmental assessment is required in instances where any of the following exist on the subject site: wilderness area, wildlife preserve, endangered species, historical site, Indian religious site, flood plain, high intensity white lights, or excessive RF exposure. None of the aforementioned exists on the site and thus, no environmental assessment is required pursuant to the National Environmental Policy Act.

Radiofrequency Performance and Interference Standards:

The antenna and associated equipment must meet Federal Communication Commission (FCC) guidelines for radiofrequency (RF) performance. The applicant provided documentation from their RF Engineer stating the site will be compliant with the FCC rules and regulations if mitigation details are implemented (e.g. use of signage and barriers/markers).

Wireless antennas are prohibited in creating localized interference. Wireless antennas use a frequency band that is much different than the frequencies for telephone, radio, and emergency services, making interference unlikely. However, as a safeguard, staff added a stipulation identifying that “the wireless provider shall terminate operation of the proposed wireless service facility should it interfere with any emergency radio frequency.”

Co-Location

Other service providers may utilize different areas of the ballroom and T-Mobile currently has antennas on the building. However, these proposed antennas and radio heads are designed solely for Verizon Wireless and cannot accommodate additional service providers.

Community Impact

The impact to the surrounding properties will be minimal. The proposed improvements will be screened and will be compliant with the FCC standards on RF exposure. Verizon’s proposed locations/sectors at the Camelback Inn will improve coverage for the provider in the area.

Public Comment

Public notification is done in accordance with the public hearing process; in which all property owners located within a 1,500-foot radius of the resort will be notified of the public hearing in accordance with the public hearing process. Staff received several inquiries regarding the scope of the improvements and questions if the new antennas will improve their cell phone coverage.

ATTACHMENTS

- A. Staff Report
- B. Vicinity Map & Aerial
- C. Application
- D. Narrative & Plans
- E. Photo Simulations
- F. RF Safety and NIER Analysis Report
- G. RF Design Analysis
- H. Resolution 932
- I. Notification Materials

- C: - Graham Chapman (Applicant)
 - Case File: CUP 22-01

PERMIT NO. _____

**TOWN OF PARADISE VALLEY
CONDITIONAL USE PERMIT
APPLICATION**

SUBMITTAL DATE: _____

Is this a Hillside lot? Yes _____ No ✓

Property Owner: Camelback Properties Inn, Inc.

Conditional Use Site Address: 5402 East Lincoln Drive, Paradise Valley, AZ 85283

Lot No. & Subdivision Name: Marriott Resort Hotel Condominium Camelback Inn Phase 1 AMD" (Lot # not listed)

Assessor Parcel Number (169 - 28 - 001E) ZONING SUP-R (Special Use Permit – Resort)

Check Type of Conditional Use Permit Requested:

- ☒ Dish Antenna greater than 3' in diameter, Broadcast Tower, Microwave Antenna, Personal Wireless Service Facility, or other similar structure that projects skyward as specified in Section 1003, Tall Structures and Antennas.
- ☐ Private Roadway
- ☐ Municipally-Owned Water Booster Facilities

Description of Conditional Use (attach separate sheet if necessary): Verizon Wireless would like to install and operate a rooftop personal wireless service facility (PWSF) on the ballroom rooftop of the JW Marriott Scottsdale Camelback Inn Resort & Spa in order to increase coverage to the local area.

**I, THE OWNER OR OWNER REPRESENTATIVE, ATTEST THE FOLLOWING
INFORMATION TO BE TRUE AND ACCURATE.**

Applicant Name: Pinnacle Consulting, Inc.

Applicant Address: 1426 North Marvin Street, Suite 101

City Gilbert State AZ Zip 85233

Phone: (480) 664-9588 Contact Name: Graham Chapman, Site Acquisition Specialist

Fax: (480) 664-9850 E-mail Address: graham.chapman@pinnacleco.net



APPLICANT SIGNATURE

Permit Fee \$5,665.00

LETTER OF AUTHORIZATION

Town of Paradise Valley
6401 E Lincoln Dr
Paradise Valley, AZ 85253

I, Marriott Hotel Services Inc., authorize Graham Chapman / Pinnacle Consulting Inc.
(Name of Owner) (Name of Applicant)

to obtain a Conditional Use Permit on my behalf for

a rooftop personal wireless service facility 5402 E Lincoln Dr,
(Type of Conditional Use) at Paradise Valley, AZ 85258
(Site Address)

OWNER

/Carl Sew
(Owner's Signature)

9/8/22
(Date)



Narrative

Site/Project Name: PHO White-Wing / Project #20161493634
Site Address: 5402 East Lincoln Drive, Paradise Valley, AZ 85283
Wireless Carrier: Verizon Wireless
Property Owner: Camelback Properties Inn, Inc.

Scope of Request: Pinnacle Consulting, Inc. would like to submit a Conditional Use Permit Application on behalf of Verizon Wireless to install and operate a personal wireless service facility on the rooftop of the JW Marriott Scottsdale Camelback Inn Resort & Spa. The exact models, quantity, and configuration of the communication equipment is as follows:

1. Add (3) new Ericsson AIR 6449 integrated antennas in position 1 on rooftop (1 per sector)
2. Add (2) new JMA MX16FIT665-03 antennas in position 2 on rooftop (1 per sector for two sectors)
3. Add (2) new JMA MX10FIT465-03 antennas in position 3 on rooftop (2 per sector for 1 sector)
4. Add (3) new Ericsson 4449 RRHs on rooftop (1 per sector)
5. Add (3) new Ericsson 8843 RRHs on rooftop (1 per sector)
6. Add (3) new Ericsson 4408 B48 RRHs on rooftop (1 per sector)
7. Add (3) new RayCap OVP-12 on rooftop (1 per sector)
8. Add (3) new 6x12 Hybriflex on rooftop (1 per sector)
9. Add (3) new RayCap OVP-12 Shelf in shelter (1 per sector).

We are going to add the equipment to be adjacent to existing T-Mobile and AT&T antennas that have already been previously approved, and all our antennas are going to be fully screened to minimize their visual impact.

We are also requesting a setback modification for two sectors; the Alpha Sector, which has a setback of 58'-6" from the nearest dwelling unit, and the Beta Sector, which has a current setback of 188'-9" from the nearest dwelling unit. We are requesting this setback modification because there are special circumstances that make strict compliance with the 200' setback from any dwelling unit impossible. Article X of the Paradise Valley Zoning Ordinance states that height and setback limitations are imposed for the preservation of the Town's natural aesthetics, in particular the preservation of openness and unobstructed views of Mummy Mountain. With Mummy Mountain to the north of the site, we are using the southern-most building of the property to place the antennas to be as far as possible to not obstruct the view, and because building is also tall enough, we would not need to increase the height of the existing building, which would potentially impede the view

Furthermore, the impact of this PWSF on the adjacent residential areas is minimal to none, as the site will *not* increase vehicular / pedestrian traffic as it is not a public attraction, will not emit odor as there are no organic or odor-producing materials used, will not produce dust as there is no ground disturbance, will not generate noise as it will be drawing power from the hotel and will further be silenced on the roof, will not produce glare as all antennas will be fully hidden via



concealment walls, will not produce any smoke as no combustion of any materials is necessary, and will not produce any noticeable vibration to the surrounding community

Graham Chapman

Site Acquisition Specialist

1426 N Marvin St, Suite 101

Gilbert, AZ 85233

O: (480) 664-9588 ext. 255

F: (480) 664-9850

E: graham.chapman@pinnacleco.net



PHO Whitewing

JW Marriott Scottsdale Camelback...

Image Landsat / Copernicus

Google Earth

66



PHO WHITE WING

APN: 169-28-365G
5402 E. LINCOLN DR.
PARADISE VALLEY, AZ 85253
MARICOPA COUNTY

SITE DIRECTIONS

DEPART 126 W GEMINI DR, TEMPE, AZ 85283 ON W GEMINI DR [EAST].
TURN LEFT ONTO S ASH AVE. TURN RIGHT ONTO W GUADALUPE RD.
TURN RIGHT ONTO S KYRENE RD. TURN LEFT ONTO W BASELINE RD.
TAKE THE RAMP ON THE RIGHT FOR US-60 / I-10 WEST AND HEAD
TOWARD GLOBE / PHOENIX. AT EXIT 153A, HEAD RIGHT ON THE RAMP
FOR AZ-143 NORTH TOWARD SKY HARBOR. TURN RIGHT ONTO E
MCDOWELL RD TOWARD MCDOWELL RD E. TURN LEFT ONTO N 48TH ST.
TURN LEFT ONTO E OSBORN RD. TURN RIGHT ONTO N 44TH ST.
CONTINUE ON N TATUM BLVD. TURN RIGHT ONTO E LINCOLN DR. TURN
LEFT ONTO N DESERT FAIRWAYS DR. KEEP STRAIGHT TO GET ONTO
MARRIOT CAMELBACK INN. TURN LEFT TO STAY ON MARRIOT
CAMELBACK INN. ARRIVE AT 5402 E LINCOLN DR.

PROJECT DESCRIPTION

SCOPE OF WORK

- INSTALL (7) PROPOSED PANEL ANTENNAS
- INSTALL (7) PROPOSED ANTENNA MOUNTS
- INSTALL (9) PROPOSED RADIOS
- INSTALL (3) PROPOSED CONCEALMENT WALLS
- INSTALL (3) PROPOSED HYBRIFLEX CABLES
- INSTALL (3) PROPOSED OVP-12
- INSTALL (2) PROPOSED EQUIPMENT CABINETS
- INSTALL PROPOSED 8'-0"x16'-0" EQUIPMENT PLATFORM
- INSTALL PROPOSED CABLE TRAY SYSTEM
- INSTALL PROPOSED ELECTRICAL SERVICE
- INSTALL PROPOSED TELCO SERVICE

CONTACT INFORMATION

VERIZON WIRELESS
126 W. GEMINI DR.
TEMPE, AZ 85283
CONTACT: MICHAEL HOFFMAN
PHONE: [602] 510-0061

PROPERTY OWNER:
CAMELBACK PROPERTIES INN INC.
P.O. BOX 579
LOUISVILLE, TN 37777
CONTACT: CHRIS CONROY
PHONE: [973] 628-9330

SITE ACQUISITION:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE LAMOUREUX
PHONE: [480] 664-9588 ext. 230

ENGINEERING FIRM:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
ENGINEER: KYLE FORTIN, PE
PHONE: [623] 217-4235

PROJECT DATA

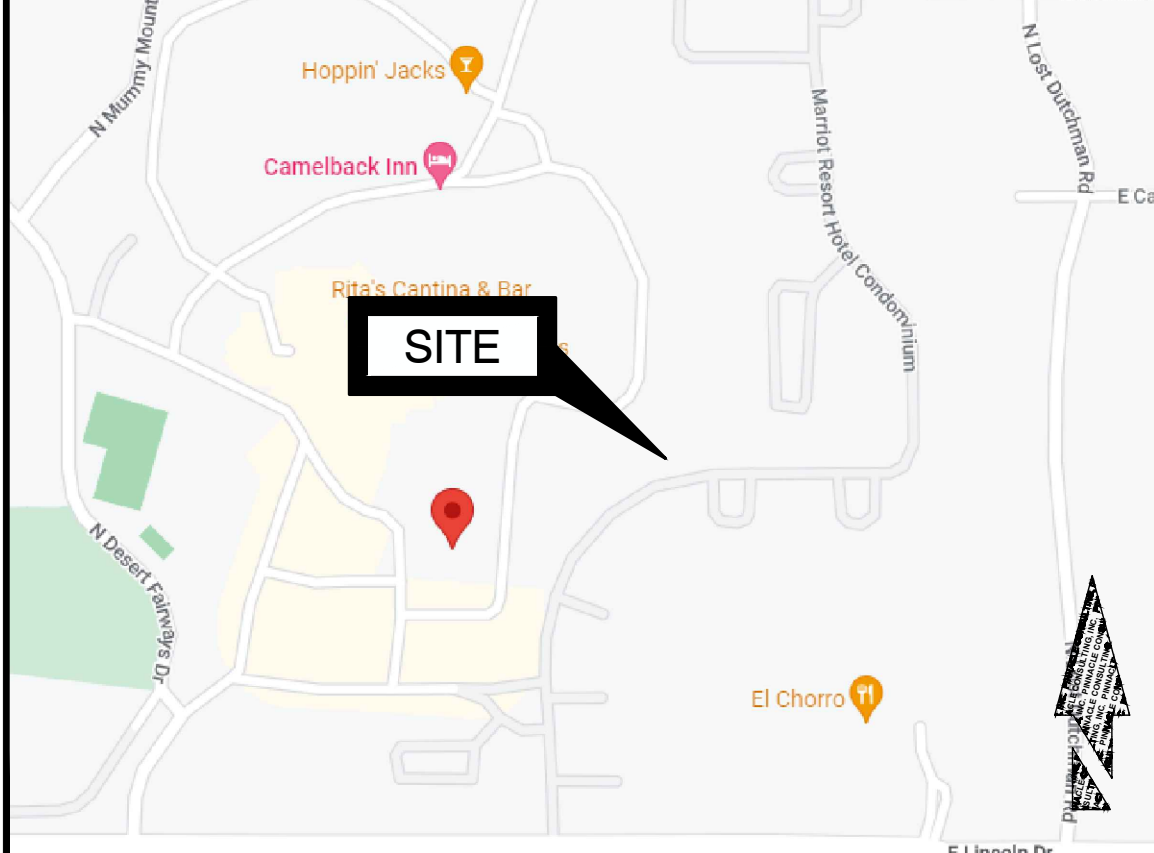
ZONING: SUP-R
PARCEL #: 169-28-365G, 169-28-365G, 169-28-001E
USE: UNMANNED COMMUNICATIONS
NEW LEASE AREA: 180 SQ. FT
JURISDICTION: TOWN OF PARADISE VALLEY
GOVERNING CODES: 2018 IBC, 2018 IFC, 2018 IMC,
2017 NEC

ALL BUILDING CODES LISTED ABOVE
SHALL INCLUDE AMENDMENTS BY THE
GOVERNING JURISDICTION

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.
7. THIS PROJECT INCLUDES C-BAND INSTALLATION.

VICINITY MAP



SHEET INDEX

T-1	PROJECT INFORMATION
LS-1	BOUNDARY DETAIL
LS-2	TOPOGRAPHIC SURVEY
Z-1	SETBACK PLAN
Z-2	EXISTING OVERALL SITE PLAN
Z-3	NEW OVERALL SITE PLAN
Z-4	NEW ENLARGED SITE PLAN
Z-5	NEW ENLARGED ANTENNA PLAN
Z-6	ELEVATIONS
Z-7	ELEVATIONS
Z-8	ELEVATIONS
Z-9	SIGHT LINE ELEVATION
Z-10	SIGHT LINE ELEVATION
Z-11	SIGHT LINE ELEVATION

APPROVALS

[RF]: _____ DATE: _____
[CONST.]: _____ DATE: _____
[RE]: _____ DATE: _____
LANDLORD: _____ DATE: _____

PREPARED FOR:

verizon

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO: PHO WHITE WING

DRAWN BY: M.G.

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	08/05/22	90% ZONING	M.G.
0	09/08/22	FINAL ZONING	M.G.
1	09/26/22	FINAL ZONING	M.G.
2	10/24/22	TOWN COMMENTS	CDA

FINAL
FOR ZONING
ONLY

PHO WHITE WING

5402 E. LINCOLN DR.
PARADISE VALLEY, AZ 85253
MARICOPA COUNTY

SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER

T-1

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO., ORDER NO.: 36925021 EFFECTIVE DATE: 08/04/2022.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SCHEDULE B EXCEPTIONS

- 18) MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 356, PAGE 14.
- 39) EASEMENT IN FAVOR OF MARIOTT HOTELS, INC., A DELAWARE CORPORATION SET FORTH IN INSTRUMENT RECORDED ON MARCH 26, 1975 IN DEED BOOK 11088, PAGE 563.

ITEMS 1-17, AND 19-38, AND 40-49 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

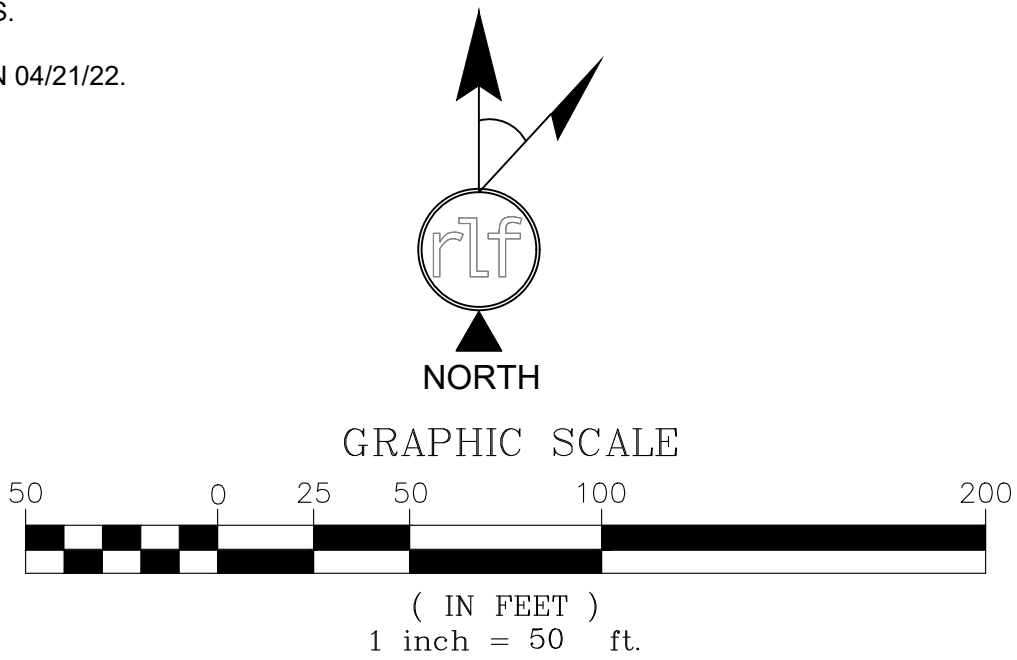
PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 04/21/22.

FLOOD ZONE DESIGNATION

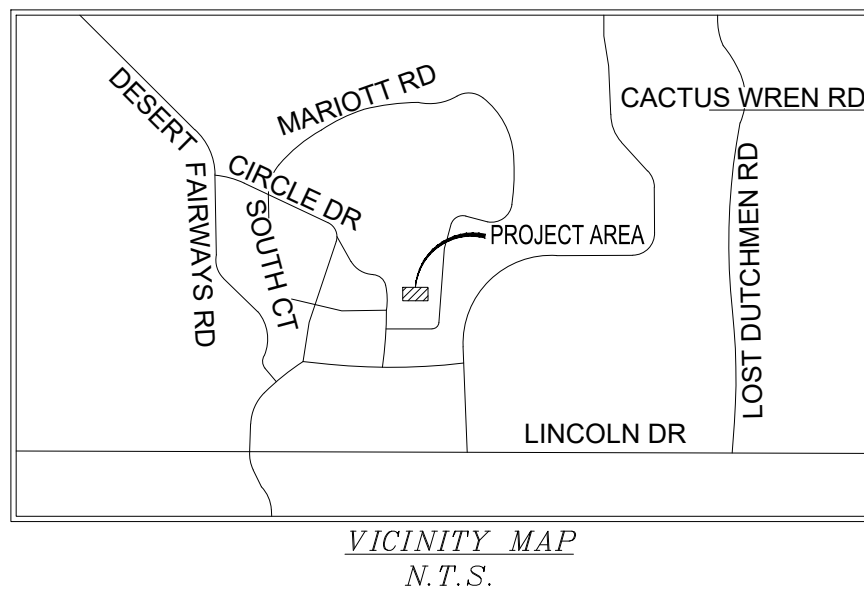
THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C1765L DATED 10/16/2013.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.



LEGEND

- AIR CONDITIONING UNIT
- VENT PIPE
- ROOF DRAIN
- MICROWAVE
- ANTENNA
- DECIDUOUS TREE
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- EASEMENT LINE



LESSOR'S LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 8; THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS EAST 658.26 FEET ALONG THE MID-SECTION LINE OF SAID SECTION 8; THENCE NORTH 46 DEGREES 04 MINUTES 10 SECONDS EAST 1141.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 190.80 FEET; THENCE WEST 140.45 FEET; THENCE SOUTH 42 DEGREES 16 MINUTES 25 SECONDS WEST 122.71 FEET; THENCE NORTH 32 DEGREES 50 MINUTES 57 SECONDS WEST 151.17 FEET; THENCE NORTH 34 DEGREES 39 MINUTES 05 SECONDS EAST 82.66 FEET; THENCE NORTH 70.00 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 53 SECONDS WEST 132.03 FEET; THENCE NORTH 58.00 FEET; THENCE WEST 10.00 FEET; THENCE NORTH 100.00 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 33 SECONDS EAST 76.03 FEET; THENCE SOUTH 02 DEGREES 17 MINUTES 26 SECONDS WEST 25.32 FEET; THENCE EAST 148.00 FEET; THENCE SOUTH 0 DEGREES 45 MINUTES 50 SECONDS WEST 75.01 FEET; THENCE EAST 48.00 FEET; THENCE SOUTH 47 DEGREES 29 MINUTES 23 SECONDS EAST 81.39 FEET; THENCE EAST 185.00 FEET; THENCE SOUTH 85.00 FEET; THENCE SOUTH 71 DEGREES 33 MINUTES 54 SECONDS EAST 94.87 FEET; THENCE SOUTH 16 DEGREES 23 MINUTES 22 SECONDS WEST 265.80 FEET; THENCE WEST 130.00 FEET TO THE TRUE POINT OF BEGINNING;

THE SAME BEING THE PROPERTY DESCRIBED AS PARCEL C AS DEPICTED ON THE MAP RECORDED IN DOCKET 9501, PAGES 450 AND 451, MARICOPA COUNTY RECORDS. AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CAMELBACK PROPERTIES INN, INC., A DELAWARE CORPORATION FROM MARIOTT CORPORATION, A DELAWARE CORPORATION BY WARRANTY DEED DATED MAY 24, 1976 AND RECORDED MAY 26, 1976 IN DEED BOOK 11691, PAGE 444.
TAX PARCEL NO. 169-28-001E

PARCEL 2:
THAT PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°52'19" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 658.41 FEET TO THE EAST RIGHT-OF-WAY LINE OF DESERT FAIRWAYS DRIVE AS SHOWN ON THE PLAT OF "PARADISE HILLS", A SUBDIVISION AS RECORDED IN BOOK 57 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE THROUGH THE FOLLOWING SEVERAL COURSES: THENCE NORTH 28°05'26" EAST, A DISTANCE OF 478.67 FEET; THENCE NORTHERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 73°01'15" AND A RADIUS OF 201.77 FEET, A DISTANCE OF 257.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°55'49" WEST, A DISTANCE OF 268.34 FEET; THENCE NORTH 00°03'22" EAST, A DISTANCE OF 373.89 FEET; THENCE NORTHERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 33°59'11" AND A RADIUS OF 377.76 FEET, A DISTANCE OF 224.08 FEET TO THE SOUTHERLY CORNER OF LOT 1 OF "PARADISE VALLEY ESTATES" A SUBDIVISION AS RECORDED IN BOOK 61 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT HAVING A RADIAL BEARING OF NORTH 55°57'27" EAST; THENCE LEAVING THE AFORESAID EAST RIGHT-OF-WAY LINE OF DESERT FAIRWAYS DRIVE AND ALONG THE EASTERLY LINE OF SAID "PARADISE VALLEY ESTATES" THROUGH THE FOLLOWING SEVERAL COURSES: THENCE NORTH 77°10'25" EAST, A DISTANCE OF 192.03 FEET; THENCE NORTH 08°13'00" EAST, A DISTANCE OF 515.74 FEET; THENCE NORTH 12°40'35" EAST, A DISTANCE OF 153.77 FEET; THENCE NORTH 75°37'48" EAST, A DISTANCE OF 599.37 FEET; THENCE LEAVING THE AFORESAID EASTERLY LINE OF "PARADISE VALLEY ESTATES" SOUTH 72°31'46" EAST, A DISTANCE OF 51.69 FEET; THENCE SOUTH 16°55'50" EAST, A DISTANCE OF 99.81 FEET; THENCE SOUTH 61°55'50" EAST, A DISTANCE OF 109.97 FEET; THENCE NORTH 73°04'10" EAST, A DISTANCE OF 116.82 FEET; THENCE NORTH 20°46'41" EAST, A DISTANCE OF 288.42 FEET; THENCE SOUTH 77°37'20" EAST, A DISTANCE OF 73.69 FEET; THENCE SOUTH 16°25'19" EAST, A DISTANCE OF 47.70 FEET; THENCE SOUTH 89°53'59" EAST, A DISTANCE OF 45.26 FEET; THENCE SOUTH 0°06'01" EAST, A DISTANCE OF 137.43 FEET TO A POINT ON THE NORTH LINE OF "COLONIA MIRAMONTE UNIT THREE" A SUBDIVISION AS RECORDED IN BOOK 113 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID "COLONIA MIRAMONTE UNIT THREE" THROUGH THE FOLLOWING SEVERAL COURSES: THENCE NORTH 89°56'17" WEST, A DISTANCE OF 58.00 FEET TO THE NORTHWEST CORNER OF SAID "COLONIA MIRAMONTE UNIT THREE"; THENCE SOUTH 00°04'57" EAST, A DISTANCE OF 471.45 FEET; THENCE SOUTH 76°21'18" EAST, A DISTANCE OF 247.07 FEET; THENCE SOUTH 00°02'50" EAST, A DISTANCE OF 682.60 FEET TO THE MOST NORTHWESTERLY CORNER OF "COLONIA MIRAMONTE UNIT TWO" A SUBDIVISION AS RECORDED IN BOOK 110 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE LEAVING THE AFORESAID WESTERLY LINE OF "COLONIA MIRAMONTE UNIT THREE" AND ALONG THE NORTHERLY LINE OF SAID "COLONIA MIRAMONTE UNIT TWO" SOUTH 00°04'57" EAST, A DISTANCE OF 9.08 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°53'14" WEST, A DISTANCE OF 163.00 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 33°51'10" AND A RADIUS OF 345.00 FEET, A DISTANCE OF 203.84 FEET TO THE MOST NORTHERLY CORNER OF "COLONIA MIRAMONTE" A SUBDIVISION AS RECORDED IN BOOK 108 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF SAID "COLONIA MIRAMONTE" AND SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 56°17'58" AND A RADIUS OF 345.00 FEET, A DISTANCE OF 339.00 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 00°02'22" EAST, A DISTANCE OF 258.52 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 89°54'14" WEST, A DISTANCE OF 385.16 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 00°02'10" EAST, A DISTANCE OF 404.70 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID NORTHEAST QUARTER OF SECTION 8; THENCE NORTH 89°52'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 621.914 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE SOUTH 55.00 FEET THEREOF;

AND EXCEPT THAT PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°50'45" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 658.72; THENCE NORTH 50°30'22" EAST, A DISTANCE OF 1005.26 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°00'45" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 89°59'15" EAST, A DISTANCE OF 46.13 FEET; THENCE NORTH 00°00'45" EAST, A DISTANCE OF 142.91 FEET; THENCE NORTH 89°59'15" WEST, A DISTANCE OF 140.45 FEET; THENCE SOUTH 42°17'10" WEST, A DISTANCE OF 122.71 FEET; THENCE NORTH 32°50'12" WEST, A DISTANCE OF 151.17 FEET; THENCE NORTH 34°39'50" EAST, A DISTANCE OF 82.66 FEET; THENCE NORTH 00°00'45" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 88°41'08" WEST, A DISTANCE OF 132.03 FEET; THENCE NORTH 00°00'45" EAST, A DISTANCE OF 59.00 FEET; THENCE NORTH 89°59'15" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°00'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°59'15" EAST, A DISTANCE OF 76.03 FEET; THENCE SOUTH 02°18'11" WEST, A DISTANCE OF 26.02 FEET; THENCE SOUTH 89°59'15" EAST, A DISTANCE OF 148.00 FEET; THENCE SOUTH 00°46'35" WEST, A DISTANCE OF 75.01 FEET; THENCE SOUTH 89°59'15" EAST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 47°28'38" EAST, A DISTANCE OF 81.39 FEET; THENCE NORTH 78°08'56" EAST, A DISTANCE OF 140.15 FEET; THENCE NORTH 89°57'27" EAST, A DISTANCE OF 86.00 FEET; THENCE SOUTH 19°48'02" EAST, A DISTANCE OF 152.95 FEET; THENCE SOUTH 07°54'40" WEST, A DISTANCE OF 410.00 FEET; THENCE NORTH 89°59'15" WEST, A DISTANCE OF 194.76 FEET TO THE TRUE POINT OF BEGINNING.

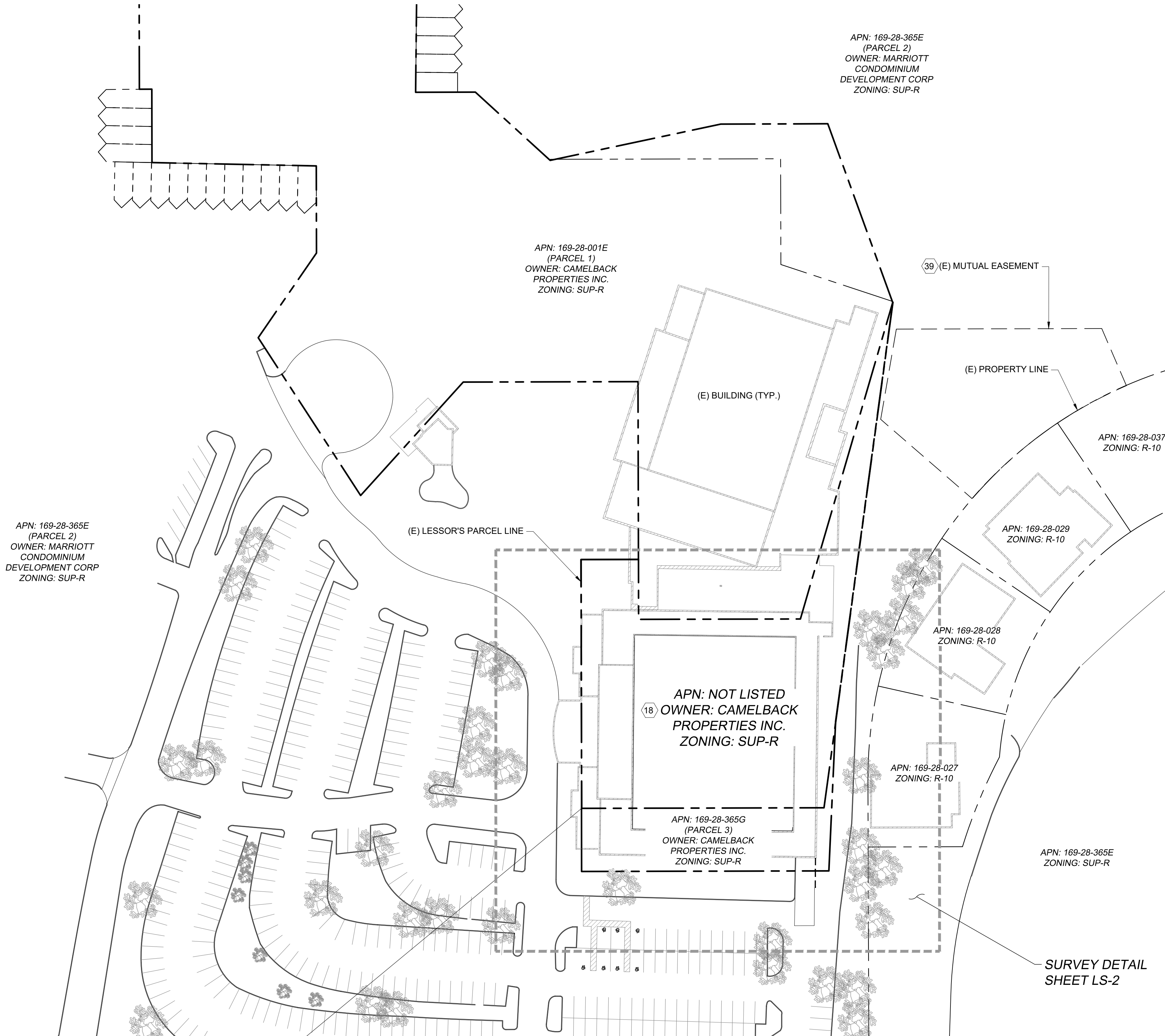
AND EXCEPT THAT PORTION CONVEYED BY DEED IN RECORDING NO. 91-180627, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 8; THENCE SOUTH 89°50'45" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 658.72 FEET; THENCE NORTH 50°30'22" EAST, A DISTANCE OF 1005.26 FEET TO THE SOUTHWEST CORNER OF PARCEL A, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°59'15" EAST, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 194.76 FEET; THENCE NORTH 07°54'40" EAST, A DISTANCE OF 70.19 FEET; THENCE SOUTH 02°44'46" WEST, A DISTANCE OF 120.26 FEET; THENCE NORTH 89°59'15" WEST, A DISTANCE OF 198.67 FEET; THENCE NORTH 00°00'45" EAST, A DISTANCE OF 50.60 FEET TO THE TRUE POINT OF BEGINNING. AND EXCEPT ALL CONDOMINIUM UNITS FOR MARIOTT RESORT HOTEL CONDOMINIUM-CAMELBACK INN, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 9339, PAGE 268; AMENDED DECLARATION RECORDED IN DOCKET 9501, PAGE 490, AND MAP RECORDED IN BOOK 155 OF MAPS, PAGE 45; FIRST AMENDMENT RECORDED IN DOCKET 9881, PAGE 50, AND MAPS RECORDED IN BOOK 157 OF MAPS, PAGE 31 AND BOOK 175 OF MAPS, PAGE 38; SECOND AMENDMENT RECORDED IN DOCKET 10866, PAGE 497; THIRD AMENDMENT RECORDED IN DOCKET 10998, PAGE 768; REVISED THIRD AMENDMENT RECORDED IN DOCKET 11016, PAGE 686; FOURTH AMENDMENT RECORDED IN DOCKET 11216, PAGE 1249; REVISED FOURTH AMENDMENT RECORDED IN DOCKET 11257, PAGE 880, AND MAP RECORDED IN BOOK 179 OF MAPS, PAGE 21, FIFTH AMENDMENT RECORDED IN DOCKET 11374, PAGE 830, AND RE-RECORDED IN DOCKET 11392, PAGE 555; REVISED FIFTH AMENDMENT RECORDED IN DOCKET 11429, PAGE 1148, AND MAP RECORDED IN BOOK 180 OF MAPS, PAGE 50; RE-REVISED FOURTH AMENDMENT RECORDED IN DOCKET 11459, PAGE 902, AND MAP RECORDED IN BOOK 181 OF MAPS, PAGE 50; SIXTH AMENDMENT RECORDED IN DOCKET 11462, PAGE 479; SEVENTH AMENDMENT RECORDED IN DOCKET 11614, PAGE 665, AND MAP RECORDED IN BOOK 183 OF MAPS, PAGE 19, EIGHTH AMENDMENT RECORDED IN DOCKET 11691, PAGE 425; NINTH AMENDMENT RECORDED IN DOCKET 11930, PAGE 1261; TENTH AMENDMENT RECORDED IN DOCKET 12076, PAGE 488; AND ELEVENTH AMENDMENT RECORDED IN DOCKET 13092, PAGE 746, IN RECORDING NO. 92-0390756, IN RECORDING NO. 94-0357812, IN RECORDING NO. 97-0732102 AND IN RECORDING NO. 98-1112626 AND IN RECORDING NO. 2001-0977538 AND THEREAFTER IN RECORDING NO. 2002-1410501, RECORDS OF MARICOPA COUNTY, ARIZONA.
TAX PARCEL NO. 169-28-365E

PARCEL 3:
A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 8, THENCE S. 89° 50' 45" E. ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 658.72 FEET; THENCE N. 50° 30' 22" E. A DISTANCE OF 1005.26 FEET TO THE SOUTHWEST CORNER OF PARCEL A, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S. 89° 59' 15" E. ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 194.76 FEET; THENCE N. 07° 54' 40" E. A DISTANCE OF 70.19 FEET; THENCE S. 02° 44' 46" W. A DISTANCE OF 120.26 FEET; THENCE N. 89° 59' 15" W., A DISTANCE OF 198.67 FEET; THENCE N. 00° 00' 45" E., A DISTANCE OF 50.60 FEET TO THE TRUE POINT OF BEGINNING.



verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
1	09/14/22	TITLE REVIEW
0	05/16/22	PRELIMINARY



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PROJECT No.
100081197

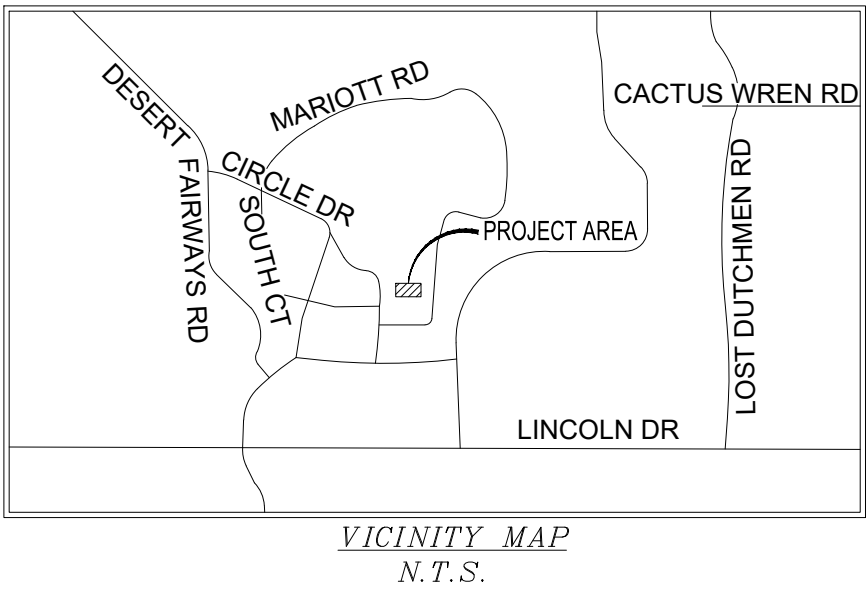
SITE NAME:
PHO WHITE WING

SITE ADDRESS:
**5402 E LINCOLN DR
PARADISE VALLEY, AZ 85253**

SHEET TITLE:
BOUNDARY DETAIL

SHEET NO.
LS-1

REVISION:
1



verizon[✓]
126 W. GEMINI DR.
TEMPE, AZ 85283

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

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DRAWN BY:	GAC
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REVISIONS

NO.	DATE	DESCRIPTION
1	09/14/22	TITLE REVIEW
0	05/16/22	PRELIMINARY



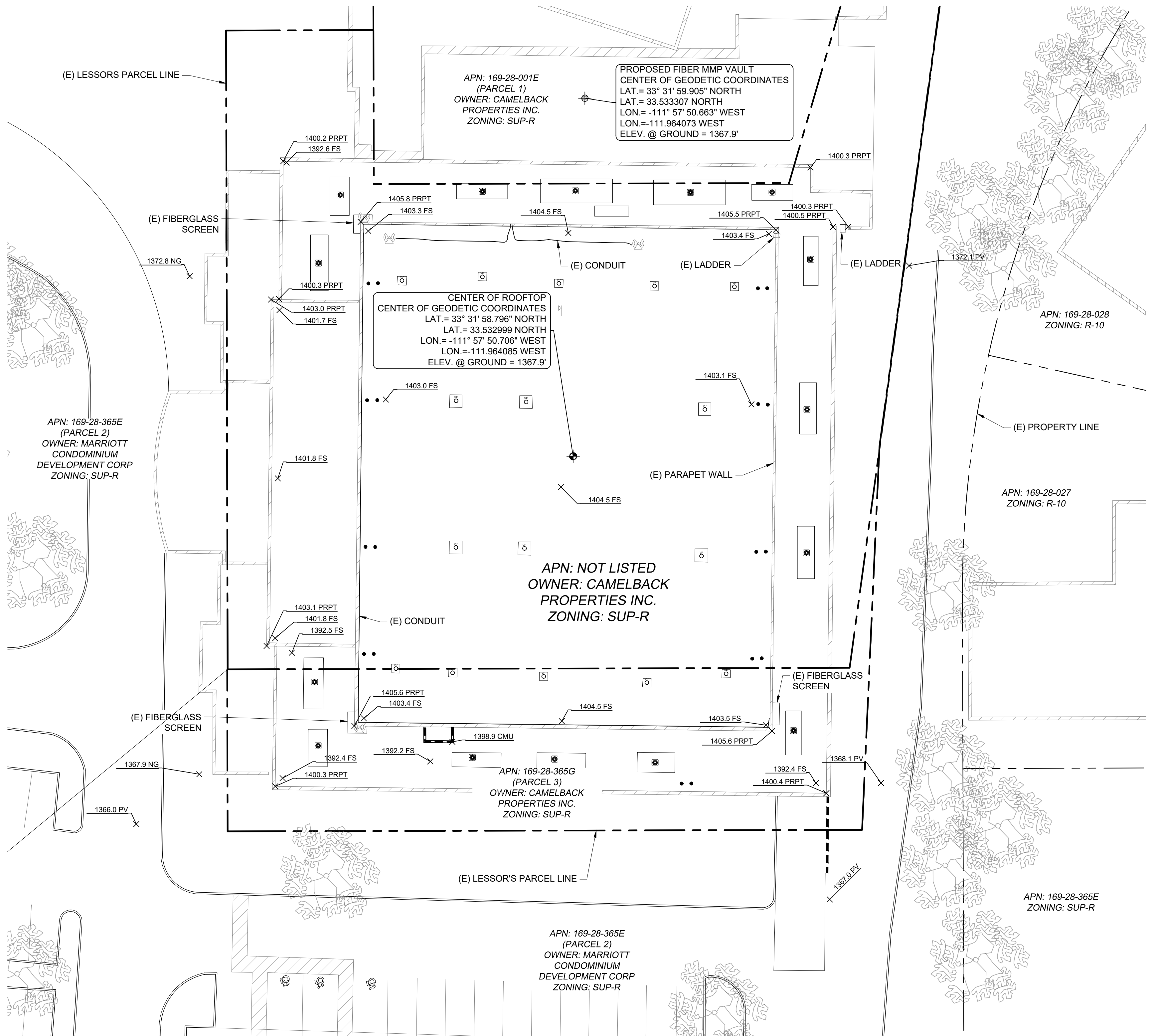
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PROJECT No.
100081197
SITE NAME:
PHO WHITE WING

SITE ADDRESS:
5402 E LINCOLN DR
PARADISE VALLEY, AZ 85253

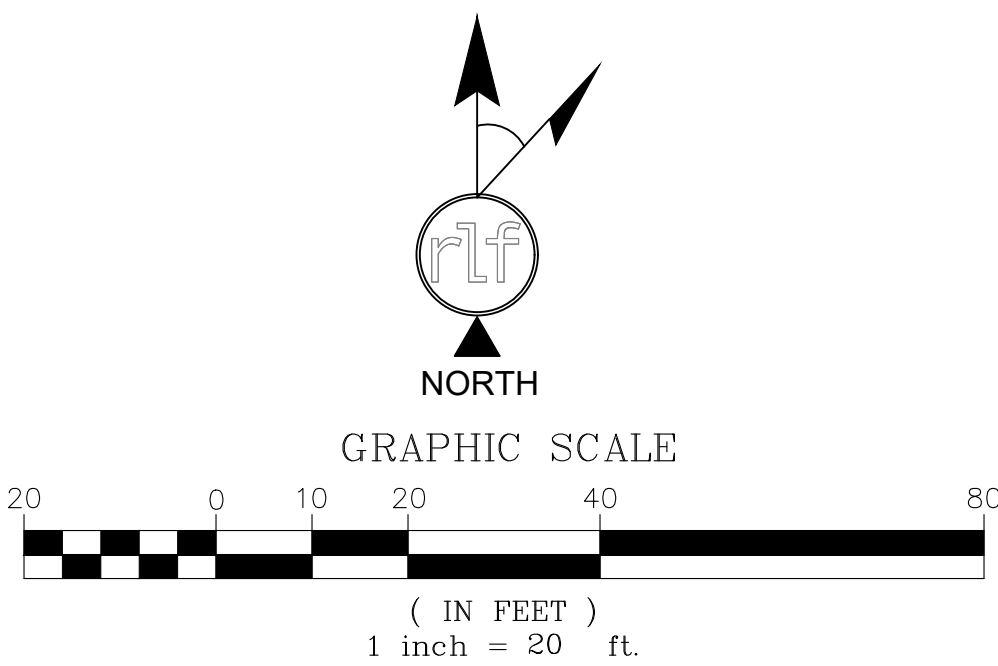
SHEET TITLE:
TOPOGRAPHIC SURVEY

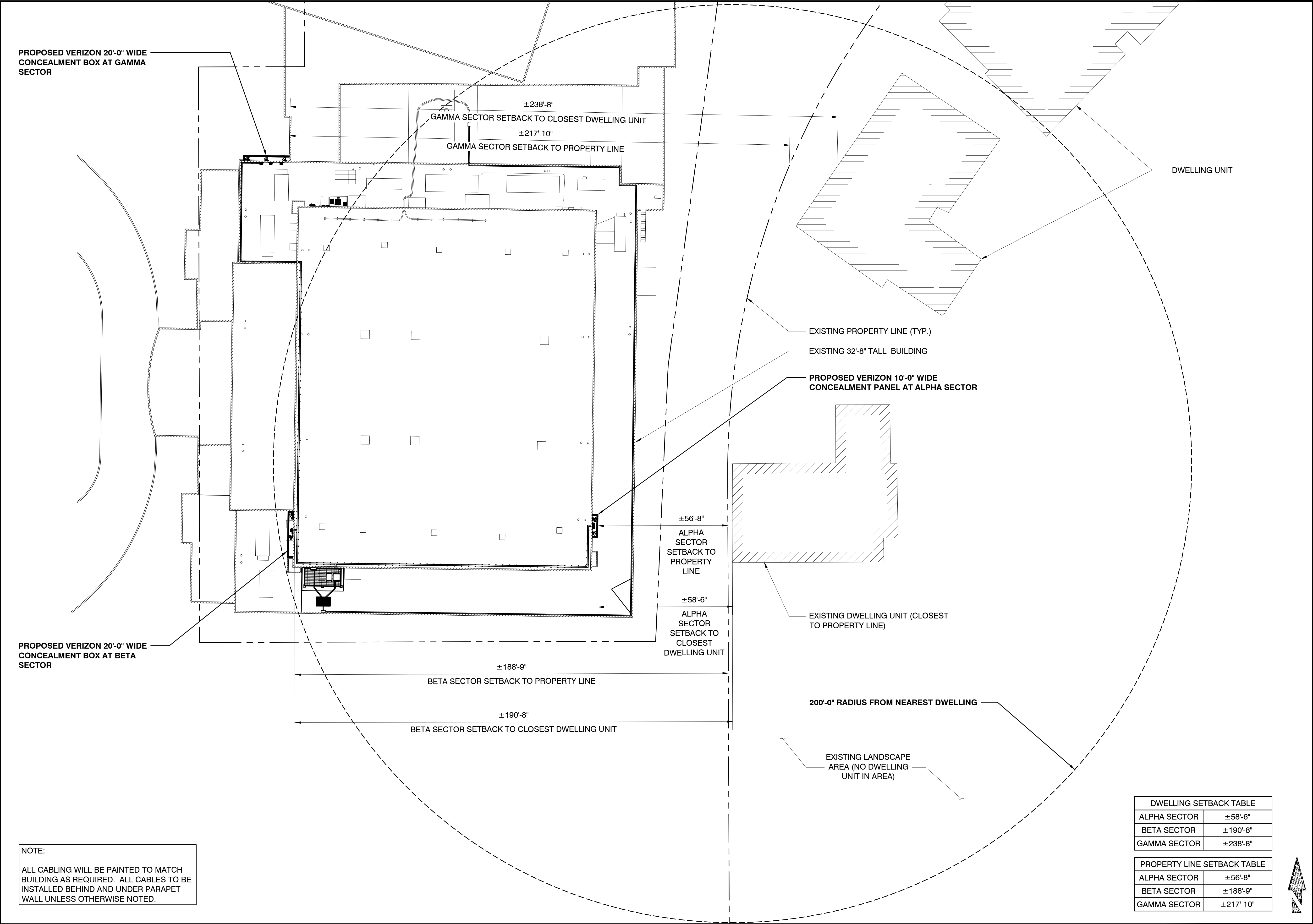
SHEET NO.
LS-2
REVISION:
1



LEGEND

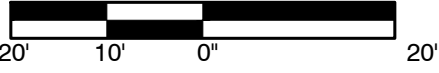
- AIR CONDITIONING UNIT
- VENT PIPE
- ROOF DRAIN
- MICROWAVE
- ANTENNA
- DECIDUOUS TREE
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- EASEMENT LINE





SETBACK PLAN

24"x36" SCALE: 201' = 1"
11"x17" SCALE: 1' = 40'



DWELLING SETBACK TABLE	
ALPHA SECTOR	±58'-6"
BETA SECTOR	±190'-8"
GAMMA SECTOR	±238'-8"

PROPERTY LINE SETBACK TABLE	
ALPHA SECTOR	±56'-8"
BETA SECTOR	±188'-9"
GAMMA SECTOR	±217'-10"

PREPARED FOR:

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO:	PHO WHITE WING
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	08/05/22	90% ZONING	M.G.
0	09/08/22	FINAL ZONING	M.G.
1	09/26/22	FINAL ZONING	M.G.
2	10/24/22	TOWN COMMENTS	CDA

FINAL
FOR ZONING
ONLY

PHO WHITE WING

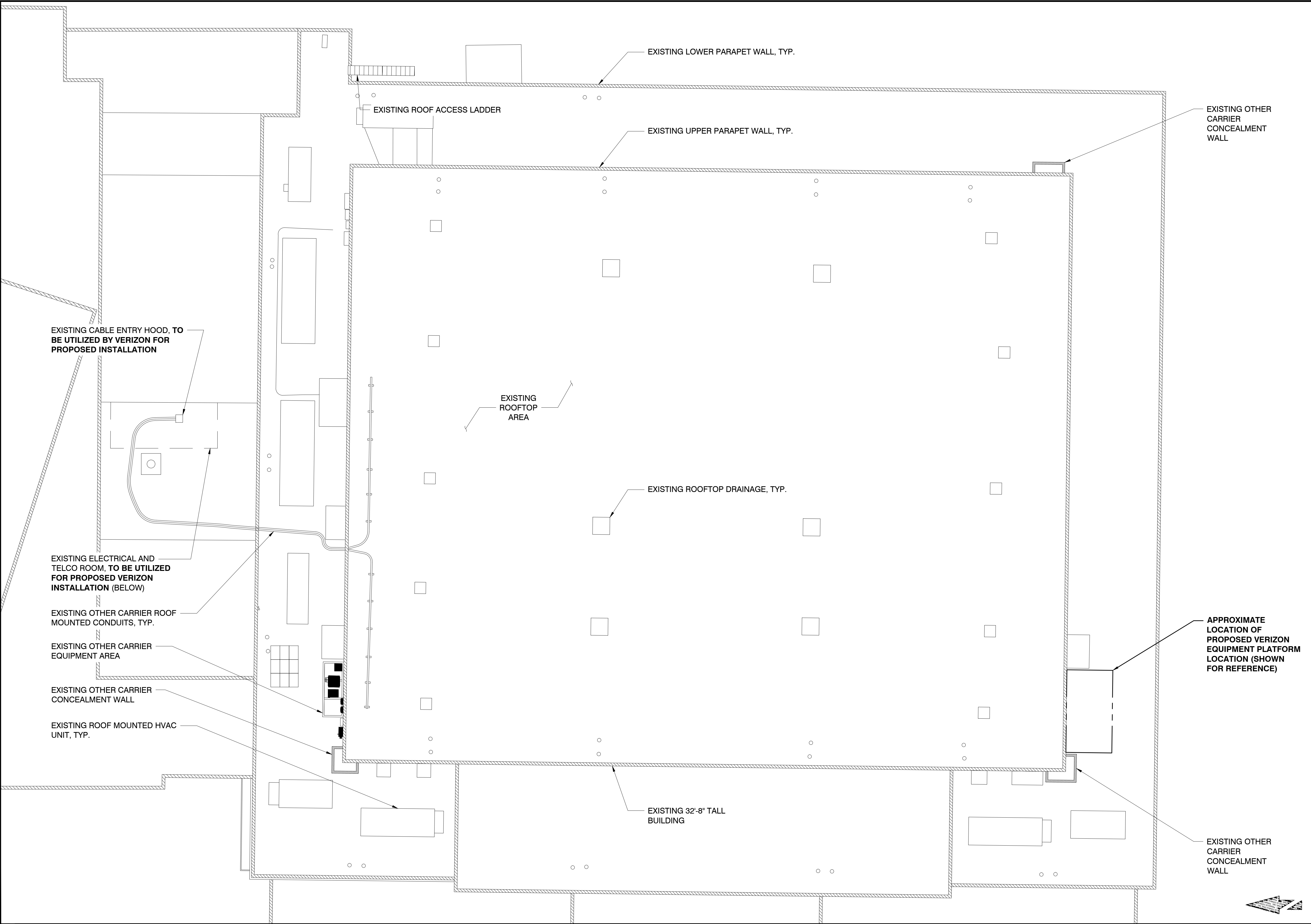
5402 E. LINCOLN DR.
PARADISE VALLEY, AZ 85253
MARICOPA COUNTY

SHEET TITLE

SETBACK PLAN

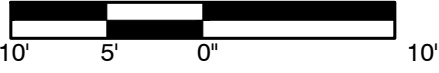
SHEET NUMBER

Z-1



EXISTING SITE PLAN

24"x36" SCALE: 1" = 10'
11"x17" SCALE: 1" = 20'



1

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verizon

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PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO:	PHO WHITE WING
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	08/05/22	90% ZONING	M.G.
0	09/08/22	FINAL ZONING	M.G.
1	09/26/22	FINAL ZONING	M.G.
2	10/24/22	TOWN COMMENTS	CDA

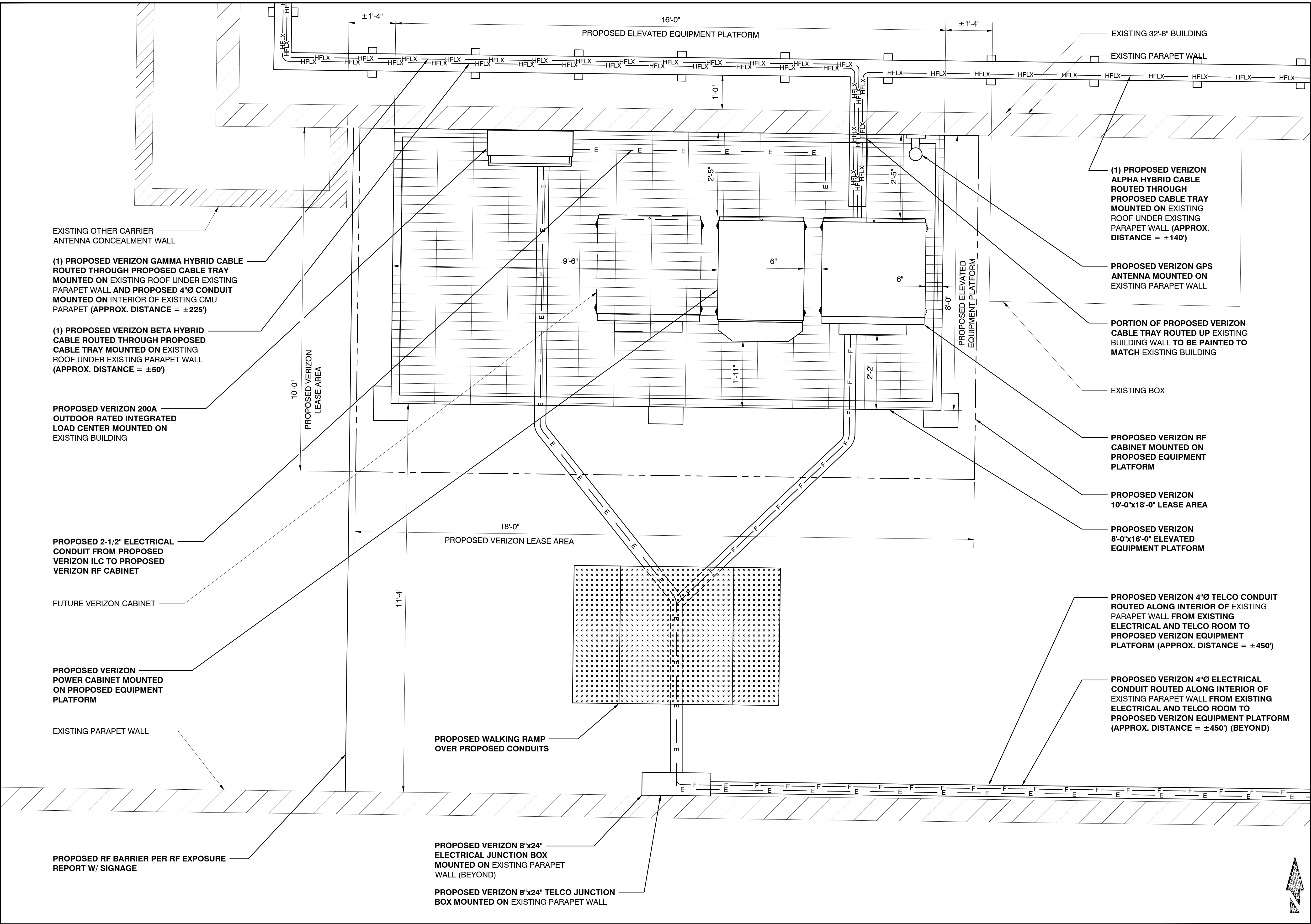
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PHO WHITE WING

5402 E. LINCOLN DR.
PARADISE VALLEY, AZ 85253
MARICOPA COUNTY

SHEET TITLE
**EXISTING OVERALL SITE
PLAN**

SHEET NUMBER
Z-2



NEW ENLARGED SITE PLAN

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

3

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FAX: (480) 777-4391

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PINNACLE
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1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO:	PHO WHITE WING
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	08/05/22	90% ZONING	M.G.
0	09/08/22	FINAL ZONING	M.G.
1	09/26/22	FINAL ZONING	M.G.
2	10/24/22	TOWN COMMENTS	CDA

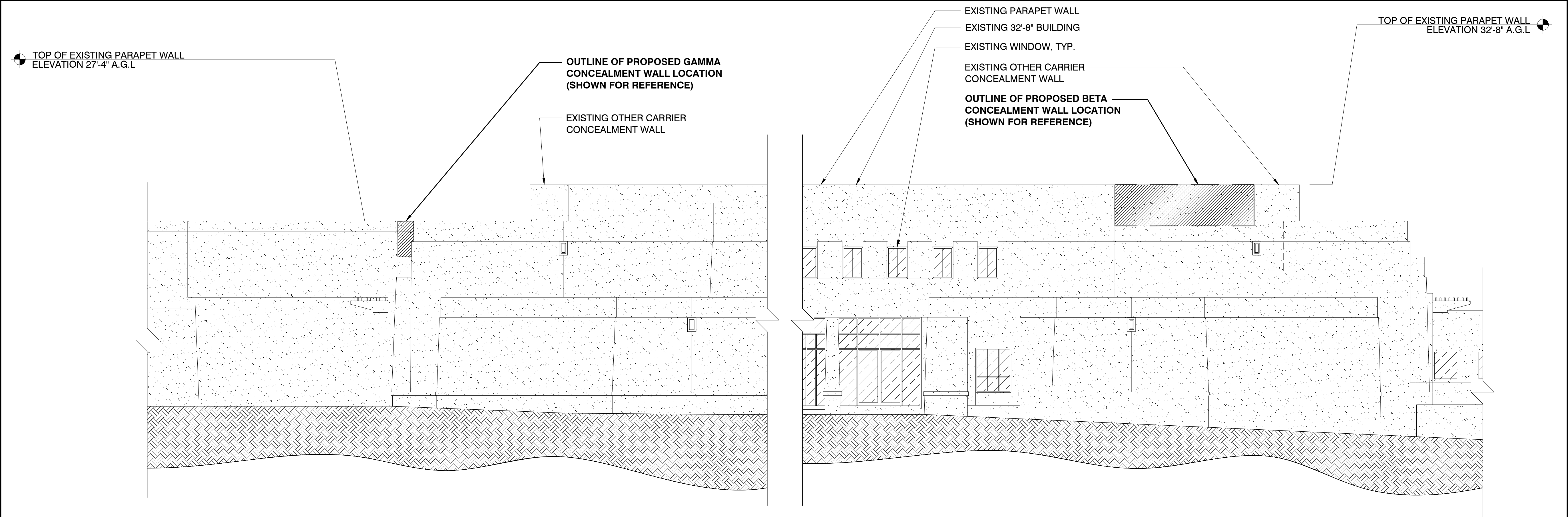
**FINAL
FOR ZONING
ONLY**

PHO WHITE WING

5402 E. LINCOLN DR.
PARADISE VALLEY, AZ 85253
MARICOPA COUNTY

SHEET TITLE
**NEW ENLARGED SITE
PLAN**

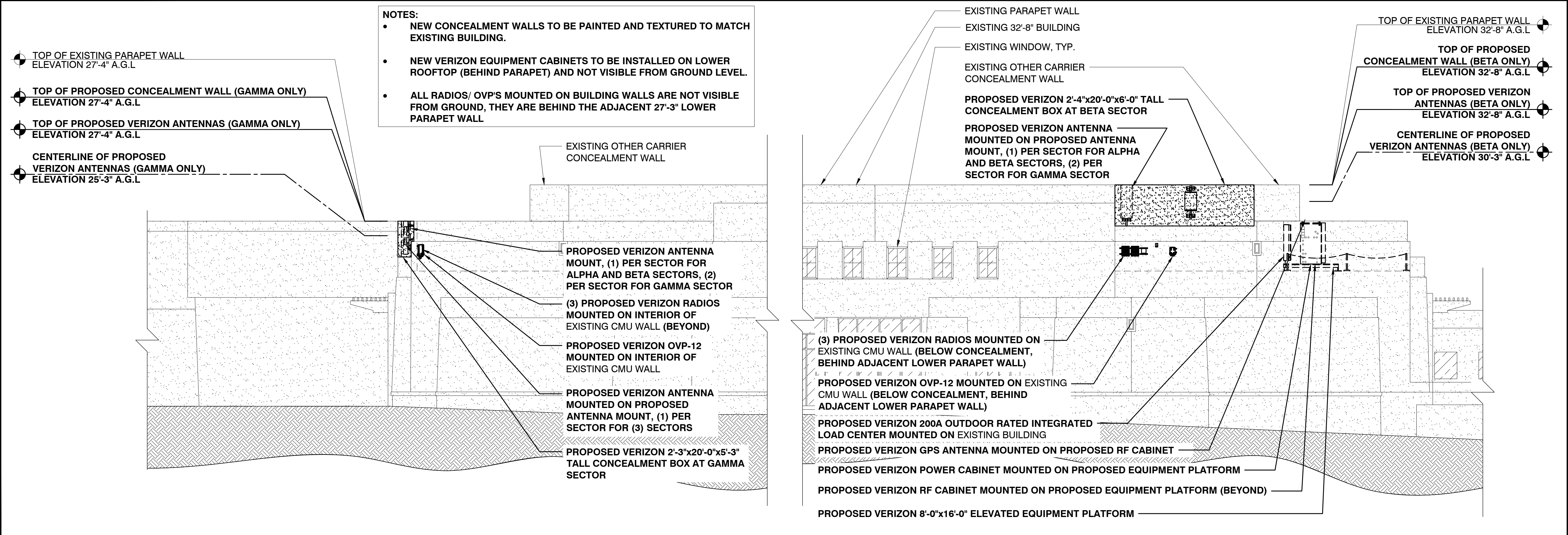
SHEET NUMBER
Z-4



EXISTING WEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

1



NEW WEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

2

PREPARED FOR:

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PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO: PHO WHITE WING

DRAWN BY: M.G.

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	08/05/22	90% ZONING	M.G.
0	09/08/22	FINAL ZONING	M.G.
1	09/26/22	FINAL ZONING	M.G.
2	10/24/22	TOWN COMMENTS	CDA

**FINAL
FOR ZONING
ONLY**

PHO WHITE WING

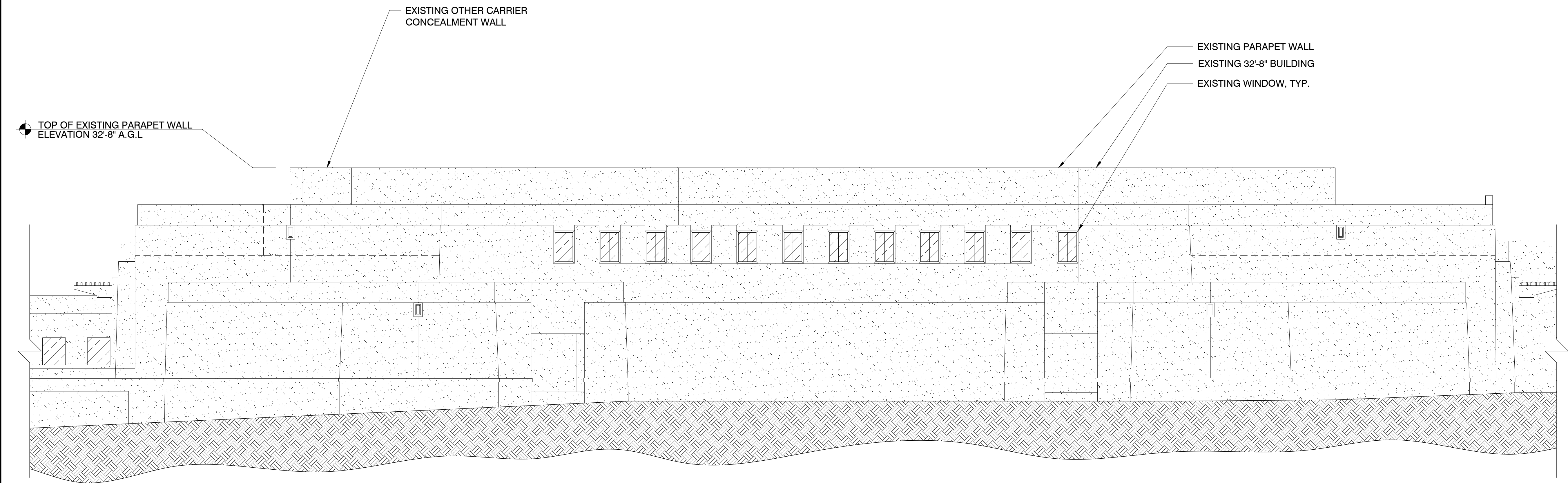
5402 E. LINCOLN DR.
PARADISE VALLEY, AZ 85253
MARICOPA COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

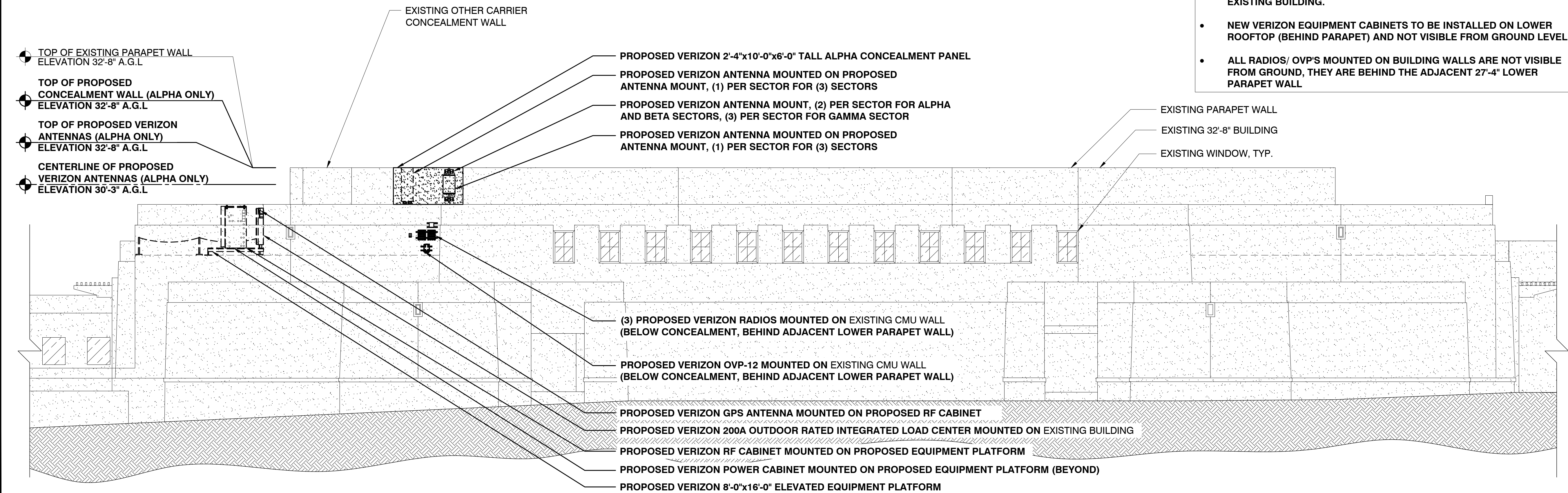
Z-6



EXISTING EAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

1



NEW EAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

2

PREPARED FOR:



126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM



1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO: PHO WHITE WING

DRAWN BY: M.G.

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	08/05/22	90% ZONING	M.G.
0	09/08/22	FINAL ZONING	M.G.
1	09/26/22	FINAL ZONING	M.G.
2	10/24/22	TOWN COMMENTS	CDA

FINAL
FOR ZONING
ONLY

PHO WHITE WING

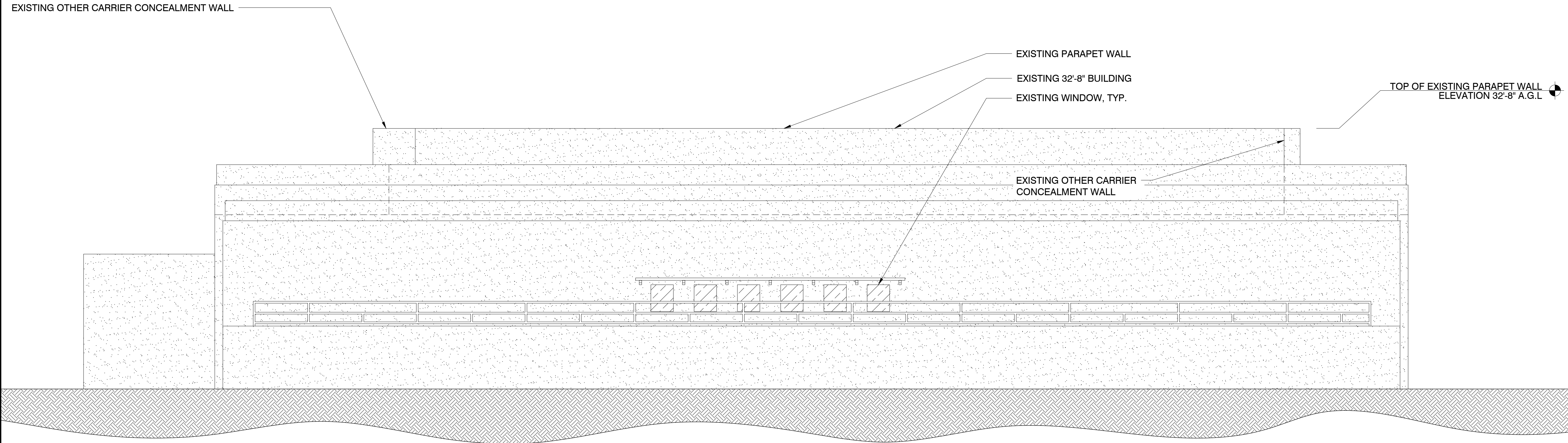
5402 E. LINCOLN DR.
PARADISE VALLEY, AZ 85253
MARICOPA COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

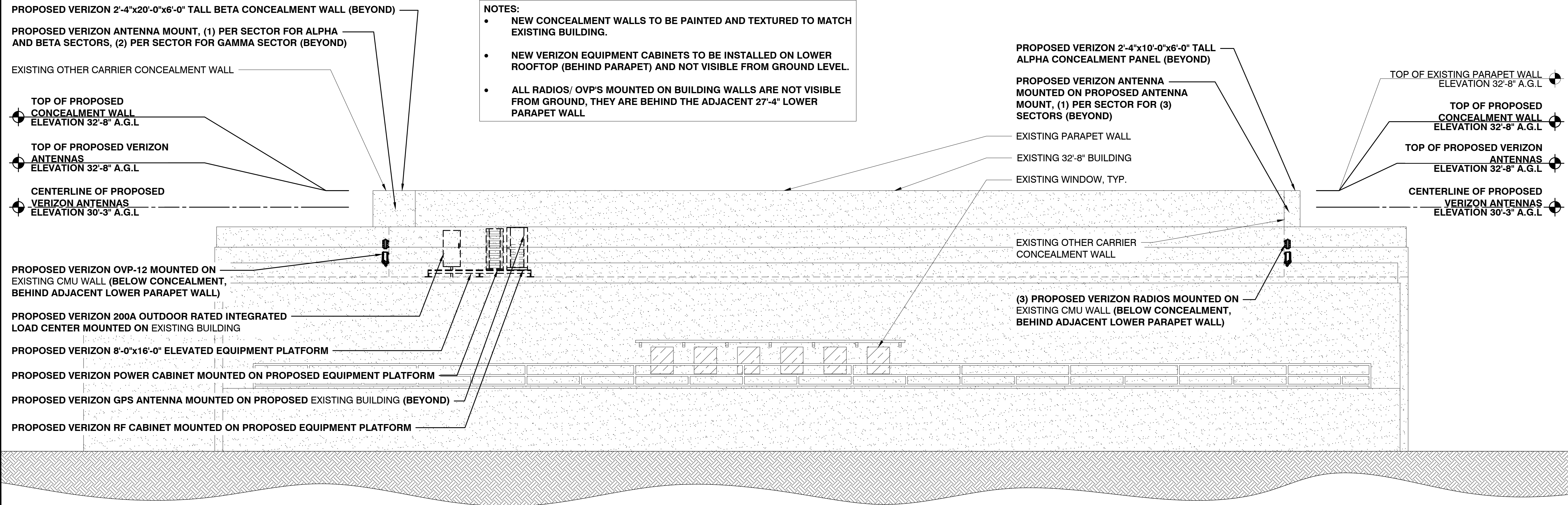
Z-7



EXISTING SOUTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

1



NEW SOUTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

2

PREPARED FOR:

verizon

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO:	PHO WHITE WING
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	08/05/22	90% ZONING	M.G.
0	09/08/22	FINAL ZONING	M.G.
1	09/26/22	FINAL ZONING	M.G.
2	10/24/22	TOWN COMMENTS	CDA

**FINAL
FOR ZONING
ONLY**

PHO WHITE WING

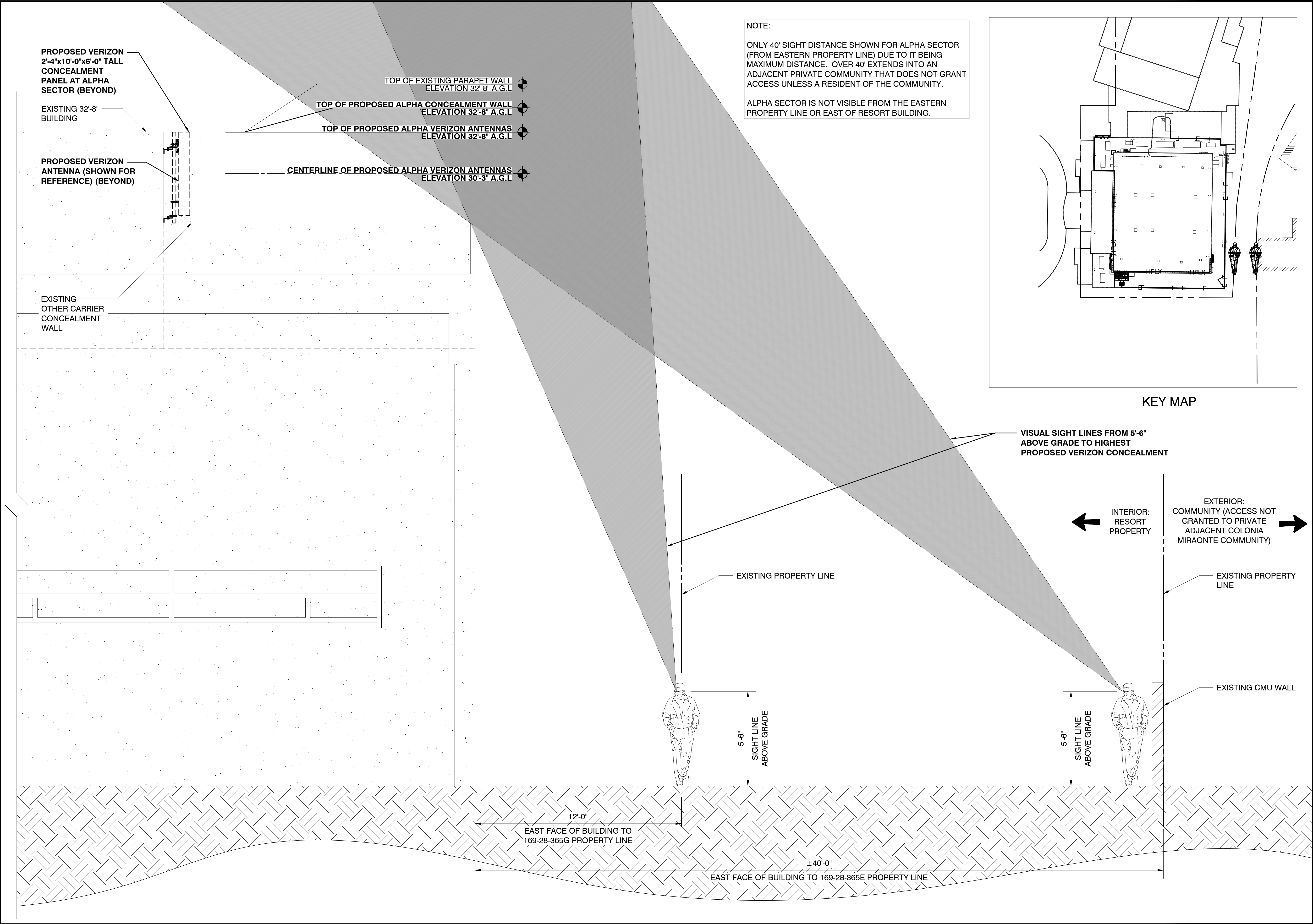
5402 E. LINCOLN DR.
PARADISE VALLEY, AZ 85253
MARICOPA COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z-8



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PHONE: (480) 777-4360
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CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO: PHO WHITE WING

DRAWN BY: M.G.

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	08/05/22	90% ZONING	M.G.
0	09/08/22	FINAL ZONING	M.G.
1	09/26/22	FINAL ZONING	M.G.
2	10/24/22	TOWN COMMENTS	CDA

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PHO WHITE WING

5402 E. LINCOLN DR.
PARADISE VALLEY, AZ 85253
MARICOPA COUNTY

SHEET TITLE

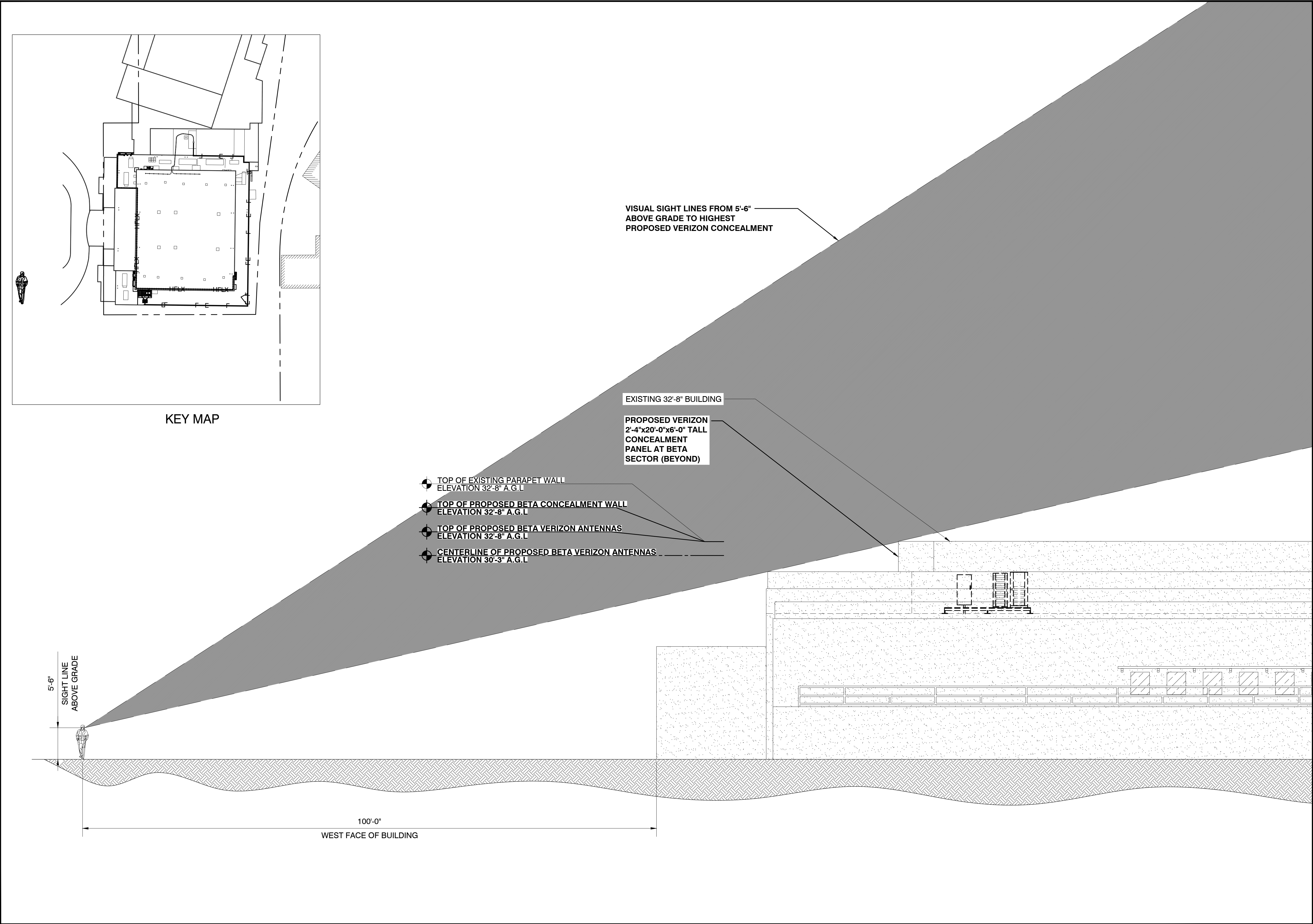
SIGHT LINE ELEVATION

SHEET NUMBER

Z-9

ALPHA SECTOR SIGHT LINE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



BETA SECTOR SIGHT LINE ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

1

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PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO:	PHO WHITE WING
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	08/05/22	90% ZONING	M.G.
0	09/08/22	FINAL ZONING	M.G.
1	09/26/22	FINAL ZONING	M.G.
2	10/24/22	TOWN COMMENTS	CDA

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PHO WHITE WING

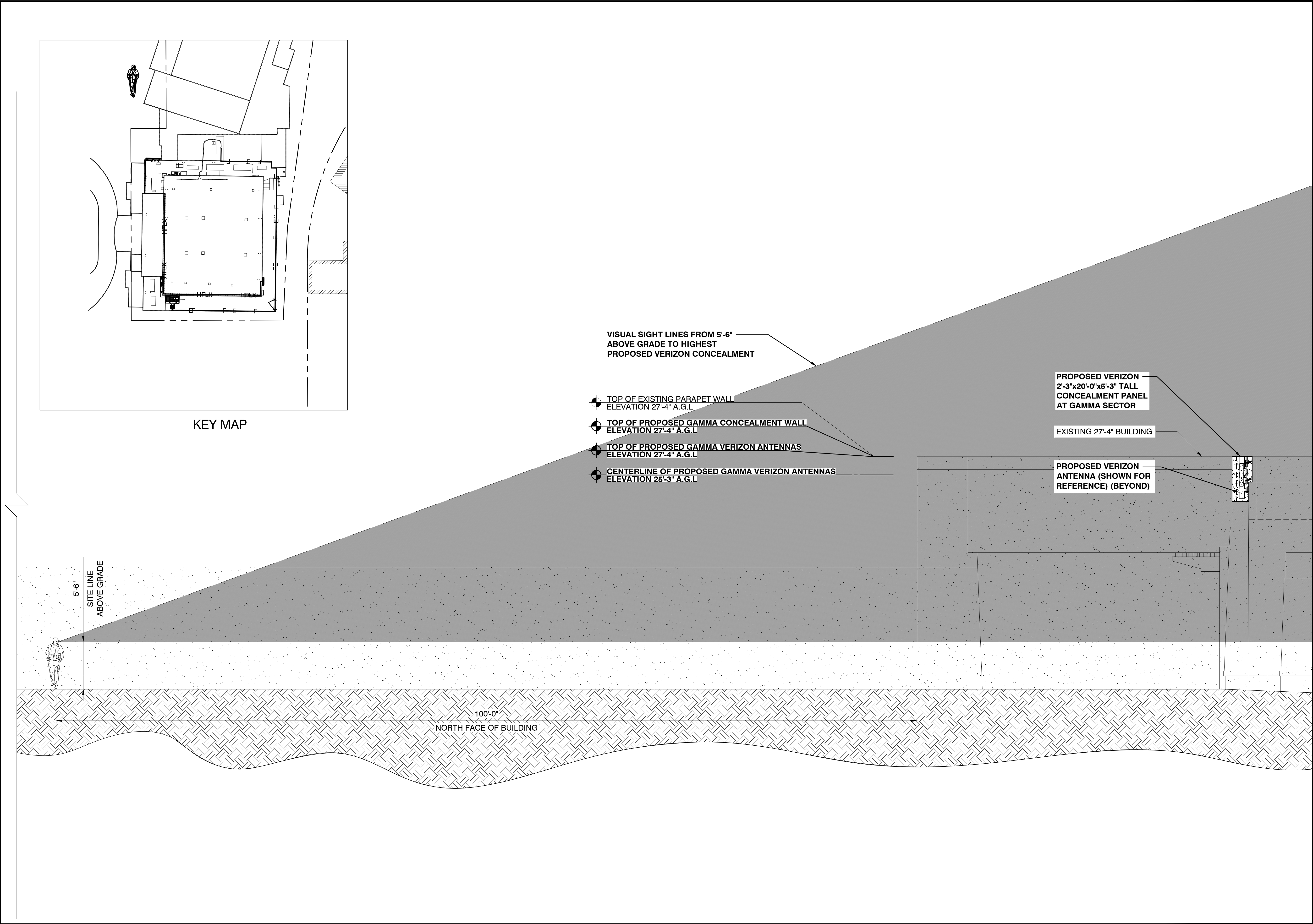
5402 E. LINCOLN DR.
PARADISE VALLEY, AZ 85253
MARICOPA COUNTY

SHEET TITLE

SIGHT LINE ELEVATION

SHEET NUMBER

Z-10



GAMMA SECTOR SIGHT LINE ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1

PREPARED FOR:

verizon

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

PINNACLE
CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO: PHO WHITE WING

DRAWN BY: M.G.

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	08/05/22	90% ZONING	M.G.
0	09/08/22	FINAL ZONING	M.G.
1	09/26/22	FINAL ZONING	M.G.
2	10/24/22	TOWN COMMENTS	CDA

**FINAL
FOR ZONING
ONLY**

PHO WHITE WING

5402 E. LINCOLN DR.
PARADISE VALLEY, AZ 85253
MARICOPA COUNTY

SHEET TITLE

SIGHT LINE ELEVATION

SHEET NUMBER

Z-11

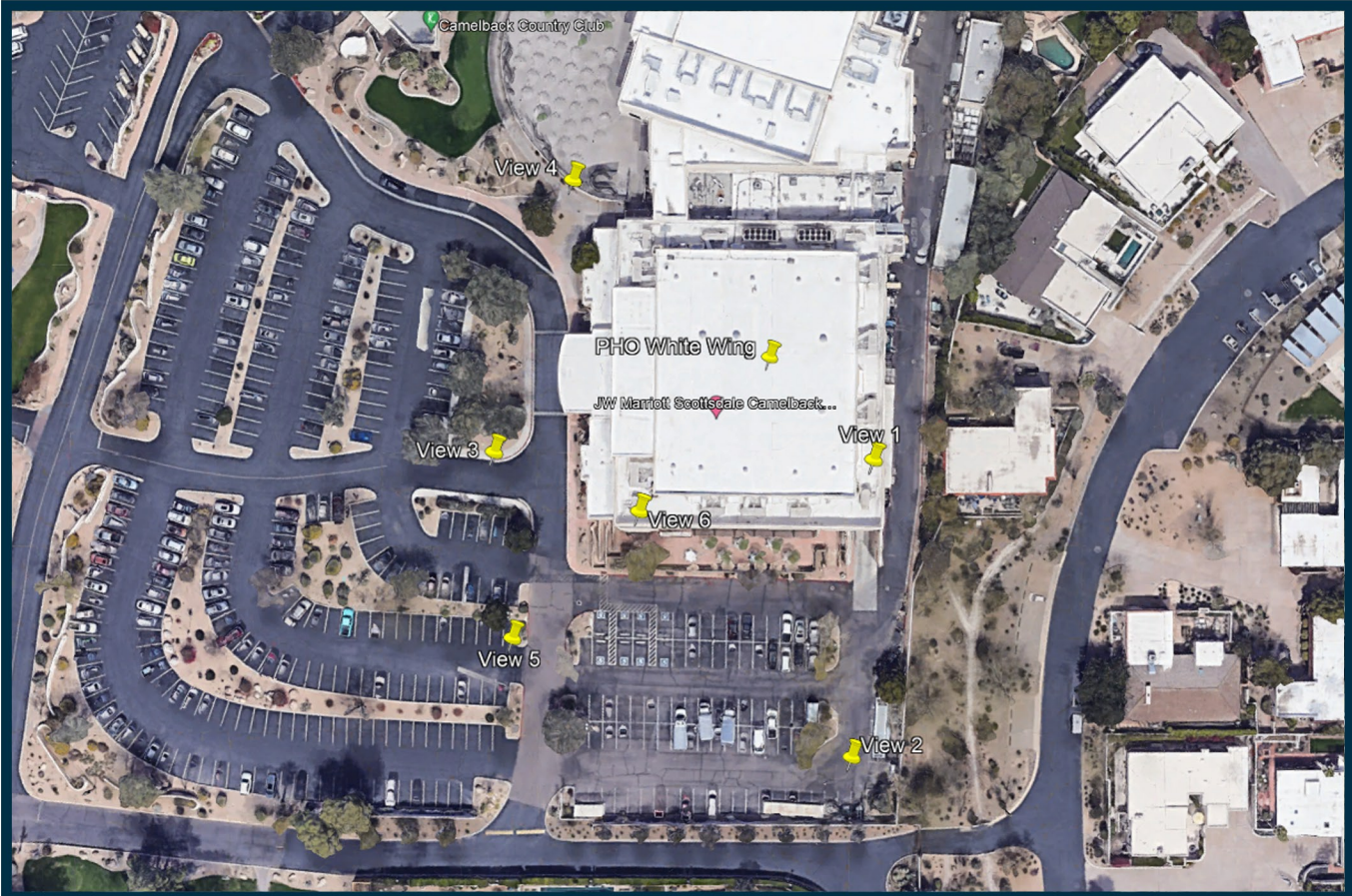
Site: PHO White Wing

Address: 5402 E. Lincoln Dr. ~ Scottsdale, AZ 85253



10/24/2022

View 1



Location Map



Proposed

Notes: 105' from proposed site, looking Northwest.

These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site



Existing

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

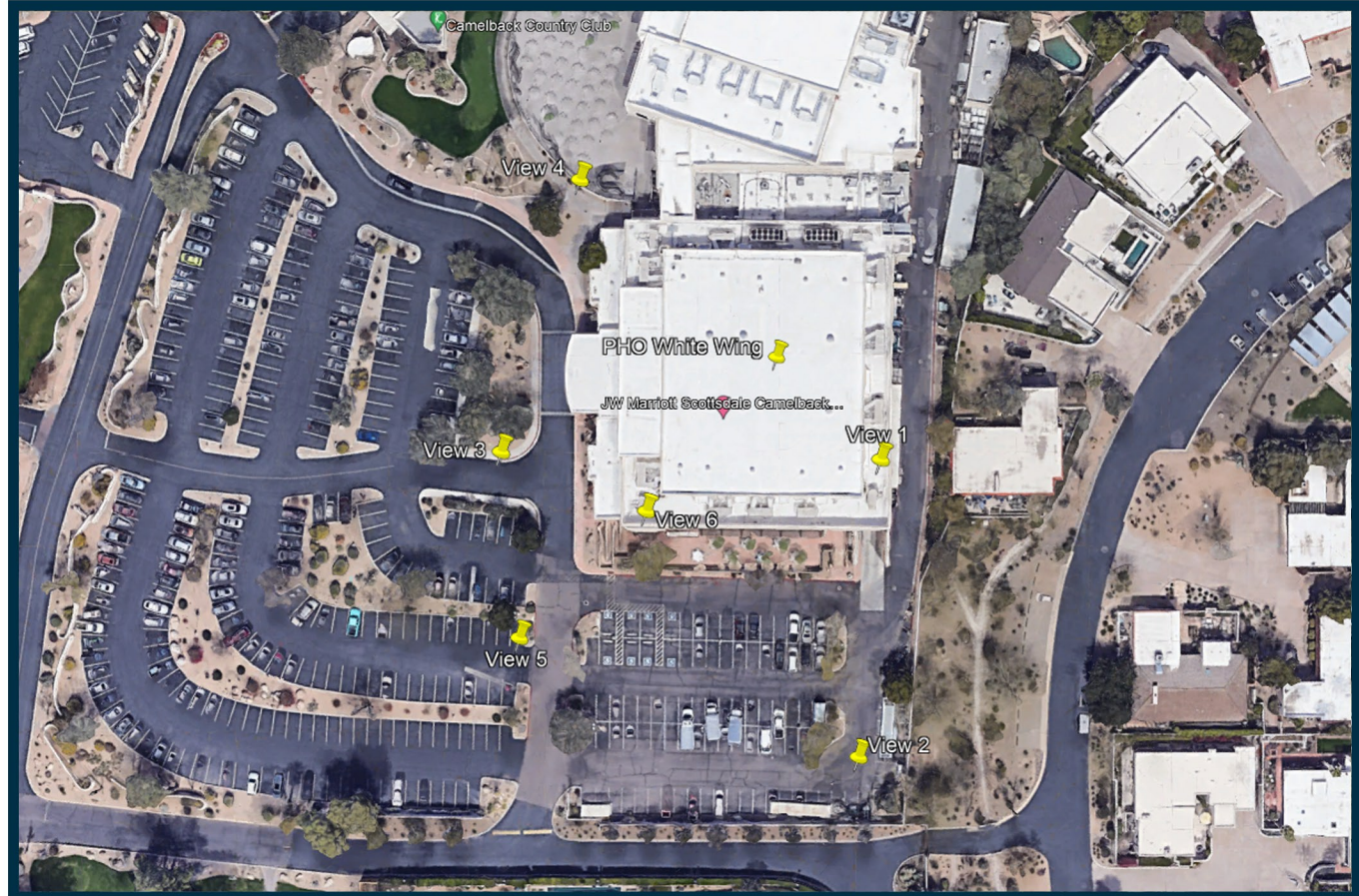
Contact



1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: PHO White Wing

Address: 5402 E. Lincoln Dr. ~ Scottsdale, AZ 85253



These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

Contact



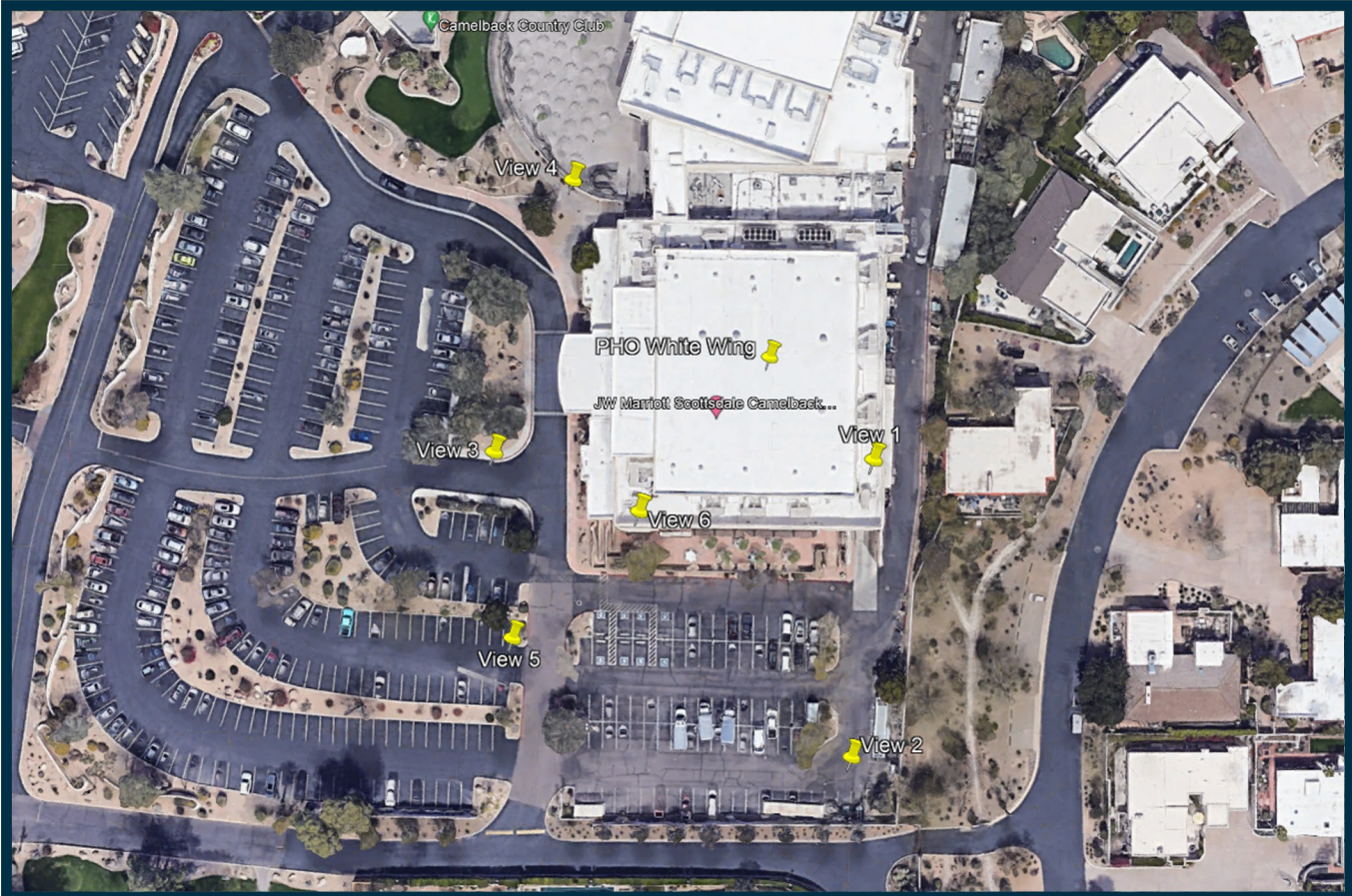
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: PHO White Wing

Address: 5402 E. Lincoln Dr. ~ Scottsdale, AZ 85253



10/24/2022 **View 3**



Location Map



Proposed

Notes: 110' from proposed site, looking East.

These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site



Existing

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

Contact



1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

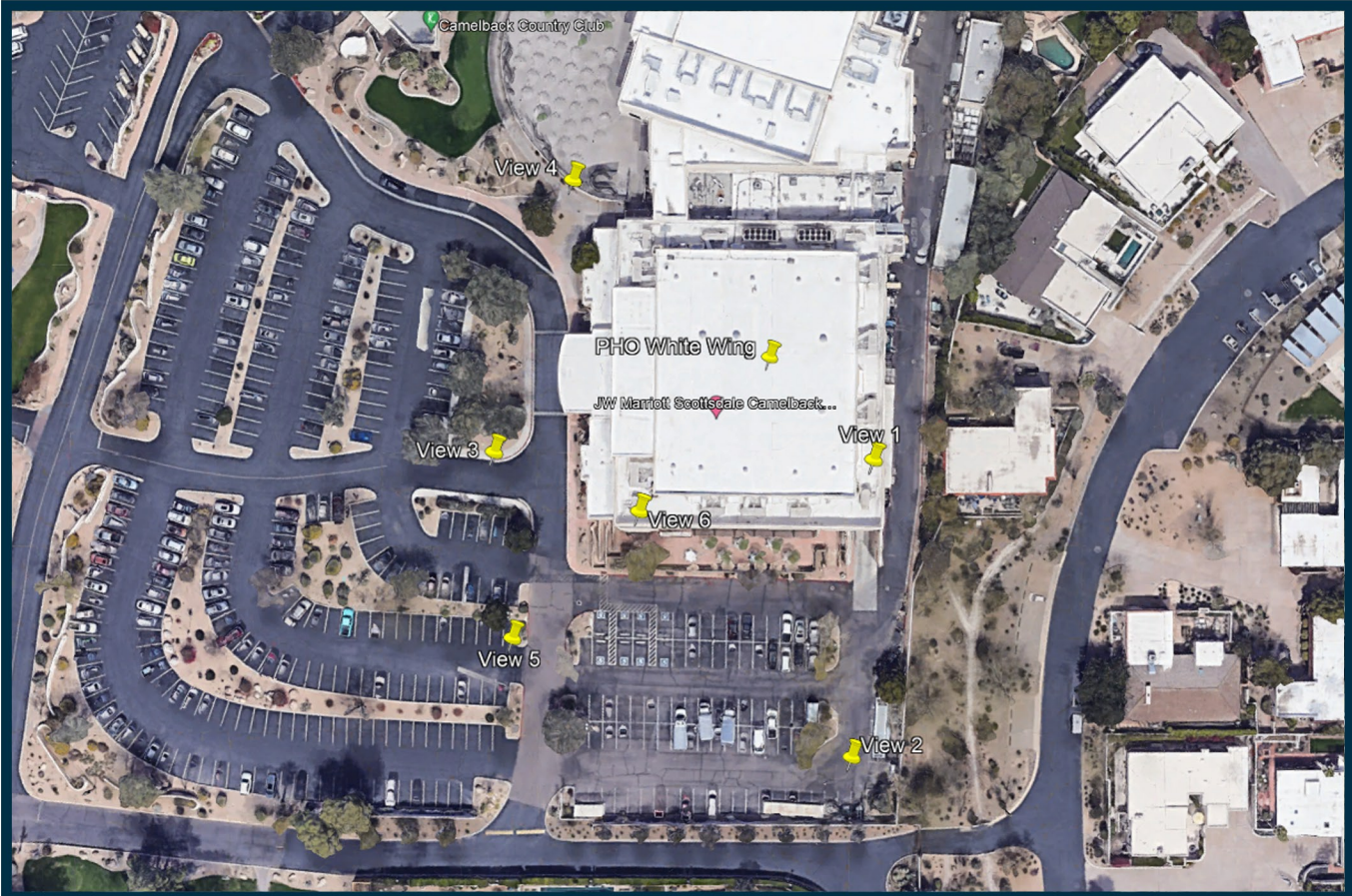
Site: PHO White Wing

Address: 5402 E. Lincoln Dr. ~ Scottsdale, AZ 85253



10/24/2022

View 4



Location Map



Proposed

Notes: 50' from proposed site, looking East.

These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site



Existing

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

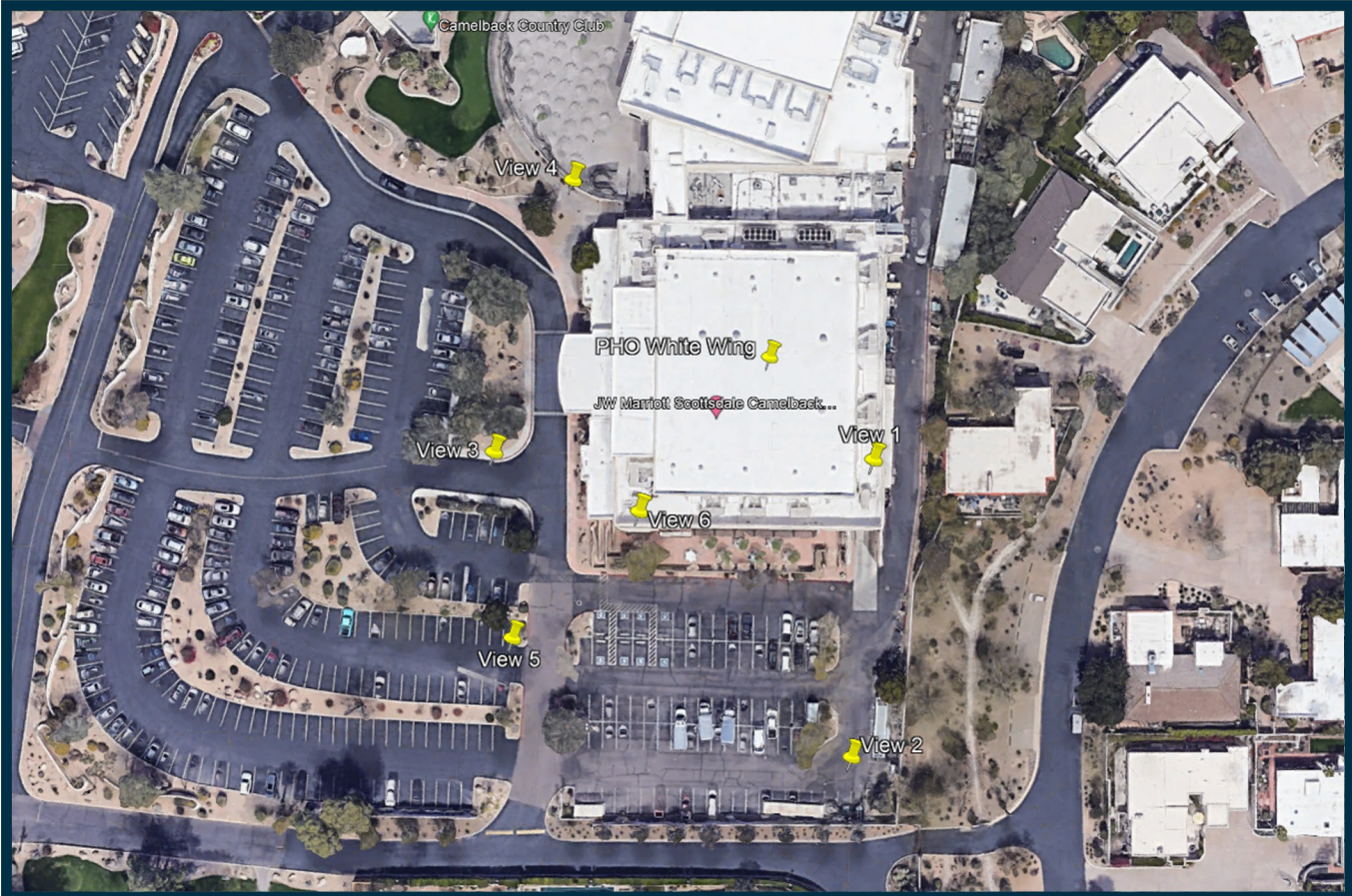
Contact



1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: PHO White Wing

Address: 5402 E. Lincoln Dr. ~ Scottsdale, AZ 85253



Location Map



Proposed Verizon Equipment Area (Behind Parapet Wall)

Proposed

Notes: 270' from proposed site, looking Northeast.

These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site



Existing

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

Contact



1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

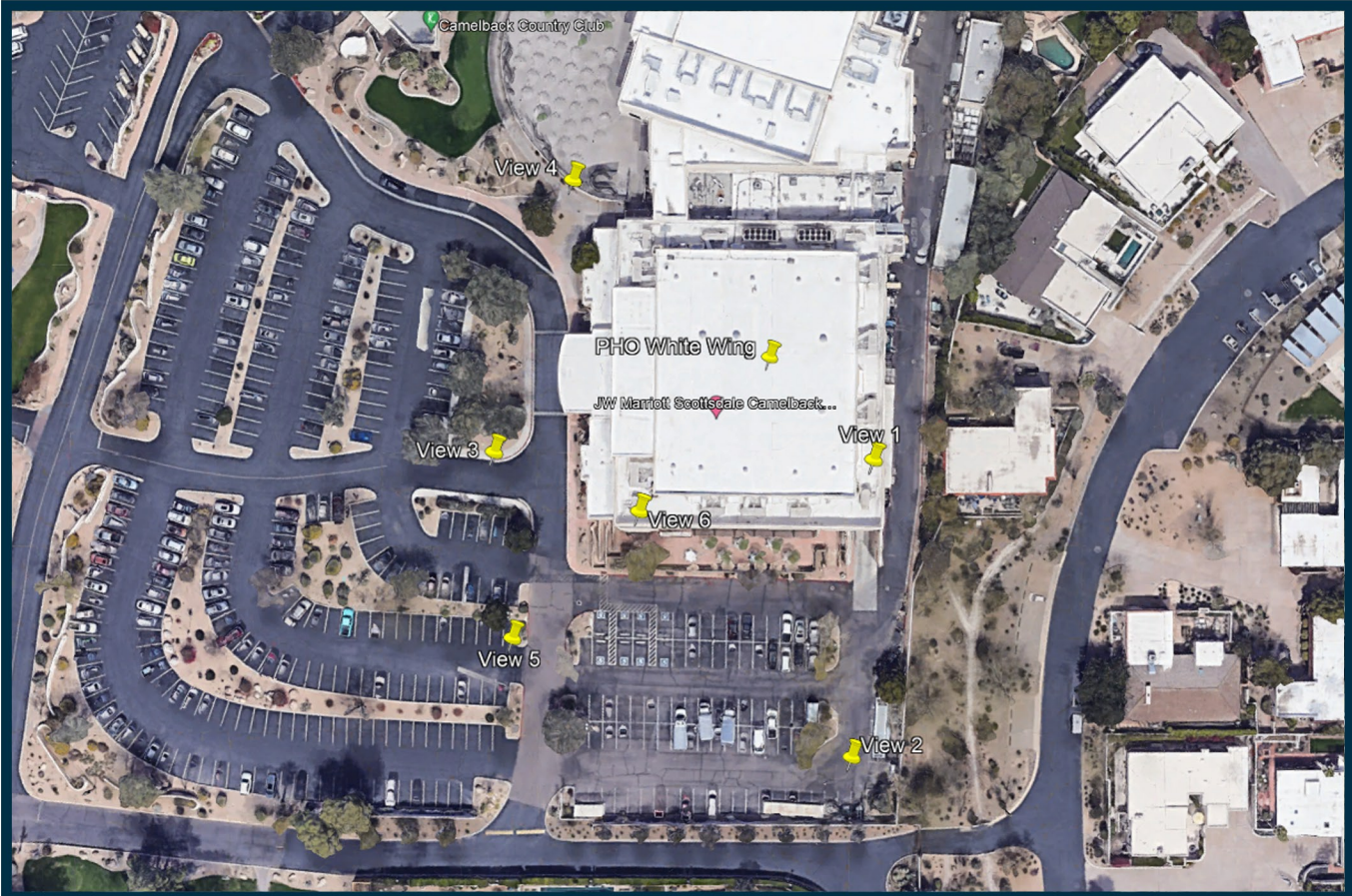
Site: PHO White Wing

Address: 5402 E. Lincoln Dr. ~ Scottsdale, AZ 85253

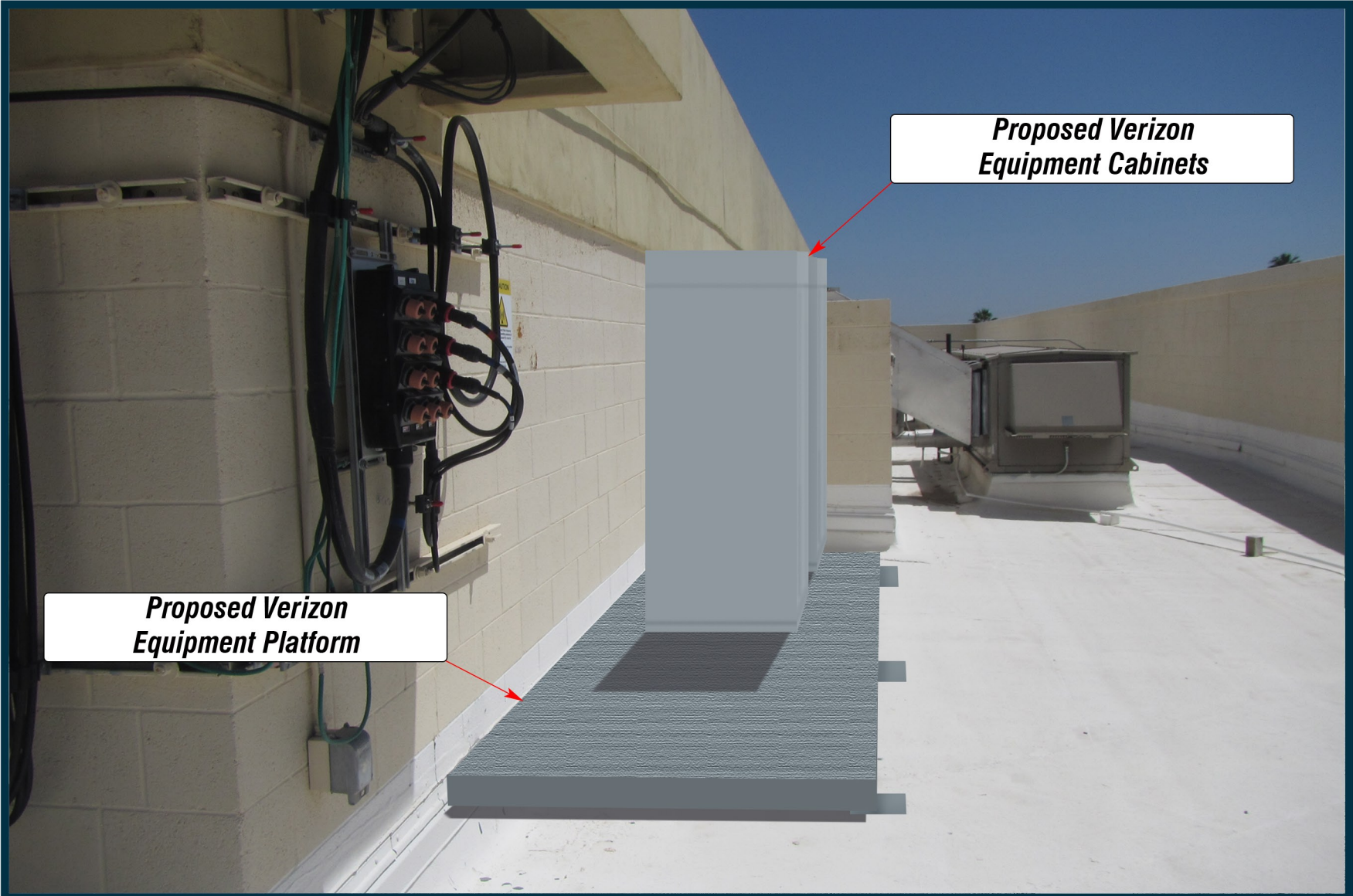


10/24/2022

View 6



Location Map



Proposed

Notes: 125' from proposed site, looking East.

These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site



Existing

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233



Radio Frequency Exposure

RF Safety and NIER Analysis Report

12/01/2022

Site: PHO WHITE WING D

PARADISE VALLEY, AZ

Prepared for: Verizon

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1 Certification

This report, prepared by Pramira, Inc. for **Verizon**, is intended to document compliance and evaluate power density levels as outlined in the report. The computations, analysis, and resulting report and conclusions were based on applicable FCC guidelines and regulations for maximum permissible exposure to humans consistent with FCC OET Bulletin 65, Edition 97-01.

Additionally, Pramira, Inc. certifies that the assumptions are valid and that the data used within Pramira control are accurate, including information collected as part of Pramira field surveys. Pramira, Inc. does not however certify the accuracy or correctness of any data provided to Pramira, Inc. for this analysis and report by Verizon or other third parties working on behalf of Verizon.

I certify that the attached RF exposure analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices:









Tim Alexander, P.E.

Report Prepared by: Abdelsalam Masoud, 12/01/2022
Report Reviewed by: Mike Arnold, 12/01/2022

2 Executive Summary

This report provides the results of an RF power density analysis performed for **Verizon** at site **PHO WHITE WING D** in accordance with the Federal Communications Commission (FCC) rules and regulations for RF emissions described in OET Bulletin 65, Edition 97-01.

This report addresses RF safety for two classified groups defined by OET Bulletin 65: Occupational/ Controlled and General Population/ Uncontrolled. Based on the analysis, this site will be **Compliant** with FCC rules and regulations and Verizon's Signage and Barrier Policy if the mitigation details provided in Table 1 are implemented.

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	<input checked="" type="checkbox"/> [2] *	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input checked="" type="checkbox"/> [2] *	<input type="checkbox"/> []
Alpha	<input type="checkbox"/> []	<input type="checkbox"/> []	<input checked="" type="checkbox"/> [6] **	<input type="checkbox"/> []	<input type="checkbox"/> []	<input checked="" type="checkbox"/> []
Beta	<input type="checkbox"/> []	<input type="checkbox"/> []	<input checked="" type="checkbox"/> [2] **	<input type="checkbox"/> []	<input type="checkbox"/> []	<input checked="" type="checkbox"/> []
Gamma	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

* These RF signs should be posted at the base of the two Access Ladders to the Main Roof and Upper Roof 2. (See drawing in Section 5.2)

** These RF signs should be posted on the Barrier and on the Marker. (See drawing in Section 5.2)

Specialty Sign Detail

Location	N/A
Access Point	N/A
Alpha	N/A
Beta	N/A
Gamma	N/A

NOTE: The tables above represent EXISTING compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):
Mitigation is required per the Signage/ Barrier Diagram. RF Safety Plan Coordinate with co-locator to bring the site into Compliance.

Table 1: Mitigation Requirements for Compliance

2.1 Conclusion and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Main Roof** Level will exceed the FCC's MPE limit for General Population and Occupational.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Adjacent Roof 2** and **Upper Roof 1** Levels will not exceed the FCC's MPE limit for General Population.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Adjacent Roof 1** Level will not exceed the FCC's MPE limit for General Population.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Upper Roof 2** Level will exceed the FCC's MPE limit for General Population and Occupational.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Lower Roof 1** Level will not exceed the FCC's MPE limit for General Population.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Lower Roof 2** Level will not exceed the FCC's MPE limit for General Population. Notice that the **Lower Roof 2** is considered generally inaccessible. However, this area might be accessible in case of maintenance. Therefore, Safety Plan Area is required.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Adjacent Roof 3** and **Ground-C** Levels will not exceed the FCC's MPE limit for General Population.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Ground-B** Level will not exceed the FCC's MPE limit for General Population.
- The maximum theoretical % MPE is **1684.43%** directly in front of the antenna beams at the **Adjacent Roof 1** Level. Notice that the power density levels will exceed the FCC's MPE limit for General Population, Occupational, and 10x the Occupational MPE limit in front of the antennas which it is not generally accessible area.
- The Verizon sectors contributes more than 5% to the areas in front of Co-Locator antennas. Hence, Verizon shares responsibility with Co-Locator to bring this area to be in compliance.
- NOC and Guidelines signs need to be posted at the base of the two Access Ladders to the Main Roof and Upper Roof 2.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.

3 Introduction

The purpose of this analysis and report is to evaluate the cumulative power density levels of all non-excluded antennas located on the site and identify any areas of concern that require mitigation. This report also assesses the site's compliance with FCC OET Bulletin 65; "Guidelines for Human Exposure to Radio-frequency Electromagnetic Fields".

The power density simulation performed for this site utilized RoofMaster® analysis software. All antennas were assigned an operating frequency and transmit power and were deemed to be operating at 100% of their rated output power.

3.1 *Site Description:*

- **Site Name:** PHO WHITE WING D
- **Street Address:** 5402 East Lincoln
Paradise Valley, AZ 85253
- **Latitude:** 33° 31' 58.79" N
- **Longitude:** 111° 57' 50.7" W
- **Structure Type:** Rooftop
- **Structure Height:** ± 32.7' AGL
- **BTS Equipment Location:** The VZW equipment is located on the Upper Roof 2.

3.2 Site Configuration Being Modeled

- This is a Rooftop application where Verizon antennas are side mounted at pipes which attached to the Building Wall behind RF Screen for all sectors.
- This is a Three-sectors site supporting LTE at 700, 850, 1900, 2100 MHz, 5GNR at 850MHz, CBRS at 3.6 GHz, and C-Band at 3700 MHz for all sectors. All LTE assumes 4x4 MIMO.
- The values of the antennas rad center of Alpha sector (34.17'), Beta sector (30.25'), Gamma sector (25.25'), Main Roof Height (31.8'), Upper Roof 1 Height (29.5'), Upper Roof 2 Height (20.8'), Lower Roof 1 Height (17.8'), Lower Roof 2 Height (13.5'), Adjacent Roof 1 Height (25.8'), Ground-A Height (-7'), Ground-B Height (0'), and Ground-C Height (7') are based on the CD. These values must be verified on the site audit for the post study.
- The Adjacent Roof 2 has the same height as Upper Roof 1.
- The Adjacent Roof 3 has the same height as Ground-C.
- All technologies were evaluated assuming the maximum number of channels and were running at maximum power 100% of the time.
- CD shows Co-locator antennas. Since no co-locator data was provided, a general antenna configuration was used modeling the Unknown carrier. However, until those details can be confirmed in the Post analysis, (Unknown) was used as an identifier in the report. C/Ls were estimated from the CDs.

4 Predictive Analysis Details

For purposes of this analysis, RoofMaster® was configured to provide an output based on the appropriate MPE limit(s) published in the FCC's guidelines. The antenna information was loaded into RoofMaster®, an MPE predictive analysis tool by Waterford Consultants, LLC.

4.1 *Analysis Locations:*

Number of Elevations Analyzed: 8

- Main Roof Level.
- Adjacent Roof 2 Level.
- Adjacent Roof 1 Level.
- Upper Roof 2 Level.
- Lower Roof 1 Level.
- Lower Roof 2 Level.
- Ground-C Level.
- Ground-B Level.
- A study at the Ground-A level was not required as the study at the Ground-B level shows that the MPE limit is below the General Population MPE limit on the Ground-A Level.

4.2 Antenna Inventory

The following table contains the technical data used to simulate the power density that may be encountered with all antennas simultaneously operating at full rated power with the exception of any excluded antennas cited in this document. If co-locator's antennas exist and specific antenna details could not be secured, generic antennas, frequencies, and transmit powers were used for modeling. The assumptions used are based on past experience with communications carriers.

ID	Name	(MHz) Freq	Trans Power	Trans Count	Other Loss	Calc Power	Tilt (Deg.)	Mfg	Model	M. R. Z (ft)	Adj. R. 2 Z (ft)	Adj. R. 1 Z (ft)	U. R. 2 Z (ft)	L. R. 1 Z (ft)	L. R. 2 Z (ft)	Gr. C Z (ft)	Gr. B Z (ft)	Type	(ft) Aper	dBd Gain	BWdth	Orientation
VZ Alpha_Ant1	C-Band	3700	2.75	64	0.0	176.0	0	Ericsson	AIR6449	2.4	4.7	8.4	13.4	16.4	20.7	27.2	34.2	Panel	2.8	23.55	11	115
VZ Alpha_Ant2	L700	730	40.0	4	0.5	142.6	0	JMA	MX16FIT465-03	2.4	4.7	8.4	13.4	16.4	20.7	27.2	34.2	Panel	4.9	10.85	52	115
VZ Alpha_Ant2	L850	880	40.0	4	0.5	142.6	0	JMA	MX16FIT465-03	2.4	4.7	8.4	13.4	16.4	20.7	27.2	34.2	Panel	4.9	11.55	46	115
VZ Alpha_Ant2	L1900	1900	20.0	4	0.5	71.3	0	JMA	MX16FIT465-03	2.4	4.7	8.4	13.4	16.4	20.7	27.2	34.2	Panel	4.9	15.05	60	115
VZ Alpha_Ant2	L2100	2110	50.0	4	0.5	178.3	0	JMA	MX16FIT465-03	2.4	4.7	8.4	13.4	16.4	20.7	27.2	34.2	Panel	4.9	15.45	50	115
VZ Alpha_Ant2	L2100_3	2170	10.0	4	0.5	35.7	0	JMA	MX16FIT465-03	2.4	4.7	8.4	13.4	16.4	20.7	27.2	34.2	Panel	4.9	15.45	50	115
VZ Alpha_Ant2	CBRS	3600	5.0	4	0.0	20.0	0	JMA	MX16FIT465-03	2.4	4.7	8.4	13.4	16.4	20.7	27.2	34.2	Panel	4.9	11.55	53	115
VZ Beta-Ant1	C-Band	3700	3.75	64	0.0	240.0	0	Ericsson	AIR6449	-1.6	0.8	4.5	9.5	12.5	16.8	23.3	30.3	Panel	2.8	23.55	11	240
VZ Beta-Ant2	L700	730	40.0	4	0.5	142.6	0	JMA	MX16FIT465-03	-1.6	0.8	4.5	9.5	12.5	16.8	23.3	30.3	Panel	4.9	10.85	52	240
VZ Beta-Ant2	L850	880	40.0	4	0.5	142.6	0	JMA	MX16FIT465-03	-1.6	0.8	4.5	9.5	12.5	16.8	23.3	30.3	Panel	4.9	11.55	46	240
VZ Beta-Ant2	L1900	1900	20.0	4	0.5	71.3	0	JMA	MX16FIT465-03	-1.6	0.8	4.5	9.5	12.5	16.8	23.3	30.3	Panel	4.9	15.05	60	240
VZ Beta-Ant2	L2100	2110	50.0	4	0.5	178.3	0	JMA	MX16FIT465-03	-1.6	0.8	4.5	9.5	12.5	16.8	23.3	30.3	Panel	4.9	15.45	50	240
VZ Beta-Ant2	L2100_3	2170	10.0	4	0.5	35.7	0	JMA	MX16FIT465-03	-1.6	0.8	4.5	9.5	12.5	16.8	23.3	30.3	Panel	4.9	15.45	50	240
VZ Beta-Ant2	CBRS	3600	5.0	4	0.0	20.0	0	JMA	MX16FIT465-03	-1.6	0.8	4.5	9.5	12.5	16.8	23.3	30.3	Panel	4.9	11.55	53	240
VZ Gamma-Ant1	C-Band	3700	1.0	64	0.0	64.0	0	Ericsson	AIR6449	-6.6	-4.3	-0.6	4.5	7.5	11.8	18.3	25.3	Panel	2.8	23.55	11	320
VZ Gamma-Ant2	L700	730	40.0	2	0.5	71.3	0	JMA	MX10FIT465-03	-6.6	-4.3	-0.6	4.5	7.5	11.8	18.3	25.3	Panel	4.3	10.85	52	320
VZ Gamma-Ant2	L850	880	40.0	2	0.5	71.3	0	JMA	MX10FIT465-03	-6.6	-4.3	-0.6	4.5	7.5	11.8	18.3	25.3	Panel	4.3	11.55	46	320
VZ Gamma-Ant2	L1900	1900	20.0	4	0.5	71.3	0	JMA	MX10FIT465-03	-6.6	-4.3	-0.6	4.5	7.5	11.8	18.3	25.3	Panel	4.3	15.05	60	320
VZ Gamma-Ant3	L700	730	40.0	2	0.5	71.3	0	JMA	MX10FIT465-03	-6.6	-4.3	-0.6	4.5	7.5	11.8	18.3	25.3	Panel	4.3	10.85	52	320
VZ Gamma-Ant3	L850	880	40.0	2	0.5	71.3	0	JMA	MX10FIT465-03	-6.6	-4.3	-0.6	4.5	7.5	11.8	18.3	25.3	Panel	4.3	11.55	46	320
VZ Gamma-Ant3	L2100	2110	50.0	4	0.5	178.3	0	JMA	MX10FIT465-03	-6.6	-4.3	-0.6	4.5	7.5	11.8	18.3	25.3	Panel	4.3	15.45	50	320
VZ Gamma-Ant3	L2100_3	2170	10.0	4	0.5	35.7	0	JMA	MX10FIT465-03	-6.6	-4.3	-0.6	4.5	7.5	11.8	18.3	25.3	Panel	4.3	15.45	50	320
VZ Gamma-Ant3	CBRS	3600	5.0	4	0.0	20.0	0	JMA	MX10FIT465-03	-6.6	-4.3	-0.6	4.5	7.5	11.8	18.3	25.3	Panel	4.3	11.55	53	320
Unknown-Ant1	L1900	1900	40.0	4	0.5	142.6	0	Unknown	Unknown	-1.8	0.5	4.2	9.2	12.2	16.5	23.0	30.0	Panel	8.0	14.95	61	240
Unknown-Ant2	L1900	1900	40.0	4	0.5	142.6	0	Unknown	Unknown	-1.8	0.5	4.2	9.2	12.2	16.5	23.0	30.0	Panel	8.0	14.95	61	240
Unknown-Ant3	L1900	1900	40.0	4	0.5	142.6	0	Unknown	Unknown	-1.8	0.5	4.2	9.2	12.2	16.5	23.0	30.0	Panel	8.0	14.95	61	90
Unknown-Ant4	L1900	1900	40.0	4	0.5	142.6	0	Unknown	Unknown	-1.8	0.5	4.2	9.2	12.2	16.5	23.0	30.0	Panel	8.0	14.95	61	90
Unknown-Ant5	L1900	1900	40.0	4	0.5	142.6	0	Unknown	Unknown	-1.8	0.5	4.2	9.2	12.2	16.5	23.0	30.0	Panel	8.0	14.95	61	320
Unknown-Ant6	L1900	1900	40.0	4	0.5	142.6	0	Unknown	Unknown	-1.8	0.5	4.2	9.2	12.2	16.5	23.0	30.0	Panel	8.0	14.95	61	320

The antenna Z-heights listed above are referenced to the Main Roof, Adjacent Roof 2, Adjacent Roof 1, Upper Roof 2, Lower Roof 1, Lower Roof 2, Ground-C, and Ground-B levels.

4.3 RF Emissions Diagram(s) - All Transmitters

The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study's elevation. An additional 1% Occupational MPE Limit (5% General Population MPE limit) is included to demonstrate where Verizon is a significant contributor to the accessible areas where multiple carriers' transmitters may be present.

Reference Plane: Main Roof Level



Reference Plane: Adjacent Roof 2 and Upper Roof 1 Levels



Reference Plane: Adjacent Roof 1 Level



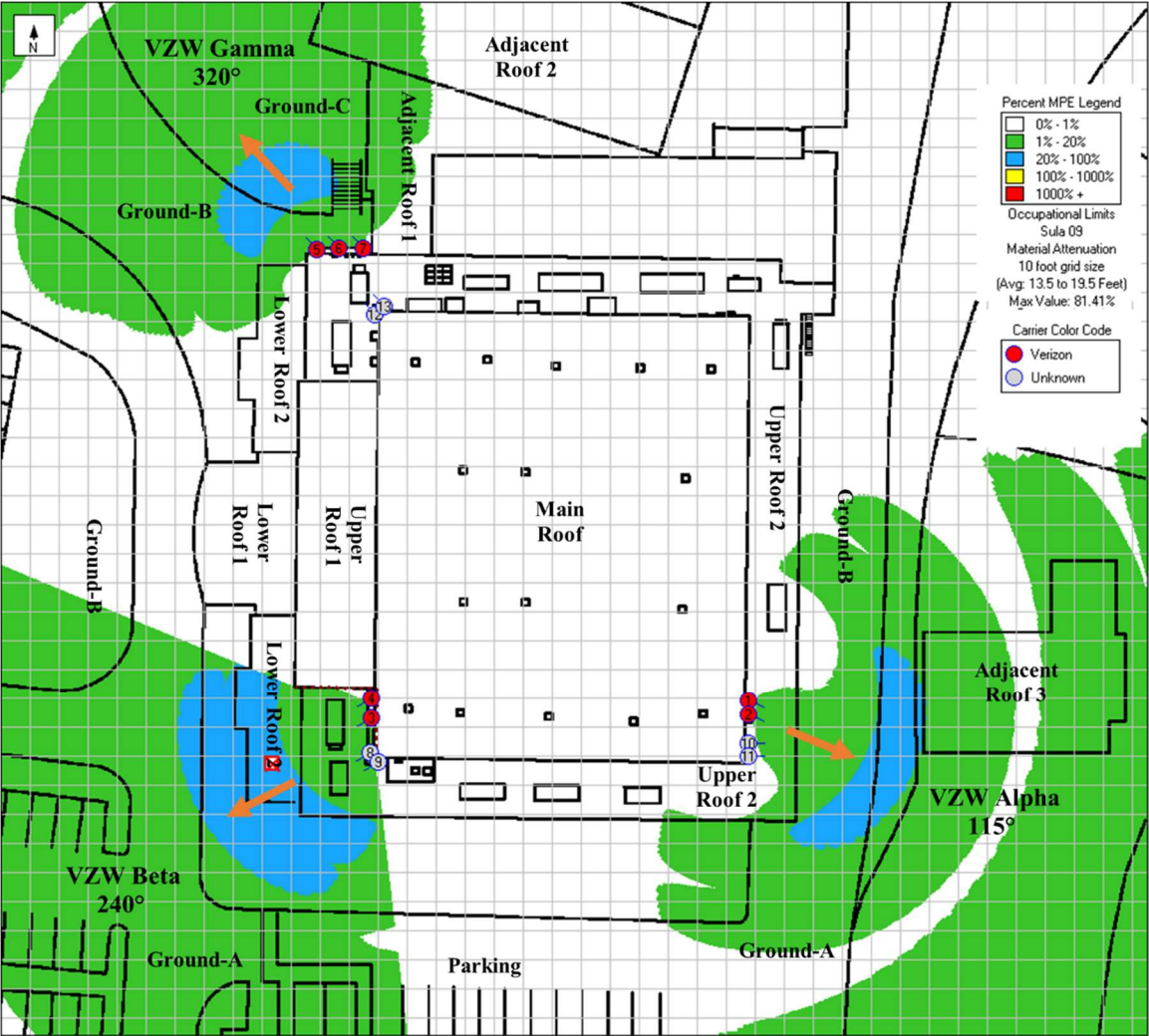
Reference Plane: Upper Roof 2 Level



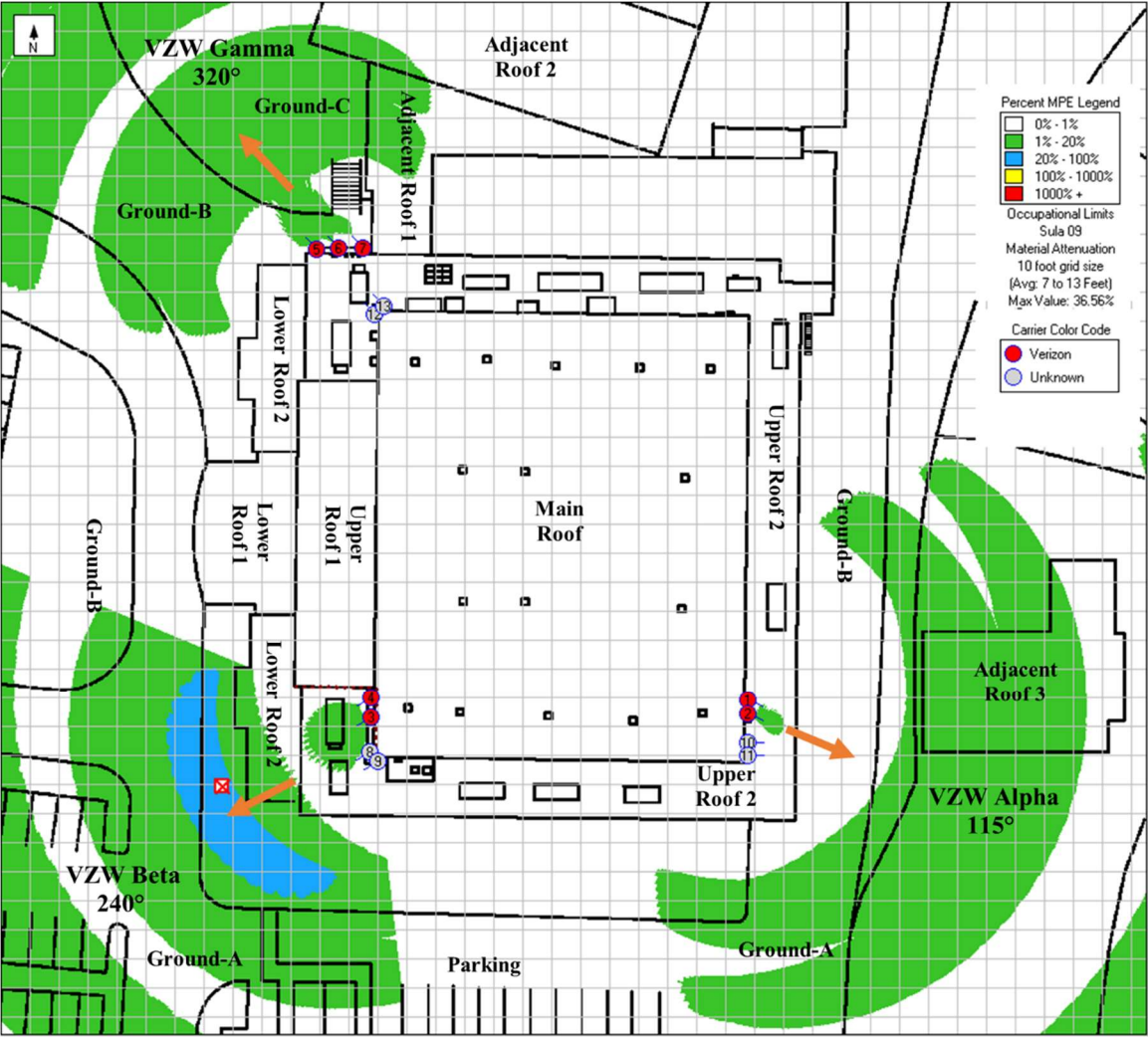
Reference Plane: Lower Roof 1 Level



Reference Plane: Lower Roof 2 Level



Reference Plane: Adjacent Roof 3 and Ground-C Levels



Reference Plane: Ground-B Level



4.4 RF Emissions Diagram(s) - Verizon Transmitters *Only*

The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study's elevation. An additional 1% Occupational MPE Limit (5% General Population MPE limit) is included to demonstrate where Verizon is a significant contributor to the accessible areas where multiple carriers' transmitters may be present.

Reference Plane: Main Roof Level



Reference Plane: Adjacent Roof 2 and Upper Roof 1 Levels



Reference Plane: Adjacent Roof 1 Level



Reference Plane: Upper Roof 2 Level



Reference Plane: Lower Roof 1 Level



Reference Plane: Lower Roof 2 Level



Reference Plane: Adjacent Roof 3 and Ground-C Levels









Reference Plane: Ground-B Level



5 Signage/ Mitigation

5.1 Signage/ Barrier Detail

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	<input checked="" type="checkbox"/> [2] *	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input checked="" type="checkbox"/> [2] *	<input type="checkbox"/>
Alpha	<input type="checkbox"/> []	<input type="checkbox"/> []	<input checked="" type="checkbox"/> [6] **	<input type="checkbox"/> []	<input type="checkbox"/> []	<input checked="" type="checkbox"/>
Beta	<input type="checkbox"/> []	<input type="checkbox"/> []	<input checked="" type="checkbox"/> [2] **	<input type="checkbox"/> []	<input type="checkbox"/> []	<input checked="" type="checkbox"/>
Gamma	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/>

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

* These RF signs should be posted at the base of the two Access Ladders to the Main Roof and Upper Roof 2. (See drawing in Section 5.2)

** These RF signs should be posted on the Barrier and on the Marker. (See drawing in Section 5.2)

Specialty Sign Detail

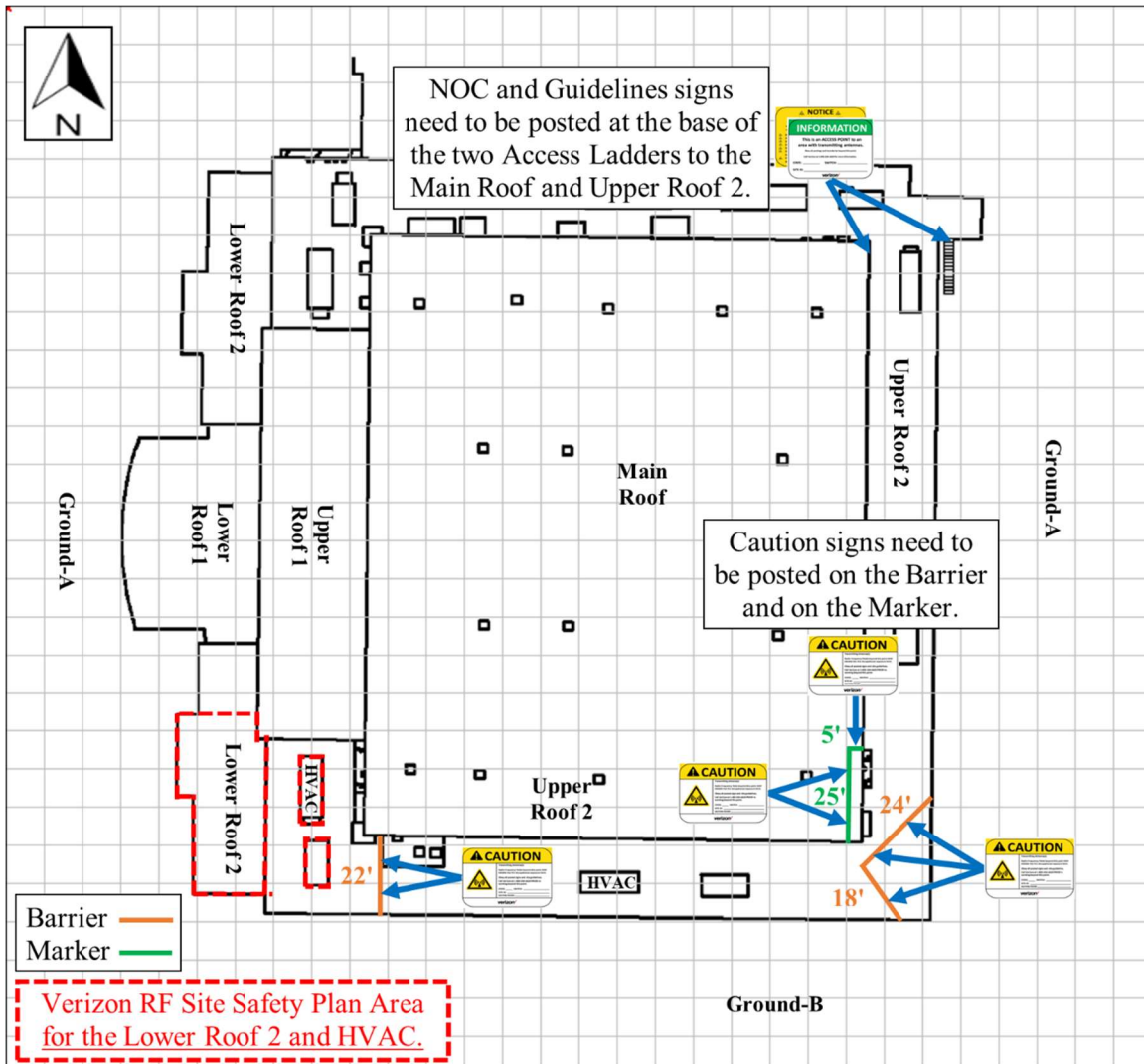
Location	N/A
Access Point	N/A
Alpha	N/A
Beta	N/A
Gamma	N/A

NOTE: The tables above represent EXISTING compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):
Mitigation is required per the Signage/ Barrier Diagram. RF Safety Plan Coordinate with co-locator to bring the site into Compliance.

Table 2: Mitigation Requirements for Compliance

5.2 Signage/Barrier Diagram



6 Conclusions and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Main Roof** Level will exceed the FCC's MPE limit for General Population and Occupational.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Adjacent Roof 2** and **Upper Roof 1** Levels will not exceed the FCC's MPE limit for General Population.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Adjacent Roof 1** Level will not exceed the FCC's MPE limit for General Population.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Upper Roof 2** Level will exceed the FCC's MPE limit for General Population and Occupational.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Lower Roof 1** Level will not exceed the FCC's MPE limit for General Population.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Lower Roof 2** Level will not exceed the FCC's MPE limit for General Population. Notice that the **Lower Roof 2** is considered generally inaccessible. However, this area might be accessible in case of maintenance. Therefore, Safety Plan Area is required.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Adjacent Roof 3** and **Ground-C** Levels will not exceed the FCC's MPE limit for General Population.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Ground-B** Level will not exceed the FCC's MPE limit for General Population.
- The maximum theoretical % MPE is **1684.43%** directly in front of the antenna beams at the **Adjacent Roof 1** Level. Notice that the power density levels will exceed the FCC's MPE limit for General Population, Occupational, and 10x the Occupational MPE limit in front of the antennas which it is not generally accessible area.
- The Verizon sectors contributes more than 5% to the areas in front of Co-Locator antennas. Hence, Verizon shares responsibility with Co-Locator to bring this area to be in compliance.
- NOC and Guidelines signs need to be posted at the base of the two Access Ladders to the Main Roof and Upper Roof 2.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.

7 Appendix A: FCC Compliance and RF Safety Policies

In August of 1997, the FCC published OET Bulletin 65 Edition 97-01 to regulate methods for evaluating compliance with FCC guidelines for human exposure to radiofrequency (RF) electromagnetic fields. The FCC guidelines for human exposure to RF electromagnetic fields incorporate two categories of limits; namely “Controlled” (a.k.a. Occupational) and “Uncontrolled” (a.k.a. General Public). The guidelines offer suggested methods for evaluating fixed RF transmitters to ensure that the controlled and uncontrolled limits deemed safe by the FC for human exposure are not exceeded.

OET Bulletin 65 recommended guidelines are intended to allow an applicant to “make a reasonably quick determination as to whether a proposed facility is in compliance with the limits.” In addition, the guidelines offer alternate supplementary considerations and procedures such as field measurements and more detailed analysis that should be used for multiple emitter situations.

These guidelines define RF as emissions in the frequency range of 300 kHz to 100 GHz. The FCC define Maximum Permissible Exposure (MPE) limits within this frequency range based on limits recommended by the National Council on Radiation Protection and Measurement, the Institute of Electrical and Electronics Engineers (IEEE), and by the American National Standards Institute (ANSI).

The specific MPE limits defined by the FCC are as follows:

Limits for Occupational/Controlled Exposure				
Frequency Range [MHz]	Electric Field Strength (E) [V/m]	Magnetic Field Strength (H) [A/m]	Power Density (S) [mW/Cm ²]	Averaging Time E ^2, H ^2 or S [minutes]
0.3 - 3.0	614	1.63	100*	6
3.0 - 30	1842/f	4.89/f	900/f ² *	6
30 - 300	61.4	0.163	1	6
300 - 1,500	-	-	f/300	6
1,500 - 100,000	-	-	5	6

Limits for General Population/Uncontrolled Exposure				
Frequency Range [MHz]	Electric Field Strength (E) [V/m]	Magnetic Field Strength (H) [A/m]	Power Density (S) [mW/Cm ²]	Averaging Time E ^2, H ^2 or S [minutes]
0.3 - 3.0	614	1.63	100*	30
3.0 - 30	842/f	2.19/f	180/f ² *	30
30 - 300	27.5	0.073	0.2	30
300 - 1,500	-	-	f/1500	30
1,500 - 100,000	-	-	1	30

f = frequency

*Plane-wave equivalent power density

The FCC states that “Occupational/ Controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for Occupational/ Controlled exposure also apply in situations when an individual is transient through a location where Occupational/ Controlled limits apply provided he or she is made aware of the potential for exposure.”

8 Appendix B: Overview of RoofMaster® Functions and Assumptions

RoofMaster® is a RF Compliance software package designed to enable the analysis, assessment and mitigation of communications sites with respect to human exposure to radiofrequency electromagnetic fields.

RoofMaster® was developed in 2008 by Waterford Consultants to support compliance assessments performed at single and multi-operator wireless locations throughout North America and has been in service since 2008. Real-world experience in evaluating thousands of base station installations is reflected in the RoofMaster® design approach. This document provides a guide for creating simulations of RF hazard conditions through the characterization of antenna systems and site features and through FCC-specified computational analysis.

On any structure, one may encounter antennas installed by wireless service providers, public safety and other FCC-licensed and unlicensed operators. Siting constraints have resulted in diverse and complex environments accessible to people performing a variety of activities around these antennas. RoofMaster® supports the characterization of these locations to convey important information regarding RF sources and accessible areas necessary to evaluate the potential for human exposure to hazardous levels of RF energy.

RoofMaster® supports the depiction of communications sites through the display of construction drawing or aerial photography image files as well as providing line drawing tools. These representations are scalable to enable the modeling of any location.

RoofMaster® utilizes a three-dimensional spatial framework consisting of a 1000 x 1000 grid with unlimited vertical dimensions necessary for the positioning of antennas and modeling of RF conditions at each grid point throughout the space. Predictive analysis is performed on a study plane at a specified elevation. The subsequent sections of this guide provide the steps necessary to create a site representation and conduct these studies.

RoofMaster® employs several power density prediction models based on the computational approaches set forth in the Federal Communications Commission's Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65. This guideline utilizes several antenna and operational parameters in calculating the power density contributions from each emitter at specified points throughout the study space. RoofMaster® enables antennas to be fully defined in site specific aspects as well as through the use of a library of manufacturer data. The parameters include:

- § Antenna model
- § Radiation patterns
- § Aperture length
- § Gain
- § Beamwidth
- § Antenna radiation center
- § Azimuth
- § Mechanical downtilt
- § Location
- § Frequency
- § Power into antenna

In OET-65, the Cylindrical Model is presented as an approach to determine the spatially averaged power density in the near field directly in front of an antenna. In order to implement this model in all directions, RoofMaster® utilizes the antenna manufacturer horizontal pattern data. Additionally, RoofMaster® incorporates factors that reduce the power density by the inverse square of horizontal and vertical distance beyond the near field region.

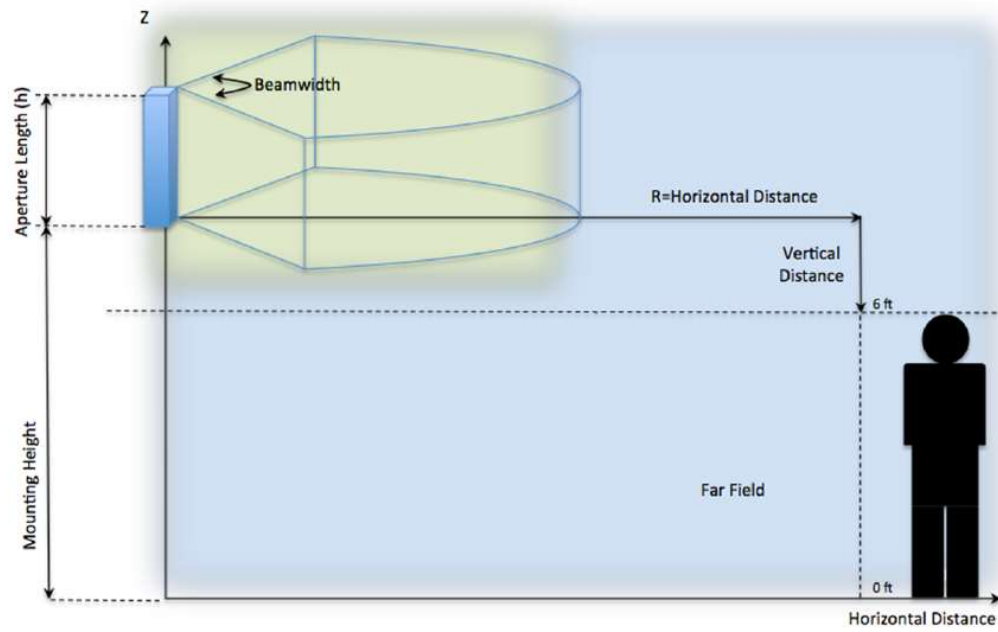
Power density is calculated as follows:

$$S = \left(\left(\frac{360}{\text{Beamwidth}} \right) \frac{P_{in} G_H H_r V_r}{2 \pi R h} \right) \frac{\mu W}{cm^2}$$

- S is the spatially averaged power density value
- R is the horizontal distance meters to the study point
- h is the aperture length in meters
- P_{in} is power into the antenna input port in Watts

RoofMaster® Implementation:

- G_H is gain offset to study point as specified in manufacturer horizontal pattern
- P_{in} is adjusted by the portion of the antenna aperture in the 0-6 ft. vertical study zone
- H_r accounts for 1/R² Far Field roll off which starts at 2*h
- V_r accounts for 1/ (vertical distance)² roll off from antenna bottom to the top of the 0-6 ft. study zone (or antenna top to bottom of 0-6 ft. study zone)



9 References

FCC (1997). “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields”; Federal Communications Commission; Office of Engineering and Technology, OET Bulletin 65, Edition 97-01, August.

Waterford Consultants, LLC (2008). RoofMaster® User Guide, Waterford Consultants, LLC.

10 Limited Warranty

Pramira, Inc. warrants that this analysis was performed in good faith using the methodologies and assumptions covered in this report and that data used for the analysis and report were obtained by Pramira, Inc. employees or representatives via site surveys or research of Verizon's available information. In the event that specific third-party details were not available, best efforts were made to use assumptions that are based on industry experience of various carriers' standards without violating any confidential information obtained under non-disclosure terms.

Pramira, Inc. also warrants that this analysis was performed in accordance with industry acceptable standards and methods.

There are no other warranties, express or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose, relating to this agreement or to the services rendered by Pramira hereunder. In no event shall Pramira be held liable to Verizon, or to any third party, for any indirect, special, incidental, or consequential damages, including but not limited to loss of profits, loss of data, loss of good will, and increased expenses. In no event shall Pramira be liable to Verizon for damages, whether based in contract, tort, negligence, strict liability, or otherwise, exceeding the amount payable hereunder for the services giving rise to such liability.

WIRELESS NETWORK CONSULTING

PHO_WHITE-WING
Capacity Cell Split

RF DESIGN ANALYSIS



Coverage vs Capacity

- † **Capacity is providing bandwidth or processing capacity to service the customers in the area.**
 - Areas where large numbers of users are in a specific geographic areas
 - Areas where users are demanding higher data rates for services
 - Areas with a large amount of indoor users
- † **Coverage is Providing Service where service does not exist, calls drop, or “no service”.**
 - Areas where sites are farther apart
 - Areas where terrain or buildings block signals
 - Areas where indoor service is low or nonexistent

Objective of new site



Capacity

- Provide additional bandwidth for customers in the area surrounding the proposed site
- Provide better throughput for indoor users in the area
- Offload surrounding sites in area.



Coverage

- Provide additional in-vehicle coverage along E Lincoln Drive
- Provide additional indoor coverage in surrounding businesses and homes and indoor coverage at the hotel



Why is this site important?

- 96% of Americans own a Cellular Phone
- 57% of American Homes rely exclusively on cellular phones
- 84% or more of 9-1-1 emergency calls are made from wireless devices

Conditional Use Permit

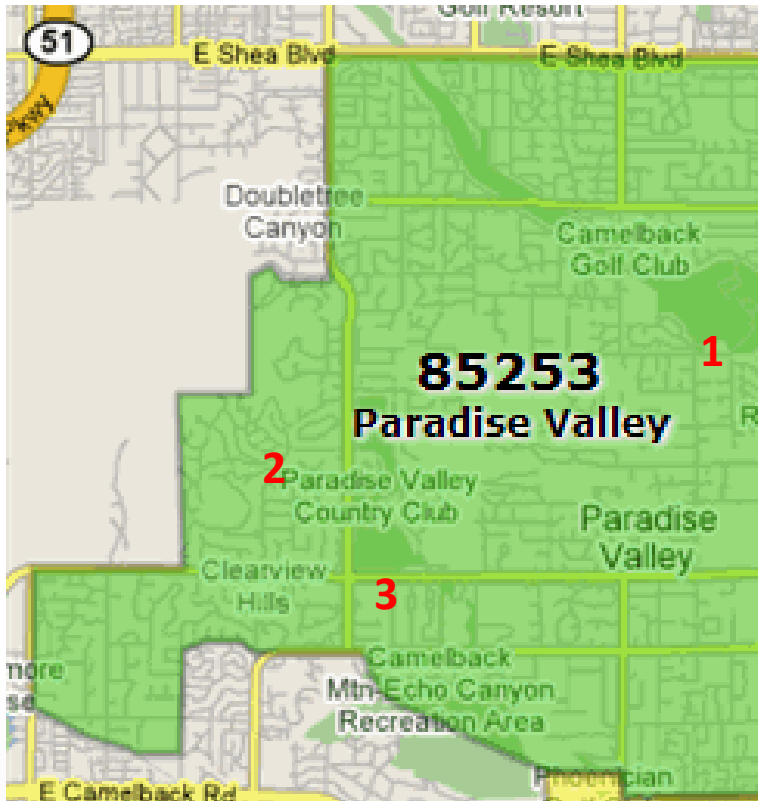
† Colocation on existing structures

- Proposed will be located on an existing building
- Antennas will be concealed behind concealment
- Any wireless carrier can locate on the structure as long as they have a lease with the structure owner
- Provide additional in-vehicle coverage along E Lincoln Drive

† Compliance with Federal Law

- Proposed will follow all Federal laws relating to FCC/FAA requirements as well as NEPA & SHPO requirements and Tribal requirements

Paradise Valley Verizon Sites



Location #1

Antennas mounted on Camelback Golf Club

Location #2

Cactus located at E Red Ledge Drive

Location #3

Antennas located in stealth structure at Omni Scottsdale Resort & Spa at Montelucia

Proposed Site

† Existing Building

- 5402 E. Lincoln Drive Paradise Valley, AZ 85253
 - Latitude: 33.532999 N (NAD83)
 - Longitude: -111.964085 W (NAD83)
 - Ground Elevation: 1367.9' (NAVD88)
 - Verizon is tenant
- Antenna Centerline at 25'3" & 27'4" AGL

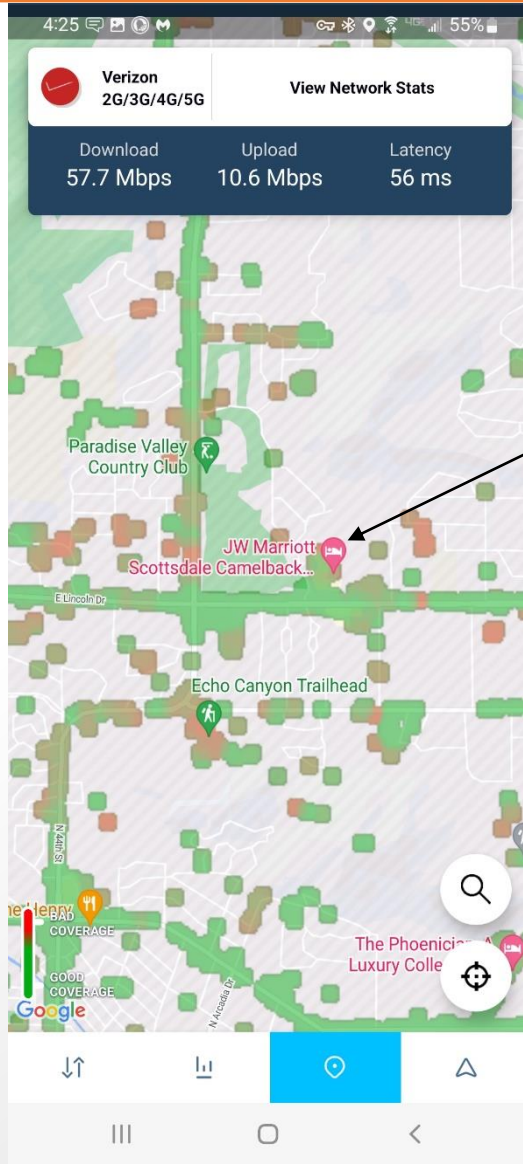
Why here?

- † Large amount of users overloading surrounding sectors causing lower throughput for customers in the area
- † Additional coverage at hotel for Superbowl 2023
- † Low throughput for users in surrounding area
- † Some need for indoor service improvement to the North and South

Sites



Open Signal Verizon Quality Map

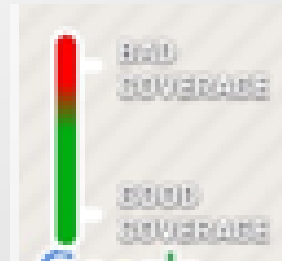


This map shows mobiles reporting quality of their connections to the network. This is crowdsource data from Verizon users made available by the OpenSignal App:




<https://www.opensignal.com/apps#section-os-app>

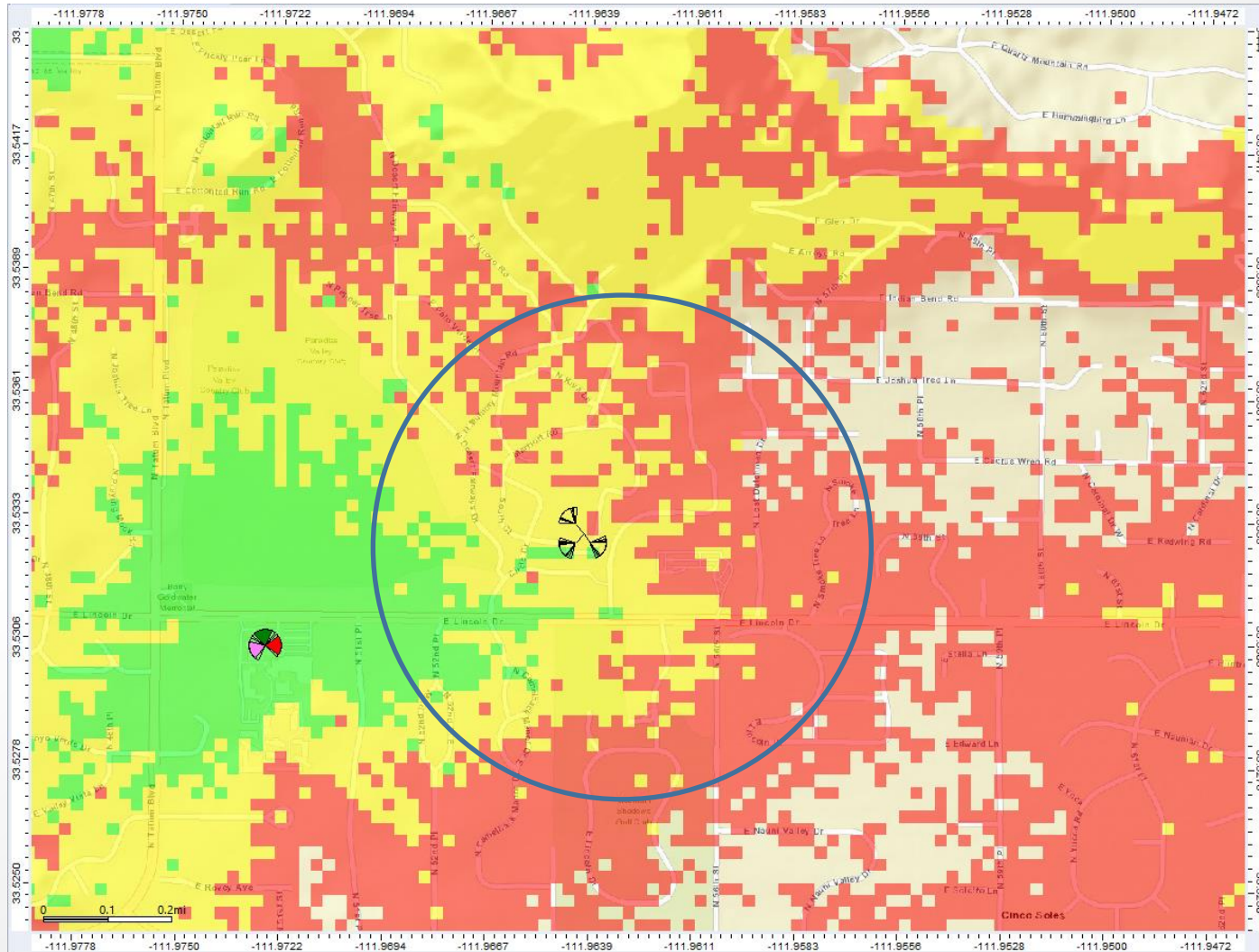
Green data points show good coverage and red data points show bad coverage and lack of data points show no coverage

Notice the large amount of poor coverage points North of the Marriot, this is a capacity (throughput site)






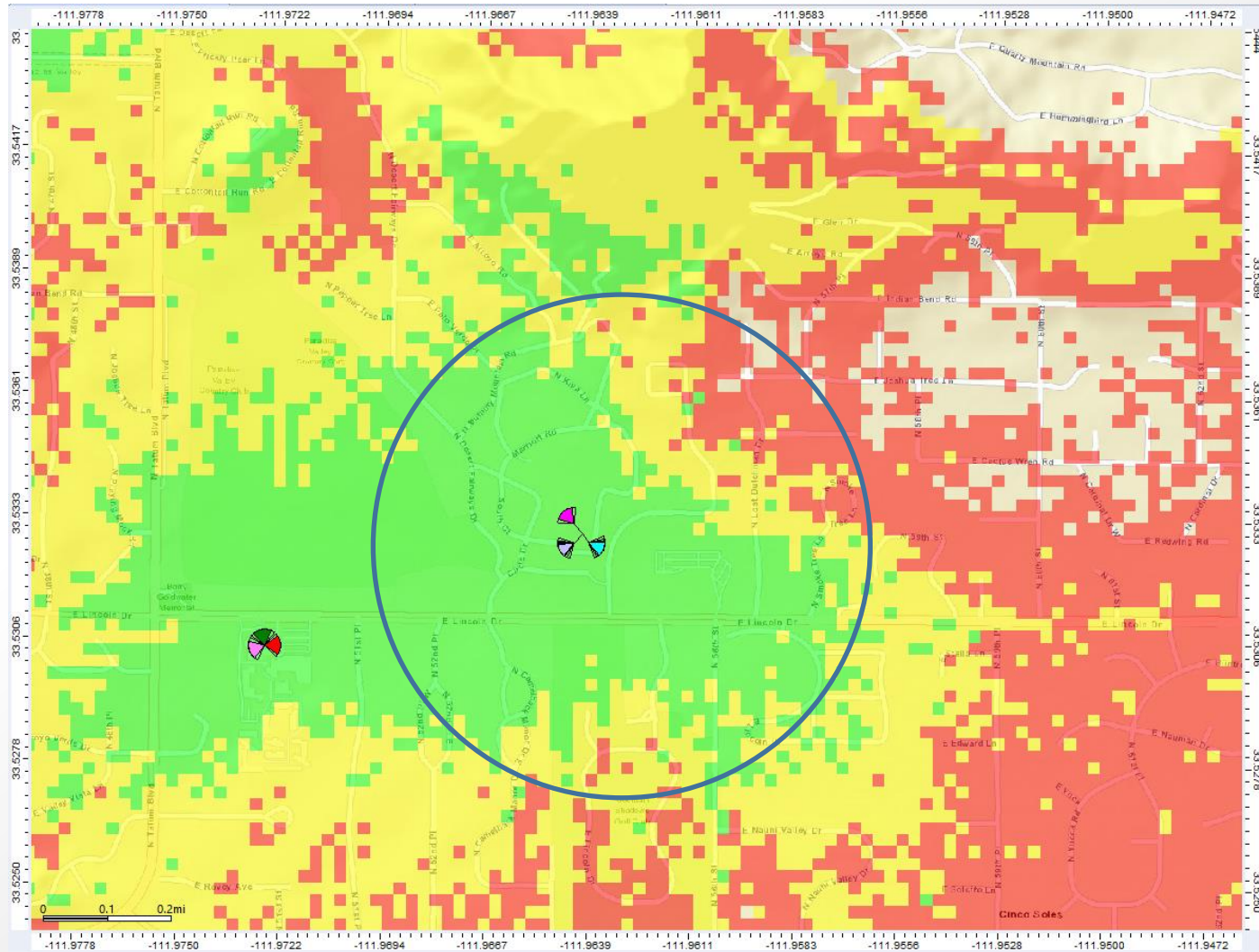
RSRP - Current Coverage

LEGEND	
	In-Building
	In-Vehicle
	On-Street

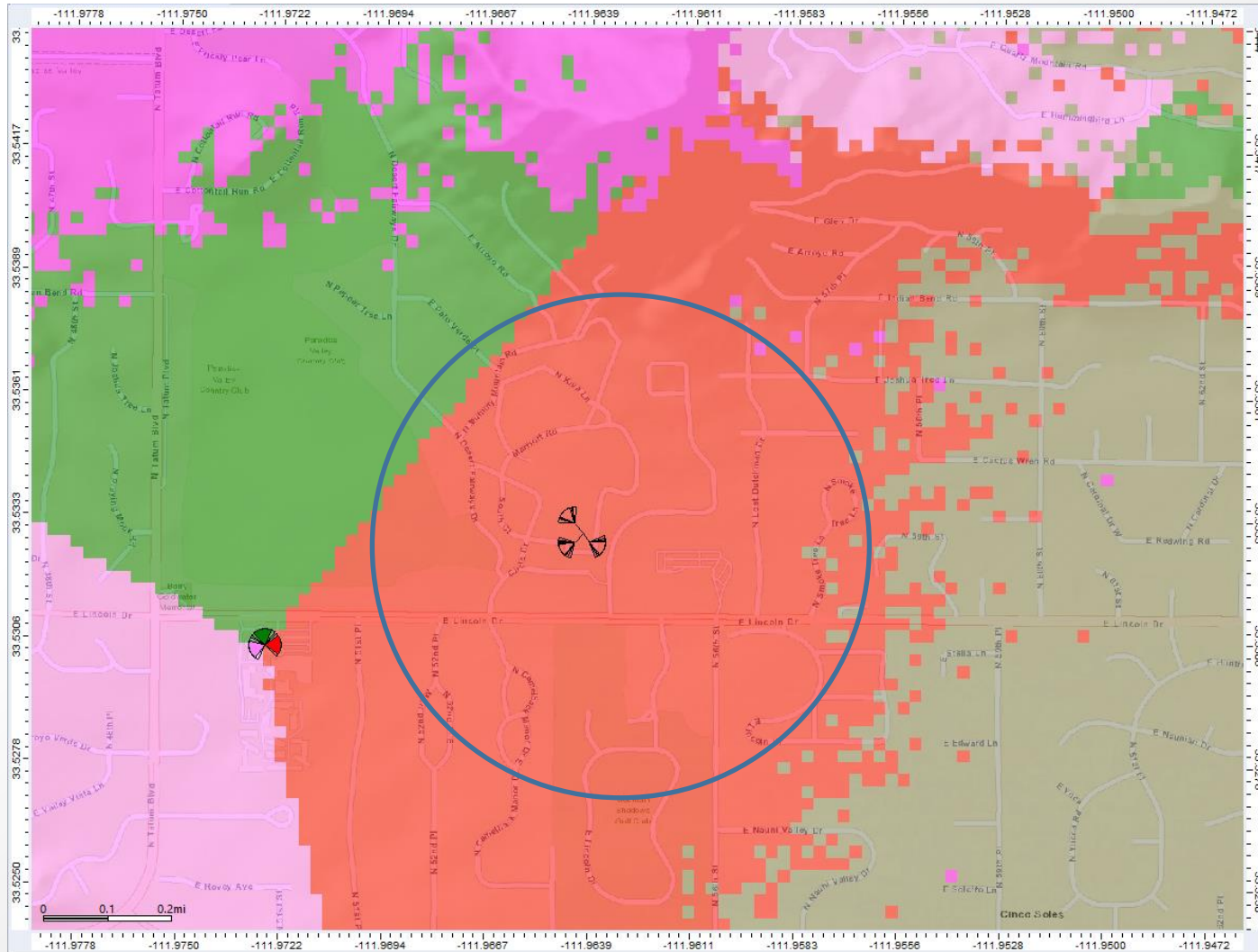


RSRP – Proposed Coverage

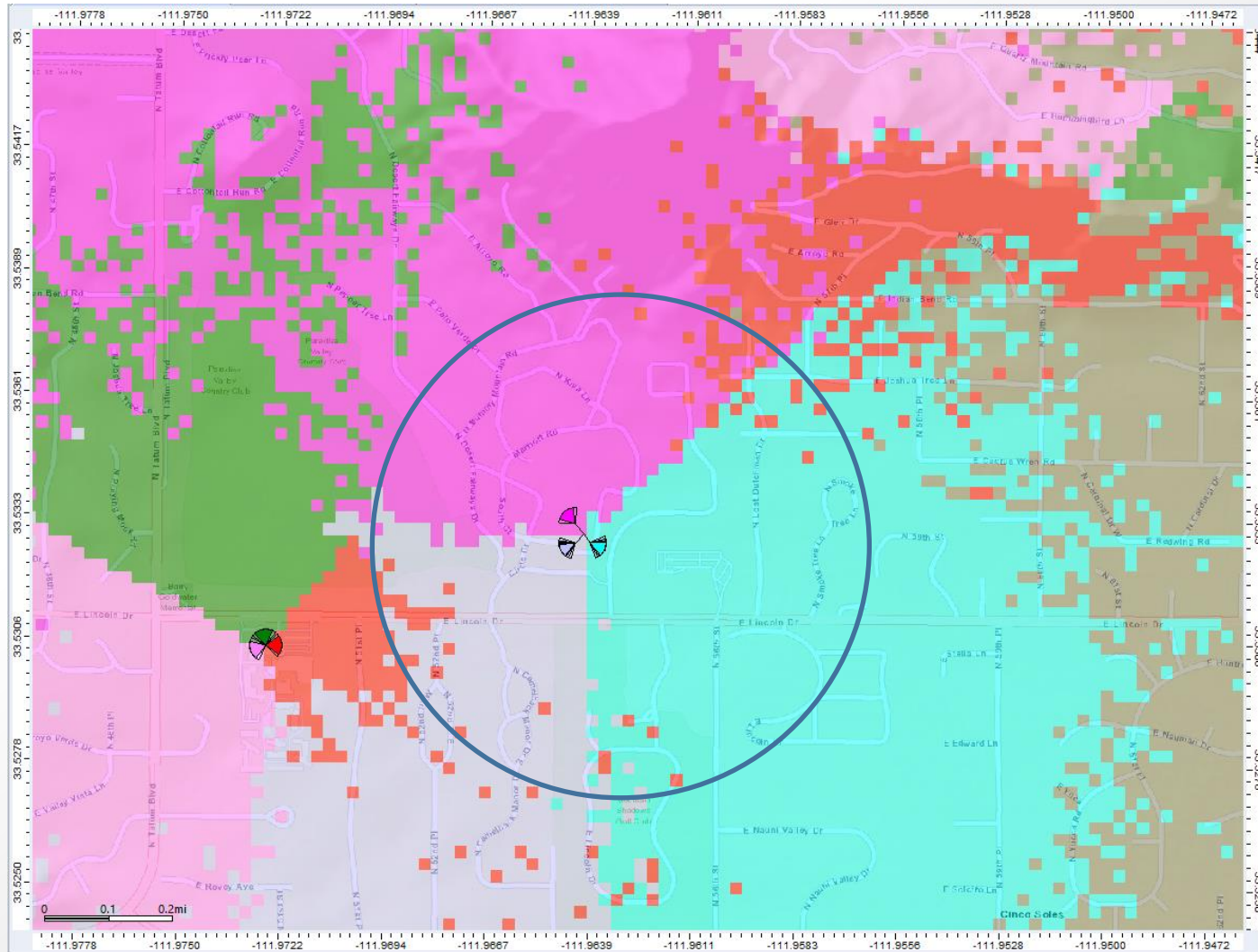
LEGEND	
	In-Building
	In-Vehicle
	On-Street



Best Server - Current (-120dbm)



Best Server – with new site (-120dbm)



Ionizing vs Non-Ionizing

† There are two (2) types of Energy/Radio Waves

- **Ionizing**

- These are waves that can effect human DNA
- Examples are:
 - Gamma rays
 - X-Rays
- This is one of the reasons the nurse steps out of the room and you wear a lead overcoat when you get X-Rays at the dentist.

- **Non- Ionizing**

- These are waves do not effect human DNA
- Examples are:
 - Car Radios
 - Television
 - Wi-Fi Access points and routers
 - Bluetooth headsets
 - Cellphones and Smartphones
 - Lightbulbs
 - Wireless Baby Monitors
 - TV remotes
- Absorption of waves is proximity based, the closer you are to the antenna the more non-ionizing energy is absorbed. You will absorb 50% of the FCC's General Public limit with your smartphone next to your ear versus less than 10% of the FCC's General Public limit from the antennas when you are standing 20' away from the proposed tower.
- The further you walk away from the tower it decreases even more.

General Public & Occupational limits

† The FCC isolated two (2) groups relative to access around wireless antennas

† The first group is called Occupational

- This refers to areas where workers would be allowed (general public cannot access) but the workers would not have knowledge about antennas (An example would be an Air Conditioner Repair Technician). Barriers or signage may be needed to alert the worker when close to the antennas.
 - Examples are:
 - Rooftop access behind a locked door
 - Compound access behind a locked gate
 - The FCC determined the safe value and then lowered by a factor of 10 and that is the value the wireless carriers use in the studies
 - The exposure levels are averaged over 6 minutes

† The second group is called General Public

- Uncontrolled access (General Public)
 - This group is for areas with general public access, the public would not have a knowledge of an antenna being close to them
 - Examples are:
 - Sidewalks
 - Parks
 - Public accessed buildings
 - The FCC determined the safe value and then lowered by a factor of 50 and that is the value the wireless carriers use in the studies
 - The exposure levels are averaged over 30 minutes

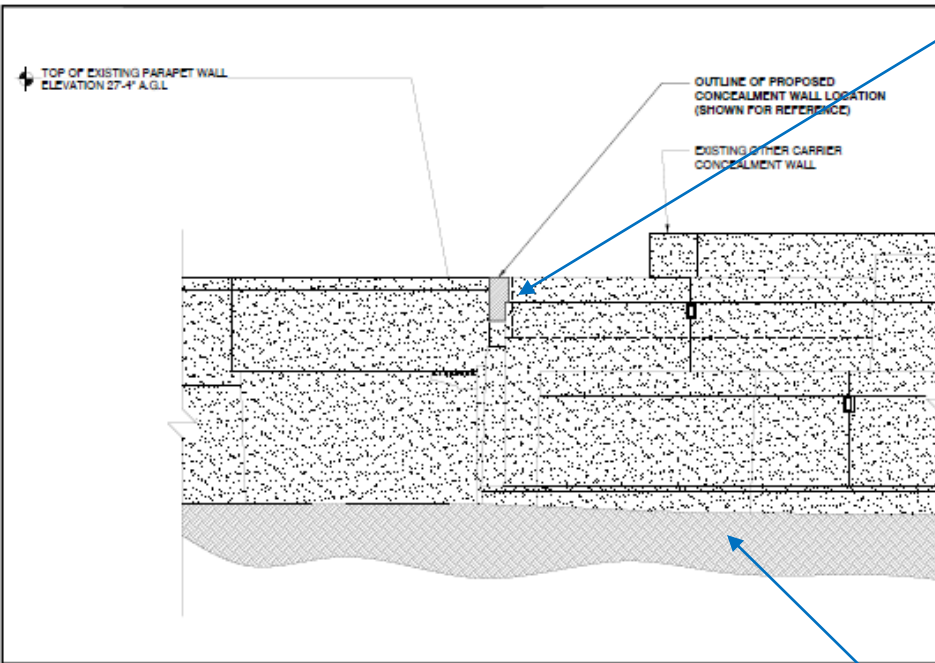
† Compare the value for a tower which is 10mW to the power of a smartphone which is 200mW of power.

Power Levels below a tower

Main beam of the antenna

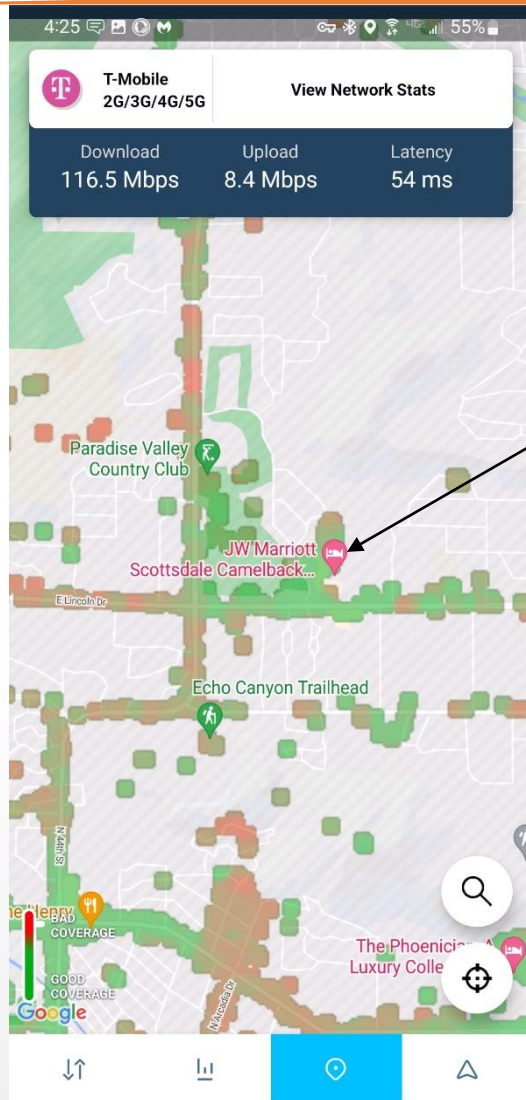
- Power levels on the ground around the tower are much less than what is at the antennas
- Power on the ground adjacent to the tower is 1/1000 of the power compared to what is at the antenna

1/1000 of the power
on the ground
around the site



APPENDIX

Open Signal T-Mobile Quality Map

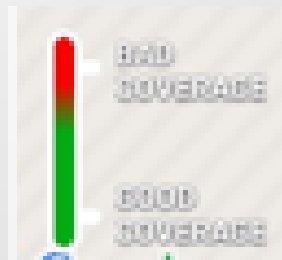


This map show mobiles reporting quality of their connections to the network. This is crowdsource data from T-Mobile users made available by the OpenSignal App:

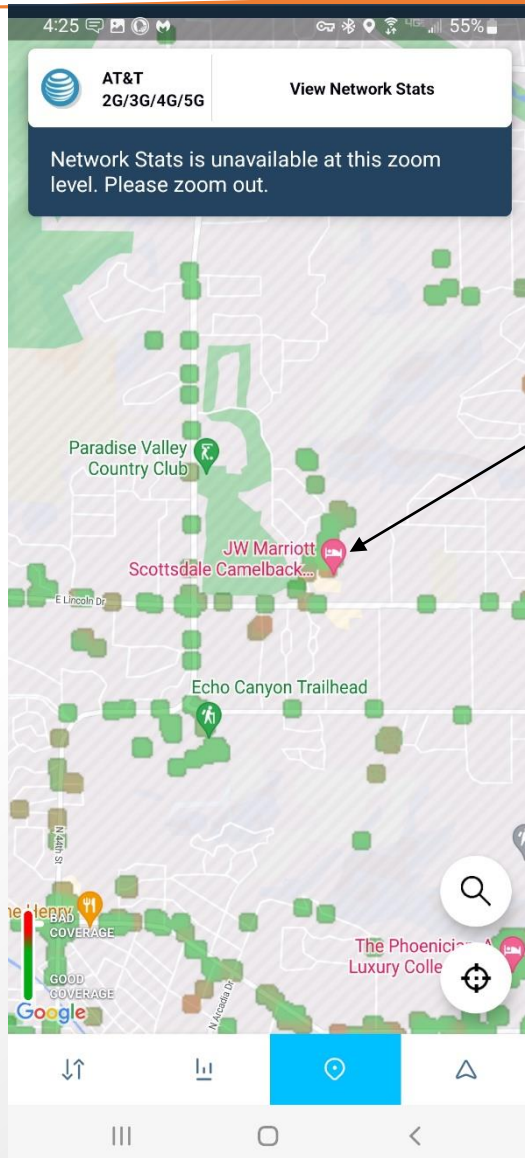
<https://www.opensignal.com/apps#section-os-app>

Green data points show good coverage and Red data points show bad coverage and lack of data points show no coverage

T-Mobile has some bad coverage points in the area to the North, West and South



Open Signal AT&T Quality Map

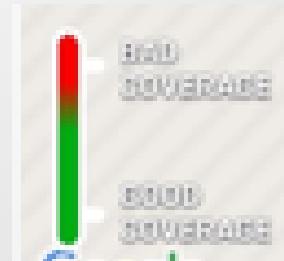


This map shows mobiles reporting quality of their connections to the network. This is crowdsource data from AT&T users made available by the OpenSignal App:

<https://www.opensignal.com/apps#section-os-app>

Green data points show good coverage and Red data points show bad coverage and lack of data points show no coverage

Notice some bad coverage points on the map



RESOLUTION NUMBER 2022-23

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, RELATING TO PERSONAL WIRELESS SERVICE FACILITIES, AND REPEALING RESOLUTIONS 932 AND 932(A).

WHEREAS, the Mayor and Town Council (the “Town Council”) of the Town of Paradise Valley (the “Town”) adopted Resolution 932 on February 26, 1998, providing a non-exclusive list of potential Personal Wireless Service Facilities sites (the “Site List”) to be considered in accordance with the Town’s Personal Wireless Service Facilities provisions set forth in Article XII of the Town’s Zoning Ordinance (“Article XII”); and

WHEREAS, the Town Council adopted Resolution 932(A) on September 20, 2001, to modify the Site List to remove one site; and

WHEREAS, in 2018 the Town Council established a Cellular Service Task Force to study ways to improve voice service, to preserve and maintain the Town’s aesthetics expectations, to provide the greatest coverage and capacity with the least visible infrastructure, and to provide infrastructure for future services; and

WHEREAS, in 2018 the Town engaged Engineering Wireless Services (“EWS”) to complete a radio frequency strength and quality study of the main carriers within the Town limits (the “Study”); the 2018 study was updated in 2021; and

WHEREAS, in 2022, the Town, EWS, and T-Mobile representatives canvassed several sites within the Town limits that the Study showed to best fit Town and carrier needs to improve coverage and capacity with the least visible infrastructure. Based upon this canvas, the group identified five primary sites: (i) the Sanctuary on Camelback Mountain located at 5600 E. McDonald Drive, (ii) the Paradise Valley Country Club located at 7101 N. Tatum Boulevard, (iii) the Town’s Fire Station #91 located at 8444 N. Tatum Boulevard, (iv) the Cosanti Foundation property located at 5433 E. Doubletree Ranch Road, and (v) a Town-owned parcel on Mummy Mountain located at 7012 N. Invergordon Road (collectively, the “Primary Sites”); and

WHEREAS, the Town Council at its study session on September 8, 2022, discussed next steps in moving the goals of the Cellular Service Task Force forward; and

WHEREAS, the Town Council at its study session on October 27, 2022, discussed implementing a time-sensitive process and option to waive application fees for the Primary Sites; and

WHEREAS, the Town Council desires to (i) repeal Resolutions 932 and 932(A) and replace the Site List therein with the non-exclusive list set forth in this resolution, including two new locations, and (ii) provide guidance with respect to Conditional Use Permits considered for the Primary Sites identified in the Study.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Paradise Valley, Arizona, as follows:

Section 1. The recitals above are hereby incorporated as if fully set forth herein.

Section 2. The Site List is hereby amended to add the Cosanti Foundation property located at 5433 E. Doubletree Ranch Road and the Town-owned parcel on Mummy Mountain located at 7012 N. Invergordon Road as potential Personal Wireless Service Facilities sites. This revised Site List is not intended to be an exclusive listing of locations for which a Conditional Use Permit may be requested for Personal Wireless Service Facilities.

NAME	ADDRESS
ANDAZ RESORT	6160 N. SCOTTSDALE ROAD
ASCENSION LUTHERAN CHURCH	7100 N. MOCKINGBIRD
CALVARY CHURCH OF THE VALLEY	6107 N. INVERGORDON
CAMELBACK BIBLE CHURCH	3900 E. STANFORD DRIVE
CAMELBACK GOLF CLUB	7847 N. MOCKINGBIRD LANE
CAMELBACK INN	5402 E. LINCOLN DRIVE
CAMELBACK UNITED PRESBYTERIAN CHURCH	3535 E. LINCOLN DRIVE
CHEROKEE SCHOOL	8801 N. 56TH STREET
CHRIST CHURCH OF ASCENSION	4015 E. LINCOLN DRIVE
COSANTI FOUNDATION	6433 E DOUBLETREE RANCH ROAD
DOUBLETREE PARADISE VALLEY RESORT	5401 N. SCOTTSDALE ROAD
EL CHORRO LODGE	5550 E. LINCOLN DRIVE
FIRE STATION #91	8444 N. TATUM BOULEVARD
FIRST SOUTHERN BAPTIST CHURCH	5230 N. SCOTTSDALE ROAD
HERMOSA INN	5532 N. PALO CRISTI ROAD
KIVA SCHOOL	6911 E. MCDONALD DRIVE
LINCOLN BIBLE CHURCH	4222 E. LINCOLN DRIVE
MOUNTAIN SHADOWS RESORT	5445 E. LINCOLN DRIVE
MOUNTAIN VIEW MEDICAL PLAZA	10575 N. TATUM BOULEVARD
OMNI MONTELUZIA RESORT	4949 E. LINCOLN DRIVE
PARADISE VALLEY COUNTRY CLUB	7101 N. TATUM BOULEVARD
PARADISE VALLEY MEDICAL PLAZA	7101 E. JACKRABBIT ROAD
PARADISE VALLEY TOWN HALL	6401 E. LINCOLN DRIVE
PARADISE VALLEY UNITED METHODIST CHURCH	4455 E. LINCOLN DRIVE
PHOENIX COUNTRY DAY SCHOOL	3901 E. STANFORD DRIVE
SANCTUARY CAMELBACK MOUNTAIN RESORT	5700 E. MCDONALD DRIVE
SCOTTSDALE PLAZA RESORT	7200 N SCOTTSDALE ROAD
SMOKETREE RESORT	7101 E. LINCOLN DRIVE
ST. BARNABAS CHURCH	6715 N. MOCKINGBIRD LANE
TOWN-OWNED PROPERTY	7012 N INVERGORDON ROAD
UNITARIAN UNIVERSALIST CHURCH	4027 E. LINCOLN DRIVE

Section 3. The Town's Planning Commission (the "Commission") shall consider, when reviewing a request for modifications to provisions of Article XII (due to extraordinary hardship or as necessary to comply with Federal or state law), the extent to which the Personal Wireless Service Facility meets the Cellular Service Task Force goals to improve voice service, preserve and maintain the Town's aesthetics, provide the greatest coverage and capacity with the least visible infrastructure, and provide infrastructure for future services while ensuring any modifications remain within the required FCC Guidelines for Radio Frequency (RF) safety. The Commission shall also ensure that modifications are only permitted if such modification improves coverage within the Town limits over strict compliance to Article XII, which improvement must be verified by the applicant through coverage maps.

Section 4. The Town Council hereby directs Town staff to take forward an amendment to Article XII, Personal Wireless Service Facilities, of the Town of Paradise Valley Zoning Ordinance and/or other code sections for Planning Commission recommendation and Town Council action creating a managerial or similar process for Personal Wireless Service Facilities for the Primary Sites. This managerial process may be similar to the Managerial Special Use Permit process outlined in Section 1102.8.A of the Town of Paradise Valley Zoning Ordinance that requires an applicant make formal application, Town staff review the application in accordance with the guidelines, and the Town Manager (or designee) transmit all approved determinations to the Town Council within a specified time period allowing the Town Council to affirm the determination or schedule an appeal at a Town Council meeting. This managerial process will replace the Conditional Use Permit Planning Commission approval for identified Primary Sites. Primary Sites may be amended from time to time by the Town Council, including guidelines for specific sites.

Section 5. To further the goals of the Cellular Service Task Force, the Town Council hereby directs Town staff through a process similar to Managerial Amendments to Special Use Permits to evaluate proposals for Personal Wireless Service Facilities to be located at the Primary Sites according to the provisions set forth below. This guidance is not a final decision of the Town Council, and compliance with the provisions below does not (i) ensure approval of a Personal Wireless Service Facility or (ii) create any vested rights to the approval of a Personal Wireless Service Facility.

Sanctuary Resort

- ☐ Preference is for Personal Wireless Service Facilities that use a faux chimney design with up to four faux chimneys possible for co-location and improved coverage on existing structures. Alternatively or in addition, a Personal Wireless Service Facility incorporated into the design of an existing structure, such as a parapet wall, may be permissible if it complies with Article XI, Special Uses and Additional Use Regulations, of the Town of Paradise Valley Zoning Ordinance, as applied with these guidelines.
- ☐ Preferred locations are on the principal buildings of the casitas (Tennis Ranch on Camelback, plat recorded in Book 124, Page 5 in the office of the Maricopa County Recorder) or the main resort principal buildings.

- ☐ Consideration could be given for the height of a faux chimney to exceed that portion of the roof on which it is located by up to four feet six inches as a means to enhance the authenticity of the disguise of the faux chimney. At no time should the faux chimney height exceed the Resort Special Use Permit Guideline of a principal building (36 feet tall). Any faux chimney should be in scale with the building on which the Personal Wireless Service Facility is located.
- ☐ Setbacks are expected to meet Article XII (200 feet from the west and north property lines) and there may be consideration for a reduced setback from the public streets to the north (McDonald Drive) and east (Superstition Lane). Reduced setback should not exceed the Resort Special Use Permit Guideline of a principal building (100 feet).
- ☐ The faux chimney should be appropriate to the architectural context, match the style of existing structure, complement or match the color of the structure, and be designed as a feature commonly found on the type/style of structure.
- ☐ The number and spacing of any faux chimneys and/or any operational chimneys on any one structure should be limited to the number, size, and design that is appropriate for the structure.
- ☐ Door hatches, cables, antenna access, rooftop ballast-mounted structures for radio equipment, and related items should be integrated into the design as best as possible to camouflage this required equipment.

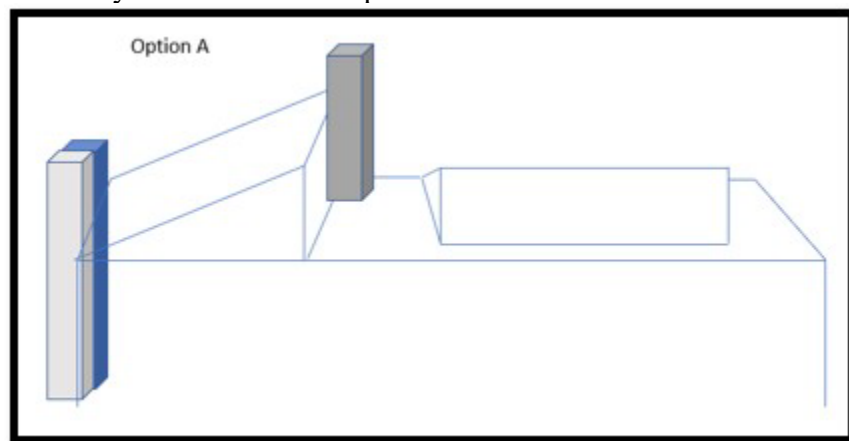
Paradise Valley Country Club

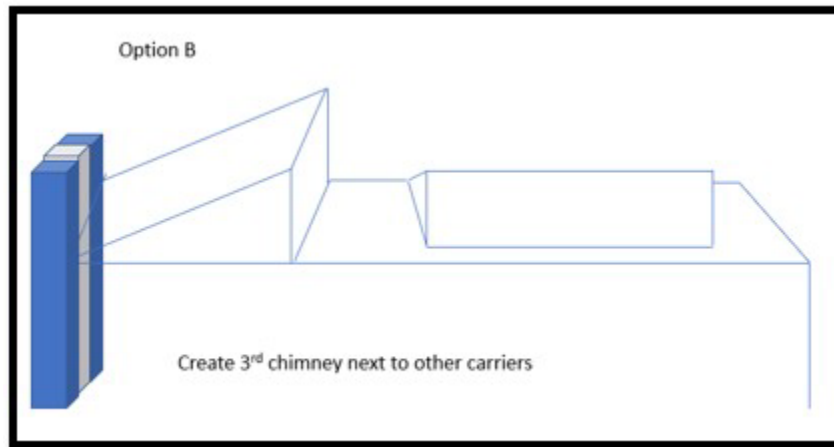
- ☐ Preference is for Personal Wireless Service Facilities that use a faux chimney design with up to four faux chimneys possible for co-location and improved coverage on existing structures. Alternatively or in addition, a Personal Wireless Service Facility incorporated into the design of an existing structure, such as a parapet wall, may be permissible if it complies with Article XI, Special Uses and Additional Use Regulations, of the Town of Paradise Valley Zoning Ordinance, as applied with these guidelines.
- ☐ Preferred location is the main clubhouse principal building with the faux chimney(s) to match the architectural design and scale of the existing chimneys.
- ☐ Height of a faux chimney should generally not exceed the maximum 30 feet as required by the Paradise Valley Country Club Special Use Permit recorded in Document 84-136742 recorded with the Maricopa County Recorder, Maricopa County, Arizona, except there may be consideration for a faux chimney to exceed that portion of the roof on which it is located by up to 4 feet 6 inches as a means to enhance the authenticity of the disguise of the faux chimney and complement the other existing chimneys on the clubhouse.
- ☐ Setbacks are expected to meet Article XII (200 feet) due to the large amount of acreage and setbacks of the clubhouse.

- ☐ The faux chimney should be appropriate to the architectural context, match the style of existing structure, complement, or match the color of the structure, and should be designed as a feature commonly found on the type/style of structure.
- ☐ The number and spacing of any faux chimneys and/or any operational chimneys on any one structure should be limited to the number, size, and design that is appropriate for the structure.
- ☐ Door hatches, cables, antenna access, rooftop ballast-mounted structures for radio equipment, and related items should be integrated into the design as best as possible to camouflage this required equipment.

Fire Station #91

- ☐ Preference is for Personal Wireless Service Facilities that use a faux chimney design with up to one additional faux chimney possible for colocation and improved coverage on existing structures. Alternatively or in addition, a Personal Wireless Service Facility incorporated into the design of an existing structure, such as a parapet wall, may be permissible if it complies with Article XI, Special Uses and Additional Use Regulations, of the Town of Paradise Valley Zoning Ordinance, as applied with these guidelines.
- ☐ Preferred location is the fire station building with the faux chimney to match the architectural design and scale of the existing faux chimneys.
- ☐ Height of a faux chimney should generally not exceed the existing 28-foot 8-inch height of the fire station building as illustrated in Option “B” below, except there may be consideration for a faux chimney to exceed that portion of the roof on which it is located by up to 4 feet 6 inches as a means to enhance the authenticity of the disguise of the faux chimney and complement the other existing faux chimney as illustrated in Option “A” below.





- ☐ Consideration may be given for setbacks other than the 200-foot distance pursuant to Article XII, with any additional faux chimney generally in the location of the existing faux chimney or the eastern 65 feet of the existing building.
- ☐ The faux chimney should be appropriate to the architectural context, match the style of existing structure, complement, or match the color of the structure, and should be designed as a feature commonly found on the type/style of structure.
- ☐ The number and spacing of any faux chimneys and/or any operational chimneys on any one structure should be limited to the number, size, and design that is appropriate for the structure.
- ☐ Door hatches, cables, antenna access, rooftop ballast-mounted structures for radio equipment, and related items should be integrated into the design as best as possible to camouflage this required equipment.

Cosanti Foundation

- ☐ A separate detached structure to conceal and disguise a Personal Wireless Service Facility may be considered in that the existing structures are under 16 feet tall and have structural limitations.
- ☐ The new structure housing the Personal Wireless Service Facility shall also require the review and approval process of the applicable Special Use Permit amendment type pursuant to Article XI, Special Uses and Additional Use Regulations, of the Town of Paradise Valley Zoning Ordinance.
- ☐ Preferred siting is toward the middle and/or center of the site near the existing structures.
- ☐ Height of the Personal Wireless Service Facility may be considered up to 30 feet, which is an allowable height for residential lots greater than 4 acres as a comparison with a height not to exceed the Non-Profit Organization Special Use Permit Guideline for a principal building of 35 feet tall, generally encouraging the lowest possible height and a facility that will blend and disappear into the surroundings through the use of camouflage.

- ☐ Consideration may be given for a reduction in setbacks from the 200-foot distance pursuant to Article XII, particularly from Doubletree Ranch Road to the north and/or to the west or east property lines due to the 330-foot width of the Cosanti site, with any reduced setback not to exceed the Non-Profit Organization Special Use Permit Guideline of 60 feet adjoining residentially zoned property and 40 feet adjoining a public street if the Personal Wireless Service Facility is 24 feet or less in height and a setback of not less than 100 feet if taller than 24 feet.

7012 N Invergordon

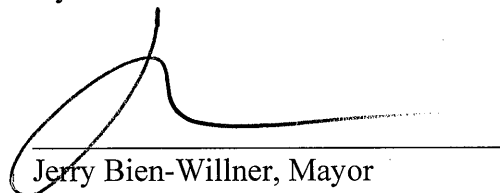
- ☐ Preference is for Personal Wireless Service Facilities that use a faux retaining wall design for multiple carriers for co-location and improved coverage.
- ☐ Height, setback, and equipment locations and screening shall generally follow the requirements for retaining walls on a hillside property in accordance with Section 2207.VI, Walls and Fences, of Article XXII, Hillside Development Regulations, of the Town of Paradise Valley Zoning Ordinance.

Section 6. The Mayor, the Town Manager, the Town Clerk, and the Town Attorney are hereby authorized and directed to take all steps necessary to waive application fee(s) for Personal Wireless Service Facilities for Primary Sites.

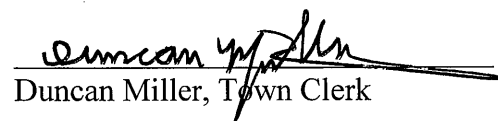
Section 7. The Mayor, the Town Manager, the Town Clerk, and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

Section 8. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

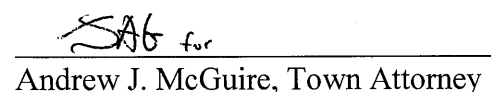
PASSED, ADOPTED, AND APPROVED by the Town Council of the Town of Paradise Valley this 8th day of December, 2022.


Jerry Bien-Willner, Mayor

ATTEST:


Duncan Miller, Town Clerk

APPROVED AS TO FORM:


Andrew J. McGuire, Town Attorney



George Burton
Senior Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

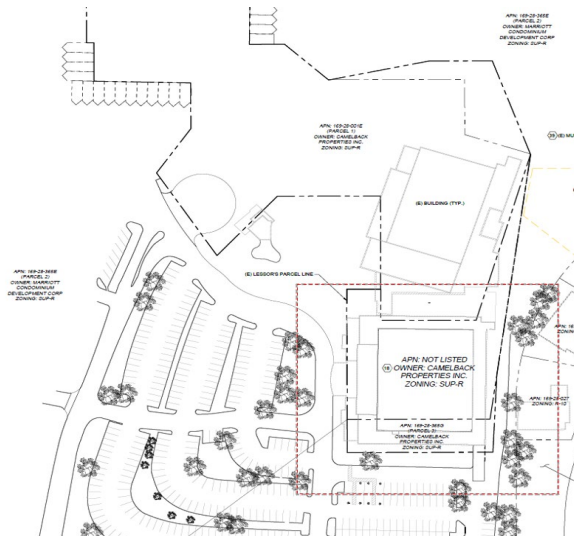
Dear Resident:

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a **public hearing at 6:00 p.m., on Tuesday, January 17, 2023**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC HEARING: Consideration of an application requesting a Conditional Use Permit to allow for the addition of personal wireless service facility antennas (for Verizon Wireless) at the Camelback Inn Resort & Spa. The subject property is located at 5402 E. Lincoln Drive (Assessor's Parcel Numbers 169-28-365E and 169-28-365G).

If you have any questions about this application, please call the Planning Division at 480-348-3525.

Sincerely,
George Burton
George Burton
Senior Planner



The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, George Burton on this application at gburton@paradisevalleyaz.gov or 480-348-3525 at any time before the scheduled meeting date.



COMMUNITY DEVELOPMENT DEPARTMENT

AFFIDAVIT OF MAILING NOTIFICATION

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA)
) ss:
County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that all the property owners within 1,500 feet of the property, as obtained from the Maricopa County Assessor's Office on December 6th 2022 for the proposed application 22-374 has been mailed on the following
(Case Number)
date December 19th, 20 22.

(This property list shall not be older than thirty (30) days at the time of filing of the application).

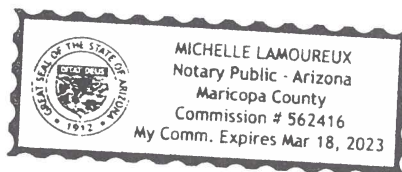
Graham Chapman
[Signature]

The foregoing instrument was acknowledged by me this 19th day of December,
20 22, by Michelle Lamoureux.
Name

Michelle Lamoureux
NOTARY PUBLIC

My commission expires:

March 18, 2023



Parcel Number	Owner	Property Address	Mailing Address	MAIL ADDR1	MAIL CITY	MAIL STA	MAIL ZIP
169-06-0070	THIRTIETH AMENDED AND RESTATED JIM CHAMBERLAIN 2007 TRUST	7000 N MUMMY MOUNTAIN DR PARADISE VALLEY 85253	1050 W WASHINGTON ST 214 TEMPE AZ USA 85281	1050 W WASHINGTON ST 214	TEMPE	AZ	85281
169-06-0076	CAMELBACK PROPERTIES INC INC	7002 N MUMMY MOUNTAIN DR PARADISE VALLEY 85253	PO BOX 579 LOUISVILLE TN USA 37777079	PO BOX 579	LOUISVILLE	TN	37777079
169-06-0078	MUMMY MOUNTAIN PRESERVE TRUST	6401 E LINCOLN DR PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253	6401 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-06-0080	CAMELBACK PROPERTIES INC INC	5402 E LINCOLN DR PARADISE VALLEY 85253	PO BOX 579 LOUISVILLE TN USA 37777079	PO BOX 579	LOUISVILLE	TN	37777079
169-06-0085	STEVEN W. USMARTY FAMILY TRUST	7117 N DESERT FAIRWAYS DR PARADISE VALLEY 85253	7113 N DESERT FAIRWAYS DR PARADISE VALLEY AZ USA 85253	7113 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
169-06-0086	GENZ HOLDINGS LLC	6936 N MUMMY MOUNTAIN DR PARADISE VALLEY 85253	213 N STEPHANE ST SUITE G UNIT 306 HENDERSON NV USA 89074	213 N STEPHANE ST SUITE G UNIT 306	HENDERSON	NV	89074
169-06-0088	GENZ HOLDINGS LLC	6936 N MUMMY MOUNTAIN DR PARADISE VALLEY 85253	213 N STEPHANE ST SUITE G UNIT 306 HENDERSON NV USA 89074	213 N STEPHANE ST SUITE G UNIT 306	HENDERSON	NV	89074
169-06-0090	JOHN M MALINOSKI QUALIFIED RES PER S TR ETAL	6936 N MUMMY MOUNTAIN DR PARADISE VALLEY 85253	7100 N MUMMY MOUNTAIN DR PARADISE VALLEY AZ USA 85253	7100 N MUMMY MOUNTAIN DR	PARADISE VALLEY	AZ	85253
169-08-0001	LAURA H THILMAN REVOCABLE TRUST	7120 N MUMMY MOUNTAIN DR PARADISE VALLEY 85253	1150 HIGHWAY 7	1150 HIGHWAY 7	EXCELSIOR	MN	55371
169-08-0002	LOVE LYNN K	6854 N PEPPER TREE LN PARADISE VALLEY 85253	6854 N PEPPER TREE LN PARADISE VALLEY AZ USA 85253	6854 N PEPPER TREE LN	PARADISE VALLEY	AZ	85253
169-08-0004	LOVE LYNN K	6854 N PEPPER TREE LN PARADISE VALLEY 85253	6854 N PEPPER TREE LN PARADISE VALLEY AZ USA 85253	6854 N PEPPER TREE LN	PARADISE VALLEY	AZ	85253
169-08-0005	THOMAS P PARDON IRREVOCABLE TRUST/PANDORA P PARDON IRREVOCABLE TRUST	6880 N DESERT FAIRWAYS DR PARADISE VALLEY 85253	6880 N DESERT FAIRWAYS DR PARADISE VALLEY AZ USA 85253	6880 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
169-08-0016	15TH GREEN LLC	7000 N DESERT FAIRWAYS DR PARADISE VALLEY 85253	PO BOX 1087 SOUTHWARTON NV USA 89069	PO BOX 1087	SOUTHWARTON	NV	89069
169-09-0017	DAVID AND CARMEN RUTAN FAMILY TRUST/ETAL	7020 N DESERT FAIRWAYS DR PARADISE VALLEY 85253	5099 NESTLE CT RENO NV USA 89511	5099 NESTLE CT	RENO	NV	89511
169-09-0018	HABEEM MARY	5001 E LINCOLN DR PARADISE VALLEY 85253	7101 N TATUM BLVD PARADISE VALLEY AZ USA 85253	7101 N TATUM BLVD	PARADISE VALLEY	AZ	85253
169-09-0019	ANDREWS FAMILY TRUST-SURVIVORS TRUST	5100 E LINCOLN DR PARADISE VALLEY 85253	3788 E ELM ST PHOENIX AZ USA 85018	3788 E ELM ST	PHOENIX	AZ	85018
169-09-0020	HAROLD GREGG TRENTER TR	5126 E LINCOLN DR PARADISE VALLEY 85253	PO BOX 1464 MESA AZ USA 85211	PO BOX 1464	MESA	AZ	85211
169-09-0021	CAMPANELLA KINTARO A/SHERYLA T R	5206 E LINCOLN DR PARADISE VALLEY 85253	1819 E HALE ST MESA AZ USA 85203	1819 E HALE ST	MESA	AZ	85203
169-09-0022	ATWATER A GUDONNA JOHNSON	6610 N DESERT FAIRWAYS DR PARADISE VALLEY 85253	5206 E LINCOLN DR PARADISE VALLEY AZ USA 85253	5206 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-09-0023	MONTERO FAMILY TRUST	6620 N DESERT FAIRWAYS DR PARADISE VALLEY 85253	6610 N DESERT FAIRWAYS DR PARADISE VALLEY AZ USA 85253	6610 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
169-09-0024	MINILOSIN MARTIN E/ENFEEFER TR	6620 N DESERT FAIRWAYS DR PARADISE VALLEY 85253	6620 N DESERT FAIRWAYS DR PARADISE VALLEY AZ USA 85253	6620 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
169-09-0025	LOT 52 HOLDINGS LLC	6726 N DESERT FAIRWAYS DR PARADISE VALLEY 85253	6726 N DESERT FAIRWAYS DR PARADISE VALLEY AZ USA 85253	6726 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
169-09-0026	PAUL NEEL CRITCHFIELD AND CLAUDIA R ETAL	6730 N DESERT FAIRWAYS DR PARADISE VALLEY 85253	6730 N DESERT FAIRWAYS DR PARADISE VALLEY AZ USA 85253	6730 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
169-09-0027	TR WEST LIMITED PARTNERSHIP	6740 N DESERT FAIRWAYS DR PARADISE VALLEY 85253	6807 PEPPER TREE LANE PARADISE VALLEY AZ USA 852533346	6807 PEPPER TREE LANE	PARADISE VALLEY	AZ	852533346
169-09-0030	NORRIS JOAN B TR	6835 N PEPPER TREE LN PARADISE VALLEY 85253	6835 N PEPPER TREE LN SCOTTSDALE AZ USA 85253	6835 N PEPPER TREE LN	SCOTTSDALE	AZ	85253
169-09-0031	W SCOTT AND KAREN NORRIS FAMILY TRUST	6845 N PEPPER TREE LN PARADISE VALLEY 85253	6845 N PEPPER TREE LN SCOTTSDALE AZ USA 85253	6845 N PEPPER TREE LN	PARADISE VALLEY	AZ	85253
169-09-0032	BARRETT GREGORY TR	7101 N TATUM BLVD PARADISE VALLEY 85253	7101 N TATUM BLVD PARADISE VALLEY AZ USA 85253	7101 N TATUM BLVD	PARADISE VALLEY	AZ	85253
169-09-0034	PARADISE VALLEY COUNTRY CLUB INC	7101 N TATUM BLVD PARADISE VALLEY 85253	7101 N TATUM BLVD PARADISE VALLEY AZ USA 85253	7101 N TATUM BLVD	PARADISE VALLEY	AZ	85253
169-09-0071	TR HOLDINGS LLC	6807 N PEPPER TREE LN PARADISE VALLEY 85253	6807 N PEPPER TREE LN PARADISE VALLEY AZ USA 85253	6807 N PEPPER TREE LN	PARADISE VALLEY	AZ	85253
169-09-0072	BARRY AND JULIA SMITH FAMILY TRUST	6500 N DESERT FAIRWAYS DR PARADISE VALLEY 85253	6500 N DESERT FAIRWAY DR PARADISE VALLEY AZ USA 85253	6500 N DESERT FAIRWAY DR	PARADISE VALLEY	AZ	85253
169-09-0073	MARSHOTT JELLYSAM SMITH KENNETH R	6512 N DESERT FAIRWAYS DR PARADISE VALLEY 85253	6512 N DESERT FAIRWAYS DR PARADISE VALLEY AZ USA 85253	6512 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
169-23-200A	OMNI MONTNALLA LLC	4949 E LINCOLN DR PARADISE VALLEY 85253	4001 MAPLE AVE SUITE 600 DALLAS TX USA 75219	4001 MAPLE AVE SUITE 600	DALLAS	TX	75219
169-25-001	STEFFES COMPANIES LLC	5111 E LINCOLN DR PARADISE VALLEY 85253	907 ORIOBOL AVE MILFORD IA USA 51351	907 ORIOBOL AVE	MILFORD	IA	51351
169-25-002	CHAMBERLAIN FAMILY TRUST	6200 N 5157 PL PARADISE VALLEY 85253	6200 N 5157 PL PARADISE VALLEY AZ USA 85253	6200 N 5157 PL	PARADISE VALLEY	AZ	85253
169-25-003	LACY NANCY B	6318 N 5157 PL PARADISE VALLEY 85253	6318 N 5157 PL PARADISE VALLEY AZ USA 85253	6318 N 5157 PL	PARADISE VALLEY	AZ	85253
169-25-006	DISCOVER ENTERISES LLC	6230 N 5157 PL PARADISE VALLEY 85253	6230 N 5157 PL PARADISE VALLEY AZ USA 85253	6230 N 5157 PL	PARADISE VALLEY	AZ	85253
169-25-007	DISCOVER ENTERISES LLC	6230 N 5157 PL PARADISE VALLEY 85253	6230 N 5157 PL PARADISE VALLEY AZ USA 85253	6230 N 5157 PL	PARADISE VALLEY	AZ	85253
169-25-008C	CASE STEPHEN S	6230 N 5157 PL PARADISE VALLEY 85253	6230 N 5157 PL SCOTTSDALE AZ USA 85251	6230 N 5157 PL	SCOTTSDALE	AZ	85251
169-25-031	GRAY/BUTON FAMILY TRUST	6230 N 5157 PL PARADISE VALLEY 85253	1028 VAN DYKE DR LAGUNA BEACH CA USA 92651	1028 VAN DYKE DR	LAGUNA BEACH	CA	92651
169-25-032	POWER LIVING TRUST	6231 N 5157 PL PARADISE VALLEY 85253	3910 PERRYDALE DR DALLAS OR USA 97389312	3910 PERRYDALE DR	DALLAS	OR	97389312
169-25-033	MCDONALD GREGORY G/OWENS INCL A	6231 N 5157 PL PARADISE VALLEY 85253	6231 N 5157 PL PARADISE VALLEY AZ USA 85253	6231 N 5157 PL	PARADISE VALLEY	AZ	85253
169-25-034	POWERS JEFFREY D/JANE G	6232 N 5157 PL PARADISE VALLEY 85253	113 WESTMINSTER PIKE STE 200 REISTERSTOWN MD USA 21136	113 WESTMINSTER PIKE STE 200	REISTERSTOWN	MD	21136
169-25-035	PERINE SEAN/HAYDEN HEDIE D	6227 N 5157 PL PARADISE VALLEY 85253	7915 N 54TH PL PARADISE VALLEY AZ USA 85253	7915 N 54TH PL	PARADISE VALLEY	AZ	85253
169-25-036	HARTZBERG CHARLADNE E	6233 N 5157 PL PARADISE VALLEY 85253	6233 N 5157 PL PARADISE VALLEY AZ USA 85253	6233 N 5157 PL	PARADISE VALLEY	AZ	85253
169-25-037	ISACACS JEFFREY D/MARION TR	6233 N 5157 PL PARADISE VALLEY 85253	6301 N 5157 PL PARADISE VALLEY AZ USA 85253	6301 N 5157 PL	PARADISE VALLEY	AZ	85253
169-25-038	CLANTON SHELLEY/CELEBR ERIC A	6320 N 5157 PL PARADISE VALLEY 85253	6321 N 5157 PL PARADISE VALLEY AZ USA 85253	6321 N 5157 PL	PARADISE VALLEY	AZ	85253
169-25-039	PARADISE VALLEY COUNTRY CLUB INC	6233 N 5157 PL PARADISE VALLEY 85253	2571 FERNWAY DR NEW ALBANY OH USA 45054	2571 FERNWAY DR	NEW ALBANY	OH	45054
169-25-040	BOUCHARD MICHAEL J/JOANNE M TR	6443 N 5157 PL PARADISE VALLEY 85253	2902 E ELM ST PHOENIX AZ USA 85016	2902 E ELM ST	PHOENIX	AZ	85016
169-25-041	LEAH HOFFMAN LANGERMAN TRUST	6310 N 5157 PL PARADISE VALLEY 85253	6310 N 5157 PL PARADISE VALLEY AZ USA 85253	6310 N 5157 PL	PARADISE VALLEY	AZ	85253
169-25-042	ACKERMAN LINDSEY S	6250 N 5157 PL PARADISE VALLEY 85253	6250 N 5157 PL PARADISE VALLEY AZ USA 85253	6250 N 5157 PL	PARADISE VALLEY	AZ	85253
169-25-043	DEBRA ANNE DYLAN DE LEEUW REVOCABLE TRUST	6136 N 52ND PL PARADISE VALLEY 85253	6136 N 52ND PL PARADISE VALLEY AZ USA 85253	6136 N 52ND PL	PARADISE VALLEY	AZ	85253
169-26-0278	FERRIS KATHLEEN TR	6144 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6144 N CAMELBACK MANOR PARADISE VALLEY AZ USA 85253	6144 N CAMELBACK MANOR	PARADISE VALLEY	AZ	85253
169-26-027C	FERRIS KATHLEEN TR	6144 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6144 N CAMELBACK MANOR PARADISE VALLEY AZ USA 85253	6144 N CAMELBACK MANOR	PARADISE VALLEY	AZ	85253
169-26-028C	FERRIS KATHLEEN TR	6144 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6144 N CAMELBACK MANOR PARADISE VALLEY AZ USA 85253	6144 N CAMELBACK MANOR	PARADISE VALLEY	AZ	85253
169-26-031A	HENRY H HUNG IRREVOCABLE SPOUSAL TRUST OF 2015	6117 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6117 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6117 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-001	BREATHIE TRUST	5343 E LINCOLN DR PARADISE VALLEY 85253	5343 E LINCOLN DR PARADISE VALLEY AZ USA 85253	5343 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-27-002	GRAMHAM FAMILY REVOCABLE TRUST	5335 E LINCOLN DR PARADISE VALLEY 85253	5335 E LINCOLN DR PARADISE VALLEY AZ USA 85253	5335 E LINCOLN DR	PARADISE VALLEY	AZ	85253
169-27-003A	FRANCOISE BELLA/SANTANA PERICLES	6307 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6307 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6307 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-004	RENFREW BRENT/ANNA	6307 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6307 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6307 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-005	MANNING MICHAEL/DOREEN A	6301 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6301 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6301 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-006	6233 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6233 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6233 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6233 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-007	LANE GARY L/ANN H	6233 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6233 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6233 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-008	ADAMS FAMILY TRUST	6121 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6121 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6121 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-009	KIMBERLY TODD L/GRANTH APRIL	6121 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6121 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6121 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-010	6124 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6124 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6124 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6124 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-011	ALBERT D FREDERICKSON & RUTH E TR	6200 N CAMELBACK MANOR DR PARADISE VALLEY 85253	7002 E SAN MIGUEL SCOTTSDALE AZ USA 85253	7002 E SAN MIGUEL	SCOTTSDALE	AZ	85253
169-27-012	BEARDLEY TRUST	6300 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6300 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6300 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-013	MCDONALD GREGORY G/OWENS ANNE TR	6136 N 52ND PL PARADISE VALLEY 85253	6136 N 52ND PL PARADISE VALLEY AZ USA 85253	6136 N 52ND PL	PARADISE VALLEY	AZ	85253
169-27-014	MORRIS ROBERT/MARIN/ETAL	6320 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6320 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6320 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-014C	MORRIS ROBERT FAMILY TRUST	6320 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6320 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6320 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-015	MORRIS ROBERT TRUST	6320 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6320 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6320 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-018	KITTY S CONOVER REVOCABLE TRUST	6224 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6224 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6224 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-019	BAYER MONTELL/NICHOLLE	6222 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6222 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6222 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-020A	BAYER MONTELL/NICHOLLE	6222 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6222 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6222 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-020B	ASLANIAN FAMILY TRUST	6210 N CAMELBACK MANOR DR PARADISE VALLEY 85253	6210 N CAMELBACK MANOR DR PARADISE VALLEY AZ USA 85253	6210 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253
169-27-022	WOOD ANN H TR	5215 E LINCOLN DR PARADISE VALLEY 85253	5215 E LINCOLN DR PARADISE VALLEY AZ USA 85251	5215 E LINCOLN DR	PARADISE VALLEY	AZ	85251
169-27-023A	REYANA MARY ELLEN	6417 N 52ND PL PARADISE VALLEY 85253	3104 E CAMELBACK RD UNIT 851 PHOENIX AZ USA 85016	3104 E CAMELBACK RD UNIT 851	PHOENIX	AZ	85016
169-27-024	MILL FARMY REVOCABLE TRUST	6417 N 52ND PL PARADISE VALLEY 85253	6417 N 52ND PL PARADISE VALLEY AZ USA 85253	6417 N 52ND PL	PARADISE VALLEY	AZ	85253
169-27-025	AMRAM KINSINGKANT AND ANNE SUMMERSON REVOCABLE LIVING TRUST	6405 N 52ND PL PARADISE VALLEY 85253	6405 N 52ND PL PARADISE VALLEY AZ USA 85253	6405 N 52ND PL	PARADISE VALLEY	AZ	85253
169-27-026A	BATES JENNIFER K	6420 N 52ND PL PARADISE VALLEY 85253	6420 N 52ND PL PARADISE VALLEY AZ USA 85253	6420 N 52ND PL	PARADISE VALLEY	AZ	85253
169-27-027	JAMES HADJIORE AND SUSAN HAWTHORNE FAMILY TRUST	6419 N 52ND PL PARADISE VALLEY 85253	6419 N 52ND PL PARADISE VALLEY AZ USA 85253	6419 N 52ND PL	PARADISE VALLEY	AZ	85253
169-27-028	RUBLE PAUL C JR/FRANCISCE L TR	6440 N 52ND PL PARADISE VALLEY 85253	6440 N 52ND PL PARADISE VALLEY AZ USA 85253	6440 N 52ND PL	PARADISE VALLEY	AZ	85253
169-27-029	PEMPT TRUST/CAPTSTONE PROPERTIES LLC	5205 E LINCOLN DR PARADISE VALLEY 85253	PO BOX 108 PRESCOTT AZ USA 86302	PO BOX 108	PRESCOTT	AZ	86302
169-27-030A TR	BILL MARY TR	6400 N 52ND PL PARADISE VALLEY 85253	6400 N 52ND PL PARADISE VALLEY AZ USA 85253	6400 N 52ND PL	PARADISE VALLEY	AZ	85253
169-27-031	BUTLER ARIZONA QPR TRUST	6400 N 52ND PL PARADISE VALLEY 85253	6400 N 52ND PL PARADISE VALLEY AZ USA 85253	6400 N 52ND PL	PARADISE VALLEY	AZ	85253
169-27-032	ANN RABBITT SMITH 2007 LIVING TRUST	6200 N 52ND PL PARADISE VALLEY 85253	6200 N 52ND PL PARADISE VALLEY AZ USA 85253	6200 N 52ND PL	PARADISE VALLEY	AZ	85253
169-27-033	SCHROCK RICHARD H	6318 N 52ND PL PARADISE VALLEY 85253	6318 N 52ND PL PARADISE VALLEY AZ USA 85253	6318 N 52ND PL	PARADISE VALLEY	AZ	85253
169-27-034	ALPERT HAROLD W	6400 N 52ND PL PARADISE VALLEY 85253	9335 E HARVARD AVE DENVER CO USA 802317640	9335 E HARVARD AVE	DENVER	CO	802317640
169-27-035	GRAPPLE TRUST	6320 N 52ND PL PARADISE VALLEY 85253	6320 N 52ND PL PARADISE VALLEY AZ USA 85253	6320 N 52ND PL	PARADISE VALLEY	AZ	85253
169-27-036	RICHARD R AND NANCY L WILKINSON LIVING TRUST	6324 N 52ND PL PARADISE VALLEY 85253	6324 N 52ND PL PARADISE VALLEY AZ USA 85253	6324 N 52ND PL	PARADISE VALLEY	AZ	85253
169-27-037	BERANKE GEORGE REVINETTE TR	6400 N 52ND PL PARADISE VALLEY 85253	6400 N 52ND PL PARADISE VALLEY AZ USA 85253	6400 N 52ND PL	PARADISE VALLEY	AZ	85253
169-27-038	KALOS THOMAS P/LEE ANN TR	6353 N 52ND PL PARADISE VALLEY 85253	6353 N 52ND PL PARADISE VALLEY AZ USA 85253	6353 N 52ND PL	PARADISE VALLEY	AZ	85253
169-27-039	SCHVORER MARK AJAYI	6373 N 52ND PL PARADISE VALLEY 85253	208 W PORTLAND ST PHOENIX AZ USA 85001	208 W PORTLAND ST	PHOENIX	AZ	85001
169-27-0							

169-28-078	MONAHAN SUSAN M TR	5434 E LINCOLN DR 61 PARADISE VALLEY 85253	5434 E LINCOLN DR #61 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR #61 PARADISE VALLEY AZ	85253
169-28-079	MCDERMOTT LOUISE T	5434 E LINCOLN DR 62 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 62 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR UNIT 62 PARADISE VALLEY AZ	85253
169-28-080	JONATHAN AND SUSAN COUNER REVOCABLE LIVING TRUST	5434 E LINCOLN DR 63 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 63 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR UNIT 63 PARADISE VALLEY AZ	85253
169-28-081	RODMAN MANAGEMENT TRUST	5434 E LINCOLN DR 64 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 64 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR UNIT 64 PARADISE VALLEY AZ	85253
169-28-082	HEIMS FAMILY REVOCABLE TRUST	5434 E LINCOLN DR 65 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 65 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR UNIT 65 PARADISE VALLEY AZ	85253
169-28-083	CHARLES AND PAULETTE F HENDERSON TRUST	5434 E LINCOLN DR 66 PARADISE VALLEY 85253	5434 E LINCOLN DR PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR PARADISE VALLEY AZ	85253
169-28-084	JEAN V AMBLER REVOCABLE TRUST	5434 E LINCOLN DR 67 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 67 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR UNIT 67 PARADISE VALLEY AZ	85253
169-28-085	JORGENSEN MARY ANN	5434 E LINCOLN DR 68 PARADISE VALLEY 85253	16 HASEKEL DR BRATENAH OH USA 44108	16 HASEKEL DR BRATENAH OH	44108
169-28-086	DEBRA EYON JACK J/PATSY LORENE MCCLAMORE TR	5434 E LINCOLN DR 69 PARADISE VALLEY 85253	5434 E LINCOLN DR PARADISE VALLEY AZ USA 852534118	5434 E LINCOLN DR PARADISE VALLEY AZ	852534118
169-28-090	POSTAL LLC	5434 E LINCOLN DR 73 PARADISE VALLEY 85253	5434 E LINCOLN DR #73 PARADISE VALLEY AZ USA 852534118	5434 E LINCOLN DR #73 PARADISE VALLEY AZ	852534118
169-28-091	NORDSTROM EXEMPT QTP TRUST	5434 E LINCOLN DR 74 PARADISE VALLEY 85253	PO BOX 460169 DEPT 651 HOUSTON TX USA 77056	HOUSTON TX	77056
169-28-092	SURVIVORS TRUST	5434 E LINCOLN DR 75 PARADISE VALLEY 85253	6263 N SCOTTSDALE RD 150 SCOTTSDALE AZ USA 85250	SCOTTSDALE AZ	85250
169-28-093	THOMAS A & KATHERINE W VAN ARSDALE LV TRUST	5434 E LINCOLN DR 76 PARADISE VALLEY 85253	5434 E LINCOLN DR PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR PARADISE VALLEY AZ	85253
169-28-094	JOHNSON BRENDA	5434 E LINCOLN DR 77 PARADISE VALLEY 85253	2717 EDGEWATER BAY WOODBURY MN USA 55125	WOODBURY MN	55125
169-28-095	LEE JACK C LOUISE	5434 E LINCOLN DR 78 PARADISE VALLEY 85253	5434 E LINCOLN DR NO 78 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR NO 78 PARADISE VALLEY AZ	85253
169-28-096	ROBERT E BEERS/ACHIEVE REVOCABLE TRUST/JULIE M BEERS/SPACHER REVOCABLE TRUST	5434 E LINCOLN DR 79 PARADISE VALLEY 85253	2140 GAK SPRING LN LIBERTYVILLE IL USA 60068	LIBERTYVILLE IL	60068
169-28-097	ELIZABETH BAUS-GOODYEAR LIVING TRUST	5434 E LINCOLN DR 80 PARADISE VALLEY 85253	5434 E LINCOLN DR NO 80 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR NO 80 PARADISE VALLEY AZ	85253
169-28-098	HANSEN JOINT REVOCABLE TRUST	5434 E LINCOLN DR 81 PARADISE VALLEY 85253	5434 E LINCOLN DR NO 81 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR NO 81 PARADISE VALLEY AZ	85253
169-28-099	DAVID E TOWNE/REVOCABLE TRUST/MARGARET K DINES/REVOCABLE TRUST	5434 E LINCOLN DR 82 PARADISE VALLEY 85253	19040 LAKENVIEW AVE EXCELSIOR MN USA 55331	EXCELSIOR MN	55331
169-28-100	JOHN AND HELEN WORTHINGHAM GRANCHOLDEX EX TR	5434 E LINCOLN DR 83 PARADISE VALLEY 85253	11931 N WILDERNESS CT MEQUON WI USA 53091	MEQUON WI	53091
169-28-101	THEOBALD JENNIFER J	5434 E LINCOLN DR 84 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 84 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR UNIT 84 PARADISE VALLEY AZ	85253
169-28-102	PATRICIA MCKENNON SURVIVORS TRUST	5434 E LINCOLN DR 85 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 85 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR UNIT 85 PARADISE VALLEY AZ	85253
169-28-103	WESSMAN JAMES J/ANNE M ADAMS TR	5434 E LINCOLN DR 86 PARADISE VALLEY 85253	5434 E LINCOLN DR NO 86 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR NO 86 PARADISE VALLEY AZ	85253
169-28-112	MUELLER MARK CHARLES/KIM ELIZABETH	5434 E LINCOLN DR 70 PARADISE VALLEY 85253	1278 MAXINE CIRCLE E SHAKOPEE MN USA 55379	SHAKOPEE MN	55379
169-28-113	MUELLER MARK CHARLES/KIM ELIZABETH	5434 E LINCOLN DR 71 PARADISE VALLEY 85253	1278 MAXINE CIRCLE E SHAKOPEE MN USA 55379	SHAKOPEE MN	55379
169-28-114	DOLLAGHAN MICHAEL D/CONSTANCE	5434 E LINCOLN DR 72 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 72 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR UNIT 72 PARADISE VALLEY AZ	85253
169-28-115	MATTHEW CONNINGHAM TRUST	5434 E LINCOLN DR 73 PARADISE VALLEY 85253	5434 E LINCOLN DR UNIT 12 PARADISE VALLEY AZ USA 85253	5434 E LINCOLN DR UNIT 12 PARADISE VALLEY AZ	85253
169-28-115F	COLONIA MIRAMONTE OWNERS ASSN INC	5434 E LINCOLN DR PARADISE VALLEY 85253	7255 S HAMPTON AVE SUITE 101 MESA AZ USA 85209	7255 S HAMPTON AVE SUITE 101 MESA AZ	85209
169-28-115G	COLONIA MIRAMONTE OWNERS ASSN INC	5434 E LINCOLN DR PARADISE VALLEY 85253	7255 S HAMPTON AVE SUITE 101 MESA AZ USA 85209	7255 S HAMPTON AVE SUITE 101 MESA AZ	85209
169-28-115H	COLONIA MIRAMONTE OWNERS ASSN INC	5434 E LINCOLN DR PARADISE VALLEY 85253	7255 S HAMPTON AVE SUITE 101 MESA AZ USA 85209	7255 S HAMPTON AVE SUITE 101 MESA AZ	85209
169-28-115I	COLONIA MIRAMONTE OWNERS ASSN INC	5434 E LINCOLN DR PARADISE VALLEY 85253	7255 S HAMPTON AVE SUITE 101 MESA AZ USA 85209	7255 S HAMPTON AVE SUITE 101 MESA AZ	85209
169-28-116	JCM ARIZONA LLC	5402 E LINCOLN DR 109 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-117	RICHARD S LACHER FAMILY TRUST	5402 E LINCOLN DR 109 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-118	MICHAEL A ANDERSON AND LAUREN A ANDERSON FAMILY TRUST/RICHARD S LACHER FAMILY TR	5402 E LINCOLN DR 105 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-119	MICHAEL A AND LAUREN A ANDERSON TR	5402 E LINCOLN DR 104 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-120	PAULETTE TOWNE/BLANK ONE NA TR/ETAL	5402 E LINCOLN DR 103 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-121	JCM ARIZONA LLC	5402 E LINCOLN DR 101 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-122	JCM ARIZONA LLC	5402 E LINCOLN DR 100 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-123	CHOCOMATE BANK AND TRUST NA/ETAL	5402 E LINCOLN DR 106 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-124	SUNTRUST BANK TR	5402 E LINCOLN DR 106 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-125	XENOPHOTOS ANDROULIA	5402 E LINCOLN DR 108 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-126	MAUREEN M EVANS REVOCABLE TRUST	5402 E LINCOLN DR 100 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-127	BRACE/STINE GLENN/SCOTT ROBERT I	5402 E LINCOLN DR 111 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-128	HEATH LIVING TRUST	5402 E LINCOLN DR 112 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-129	DORIS GIDDINGS TRUST	5402 E LINCOLN DR 113 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-130	MCKINNEY THOMAS LOUISE	5402 E LINCOLN DR 108 PARADISE VALLEY 85253	40 BOBWHITE FOREST CT UNION NJ USA 210937799	40 BOBWHITE FOREST CT UNION NJ	210937799
169-28-131	D OSCAR GOODIES REVOCABLE TRUST	5402 E LINCOLN DR 114 PARADISE VALLEY 85253	48 CABOT STREET BEVERLY MA USA 01915	48 CABOT STREET BEVERLY MA	01915
169-28-132	MELDINE RICHARD/CLAUDETTE/PICARDI PATRICIA TR	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-133	MELDINE RICHARD/CLAUDETTE/PICARDI PATRICIA TR	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-134	HEATH PETER CHARLES	5402 E LINCOLN DR 118 PARADISE VALLEY 85253	P O BOX 4900 DEPT 211 SCOTTSDALE AZ USA 85261	P O BOX 4900 DEPT 211 SCOTTSDALE AZ	85261
169-28-135	FIEDLER RICHARD J TR	5402 E LINCOLN DR 119 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-136	ROBERT E MCCANNON LIVING TRUST/SAUDER MARY M	5402 E LINCOLN DR 120 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-137	KARLOS SUZARAIN	5402 E LINCOLN DR 121 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-138	RICHARD PENELLOPE WILLIAMS	5402 E LINCOLN DR 122 PARADISE VALLEY 85253	1864 INDEPENDENCE SQ STE C ATLANTA GA USA 30338	1864 INDEPENDENCE SQ STE C ATLANTA GA	30338
169-28-139	BORK RICHARD W	5402 E LINCOLN DR 123 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-140	GORDON RANDI HELEN A TRENDOLONE REVOCABLE LIVING TRUST	5402 E LINCOLN DR 124 PARADISE VALLEY 85253	540 W TWY BIRD CT TUCSON AZ USA 85718	540 W TWY BIRD CT TUCSON AZ	85718
169-28-141	MILLER OWEN/DANCE TR	5402 E LINCOLN DR 125 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-142	LOIS A GOURLEY TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-143	MICA MCCANN PARGAZIANO REVOCABLE TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	43 W 37TH ST APT 1F NEW YORK NY USA 10011	43 W 37TH ST APT 1F NEW YORK NY	10011
169-28-144	KELLER JOHN E/JANET C	5402 E LINCOLN DR 149 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-145	SPECTOR SHELON L/LOUISE TR	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-146	TYLER MAGNIES REVOCABLE TRUST/ETAL	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-147	MAGNIES CATRYE	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-148	MICHAEL WHITE LUCY TR	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-149	FRESCHI WILLIAM J /JULIAURA FERUGSON TR	5402 E LINCOLN DR 131 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-150	MONIE JEAN/LOUISE TR	5402 E LINCOLN DR 134 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-151	MARY WOOLSEY PORTER EXEMPTION TRUST	5402 E LINCOLN DR 135 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-152	CONVEY CORP	5402 E LINCOLN DR 136 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-153	FURHMANN JEFFREY A	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY HILLS MA USA 01915	548 CABOT STREET BEVERLY HILLS MA	01915
169-28-154	OSHLIN INDIAN L/ANNE M	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-155	SCOTT FORKREY TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	2892 SOLIMAR BEACH DR VENTURA CA USA 93001	2892 SOLIMAR BEACH DR VENTURA CA	93001
169-28-156	BRUCE AND KIRSTEN ALLEN JOINT TRUST	5402 E LINCOLN DR 140 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-157	FURHMANN JEFFREY A/GRACE MARIE SANCHEZ FURHMANN	5402 E LINCOLN DR 141 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-158	MAY GARY A & TRUDY G	5402 E LINCOLN DR 142 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-159	LOIS A GOURLEY TRUST	5402 E LINCOLN DR 143 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-160	YVES ENO S	5402 E LINCOLN DR 144 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-161	STRIGEL STEPHEN P	5402 E LINCOLN DR 145 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-162	SLOTT ROBERT I	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-163	FLORENCE JACK I	5402 E LINCOLN DR 147 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-164	MILLER DAVID T/ANNE K	5402 E LINCOLN DR 149 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-165	SHERWOOD LLOYD C & MARY R	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-166	WAYNE R COLLY AND JANET M COLLY REVOCABLE LIVING TRUST/WLOZSEK FAMILY TRUST	5402 E LINCOLN DR 151 PARADISE VALLEY 85253	20976 W COLLEGE DR BUCKEYE AZ USA 85396	20976 W COLLEGE DR BUCKEYE AZ	85396
169-28-167	BRUCE/JOYCE TRUST	5402 E LINCOLN DR 152 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-168	SHIELDS RICHARD F/ELISE COLUARD JAN	5402 E LINCOLN DR 152 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-169	COX REVOCABLE TRUST	5402 E LINCOLN DR 153 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-170	FLORENCE JACK I	5402 E LINCOLN DR 154 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-171	JAMES C AND EULALIA JO CHAMPION REVOCABLE TR	5402 E LINCOLN DR 155 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-172	CONVEY CORP	5402 E LINCOLN DR 156 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-173	VITE FRANK A & BARBARA A	5402 E LINCOLN DR 157 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-174	GABRIEL BROSCHOPHER	5402 E LINCOLN DR 158 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-175	SCHLIPPE FAMILY TRUST	5402 E LINCOLN DR 159 PARADISE VALLEY 85253	4694 CARLTON DUNES DR UNIT 8 AMELIA ISLAND FL USA 32034	4694 CARLTON DUNES DR UNIT 8 AMELIA ISLAND FL	32034
169-28-176	MOORE JANE L TR	5402 E LINCOLN DR 160 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-177	GABRIEL CHRISTOPHER	5402 E LINCOLN DR 161 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-178	DOERKSEN 2008 TRUST	5402 E LINCOLN DR 162 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-179	ZUBRIN JAY ROSS & BARBARA E	5402 E LINCOLN DR 163 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-180	CORVETTS STEPHANIE	5402 E LINCOLN DR 164 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-181	LEE SHORE EQUITIES LLC	5402 E LINCOLN DR 165 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-182	MAY GARY A/TRUDY G	5402 E LINCOLN DR 166 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-183	MARY BARBARO AND LEONORE V BARBARO 2012 REV	5402 E LINCOLN DR 167 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-184	BARBARA MARIKA	5402 E LINCOLN DR 168 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-185	DARRELL CHAMPION AND JOY H CHAMPION TRUST	5402 E LINCOLN DR 170 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-186	HELEN GOODWIN ROSS 1985 TRUST/JAMES AND ANNE ROSS JR REVOCABLE CAMELBACK TRUST	5402 E LINCOLN DR 169 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-187	HELEN HEATHER MORGENTHAU TR/ANNE JANET M TR	5402 E LINCOLN DR 171 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-188	HALPERN PAUL D & MARJORIE	5402 E LINCOLN DR 172 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-189	SHERWOOD LLOYD C JR & ANNE R	5402 E LINCOLN DR 173 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-190	MARION MONTE STEWART	5402 E LINCOLN DR 174 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-191	PATRICIA A VILGHE TRUST	5402 E LINCOLN DR 201 PARADISE VALLEY 85253	11716 HIGH DR LEAWOOD KS USA 66211226	11716 HIGH DR LEAWOOD KS	66211226

169-29-247	ROMANO FREDERICK V JR & ROSEMARIE A	5402 E LINCOLN DR 258 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-248	HG GREEN LAKE LLC	5402 E LINCOLN DR 259 PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 01915	548 CABOT ST	BEVERLY	MA	1915
169-29-249	CHARLES D DETROIT TR/DETROIT C M/PULSE D C	5402 E LINCOLN DR 260 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-250	DASBACH WENDY WER	5402 E LINCOLN DR 261 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-251	FERGUSON PROPERTIES INC	5402 E LINCOLN DR 262 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA AZ USA 01915	548 CABOT STREET	BEVERLY MA	AZ	1915
169-29-252	MARC A MAHONEY REVOCABLE TRUST	5402 E LINCOLN DR 263 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-253	KESLER MARY T & TWYMET DENA TR	5402 E LINCOLN DR 264 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-254	LAWRENCE GARY STEVEN/MARGY TR	5402 E LINCOLN DR 265 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-255	BRIEL MARIE LISA & ANCHAWAD W	5402 E LINCOLN DR 266 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-256	MALONEY REVOCABLE TRUST	5402 E LINCOLN DR 267 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-257	JANET M STEIN LIVING TRUST	5402 E LINCOLN DR 268 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-258	ROSEN GERALD	5402 E LINCOLN DR 269 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-259	MCARDIE SUZANNE ERIKA/BLEMEYER HEDII A	5402 E LINCOLN DR 270 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-260	FRY CHARLES J/AULIE J TR	5402 E LINCOLN DR 271 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-261	FRY FAMILY TRUST	5402 E LINCOLN DR 272 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-262	LUNG HENRY SPENCER & CAROLYN HADDAD	5402 E LINCOLN DR 273 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-263	ROSE JAMES MCKINLEY JR/ANNE LOUISE BOURNE TR	5402 E LINCOLN DR 274 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-264	HERATY RICHARD M TR	5402 E LINCOLN DR 275 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-265	SUSA GREGORY D	5402 E LINCOLN DR 276 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-266	SAMUEL S KAPLAN BRENDA	5402 E LINCOLN DR 277 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-267	MILORSKY STANLEY A/DONNAN E	5402 E LINCOLN DR 278 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-268	CAVALANUGH JOHN J & GLADYS F TR	5402 E LINCOLN DR 279 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-269	CONOVER CORP	5402 E LINCOLN DR 280 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-270	HELLER JOHN EMARY C	5402 E LINCOLN DR 281 PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 019152543	548 CABOT ST	BEVERLY	MA	19152543
169-29-271	MIRIAM B SCHLESINGER REVOCABLE TRUST	5402 E LINCOLN DR 282 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-272	GAYLE C PIRETE TRUST	5402 E LINCOLN DR 283 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-273	CLARK CARL J/CONNIE L TR	5402 E LINCOLN DR 284 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-274	CHWY SCOTTSDALE LLC	5402 E LINCOLN DR 285 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-275	CHOUTARAC/CHARD T TR	5402 E LINCOLN DR 286 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-276	MORRIS ROBERT A TR	5402 E LINCOLN DR 287 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-277	JOHNSON ROBERT M TR/JOYCE A TR	5402 E LINCOLN DR 288 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-278	ROSE GARY/GOLDBERG SUSAN	5402 E LINCOLN DR 289 PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 01915	548 CABOT ST	BEVERLY	MA	1915
169-29-279	CENTRO MEDICAL CT/INC	5402 E LINCOLN DR 290 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-280	WILLIAM AND SUZANNE LANOSTRA FAMILY TRUST	5402 E LINCOLN DR 308 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-281	JOHNSON ROBERT M TR	5402 E LINCOLN DR 307 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-282	SHARAZ MEEN E/MARIAL L	5402 E LINCOLN DR 309 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-283	VITE FRANK A/BARBARA A	5402 E LINCOLN DR 305 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-284	ROSENBERG STEPHEN FRANCES D	5402 E LINCOLN DR 304 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-285	SMIS BOB/JOE W/NIKIPATRICK DIANE	5402 E LINCOLN DR 303 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-286	SMITH LESLIE A	5402 E LINCOLN DR 302 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-287	GAMBRELL EDWIN F/VIRGINIA V	5402 E LINCOLN DR 301 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-288	MAVI PROPERTIES LLC	5402 E LINCOLN DR 300 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-289	GLADY CT/ES PROPERTIES	5402 E LINCOLN DR 311 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-290	SLOTT ROBERT J	5402 E LINCOLN DR 312 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-292	PITCHER DANIEL	5402 E LINCOLN DR 314 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-293	JOHN J AND KATHLEEN MCENDOLLA-PITCHER MARCI	5402 E LINCOLN DR 313 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-294	KARPAS SUZANNE T	5402 E LINCOLN DR 315 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-295	SHARPS RUTH F TR/SHARPS JAMES R	5402 E LINCOLN DR 316 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-296	WETZ/PAULINE MA/MARIE ALEXIS TR	5402 E LINCOLN DR 317 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-297	LEE SHERRI EQUITIES LLC	5402 E LINCOLN DR 318 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-298	RAY KELLY SCHLEIDER/JAMES R	5402 E LINCOLN DR 319 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-299	SULLIVAN CHRISTOPHER E/LINDA C TR/ETAL	5402 E LINCOLN DR 320 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-300	FABRIC MARTIN THEODORE C/UNIVERSITY	5402 E LINCOLN DR 321 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-301	ALEXANDER JOHN F/ETANETTE L	5402 E LINCOLN DR 322 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-302	JOSEH FAMILY HOLDINGS LLC	5402 E LINCOLN DR 323 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-303	CHIT/PRAN LLC	5402 E LINCOLN DR 324 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-304	JOHNSON JOYCE A TR	5402 E LINCOLN DR 325 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-305	MOORE MARIANNE TR	5402 E LINCOLN DR 327 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-306	MCBIRNIE CHARLES K/RANDREA L	5402 E LINCOLN DR 328 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-307	HAYES MICHAEL CHRISTINA	5402 E LINCOLN DR 329 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-308A	NORENA A MOORE REVOCABLE TRUST	5402 E LINCOLN DR 321 PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 01915	548 CABOT ST	BEVERLY	MA	1915
169-29-309A	DAVID A SHERF AND ELIZABETH C SHERF TRUST	5402 E LINCOLN DR 323 PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 01915	548 CABOT ST	BEVERLY	MA	1915
169-29-310A	TRN LUIS L TR	5402 E LINCOLN DR 325 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-311A	TRUST U/ LOIS A GOURLEY	5402 E LINCOLN DR 327 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-312A	CARSON SHERALL A TR	5402 E LINCOLN DR 324 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-313A	CRANDY AND LOUISE W/ANNANCY C	5402 E LINCOLN DR 325 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-314A	AUERSWALD W HOWARD	5402 E LINCOLN DR 326 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-315A	BOWSER KATHERINE K/THOMAS E/DONNA	5402 E LINCOLN DR 315 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-316A	CASTON ANDRI AN/STONING/WOODENBERG ANNE	5402 E LINCOLN DR 316 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-317A	TEJUR MARIC J/ELLIS S	5402 E LINCOLN DR 317 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-319A	AB MURPHY COMPANY LLC	5402 E LINCOLN DR 318 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-320A	LEIBERSON LLC	5402 E LINCOLN DR 327 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-321A	CLARK CARL J/CONNIE L TR	5402 E LINCOLN DR 328 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-322A	FIEDLER RUSSELL E/DOROTHY M TR	5402 E LINCOLN DR 329 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-323A	HUFF MARY H	5402 E LINCOLN DR 330 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-324A	PCARD/ST KATHRINA C TR	5402 E LINCOLN DR 331 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-325A	OEHLER CHARLES R TR	5402 E LINCOLN DR 332 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-326A	VNNM PARTNERSHIP L P	5402 E LINCOLN DR 333 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-327A	RAHID PARTNERSHIP L P	5402 E LINCOLN DR 334 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-328A	ZOSTER BARBARA ANN	5402 E LINCOLN DR 330 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-329A	GORDON CLAYTON H/GRACE F TR	5402 E LINCOLN DR 308 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-330A	GORDON CLAYTON H TR	5402 E LINCOLN DR 308 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-331A	STENBERG FALCON TRUST	5402 E LINCOLN DR 309 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-332A	GRUNAU LINDA L	5402 E LINCOLN DR 327 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-333A	ZUBERNO ROBERT J/CHRISTINA A	5402 E LINCOLN DR 324 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-334A	PENDELTON J/ANET J	5402 E LINCOLN DR 325 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-335A	MARIAN H LOBBED FAMILY TRUST	5402 E LINCOLN DR 326 PARADISE VALLEY 85253	5920 16TH ST NW WASHINGTON VA 20011	5920 16TH ST NW	WASHINGTON	VA	20011
169-29-336A	HOGAN LORI J TR/ETAL	5402 E LINCOLN DR 311 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-337A	CARL C CONNIE CLARK TRUST	5402 E LINCOLN DR 312 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-338A	POWERS THOMAS E/DONNA M	5402 E LINCOLN DR 313 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-339A	DALL DEMING MUELLER REV TRUST	5402 E LINCOLN DR 300 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-340A	HAUFEN PAUL D/MARJORIE	5402 E LINCOLN DR 301 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-341A	HOGAN LORI J TR/ETAL	5402 E LINCOLN DR 311 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-342A	MAY GARY A/TRYLUD G	5402 E LINCOLN DR 300 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-343A	SABA GREGORY D	5402 E LINCOLN DR 349 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-344A	LUOTY E LINCOLN DR 348 PARADISE VALLEY 85253	5402 E LINCOLN DR 348 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-345A	DEAN JEFFREY M/AYNNE M	5402 E LINCOLN DR 347 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-346A	TOTARO DEBRA	5402 E LINCOLN DR 346 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-347A	CONOVER CORP	5402 E LINCOLN DR 345 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-348A	MARIE L A/ABRANO AND LEONORE V BARRANO 2012 REV	5402 E LINCOLN DR 344 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET	BEVERLY	MA	1915
169-29-349A	MARTIN THEODORE FARRIS A AND BEVERLY KAY FARRIS IRREVOCABLE TRUST	5402 E LINCOLN DR 353 PARADISE VALLEY 85253	12430 EMERALD SOUND BLVD OAK POINT TX USA 75068	12430 EMERALD SOUND BLVD	OAK POINT	TX	75068
169-29-350A	RAYLIE TRUST	5402 E LINCOLN DR 352 PARADISE VALLEY 85253	12196 E CLINTON ST SCOTTSDALE AZ USA 85259	12196 E CLINTON ST	SCOTTSDALE	AZ	85259
169-29-351A	QUINCY THOMAS J	5402 E LINCOLN DR 351 PARADISE VAL					

169-28-393A	DONALD R SPIES II AND JENNIFER A SPIES JOINT REVOCABLE TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	29795 S TELEMARK CR GREEN BAY WI USA 54343	29795 S TELEMARK CR GREEN BAY WI	54343
169-28-394A	MULLEMAN PETER JOSEPH TR	5402 E LINCOLN DR PARADISE VALLEY 85253	17600 E 25TH ST S INDEPENDENCE MO USA 640571373	17600 E 25TH ST S INDEPENDENCE MO	640571373
169-28-395A	STEVENSON JUDITH W/REVERCY C TR	5402 E LINCOLN DR 448 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-396A	SHORTHART HOLDINGS LLC	5402 E LINCOLN DR 447 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-397A	ROWLANDS ELLEN M	5402 E LINCOLN DR 446 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-397B	CHANG FAN FAN TRUST	5402 E LINCOLN DR 445 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-398A	SUSAN S KNIGHT REVOCABLE TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-398B	BRINLEE 2015 TRUST	5402 E LINCOLN DR 445 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-398C	MARTIN JAMES J AND SUSAN KAYEYKIAN ALAN	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-399	MARY WOOLSEY PORTER EXEMPTION TR	5402 E LINCOLN DR 444 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-400A	DOERKEN 2008 TRUST	5402 E LINCOLN DR 443 PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 01915	548 CABOT ST BEVERLY MA	01915
169-28-400B	FLOWERS DESCENDANT SEP TR FIO N FLOWERS-MANGS	5402 E LINCOLN DR 443 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-401A	2013 KAY D CARROLL TRUST	5402 E LINCOLN DR 437 PARADISE VALLEY 85253	25283 CABOT RD STE 116 LAS JAGUNA HILL CA 926535059	25283 CABOT RD STE 116 LAS JAGUNA HILLS CA	926535059
169-28-401B	BRITT JEAN CSAARIN C	5402 E LINCOLN DR 438 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-402A	NEWHALL DAVID/LINDGTON CAROL	5402 E LINCOLN DR 437 PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 01915	548 CABOT ST BEVERLY MA	01915
169-28-402B	JEAN CSAARIN C	5402 E LINCOLN DR 437 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-403A	HARRELL GENE WAYNE/DIANN W	5402 E LINCOLN DR 436 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-403B	PAUL CHADDESTON 2017 REVOCABLE TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	44715 AUDUBON SQ APT 207 ASHBURN VA USA 20147	44715 AUDUBON SQ APT 207 ASHBURN VA	20147
169-28-404A	SERVAL WIKI	5402 E LINCOLN DR 438 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-404B	PAUL CHADDESTON 2017 REVOCABLE TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	44715 AUDUBON SQ APT 207 ASHBURN VA USA 20147	44715 AUDUBON SQ APT 207 ASHBURN VA	20147
169-28-404S	FLOWERS JOHN/PATRICIA M/GREGORY TR	5402 E LINCOLN DR 434 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-406A	JOHN M PESENTI AND SYLVIA M PESENTI REVOCABLE TRUST	5402 E LINCOLN DR 433 PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 01915	548 CABOT ST BEVERLY MA	01915
169-28-407A	WHITT ALLEN LYNCE R	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-407B	JOHN AND CHERYL UMBECK FAMILY TRUST	5402 E LINCOLN DR 417 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-408A	BROWN ARTHUR R & JOAN D TR	5402 E LINCOLN DR 418 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-408B	DONNA KAREN MULLEMAN TRUST	5402 E LINCOLN DR 418 PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 01915	548 CABOT ST BEVERLY MA	01915
169-28-408C	CHRISTIAN A JURGENSEN IN REV TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-408B	PARKER 2029 TRUST	5402 E LINCOLN DR 415 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-410A	SHIELDS RICHARD SYLVE L	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-410B	ETHEL RAMONA FARELL SURVIVORS TRUST	5402 E LINCOLN DR 421 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-412A	PATRICIA DANIEL/MENDOLA SURVIVOR MARCO	5402 E LINCOLN DR 422 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-413A	MICHELLE CHARLES/ANDREA	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-413B	ASHER CAROLYN	5402 E LINCOLN DR 423 PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 01915	548 CABOT ST BEVERLY MA	01915
169-28-414A	HALLER ROBERT B & SONA F	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-414B	BRUCE ALAN AND SARAH R BACKER REVOCABLE TRUST	5402 E LINCOLN DR 423 PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 01915	548 CABOT ST BEVERLY MA	01915
169-28-415A	HELLER JOHN ELMARY C	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-415B	WARWICK COMMUNICATIONS INC	5402 E LINCOLN DR 425 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-416A	REYNOLDS MARY C	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-416B	ELLIOTT E ALLEN/ALEXANDRA H	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-417A	KELLY ELIZABETH DWILLIAM B TR	5402 E LINCOLN DR 427 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-418A	DAVIDSON MILTON J/SHIRLEY A TR	5402 E LINCOLN DR 428 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-419	LIKE DAVID VALERIE HEADLEY ELANE	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-420	ANGUS COTTON TRUST/REV TR OF BEVERLY H COTTON	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-421	JANICE HAMILTON-SOTA TRUST	5402 E LINCOLN DR 331 PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 01915	548 CABOT ST BEVERLY MA	01915
169-28-422	ROBERTA J WOOL EXEMPTION TRUST	5402 E LINCOLN DR 332 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-423	NANCY SHARPE TR/MICHAEL & ANNE FISHER TR ETAL	5402 E LINCOLN DR 333 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-424	NEWHALL DAVID G/LINDGTON CAROL ANO	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-425	METRO335 PARADISE VALLEY 85253	5402 E LINCOLN DR 335 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-426	MARK J BARBARO AND LEANORE V BARBARO 2012 REV	5402 E LINCOLN DR 336 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-427	KEARNS JOHN F/DORIEDE M	5402 E LINCOLN DR 337 PARADISE VALLEY 85253	4750 N CENTRAL AVE UNIT 5K PHOENIX AZ USA 85012	4750 N CENTRAL AVE UNIT 5K PHOENIX AZ	85012
169-28-428	JANICE R HAMILTON-SOTA REVOCABLE TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-429	CECILIA EMANUEL & MAUREEN	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-430	JAMES C TERPSTRA AND NORMA A TERPSTRA R L TR	5402 E LINCOLN DR 340 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-431	THOMAS TIMM LIVING TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 019152543	548 CABOT ST BEVERLY MA	019152543
169-28-432	RONALD HAMMON 2006 SEPARATE PROP TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-433	SOUTHWESTERN MICK INC	5402 E LINCOLN DR 343 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-434	PEARLING WILLIAM JACKSON TR	5402 E LINCOLN DR 344 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-435	JANET A MALCOLM REVOCABLE LIVING TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-436	GABRIEL L CHAMPION AND ZYVI CHAMPION TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-437	CHAMPION MICHAEL I	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-438	CHAMPION LOWRY M	5402 E LINCOLN DR 348 PARADISE VALLEY 85253	548 CA BOT STREET BEVERLY MA USA 01915	548 CA BOT STREET BEVERLY MA	01915
169-28-439	NUTMAN MARITAL I & NUTMAN THOMAS B	5402 E LINCOLN DR PARADISE VALLEY 85253	PO BOX 4900 DEPT 211 SCOTTSDALE AZ USA 85261	PO BOX 4900 DEPT 211 SCOTTSDALE AZ	85261
169-28-440	NUTMAN NORMA S	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-441	ACKERMAN LAYNE ELLIS	5402 E LINCOLN DR 351 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-442	KENOPHOS AND ANDROELA	5402 E LINCOLN DR 352 PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 01915	548 CABOT ST BEVERLY MA	01915
169-28-443	BRINLEE 2015 TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-444	DASBACH WENDY WEIR	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-445	ST JOHN-GILLIGAN VICTORIA	5402 E LINCOLN DR 355 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-446	CHAMON CHRISTINE JOY	5402 E LINCOLN DR 356 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-447	RAPP FRANK & DORIS E	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-448	CHAMPION FAMILY TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	6502 AMERICAN AVE MODesto CA 95366	6502 AMERICAN AVE MODesto CA	95366
169-28-449	CHAMPION GREG T	5402 E LINCOLN DR 359 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-450	CHAMPION JAMES C/CELULA A	5402 E LINCOLN DR 360 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-451	DARRELL L CHAMPION AND JOY L CHAMPION TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-452	MALCOLM REVOCABLE TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-453	JAMES C AND ELIAJUA JO CHAMPION REVOCABLE TR	5402 E LINCOLN DR 364 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-454	SHABAZ WARREN/MIRIAM	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT ST BEVERLY MA USA 01915	548 CABOT ST BEVERLY MA	01915
169-28-455	KAPLAN SAMUEL S & BRENDA	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-456	TEIGHE JAMES C	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-457	TANA SACKETT REVOCABLE TRUST	5402 E LINCOLN DR 367 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-458	COMPTON DUANE/JANIE DVORAK	5402 E LINCOLN DR 368 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 85261	548 CABOT STREET BEVERLY MA	85261
169-28-459	AB MURPHY COMPANY INC	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-460	AB MURPHY COMPANY INC	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-461	FIEDLER RUSSELL E/DOROTHEA M TR	5402 E LINCOLN DR 371 PARADISE VALLEY 85253	PO BOX 4900 DEPT 211 SCOTTSDALE AZ USA 85261	PO BOX 4900 DEPT 211 SCOTTSDALE AZ	85261
169-28-462	DOVER GORDON JACKSONS	5402 E LINCOLN DR 372 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-463	VITE FRANK A/BARBARA A	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-464	MCKIBBIN CHARLES R/ANDREA L	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-465	TAN LUIS B	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-466	KONIA-TV PROPERTIES LLC	5402 E LINCOLN DR 376 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-467	SANDERSON JUDITH A	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-468	THOMAS C AND BEJOY I MIKOWSKI TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-469	OLCZAK CHRISTINE F TR	5402 E LINCOLN DR 379 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-470	WEBSTER ALICE M TR	5402 E LINCOLN DR 380 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-471	AB MURPHY COMPANY INC	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-472	CAMERLUNG LLC	5402 E LINCOLN DR PARADISE VALLEY 85253	PO BOX 4900 DEPT 211 SCOTTSDALE AZ USA 85261	PO BOX 4900 DEPT 211 SCOTTSDALE AZ	85261
169-28-473	DIANA LYNN FAIRBER LIVING TRUST	5402 E LINCOLN DR 383 PARADISE VALLEY 85253	9888 F QUARRY TRL SCOTTSDALE AZ USA 852622346	9888 F QUARRY TRL SCOTTSDALE AZ	852622346
169-28-474	EBERSPACHER ROBERT WILLIE M/WRIGHT ELAINE M	5402 E LINCOLN DR 384 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-475	GRATHWOHL SUSAN ETAL	5402 E LINCOLN DR PARADISE VALLEY 85253	BOX 1707 SUN VALLEY ID USA 83353	BOX 1707 SUN VALLEY ID	83353
169-28-476	CHAMPION JAMES C/CELULA A TR	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-477	SCHUMANN ROBERT F TR	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-478	JULIA B MARK LIVING TRUST	5402 E LINCOLN DR PARADISE VALLEY 85253	1062 SW DOUGLAS PL PORTLAND OR USA 97205	1062 SW DOUGLAS PL PORTLAND OR	97205
169-28-479	MILGOSKY STANLEY A/DANNE K	5402 E LINCOLN DR 364 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-480	DON SHUKA CAMELBACK TRUST/KHACHATURIAN HENRY TR/SHUKA D B/MADSEN J E V J	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-481	MRLA JOLLA LLC	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-482	MILLER PARKIN LIMITED PARTNERSHIP	5402 E LINCOLN DR 375 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-483	ROBERT L SMARIT JR TR/CHRISTOPHER M SMARIT TR	5402 E LINCOLN DR 572 PARADISE VALLEY 85253	23 COMPTON C PRAIRIE VILLAGE KS USA 66208205	23 COMPTON C PRAIRIE VILLAGE KS	66208205
169-28-484	FRY CHARLES J/AJULIE J	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-485	FRY CHARLES J/AJULIE J	5402 E LINCOLN DR PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-486	REITH MICHAEL T	5402 E LINCOLN DR 575 PARADISE VALLEY 85253	548 CABOT STREET BEVERLY MA USA 01915	548 CABOT STREET BEVERLY MA	01915
169-28-487	BRADEN PEGGY E	5402 E LINCOLN DR 576 PARADISE VALLEY 85253			

169-30-004 HARRIS MICHAEL/SEANNE
169-30-005 DWYER JUDITH DALENE TR
169-30-007 HUNT FAMILY TRUST
169-30-028 BIRWELL DAVID/DOOR JAMES
169-30-029 PHILIP J ENQUIST TRUST/JOANNA KARATZAS TRUST
169-30-030 MALLIN/DELLAM H/ARCADE M TR
169-30-031 PV NO 96 LLC
169-30-032 SURVIVORS TRUST
169-30-033 ADRIENNE D ELSNER REVOCABLE TRUST
169-30-034 SR LP
169-30-035 TERESA A RAY TRUST
169-30-036 EIC I CLEGGY TRUST
169-30-037 KANNON BILLY LIVING TRUST
169-30-038 PULATIE KATHRYN ANN TR
169-30-039 ALEXIA B CLARK LIVING TRUST
169-30-040 COLLINS MICHAEL J/MARGARET H TR
169-30-041 BUNN JOHN T
169-30-060 WALKER JON CRAIG TR
169-30-061 RISK AVERSE CONDO/PATRIC LLC
169-30-062 EDG B REVOCABLE TRUST
169-30-066 MOUNTAIN SHADOWS WEST HOMEOWNERS ASSOCIATION
169-30-099 MS RESORT OWNER LLC
169-30-100 MS RESORT OWNER LLC
169-30-101 MS RESORT OWNER LLC
169-30-106 MS RESORT OWNER LLC
169-30-107 MOUNTAIN SHADOWS MASTER ASSOCIATION INC
169-30-142 CHAPMAN LIVING TRUST
169-30-143 BAGDA RASHID/ROSHNI
169-30-145 BRINDA 2001 GEORGE/ROSE S ZELAN
169-30-145 PEYGHAMBARIAN NASSER NISSAN
169-30-146 GILLENWATER TONY/DANNY
169-30-147 MTN SHADOWS LLC
169-30-148 THOMAS J RICHARDSON TRUST
169-30-149 DOUGLAS R BROWN DECLARATION OF TRUST
169-30-150 S223 EAST PALM VERDE LLC
169-30-151 MCCOY/DEBBY CONEY/ILLIAM MARIE
169-30-152 WILLIAM J NASSIKAS TRUST/ETN EIGHTY LAND LLC
169-30-153 KIM SWAN LLC
169-30-154 KANSER/ELLEN FAMILY REVOCABLE LIVING TRUST
169-30-155 KAMINSKY THOMAS/CATHERINE S
169-30-156 CAMPANELLA FAMILY REVOCABLE LIVING TRUST
169-30-157 CHRISTOPHER JOHN MOULTE TRUST
169-30-158 MARIE BRIAN
169-30-159 MOUNTAIN SHADOWS PV LLC
169-30-160 MS1919 LLC
169-30-161 MTN SHADOWS LLC
169-30-162 CHAD EARL WYTHICOMBE IRREVOCABLE TRUST
169-30-163 TUOHY STEPHEN EDWARD/JENNIFER MILL
169-30-164 MOUNTAIN SHADOWS LLC
169-30-165 HADGLER FAMILY TRUST
169-30-166 SCOTT B LYON IRREVOCABLE TRUST
169-30-167 CARPENTER STACY/PRICHOWD JUSTIN
169-30-168 AZ SAMPSON INCORPORATED LLC
169-30-169 TUOHY STEPHEN EDWARD/JENNIFER MILL
169-30-170 MARISHA ROBA CHAPIN FAMILY TRUST
169-30-171 MARY D TRUST
169-30-172 KAZIEN INSTITUTE CONSULTING GROUP USA INC
169-30-173 ROBERT J HAYWORTH SEPARATE PROPERTY TRUST
169-30-174 BARNHART STEVEN DANIEL/MARGARET JONES
169-30-175 ROBERT J HAYWORTH SEPARATE PROPERTY TRUST
169-30-176 ASHER MICHAEL H/CAROLYN L
169-30-177 WIDOMAR FAMILY TRUST
169-30-178 MCANDREW/EMERY PARTNERS LP
169-30-179 CONN CREEK INVESTMENTS LLC
169-30-180 HANLEY DEVELOPMENT COMPANY LLC
169-30-181 HANLEY FAMILY REVOCABLE TRUST
169-30-182 BOEREN LLP
169-30-183 WATTS INVESTMENTS LLC
169-30-184 MC CONDO HOTEL OWNER LLC
169-30-185 DANNIA ONEAL LIVING TRUST
169-30-198 2020 BRENT J MORSE FAMILY TRUST
169-30-199 REESE JANE L/LEONARD J
169-30-200 GLOTTMAN GEORGE/PHYRAN
169-30-201 CASTLEBERRY SURVIVOR S TRUST
169-30-202 DAVID W WILSON TRUST
169-30-203 ANSELMO TRUST
169-30-204 MOUNTAIN SHADOWS MASTER ASSOCIATION INC
169-30-205 MOUNTAIN SHADOWS MASTER ASSOCIATION INC
169-30-206 MOUNTAIN SHADOWS MASTER ASSOCIATION INC
169-30-207 MARGIE MOORE REVOCABLE TRUST
169-30-208 GREGORY STANFORD FAMILY TRUST
169-30-209 D LOUGLAS DORRY REVOCABLE TRUST/SANDRA B DORRY REVOCABLE TRUST
169-30-210 SETCO BRIAN/LEONARD
169-30-211 ROBERT SARVER TRUST
169-30-212 VAN MARIE REVOCABLE TRUST
169-30-213 SCHWABER/DEBRA/ANTHONY
169-30-214 RUSSELL FAMILY TRUST
169-30-215 JOHN F MORIO AND USA A MORICI 2007 LIVING TRUST
169-30-216 SPANGLER JEAN
169-30-221 TELMER SCOTT AJLAURA A
169-30-224 RYNGLER JACOB/ARIELLE A
169-30-225 MALHOTRA RAHUL/YOGATA
169-30-226 JEFFREY AND DIAN WEDMAN FAMILY TRUST
169-30-227 NEW MOUNTAIN SHADOWS LLC
169-30-228 REESE EVERETT D/HICOP CHELSEA LORRAINE
169-30-229 ANSELMO TRUST
169-30-230 KELLEY JAMES/NICOLE LYNN
169-30-231 ADAMS JEFFREY
169-30-232 DAVIS DARLA
169-30-233 SUE C BROWN TRUST
169-30-234 JAY A WARREN AND MARJORIE E WARREN REVOCABLE
169-30-235 ERLK DISCORN LIVING TRUST
169-30-236 OWIS CHLOE TRUST
169-30-243 2003 KRUTILLA FAMILY TRUST
169-30-244 JANE CAPLAN SEPARATE PROPERTY TRUST
169-30-245 LORAC AUSTIN TRUST
169-30-246 LAURIE E BERMAN TRUST
169-30-247A TNHC MOUNTAIN SHADOWS LLC
169-30-262 ROBERT MAHALL REVOCABLE TRUST
169-30-263 JANET C WADZ REDWOOD LIVING TRUST
169-30-264 J R DUSSELL TRUST
169-30-265 WADZ FAMILY REVOCABLE TRUST SCHEDULE C ASSET
169-30-266 KULIER DAVID L/ANNEMARIE E
169-30-267 DEBRA ANNE SYLVAN DE LEEUW REVOCABLE TRUST
169-30-268 MITTAL FAMILY TRUST
169-30-269 MOUNTAIN SHADOWS MASTER ASSOCIATION INC
169-30-271 MOUNTAIN SHADOWS MASTER ASSOCIATION INC
169-30-273 ROBERT AND DEBRA BRONSTEIN LIVING TRUST
169-30-274 AZ PROPERTY HOLDINGS LLC
169-30-275 EDWARD J
169-30-276 LAS BRISAS DR LLC
169-30-277 LINK FAMILY TRUST
169-30-278 BALTAZARD O JOSEPH/MARIE
169-30-279 YOLD CAPITAL INC
169-30-280 KTB TRUST
169-30-281 MOORE/ANNE/JOHN/CONCURRENCE SHARI LYNN
169-30-282 CAC REVOCABLE TRUST
169-30-283 SHEA HAL/BARBARA
169-30-284 BRENNAN FAMILY TRUST
169-30-285 TNHC MOUNTAIN SHADOWS LLC
169-30-286 TNHC MOUNTAIN SHADOWS LLC
169-30-287 PATEL NIRAV /YASNA N
169-30-288 LILJANAN TRUST
169-30-289 GARFINKEL REVOCABLE TRUST
169-30-290 LAURA R MARTIN AND J SCOTT MARTIN TRUST/MARTIN LAURA R
169-30-291 SARAF HODRI/ALICIA
169-30-292 VICTOR SAM/NAVARDIO CARLA
169-30-293 WEISS HOWARD D/DAPHN F
169-30-294 DAVID MARK DORMAN 2012 REVOCABLE TRUST/MICHELLE MORITZ DORMAN 2012 REVOCABLE TRUST
169-30-295 MARKE THETH A WENDY
169-30-296 KAMINSKY THOMAS A
169-30-297 FISHMAN MICHAEL J/GASS ELAINE A
169-30-298 LUSK/ANDREW TRUST
169-31-002A LINCOLN & SMOKE TREE LLC
169-31-003 MUNICHA/CABALLA LLC
169-31-004 DEBRA/JOHN MICHAEL & FERI
169-31-005 FUQUA BRIDGET T R
169-31-007 MALLA REVOCABLE TRUST
169-31-010 KATHLEEN A SCHWARTZ TRUST
169-31-011 BRINGARD ANGELA C/CARLOS LUIS A
169-31-012 BOWDEN LAURA TR
169-31-013 SANCHEZ JOSEPH/CLAUDIA
169-31-014 KREISLER/STEPHEN
169-31-016A PAR TRUST
169-31-018A BLOOM RICHARD J/JANE C
169-31-019B JAMES A BLOOM/JOANNE BLOOM TRUST
169-31-018C CAMPBELL THOMAS G/PATRICIA M TR
169-31-018D KENNEDY FAMILY TRUST
169-31-018E STANES J TRUST
169-31-018F SANDRIN TRUST
169-31-018G TRI-FIRST TRUST
169-31-018H 1196057 ALBERTA LTD

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169-31-0198 WFH PROPERTIES LLC
169-31-0198 5550 EAST LINCOLN DRIVE LLC
169-31-0198 ARIZONA MMA LLC
169-31-0196 5550 EAST LINCOLN DRIVE LLC
169-31-0200 FRANCISCAN RENEWAL CENTER INC
169-31-0211 KATZ PETER/PUPO/KATZ MELISSA TR
169-31-0214 ALNABJAR M OSMAN/ALHOU KAMILYA
169-31-0223 CELAYA TRUST
169-31-0241 FRANCISCAN RENEWAL CENTER INC
169-32-001F TUCHIN REVOCABLE LIVING TRUST
169-32-004 PAR TRUST AGREEMENT
169-32-005 ELS TRUST
169-32-006 BRADLEY BRIAN D/CATHERINE A
169-32-007 SHUMMAER THERSE M TR
169-32-008 DANIELS MICHAEL H/JANET H
169-32-009 WITKOWICZ FAMILY REVOCABLE TRUST
169-32-011 PENNY WOLFSWINNELL JENIUNUS TRUST
169-32-012 FUQUA BRIDGET A TR
169-32-013 DIAMOND STEEL LLC
169-32-014 MARTIN J VANDERPOEG 2001 REVOCABLE LN TRUST
169-32-015 DESOZUA CALUM BRUNO/TRICIA
169-32-018 BAKER REVOCABLE TRUST
169-32-019 ROSEKE JEROME D/KATHRYN A TR
169-32-023 WE'RE BACK LLC
169-32-024 HOLLINBECK RICK/PAM TR
169-32-025 NEXT GENERATION HOLDINGS LLC
169-32-026 MERIDIAN 6837 LLC
169-32-027 PETERSON MARK/KARA
169-32-028 KATHRYN JO LINCOLN TRUST
169-32-029 KRAMER REVOCABLE TRUST
169-32-030 LEWIS THOMAS E/SUZANNE TR
169-32-031 SCOTT GUY/HELLEY
169-32-032 RICHARDS PHILLIP C/STEPHANIE L TR/PHILLIP C
169-32-033 GEAR BARBARA F TR
169-32-035 CALLUM AND TRICIA DESOZUA REVOCABLE TRUST
169-32-030 PARADISE VALLEY WATER CO
169-32-931 A G FAMILY RESIDENCE TRUST
169-32-932 MERAZ JOSE JR/FRIAS NUVIA M GARDIA
169-43-067A MOUNTAIN SHADOWS ESTATES EAST HOA INC
169-43-068 MOUNTAIN SHADOWS ESTATES EAST HOA INC
169-43-072 MOUNTAIN SHADOWS RESORT ESTATES OWNERS ASSO
169-43-073 MOUNTAIN SHADOWS RESORT ESTATES OWNERS ASSO
169-43-074 SCAPILL WILLIAM FRANK/DONVUS JENNIFER LYNN
169-43-085 R SHIRLEY PONTIQUIS FAMILY LIVING TRUST
169-43-086 LIBERTY BELLE INVESTORS LLC
169-43-087 JOHN CASTRO/CHIANE TRUST
169-43-088 JEFFREY AND MEGAN SHIFFRA FAMILY LIVING TRUST
169-43-089 MTS BUILDERS LLC
169-43-090 WELTE DAVID A/WENDY BARTON
169-43-091 MCLEAN REVOCABLE TRUST
169-43-092 ANDERSON LIVING TRUST
169-43-093 MEISTER REVOCABLE TRUST
169-43-094 ERIC PAUL ROBINSON REVOCABLE TRUST
169-43-095 P & S RESOURCES LLC
169-43-112 5696 EAST VILLAGE DRIVE LLC
169-43-113 WHITE MARTIN F/JOY F
169-43-114 MOUNTAIN SHADOWS RESORT ESTATES OWNERS ASSO
169-43-115 MOUNTAIN SHADOWS RESORT ESTATES OWNERS ASSO
169-43-116 MOUNTAIN SHADOWS ESTATES EAST HOA INC
169-43-118 MOUNTAIN SHADOWS RESORT ESTATES OWNERS ASSO
169-43-119 MOUNTAIN SHADOWS RESORT ESTATES OWNERS ASSO
169-43-120 MOUNTAIN SHADOWS RESORT ESTATES OWNERS ASSO
169-43-121 JAMES AND SUSAN BAKER 2008 JOINT REV TRUST
169-55-001 5651 LLC
169-55-002A ADKINS JAMES T
169-55-003A PLUMMER NELSON W/SHARON H
169-55-004B SHORT DAVE
169-55-005A TERRY L PHILLIPS FAM TR/USA E FITZNER FAM TR
169-55-006 DONALD HELEBRAN REVOCABLE TRUST
169-55-007 PERRY STEPHEN B/RELIKA M
169-55-034A BEHSHAD FAMILY TRUST
169-55-037G WIRTH JAMES F/GAIL J TR
169-55-037K ELAINE E JOHNSON TRUST

6502 N LOST DUTCHMAN DR PARADISE VALLEY 85253
5550 E LINCOLN DR PARADISE VALLEY 85253
6570 N LOST DUTCHMAN DR PARADISE VALLEY 85253
5636 E LINCOLN DR PARADISE VALLEY 85253
5802 E LINCOLN DR PARADISE VALLEY 85253
6587 N LOST DUTCHMAN DR PARADISE VALLEY 85253
6525 N LOST DUTCHMAN DR PARADISE VALLEY 85253
6501 N LOST DUTCHMAN DR PARADISE VALLEY 85253
5730 E JOSHUA TREE LN PARADISE VALLEY 85253
5729 E CACTUS WREN RD PARADISE VALLEY 85253
5715 E CACTUS WREN RD PARADISE VALLEY 85253
5675 E CACTUS WREN RD PARADISE VALLEY 85253
5623 E CACTUS WREN RD PARADISE VALLEY 85253
6656 N LOST DUTCHMAN DR PARADISE VALLEY 85253
5615 E CACTUS WREN RD PARADISE VALLEY 85253
6728 N LOST DUTCHMAN DR PARADISE VALLEY 85253
5676 E CACTUS WREN RD PARADISE VALLEY 85253
5644 E CACTUS WREN RD PARADISE VALLEY 85253
5716 E CACTUS WREN RD PARADISE VALLEY 85253
5736 E CACTUS WREN RD PARADISE VALLEY 85253
5729 E JOSHUA TREE LN PARADISE VALLEY 85253
5709 E JOSHUA TREE LN PARADISE VALLEY 85253
6800 N LOST DUTCHMAN DR PARADISE VALLEY 85253
6820 N LOST DUTCHMAN DR PARADISE VALLEY 85253
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6837 N LOST DUTCHMAN DR PARADISE VALLEY 85253
6821 N LOST DUTCHMAN DR PARADISE VALLEY 85253
6833 N LOST DUTCHMAN DR PARADISE VALLEY 85253
5640 E JOSHUA TREE LN PARADISE VALLEY 85253
6820 N 57TH PL PARADISE VALLEY 85253
6830 N 57TH PL PARADISE VALLEY 85253
5709 E INDIAN BEND RD PARADISE VALLEY 85253
6817 N 57TH PL PARADISE VALLEY 85253
5720 E JOSHUA TREE LN PARADISE VALLEY 85253
5615 E JOSHUA TREE LN PARADISE VALLEY 85253
5639 E JOSHUA TREE LN PARADISE VALLEY 85253
5643 E VILLAGE DR PARADISE VALLEY 85253
6335 N LOST DUTCHMAN DR PARADISE VALLEY 85253
6347 N LOST DUTCHMAN DR PARADISE VALLEY 85253
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6312 N LOST DUTCHMAN DR PARADISE VALLEY 85253
6296 N LOST DUTCHMAN DR PARADISE VALLEY 85253
5696 E VILLAGE DR PARADISE VALLEY 85253
5672 E VILLAGE DR PARADISE VALLEY 85253

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COMMUNITY DEVELOPMENT DEPARTMENT AFFIDAVIT OF POSTING

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA)
) ss:
County of Maricopa)

I, Graham Chapman, depose and state that the attached notice, of proposed application 22-374 (rooftop PWSF at Camelback Inn) located at 5402 E Lincoln Dr, Paradise Valley, AZ for the Planning Commission/Town Council meeting date of January 17th, 20 23 is

a true and correct copy of a notice which I cause to be posted by the following day of the week Monday, January 2nd, 2023

and on the following date Monday, January 2nd, 20 23 in the following location(s):

In front of the Camelback Inn, in the exact location as requested by Paradise Valley Planning & Development.

All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

DATED this 2nd day of January, 20 23.

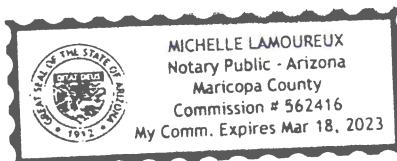

Signature

This affidavit was Subscribed and sworn to before me on this 2nd day of January, 20 23.


NOTARY PUBLIC

My commission expires:

3/18/2023



JW MARRIOTT
CAMELBACK INN
RESORT & SPA

LINCOLN STEAKHOUSE & BAR • RITA'S CANTINA • RITA'S BAR • SPROUTS

**ZONING
HEARING**

TOWN OF PARADISE VALLEY
Planning and Zoning Commission

6401 E. Lincoln Dr., Paradise Valley, Arizona
6:00 PM O'CLOCK 17th DAY OF January, 2023

NOTICE OF PUBLIC HEARING
TOWN OF PARADISE VALLEY

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a public hearing at 6:00 p.m., on Tuesday, January 17, 2023, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC HEARING: Consideration of an application requesting a Conditional Use Permit to allow for the addition of personal wireless service facility antennas (for Verizon Wireless) at the Camelback Inn Resort & Spa. The subject property is located at 5401 E. Lincoln Drive (Assessor's Parcel Numbers 169-28-365E and 169-28-365G).

If you have questions about this application, please call the Community Development Department at (480) 348-3692.

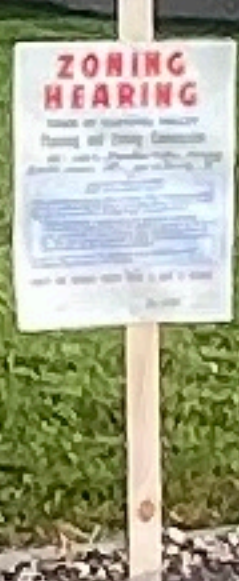
PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

CASE NO.

POSTING DATE

By 1/1/23







Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 23-006

Approval of the December 20, 2022 Planning Commission Minutes



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Chairman James Rose
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner William Nassikas

Tuesday, December 20, 2022

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Rose called the meeting to order at 6:00 p.m.

STAFF MEMBERS PRESENT

Town Attorney Andrew McGuire
Planning Manager Paul Michaud
Senior Planner George Burton (attended remotely)
Planner Brandon McMahon

2. ROLL CALL

**Commission Members Georgelos and Campbell attended remotely, with
Commission Member Georgelos joining the meeting at 6:13 p.m.**

Present 6 - Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner James Rose

Absent 1 - Commissioner William Nassikas

3. EXECUTIVE SESSION

None

4. ACTION ITEMS

- A.** [22-369](#) Consideration of a Preliminary Plat (PP-22-01) Coconino 17 - Twelve Lot Subdivision with two Public Roads: 8097-8181 N Coconino Road (APN: 168-79-001A, 001B, 004A & 004B)

Commissioner Locke disclosed that she had to recuse herself and refrain from discussion because she had a conflict of interest on this item.

Mr. McMahon provided an overview of the item, covering the background, scope of the request, actions, and next steps. The applicant is seeking to develop a twelve-lot subdivision, along with two 50-foot-wide public cul-de-sac roads to access the twelve lots. The homes will comply with all R-43 requirements. The preliminary plat is compliant with the Town's development standards. Drainage easements will be used to modify and maintain existing washes on site, as shown on the preliminary plat. The proposed lots will meet all standards related to fire protection. The project meets and exceeds all landscape code requirements. The proposed roadway improvements are compliant with the Town's requirements. The applicant provided public notice to the surrounding property owners within the 1,500-foot radius policy. He continued that staff received one comment on this proposed subdivision regarding drainage and the timing of the hearing during the holiday season. With the approval of the preliminary plat, the final plat will need to be submitted to the Town along with all required submittal items. Once deemed complete, the final plat will be heard by Town Council at a future study session and acted upon at a Town Council meeting. Mr. McMahon concluded that staff recommends approval of the application, subject to four stipulations provided in the agenda packet.

Commissioner Covington asked about the wash modification requirements and about a third-party study that was done.

Mr. McMahon reviewed the buildable area threshold that applied to Lots 8, 9, and 11. He stated that a resident requested the third-party study, and it was paid by the Town.

Commissioner Liepmann asked that the study be provided to the Commission.

Commissioner Campbell asked about the current zoning on the parcels. He suggested stipulating that walls should have a similar design along Coconino Road.

Mr. McMahon replied that parcels are zoned R-43 and that each subdivision will have its own wall design.

Buzz Silverman, the applicant, stated that it's a great idea to have a consistent design along Coconino Road. He committed to having a consistent wall on the four lots facing Coconino Road.

Commissioner Liepmann supported Commissioner Campbell's suggestion to stipulate a consistent wall design.

Commissioner Campbell proposed an additional stipulation to commit future owners to a similar landscape palette. He appreciated the applicant's willingness to accept the proposed stipulations.

Responding to a question on landscape area, Mr. Michaud noted that with a 20-foot wall setback, there would be around 30 feet of landscaping between the back of curb and wall along Coconino Road as these are the designated street side yards.

Commissioner Liepmann asked if any of the houses were expected to front onto Coconino Road.

Mr. Silverman replied that he would be happy to provide that information to the Commission once he gets further into architectural aesthetics.

Commissioner Campbell suggested adding a stipulation requiring adding a one-foot non-vehicular easement along Coconino Road.

Commissioner Liepmann asked for clarification regarding the purpose of such a stipulation.

Mr. Michaud clarified that a one-foot easement next to the property line would prohibit an accessway such as a driveway.

Chairman Rose asked about peak traffic hours.

Mr. Michaud clarified that there will be 11 morning and 14 afternoon peak hour trips and that they are per lot with the slide showing 143 total average daily trips.

Commissioner Georgelos asked how the drainage easements would be treated.

Mr. McMahon replied that the washes would have to enter and exit the site as they always have historically. In addition, the proposed drainage easements will be moved further to the east through the box culvert underneath the lower cul-de-sac road and then further to the north. This will help mitigate on-site flows and retention.

Eric Kaitz, a resident, asked if the street improvements on Coconino. His driveway goes right up the street, and he has landscaping that would also be affected by street improvements.

Mr. McMahon replied that the applicant is responsible for the eastern frontage of Coconino Road. The changes wouldn't affect the whole of Coconino Road.

Sharon Warren, a resident, stated that she lives on the north side of the property. She believed that her property was the most affected by this project because it overlooks it directly. She was concerned that the Town could take the road in front of the development and add an easement. She wanted the road to stay the same as approved.

Mr. McMahon clarified that the improvements would only be on the applicant's frontage. The Town will not require any adjacent properties to have the same kind of improvements as part of this plat process.

Ken Phelps, a resident, stated that he has lived in the neighborhood for 28 years. He was concerned with the wash because he wasn't convinced that the flow could be controlled when adding 12 properties. There have been big issues in the past. He was wondering how many developers are building the houses.

Mr. Silverman replied that they were currently looking at one builder.

Judy Hoechner, a resident, stated that she opposed the plan to build 12 houses on the undeveloped plot of land. When she purchased her house five years ago, she was assured that there was a five-acre minimum covenant. She was disturbed by this proposal because it would change the neighborhood and add noise and air pollution. She urged the Town to seriously consider the detrimental impact on the overall environment before approving this high-density housing.

Commissioner Liepmann asked Ms. Hoechner about the source of information regarding the five-acre minimum covenant.

Ms. Hoechner replied that she had heard it many times from neighbors and developers.

Mr. McMahon stated that recorded documents from circa 1948 required a five-acre minimum. The applicant has provided staff with some legal backing saying that those instruments had a sunset clause and are all voided. He also reminded the Planning Commission that the Town doesn't enforce deed restrictions.

Scott Schultze, a resident, stated that he lives on the northeast border of the development. He was curious if the developer could speak to the longevity of construction. He works from home and will see and hear the construction.

Mr. Silverman replied that the construction could take 3-5 years.

Commissioner Covington asked if any documents have been provided to show where the water entering the site at the southern edge is coming from.

Mr. McMahon replied that the water was coming from Mummy Mountain and the lots west/southwest of this site.

Commissioner Georgelos asked if any topographical views exist in terms of the flatness of the terrain.

Mr. McMahon replied that the applicant provided a plat map graphic with the topographic detail which is in the packet.

Commissioner Georgelos stated that she was concerned about subdividing the parcel in such a way that washes are being moved around and potential issues are being created.

Mr. McMahon replied that this is a preliminary drainage report and that the applicant will have to submit a final drainage report. Additionally, each building permit for each lot that comes in for approval will have to have its own grading and drainage plan and retention basins.

A motion was made by Commissioner Campbell, seconded by Commissioner Liepmann, to approve the preliminary plat with three additional stipulations related to Lots 1, 6, 7, and 12 adjoining Coconino Road (Stipulation 1.h on requiring a one-foot non-vehicular access easement, Stipulation 3.c requiring uniform design, color, and material for site walls, and Stipulation 3.d maintaining a similar plant palette), plus the stipulations in the action report. The stipulations are as follows:

1. The Final Plat and related improvements for “Coconino 17” located at 8097-8181 N Coconino Road (the “Property”) shall be in substantial compliance with the submitted plans and documents:

- a. The Narrative prepared by Coe & Van Loo Consultants, Inc
- b. The “Coconino 17” Preliminary Plat, Sheets 1 - 2, prepared by Coe & Van Loo Consultants, Inc with revised dated October 24, 2022
- c. The “Coconino 17 Paving Plan”, Sheets PV-1 – PV-3, prepared by Coe & Van Loo Consultants, Inc yet to be submitted with Final Plat
- d. The “Coconino 17 Water Plan”, Sheets W-1 – W-2, prepared by Coe & Van Loo Consultants, Inc yet to be submitted with Final Plat
- e. The “Coconino 17 Sewer Plan”, Sheets SS-1 – SS-2, prepared by Coe & Van Loo Consultants, Inc yet to be submitted with Final Plat
- f. The Preliminary Drainage Report, prepared by Coe & Van Loo Consultants, Inc dated October 24, 2022
- g. The “Landscape Plan”, prepared by Coe & Van Loo Consultants, Inc, with revised date of October 27, 2022
- h. 1-foot non-vehicular access easement along Coconino Road frontage to be shown on the plat, per Planning Commission 12-20-22 created stipulation.

2. Prior to the recordation of “Coconino 17,” the following items shall be completed:

- a. The owner(s) of the Property, or successors, shall provide the Town, with a Drainage Easement and Maintenance Agreement for Lot 4, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11, and Lot 12. These forms shall be submitted and approved by the Town and recorded with the Maricopa County Recorder’s Office.
- b. The owner(s) of the Property, or successors, shall submit the required final improvement plans for Town Engineer approval and provide a cost estimate for civil improvements (water, sewer, paving, storm drainage, landscaping etc.) to determine the financial assurance requirements.
- c. Provide the required forms of assurances necessary for the Town to be in a guaranteed position to complete the construction and related public site improvements as referenced in the Coconino 17 Paving, Water, Sewer and Landscape Plans.
- d. Within 60 days of Town Council approval of the final plat, the applicant shall submit, both in mylar and electronic version (PDF format), the Final Plat for the Town’s permanent record.

3. Prior to the issuance of the first building permit for any home on Lots 1-12 of “Coconino 17,” the following items must be completed:

- a. The owner(s) of the Property shall complete the improvements located within the public rights-of-way (Coconino Road, Ironwood Drive and Maverick Road) .
- b. The installation of the water and sewer infrastructure is complete, including the installation of new fire hydrants and inspection by the Town.
- c. Individual lot site walls to be uniform in design, color and material for lots fronting Coconino Road, specifically Lots 1, 6, 7 & 12 (per Planning Commission 12-20-22 created stipulation).

d. Individual lots fronting Coconino Road, specifically Lots 1, 6, 7 & 12, to maintain the similar plant palette as the Landscape Plan.

4. Prior to the issuance of a Certificate of Occupancy in "Coconino 17" subdivision, the following items must be completed:

- a. The property owner(s) or designee(s) shall demonstrate that the fire sprinkler system is in compliance with the National Fire Protection Association standard 13D or the current equivalent code requirement.
- b. The property owner(s) or designee(s) shall complete the landscape improvements, per the Landscape Plan.

The motion carried by the following vote:

Aye: 5 - Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Liepmann and Commissioner Rose

Absent: 1 - Commissioner Nassikas

Recused: 1 - Commissioner Locke

5. STUDY SESSION ITEMS

- A. [22-370](#) Andaz Resort Intermediate Special Use Permit Amendment (SUP) - 6160 N Scottsdale Rd and Rezoning of 6041 N Quail Run Rd for R-43 to SUP Resort

Mr. Burton provided an overview of the item, covering the background, scope of the request, actions, and next steps. He noted that this is the third time that the Commission is looking at this item. He provided a summary of what happened at the last Commission meeting. The Commission requested that the applicant provide a detailed landscape plan along Quail Run Road. Additionally, the Commission requested a stipulation prohibiting outdoor amplified music for the guest units and the service building between the hours of 10:00 p.m. to 7:00 a.m. The applicant provided a detailed landscape plan and an addendum to the noise study. The addendum identified that the modeling used a worst-case scenario, and the noise levels of the new improvements will be consistent with the existing noise environment at 42-47 decibels. Staff drafted two ordinances (2023-01 and 2023-02) for the Commission to review. Mr. Burton provided a summary of each of the 21 proposed stipulations and that this item will be brought back before the Commission for recommendation on January 3, 2023.

Commissioner Georgelos stated that Quail Run Road is a very narrow road and barely fits one car. She asked about the reason that this road was not being developed.

Mr. Burton replied that many neighbors supported keeping the road unchanged and maintaining the landscaping to match what was done north of the subject site.

Commissioner Campbell stated that the road in its current state is dangerous. It's functional only because the area on the east side is not developed, and drivers can pull in there to make place for an oncoming car. He can't support an

application that has a dangerous road. Instead, he recommended following what the engineer recommended in the initial report.

Mr. Burton discussed the immediate amendment and how it's limited to geographical location.

Chairman Rose noted that he received another email from Angela Cole. Ms. Cole had concerns about widening the road and strongly opposed it.

Responding to connecting Quail Run Road through and the proposed subdivision at 6310 N Quail Run Road, Mr. Michaud noted that the preliminary plans only show a pedestrian connection that exists today via the 25-foot right-of-way adjoining the Andaz Resort. The proposed plat will access their site from Lincoln Drive.

Commissioner Georgelos asked for clarification regarding emergency and larger vehicles.

Mr. Michaud clarified that the proposed residential development includes a hammerhead turnaround at the north end of Quail Run Road.

Commissioner Georgelos reiterated that Quail Run Road is too narrow for large vehicles.

Commissioner Campbell stated that the only reason why large vehicles are going down that road is that they are using the vacant land to turn around.

Commissioner Liepmann noted that she received a letter from Collen Steinberg, who was concerned about the easement and water.

Mr. McMahon stated that he could address this question at the next meeting.

Gary Stoutgaard, the applicant, commented on the question and clarified that he had several conversations with residents. They are concerned that the landscape material was planted in the northern part and didn't survive. He had a conversation with a local company that will plant the right materials and provide water so the existing landscape is sustainable.

Commissioner Locke discussed noise. She provided an example of two guest units, one with a large party and the other with two people in a quieter setting. She was wondering if there is a way to require minimum nights on the guest units located along Quail Run Road.

Mr. Burton noted that it could be required, but it would be difficult to enforce.

Mr. Stoutgaard stated that he has tried to be as sensitive as possible by following stipulations regarding the height of walls and buildings. However, if units are smaller, people are more likely to meet outside rather than inside. His company's plan is intended to minimize the impact on the property as much as possible. They have taken into account concerns about noise and have tried to minimize the impact on the property. They have also chosen to control access

to the road around the property as a way to control activity on the property.

Commissioner Locke and Mr. Stoutgaard discussed the security and parking regulations at the resort. The expectation is that only registered guests should be at the resort, and if guests are causing problems, they will be asked to leave. There are two parking spaces per unit, and overnight occupancy is limited. Mr. Stoutgaard wanted to control the experience, so the guests were happy with their stay.

Jeremy Chandler, resident, stated that he lives on McDonald Drive south of the resort. He expressed his frustration with the continued noise. The screaming and shouting go on every weekend. He added the crowd noise is an issue and his biggest concern since the code addresses amplified noise and not people talking.

Commissioner Liepmann stated that she had the same experience with the noise. The resort employees try to tell the customers to reduce the noise, but it only quiets down for about 15 minutes and then goes back up. She understands that from the business perspective, the primary goal is to ensure that the guests have a good time and want to return in the future. However, the business should consider neighbors living in the area.

Lee Storey, resident, thanked Mr. Stoutgaard for raising the perimeter wall to 8 feet tall. She lived in her home adjoining the resort for 33 years. She saw different plans on this site. She feels it can work. Noise is an issue with anything. She added that the resort staff will go out and noise many times quiets down but starts back up. She feels the neighbors end up enforcing the noise and not the resort.

Mr. Stoutgaard stated that the resort has existed for many years and that he's trying to be as sensitive as possible to the neighbors. He's trying to do something that works for everybody.

Commissioner Liepmann stated that she was concerned that the drainage plan could affect the southern property.

Mr. Stoutgaard noted that the southern property wouldn't be affected because the plan calls for underground storage tanks.

Mr. Burton stated that this item would be brought back before the Commission on January 3, 2023.

No Reportable Action

B. [22-347](#)

**Discussion of Scottsdale Plaza Intermediate Special Use Permit
7200 N Scottsdale Road (SUP-22-02)**

Mr. Michaud provided an overview of the item, covering the scope of the request, Statement of Direction, uses, and areas of the proposal not meeting the Special Use Permit (SUP) Guidelines.

Commissioner Campbell asked for a definition of "big sister" related to the guest room building.

Mr. Michaud replied that this is a temporary place-holder term, not an industry term.

Commissioner Campbell asked about the height of the enclosed pool viewing deck.

Mr. Michaud replied that the building has two stories and it's 30 feet tall. The viewing deck is about 15 feet tall.

Commissioner Liepmann asked if there is an additional event space south of the meeting center.

Mr. Michaud stated that the location of the new event lawn will be south of the main lodge in the area of the current parking lot which is north of the main Scottsdale Road access

Commissioner Georgelos inquired about the distance of the nearest residences.

Mr. Michaud replied that the closest house to the area of improvements is along the north side of Hummingbird Lane and approximately 250 feet away.

Commissioner Georgelos asked about limits on amplified music from the proposed viewing deck and the opening of the sliding doors.

Mr. Michaud replied that staff is drafting stipulations, including a limitation on these areas, and the event space will primarily be used for receptions.

Commissioner Campbell suggested not having operable windows on the north façade of the viewing deck to address any potential concerns with nearby residences.

Mr. Michaud reviewed the proposed improvements starting in the southeast quadrant at Scottsdale Road and Indian Bend Road which will see the most changes to the northwest quadrant having no changes expect for painting the exterior of the existing buildings and renovating the interiors of these buildings.

Commissioner Covington asked if the resort had its own laundry on site.

Mr. Michaud replied that he believed it did, and will follow up.

Mr. Michaud reviewed the proposed density, lot coverage, and floor area ratio. The resort meets the guidelines for lot coverage and total area impervious but may be slightly over the guideline for lot coverage at 25.7%.

Commissioner Locke asked if the staff is not concerned about the additional units because they are still below 60% of all impervious area.

Mr. Michaud replied that the size and location of the site, as well as the fact that most of the buildings are single story with some two-story structures, contribute to the ability of the site to handle the proposed density.

Commissioner Campbell asked if it would be possible to get similar data for other resorts in the Town.

Mr. Michaud replied that he has a graph and table with data for other resorts he will provide at the next meeting but notes that the numbers are estimates and should be taken with caution, but will show trends.

Mr. Michaud and the Commissioners discussed the site's height, setback, and orientation of new structures. They also talked about the visibility of the buildings, the impact of the two tallest buildings on the site, and the privacy and noise levels for adjacent residents. The existing perimeter setbacks for the site were discussed, as well as the service structures and accessory structures, including three restaurants. Furthermore, Mr. Michaud discussed the lighting and the existing non-compliant light fixtures.

Mr. Michaud further described the underground parking garage, retention basins, and underground basins that will be added to ensure compliance with the Town's standards. He also mentioned that the access points will remain the same and that the interior drive will still have a loop. However, the parking will be reduced from 738 to 547 spaces, with a guideline of 1.2 spaces per unit (which the proposal meets at 1.2 spaces per unit).

Commissioner Locke expressed concern about the decrease in parking.

Mr. Michaud clarified that the restaurant parking would be reserved for valet only and not open to the public. He discussed the square footage of the meeting space, which is currently 41,346 and will be reduced to 34,005 after the proposed changes.

Commissioner Covington asked about the percentage of visitors expected to be from the resort.

Mr. Michaud stated that he did not have that information at this time.

Commissioner Liepmann asked about the landscaping.

Mr. Michaud stated that the proposed landscaping should be able to soften the restaurants.

Commissioner Campbell raised concerns about the guideline of 1.2 parking spaces per unit being oversimplified and wanted to make sure that the 547 parking spaces would be sufficient for all the different uses of the resort. He inquired about the restaurants and if they will mostly be open for lunch and dinner, and the existing restaurant, CJ's, will remain but with a different concept.

Commissioner Georgelos stated that she was concerned about the parking situation at the location due to the addition of new uses such as restaurants, a spa, and other changes. She believed that the underground parking may not compensate for the increased demand and did not want there to be a parking problem in the future.

Mr. Michaud stated that parking will be discussed by the Commission at a later time.

No Reportable Action

C. [22-374](#)

Verizon Wireless Conditional Use Permit (CUP) at Camelback Inn Resort & Spa - 5402 E Lincoln Drive

Mr. Burton provided an overview of the item, covering the background, scope, and next steps. He stated that the Zoning Ordinance requires a minimum setback of 200 feet from the nearest dwelling unit, but two of the three sectors will encroach on this limit. However, the Ordinance allows the Commission to modify requirements. He continued that the staff supports the encroachments because they do not increase the height of the building, blend in with the design, and comply with all other requirements. The Commission had previously approved a similar request for T-Mobile in the same area on this ballroom building. The proposed antennas and radio heads will be concealed behind existing parapets or new screens that match the existing building and will not cause any negative impacts such as odor, noise, vibration, smoke, or heat. The applicant has provided a report demonstrating compliance with federal requirements. The Commission will review and consider the proposal at its meeting on January 17, 2023.

Commissioner Covington asked for clarification on the difference between an antenna and radio head.

Graham Chapman, a site acquisition specialist with Verizon, explained that an antenna distributes the wireless signal, and a radio head helps transfer it.

Commissioner Liepmann asked about the purpose of the facility.

Mr. Chapman explained that it was to increase the capacity in the area.

Commissioner Liepmann asked about the potential for interference with other frequencies.

Mr. Chapman explained that they follow federal guidelines to prevent interference.

Commissioner Covington asked about the distance between the antennas, and Commissioner Liepmann asked about the locations of the existing antennas.

Mr. Burton reviewed these on the site plan. The Verizon antennas are in three different areas of the building, while T-Mobile antennas are located near each of the Verizon antennas. He indicated that the Verizon antennas are in the darker

areas on the map, while the T-Mobile antennas are in the lighter areas.

Mr. Covington asked if the T-Mobile antenna was already in place.

Mr. Burton replied that the T-Mobile antenna was approved about 2014. He further discussed the Radio Frequency (RF) study that was included in the packet. The ultimate conclusion of the RF study was that everything is compliant with Federal Communications Commission (FCC) standards and that Verizon will have to put up signage and barriers on the roof for the occupational level.

Commissioner Campbell noted that he can attest to the lack of quality cell phone coverage in the area and is happy to see Verizon adding more infrastructure to the neighborhood.

Commissioner Georgelos asked about the setbacks for the Verizon antenna and why they are not compliant.

Mr. Burton explained that they are trying to use the existing building and not modify it or increase its height to improve coverage. In addition, the RF report showed that the antenna is compliant with federal standards.

Commissioner Liepmann asked about the requirements for the T-Mobile antenna and how it was approved.

Mr. Burton explained that the code allows for deviation and that the T-Mobile antenna was approved because it demonstrated that the setback did not affect compliance with federal standards.

Commissioner Campbell stated that he was on the Commission when the T-Mobile antenna was approved. He explained that they considered the adjacent Colonia Miramonte subdivision to be part of the greater Special Use Permit for Camelback Inn.

Mr. Burton noted that this item.

No Reportable Action

6. PUBLIC HEARINGS

None

7. CONSENT AGENDA

- A. [22-375](#) Approval of the December 6, 2022 Planning Commission Minutes

A motion was made by Commissioner Liepmann, seconded by Commissioner Covington, to approve the minutes. The motion carried by the following vote:

Aye: 6 - Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke and Commissioner Rose

Absent: 1 - Commissioner Nassikas

8. STAFF REPORTS

Mr. Michaud thanked the Planning Commission for all their work in 2022.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud reviewed the items for the January 3rd meeting.

11. ADJOURNMENT

A motion was made by Commissioner Covington at 9:22 p.m., seconded by Commissioner Locke, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke and Commissioner Rose

Absent: 1 - Commissioner Nassikas

Paradise Valley Planning Commission

By: _____
Paul Michaud, Secretary



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 23-011

Approval of the January 3, 2023 Planning Commission Minutes



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Chairman James Rose
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner William Nassikas

Tuesday, January 3, 2023

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Rose called the meeting to order at 6:00 p.m.

STAFF MEMBERS PRESENT

Community Development Director Lisa Collins
Town Attorney Andrew McGuire
Planning Manager Paul Michaud
Senior Planner George Burton

2. ROLL CALL

Present 7 - Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner William Nassikas
Commissioner James Rose

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

None

5. PUBLIC HEARINGS

- A. [23-002](#) Andaz Resort Intermediate Special Use Permit Amendment (SUP) - 6160 N Scottsdale Rd and Rezoning of 6041 N Quail Run Rd for R-43 to SUP Resort

Mr. Burton provided an overview of the agenda item, covering the background, scope of the request, actions, and next steps. The applicant wants to rezone a

five-acre parcel that is currently part of the Andaz Resort in order to build single-story guest units ranging in size from 2,100 to 5,400 square feet. The units will be managed by the resort and will have private pools and spas. The architecture will match the existing buildings on the resort campus. There will also be a new service building for the units, which will be enclosed with a 6-foot to 8-foot tall fence. The units will be accessed via a new drive aisle off the existing internal resort driveway circulation. The Commission has reviewed the request three times and has agreed with most of the draft stipulations, including a modification to Stipulation 17 regarding the height of the south property line along the resort. The Commission also discussed the options in widening the pavement on Quail Run Road adjoining the subject five-acre site. Mr. Burton continued that the applicant originally submitted an application for a lot combination in conjunction with this request but has decided to delay it. Two ordinances are being proposed, one for rezoning the property and one for the stipulations for post improvements. The stipulations include requirements for compliance with plans and documents, a prohibition on loud music from 10:00 p.m. to 7:00 a.m. at the new guest units and service building, and a requirement for the applicant to maintain landscaping.

After Commission Member discussion, Chairman Rose opened the meeting for public comment.

Joy MacLean, a homeowner in the area, supported the homeowners living on Quail Run Road north of McDonald Drive, who will be more impacted by the project. She believed that the project was heading toward a win-win situation. She also suggested preventing the extension of Quail Run Road from Lincoln Drive to McDonald Drive by placing a dead end inside the chain link fence at the present end of this road, as it could potentially be used as an emergency exit. She believed that a solution could be found for emergency vehicles to still access the area.

Bill MacLean, a resident, supported preventing the extension of Quail Run Road between Lincoln Drive to McDonald Drive. He mentioned that the idea has come up multiple times in the past and has been determined to be a bad idea. He suggested that the Commission permanently prevent the extension of the road in order to avoid future discussions about it.

Robert Rasmussen, a resident on Quail Run Road across from the proposal, stated that he had lived in the same house for 40 years. He was concerned about the expansion of the resort, which would be located closer to the western property line and may affect the four houses facing the expansion. He suggested that the resort units be placed in a loop driveway with the party side facing inward and that the western fencing should be aligned with the northern fence to minimize the impact on the surrounding houses. He was also concerned about the proposal to widen Quail Run Road and connect it to Lincoln Drive, as it would turn the residential street into a highway. Finally, he asked for serious consideration to be given to the rights of the homeowners on Quail Run Road.

Lee Storey, a resident that borders the south part of the resort, stated that she was concerned about the removal of the north-south boundary wall located

between the existing resort and this five-acre site for the purpose of drainage and the potential for increased noise and access from the units to the event lawn through the removed section of the wall. She suggested that the landscaping should discourage walking along the southern boundary and request that a stipulation be added prohibiting walking or using golf carts through the area. She also raised a question about the use of the service building for purposes beyond servicing the units, including a bar, which she believed might require a major amendment rather than an intermediate amendment. She also expressed concerns about the increased density of the development and the impact on the surrounding neighborhood, including the potential for increased traffic and noise.

Commissioner Campbell asked for clarification on the uses of the service building.

Mr. Burton replied that the service building would be used for storage, restrooms, and a bar area that replaces the portable bar at the event lawn.

Commissioner Locke asked if the service building would be open to all guests or just those staying in the ten units.

Mr. Burton clarified that it would be for the use of all guests.

Chairman Rose asked about the length in feet the north-south wall will be removed and the setback the service building was from the south boundary wall.

Mr. Burton estimated about 80 feet of wall to be removed with the proposed service building setback approximately 250 feet.

Commissioner Liepmann asked for more information regarding Ms. Storey's statement that the service building should not be used as an amenity for the events area to avoid this being considered a major amendment.

Mr. Burton explained that the addition of any new uses would constitute a major amendment, but customary resort uses are not considered new. He added that there is no difference in process between intermediate and major amendments, but the focus of the amendment differs. Intermediate amendments focus on specific parts of a resort, while major amendments focus on the entire resort.

Ms. Storey expressed concerns about the proposal, stating that it involves changes and additions of uses, which should constitute a major amendment rather than an intermediate amendment. She cited the Special Use Permit provisions and pointed out that the proposal involves removing a wall to add five new acres, changing zoning, and adding new units. She suggested that using a portable bar instead of the proposed service building would avoid the need for a major amendment. She argues that the service building should be strictly for the use of the ten units and that the wall should remain in place to serve those units.

Gary Stoutgaard, the applicant, clarified that the service building will only be used for events and will not be open to the general public.

Mr. Michaud distinguished between the procedural process for intermediate and major amendments and noted that the scope of the changes in the plan could be addressed through a major amendment at a higher cost.

Chairman Rose explained that the purpose of the intermediate amendment process is to focus on the five acres of new development and that the procedural process is the same as for a major amendment.

Commissioner Locke asked for clarification on the uses of the service building.

Mr. Burton clarified that the service building would be used as a bar and access point to the events area.

Commissioner Campbell asked about the physical barriers between the service area and the south property line.

Mr. Burton explained that there was currently a wall separating the existing resort from the service building, but the last 80 feet of the wall will be removed for drainage purposes.

Commissioner Georgelos asked about pedestrian access and the layout of the service building, including the bar, storage, and restrooms.

Mr. Burton explained that there would be pedestrian access along the north side of the service building. He showed the layout of the service building.

Commissioner Georgelos asked for a bar description, including its layout and use.

Mr. Stoutgaard explained that it would be a nicer bar with better service and higher quality products than a portable bar.

Commissioner Georgelos asked about the nature of the portable bar

Chairman Rose responds that he has seen it.

Commissioner Liepmann asked if there was anything in the application that limits the bar's use to only special events.

Mr. Burton replied that there was not.

Commissioner Campbell offered to create a stipulation that mirrors the applicant's intention to use only the bar for events.

Commissioner Georgelos agreed with this direction.

Commissioner Liepmann asked if it would satisfy Ms. Storey.

Ms. Storey responded that an affirmative statement that the bar will only be used during events and cannot be changed in the future would be helpful.

Commissioner Covington asked if the bar is subject to a closing time of 10:00 p.m.

Mr. Stoutgaard responded that he did not understand the question because he was building the bar for events, not regular use.

Ms. Collins noted that the bar is not a different use from the resort's existing bars and restaurants but an extension of them.

Commissioner Georgelos raised concerns about the nature of the new uses on the five-acre property.

Ms. Collins explained that the rezoning from residential to the resort is in conformance with the General Plan and that the Intermediate Special Use Permit does not introduce any new uses to the resort.

Ms. Storey disagreed, pointing out that the new bar is a permanent structure and that the location and structure of the bar have been a concern in previous discussions.

Mr. Gordon Berry, an adjacent neighbor to the project, expresses support for the current stipulations.

Chairman Rose closed the public hearing.

Commissioner Campbell stated that Quail Run Road needs to be brought up to current standards in order to ensure safety, particularly once the nearby five acres of land were developed and were no longer available for parking or turning around. He also noted that it was important to make this improvement now, as it would not be feasible to do so once the area was fully developed. He would only be able to support the project with a stipulation to include the improvement of three feet of pavement and a curb on the road. He argued that this would not significantly increase traffic on the road, as it is currently unsafe, and drivers will not want to use it twice.

Commissioner Locke supported Commissioner Campbell's statement.

Commissioner Georgelos emphasized the importance of having a safe, passable road and mentioned concerns about garbage trucks and emergency vehicles having no place to turn around on the narrow road after the five acres are developed.

Commissioner Liepmann agreed with the need to widen the road.

Commissioner Covington agreed with the need to widen the road.

Chairman Rose mentioned a letter from Ms. Steinberg in support of widening the road with a ribbon curve and added that there are tire tracks in the five acres where trash trucks and other vehicles may be turning around.

Commissioner Campbell noted that if the five acres were being developed with a large home, the road would have to be widened to meet standards and clarified that the proposal is to widen the east side of the street.

Commissioner Covington confirmed that the discussion is only about the east side of the street adjoining the five-acre site.

Commissioner Georgelos reiterated the importance of having a safe road for all users and suggested that the road be widened to meet current standards.

A motion was made by Commissioner Campbell, seconded by Commissioner Liepmann, to recommend Ordinance 2023-01, the rezoning of 6041 N Quail Run Road from R-43 to SUP Resort and Ordinance 2023-02, Intermediate SUP Amendment to incorporate and develop 6041 N Quail Run Road into the Andaz Resort to the Town Council, subject to the stipulations in the draft ordinances plus three additional stipulations for Ordinance 2023-02. These additional stipulations included requiring the widening of Quail Run Road adjoining the five-acre site per the Town Engineer recommendation with approximately three feet of additional pavement and a two-foot wide ribbon curb, that there be no walking path developed within the south retention area, and the north-south wall between the existing resort and five-acre site connect with the south restroom portion of the proposed service building with the bar used only for activities associated with functions on the event lawn and not used past 10:00 p.m. The motion carried by the following vote:

Aye: 7 - Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

6. ACTION ITEMS

None

7. CONSENT AGENDA

None

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud identified the three items for the January 17th meeting.

11. ADJOURNMENT

A motion was made by Commissioner Locke at 7:21 p.m., seconded by Commissioner Covington, to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

Paradise Valley Planning Commission

By: _____
Paul Michaud, Secretary