



**PLAZA COMPANIES  
HOSPITALITY**  
CASE NO. Z-XX-XX-X

LOCATED AT THE SOUTHEAST CORNER OF MAYO BOULEVARD

DATE OF INITIAL SUBMISSION:  
HEARING DRAFT:  
CITY COUNCIL ADOPTED:  
MINOR AMENDMENT APPROVED:

**CITY OF PHOENIX**

SEP 11 2025

Planning & Development  
Department

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

## Principals and Development Team

### Developers

Plaza Companies  
9401 W Thunderbird Road, Suite 200  
Peoria, AZ 85381  
[www.theplazaco.com](http://www.theplazaco.com)



Fayth Hospitality Group, LLC  
5442 Belmont Avenue  
Dallas, TX 75206  
[www.faythhosp.com](http://www.faythhosp.com)



### Architect

Mayse & Associates  
14881 Quorum Drive, Suite 800  
Dallas, TX 75254  
[www.mayseassociates.com](http://www.mayseassociates.com)



### Landscape Architect

Colwell Shelor  
4450 N 12<sup>th</sup> Street, Suite 104  
Phoenix, AZ 85014  
[www.colwellshelor.com](http://www.colwellshelor.com)



### Civil & Traffic Engineer

Kimley-Horn  
14648 N Scottsdale Road, Suite 200  
Scottsdale, AZ 85254  
[www.kimley-horn.com](http://www.kimley-horn.com)



### Zoning Attorney

Nick Wood, Esq.  
Snell & Wilmer, LLP  
1 E Washington Street, Suite 2700  
Phoenix, AZ 85004  
[nwood@swlaw.com](mailto:nwood@swlaw.com)  
602.382.6269



## Table of Contents

|                                 | <u>Page #</u> |
|---------------------------------|---------------|
| A. Purpose and Intent           | 5             |
| B. Land Use Plan                | 8             |
| C. List of Uses                 | 9             |
| D. Development Standards        | 11            |
| E. Design Guidelines            | 17            |
| F. Signs                        | 20            |
| G. Sustainability               | 23            |
| H. Infrastructure               | 22            |
| I. Comparative Zoning Standards | 24            |
| J. Legal Description            | 25            |

### Exhibits

|   |    |
|---|----|
| Exhibit 1: Conceptual Site Plan         | 27 |
| Exhibit 2: Conceptual Landscape Plan    | 31 |
| Exhibit 3: Conceptual Shade Plan        | 37 |
| Exhibit 4: Pedestrian Connectivity Plan | 39 |
| Exhibit 5: Vehicle Circulation Plan     | 41 |
| Exhibit 6: Building Elevations          | 43 |
| Exhibit 7: Material and Color Palette   | 47 |
| Exhibit 8: Building Renderings          | 49 |



## A. PURPOSE AND INTENT

### A1: Project Overview and Goals

The **Plaza Companies Hospitality PUD** is a rezoning proposal to establish more neighborhood compatible land use categories to support a proposed new dual-brand 6-story hotel concept with approximately 257 guestrooms (or “keys”) and supportive quality guest amenities situated on an 8.15 gross-acre site near the southeast corner of 64<sup>th</sup> Street and Mayo Boulevard (the “Development”). The subject property lies within the Desert View Village part of the City, an area of continued growth, as well as its significant commercial and employment hubs.



The property was sold at auction by the Arizona State Land Department in 2022 and is currently undeveloped. A significant drainage channel running along its eastern edge. The property is currently zoned Commerce Park/Business Park (“CP/BP”), an industrial district that is no longer compatible with the surrounding context.

With existing residential development to the east, in process residential multi-family development to the north, and new attached single-family homes to the south, the site is well situated to provide a location for residentially compatible uses at what is becoming a key intersection for the area. In this context, this PUD is proposing a hospitality development that is complementary to the growing Mayo campus, a hub of medical services and related businesses while changing the allowed land uses away from less compatible industrial/warehousing and other Commerce Park/Business Park (CP/BP) uses.

A primary goal of the Development is to transition away from industrial land uses to more appropriate commercial uses, with an emphasis on the desired hotel development and custom development standards required to accomplish a structure that is similar to the image below.



A key objective of the Development is to enhance the 64<sup>th</sup> Street & Mayo Boulevard intersection with a quality visually pleasing structure that will also act as a buffer between the lower density residential development to the east and the significantly more intense commercial development planned to the west.

The development will also enhance the area by providing the modern roadway and pedestrian infrastructure improvements to facilitate a comfortable pedestrian environment along both Mayo Boulevard, 64<sup>th</sup> Street and the eastern drainage channel which will be leveraged as a public pedestrian amenity and regional trail network link.

A few key items this PUD includes are:

Establishing a Gateway and landmark at the southeast corner of Mayo Boulevard and 64<sup>th</sup> Street which serves as the regional employment hub's "front door", providing seamless access to the growing campus on which ASU, the Mayo Clinic and Discovery Oasis are anticipated to experience exponential growth within the coming years. A quasi-residential use, such as the proposed hotel, provides an appropriate transitional use between the lower density residential uses to the east and south and the regional commercial uses expected to expand to the property' west. The property takes advantage of its proximity to the drainage channel by providing a significant setback to the residential homes to the east, thus establishing an appropriate buffer and transition between these complementary land uses.

Preservation of the Existing Wash Corridor and inclusion of adjacent pedestrian improvements, providing the "missing link" to ensure unified development of the planned shared pedestrian trail traversing across developments from the Loop-101 south to Reach 11.

Walkability with the final plans for the Development that will strengthen the surrounding pedestrian realm via implementation of detached sidewalks, enhanced landscape treatment and shade.

Architecture Quality, with a design that is focused on a modern southwest

design vernacular featuring clean lines, variation in materials, and contemporary colors. Respecting the high visibility of the Development, an attention to detail and architectural treatment is incorporated throughout the elevations. All portions of the building will consist of durable materials and a warm, modern color palette reflective of the surrounding natural desert environment.

In summary, the Development, as expressed in this PUD, will be a high-quality dual branded hotel development that: (i) will develop an important, and highly visible in proximity to future anticipated growth; (ii) will establish a quasi-residential use as an appropriate land use buffer between residential and commercial/institutional uses; (iii) will build capacity to support anticipated growth in the surrounding employment hubs; and (iv) reinforces a strong pedestrian environment through significant pedestrian infrastructure and landscape improvements adjacent to the public rights-of-way. The final plans for the Development will strengthen the pedestrian realm and complement surrounding land uses via implementation of the development standards and design guidelines provided by this PUD.



## B. LAND USE PLAN

### B1: Proposed Land Use Categories

The Plaza Companies Hospitality PUD is a development proposal to establish a custom dual-brand 6-story hotel concept with approximately 257 guestrooms and first-class quality guest amenities situated on an 8.15 gross-acre site near the southeast corner of 64<sup>th</sup> Street and Mayo Boulevard. In the event the property is not developed with the proposed hotel, this PUD permits other commercial uses compatible with neighboring residential development as found in the C-2 Intermediated Commercial zoning district (Zoning Ordinance Section 623), as modified herein. Rezoning to the proposed PUD designation will ensure certain land uses incompatible with surrounding residential land uses which are permitted under the current CP/BP designation (such as warehousing and manufacturing) are prohibited.

### B2: Conceptual Site Plan Summary

The following provides an overview of the conceptual site plan provided with this PUD:

Grade Level is the location of the main building entrance, guest drop-off area, lobby, restaurant, swimming pool and amenity courtyard, ground floor guest units, surface parking, and service/trash collection area. The architecture and landscape support the connection to the surrounding pedestrian realm by incorporating significant use of glazing, pedestrian scale architecture at building entrances and canopies, and an enhanced landscape design which will include a minimum 50% shade along pedestrian pathways by way of live vegetation.

Levels 2, 3, 4, 5 and 6 will consist of hotel guest units. There are no rooftop amenities.

## C. LIST OF USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in Section C, as authorized by Zoning Ordinance Section 307.A.3.

### C1: Permitted Uses

- Hotel
- C-2 uses as permitted by Section 623 of the City of Phoenix Zoning Ordinance

### C2: Temporary Uses

- All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance

The following land uses are not permitted:

- All Special Permit uses otherwise permitted in the C-2 Zoning District are prohibited
- Adult Uses: Bookstore, Live Entertainment Establishments, Novelty Store and Theater
- Auto Title Loan Establishments
- Automobile Parts and Supplies, New Retail and Wholesale
- Boats, Retail Sale
- Car Wash
- Compressed Natural Gas Retail Sales
- Data Centers
- Gas Stations
- Garage, Repair
- Motorcycles, Repair and Sales
- Non-Profit Medical Marijuana Dispensary Facility
- Pawn Shop
- Service Stations, Automobile
- Single-Family, Attached and Detached
- Tobacco Oriented Retailers
- Veterinarian Hospitals and Offices
- Window Glass Installation Shop

## D. DEVELOPMENT STANDARDS

### D1: Development Standards

The following development standards apply to any hotel (and its accessory uses) development of the property; in the event that non-hotel development occurs, the development standards applicable to such development shall be those of Ordinance Section 623, the C-2 General Commercial, Zoning District.

| D1. Development Standards                         | Proposed PUD  |
|---|---|
| <b>a. Maximum Hotel Keys</b>                      | 260   |
| <b>b. Minimum Lot Width/Depth</b>                 | No Minimum  |
| <b>c. Minimum Building Setbacks<sup>1 2</sup></b> | <b>From PUD Perimeter Property Line</b>   |
| North (Mayo Boulevard)                            | 60'   |
| West (64 <sup>th</sup> Street)                    | 140'  |
| East (Not Adj. to Street)                         | 250'  |
| South (Not Adj. to Street)                        | 70'   |
| <b>d. Building Height (Maximum)</b>               | 74' to top of roof<br><br>Parapet, mechanical screening and architectural features for added visual interest may extend up to 88' in height   |
| <b>e. Lot Coverage (Maximum)</b>                  | 20% of Total Net Site Area  |
| <b>f. On-Site Pedestrian Connections</b>          | <ul style="list-style-type: none"> <li>• Pedestrian connections shall be made in a convenient location to provide easy access from the development to the public sidewalks on Mayo Boulevard and 64<sup>th</sup> Street and to the pedestrian trail located within the wash corridor located on the east side of the Site.</li> <li>• Pedestrian connections shall be 6' wide, be of a concrete surface and shall retain surfacing material or be otherwise distinguished from the drive isle surface when crossing parking lot areas.</li> <li>• To support use of publicly available amenities by the community, a pedestrian connection to the property to the south is encouraged, but not</li> </ul> |

<sup>1</sup> Open balconies, building overhang and first floor shade elements may encroach into the required setback by no more than 3'.

<sup>2</sup> Mechanical and electrical equipment enclosures, services areas, ground signage and artistic installations are permitted within minimum required building setbacks.

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|  | required. If provided, such connection may include a locking gate to limit use to southern property residents/guests.  |
| <b>g. Wash Corridor Shared Use Pathway</b>   | An 8' wide concrete or stabilized decomposed granite with 3" depth shared use pathway with steel header edges shall be provided for the length of the wash corridor from Mayo Boulevard to the PUD's southern perimeter line.  |
| <b>D2. Streetscape Standards<sup>3</sup></b> |  |
| <b>a. Mayo Boulevard</b>                     | <p><u>Detached Sidewalk Width:</u> 8'</p> <p><u>Landscape Strip:</u> Provide a minimum 5' landscape area between back of curb and detached sidewalk.</p> <p><u>Planting Standards:</u> Where provided, the landscape strip shall be landscaped with minimum 2" caliper trees to be planted 50' on center or in equivalent groupings<sup>4</sup>. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). Landscape planters shall be planted to achieve a minimum of 50% total live vegetative groundcover.</p> <p><u>Sidewalk Tree Shade Coverage:</u> 50%; required shade coverage may be achieved via staggered tree plantings within the streetscape and landscape setback.</p> <p>Where utility conflicts exist, and along right turn lanes, sidewalk and/or landscape strip may be reduced in width subject to Planning and Development Department approval.</p> |
| <b>b. 64<sup>th</sup> Street</b>             | <u>Detached Sidewalk Width:</u> 8'   |

<sup>4</sup> Combined, streetscape and landscape setback plantings shall achieve trees planted 25' on center.



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|  | <p><u>Landscape Strip</u>: Provide a minimum 5' landscape area between back of curb and detached sidewalk.</p> <p><u>Planting Standards</u>: Where provided, the landscape strip shall be landscaped with minimum 2" caliper trees to be planted 50' on center or in equivalent groupings<sup>5</sup>. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). Landscape planters shall be planted to achieve a minimum of 50% total live vegetative groundcover.</p> <p><u>Sidewalk Tree Shade Coverage</u>: 50%; required shade coverage may be achieved via staggered tree plantings within the streetscape and landscape setback.</p> <p>Where utility conflicts exist, and along right turn lanes, sidewalk and/or landscape strip may be reduced in width subject to Planning and Development Department approval.</p> |
|--|--|

**D3: Minimum Landscape Standards**

| <b>D3. Minimum Landscape Standards <sup>6</sup></b>          |   |
|--|---|
| <b>a. Minimum Landscape Setbacks (Perimeter)<sup>7</sup></b> | <b>From PUD Perimeter Property Line</b>   |
| North (Mayo Boulevard)                                       | 20'   |
| West (64 <sup>th</sup> Street)                               | 20'   |
| East (Perimeter)   | 40'   |
| South (Perimeter)  | 5'  |
| <b>b. North (Mayo Boulevard)</b>                             | <b><u>Landscaping Standards</u>: A minimum of 2" caliper trees to be planted 50' on center or in equivalent groupings<sup>8</sup>. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). Landscape setback shall</b> |

<sup>5</sup> Combined, streetscape and landscape setback plantings shall achieve trees planted 25' on center.

<sup>6</sup> Mechanical and electrical equipment enclosures, services areas, ground signage and artistic installations are permitted within minimum required landscape setbacks.

<sup>7</sup> Existing and new driveways are permitted within all landscape setbacks.

<sup>8</sup> Combined, streetscape and landscape setback plantings shall achieve trees planted 25' on center.

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|   | be planted to achieve a minimum of 50% total live vegetative groundcover.   |
| <b>c. West (64<sup>th</sup> Street)</b> | <u>Landscaping Standards:</u> A minimum of 2" caliper trees to be planted 50' on center or in equivalent groupings <sup>9</sup> . Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). Landscape setback shall be planted to achieve a minimum of 50% total live vegetative groundcover.                          |
| <b>d. East (Perimeter)</b>              | <u>Landscaping Standards:</u> A minimum of 2" caliper trees to be planted 50' on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). Landscape setback shall be planted to achieve a minimum of 50% total live vegetative groundcover.  |
| <b>e. South (Perimeter)</b>             | <u>Landscaping Standards:</u> Landscape setback shall be planted with minimum 5-gallon drought resistant shrubs to achieve a minimum of 75% total live vegetative groundcover.  |
| <b>f. Wash Pathway</b>                  | <u>Landscaping Standards:</u> A minimum of 2" caliper trees to be planted 25' on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). Trees shall be staggered on either side of the wash pathway to provide 50% shade.  |
| <b>g. Parking Lot Landscaping</b>       | A minimum 10% of the interior surface parking area (exclusive of perimeter landscaping and all required setbacks) shall be landscaped. Parking lot landscape planters shall be planted with 2" caliper trees with a minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). Vegetation shall be installed to achieve |

<sup>9</sup> Combined, streetscape and landscape setback plantings shall achieve trees planted 25' on center.

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|   | a minimum of 50% total live vegetative groundcover.  |
| <b>h. Parking Area Planters</b>                       | Landscape planters shall be located at the end of each row of parking and no more than 100' apart. Parking planters shall measure a minimum of 8' in width (internal dimension) and may be partially paved when used as a linkage in the internal pedestrian circulation network.  |
| <b>D4. Parking Standards</b>                          |  |
| <b>a. Minimum Parking Standards</b>                   | 1 space per hotel key  |
| <b>b. Minimum Parking Standards, Electric Vehicle</b> | 8 required parking spaces shall be EV installed  |
| <b>c. Parking Location, Automotive</b>                | All parking areas shall be located within a surface parking lot, outside of required landscape setbacks. See Section D5 for parking screening requirements. Ordinance Section 702.B.2.b.(5) does not apply.  |
| <b>d. Minimum Parking Standards, Bicycle</b>          | 20 bicycle parking spaces shall be provided  |
| <b>e. Parking Location, Bicycle</b>                   | To be installed in conformance with Ordinance Section 1307.H, except as follows: (i) Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided and (ii) located near the main lobby entrance.                                 |
| <b>f. Loading Bay</b>                                 | Two (2) off-street loading spaces shall be provided on the exterior of the west side of the building. Each space shall be a 10'x30' minimum in size, exclusive of access aisles and maneuvering space. The loading spaces may be individually or dually striped. The loading spaces shall be screened from the public right-of-way to a height of 40". |
| <b>g. Drop-Off/Pick-Up</b>                            | A designated drop-off/pick-up area for hotel guests shall be provided near the main lobby entrance.  |

**D5. Fences/Walls**

To ensure a permeable condition between the Development, the adjacent drainage channel and adjacent residential developments, as well as to prevent creating inaccessible, nonvisible, and hazardous areas outside of the Development, a perimeter site wall enclosing the development is not permitted (with exception for any wall constructed on the south property line by that separate property owner resulting in a shared wall condition).

All parking areas shall be screened from public rights-of-way and adjacent developments. Screening may consist of dedicated solid masonry walls no taller than 40” in height, landscaping, or other functionally integrated site features, such as screened service areas. Breaks in screening may be permitted for no more than 10% of any individual parking frontage to provide visual interest, articulation, and enhance site permeability.

Fences and walls shall otherwise comply with all other standards as per Ordinance Section 703.

**D6. Shade**

Shading, which may be architectural, vegetative, or any combination thereof, shall be provided at a minimum of 50% for all public sidewalks, 50% for all on site pathways, and 50% for the wash pathway. Shade calculations shall be based on the summer solstice at noon.

**D7. Lighting**

All lighting will be consistent with the standards of Section 704, Section 507.Tab A.II.A.8 and Section 23-100 of the Phoenix Zoning Ordinance and City Code.

Pedestrian lighting to be provided along public and private sidewalks that comply with the standards of Section 1304.D.

## E. DESIGN GUIDELINES

The following design guidelines shall be provided for in the final plans for a hotel development. Those standards not addressed herein, and non-hotel development, shall comply with Ordinance Section 507 Tab A.

### E1: Design Guidelines

| E1. Design Guidelines             |   |
|-----------------------------------|---|
| <b>a. Exterior Materials</b>      | <p>All building elevations shall include:</p> <ul style="list-style-type: none"> <li>• Maximum 70% EIFS finish</li> <li>• Minimum 20% glazing</li> <li>• Minimum 10% other materials (from the list below)</li> </ul> <p>Other materials utilized (at least two):</p> <ul style="list-style-type: none"> <li>• Masonry</li> <li>• Wood – painted, stained, or synthetic</li> <li>• Non-reflective coated metals</li> <li>• Aluminum Composite Material panels</li> <li>• Brick</li> <li>• Tile</li> <li>• Concrete</li> </ul> |
| <b>b. Color Palette</b>           | <p>Warm, desert-inspired tones.</p> <p>The project's stucco materials shall be painted with a palette that shall include a minimum of four (4) distinct colors to provide visual interest and variation in building façade.</p>   |
| <b>c. Façade Restrictions</b>     | Blank walls shall not exceed a 50' horizontal or vertical dimension without a variation in texture, color, articulation, or building fenestration.  |
| <b>d. Screen Walls</b>            | Screen walls shall utilize architectural detailing consistent or complementary to the building facade.  |
| <b>e. Parking Screening</b>       | Enhanced surface materials, such as stamped or colored concrete, decorative pavers, or other pavement treatments, that visually contrast with the adjacent parking, and drive aisles surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles.   |
| <b>f. Wash Corridor Amenities</b> | <p>Additional pedestrian amenities (public amenities) shall include a minimum of three (3) of the following along the Wash Pathway to be located within the wash corridor:</p> <ul style="list-style-type: none"> <li>• Architectural lighting</li> </ul>   |

|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <li>• Waste receptacles (recycling and trash)</li> <li>• Way finding signage</li> <li>• Benches</li> <li>• Bicycle parking</li> <li>• Fitness stations</li> <li>• Water fountains</li> <li>• Dog water stations</li> </ul>  |
| <b>E2. Landscape Design Guidelines</b> |  |
| <b>a. Streetscape Design</b>           | <p>Along Mayo Boulevard and 64<sup>th</sup> Street the following shall be included:</p> <p>The landscape setback will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover to buffer the street from the detached sidewalk. The landscape will be comprised of:</p> <ul style="list-style-type: none"> <li>• Minimum 2" caliper trees planted per D3.b. and D3.c.</li> <li>• Minimum five (5) different shrub species</li> <li>• Minimum two (2) different accent species</li> <li>• Minimum 50% live ground coverage within landscape areas All plant material shall be chosen from the</li> <li>• Arizona Department of Water Resources' "Low Water and Drought Tolerant Plants List" for the Phoenix Area</li> </ul> |
| <b>b. Uniform Perimeter Design</b>     | <p>The perimeter landscape setback (not adjacent to a public street) will provide a colorful mix of shrubs, accents, and groundcover. The landscape will be comprised of:</p> <ul style="list-style-type: none"> <li>• Minimum 2" caliper trees planted per D3.d.</li> <li>• Minimum three (3) different shrub species</li> <li>• Minimum two (2) different accent species</li> <li>• Minimum 50% live ground coverage within landscape areas</li> <li>• All plant material shall be chosen from the Arizona Department of Water Resources' "Low Water and Drought Tolerant Plants List" for the Phoenix Area</li> </ul>   |
| <b>c. Wash Corridor Pathway</b>        | <p>The 8' shoulder adjacent to the pathway along the wash corridor will provide a colorful mix of trees, shrubs, accents,</p>  |

|                                     |  |
|-------------------------------------|--|
| <b>Landscape Design</b>             | <p>and groundcover. The landscape will be comprised of:</p> <ul style="list-style-type: none"> <li>• Minimum 2" caliper trees planted per D3.f.</li> <li>• Minimum three (3) different shrub species</li> <li>• Minimum two (2) different accent species</li> <li>• Minimum 50% live ground coverage within landscape areas</li> <li>• All plant material shall be chosen from the Arizona Department of Water Resources' "Low Water and Drought Tolerant Plants List" for the Phoenix Area</li> </ul> |
| <b>c. All Other Landscape Areas</b> | <p>All other landscape areas shall be planted with a mix of trees, shrubs and accent plants from the Arizona Department of Water Resources' "Low Water and Drought to achieve a minimum of 50% live ground coverage. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three (3) or more, as approved by the Planning and Development Department.</p>   |

## F. SIGNS

### F1: Permitted Signs

Signage shall comply with Section 705 of the Zoning Ordinance.



## G. SUSTAINABILITY

### G1: City Enforced Standards

The following are standards that are measurable and enforceable by the City and will be provided:

- Dual Glaze Windows with High Performance Low-e Glazing.
- All primary site lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Salvage and reuse of existing trees is strongly encouraged.

## H. INFRASTRUCTURE

### H1: Grading and Drainage

The site is currently undeveloped and features native desert vegetation. The site is surrounded by 64th Street to the west, Mayo Boulevard to the north, a future townhome development to the south and a single-family residential development to the east. A natural wash corridor runs along the site's eastern side in the north-south direction. The existing wash carries storm water through the site, into culverts underneath Mayo Boulevard. The existing wash corridor will be enlarged to accommodate regional stormwater run-off.

### H2: Water and Wastewater

Being that the site is currently undeveloped, there is no existing water or sewer services to the site. New water and sewer taps will be constructed to service the Development.

### H3: Circulation Systems

The site will be accessed from two driveways. The primary access is a three-quarter access driveway at Mayo Boulevard. The secondary driveway is located off of the 64<sup>th</sup> Street shared drive with the condominium property to the south. A circular drive aisle carries vehicular traffic through the site, around the hotel, and to surrounding surface parking spaces. The on-site pedestrian circulation system provides two direct pedestrian connection connections from the hotel to the 64<sup>th</sup> Street and Mayo Boulevard rights-of-way. Additionally, the wash corridor shared use pathway carries recreational users from Mayo Boulevard to the PUD's southern perimeter line where it will be extended further south to Reach 11 with the construction of the townhome project located immediately south.

The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for new development, some of which are applicable to this project:

- *Streets should be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users, and more vulnerable modes (walking, bicycling, transit).*

New detached sidewalks will be constructed adjacent to Mayo Boulevard and 64<sup>th</sup> Street. Detached sidewalks will help increase perceived and real pedestrian safety, contributing to a sense of comfort for travelers on foot. The construction of detached sidewalks will be a major improvement for the area, which currently lacks such connectivity.

Additionally, the Project leverages shared driveway access at 64<sup>th</sup> Street with the future townhome project located to the immediate south. This shared driveway reduces the amount of curb cuts at 64<sup>th</sup> Street, thereby reducing potential pedestrian/vehicle conflicts.

- *Projects should be designed to connect neighborhoods via streets, sidewalks, and trails.*

New on-site sidewalks and walkways will meander throughout the project, providing an extensive pedestrian connection network. Additionally, the pedestrian trail adjacent to the wash corridor will serve as a major pedestrian thoroughfare, helping to activate the Development and promote a walkable environment in the surrounding area.

## I. COMPARATIVE ZONING STANDARDS

I: Comparative Zoning Standards Table

| Standards                         | CP/BP Standards                                | Proposed PUD Standards |
|-----------------------------------|--|------------------------|
| <b>a. Maximum Building Height</b> | 56'  | 74'                    |
| <b>b. Lot Coverage</b>            | 40% plus 10% for parking canopies or structure | 55%                    |
| <b>c. Building Setbacks</b>       |  |                        |
| <b>Mayo Boulevard:</b>            | 30'  | 60'                    |
| <b>64<sup>th</sup> Street:</b>    | 30'  | 140'                   |
| <b>East Perimeter:</b>            | 20'  | 250'                   |
| <b>South Perimeter:</b>           | 20'  | 70'                    |
| <b>d. Landscape Setbacks</b>      |  |                        |
| <b>Mayo Boulevard:</b>            | 30'  | 20'                    |
| <b>64<sup>th</sup> Street:</b>    | 30'  | 20'                    |
| <b>East Perimeter:</b>            | 20'  | 20'                    |
| <b>South Perimeter:</b>           | 20'  | 5'                     |

## J. LEGAL DESCRIPTION

Legal description per special warranty deed recorded by Maricopa County Recorder (MCR # 20250293566):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF TRACT MF3 OF STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, RECORDED IN BOOK 949 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA AND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 27, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°58'09" EAST, A DISTANCE OF 2644.14 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, NORTH 00°02'25" EAST, A DISTANCE OF 564.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 20°25'52" EAST, A DISTANCE OF 9000.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°19'31", FOR AN ARC LENGTH OF 836.49 FEET;

THENCE SOUTH 16°23'10" EAST, A DISTANCE OF 177.71 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 290.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°45'50", FOR AN ARC LENGTH OF 140.53 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ALONG SAID SOUTH LINE, NORTH 89°58'09" WEST, A DISTANCE OF 852.94 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPTING ALL OIL, GAS OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE AS RESERVED IN PATENT RECORDED DECEMBER 20, 2024 AS 2024-0676745 OF OFFICIAL RECORDS.

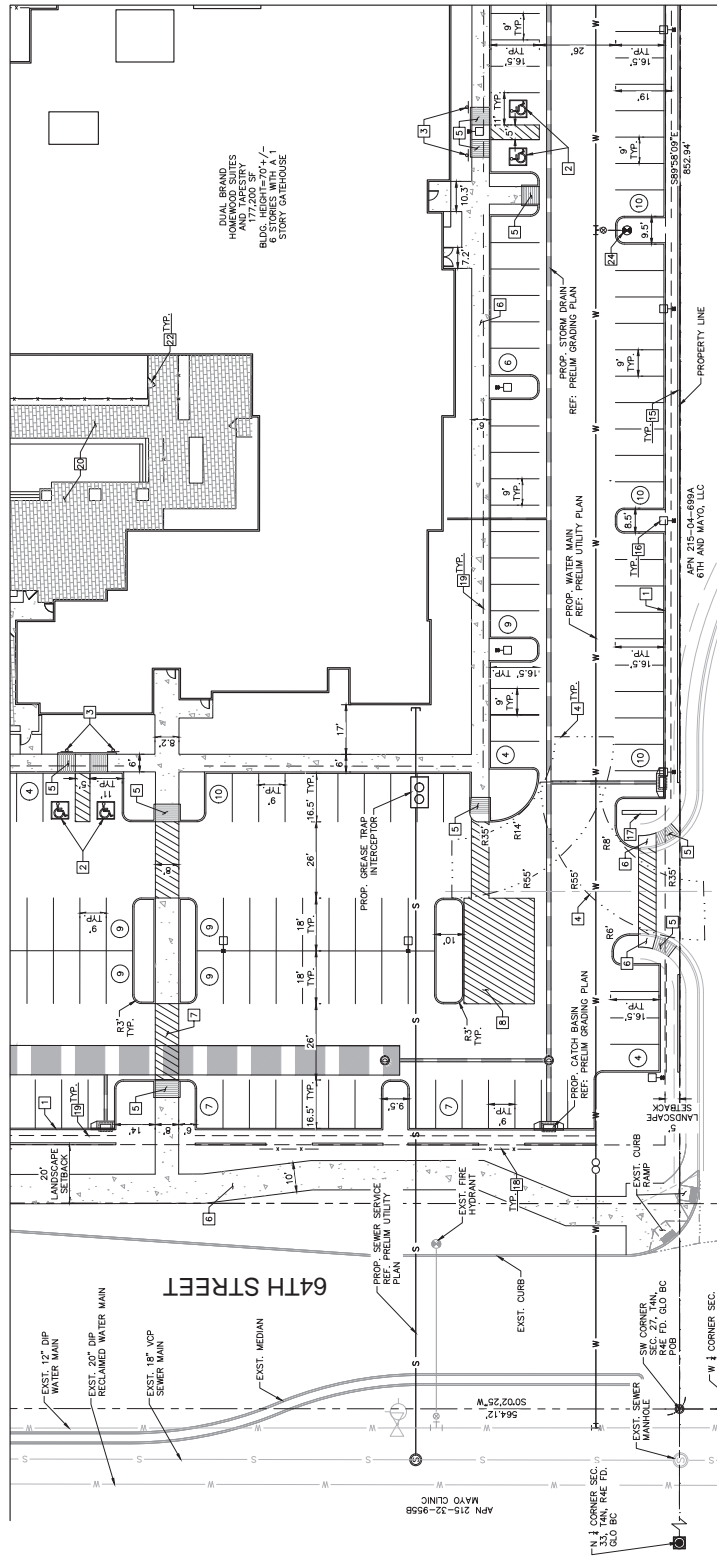
# EXHIBIT 1





[illegible]

MATCH LINE: SEE SHEET SP1



LEGAL DESCRIPTION (PER TITLE REPORT)

A PORTION OF TRACT NO. 51 OF STATE PLAT NO. 45, PARADISE RIDGE SECTION 2002 AMENDED, RECORDED IN BOOK 94 OF PAGES, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA AND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 27; BEARS SOUTH 09°59'09" EAST, A DISTANCE OF 2844.4 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, NORTH 00°02'35" EAST, A DISTANCE OF 1000.0 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, NORTH 20°52'52" EAST, A DISTANCE OF 9000.0 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 51°52'31", FOR AN ARC LENGTH OF 836.49 FEET;

THENCE SOUTH 42°21'01" EAST, A DISTANCE OF 1777.1 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 290.0 FEET;

THENCE ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°45'59", FOR AN ARC LENGTH OF 140.53 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ALONG SAID SOUTH LINE, NORTH 89°59'09" WEST, A DISTANCE OF 8524.4 FEET TO THE POINT OF BEGINNING.

BEARING AND DISTANCE, ALL OR PART THEREOF, OF ANY OF THE ABOVE DESCRIBED SUBSTANCES, OF ANY GASEOUS NATURE, (GEOLOGICAL, MINERAL, SUBTERRANEAN, FUELS, FERTILIZERS OF EVERY NATURE AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH MAY BE USED IN CONNECTION WITH ANY NUCLEAR REACTOR OR SIMILAR STATE OR FEDERAL INSTRUMENTALITY RECORDED IN DECEMBER 20, 2024, AS 2024-0676745, OF OFFICIAL RECORDS.

## SITE DATA

EXISTING ZONING: RI-1B, S-1  
 PROPOSED ZONING: C<sub>2</sub>/BP  
 APN: 215-04-699A  
 PERMITTED USES: COMMERCIAL/MOTEL/HOTEL  
 BUILDING HEIGHT: 70' AND 6 STORIES WITH A 1 STORY GATEHOUSE  
  
 GROSS AREA: 281,769 SF, 6.10 AC  
 NET AREA: 354,937 SF, 8.15 AC  
 BUILDING AREA: 177,200 SF  
 TOTAL LOT COVERAGE: 177,200 / 354,937 = 49.9%  
  
 PARKING SPACES: 254 SPACES (1 SPACE PER  
 REQUIRED: 267 SPACES (1.6 SPACE PER  
 PARKING PROVIDED: 267 SPACES (1.6 SPACE PER

## NOTES

1. REFER HEREON FOR LEGEND.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

1. CONSTRUCT 4" VERTICAL CURB PER MAG STD. DET 220.
2. PROP. ADA PARKING STALL
3. PROP. ADA SIGNAGE.
4. PROP. FIRE TURNING RADIUS.
5. CONSTRUCT SIDEWALK RAMP.
6. CONSTRUCT CONCRETE SIDEWALK PER COP STD DET P1230. WITH SUEWALK PER PLAN.
7. INSTALL CROSSWALK, DIMENSION PER PLAN.
8. INSTALL DELIVERY AND LOADING ZONE.
9. CONSTRUCT PARKING SCREENWALL.
10. PROP. SITE LIGHT.
11. PROP. MONUMENT SIGN.
12. PROP. FENCE.
13. 2.5' VEHICLE OVERHANG.
14. PROP. POOL/AMENITY AREA. REF LANDSCAPE PLANS.
15. PROP. GATE. REF. ARCH. PLANS FOR DETAILS.
16. PROP. FIRE HYDRANT.

N 64TH ST & E MAYO BLVD  
PRELIMINARY SITE PLAN  
PHOENIX, ARIZONA

N 64TH ST & E MAYO BLVD

|             |           |
|-------------|-----------|
| PROJECT No. | 091377005 |
| SCALE (H):  | 1"=20'    |
| SCALE (V):  | NONE      |
| DRAWN BY:   | MCH       |
| DESIGN BY:  | WFK       |
| CHECK BY:   | CGF       |
| DATE:       | 9/02/25   |



GRAPHIC SCALE IN FEET



SPS

20F 35

**Kimley»Horn**

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14648 N SCOTTSDALE ROAD, SUITE 200  
SCOTTSDALE, ARIZONA 85254 (602) 944-5500



K:\5500\_CAD\0\09137005 - 64th & Maple\CAD\0\Perim sr.dwg, Layout1.dwg  
 09/02/2025 - 2:27pm Modeler:Johnnie

MATCH LINE: SEE SHEET SP2



1. CONSTRUCT 6" VERTICAL CURB PER MAG STD DET 220.
2. PROP. ADA PARKING STALL.
3. PROP. ADA SIGNAGE.
4. PROP. FIRE TURNING RADIUS.
5. CONSTRUCT SIDEWALK RAMP.
6. CONSTRUCT CONCRETE SIDEWALK PER CO STD DET P1230, WIDTH PER PLAN.
7. INSTALL CROSSWALK, DIMENSION PER PLAN.
11. PROP. DOG PARK.
12. PROP. GAS GENERATOR.
13. INSTALL 8" WIDE TRAIL.
15. CONSTRUCT PARKING SCREENWALL.
16. PROP. SITE LIGHT.
17. PROP. MONUMENT SIGN.
19. 2.5' VEHICLE OVERHANG.
23. CONSTRUCT TRASH ENCLOSURE.
24. PROP. FIRE HYDRANT.

1. CONSTRUCT 6" VERTICAL CURB PER MAG STD DET 220.
2. PROP. ADA PARKING STALL.
3. PROP. ADA SIGNAGE.
4. PROP. FIRE TURNING RADIUS.
5. CONSTRUCT SIDEWALK RAMP.
6. CONSTRUCT CONCRETE SIDEWALK PER CO STD DET P1230, WIDTH PER PLAN.
7. INSTALL CROSSWALK, DIMENSION PER PLAN.
11. PROP. DOG PARK.
12. PROP. GAS GENERATOR.
13. INSTALL 8" WIDE TRAIL.
15. CONSTRUCT PARKING SCREENWALL.
16. PROP. SITE LIGHT.
17. PROP. MONUMENT SIGN.
19. 2.5' VEHICLE OVERHANG.
23. CONSTRUCT TRASH ENCLOSURE.
24. PROP. FIRE HYDRANT.

1. REFER TO SHEET SP2 FOR LEGEND.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

1. REFER TO SHEET SP2 FOR LEGEND.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

N 64TH ST & E MAYO BL

PHOENIX, ARIZONA

NOT FOR CONSTRUCTION



SP3 3 OF 3 SH

# EXHIBIT 2

SCALE IN FEET







[illegible]

**PLAYING GENERAL NOTES:**

1. ALL PLANT MATERIAL SHALL BE PLANTED IN A PLANTATION SYSTEM.
2. THE AMERICAN STANDARD ASSOCIATION OF NURSERYMEN'S (ANSI) SPECIFICATIONS SHALL BE THE BASIS OF ALL PLANTING.
3. AREAS OF RECOMPOSE SHALL BE IDENTIFIED BY THE CONTRACTOR. DIRECTION WITHOUT PLANT MATERIAL SHALL BE IDENTIFIED BY THE CONTRACTOR.
4. ALL AREAS TO BE DISTURBED ARE TO BE RESEEDED WITH SEEDS USED BEYOND THE SPECIFICATIONS. ALL AREAS ARE TO MATCH TYPE.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS AND MANHOLES IN AN EXPOSED CONDITION.

**IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS AND MANHOLES IN AN EXPOSED CONDITION.**


6. DISCREPANCIES, IN CASE OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL GOVERN. NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATION FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE ARCHITECT.
7. THE SUBCONTRACTOR SHALL MARK AND CONFIRM LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS AND MANHOLES IN AN EXPOSED CONDITION.


BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM. PLANTS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE 2008 IRRIGATION AND DRAINAGE HANDBOOK, PREPARED BY THE IRRIGATION ENGINEERING AND RESEARCH BOARD AND BY THE AMERICAN ASSOCIATION OF IRRIGATION ENGINEERS. PLANTS SHALL BE REPLANTED AS NECESSARY TO MAINTAIN THE SPECIFICATIONS.


GRAVITATE SHALL NOT EXCEED 7 FEET IN ANY DIRECTION. PLANTS SHALL BE REPLANTED AS NECESSARY TO MAINTAIN THE SPECIFICATIONS.


PLANT MATERIALS OR GROUNDCOVER, UNLESS NOTED OTHERWISE BY CONSTRUCTION, INCLUDING ANY AREAS IDENTIFIED BY THE CONTRACTOR, SHALL BE REPLANTED AS SHOWN ON PLANS. SHALL BE REPLANTED AS NECESSARY TO MAINTAIN THE SPECIFICATIONS. PLANTS, AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS OF THE PROJECT, SHALL BE MAINTAINED IN ALL AREAS OF THE SURROUNDING AREA IN DENSITY AND PLANT SPECIES.


THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUSS, SHAPES, GROUNDCOVERS, DECOMPOSED MATERIALS, AND OTHER ITEMS SHOWN ON THE PLANS.



 BEAKED YUCCA



 VINES



 FIGUS PUMILA


 CREEPING FIG


















 INERT MATERIALS


 INERT MATERIAL 1


 INERT MATERIAL 2


 DESCRIPTION

|       |    |          |
|-------|----|----------|
| 5 GAL | 16 | CAN FULL |
|-------|----|----------|

|   |                                  |
|---|----------------------------------|
|  | LOPHOCHEILUS SCHOTTII MONSTROSE  |
|  | TOTEM CACTUS                     |
|  | ORPIMENTA GOMEI OLD MEXICO       |
|  | OLD MEXICO PRICKLY PEAR          |
|  | PACHYOPHELIUS MARGINATUS         |
|  | MEXICAN FENCE POST               |
|  | PACHYOPHELIUS PRINGLEI CARBON    |
|  | MEXICAN GIANT CARBON             |
|  | PERULIANTHUS BRACKETEATUS        |
|  | TALL SUPER PLANT                 |
|  | PORTULACARIA AFRA                |
|  | ELEPHANT FOOD                    |
|  | SANSEVERIA TRIFASCIATA MOONSHINE |
|  | SILVER SNAKE PLANT               |
|  | SANSEVERIA TRIFASCIATA           |
|  | SNAKE PLANT                      |

|     |          |
|-----|----------|
| 7   | CAN FULL |
| 10  | CAN FULL |
| 28  | CAN FULL |
| 3   | 8YR MIN  |
| 46  | CAN FULL |
| 132 | CAN FULL |
| 17  | CAN FULL |
| 18  | CAN FULL |

drawn \_\_\_\_\_

date \_\_\_\_\_

job no. \_\_\_\_\_

sheet of \_\_\_\_\_

of \_\_\_\_\_

sheet no. \_\_\_\_\_

|       |                |
|-------|----------------|
| by    | VHS            |
|       | 8/26/2025      |
|       | 25024          |
| title | LANDSCAPE PLAN |
| no.   | 7.03           |

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

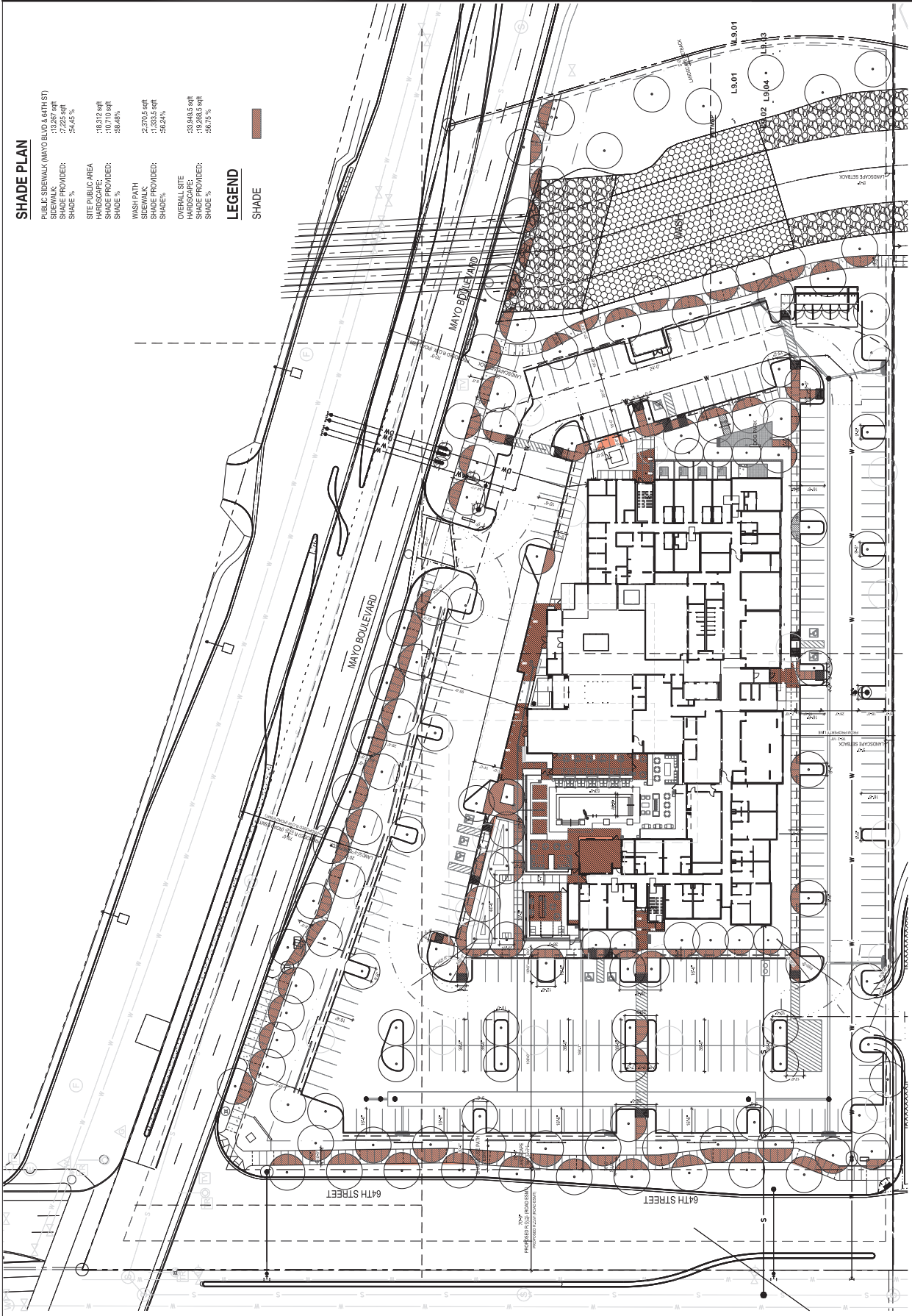
6/2025 11:29:12 AM  
utadesk Docs:///25024\_Tapestry & HWS Dual Brand\_Phoenix\_A2/2





# EXHIBIT 3





SHADE PLAN

|                                       |              |
|---------------------------------------|--------------|
| PUBLIC SIDEWALK (MAYO BLVD & 64TH ST) |              |
| SIDEWALK ELEVATION                    | -13.287' sft |
| SHADE PROVIDED:                       | -24.45%      |
| SHADE %                               | -54.45 %     |
| SITE PUBLIC AREA                      |              |
| SIDEWALK ELEVATION                    | -18.317' sft |
| SHADE PROVIDED:                       | -10.719' sft |
| SHADE %                               | -58.48%      |
| WALKWAY                               |              |
| SIDEWALK ELEVATION                    | -2.370' sft  |
| SHADE PROVIDED:                       | -1.333' sft  |
| SHADE %                               | -56.24%      |
| OVERALL SITE                          |              |
| HARDSCAPE:                            | -33.946' sft |
| SHADE PROVIDED:                       | -19.268' sft |
| SHADE %                               | -56.75 %     |

LEGEND

SHADE



SHADE

SHADE PLAN 01

SCALE: 1" = 30'  
0 15' 30' 60'  
SCALE IN FEET #



SEAL

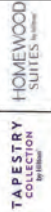


09-05-14

This seal is valid only for the State of Arizona. It is not valid for use in any other jurisdiction. The holder of this seal is responsible for maintaining the seal in good standing. The holder of this seal is not responsible for the accuracy of the work performed by others. The holder of this seal is not responsible for the accuracy of the work performed by others.

Engineer

N 64th ST & E MAYO BLVD  
PHOENIX, AZ 85054



PLAZA COMPANIES, AMO  
9401 W. THUNDERBOLT RD.  
PEORIA, ARIZONA 85381

FAYTH HOSPITALITY GROUP, LLC  
8442 BELMONT AVE.  
DALLAS, TX 75206

Revised:  
11/20/2024 - CONCEPT SET

drawn by  
VHS

DATE  
8/6/2025

JOB NO.  
25024

SHEET NO.  
SHADE PLAN

SHEET NO.

L0.00

# EXHIBIT 4

[illegible]

**DEVELOPER/OWNER**  
PLAZA COMPANIES, AMO  
CONTACT: JON STELZER  
9401 W. THUNDERBIRD RD.  
PEORIA, AZ 85381  
PHONE: (623) 344-4539  
EMAIL: JON.STELZER@THEPLA

**ARCHITECT**  
MAYSE & ASSOCIATES  
CONTACT: HAO XU, RA  
14881 QUOREM DR. SU  
DALLAS, TX 75254  
PHONE: (972) 386-03  
EMAIL: HXU@MAYSEAS

**CIVIL ENGINEER**  
KIMLEY-HORN AND ASSOCIATES  
CONTACT: GARRETT FRAMBERG  
14648 N. SCOTTSDALE  
SCOTTSDALE, AZ 85255  
PHONE: (602) 216-1111  
EMAIL: GARRETT.FRAMBERG@KIMLEY-HORN.COM

**LAND SURVEYOR**  
KIMLEY-HORN AND ASSOCIATES  
CONTACT: CHAD W. HUBER  
661 E. CAMELBACK RD.  
PHOENIX, AZ 85016  
PHONE: (602) 837-5511  
EMAIL: CHAD.HUBER@KIMLEY-HORN.COM

**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THE  
NORTHWEST QUARTER OF SECTION 36  
EAST OF THE GILA AND THE  
S89°58'09"E.

**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND THE SALT RIVER MERIDIAN, SAID LINE BEARS S89°38'09" E.

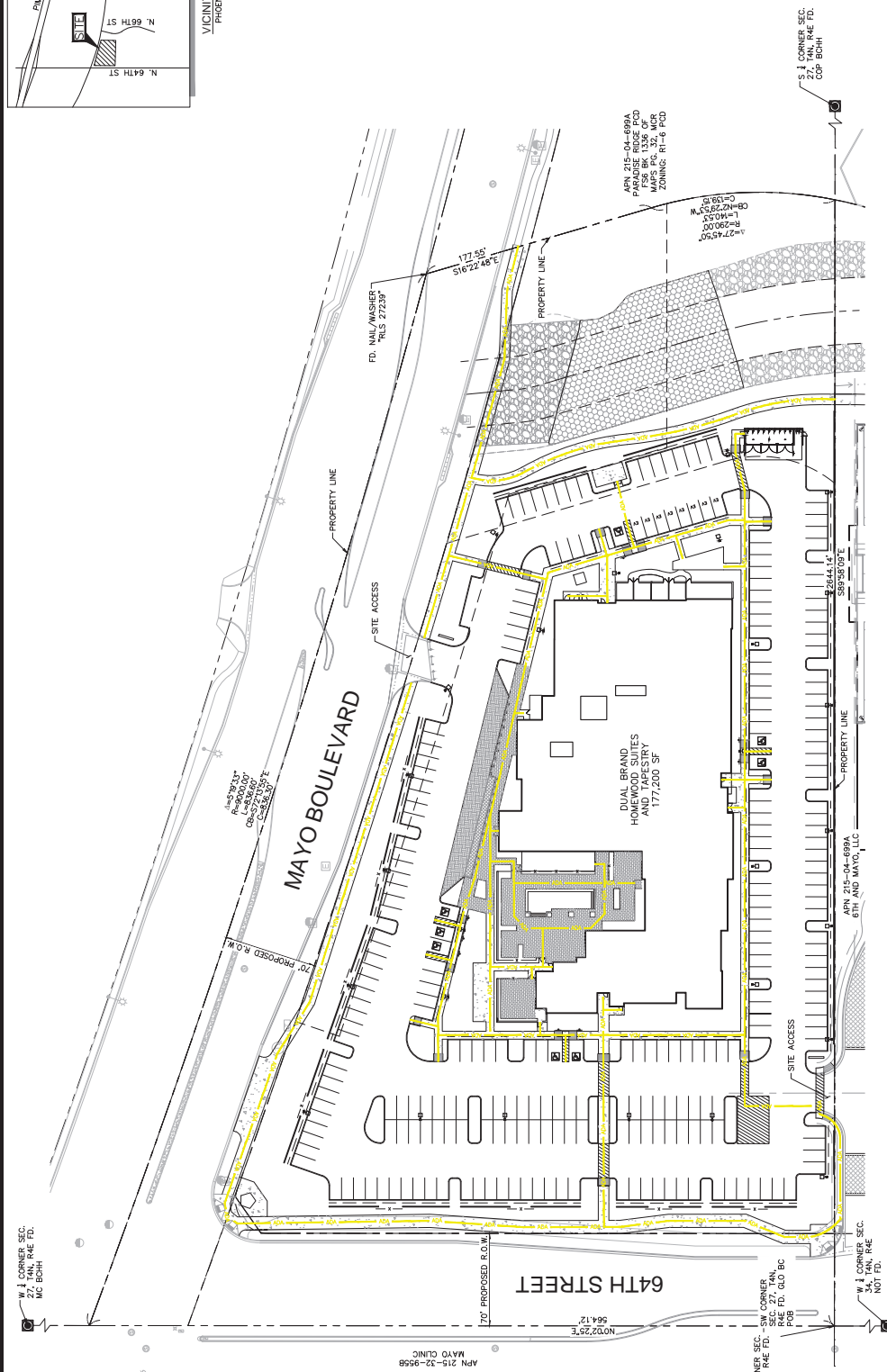
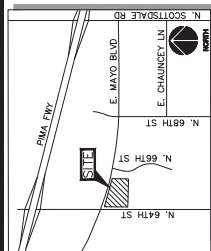
**LEGEND**

Graphic scale in feet (0 to 80) and a logo for the Arizona State Office of the Attorney General.

|             |           |
|-------------|-----------|
| PROJECT No. | 091377005 |
| SCALE (H):  | 1"=40'    |
| SCALE (V):  | NONE      |
| DRAWN BY:   | MCH       |
| DESIGN BY:  | WFK       |
| CHECK BY:   | CGF       |
| DATE:       | 8/6/25    |

N 64TH ST & E MAYO BLVD  
PEDESTRIAN CONNECTIVITY  
PLAN  
PHOENIX, ARIZONA

**Kimley»Horn**  
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SCOTTSDALE, ARIZONA 85254 (602) 944-5500



# EXHIBIT 5



# EXHIBIT 6




**NORTH  
PHOENIX NEAR  
MAYO CLINIC**  
N 64th ST & E MAYO BLVD  
PHOENIX, AZ 85054

**TAPESTRY**  
**COLLECTION**  
by Hilton®

**HOMEWOOD**  
**SUITES**  
by Hilton®

NORTH LA ENDOX NEW ARR. MAYO CLINIC



PLAZA



**FAYTH**

**PLAZA COMPANIES, AMO**  
9401 W. THUNDERBIRD RD.  
SUITE 200  
PEORIA, ARIZONA 85381

**FAYTH HOSPITALITY GROUP, LLC**  
5442 BELMONT AVE.,  
DALLAS, TX 75206

Revisions: 1.1/2012

drawn by

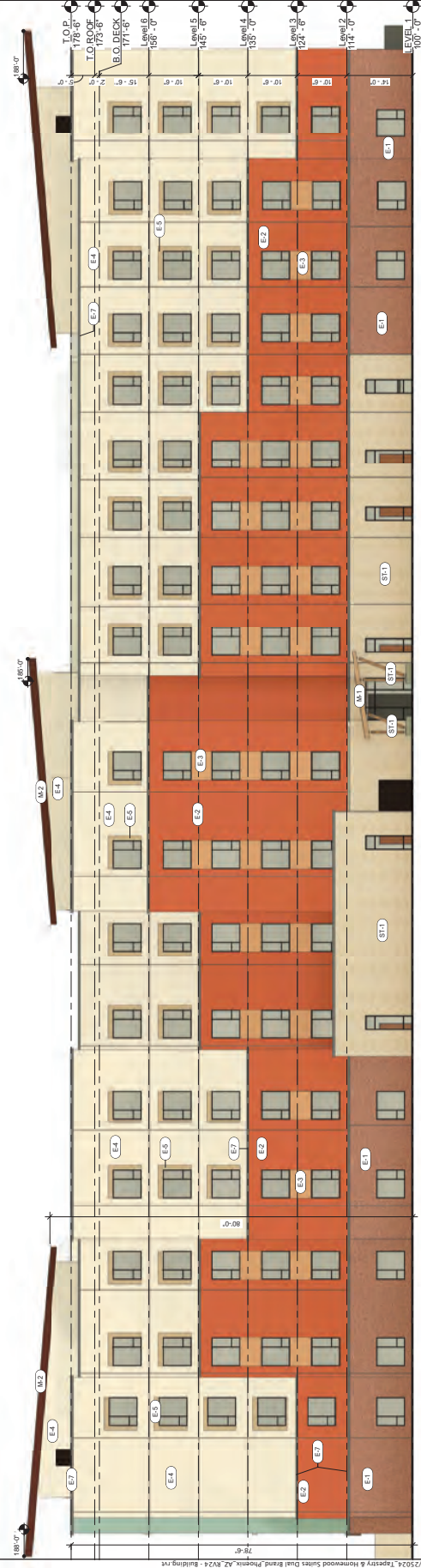
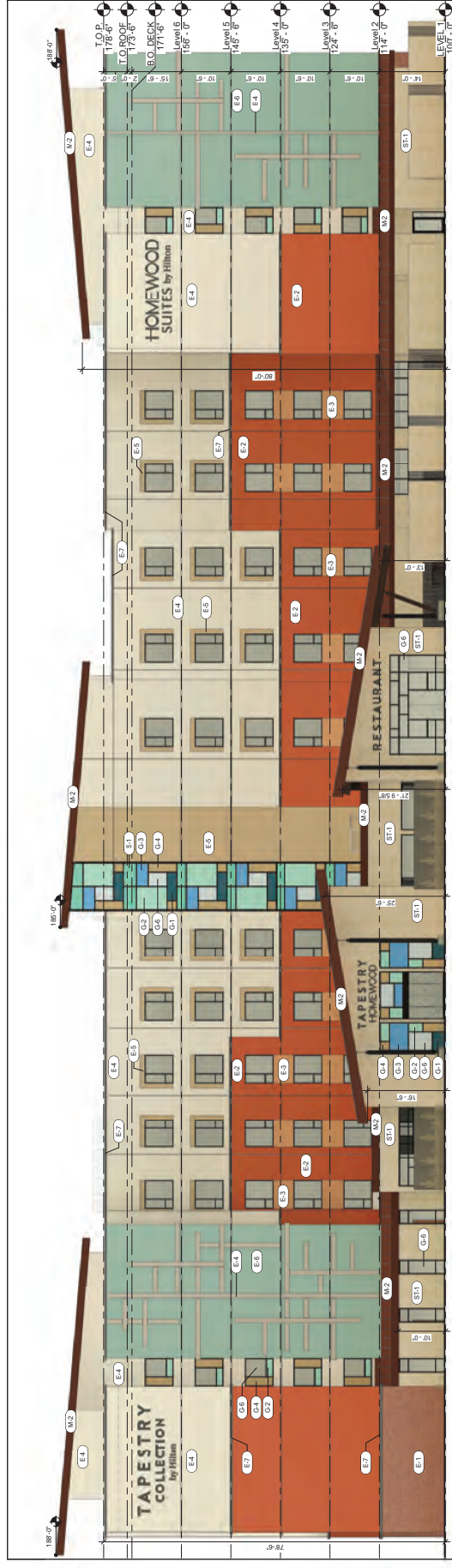
date 9/2/2025 3:39:37 PM

**job no.**

25024

sheet title  
EXTERIOR ELEVATIONS COLOR

32















**C1** NORTH ELEVATION

## A1 SOUTH ELEVATION

EXTERIOR FINISH | LEGEND

[illegible]

## GLAZING FINISH | LEGEND

|   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|
| <b>S-1</b>  | <b>SPANDREL</b><br>ATLANTICA SPANDREL<br>VITRO + 40 CONTING                         | <b>Q2</b>   | <b>ATLANTICA</b><br>VITRO   | <b>Q4</b>   | <b>BRONZE</b><br>VITRO  | <b>G4</b>   | <b>CLEAR</b><br>VITRO   |
|  |  |  |  |  |  |  |  |
| <b>G-1</b>  | <b>GRAYLUTE II</b><br>VITRO   | <b>Q-3</b>  | <b>PACIFICA</b><br>VITRO  | <b>G-4</b>  | <b>OPTISPRAY</b><br>VITRO   | <b>G-2</b>  | <b>OPTISPRAY</b><br>VITRO   |
|  |  |  |  |   |   |   |   |



CONCEPT  
SET IN  
PROCESS

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Engineer

**NORTH  
PHOENIX NEAR  
MAYO CLINIC**  
N 64th ST & E MAYO BLVD  
PHOENIX, AZ 85054

**APESTRY**  
**COLLECTION**  
by Hilton®



**PLAZA COMPANIES, AMO**  
9401 W. THUNDERBIRD RD.  
SUITE 200  
PEORIA, ARIZONA 85381

5442 BELMONT AVE,  
DALLAS, TX 75206

**Revisions:**  
11/20/2024 - CONCEPT SET

drawn by

date 9/2/2025 3:39:37 PM  
job no.

sheet title  
sheet no.

### P3.1

---

|            |   |
|------------|---|
| <b>5-1</b> | <b>SPARKLE<br/>GRANITE<br/>VITRO + RED GAINES</b> |
| <b>0-1</b> | <b>GRANITE III<br/>VITRO</b>                      |
| <b>0-2</b> | <b>GRANITE IV<br/>VITRO</b>                       |
| <b>0-3</b> | <b>PAGECA<br/>VITRO</b>                           |
| <b>0-4</b> | <b>BROKZE<br/>VITRO</b>                           |
| <b>0-5</b> | <b>OPTIMARY<br/>VITRO</b>                         |
| <b>0-6</b> | <b>CLAR<br/>VITRO</b>                             |

|      |   |
|------|---|
| ST-1 | THIN STONE - 16" X 30"<br>SAND CANYON<br>FLAGSTONE - CREAM<br>CORONADO STONE                    |
| WD-1 | ALLURA FIBER CEMENT<br>LAP SIDING - 12" X 8 1/4"<br>RUSTIC SERIES -<br>SUMMER WHEAT<br>WOODTONE |

31

AMERISTONE  
SEDONA RED

E-2  
EFS  
SW 6022 HEARTY

DRYVIT®

EFS  
REFLECTIT - HAMMERB  
COPPER SMOOTH  
DRYVIT

E-4  
EFS  
422 COTTON -  
SANDBLAST TEXTURE  
DRYVIT

0.3

|     |  |
|-----|--|
| 117 | COLUMBIAN TAN -<br>SANDBLAST TEXTURE<br>DRYVIT |
| E-6 |  |

516 SEASCAPE - FINES  
SMOOTH FINISH  
DRYVIT

152 ANTHRACITE COAL  
SMOOTH FINISH - DRY

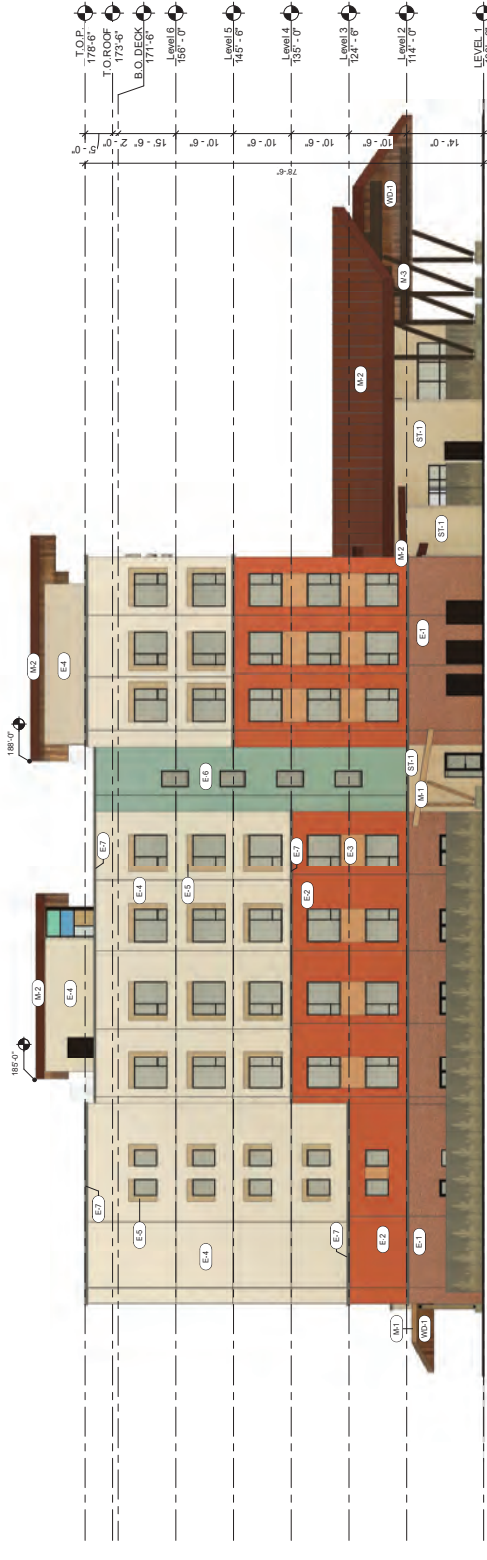
M-1  
STANDING SEAM  
COPPER - SHEFFIELD  
METALS INTERNATIONAL

STANDING SEAM  
TERRA COTTA SHEET

M-3  
COLUMNS  
CHAMPAGNE - SHEFFIELD  
METALS INTERNATIONALMILLIONS  
DARK BRONZE - KAWNEER

3.1  $\alpha_2 = 1.0$

P3.1  $\frac{1}{\sqrt{2}} = 0.707$







NOT FOR RECONSTRUCTION OR CONSTRUCTION

CONCEPT  
SET IN  
PROGRESS

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SHEET TITLE  
SHEET NO.

EXTERIOR ELEVATIONS COLOR

**P3.2**

EXTERIOR FINISH LEGEND

|      |  |
|------|--|
| S1-1 | TRIM STONE - 18" X 36" FLAGSTONE - CREAM                   |
| WD-1 | ALUMINUM CLAD - RUSTIC WOOD ONE                            |
| E-1  | EPSON - SEDONA RED DRYVIT                                  |
| E-2  | SWISS - HEARTY SMOOTH FINISH DRYVIT                        |
| E-3  | EPSON - HAMMERED COPPER SMOOTH DRYVIT                      |
| E-4  | EPSON - 422 COTTON - SMOOTH FINISH DRYVIT                  |
| E-5  | 117 COLUMBIAN - SMOOTH FINISH DRYVIT                       |
| E-6  | EPSON - ESCAPE - SMOOTH FINISH DRYVIT                      |
| E-7  | EPSON - FINESS - SMOOTH FINISH DRYVIT                      |
| M-1  | STANDING SEAM COPPER - SHEFFIELD METALS INTERNATIONAL      |
| M-2  | STANDING SEAM TERRA COTTA - SHEFFIELD METALS INTERNATIONAL |
| M-3  | CLAMPING - SHEFFIELD METALS INTERNATIONAL                  |
| M-4  | MILLIONS - KAWNEER   |

GLAZING FINISH LEGEND

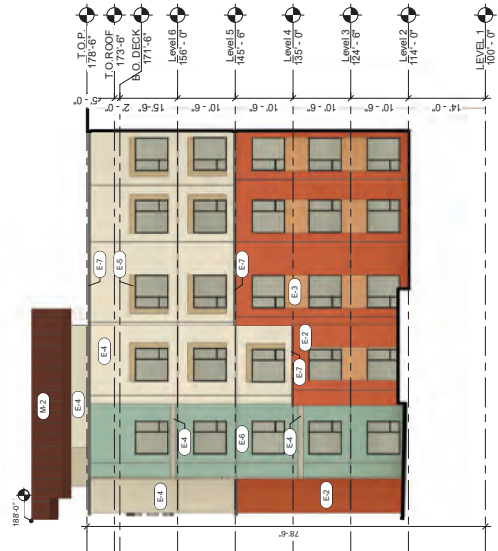
|     |   |
|-----|---|
| G-1 | SPANDREL - BRONZE VITRO - 1/2" COATINGS |
| G-2 | GRAVITE - VITRO                         |
| G-3 | ATLANTICA - VITRO                       |
| G-4 | PACIFICA - VITRO                        |
| G-5 | BRONZE - VITRO                          |
| G-6 | OPUS - VITRO                            |
| G-7 | CLEAR - VITRO                           |



**D3 POOL COURTYARD ELEVATION**  
3.16" = 1'-0"



**A2 WEST WING ELEVATION**  
3.32" = 1'-0"



**A4 EAST WING ELEVATION**  
3.32" = 1'-0"

# EXHIBIT 7



Nathan Chertok, Esq.  
 Dallas, Texas  
 Phone (214) 386-4338  
 Fax (214) 386-4338  
 July 2014  
 July 2014  
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### P3.3



# EXHIBIT 8









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14500 Phoenix Rd.  
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9401 W. THUNDERBOLT RD.  
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