

ARIZONA GRAND RESORT PUD

South of the Southwest Corner of Baseline Road and Interstate-10

Planned Unit Development **Development Narrative**

Case No. Z-116-R-81-6

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II. PUD Disclaimer, Zoning Ordinance Applicability and Amendments

A. Planned Unit Development Disclaimer

The Planned Unit Development (“PUD”) has been prepared pursuant to Section 671 of the Phoenix Zoning Ordinance and is intended to be a stand-alone set of zoning regulations for a development. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. The PUD includes 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 to fit the unique character of the development, site characteristics and location. The PUD does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, use permits, right-of-way abandonments, etc.

B. Zoning Ordinance Applicability

This PUD provides regulatory zoning provisions designed to guide the implementation of the overall development plan and specific site plans for particular developments through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD development boundary. It is the intent of this PUD to establish the permitted land uses, identify prohibited uses, create development standards, and modify various provisions of the Phoenix Zoning Ordinance that will govern this development. In the event of a conflict between a use, a development standard, or a described development procedure between the Phoenix Zoning Ordinance and the PUD, the PUD shall prevail. Similarly, where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision shall control.

C. Amendments

Amendments to the Arizona Grand Resort PUD shall be regulated by Section 671.E of the Phoenix Zoning Ordinance.

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III. ARIZONA GRAND RESORT PUD

A. PURPOSE AND INTENT

a. DEVELOPMENT HISTORY, OVERVIEW & GOALS

The Arizona Grand Resort PUD is comprised of approximately 63.72± gross acres/60.31± net acres and is located south of the southwest corner of Baseline Road and Interstate-10 ("Site"). **See Exhibit 1, Vicinity Map and Aerial and Exhibit 2, Context Aerial.** A legal description of the Site is provided at **Appendix "A."**

For many years, the property has existed as a destination resort attracting local guests and out-of-state visitors. The Site's current zoning is C-2 M-R PCD SP, C-O M-R PCD SP, RH M-R PCD, and C-2 PCD. **See Exhibit 3, Existing Zoning Map.** It is now time to develop portions of the Site that are effectively infill sites because they have never been developed and update other portions of the property/facilities to ensure Arizona Grand Resort can continue to provide modern amenities for the area's residents and visitors while maintaining the classic, timeless character of the Arizona Grand Resort. PUD PCD is the best zoning tool to achieve this mixed use development/redevelopment.

b. OVERALL DESIGN CONCEPT

Arizona Grand Resort will enhance and update its current facilities by adding ballrooms/conference rooms, an event lawn(s), dining and entertainment, new hotel rooms and/or multifamily residential uses, and more. **See Exhibit 4, Conceptual Land Use Plan and Exhibit 5, Planning Area A – Food & Beverage District Plan.** All buildings will be constructed with high quality materials and will be thoughtfully designed to create visually appealing buildings that are compatible with the existing structures. **See Exhibit 6, Conceptual Renderings.** As part of the proposed update, Arizona Grand Resort will incorporate more elements that will ensure the Site is pedestrian friendly and welcoming.

B. LAND USE PLAN

This PUD consists of nine parcels (A-I) totaling approximately 63.72± gross acres/60.31± net acres. Parcels A-G are predominantly undeveloped areas while Areas H and I incorporate the resort's existing development.¹ The proposed development will incorporate visually appealing Spanish hacienda-style buildings consistent with the existing character of the resort. The PUD

¹ The existing development within Areas H and I may remain as-is or be updated. The standards included in this PUD will apply to the Arizona Grand Resort's new development only.

will include conference center(s), event lawn(s), hotel rooms, dining and entertainment, multifamily residential and more. The landscaping will be in keeping with the existing landscape theme and continue to create a lush oasis to be enjoyed by visitors and guests.

C. GENERAL PLAN CONFORMANCE

The proposed development furthers the goals of the City of Phoenix General Plan, as well as the South Mountain Village Character Plan, which identifies the Arizona Grand Resort as a South Mountain Village asset. The General Plan seeks to promote appropriate growth and development throughout Phoenix. The proposed enhancements/updates to the Arizona Grand Resort promote the following goals and core values:

General Plan Core Values:

- Connect People & Places; Cores, Centers & Corridors; Codes: Support healthy urban villages, with a balanced mix of housing, employment opportunities and services as a principal means to reduce vehicle trip length and associated emissions.
- Connect People & Places; Infill; Goal: Vacant and underdeveloped land in the older parts of the city should be developed or redeveloped in a manner that is compatible with viable existing development and the long-term character and goals for the area.
- Connect People & Places; Canals & Trails; Goal: Design the Phoenix canals and canal-adjacent property throughout the city for pedestrians and businesses to effortlessly interact with the canal, transforming the system into a popular network of trails which are safe, efficient and complete with shade and rest areas.
- Strengthen Our Local Economy; Tourism Facilities; Goal: Phoenix will continue to be one of the country's leading tourist destinations.
- Celebrate Our Diverse Communities & Neighborhoods; Healthy Neighborhoods; Operations: Promote safe, shaded and pedestrian friendly walking paths, sidewalks, and trails to allow for mobility and comfort of residents.
- Celebrate Our Diverse Communities & Neighborhoods; Diverse Neighborhoods; Land Use Principle: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.
- Build the Sustainable Desert City; Trees & Shade; Design Principles: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

D. LAND USES

This Arizona Grand Resort PUD permits a mixed-use development that includes the phased development of new buildings and uses and the maintenance of existing buildings. The Permitted Land Uses listed below may be provided on any lot or parcel within this PUD. The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this Section, as authorized by Zoning Ordinance Section 307.A.3.

Permitted Land Uses:

- All Permitted Land Uses in the C-2 (Intermediate Commercial) and RH (Resort District) zoning district and subject to the requirements therein, except as modified below:
- Massage establishments as a primary use
- Public Assembly – Active Recreational (e.g., amusement park, etc.), subject to the following conditions:
 - The use is located more than 300 feet from the nearest single-family residential property line;
 - The use is in an area no larger than 2 acres;
 - 100-foot maximum height;
 - Operated a maximum of 120 days per year;
 - Hours of operation are limited to 7:00 AM-12:00 midnight.
- Restaurants, Bars, and Cocktail Lounges, including:
 - Liquor, Package Retail Sales
 - Music or entertainment shall be permitted subject to the following regulations:
 - The stage or performance area shall be a maximum of 80 square feet unless a use permit is obtained.
 - The noise level, measured at any point on the received property, shall not exceed 55 dBA unless a use permit is obtained. An occurrence where the sound level increases up to 60 dBA for five continuous seconds or less shall not be deemed a violation of this section as long as there are no more than five occurrences within an hour-long interval.
 - Nothing in this section shall be construed to include an adult use.
 - Patron dancing
 - Outdoor recreation uses, outdoor dining, and outdoor alcoholic beverage consumption shall be permitted as accessory uses only upon securing a use permit, if within 150 feet of a single-family residential property line. This distance shall be measured from the exterior wall of the building or portion thereof in which the

business is conducted or proposed use is to be conducted closest to the single-family residential property line.

- Drive-through facilities as an accessory use to a restaurant
- Any bar or cocktail lounge which exceeds 5,000 square feet in gross floor area and is located on a lot or parcel within 150 feet of a single-family residential property line shall be permitted only upon securing a use permit. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed use is to be conducted closest to the single-family residential property line.
- Outdoor food preparation and cooking shall be permitted as an accessory use subject to the following conditions:
 - The regularly used cooking area inside the establishment shall be of equal or greater size than the outdoor cooking area.
 - The outdoor cooking area shall be located within 50 feet of a building entrance from where the restaurant is operated. This distance shall be measured from the appliance in the outdoor cooking area closest to the building entrance from where the restaurant is operated.
 - The outdoor cooking area shall be set back a minimum of 150 feet from a single-family residential property line. This distance shall be measured from the appliance in the outdoor cooking area closest to the single-family residential property line.
- Tattoo and Piercing, subject to the following conditions:
 - The use is in conjunction with a sanctioned convention or other similar event;
 - Hours of operation are limited to the hours of the related convention/event.
- Tennis club or other health or athletic club, provided, however, that this use shall not be construed to authorize a driving range, miniature golf course or similar use. "Tennis club" or other "health" or "athletic club" as used in this section shall mean facilities serving the specified purpose and which are restricted to the use of paying members and their guests.
- Concealed Wireless Communication Facility, subject to Section 715.B.1.b of the Zoning Ordinance

Accessory Uses:

- Automobile rental excluding household moving centers, as accessory to a hotel
 - No on-site maintenance/washing allowed.

- Maximum of 15 rental cars at any one location.
 - There shall be a wall at least six feet in height between this use and any single-family residentially developed property.
- Campgrounds, as accessory to a Resort Hotel to be used as guest accommodations (e.g., “glamping”), subject to the following conditions:
 - All equipment (e.g., tents, camp furniture, etc.) are provided by the Resort Hotel;
 - A use permit shall be required if within 150 feet of a single-family residential property line. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed use is to be conducted closest to the single-family residential property line.
 - There shall be a wall at least six feet in height between this use and any single-family residentially developed property within 150 feet of the campgrounds.
- Liquor, Package Retail Sales, accessory to a resort.
- Park Models and/or Recreational Vehicles, as accessory to a Resort Hotel to be used as guest accommodations.
 - A use permit shall be required if within 150 feet of a single-family residential property line. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed use is to be conducted closest to the single-family residential property line.
 - There shall be a wall at least six feet in height between this use and any single-family residentially developed property within 150 feet of park models and/or recreational vehicles.
 - The density of Park Models and/or Recreational Vehicles shall not exceed twenty spaces per gross acre.

Temporary Uses:

- All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance. Uses requiring an Administrative Temporary Use Permit (ATUP), shall be subject to all ATUP conditions, except as follows:
 - All ATUP uses shall be located a minimum of 150 feet from the nearest single-family residentially developed property line, except as otherwise provided below.
 - Submission of an ATUP application shall not be required for the following uses:
 - Civic event
 - Shall only be conducted between 8 a.m. and 11 p.m.

- Shall not be located within 50 feet of a single-family residentially developed property line
- There shall be a maximum of 20 events per year
- Each event is limited to 10 days.
- Community fair
 - Shall only be conducted between 8 a.m. and 11 p.m.
 - Shall not be located within 50 feet of a single-family residentially developed property line
 - There shall be a maximum of 10 events per year
 - Each event is limited to 10 days.
- Temporary event parking
 - The temporary parking area may not include required parking for another use.
 - These standards do not apply to temporary parking for sports arenas and civic events. For those uses, see Sections 702.F.2 and 702.F.3.
 - There shall be a maximum of 10 events per year.
 - Each event is limited to 10 days.
- Promotional events for commercial retail businesses
 - Shall only be conducted between 8 a.m. and 10 p.m.
 - Shall not be located within 25 feet of a single-family residential developed property line.
 - No participation fee, entrance fee or contribution shall be required or required of the public.
 - Shall be operated a maximum of 180 days per year.
- Promotional events for commercial service (i.e. resort event, restaurant/bar temporary extension of premises) businesses
 - Shall not be located within 50 feet of a single-family residentially developed property line.
 - If within 150 feet of a residential zoned property line (including residentially developed R-5) the use shall not be conducted past 10 p.m.
 - Shall be operated a maximum of 180 days per year.
- Administrative Temporary Uses shall be Subject to all conditions of the ATUP process guide and as updated overtime.

Prohibited Uses:

- Adult bookstore, adult novelty store, adult theatre, adult live entertainment establishment, erotic dance, or performance studio.

- Agriculture Implements, Distribution and Display, Retail Sales.
- Ambulance Service Office
- Assayers
- Auto Seat Covers and Trim Shop
- Auto Title Loan Establishments
- Automobile body shops
- Automobile inventory storage lots, except when provided by dealerships which sell new or new and used vehicles.
- Automobile Parts and Supplies, New Retail and Wholesale
- Balls and Bearings, Retail Sales.
- Blood banks and blood plasma centers
- Bus Terminal
- Carpet, Rug and Furniture Cleaners
- Car Wash
- Cesspool Builders and Service, Offices Only.
- Cleaning and Dyeing Plants
- Egg, Storage and Processing
- Farm Implements and Machinery, Retail Sales
- Frozen Foods, Wholesale Storage and Distribution
- Garage, Repair, Not Body and Fender Shops
- Guns, Retail Sales and/or Repairs
- Laboratories, Testing and Research
- Laundries
- Lawn Mower Repair Shops
- Lockers, Food Storage
- Machinery Dealers, Retail Sales and Showrooms
- Machinery Rental
- Mortuary
- Motorcycles, Repairing and Sales
- Tire Repairing Equipment and Supplies
- Tobacco Oriented Retailers
- Tobacco, Wholesale and Storage
- Tombstones, Sales and Display
- Tortillas, Manufacturing Wholesale
- Tractors, Retail Sales, Display
- Travel trailer, camper, and/or mobile home sales
- Upholsterers, Custom, Retail Sales and Supplies
- Veterinary Offices

E. DEVELOPMENT STANDARDS AND GUIDELINES^{2, 3}

The following regulatory standards and guidelines apply as indicated within the Arizona Grand Resort PUD:

DEVELOPMENT STANDARDS – OVERALL DEVELOPMENT	
Minimum Lot Width/Depth	None
Minimum Building Separation	None
Minimum Common Open Space	15%
Maximum Residential Density	190 units
Maximum Hotel Density	1,100 keys
Building Height ^{4, 5} <ul style="list-style-type: none"> a. Planning Area A. b. Planning Area B c. Planning Area C d. Planning Area D e. Planning Area E f. Planning Area F g. Planning Area G h. Planning Area H i. Planning Area I 	<ul style="list-style-type: none"> • 90 feet maximum • 90 feet maximum • 90 feet maximum • 60 feet maximum • 36 feet maximum • 60 feet maximum • 90 feet maximum • 36 feet maximum • 90 feet maximum
Lot Coverage	50% maximum of the net area of the PUD for primary structures plus an additional maximum 15% for shade canopies. No maximum lot coverage cap on any individual development site, lot coverage will constitute the ground floor footprint of all buildings excluding roof overhangs, projections, and balconies.
On site areas for outdoor amenities, landscape and pedestrian-oriented hardscape	Minimum 15% of net area of the PUD. No minimum required on any individual development site. Private outdoor amenity/open space provided within a multifamily, office, retail, or hospitality development(s) shall count toward the overall minimum 15% requirement.

² Except where otherwise indicated, Development Standards apply to the Overall PUD rather than to individual lots, parcels, planning areas, or developments within the PUD.

³ Development Standards apply to new development only. Existing development may remain as-is.

⁴ See **Exhibit 7, Proposed Height Limits**

⁵ Parking structures shall be allowed in all Planning Areas within the PUD at height(s) not to exceed the allowed building height of such Planning Areas.

<p>Building Setbacks</p> <p>a. Adjacent to perimeter public or private streets</p> <p>b. Interior front, side and rear yards</p> <p>c. I-10 Frontage</p>	<p>Minimum 30 feet</p> <p>Minimum 0 feet</p> <p>Minimum 35 feet</p>
<p>Landscape Setbacks</p> <p>a. Adjacent to perimeter public or private streets</p> <p>b. Interior Property Lines</p> <p>c. I-10 Frontage</p> <p>d. Planning Areas A and B</p> <p>e. Planning Areas C, D, and I</p>	<p>Minimum 10 feet</p> <p>Minimum 0 feet</p> <p>Minimum 35 feet</p> <p>Minimum 30 feet</p> <p>0 feet</p>
FENCES/WALLS	
<p>All Site fences and walls shall comply with Section 703 of the Phoenix Zoning Ordinance and shall use materials and decorative accents so the fences and walls complement or are compatible with the design of the primary buildings.</p>	
<ul style="list-style-type: none"> • Chain link fencing visible from the exterior of this PUD shall not be permitted except as construction security fencing during an active permit. • Walls exceeding 50 feet in length shall be articulated or contain substantial landscaping to break the continuous wall surface. • All service and mechanical equipment areas should be screened by a fence, wall, or landscaping to conceal loading docks, trash and recycling containers, electrical transformers, backflow preventers, and other mechanical and electrical equipment from eye level adjacent to all streets and walkways. 	
PARKING STANDARDS	
<p>Parking Spaces (vehicles)</p>	<p>Parking within this PUD may be part of a shared parking program that considers compatible uses and current market parking demands. A minimum of 1,513 parking spaces will be provided (A minimum of 5% of the required parking spaces shall be EV Ready and a minimum of 2% shall be EV Capable)</p>
<p>Parking Spaces (bicycles)</p>	<p>Minimum of 25 (a minimum of 4 of the required bicycle parking spaces shall include standard electrical receptacles for electrical bicycle charging capabilities)</p> <p>Minimum of 5 of the 25 spaces will be guest bicycle parking. Guest bicycle parking will be built in</p>

	<p>accordance with Section 1307.H.1-5 of the Phoenix Zoning Ordinance.</p> <p>Minimum of 5 of the 25 spaces will be secure bicycle parking.</p>
Minimum number of Loading Spaces	0 required except 1 space each for building that is more than 100,000 SF of GLA
Bicycle Fix It Station	<p>A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a multifamily use site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:</p> <ul style="list-style-type: none"> a. Standard repair tools affixed to the station; b. A tire gauge and pump affixed to the base of the station or the ground; c. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
LIGHTING	
<p>All lighting shall comply with Section 704 and Section 507 Tab A.II.A.8 of the Phoenix Zoning Ordinance and Section 23-100 of the Phoenix City Code.</p> <p>Lighting fixtures shall complement and be compatible with the design and character of the primary building.</p> <p>Pedestrian-scale lighting shall be provided along all new sidewalks, new multi-use trails and new pedestrian walkways to maintain a minimum of one foot candle illumination throughout the pathway.</p> <p>The public's safety should be protected by employing environmental design to promote situational awareness. Illumination should not leave areas of darkness which permit concealment. Lighting should not create glare for pedestrians or neighboring properties.</p>	
LANDSCAPE STANDARDS	
General Landscape Requirements	All right-of-way plant material shall comply with the Department of

	<p>Water Resources low water use plan list.</p> <p>Existing plantings may remain and be replaced if/when needed by the same or similar species.</p> <p>Plantings in new development areas outside of the right-of-way are not limited to ADWR’s List but all plant materials in new development areas will be selected for their ability to tolerate periods of drought.</p> <p>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 or more.</p> <p>Public spaces should be well landscaped to encourage pedestrian activity, cool streets, shade sidewalks and to create a lush, oasis-like resort.</p> <p>Shade shall be provided along the right-of-way frontage, excluding driveways, loading and service berths.</p> <p>All landscaping shall be irrigated with a permanent irrigation system with weather sensor (or similar system designed to control water use)</p>
Minimum Number of Tree Species	3 ⁶
Minimum Number of Shrub Species	5
Minimum Number of Groundcover Species	3
Minimum Number of Cactus/Succulent Species	3
Landscape Setback Planting Requirements	Minimum 2-inch caliper large canopy shade trees planted 20 feet

⁶ Existing palm trees may remain. If any palm trees are added to Arizona Grand Resort, the added palms shall be used as accent trees and not as primary trees.

	<p>on center or in equivalent groupings.</p> <p>Shrubs, accents, and ground covers to achieve a minimum of 50% living vegetative ground coverage at maturity with a minimum of five 5-gallon shrubs for every tree per area requirements.</p>
<p>Common Open Space Planting Requirements⁷</p>	<p>Minimum 2-inch caliper trees planted 20 feet on center or in equivalent groupings along the perimeter of each open space and retention area with a minimum of one 2-inch caliper tree for every 1000 square feet of total landscape area.</p> <p>Shrubs, accents, and ground covers to achieve a minimum of 50% living vegetative ground coverage at maturity with a minimum of five 5-gallon shrubs for every tree per area requirements.</p> <p>Turf is limited to useable or visually significant areas only except turf is not limited for event lawns.</p>
<p>Surface Parking Lot Landscape and Planting Requirement</p> <p>a. Buffer areas surrounding a parking lot.</p> <p>b. Interior landscape within a parking lot.</p>	<p>Minimum 10-foot width with a minimum of one 2-inch caliper large shade tree for every 600 square feet of landscape area.</p> <p>Shrubs, accents, and ground covers to achieve a minimum of 50% living vegetative ground coverage at maturity with a minimum of five 5-gallon shrubs for every tree per area requirements.</p> <p>Minimum 10% of the surface parking lot shall be shaded with structural shade (including solar</p>

⁷ These requirements shall not apply to event lawns, which shall be landscaped with turf and other vegetation along the perimeters if/as appropriate.

	<p>panels) or trees with a minimum of one 2-inch caliper trees for every 12 parking spaces.</p> <p>Landscape planters for trees in parking lots shall be a minimum of 5-feet wide (inside dimension of curbs) and shall contain a minimum of one 2-inch caliper tree.</p> <p>All non-paved areas within the parking lots shall be planted with 50% living vegetative ground coverage at maturity.</p>
Streetscape Planting Requirements ⁸	<p><u>Tree Size</u></p> <ul style="list-style-type: none"> • Minimum 1.0-inch caliper (50% of required trees) • Minimum 2.0-inch caliper (50% of required trees) <p><u>Shrub Size</u></p> <ul style="list-style-type: none"> • Minimum five (5) 5-gallon shrubs per tree <p><u>Groundcover</u></p> <ul style="list-style-type: none"> • Minimum 50% living groundcover <p><u>Turf</u></p> <ul style="list-style-type: none"> • Turf is allowed within private street tracts and easements.
SHADE STANDARDS⁹	
General Shade Requirements	<p>Shade in new development areas shall be calculated at tree maturity and at summer solstice at noon. A shade study shall be submitted for review and approval by the Planning and Development Department. See Parking Lot Landscape standards for shade in parking lots.</p>
New Public and Private Sidewalks and Walkways	<p>Minimum 75% shade on new public and private sidewalks (natural and/or artificial) at noon on the summer solstice. Unshaded segments of the walkway shall not exceed 15 feet except at driveway crossings.</p>

⁸ Existing streetscape landscaping shall be permitted as is.

⁹ See Exhibit 8, *Pedestrian Shade Concept Plan*.

New Common Open Space Areas	Minimum 50% shade coverage, except water amenities and lawn areas.
New Bicycle Parking Space Areas	New bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 50% shade.
SIDEWALK STANDARDS	
Streets	<p>New sidewalks shall be detached and shall comply with the following width and landscape requirements:</p> <ol style="list-style-type: none"> 1. Sidewalk width: Minimum 6' and comply with ADA Standards <p>Landscape strip between curb and sidewalk: Minimum 5' wide landscaped with one row of trees.</p>
Private Walkway to Pedestrian Bridge Over Highline Canal	The private walkway to the existing pedestrian bridge over the Highline Canal shall be maintained and enhanced with landscaping such as trees and shrubs and amenities such as a paved walkway, benches, lighting and signage.

F. DESIGN GUIDELINES

The Arizona Grand Resort will conform with and enhance the requirements of Section 507 Tab A. In doing so, this development will provide a variety of high-quality amenities for its guests to enjoy, including a water park, inviting lobby, event spaces, restaurants, fitness center, and more.

The Arizona Grand Resort was inspired by traditional Spanish colonial and Spanish mission style architecture. These styles were popular in the late 1980's when the resort was built and they are very common throughout the Southwest because they fit the climate and reflect the history of the region. Historically, the mission style used massive adobe walls with unadorned plaster surfaces, limited fenestration, low-pitched roofs with wide eaves with clay roof tiles, and thick arches on piers. The exterior walls were coated with white plaster (stucco). Other features included long exterior arcades and semi-independent bell-gables.

Nearly all of the existing buildings in the resort are distinguished by their stucco exteriors and tile roofs. Recently constructed buildings usually have a smooth stucco finish while some of the older buildings have a skip-trowel

or lace finish. Most roofs are simple gable or pitched roofs with a low angle and overhanging eaves. Exposed rafter tails are used on some buildings within the resort. Windows usually have curved tops and covered walkways have arched openings. Railings along balconies and exterior walkways are wrought iron or precast concrete balustrades. Towers are a common architectural element.

A collage of illustrative “inspirational images” are included in **Exhibit 9**. These images generally depict the types of architecture, building form, quality, and materials that are currently envisioned for the redevelopment of the resort. These images are illustrative examples only and are not regulatory. Moreover, the images are not representative of building height. Final decisions on building design, materials, etc. will be made through the City’s Site Plan Review processes.

Key Features:

- Stucco/Plaster Finish
- Gable or hip roof (4:12 slope)
- Tile roofing
- Tower elements
- Mixture of window shapes, types and sizes including quatrefoil windows
- Covered walkways with rounded/arched openings finished with stucco.
- Exposed rafter tails at eaves

The existing landscape character is that of a lush, desert oasis dominated by palm trees, desert shade trees, flowering shrubs, ground covers, succulent accents and lawns. Flowering annuals are used to provide seasonal color at key locations. The main entry road is lined (on one side) with evergreen Ficus trees and internal private streets and drives are planted with a mix of palm trees, citrus, and shade trees. Pedestrian walkways are heavily shaded, and the ground plane is almost totally covered with vegetation. Numerous fountains are located throughout the resort. **See Exhibit 10, Conceptual Landscape Plan** and **Exhibit 11**, a collage of illustrative “inspirational images”.

Architectural Character:

This PUD is intended to establish guidelines for the design of future buildings, outdoor spaces, roadways, pedestrian systems and landscapes. The basic principle underlying these guidelines is the design to guide future development toward a high degree of consistency with the existing architectural and landscape character of the resort.

Consistency with Existing Architectural and Landscape Character

- 1) All buildings will adhere to four-sided architecture including consideration of the roofs for buildings that are one or two stories tall and viewed from higher levels.
- 2) Future buildings should, as appropriate, be compatible with existing buildings in regard to overall massing, building articulation, building offsets, reveals, recesses, projections, columns and other architectural details.
- 3) Future buildings shall be varied in height, and they must have distinct entry features.
- 4) Future landscaping shall also be compatible with the existing landscape character of the resort.

New construction at the Arizona Grand Resort will conform with and enhance the requirements of Section 507 Tab A. In doing so, this development will provide a variety of high-quality amenities for its guests to enjoy, including a water park, inviting lobby, event spaces, restaurants, fitness center, and more.

Building elevations shall be compatible in character with each other (four-sided architecture) in terms of the overall scale, massing, fenestration, exterior materials and color.

All building elevations that include access points for resort guests shall be enhanced using at least three of the following elements:

1. Vertical wall articulation using mass, color and/or texture
2. Arcade/covered walkway
3. Pilasters
4. Walkway colonnade
5. Awnings
6. Door surrounds
7. Wall recess or pop out
8. Trellis or arbor

Blank walls enclosing unoccupied space such as a service/delivery area shall not exceed 50 feet in length. All blank walls shall be buffered by small trees and/or evergreen shrubs that grow to a height that is at least 60% of the ground floor height of the wall.

A wall cap or a band of contrasting material along the top of the wall will be included in all freestanding walls that exceed eight feet in height.

Building roofs will be limited to hip, open gables, pyramid hip, shed or flat with parapet.

Detailed design of doors, windows, roof facias, columns, arches, and exposed rafter tails shall be carefully considered for compatibility with materials and colors used within the Resort.

New construction within the Arizona Grand Resort PUD is intended to, as applicable and appropriate and except as is otherwise provided in this PUD, abide by the Requirements (R), Presumptions (P), and Considerations (C) of Section 507 TAB A.II of the Zoning Ordinance. Furthermore, the following design guidelines are being elevated from a Presumption or a Consideration to a Requirement:

SITE DESIGN/DEVELOPMENT	
<u>Plant Materials</u>	3.1.14 A minimum 50% of the landscaped area at maturity (excluding hardscape areas) shall be treated with living vegetation including groundcover, shrubs and trees, as well as inorganic material and an automatic irrigation system.
<u>Maintenance of Landscape Areas</u>	3.2.3 Irrigation systems shall be permanent and automatic to minimize maintenance and water consumption.
<u>Open Space/Amenities</u>	4.1 Improved open spaces, plazas and courtyards shall be functional in terms of area, dimensions, location, and amenities to promote safe human interaction. 4.2 Usable public space shall incorporate shading using structures that provide shading, landscaping, or a combination of the two unless otherwise prohibited by site visibility triangles or other technical constraints.
<u>Surface Parking Design</u>	6.1.3 Parking areas shall be screened from perimeter public streets so that cars are not visible below the average height of the headlights.
<u>Walls/Fencing</u>	7.1 Walls adjacent to arterial and collector streets shall have a finished appearance. Untextured, unfinished blocks, and reinforced, mortar-free concrete walls shall be avoided. 7.2 Wall lengths exceeding 50 feet adjacent to arterial and collector streets shall be articulated or contain substantial landscaping to break the continuous wall surface and create varying shading patterns.
<u>Lighting</u>	8.1 All on-site lighting is to be shielded to prevent direct visibility of the light source from adjacent property. ¹⁰

¹⁰ String/festival style lights and landscape accent lighting will be permitted within the PUD from dusk until 12:00 midnight.

	<p>8.4 Parking lot and security lighting shall not exceed a maximum of twenty-five (25) feet in height adjacent to nonresidential districts.</p> <p>8.5 Service areas and other screened areas shall have property security lighting.</p> <p>8.6 Lighting fixtures and illumination shall be of similar design and character as the project’s building components.</p> <p>8.7 Site lighting shall be provided to ensure personal safety at building entrance/exits, and in public assembly and parking areas.</p>
BUILDING DESIGN/CONSTRUCTION	
<u>Placement/Orientation</u>	<p>1.2 The proposed building orientation shall respect the orientation of surrounding buildings and surrounding streets be maintain continuity of pedestrian routes and promoting opportunities for pedestrian interaction at the street level.</p> <p>1.6 Projects or portions of projects in public view (adjacent to public streets) shall demonstrate a greater level of design sensitivity and detail to visual image than other developments.</p>

Exterior Materials:

Future development shall be compatible in character with the architectural palette of materials and colors that are currently used throughout the resort.

The primary design objective for the PUD is to provide for development of new buildings that are compatible with existing structures. At the same time, the PUD includes four distinctly different types of buildings, including food and beverage, hotel rooms, multi-family buildings and conference/meeting rooms. The amount of diversity in the building materials, finishes and colors will vary for each type of building. Most buildings will have a stucco exterior wall surface. Synthetic stucco or Exterior Insulation and Finishing System (EIFS) is considered a type of stucco finish. The finish shall be dash, float, smooth, Spanish lace or Santa Barbara.

The following are the required minimum percentage of accent materials, finishes and colors for the building exteriors (excluding glazing) for each of the four types of buildings in the PUD:

Exhibit/Conference/Meeting Room Buildings

- A minimum of eighty percent (80%) of all exterior wall surfaces shall have a stucco finish.
- A minimum of five percent (5%) of each exterior perimeter elevation shall be diversified with at least one of the following accent materials:
 - Stone
 - Brick
 - Concrete
 - Tile
 - Metal
 - Concrete block
 - Painted or stained wood

Hotel Buildings

- A minimum of seventy-five percent (75%) of all exterior wall surfaces shall have a stucco finish.
- A minimum of ten percent (10%) of each exterior perimeter elevation shall be diversified with at least one of the following accent materials:
 - Stone
 - Brick
 - Concrete
 - Tile
 - Metal
 - Concrete block
 - Painted or stained wood

Multi-Family Buildings

- A minimum of seventy-five percent (75%) of all exterior wall surfaces shall have a stucco finish.
- A minimum of fifteen percent (15%) of each exterior perimeter elevation shall be diversified with at least one of the following accent materials:
 - Stone
 - Brick
 - Concrete
 - Tile
 - Metal
 - Concrete block
 - Painted or stained wood

Food and Beverage Buildings

The food hall, restaurants and bars in the food and beverage district will exhibit the greatest diversity in terms of building materials, accents, finishes and colors.

- A minimum of ten percent (10%) of all exterior wall surfaces shall have a stucco finish.

- A minimum of fifteen percent (15%) of each exterior perimeter elevation shall be diversified with at least one of the following accent materials:
 - Stone
 - Brick
 - Concrete
 - Tile
 - Metal
 - Concrete block
 - Painted or stained wood

Permitted Materials:¹¹

1. Stucco or Exterior Insulation and Finish System (EIFS)
2. Clay tile roofing and paving
3. Architecturally finished pre-cast concrete decorative elements
4. Wood
5. Wrought iron or metal guardrails, fences and handrails.
6. Stone veneer or paving
7. Integrally colored, gray or painted CMU block
8. Prefinished metal panels or fascia
9. Concrete walls or paving
10. Precast concrete parapet caps, balustrades, columns, windowsills or paving
11. Brick walls or paving
12. Canvas awnings or tensile shade fabric Coated, colored, tinted or clear glass windows
13. Ceramic or Saltillo tile

Color Palette:

In keeping with the classic character of the existing buildings, the additions to Arizona Grand Resort will incorporate a Spanish-inspired color palette. An illustrative Architectural Color Palette is provided at **Exhibit 13**. The Zoning Administrator may administratively approve additional compatible colors.

Complete Streets:

Design for Context: The proposed development will enhance and support the vitality of the area. This PUD will continue to provide lodging and amenities for out-of-town and local resort guests while also providing opportunities for other Valley residents to enjoy food, services, and entertainment.

Design for Safety: The development has been thoughtfully designed to provide a safe connection to Baseline Road and throughout the Arizona Grand Resort property. Drivers and pedestrians will be able to access

¹¹ See Exhibit 12, Architectural Materials Palette.

most areas of the property, however, much of the vehicular traffic will be routed to the parking areas on the eastern side of the resort. Careful thought has gone into the design of the pedestrian pathways and connections adjacent to vehicular drives to ensure visibility and safety.

Design for Connectivity: The development will provide a vehicular connection to Baseline Road. From there, vehicles will have access to the I-10 freeway and other areas of the Valley. Pedestrians will have access to the sidewalk adjacent to Baseline Road and nearby services and neighborhoods. The development will encourage a healthy, active lifestyle by providing bike parking spaces and walking/biking paths throughout the property.

Design for Comfort and Convenience: The various pathways throughout this PUD will provide shade and a comfortable environment for pedestrians.

Design for Sustainability: The development will provide various shaded areas for guests and will encourage pedestrian activities. Bike parking will be available for guests and Valley residents enjoying the restaurants, services, and entertainment opportunities. Shaded, safe pedestrian pathways will enable guests to walk throughout the resort property and take advantage of all the Arizona Grand Resort has to offer.

G. PEDESTRIAN CIRCULATION AND CONNECTIVITY

As shown on **Exhibit 14**, Conceptual Circulation Plan, the development will provide a network of pathways allowing pedestrians to access all areas of the Arizona Grand Resort.¹² A network of trees and other vegetation along the pathways will provide shade, visual interest, and help create the feeling of walking through an oasis.

H. SIGNS

All signs shall comply with Sections 705 and 705.2 of the City of Phoenix Zoning Ordinance. Two off-premise signs will also be permitted along the I-10 frontage as generally depicted on **Exhibit 15**, Billboard Location Plan.¹³

¹² The development shall be in general conformance to the Conceptual Circulation Plan provided as **Exhibit 14**.

¹³ The Arizona Grand Resort has an existing billboard located along the I-10 frontage; under this PUD, the developer may relocate or replace that existing billboard as well as add a new billboard along the I-10.

Additional wayfinding signage will be added to the Resort to better direct guests, customers, and others to parking and various facilities within the Resort.

I. SUSTAINABILITY

This Arizona Grand Resort PUD will incorporate various design and building features to promote comprehensive sustainable design solutions for the Arizona Grand PUD that are flexible enough to encompass a wide variety of building occupancies, programs, tenant types etc., in alignment with the current City of Phoenix sustainability guidelines and applicable codes.

The redevelopment aims to significantly reduce negative impact on the environment by encouraging low impact development strategies including the redevelopment of the resort into a mixed-use pedestrian-friendly, environment. More specifically, the proposed redevelopment removes a significant number of parking spaces out of the core area and relocates them to parking lots located on the perimeter of the property, adjacent to the Interstate Highway. This strategy will allow redevelopment of the existing parking spaces with landscaping and pedestrian walkways. Other strategic low impact redevelopment planning strategies include use of landscaping measures that mitigate stormwater runoff, low water use plants and grasses limiting the use of potable water for irrigation, introducing shade strategies to help mitigate the urban heat island effect, energy efficient site lighting and reduction measures for the existing asphalt.

In particular, with respect to City enforceability and Developer responsibility:

1. Practices or techniques that are measurable and enforceable by the City during site plan review and inspection process:
 - Reduce heat island effect with minimum shade requirement for sidewalks/pathways and open space.
 - Development shall encourage pedestrian activity by providing pedestrian connections and bicycle parking.
 - Development shall include recycling.
 - Developer shall conserve water through drip irrigation systems.
 - Developer shall conserve water through planting low water use plants within the right-of-ways.
 - Development shall provide charging stations for electric vehicles in new parking areas whereby 5% of the new parking spaces shall be EV Ready and 2% shall be EV Capable and shall count as code-required parking.
 - Development shall provide local area shuttle services.

2. Practices or techniques for which the Developer will be responsible:

- A mixture of program uses and occupancies with shared parking strategies reduces trips, trip length and reduces the existing unused asphalt that result from older single-use developments.
- Developer shall conserve water through efficient flush and flow fixtures.
- The use of recycled, local, or regionally produced building materials will be encouraged along with construction waste diversion goals.
- Fluorescent and LED lighting is encouraged along with high performance windows, insulation, and energy efficient HVAC systems.
- The use of compostable drink straws.
- Partnership with Clean the World.
- Use of bulk soap and shampoo dispensers in guest rooms.
- The Resort will consider providing a small garden/farm to be used if/as appropriate by an onsite restaurant with a farm-to-table (or similar) theme.
- The Resort will explore the possibility of using stabilized soil (or similar) in lieu of asphalt in new low-traffic parking lots.

J. INFRASTRUCTURE

Water line:

The development has existing connections to the public 8" water mains located within Point View Parkway and the internally looped public system. No changes are proposed to the existing water service connections. Additional water and fire service connections will be added as need for new buildings. The existing private water and fire lines onsite will remain private as well as any additional water and fire lines.

Sewer line:

The development has existing connections to sewer main located within Point Parkway West at the intersection of East Beverly Rd. There are existing private sewer lines onsite and any additional sewer lines will be private.

Grading & Drainage:

The existing development includes fully developed areas in conjunction with areas not previously developed. Areas of previous development where redevelopment is proposed will provide pre verses post development retention in addition to any existing retention volume currently provided, with first flush retention at minimum. Areas not previously developed will provide onsite retention for the 100-year, 2-hour rainfall event at the time of development. Drainage runoff from the proposed development areas will be retained in above ground basins and below grade tanks as needed at the time each of these areas are developed.

Streets:

Baseline Road runs east-west. The I-10 freeway runs north-south within the vicinity of the Site. Arizona Grand Parkway, a private street, is the main entrance to the resort from Baseline Road. Point Parkway, another private street, loops throughout the Site and provides access to 48th Street, another private street extending south to Guadalupe Road.

IV. COMPARATIVE ZONING STANDARDS TABLE

The Comparative Zoning Standards Table is provided at **Exhibit 16**.

V. CONCLUSION

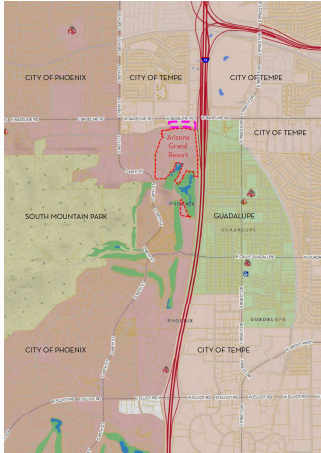
The Arizona Grand Resort’s enhancements and updates on the partially vacant infill Site will increase the resort’s value for the Valley and ensure it maintains its position as a South Mountain Village asset. This PUD provides Standards and Guidelines that will guide the development and ensure its high-quality development and compatibility with the classic architecture and design of the existing resort buildings. This update and enhancement will provide opportunities for visitors, guests, and area residents to vacation, dine, enjoy entertainment, and more.

Exhibit 1

ARIZONA GRAND RESORT & SPA

8000 S Arizona Grand Pkwy, Phoenix, AZ 85044
OWNER:
 Arizona Grand Resort LLC, Contact: Jake Gray
 7272 E Indian School Road, Suite 200
 Scottsdale, AZ 85251
 480-559-3239
 JGRAY@GROSSMANCOMPANY.COM

PLANNING CONSULTANT:
 Swaback pllc, John Sather
 7550 E McDonald Drive,
 Scottsdale, AZ 85250
 jsather@swabackpartners.com



VICINITY MAP

Planning Areas

Planning Area	Acres (approx.)
Area 'A'	10.1 ac
Area 'B'	5.3 ac
Area 'C'	1.6 ac
Area 'D'	2.4 ac
Area 'E'	2.6 ac
Area 'F'	2.1 ac
Area 'G'	4.2 ac
Area 'H'	1.4 ac
Area 'I'	30.6 ac
Total Net Area	60.3 ac

PUD BOUNDARY

PLANNING AREA BOUNDARY



AERIAL

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
 August 14, 2023



Exhibit 2

Legend - Context Map



Arizona Grand Resort (City of Tempe)



Arizona Grand Resort (City of Phoenix)



CONTEXT AERIAL

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
July 6, 2023



0 100 200

Exhibit 3

Exhibit 4

LEGEND

- 1 NEW HOTEL OR MULTI-FAMILY RESIDENCES
- 2 NEW BALLROOMS/CONFERENCE
- 3 RENOVATED CANYON BALLROOM
- 4 THE DISTRICT F&B
- 5 APARTMENTS (City of Tempe)
- 6 GOLF COTTAGES
- 7 OUTDOOR DINING
- 8 PARKING
- 9 PASEO
- 10 BRIDGE OVER THE OASIS WATER PARK
- 11 HIGHLINE CANAL
- 12 RENOVATED LAS PALMAS BLDG.
- 13 TOWER/FOUNTAIN
- 14 KITCHEN
- 15 ARRIVAL PLAZA

Land Uses

- HOTEL or MULTI-FAMILY RESIDENCES
- FOOD & BEVERAGE
- CONFERENCE
- GOLF COTTAGES
- PUD BOUNDARY

Land Use Quantities:

NEW FOOD & BEVERAGE	Maximum 35,000 sf
NEW OUTDOOR TERRACES	Maximum 7,300 sf
EXISTING CONFERENCE	79,800 sf
NEW CONFERENCE & KITCHEN	Maximum 49,500 sf
NEW EVENT LAWNS	Maximum 25,300 sf
EXISTING GUESTROOMS	640 rooms
NEW GUESTROOMS OPTION (in lieu of multi-family units in Area 'G')	Maximum 460 rooms
OVERALL TOTAL GUESTROOMS	Maximum 1,100 rooms
NEW MULTI-FAMILY OPTION (in lieu of hotel rooms in Area 'G')	Maximum 190 units

Note:

1. A connection to the existing pedestrian bridge over the Highline Canal shall be maintained and enhanced with landscaping such as trees and shrubs and amenities such as a paved walkway, benches, lighting and signage.



CONCEPTUAL LAND USE PLAN

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
July 6, 2023. Revised September 28, 2023

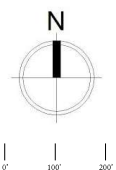
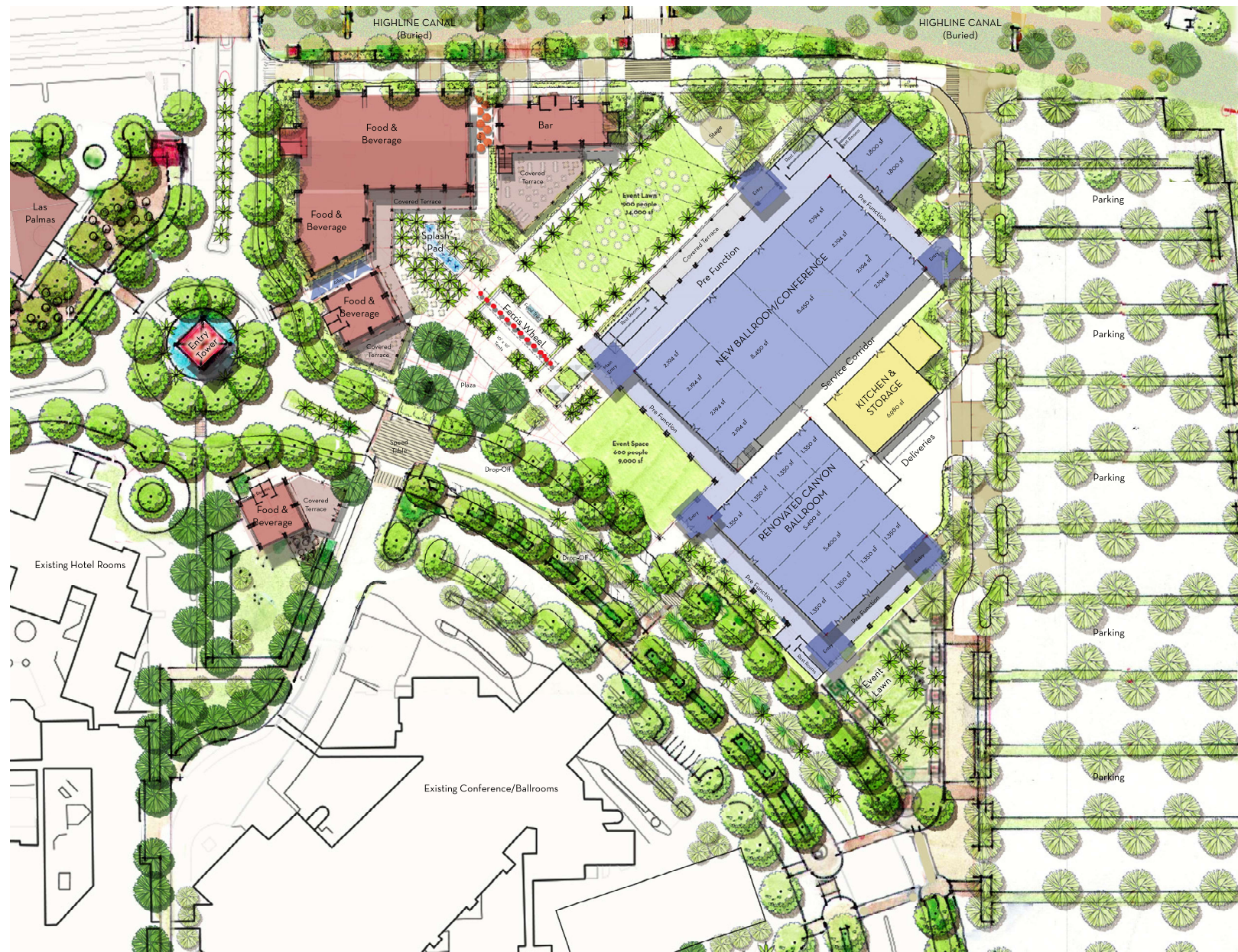


Exhibit 5



PLANNING AREA 'A' - FOOD & BEVERAGE DISTRICT PLAN
ARIZONA GRAND RESORT
 Phoenix/Tempe, Arizona
 June 20, 2020

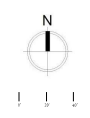
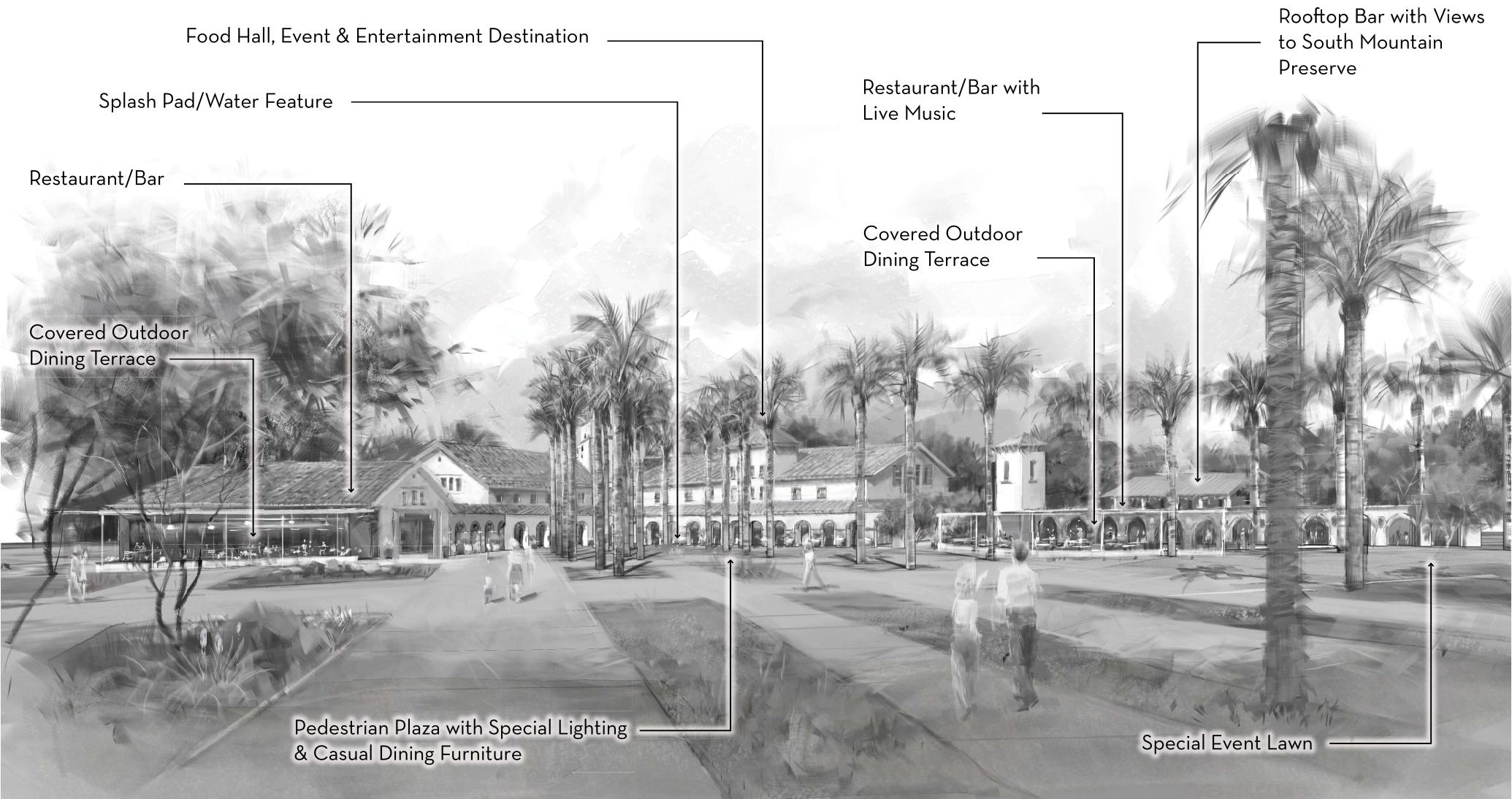
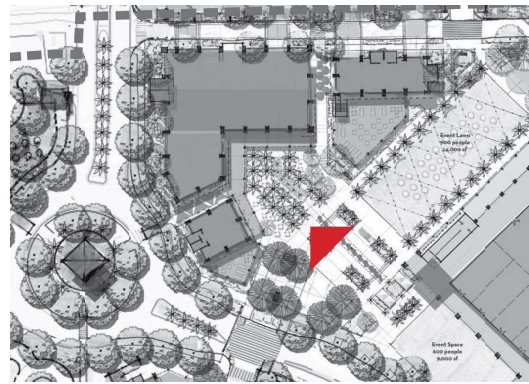


Exhibit 6

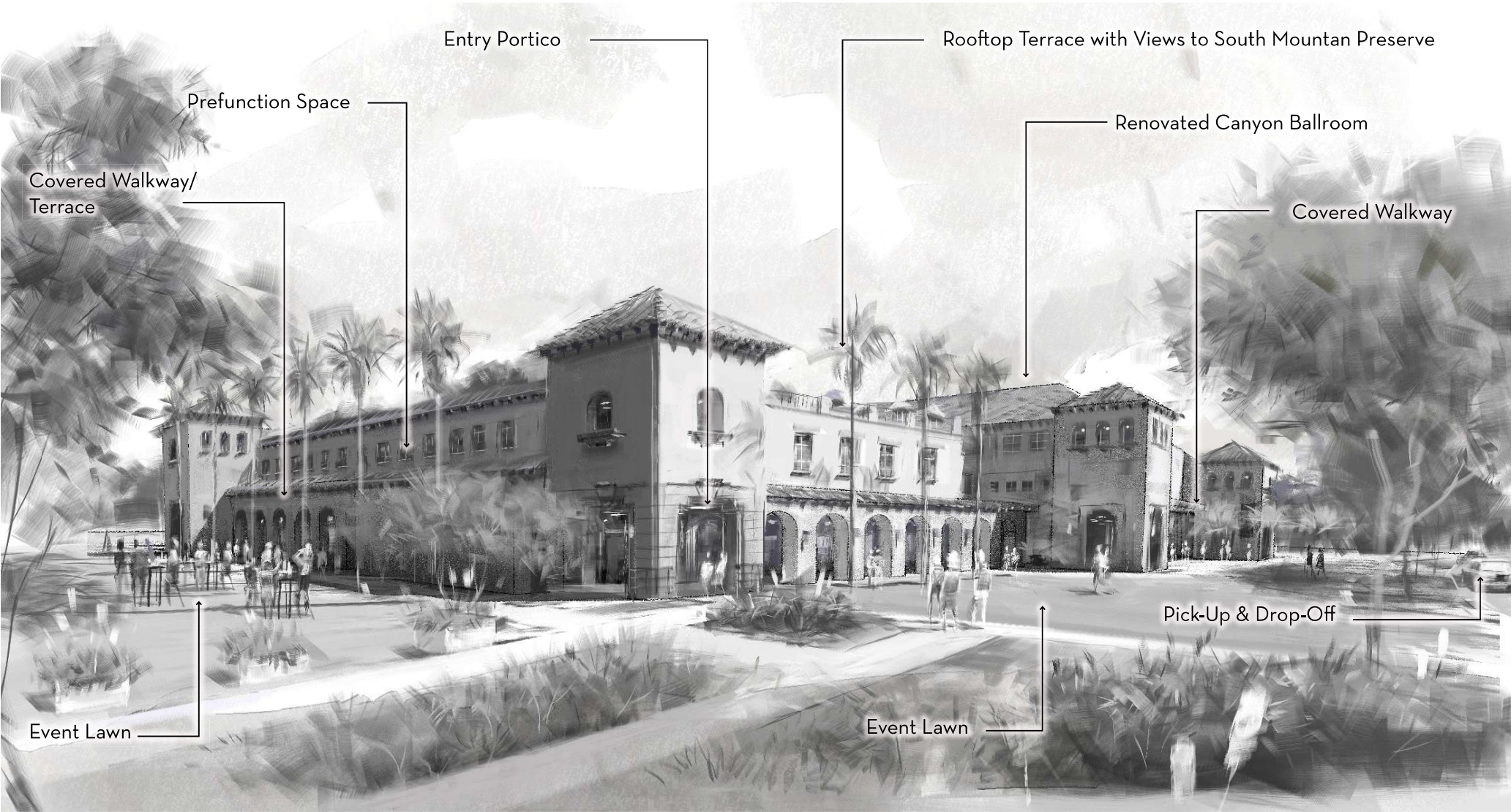


CONCEPTUAL ILLUSTRATION OF THE FOOD AND BEVERAGE DISTRICT

European-style food hall, event, and entertainment destination. Chef-driven restaurants serving a variety of cuisines, two bars, live music, and special events.



VIEWPOINT



Entry Portico

Rooftop Terrace with Views to South Mountain Preserve

Prefunction Space

Renovated Canyon Ballroom

Covered Walkway/
Terrace

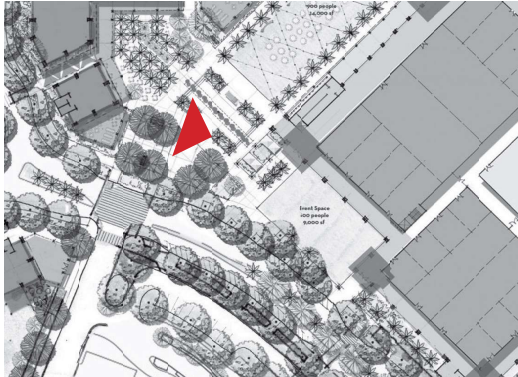
Covered Walkway

Event Lawn

Event Lawn

Pick-Up & Drop-Off

CONCEPTUAL ILLUSTRATION OF THE CONFERENCE, MEETING SPACE & BALLROOMS
 New state-of-the-art meeting facilities, pre-function space, outdoor terraces, rooftop gardens and event lawns



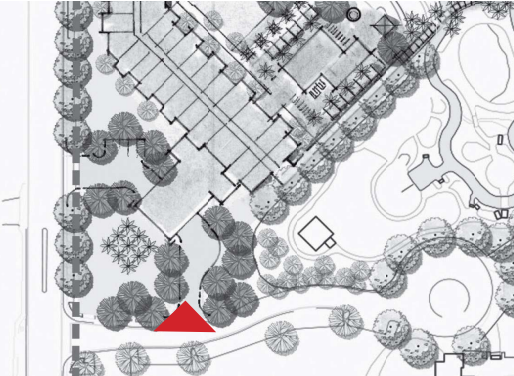
VIEWPOINT

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
 June 12, 2023



CONCEPTUAL ILLUSTRATION OF THE NEW HOTEL ROOMS
 Southwestern-style design luxury guest rooms with mountain views or views over The Oasis Waterpark.



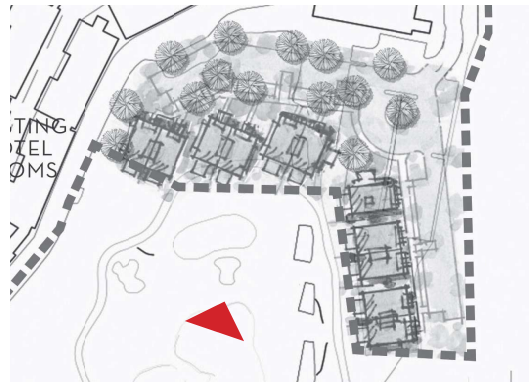
VIEWPOINT

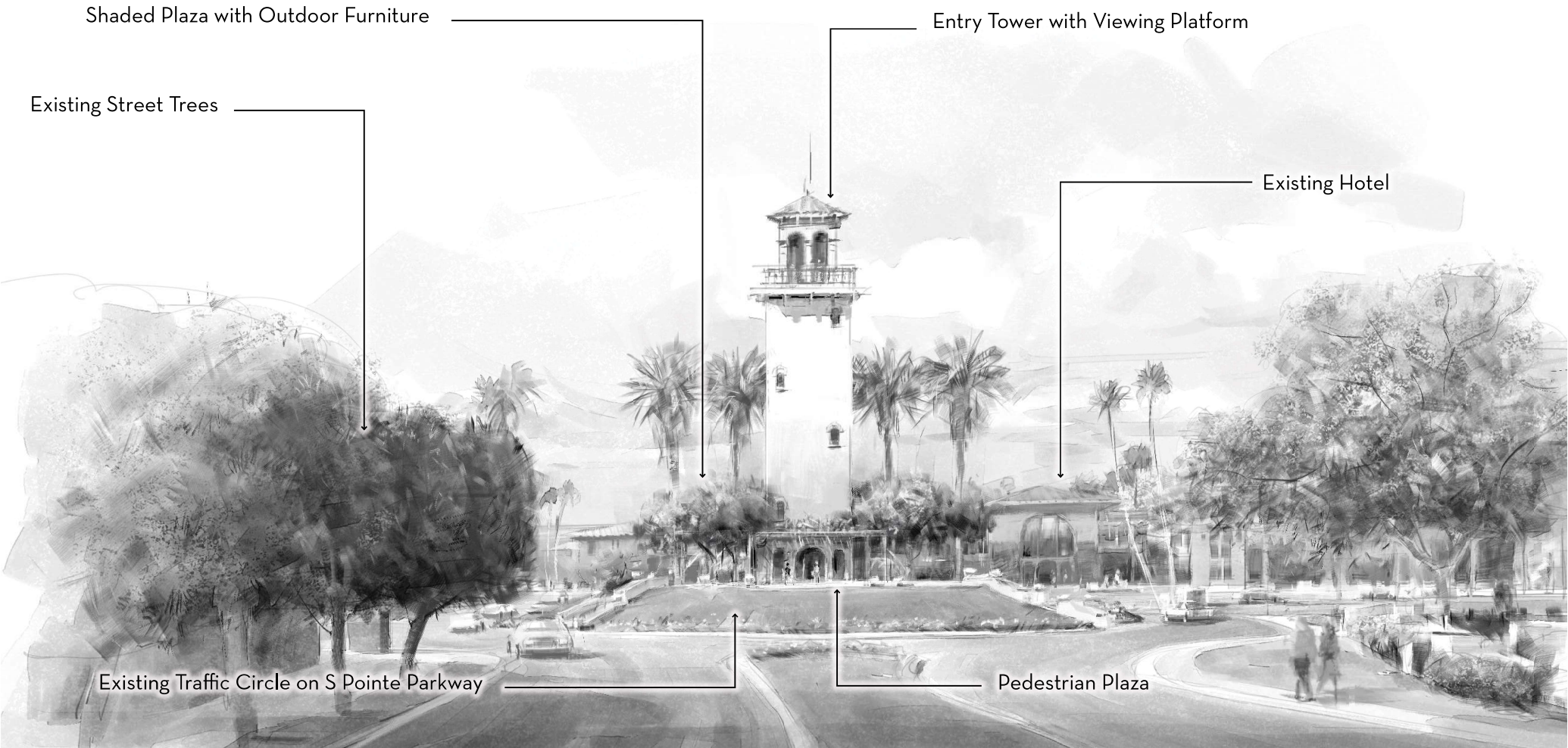
ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
 June 12, 2023

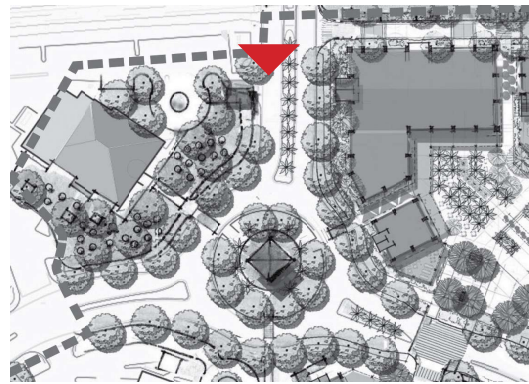


CONCEPTUAL ILLUSTRATION OF THE GOLF COTTAGES
 Two-story units with dramatic views over the golf course towards South Mountain Preserve.





CONCEPTUAL ILLUSTRATION OF THE MAIN ENTRY VIEWING TOWER
 Major architectural feature to replace existing fountain. Elevator and stairway to viewing level.



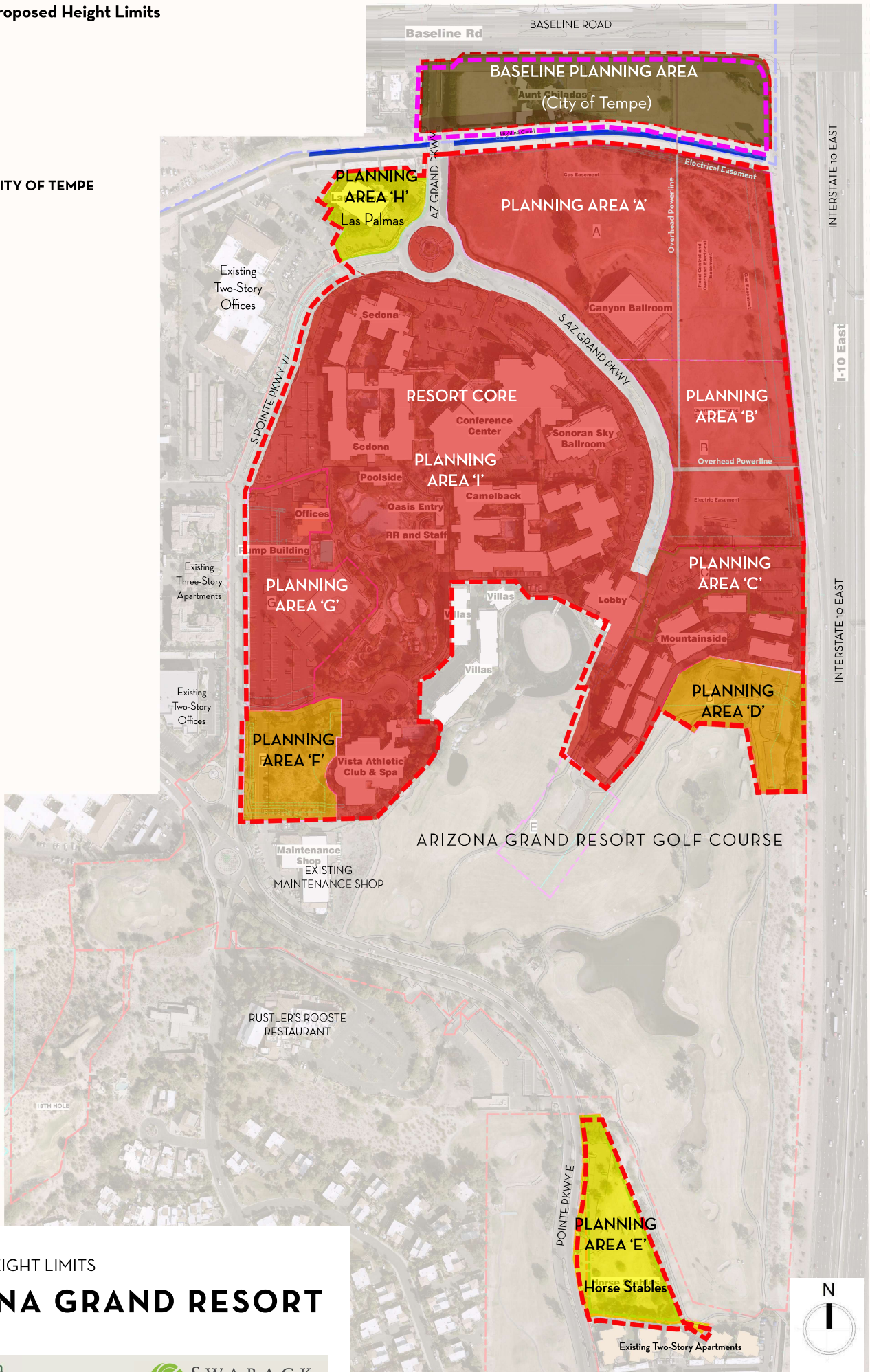
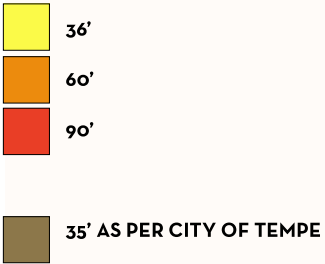
VIEWPOINT

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
 June 12, 2023

Exhibit 7

Legend - Proposed Height Limits



PROPOSED HEIGHT LIMITS

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
July 6, 2023

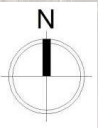


Exhibit 8

LEGEND

- 1 NEW HOTEL ROOMS OR APARTMENTS
- 2 NEW BALLROOMS/CONFERENCE
- 3 RENOVATED CANYON BALLROOM
- 4 THE DISTRICT F&B
- 5 APARTMENTS (City of Tempe)
- 6 GOLF COTTAGES
- 7 OUTDOOR DINING
- 8 PARKING
- 9 PASEO
- 10 BRIDGE OVER THE OASIS WATER PARK
- 11 BRIDGE OVER CANAL
- 12 LAS PALMAS EVENT CENTER
- 13 ENTRY MONUMENT/FOUNTAIN

SHADE PLAN LEGEND

- EVENT LAWN
Temporary Shade Structures
- PARKING LOT SHADE
Min. 10% Shaded
- CANAL & POWER ESMNT (SRP)
Min. 20% Shaded
- COMMON AREA SHADE
Min. 50% Shaded
- STREETSCAPE
Min. 75% Shaded
- PEDESTRIAN PASEO SHADE
75% Shaded



PEDESTRIAN SHADE CONCEPT PLAN

ARIZONA GRAND RESORT

Phoenix, Arizona
October 11, 2023

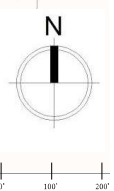


Exhibit 9



INSPIRATIONAL ARCHITECTURAL IMAGES

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
June 5, 2023





EXISTING ARCHITECTURAL CHARACTER

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
June 5, 2023



Exhibit 10

LEGEND

- 1 NEW HOTEL ROOMS OR APARTMENTS
- 2 NEW BALLROOMS/CONFERENCE
- 3 RENOVATED CANYON BALLROOM
- 4 THE DISTRICT F&B
- 5 MULTI-FAMILY (City of Tempe)
- 6 GOLF COTTAGES
- 7 OUTDOOR DINING
- 8 PARKING
- 9 PASEO
- 10 BRIDGE OVER THE OASIS
- 11 HIGHLINE CANAL
- 12 LAS PALMAS EVENT CENTER
- 13 TOWER/FOUNTAIN
- 14 KITCHEN
- 15 PLAZA

LANDSCAPE PLAN LEGEND

- 
STREETSCAPE SHADE TREES
 Ash, Elm, Pistache, Mesquite, Palo Verde, Southern Live Oak, Fruitless Olive, Citrus
- 
PALM TREES
 Date Palm, Mexican Fan Palm, California Fan Palm
- 
PASEO SHADE TREE
 Mesquite, Palo Verde, Ficus, Elm, Ash, Pis Southern Live Oak, Pistach
- 
FLOWERING SHADE TREES
 Palo Verde, Orchid, Yellow Bells, Texas Olive, Desert Willow, Cascalote
- 
CANAL & POWERLINE ESMT TREES
 Acacia, Caesalpinia, Desert Willow, Desert Fern, Cascalote, Red Bird of Paradise
- 
DESERT SHADE TREES
 Mesquite, Palo Verde, Southern Live Oak, Palo Brea, Ash, Elm, Pistache



CONCEPTUAL LANDSCAPE PLAN

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
 July 6, 2023

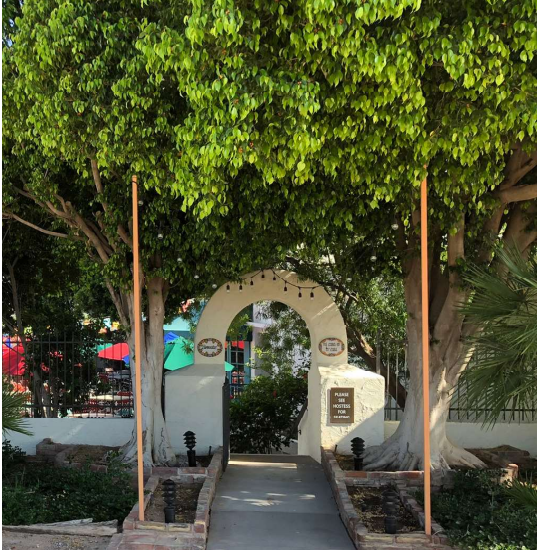
Exhibit 11



EXISTING LANDSCAPE CHARACTER
ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
June 5, 2023





INSPIRATIONAL LANDSCAPE IMAGES

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
June 5, 2023



Exhibit 12



ARCHITECTURAL MATERIALS PALETTE

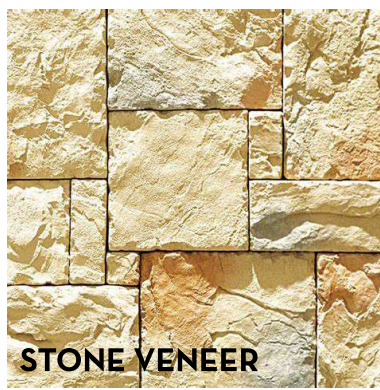
ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
June 5, 2023





STONE VENEER



STONE VENEER



STONE VENEER



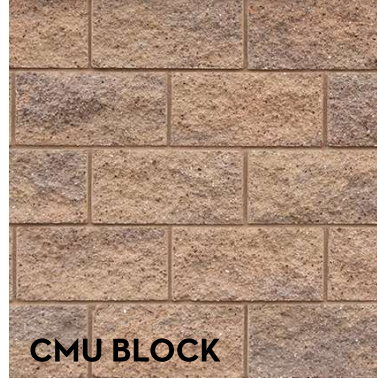
CERAMIC TILE



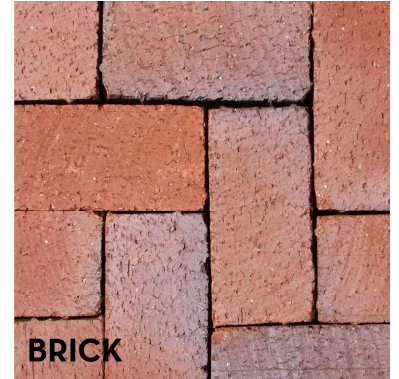
SALTILLO TILE



METAL PANELS



CMU BLOCK



BRICK



DECORATIVE METAL



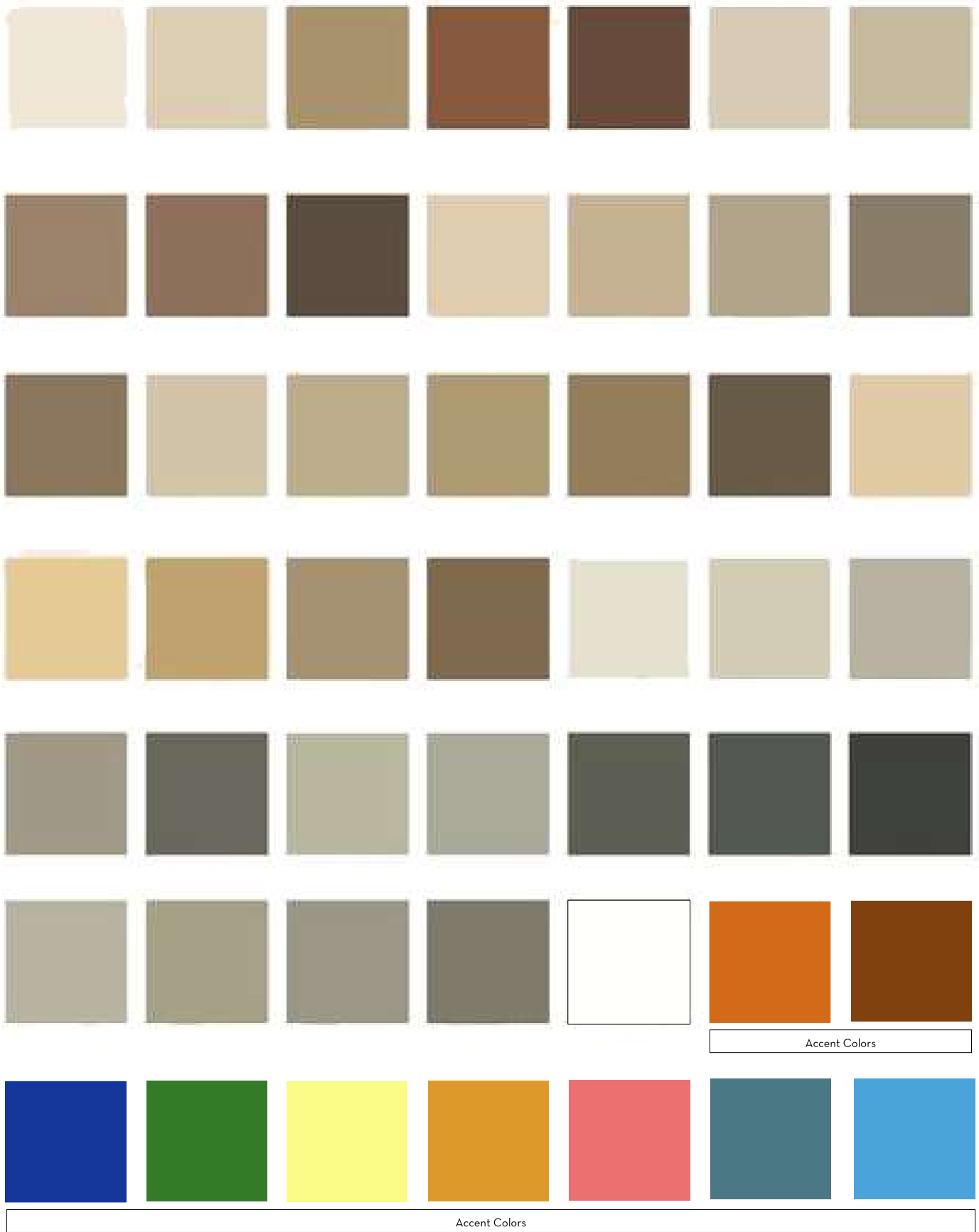
CANVAS

ARCHITECTURAL MATERIALS PALETTE

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
June 5, 2023

Exhibit 13



Accent Colors

Accent Colors

ARCHITECTURAL COLOR PALETTE

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
June 5, 2023

NOTE:
The color palette depicted in this exhibit is intended to be indicative of the acceptable range of colors. Colors not shown in this exhibit are allowed if they fall within this range.

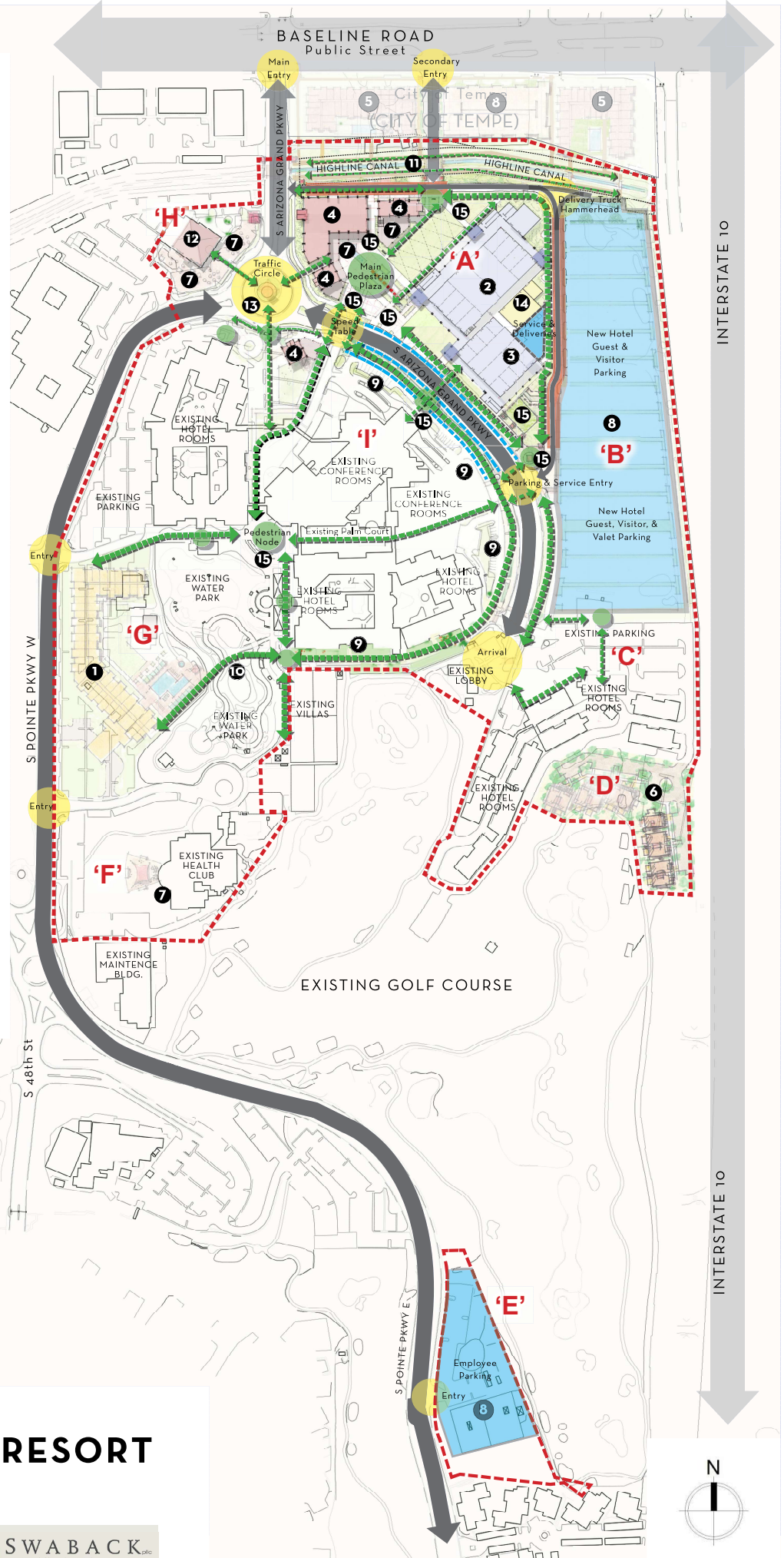
Exhibit 14

LEGEND

- 1 NEW HOTEL ROOMS OR APARTMENTS
- 2 NEW BALLROOMS/CONFERENCE
- 3 RENOVATED CANYON BALLROOM
- 4 THE DISTRICT F&B
- 5 MULTI-FAMILY (City of Tempe)
- 6 GOLF COTTAGES
- 7 OUTDOOR DINING
- 8 PARKING
- 9 PASEO
- 10 BRIDGE OVER THE OASIS
- 11 HIGHLINE CANAL (Buried)
- 12 LAS PALMAS EVENT CENTER
- 13 TOWER/FOUNTAIN
- 14 KITCHEN
- 15 PLAZA

CIRCULATION PLAN LEGEND

- MAJOR INTERSECTION/ENTRY
- PRIVATE STREET
- PEDESTRIAN PASEO
- PEDESTRIAN NODE OR PLAZA
- DROP-OFF & VALET
- NEW PARKING
- VEHICLE/PEDESTRIAN SHARED STREET



CONCEPTUAL CIRCULATION PLAN

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona
July 6, 2023

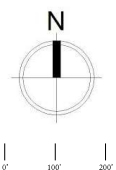


Exhibit 15

Exhibit 16

COMPARATIVE ZONING STANDARDS TABLE

C-2 M-R PCD SP (PLANNING AREA A)		
STANDARD	C-2 M-R PCD SP	PUD
Minimum Lot Width/Depth	55' minimum	None
Minimum Common Open Space	None	15%
Maximum Residential Density	NA	190 units
Maximum Hotel Density	NA	1,100 keys
Building Height ^{1, 2}	190 feet	<ul style="list-style-type: none"> • Planning Area A: 90 feet maximum • Planning Area B: 90 feet maximum • Planning Area C: 90 feet maximum • Planning Area D: 60 feet maximum • Planning Area E: 36 feet maximum • Planning Area F: 60 feet maximum • Planning Area G: 90 feet maximum • Planning Area H: 36 feet maximum • Planning Area I: 90 feet maximum
Lot Coverage	Primary structure, not including attached shade structures: 40%; Total: 50%	50% maximum of the net area of the PUD for primary structures plus an additional maximum 15% for shade canopies. No maximum lot coverage cap on any individual development site, lot coverage will constitute the ground floor footprint of all buildings excluding roof overhangs, projections, and balconies.

¹ See **Exhibit 7, Proposed Height Limits**

² Parking structures shall be allowed in all Planning Areas within the PUD at height(s) not to exceed the allowed building height of such Planning Areas.

<p>On site areas for outdoor amenities, landscape and pedestrian-oriented hardscape</p>	<p>NA</p>	<p>Minimum 15% of net area of the PUD. No minimum required on any individual development site. Private outdoor amenity/open space provided within a multifamily, office, retail, or hospitality development(s) shall count toward the overall minimum 15% requirement.</p>
<p>Building Setbacks</p>	<p>Average 25' for structures not exceeding two stories or 30' (Minimum 20' permitted for up to 50% of structure, including projections)</p> <p>Average 30' for structures exceeding two stores or 30' (Minimum 20' permitted for up to 50% of structure, including projections)</p>	<p>a. Adjacent to perimeter public or private streets: Minimum 30 feet</p> <p>b. Interior front, side and rear yards: Minimum 0 feet</p> <p>c. I-10 Frontage: Minimum 35 feet</p>
<p>Landscape Setback</p>	<p>Average 25' for structures not exceeding two stores or 30' (Minimum 20' permitted for up to 50% of the frontage)</p> <p>Average 30' for structures exceeding two stories or 30' (Minimum 20' for up to 50% of the frontage)</p>	<p>a. Adjacent to perimeter public or private streets: Minimum 10 feet</p> <p>b. Interior Property Lines: Minimum 0 feet</p> <p>c. I-10 Frontage: Minimum 35 feet</p> <p>d. Planning Areas A and B: Minimum 30 feet</p> <p>e. Planning Areas C, D, and I: Minimum 0 feet</p>
<p>Parking Spaces (vehicles)</p>	<p>Section 702</p>	<p>Parking within this PUD may be part of a shared parking program that considers compatible uses and current market parking demands. A minimum of 1,513 parking spaces will be provided (A minimum of 5% of the required parking spaces shall be EV Ready and minimum of 2% shall be EV Capable)</p>

<p>Parking Spaces (bicycles)</p>	<p>NA</p>	<p>Minimum of 25 (a minimum of 4 of the required bicycle parking spaces shall include standard electrical receptacles for electrical bicycle charging capabilities)</p> <p>Minimum of 5 of the 25 spaces will be guest bicycle parking. Guest bicycle parking will be built in accordance with Section 1307.H.1-5 of the Phoenix Zoning Ordinance.</p> <p>Minimum of 5 of the 25 spaces will be secure bicycle parking.</p>
<p>Minimum number of Loading Spaces</p>	<p>NA</p>	<p>0 required except 1 space each for buildings more than 100,000 SF of GLA</p>
<p>Bicycle Fix It Station</p>	<p>NA</p>	<p>A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a multifamily use site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:</p> <ul style="list-style-type: none"> a. Standard repair tools affixed to the station; b. A tire gauge and pump affixed to the base of the station or the ground; c. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

<p>Streetscape Landscaping</p>	<p>Min. 2-inch caliper (50% of required trees)</p> <p>Min. 3-inch caliper or multi-trunk tree (25% of required trees)</p> <p>Min. 4-inch caliper or multi-trunk tree (25% of required trees)</p> <p>Minimum five (5) 5-gallon shrubs per tree</p>	<p><u>Tree Size</u></p> <ul style="list-style-type: none"> • Minimum 1.0--inch caliper (50% of required trees) • Minimum 2.0-inch caliper (50% of required trees) <p><u>Shrub Size</u></p> <ul style="list-style-type: none"> • Minimum five (5) 5-gallon shrubs per tree <p><u>Groundcover</u></p> <ul style="list-style-type: none"> • Minimum 50% living groundcover <p><u>Turf</u></p> <p>Turf is allowed within private street tracts and easements.</p>
<p>Parking Area Landscaping</p>	<p>Interior surface area (exclusive of perimeter landscaping and all required setbacks): 10%</p> <p>Landscaped planters: At ends of each row of parking and approximately every 110'</p> <p>Min. 2-inch caliper trees (60% of required trees)</p> <p>Min. 1-inch caliper trees (40% of required trees)</p> <p>Minimum five (5) 5-gallon shrubs per tree</p>	<p>a. Buffer areas surrounding a parking lot: Minimum 10-foot width with a minimum of one 2-inch caliper large shade tree for every 600 square feet of landscape area.</p> <p>Shrubs, accents, and ground covers to achieve a minimum of 50% living vegetative ground coverage at maturity with a minimum of five 5-gallon shrubs for every tree per area requirements.</p> <p>b. Interior landscape within a parking lot: Minimum 10% of the surface parking lot shall be shaded with structural shade (including solar panels) or trees with a minimum of one 2-inch caliper trees for every 12 parking spaces.</p>

		<p>Landscape planters for trees in parking lots shall be a minimum of 5-feet wide (inside dimension of curbs) and shall contain a minimum of one 2-inch caliper tree.</p> <p>All non-paved areas within the parking lots shall be planted with 50% living vegetative ground coverage at maturity.</p>
<p>General Landscape Requirements</p>	<p>Section 703</p>	<p>All right-of-way plant material shall comply with the Department of Water Resources low water use plan list.</p> <p>Existing plantings may remain and be replaced if/when needed by the same or similar species.</p> <p>Plantings in new development areas outside of the right-of-way are not limited to ADWR's List but all plant materials in new development areas will be selected for their ability to tolerate periods of drought.</p> <p>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 or more.</p> <p>Public spaces should be well landscaped to encourage pedestrian activity, cool streets, shaded sidewalks and to create a lush, oasis-like resort.</p>

		<p>Shade shall be provided along the right-of-way frontage, excluding driveways, loading and service berths.</p> <p>All landscaping shall be irrigated with a permanent irrigation system with weather sensor (or similar system designed to control water use)</p>
Minimum Number of Tree Species	Section 703	3 ³
Minimum Number of Shrub Species	Section 703	5
Minimum Number of Groundcover Species	Section 703	3
Minimum Number of Cactus/Succulent Species	Section 703	3
Landscape Setback Planting Requirements	Section 703	<p>Minimum 2-inch caliper large canopy shade trees planted 20 feet on center or in equivalent groupings.</p> <p>Shrubs, accents, and ground covers to achieve a minimum of 50% living vegetative ground coverage at maturity with a minimum of five 5-gallon shrubs for every tree per area requirements</p>
General Shade Requirements	NA	<p>Shade in new development areas shall be calculated at tree maturity and at summer solstice at noon. A shade study shall be submitted for review and approval by the Planning and Development Department. See Parking Lot Landscape standards for shade in parking lots.</p>

³ Existing palm trees may remain. If any palm trees are added to Arizona Grand Resort, the added palms shall be used as accent trees and not as primary trees.

New Public and Private Sidewalks and Walkways	NA	Minimum 75% shade on new public and private sidewalks (natural and/or artificial) at noon on the summer solstice. Unshaded segments of the walkway shall not exceed 15 feet except at driveway crossings.
New Common Open Space Areas	NA	Minimum 50% shade coverage, except water amenities and lawn areas.
New Bicycle Parking Space Areas	NA	New bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 50% shade.
Sidewalks adjacent to Streets	NA	New sidewalks shall be detached and shall comply with the following width and landscape requirements: 1. Sidewalk width: Minimum 6' and comply with ADA Standards Landscape strip between curb and sidewalk: Minimum 5' wide landscaped with one row of trees.
Private Walkway to Pedestrian Bridge Over Highline Canal	NA	The private walkway to the existing pedestrian bridge over the Highline Canal shall be maintained and enhanced with landscaping such as trees and shrubs and amenities such as a paved walkway, benches, lighting and signage.
RH PCD (PLANNING AREA A)		
STANDARD	RH PCD	PUD
Minimum Lot Size	7.5 gross acres	None
Minimum Guestrooms	50	0
Maximum Residential Density	10 guestrooms or dwelling units for each one-half acre	190 units

	(any dwelling units shall be in excess of the minimum 50 guestrooms)	
Maximum Hotel Density	No Section 629 cap on the number of hotel rooms; 10 guestrooms or dwelling units for each one-half acre	1,100 keys
Building Setbacks	25 feet from property lines; 40 feet from property lines that abut residential districts (may be reduced to 25 feet if the 25 feet is entirely landscaped) 40-foot front yard	a. Adjacent to perimeter public or private streets: Minimum 30 feet b. Interior front, side and rear yards: Minimum 0 feet c. I-10 Frontage: Minimum 30 feet
Lot Coverage	20% of total lot area	50% maximum of the net area of the PUD for primary structures plus an additional maximum 15% for shade canopies. No maximum lot coverage cap on any individual development site, lot coverage will constitute the ground floor footprint of all buildings excluding roof overhangs, projections, and balconies.
Building Height ^{4, 5}	20 feet for buildings within 100 feet of any residential district or perimeter street Starting at 100 feet from any abutting residential district or perimeter street, or 25 feet from property lines which abut nonresidential districts, the height of structures may be increased 1 foot for each 5 of horizontal distance. In no event shall any such building exceed a	<ul style="list-style-type: none"> • Planning Area A: 90 feet maximum • Planning Area B: 90 feet maximum • Planning Area C: 90 feet maximum • Planning Area D: 60 feet maximum • Planning Area E: 36 feet maximum • Planning Area F: 60 feet maximum • Planning Area G: 90 feet maximum

⁴ See **Exhibit 7, Proposed Height Limits**

⁵ Parking structures shall be allowed in all Planning Areas within the PUD at height(s) not to exceed the allowed building height of such Planning Areas.

	height of 4 stories not to exceed 48 feet.	<ul style="list-style-type: none"> • Planning Area H: 36 feet maximum • Planning Area I: 90 feet maximum
Lighting	<p>When a Resort District abuts a single-family residential district, a landscape screen, a minimum of 10 feet wide, shall be established and maintained on the abutting lot line</p> <p>Maximum height of 6 feet within 50 feet of a residential district</p> <p>Maximum height of 12 feet within 100 feet of a residential district</p> <p>All other lighting shall not exceed 25 feet in height</p>	<p>All lighting shall comply with Section 704 and Section 507 Tab A.II.A.8 of the Phoenix Zoning Ordinance and Section 23-100 of the Phoenix City Code.</p> <p>Lighting fixtures shall complement and be compatible with the design and character of the primary building.</p> <p>Pedestrian-scale lighting shall be provided along all new sidewalks, new multi-use trails and new pedestrian walkways to maintain a minimum of one foot candle illumination throughout the pathway.</p> <p>The public's safety should be protected by employing environmental design to promote situational awareness. Illumination should not leave areas of darkness which permit concealment. Lighting should not create glare for pedestrians or neighboring properties.</p>
On site areas for outdoor amenities, landscape and pedestrian-oriented hardscape	NA	Minimum 15% of net area of the PUD. No minimum required on any individual development site. Private outdoor amenity/open space provided within a multifamily, office, retail, or hospitality development(s) shall count toward the overall minimum 15% requirement.

Landscape Setback	Section 703	<p>a. Adjacent to perimeter public or private streets: Minimum 10 feet</p> <p>b. Interior Property Lines: Minimum 0 feet</p> <p>c. I-10 Frontage: Minimum 35 feet</p> <p>d. Planning Areas A and B: Minimum 30 feet</p> <p>e. Planning Areas C, D, and I: Minimum 0 feet</p>
Parking Spaces (vehicles)	Section 702	Parking within this PUD may be part of a shared parking program that considers compatible uses and current market parking demands. A minimum of 1,513 parking spaces will be provided (A minimum of 5% of the required parking spaces shall be EV Ready and a minimum of 2% shall be EV Capable)
Parking Spaces (Bicycles)	NA	<p>Minimum of 25 (a minimum of 4 of the required bicycle parking spaces shall include standard electrical receptables for electrical bicycle charging capabilities)</p> <p>Minimum of 5 of the 25 spaces will be guest bicycle parking. Guest bicycle parking will be built in accordance with Section 1307.H.1-5 of the Phoenix Zoning Ordinance.</p> <p>Minimum of 5 of the 25 spaces will be secure bicycle parking.</p>
Minimum Number of Loading Spaces	NA	0 required except 1 space each for building that is more than 100,000 SF of GLA
Bicycle Fix It Station	NA	A bicycle repair station (“fix it station”) shall be provided and maintained on site within an

		<p>amenity area or near a multifamily use site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:</p> <ol style="list-style-type: none"> a. Standard repair tools affixed to the station; b. A tire gauge and pump affixed to the base of the station or the ground; c. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
Streetscape Landscaping	Section 703	<p><u>Street Planting</u></p> <ul style="list-style-type: none"> • Minimum one row of trees on both sides of private streets <p><u>Tree Size</u></p> <ul style="list-style-type: none"> • Minimum 1.0-inch caliper (50% of required trees) • Minimum 2.0-inch caliper (50% of required trees) <p><u>Shrub Size</u></p> <ul style="list-style-type: none"> • Minimum five (5) 5-gallon shrubs per tree <p><u>Groundcover</u></p> <ul style="list-style-type: none"> • Minimum 50% living groundcover <p><u>Turf</u></p> <p>Turf is allowed within private street tracts and easements.</p>
Parking Area Landscaping	Section 703	<ol style="list-style-type: none"> a. Buffer areas surrounding a parking lot: Minimum 10-

		<p>foot width with a minimum of one 2-inch caliper large shade tree for every 600 square feet of landscape area.</p> <p>Shrubs, accents, and ground covers to achieve a minimum of 50% living vegetative ground coverage at maturity with a minimum of five 5-gallon shrubs for every tree per area requirements.</p> <p>b. Interior landscape within a parking lot: Minimum 10% of the surface parking lot shall be shaded with structural shade (including solar panels) or trees with a minimum of one 2-inch caliper trees for every 12 parking spaces.</p> <p>Landscape planters for trees in parking lots shall be a minimum of 5-feet wide (inside dimension of curbs) and shall contain a minimum of one 2-inch caliper tree.</p> <p>All non-paved areas within the parking lots shall be planted with 50% living vegetative ground coverage at maturity.</p>
<p>General Landscape Requirements</p>	<p>Section 703</p>	<p>All right-of-way plant material shall comply with the Department of Water Resources low water use plan list.</p>

		<p>Existing plantings may remain and be replaced if/when needed by the same or similar species.</p> <p>Plantings in new development areas outside of the right-of-way are not limited to ADWR's List but all plant materials in new development areas will be selected for their ability to tolerate periods of drought.</p> <p>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 or more.</p> <p>Public spaces should be well landscaped to encourage pedestrian activity, cool streets, shaded sidewalks and to create a lush, oasis-like resort.</p> <p>Shade shall be provided along the right-of-way frontage, excluding driveways, loading and service berths.</p> <p>All landscaping shall be irrigated with a permanent irrigation system with weather sensor (or similar system designed to control water use)</p>
Minimum Number of Tree Species	Section 703	3 ⁶
Minimum Number of Shrub Species	Section 703	5
Minimum Number of Groundcover Species	Section 703	3

⁶ Existing palm trees may remain. If any palm trees are added to Arizona Grand Resort, the added palms shall be used as accent trees and not as primary trees.

Minimum Number of Cactus/Succulent Species	Section 703	3
Landscape Setback Planting Requirements	Section 703	<p>Minimum 2-inch caliper large canopy shade trees planted 20 feet on center or in equivalent groupings.</p> <p>Shrubs, accents, and ground covers to achieve a minimum of 50% living vegetative ground coverage at maturity with a minimum of five 5-gallon shrubs for every tree per area requirements</p>
General Shade Requirements	NA	<p>Shade in new development areas shall be calculated at tree maturity and at summer solstice at noon. A shade study shall be submitted for review and approval by the Planning and Development Department. See Parking Lot Landscape standards for shade in parking lots.</p>
New Public and Private Sidewalks and Walkways	NA	<p>Minimum 75% shade on new public and private sidewalks (natural and/or artificial) at noon on the summer solstice. Unshaded segments of the walkway shall not exceed 15 feet except at driveway crossings.</p>
New Common Open Space Areas	NA	<p>Minimum 50% shade coverage, except water amenities and lawn areas.</p>
New Bicycle Parking Space Areas	NA	<p>New bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 50% shade.</p>
Sidewalks adjacent to Streets	NA	<p>New sidewalks shall be detached and shall comply with</p>

		<p>the following width and landscape requirements:</p> <ol style="list-style-type: none"> 1. Sidewalk width: Minimum 6' and comply with ADA Standards <p>Landscape strip between curb and sidewalk: Minimum 5' wide landscaped with one row of trees.</p>
Private Walkway to Pedestrian Bridge Over Highline Canal	NA	The private walkway to the existing pedestrian bridge over the Highline Canal shall be maintained and enhanced with landscaping such as trees and shrubs and amenities such as a paved walkway, benches, lighting, and signage.
C-O M-R PCD SP (PLANNING AREA A)		
STANDARD	C-O M-R PCD SP	PUD
Minimum Lot Size	6,000 SF with minimum 60-foot width and 94-foot depth	None
Building Setbacks	<p>20-foot front yard for development not exceeding 56 feet in height; Front yard as provided in Section 701.D for any development exceeding 56 feet</p> <p>5-foot side yards for development not exceeding 56 feet in height; Side yards as provided in Section 701.D and subject to the exceptions provided in Section 701.A.3 for any development exceeding 56 feet</p> <p>15-foot rear yard which may be measured from the centerline of any existing 16-foot or wider rear alley or from what would be the</p>	<ol style="list-style-type: none"> a. Adjacent to perimeter public or private streets: Minimum 30 feet b. Interior front, side and rear yards: Minimum 0 feet c. I-10 Frontage: Minimum 35 feet

	centerline of a full 16-foot or wider rear alley where only a one-half or partial alley exists for development not exceeding 56 feet in height; Rear yard as provided in Section 701.D for any development exceeding 56 feet.	
Lot Coverage	50% for development not exceeding 56 feet in height; no maximum lot coverage for any development exceeding 56 feet.	50% maximum of the net area of the PUD for primary structures plus an additional maximum 15% for shade canopies. No maximum lot coverage cap on any individual development site, lot coverage will constitute the ground floor footprint of all buildings excluding roof overhangs, projections, and balconies.
Building Height ^{7, 8}	190 feet	<ul style="list-style-type: none"> • Planning Area A: 90 feet maximum • Planning Area B: 90 feet maximum • Planning Area C: 90 feet maximum • Planning Area D: 60 feet maximum • Planning Area E: 36 feet maximum • Planning Area F: 60 feet maximum • Planning Area G: 90 feet maximum • Planning Area H: 36 feet maximum • Planning Area I: 90 feet maximum
Open Space	30%, exclusive of setbacks, areas open to vehicular	15%

⁷ See **Exhibit 7, Proposed Height Limits**

⁸ Parking structures shall be allowed in all Planning Areas within the PUD at height(s) not to exceed the allowed building height of such Planning Areas.

	traffic and parking areas for any development exceeding 56 feet.	
On site areas for outdoor amenities, landscape and pedestrian-oriented hardscape	NA	Minimum 15% of net area of the PUD. No minimum required on any individual development site. Private outdoor amenity/open space provided within a multifamily, office, retail, or hospitality development(s) shall count toward the overall minimum 15% requirement.
Landscape Setback	Section 703	<p>a. Adjacent to perimeter public or private streets: Minimum 10 feet</p> <p>b. Interior Property Lines: Minimum 0 feet</p> <p>c. I-10 Frontage: Minimum 35 feet</p> <p>d. Planning Areas A and B: Minimum 30 feet</p> <p>e. Planning Areas C, D, and I: Minimum 0 feet</p>
Parking Spaces (vehicles)	Section 702	Parking within this PUD may be part of a shared parking program that considers compatible uses and current market parking demands. (A minimum of 5% of the required parking spaces shall be EV Ready and a minimum of 2% shall be EV Capable)
Parking Spaces (bicycles)	NA	<p>Minimum of 25 (a minimum of 4 of the required bicycle parking spaces shall include standard electrical receptables for electrical bicycle charging capabilities)</p> <p>Minimum of 5 of the 25 spaces will be guest bicycle parking. Guest bicycle parking will be built in accordance with Section</p>

		<p>1307.H.1-5 of the Phoenix Zoning Ordinance.</p> <p>Minimum of 5 of the 25 spaces will be secure bicycle parking.</p>
Minimum number of Loading Spaces	NA	0 required except 1 space each for building that is more than 100,000 SF of GLA
Bicycle Fix It Station	NA	<p>A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a multifamily use site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:</p> <ol style="list-style-type: none"> a. Standard repair tools affixed to the station; b. A tire gauge and pump affixed to the base of the station or the ground; c. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
Streetscape Landscaping	Section 703	<p><u>Street Planting</u></p> <ul style="list-style-type: none"> • Minimum one row of trees on both sides of private streets <p><u>Tree Size</u></p> <ul style="list-style-type: none"> • Minimum 1.0-inch caliper (50% of required trees) • Minimum 2.0-inch caliper (50% of required trees)

		<p><u>Shrub Size</u></p> <ul style="list-style-type: none"> • Minimum five (5) 5-gallon shrubs per tree <p><u>Groundcover</u></p> <ul style="list-style-type: none"> • Minimum 50% living groundcover <p><u>Turf</u></p> <p>Turf is allowed within private street tracts and easements.</p>
<p>Parking Area Landscaping</p>	<p>Section 703</p>	<p>a. Buffer areas surrounding a parking lot: Minimum 10-foot width with a minimum of one 2-inch caliper large shade tree for every 600 square feet of landscape area.</p> <p>Shrubs, accents, and ground covers to achieve a minimum of 50% living vegetative ground coverage at maturity with a minimum of five 5-gallon shrubs for every tree per area requirements.</p> <p>b. Interior landscape within a parking lot: Minimum 10% of the surface parking lot shall be shaded with structural shade (including solar panels) or trees with a minimum of one 2-inch caliper trees for every 12 parking spaces.</p> <p>Landscape planters for trees in parking lots shall be a minimum of 5-feet wide (inside dimension of curbs) and shall contain a minimum of one 2-inch caliper tree.</p>

		<p>All non-paved areas within the parking lots shall be planted with 50% living vegetative ground coverage at maturity.</p>
<p>General Landscape Requirements</p>	<p>Section 703</p>	<p>All right-of-way plant material shall comply with the Department of Water Resources low water use plan list.</p> <p>Existing plantings may remain and be replaced if/when needed by the same or similar species.</p> <p>Plantings in new development areas outside of the right-of-way are not limited to ADWR's List but all plant materials in new development areas will be selected for their ability to tolerate periods of drought. 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 or more.</p> <p>Public spaces should be well landscaped to encourage pedestrian activity, cool streets, shaded sidewalks and to create a lush, oasis-like resort.</p> <p>Shade shall be provided along the right-of-way frontage, excluding driveways, loading and service berths.</p> <p>All landscaping shall be irrigated with a permanent irrigation system with weather sensor (or similar system designed to control water use)</p>

Minimum Number of Tree Species	Section 703	3 ⁹
Minimum Number of Shrub Species	Section 703	5
Minimum Number of Groundcover Species	Section 703	3
Minimum Number of Cactus/Succulent Species	Section 703	3
Landscape Setback Planting Requirements	Section 703	<p>Minimum 2-inch caliper large canopy shade trees planted 20 feet on center or in equivalent groupings.</p> <p>Shrubs, accents, and ground covers to achieve a minimum of 50% living vegetative ground coverage at maturity with a minimum of five 5-gallon shrubs for every tree per area requirements</p>
General Shade Requirements	NA	<p>Shade in new development areas shall be calculated at tree maturity and at summer solstice at noon. A shade study shall be submitted for review and approval by the Planning and Development Department. See Parking Lot Landscape standards for shade in parking lots.</p>
New Public and Private Sidewalks and Walkways	NA	<p>Minimum 75% shade on new public and private sidewalks (natural and/or artificial) at noon on the summer solstice. Unshaded segments of the walkway shall not exceed 15 feet except at driveway crossings.</p>
New Common Open Space Areas	NA	<p>Minimum 50% shade coverage, except water amenities and lawn areas.</p>

⁹ Existing palm trees may remain. If any palm trees are added to Arizona Grand Resort, the added palms shall be used as accent trees and not as primary trees.

New Bicycle Parking Space Areas	NA	New bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 50% shade.
Sidewalks adjacent to Streets	NA	New sidewalks shall be detached and shall comply with the following width and landscape requirements: 1. Sidewalk width: Minimum 6' and comply with ADA Standards Landscape strip between curb and sidewalk: Minimum 5' wide landscaped with one row of trees.
Private Walkway to Pedestrian Bridge Over Highline Canal	NA	The private walkway to the existing pedestrian bridge over the Highline Canal shall be maintained and enhanced with landscaping such as trees and shrubs and amenities such as a paved walkway, benches, lighting and signage.
RH M-R PCD (PLANNING AREAS B, C, D, E, F, G, and I)		
STANDARD	RH M-R PCD	PUD
Minimum Lot Size	7.5 gross acres	None
Minimum Guestrooms	50	0
Maximum Residential Density	10 guestrooms or dwelling units for each one-half acre (any dwelling units shall be in excess of the minimum 50 guestrooms)	190 units
Maximum Hotel Density	No Section 629 cap on the number of hotel rooms; 10 guestrooms or dwelling units for each one-half acre	1,100 keys

<p>Building Setbacks</p>	<p>For any development not exceeding 56 feet: 25 feet from property lines; 40 feet from property lines that abut residential districts (may be reduced to 25 feet if the 25 feet is entirely landscaped)</p> <p>For any development exceeding 56 feet: In accordance with Section 701.D</p>	<p>a. Adjacent to perimeter public or private streets: Minimum 30 feet</p> <p>b. Interior front, side and rear yards: Minimum 0 feet</p> <p>c. I-10 Frontage: Minimum 35 feet</p>
<p>Lot Coverage</p>	<p>20% of total lot area</p> <p>For any development exceeding 56 feet: no maximum lot coverage</p>	<p>50% maximum of the net area of the PUD for primary structures plus an additional maximum 15% for shade canopies. No maximum lot coverage cap on any individual development site, lot coverage will constitute the ground floor footprint of all buildings excluding roof overhangs, projections, and balconies.</p>
<p>Building Height^{10, 11}</p>	<p>190 feet</p>	<ul style="list-style-type: none"> • Planning Area A: 90 feet maximum • Planning Area B: 90 feet maximum • Planning Area C: 90 feet maximum • Planning Area D: 60 feet maximum • Planning Area E: 36 feet maximum • Planning Area F: 60 feet maximum • Planning Area G: 90 feet maximum • Planning Area H: 36 feet maximum • Planning Area I: 90 feet maximum

¹⁰ See **Exhibit 7, Proposed Height Limits**

¹¹ Parking structures shall be allowed in all Planning Areas within the PUD at height(s) not to exceed the allowed building height of such Planning Areas.

<p>Lighting</p>	<p>When a Resort District abuts a single-family residential district, a landscape screen, a minimum of 10 feet wide, shall be established and maintained on the abutting lot line</p> <p>Maximum height of 6 feet within 50 feet of a residential district</p> <p>Maximum height of 12 feet within 100 feet of a residential district</p> <p>All other lighting shall not exceed 25 feet in height</p>	<p>All lighting shall comply with Section 704 and Section 507 Tab A.II.A.8 of the Phoenix Zoning Ordinance and Section 23-100 of the Phoenix City Code.</p> <p>Lighting fixtures shall complement and be compatible with the design and character of the primary building.</p> <p>Pedestrian-scale lighting shall be provided along all new sidewalks, new multi-use trails and new pedestrian walkways to maintain a minimum of one foot candle illumination throughout the pathway.</p> <p>The public's safety should be protected by employing environmental design to promote situational awareness. Illumination should not leave areas of darkness which permit concealment. Lighting should not create glare for pedestrians or neighboring properties</p>
<p>Open Space</p>	<p>NA</p>	<p>15%</p>
<p>On site areas for outdoor amenities, landscape and pedestrian-oriented hardscape</p>	<p>NA</p>	<p>Minimum 15% of net area of the PUD. No minimum required on any individual development site. Private outdoor amenity/open space provided within a multifamily, office, retail, or hospitality development(s) shall count toward the overall minimum 15% requirement.</p>
<p>Landscape Setback</p>	<p>Section 703</p>	<p>a. Adjacent to perimeter public or private streets: Minimum 10 feet</p>

		<p>b. Interior Property Lines: Minimum 0 feet</p> <p>c. I-10 Frontage: Minimum 35 feet</p> <p>d. Planning Areas A and B: Minimum 30 feet</p> <p>e. Planning Areas C, D, and I: Minimum 0 feet</p>
Parking Spaces (vehicles)	Section 702	Parking within the PUD may be part of a shared parking program that considers compatible uses and current market parking demands. A minimum of 1,513 parking spaces will be provided, (A minimum of 5% of the required parking spaces shall be EV Ready and a minimum of 2% shall be EV Capable)
Parking Spaces (bicycles)	NA	<p>Minimum of 25 (a minimum of 4 of the required bicycle parking spaces shall include standard electrical receptables for electrical bicycle charging capabilities)</p> <p>Minimum of 5 of the 25 spaces will be guest bicycle parking. Guest bicycle parking will be built in accordance with Section 1307.H.1-5 of the Phoenix Zoning Ordinance.</p> <p>Minimum of 5 of the 25 spaces will be secure bicycle parking.</p>
Minimum number of Loading Spaces	NA	0 required except 1 space each for building that is more than 100,000 SF of GLA
Bicycle Fix It Station	NA	A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a multifamily use site entrance. The bicycle repair station (“fix it

		<p>station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:</p> <ol style="list-style-type: none"> a. Standard repair tools affixed to the station; b. A tire gauge and pump affixed to the base of the station or the ground; c. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
Streetscape Landscaping	Section 703	<p><u>Street Planting</u></p> <ul style="list-style-type: none"> • Minimum one row of trees on both sides of private streets <p><u>Tree Size</u></p> <ul style="list-style-type: none"> • Minimum 1.0-inch caliper (50% of required trees) • Minimum 2.0-inch caliper (50% of required trees) <p><u>Shrub Size</u></p> <ul style="list-style-type: none"> • Minimum five (5) 5-gallon shrubs per tree <p><u>Groundcover</u></p> <ul style="list-style-type: none"> • Minimum 50% living groundcover <p><u>Turf</u></p> <p>Turf is allowed within private street tracts and easements.</p>
Parking Area Landscaping	Section 703	<ol style="list-style-type: none"> a. Buffer areas surrounding a parking lot: Minimum 10-foot width with a minimum of one 2-inch caliper large shade tree for every 600

		<p>square feet of landscape area.</p> <p>Shrubs, accents, and ground covers to achieve a minimum of 50% living vegetative ground coverage at maturity with a minimum of five 5-gallon shrubs for every tree per area requirements.</p> <p>b. Interior landscape within a parking lot: Minimum 10% of the surface parking lot shall be shaded with structural shade (including solar panels) or trees with a minimum of one 2-inch caliper trees for every 12 parking spaces.</p> <p>Landscape planters for trees in parking lots shall be a minimum of 5-feet wide (inside dimension of curbs) and shall contain a minimum of one 2-inch caliper tree.</p> <p>All non-paved areas within the parking lots shall be planted with 50% living vegetative ground coverage at maturity.</p>
<p>General Landscape Requirements</p>	<p>Section 703</p>	<p>All right-of-way plant material shall comply with the Department of Water Resources low water use plan list.</p> <p>Existing plantings may remain and be replaced if/when needed by the same or similar species.</p>

		<p>Plantings in new development areas outside of the right-of-way are not limited to ADWR’s List but all plant materials in new development areas will be selected for their ability to tolerate periods of drought.</p> <p>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 or more.</p> <p>Public spaces should be well landscaped to encourage pedestrian activity, cool streets, shaded sidewalks and to create a lush, oasis-like resort.</p> <p>Shade shall be provided along the right-of-way frontage, excluding driveways, loading and service berths.</p> <p>All landscaping shall be irrigated with a permanent irrigation system with weather sensor (or similar system designed to control water use)</p>
Minimum Number of Tree Species	Section 703	3 ¹²
Minimum Number of Shrub Species	Section 703	5
Minimum Number of Groundcover Species	Section 703	3
Minimum Number of Cactus/Succulent Species	Section 703	3
Landscape Setback Planting Requirements	Section 703	Minimum 2-inch caliper large canopy shade trees planted 20

¹² Existing palm trees may remain. If any palm trees are added to Arizona Grand Resort, the added palms shall be used as accent trees and not as primary trees.

		<p>feet on center or in equivalent groupings.</p> <p>Shrubs, accents, and ground covers to achieve a minimum of 50% living vegetative ground coverage at maturity with a minimum of five 5-gallon shrubs for every tree per area requirements</p>
General Shade Requirements	Section 703	<p>Shade in new development areas shall be calculated at tree maturity and at summer solstice at noon. A shade study shall be submitted for review and approval by the Planning and Development Department. See Parking Lot Landscape standards for shade in parking lots.</p>
New Public and Private Sidewalks and Walkways	NA	<p>Minimum 75% shade on new public and private sidewalks (natural and/or artificial) at noon on the summer solstice. Unshaded segments of the walkway shall not exceed 15 feet except at driveway crossings.</p>
New Common Open Space Areas	NA	<p>Minimum 50% shade coverage, except water amenities and lawn areas.</p>
New Bicycle Parking Space Areas	NA	<p>New bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 50% shade.</p>
Sidewalks adjacent to Streets	NA	<p>New sidewalks shall be detached and shall comply with the following width and landscape requirements:</p>

		<p>1. Sidewalk width: Minimum 6' and comply with ADA Standards</p> <p>Landscape strip between curb and sidewalk: Minimum 5' wide landscaped with one row of trees.</p>
Private Walkway to Pedestrian Bridge Over Highline Canal	NA	The private walkway to the existing pedestrian bridge over the Highline Canal shall be maintained and enhanced with landscaping such as trees and shrubs and amenities such as a paved walkway, benches, lighting and signage.
C-2 PCD (PLANNING AREA H)		
STANDARD	C-2 PCD	PUD
Minimum Lot Width/Depth	55' minimum	None
Minimum Common Open Space	None	15%
Maximum Residential Density	NA	190 units
Maximum Hotel Density	NA	1,100 keys
Building Height ^{13, 14}	2 stories not to exceed 30'	<ul style="list-style-type: none"> • Planning Area A: 90 feet maximum • Planning Area B: 90 feet maximum • Planning Area C: 90 feet maximum • Planning Area D: 60 feet maximum • Planning Area E: 36 feet maximum • Planning Area F: 60 feet maximum • Planning Area G: 90 feet maximum • Planning Area H: 36 feet maximum

¹³ See *Exhibit 7, Proposed Height Limits*

¹⁴ Parking structures shall be allowed in all Planning Areas within the PUD at height(s) not to exceed the allowed building height of such Planning Areas.

		<ul style="list-style-type: none"> • Planning Area I: 90 feet maximum
Lot Coverage	Primary structure, not including attached shade structures: 40%; Total: 50%	50% maximum of the net area of the PUD for primary structures plus an additional maximum 15% for shade canopies. No maximum lot coverage cap on any individual development site, lot coverage will constitute the ground floor footprint of all buildings excluding roof overhangs, projections, and balconies.
On site areas for outdoor amenities, landscape and pedestrian-oriented hardscape	NA	Minimum 15% of net area of the PUD. No minimum required on any individual development site. Private outdoor amenity/open space provided within a multifamily, office, retail, or hospitality development(s) shall count toward the overall minimum 15% requirement
Building Setbacks	<p>Average 25' for structures not exceeding two stories or 30' (Minimum 20' permitted for up to 50% of structure, including projections)</p> <p>Average 30' for structures exceeding two stores or 30' (Minimum 20' permitted for up to 50% of structure, including projections)</p>	<ul style="list-style-type: none"> a. Adjacent to perimeter public or private streets: Minimum 30 feet b. Interior front, side and rear yards: Minimum 0 feet c. I-10 Frontage: Minimum 35 feet
Landscape Setback	<p>Average 25' for structures not exceeding two stores or 30' (Minimum 20' permitted for up to 50% of the frontage)</p> <p>Average 30' for structures exceeding two stories or 30'</p>	<ul style="list-style-type: none"> a. Adjacent to perimeter public or private streets: Minimum 10 feet b. Interior Property Lines: Minimum 0 feet c. I-10 Frontage: Minimum 35 feet d. Planning Areas A and B: Minimum 30 feet

	(Minimum 20' for up to 50% of the frontage)	e. Planning Areas C, D, and I: Minimum 0 feet
Parking Spaces (vehicles)	NA	Parking within this PUD may be part of a shared parking program that considers compatible uses and current market parking demands. (A minimum of 5% of the required parking spaces shall be EV Ready and a minimum of 2% shall be EV Capable)
Parking Spaces (bicycles)	NA	<p>Minimum of 25 (a minimum of 4 of the required bicycle parking spaces shall include standard electrical receptacles for electrical bicycle charging capabilities)</p> <p>Minimum of 5 of the 25 spaces will be guest bicycle parking. Guest bicycle parking will be built in accordance with Section 1307.H.1-5 of the Phoenix Zoning Ordinance.</p> <p>Minimum of 5 of the 25 spaces will be secure bicycle parking.</p>
Minimum number of Loading Spaces	NA	0 required except 1 space each for building that is more than 100,000 SF of GLA
Bicycle Fix It Station	NA	A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a multifamily use site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:

		<ul style="list-style-type: none"> a. Standard repair tools affixed to the station; b. A tire gauge and pump affixed to the base of the station or the ground; c. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
Streetscape Landscaping	<p>Min. 2-inch caliper (50% of required trees)</p> <p>Min. 3-inch caliper or multi-trunk tree (25% of required trees)</p> <p>Min. 4-inch caliper or multi-trunk tree (25% of required trees)</p> <p>Minimum five (5) 5-gallon shrubs per tree</p>	<p><u>Street Planting</u></p> <ul style="list-style-type: none"> • Minimum one row of trees on both sides of private streets <p><u>Tree Size</u></p> <ul style="list-style-type: none"> • Minimum 1.0-inch caliper (50% of required trees) • Minimum 2.0-inch caliper (50% of required trees) <p><u>Shrub Size</u></p> <ul style="list-style-type: none"> • Minimum five (5) 5-gallon shrubs per tree <p><u>Groundcover</u></p> <ul style="list-style-type: none"> • Minimum 50% living groundcover <p><u>Turf</u></p> <p>Turf is allowed within private street tracts and easements.</p>
Parking Area Landscaping	<p>Interior surface area (exclusive of perimeter landscaping and all required setbacks): 10%</p> <p>Landscaped planters: At ends of each row of parking and approximately every 110'</p> <p>Min. 2-inch caliper trees (60% of required trees)</p>	<ul style="list-style-type: none"> a. Buffer areas surrounding a parking lot: Minimum 10-foot width with a minimum of one 2-inch caliper large shade tree for every 600 square feet of landscape area. <p>Shrubs, accents, and ground covers to achieve a minimum of 50% living vegetative ground coverage</p>

	<p>Min. 1-inch caliper trees (40% of required trees)</p> <p>Minimum five (5) 5-gallon shrubs per tree</p>	<p>at maturity with a minimum of five 5-gallon shrubs for every tree per area requirements.</p> <p>b. Interior landscape within a parking lot: Minimum 10% of the surface parking lot shall be or shaded with structural shade (including solar panels) or trees with a minimum of one 2-inch caliper trees for every 12 parking spaces.</p> <p>Landscape planters for trees in parking lots shall be a minimum of 5-feet wide (inside dimension of curbs) and shall contain a minimum of one 2-inch caliper tree.</p> <p>All non-paved areas within the parking lots shall be planted with 50% living vegetative ground coverage at maturity.</p>
<p>General Landscape Requirements</p>	<p>Section 703</p>	<p>All right-of-way plant material shall comply with the Department of Water Resources low water use plan list.</p> <p>Existing plantings may remain and be replaced if/when needed by the same or similar species.</p> <p>Plantings in new development areas outside of the right-of-way are not limited to ADWR's List but all plant materials in new development areas will be</p>

		<p>selected for their ability to tolerate periods of drought.</p> <p>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 or more.</p> <p>Public spaces should be well landscaped to encourage pedestrian activity, cool streets, shaded sidewalks and to create a lush, oasis-like resort.</p> <p>Shade shall be provided along the right-of-way frontage, excluding driveways, loading and service berths.</p> <p>All landscaping shall be irrigated with a permanent irrigation system with weather sensor (or similar system designed to control water use)</p>
Minimum Number of Tree Species	Section 703	3 ¹⁵
Minimum Number of Shrub Species	Section 703	5
Minimum Number of Groundcover Species	Section 703	3
Minimum Number of Cactus/Succulent Species	Section 703	3
Landscape Setback Planting Requirements	Section 703	<p>Minimum 2-inch caliper large canopy shade trees planted 20 feet on center or in equivalent groupings.</p> <p>Shrubs, accents, and ground covers to achieve a minimum of 50% living vegetative ground</p>

¹⁵ Existing palm trees may remain. If any palm trees are added to Arizona Grand Resort, the added palms shall be used as accent trees and not as primary trees.

		coverage at maturity with a minimum of five 5-gallon shrubs for every tree per area requirements
General Shade Requirements	NA	Shade in new development areas shall be calculated at tree maturity and at summer solstice at noon. A shade study shall be submitted for review and approval by the Planning and Development Department. See Parking Lot Landscape standards for shade in parking lots.
New Public and Private Sidewalks and Walkways	NA	Minimum 75% shade on new public and private sidewalks (natural and/or artificial) at noon on the summer solstice. Unshaded segments of the walkway shall not exceed 15 feet except at driveway crossings.
New Common Open Space Areas	NA	Minimum 50% shade coverage, except water amenities and lawn areas.
New Bicycle Parking Space Areas	NA	New bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 50% shade.
Sidewalks adjacent to Streets	NA	New sidewalks shall be detached and shall comply with the following width and landscape requirements: <ul style="list-style-type: none"> 1. Sidewalk width: Minimum 6' and comply with ADA Standards Landscape strip between curb and sidewalk: Minimum 5' wide landscaped with one row of trees.

<p>Private Walkway to Pedestrian Bridge Over Highline Canal</p>	<p>NA</p>	<p>The private walkway to the existing pedestrian bridge over the Highline Canal shall be maintained and enhanced with landscaping such as trees and shrubs and amenities such as a paved walkway, benches, lighting and signage.</p>
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Appendix A

LEGAL DESCRIPTION FOR
ARIZONA GRAND RESORT
PUD BOUNDARY

That part of South Mountain Resort Properties Amended as recorded in Book 315 of Maps, Page 30, Records of Maricopa County, Arizona, that part of Beverly Hills as recorded in Book 14 of Maps, Page 46, Records of Maricopa County, Arizona, that part of Lot 2 of Pointe at South Mountain Business Park Unit 8 as Recorded in Book 304 of Maps, Page 9, Records of Maricopa County, Arizona, and all of The Villas at Pointe South Mountain as recorded in Book 897 of Maps, Page 38, Records of Maricopa County, Arizona, being situated in Section 6, Township 1 South, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Parcel 1:

Commencing at the Brass Cap in hand hole marking the Northeast Corner of said Section 5, from which the Brass Cap in hand hole marking the North Quarter Corner of said Section 5 bears South $89^{\circ}27'20''$ West, a distance of 2623.53 feet;

Thence South $89^{\circ}27'20''$ West, along the North line of the Northeast Quarter of said Section 5, a distance of 1714.64 feet;

Thence South $00^{\circ}32'40''$ East, departing said North line, a distance of 415.40 feet to a point on the Westerly right-of-way of Interstate 10, being the Point of Beginning;

Thence along said Westerly right-of-way the following courses:

Thence South $00^{\circ}10'11''$ East, a distance of 22.95 feet;

Thence South $05^{\circ}52'50''$ East, a distance of 1004.94 feet;

Thence South $00^{\circ}10'11''$ East, a distance of 535.19 feet to the beginning of a tangent curve of 22768.32 foot radius, concave Westerly;

Thence Southerly, along said curve, through a central angle of $00^{\circ}35'18''$, a distance of 233.84 feet to the Southeast Corner of Lot 2 of said Villas at Pointe South Mountain;

Thence along the South line of said Lot 2 the following courses:

Thence North $89^{\circ}34'52''$ West, departing said Westerly right-of-way, a distance of 135.87 feet;

Thence North $10^{\circ}16'17''$ West, a distance of 189.48 feet;

Thence North $86^{\circ}27'01''$ West, a distance of 142.75 feet;

Thence South $38^{\circ}26'18''$ West, a distance of 30.00 feet;

Thence North 56°14'59" West, a distance of 117.55 feet;

Thence South 24°58'33" West, departing said South line, a distance of 287.81 feet;

Thence North 49°37'26" West, a distance of 145.04 feet to a point hereinafter referred to as Point A;

Thence North 19°38'36" East, a distance of 519.84 feet;

Thence North 19°36'06" East, a distance of 38.42 feet;

Thence North 62°11'27" West, a distance of 130.82 feet;

Thence South 67°18'11" West, a distance of 241.77 feet to the Easternmost Northeast Corner of Arizona Grand Villas, A Condominium, as recorded in Book 959 of Maps, Page 6, Records of Maricopa County, Arizona;

Thence along the North line of said Arizona Grand Villas, A Condominium the following courses:

Thence North 45°00'11" West, a distance of 67.50 feet;

Thence North 90°00'00" West, along said North line, a distance of 190.00 feet to the Northwest Corner of said Arizona Grand Villas, A Condominium;

Thence along the West line of said Arizona Grand Villas, A Condominium, the following courses:

Thence South 00°35'48" East, a distance of 207.64 feet;

Thence South 44°15'42" West, a distance of 87.97 feet;

Thence South 68°23'15" West, a distance of 38.61 feet;

Thence South 00°03'10" East, a distance of 119.76 feet to the Southwest Corner of said Arizona Grand Villas, A Condominium;

Thence along the South line of said Arizona Grand Villas, A Condominium, the following courses:

Thence North 89°26'16" East, a distance of 56.48 feet;

Thence South 45°47'24" East, a distance of 17.51 feet;

Thence South 90°00'00" East, a distance of 9.76 feet;

Thence South 33°52'01" West, departing said South line, a distance of 332.31 feet to a point on the Easterly prolongation of the South line of Lot 6 of said Villas at Point South Mountain;

Thence South 89°37'20" West, along said Easterly prolongation and said South line, a distance of 405.09 feet to the Southwest Corner of said Lot 6;

Thence North 01°06'22" East, along the West line of said Lot 6, a distance of 256.89 feet;

Thence North 89°53'20" West, departing said West line, a distance of 48.80 feet;

Thence North 00°06'40" East, a distance of 706.18 feet;

Thence South 89°26'01" West, a distance of 4.60 feet;

Thence North 00°27'02" West, a distance of 18.58 feet to a point on a 19.42 foot radius non-tangent curve, whose center bears North 00°33'59" West;

Thence Northeasterly, along said curve, through a central angle of 67°14'31", a distance of 22.79 feet;

Thence North 22°11'30" East, a distance of 264.35 feet to the beginning of a tangent curve of 1476.92 foot radius, concave Westerly;

Thence Northerly, along said curve, through a central angle of 08°15'28", a distance of 212.86 feet to the beginning of a tangent reverse curve of 248.08 foot radius, concave Southeasterly;

Thence Northeasterly, along said curve, through a central angle of 21°56'27", a distance of 95.00 feet to the beginning of a tangent compound curve of 289.58 foot radius, concave Southeasterly;

Thence Northeasterly, along said curve, through a central angle of 29°08'38", a distance of 147.30 feet;

Thence North 19°24'51" West, a distance of 57.56 feet;

Thence North 35°26'31" East, a distance of 45.64 feet;

Thence North 53°48'36" West, a distance of 61.74 feet;

Thence North 35°23'21" East, a distance of 29.12 feet;

Thence North 55°23'04" West, a distance of 42.09 feet;

Thence North 34°53'40" East, a distance of 33.55 feet;

Thence South 57°20'03" East, a distance of 2.96 feet;

Thence North 34°39'08" East, a distance of 66.59 feet;

Thence North 86°07'21" East, a distance of 192.67 feet;

Thence South 52°33'31" East, a distance of 39.69 feet;

Thence South 89°10'23" East, a distance of 29.93 feet;

Thence North 00°32'57" East, a distance of 6.38 feet;

Thence North 00°38'14" West, a distance of 53.21 feet to a point on the South line of the Highline Canal;

Thence along said South line the following courses:

Thence North 85°37'05" East, a distance of 32.61 feet;

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Thence North 86°51'04" East, a distance of 31.06 feet;

Thence North 86°02'00" East, a distance of 393.88 feet to a point on a 920.00 foot radius non-tangent curve, whose center bears South 03°54'25" East;

Thence Easterly, along said curve, through a central angle of 15°43'00", a distance of 252.36 feet;

Thence South 78°11'25" East, a distance of 310.01 feet to the Point of Beginning.

Parcel 1 containing 2,518,751 Square Feet or 57.823 Acres, more or less.

Parcel 2:

Commencing at the aforementioned Point A;

Thence South 00°08'06" West, a distance of 1000.78 feet to a point on the Southwesterly line of the El Paso Natural Gas Company easement as depicted in Document Number 1998-0340014 Records of Maricopa County, Arizona, being the Point of Beginning;

Thence North 89°56'57" East, along said Southwesterly line, a distance of 53.88 feet;

Thence South 21°59'11" East, along said Southwesterly line, a distance of 634.48 feet;

Thence South 76°43'33" East, departing said Southwesterly line, a distance of 99.23 feet;

Thence South 89°22'17" West, a distance of 14.33 feet;

Thence South 35°21'22" West, a distance of 28.08 feet;

Thence North 55°50'40" West, a distance of 60.27 feet;

Thence South 81°41'11" West, a distance of 37.56 feet;

Thence North 83°43'27" West, a distance of 236.49 feet;

Thence South 74°15'12" West, a distance of 20.97 feet;

Thence North 15°44'48" West, a distance of 78.79 feet to the beginning of a tangent curve of 469.42 foot radius, concave Easterly;

Thence Northerly, along said curve, through a central angle of 24°29'35", a distance of 200.67 feet;

Thence North 07°54'22" East, a distance of 151.10 feet to the beginning of a tangent curve of 530.58 foot radius, concave Westerly;

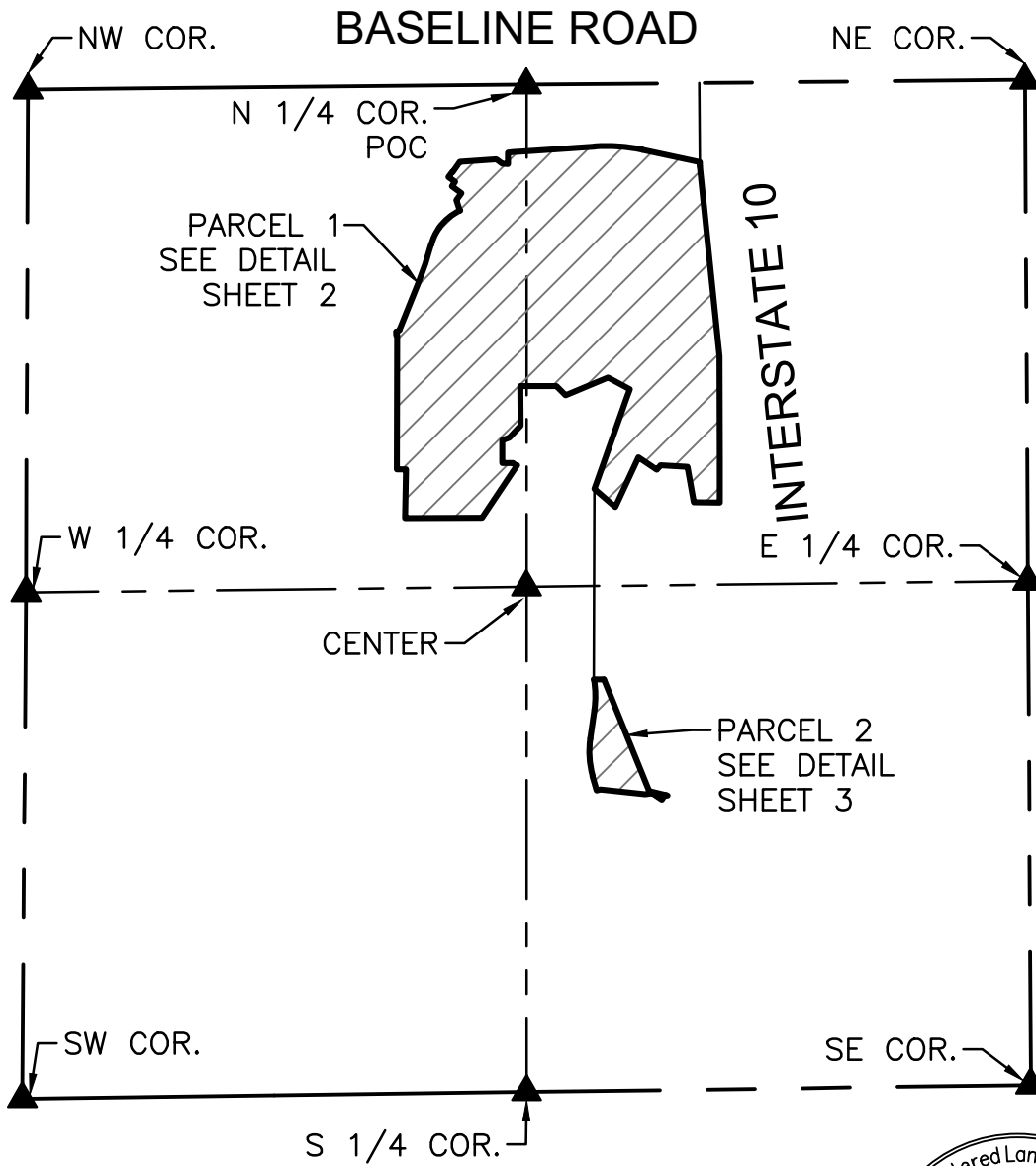
Thence Northerly, along said curve, through a central angle of 17°29'16", a distance of 161.94 feet to the Point of Beginning.

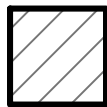
Parcel 2 containing 108,146 Square Feet or 2.483 Acres, more or less.

The total containing 2,626,897 Square Feet or 60.305 Acres, more or less.



SECTION 5
TOWNSHIP 1 SOUTH
RANGE 4 EAST



 = PUD AREA



Richard G. Alcocer

SCALE 1" = 1000'
EXHIBIT
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

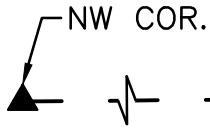
ARIZONA GRAND RESORT
PUD BOUNDARY



1 OF 6

SECTION 5
TOWNSHIP 1 SOUTH
RANGE 4 EAST

POINT OF COMMENCEMENT
NE COR.



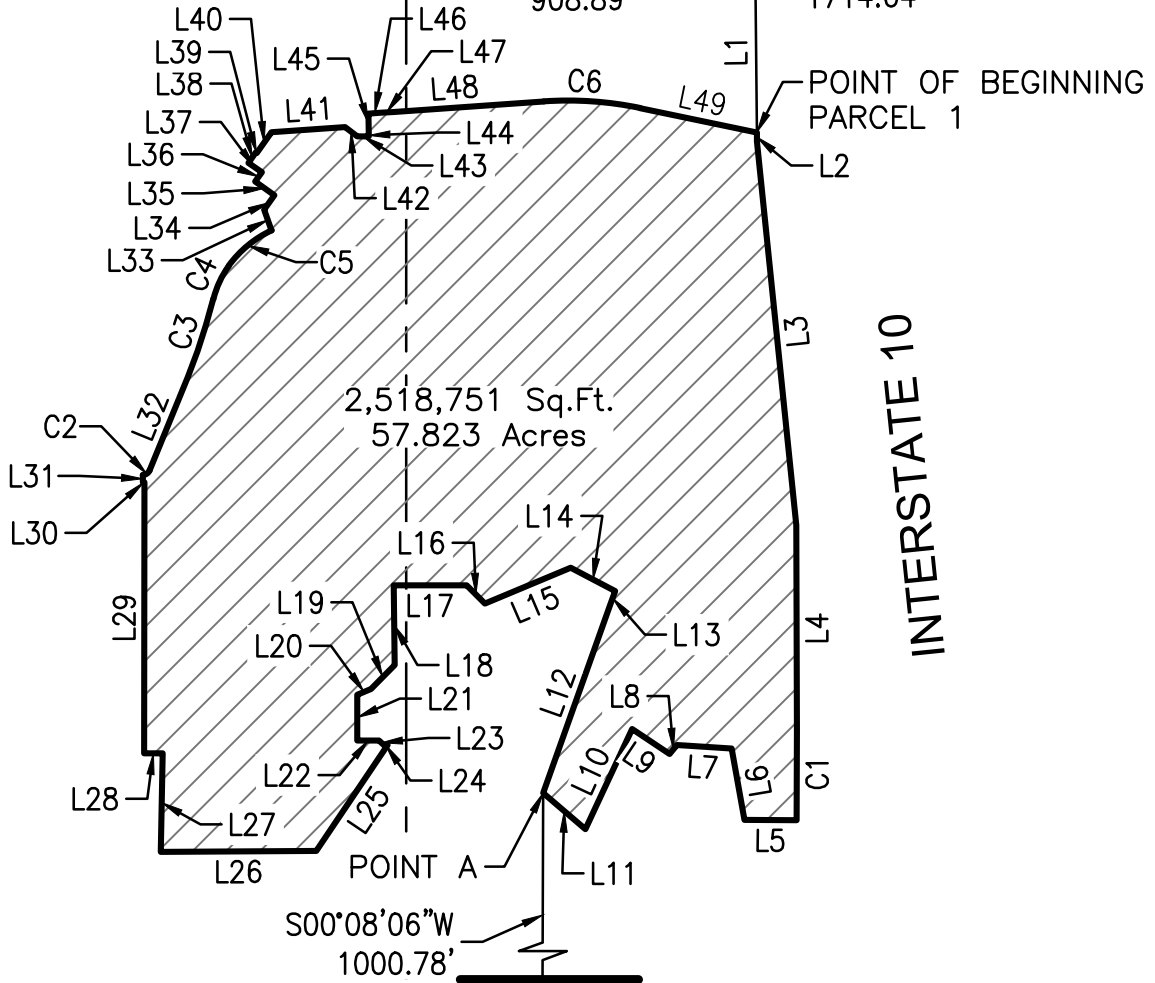
N 1/4 COR.

BASELINE ROAD

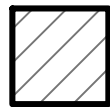
S89°27'20"W 2623.53'

908.89'

1714.64'



MATCH SHEET 3



=PUD AREA (NET)



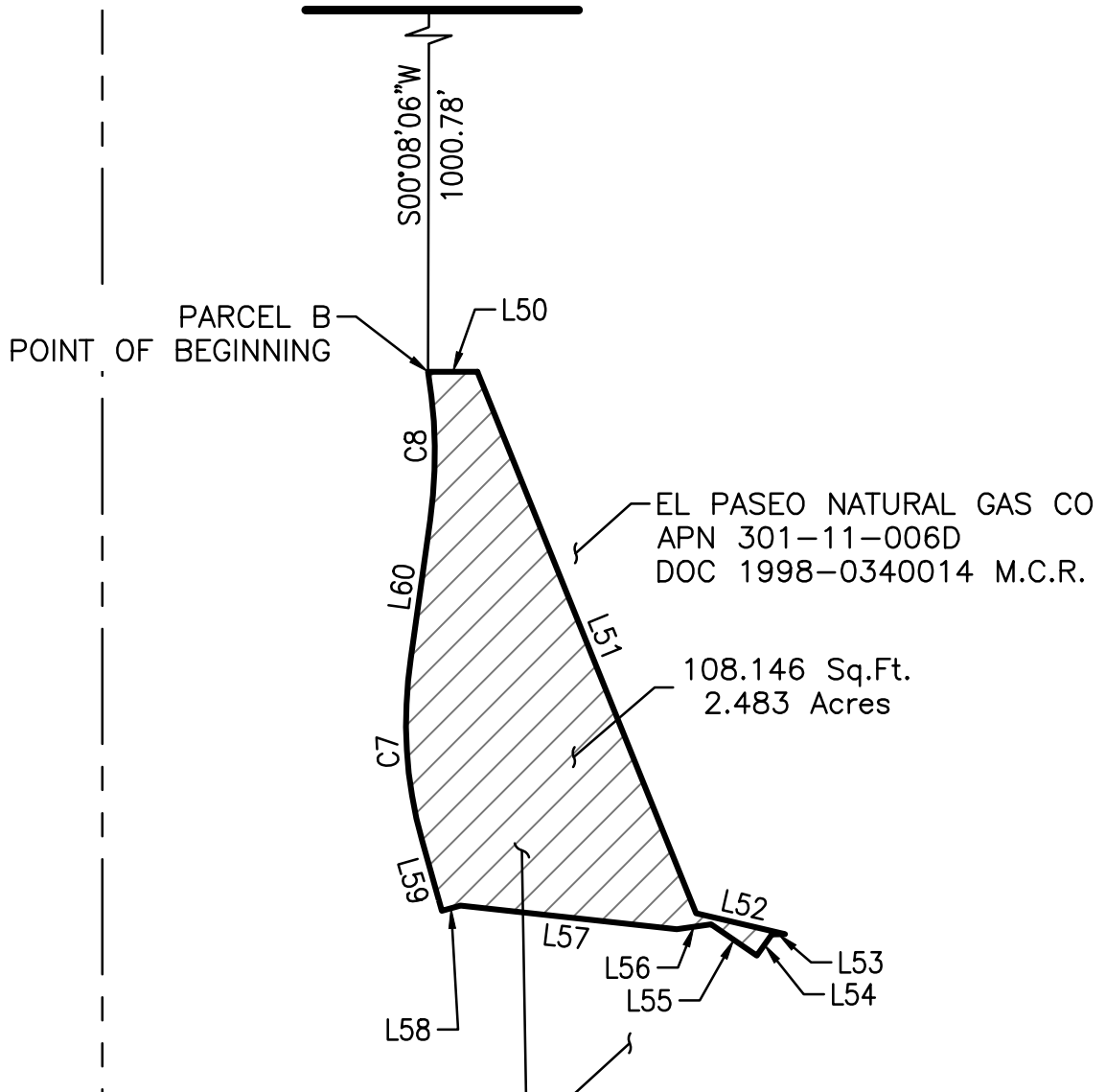
Richard G. Alcocer

SCALE 1" = 500'
EXHIBIT
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

ARIZONA GRAND RESORT
PUD BOUNDARY

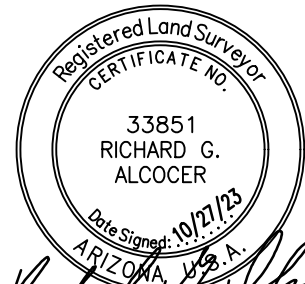


MATCH SHEET 2



ARIZONA GRAND RESORT LLC
 APN 301-11-006T
 DOC 2015-0405376 M.C.R.

 = PUD AREA (NET)



Richard G. Alcocer

SCALE 1" = 200'	ARIZONA GRAND RESORT	
EXHIBIT		
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LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°32'40"E	415.40'
L2	S00°10'11"E	22.95'
L3	S05°52'50"E	1004.94'
L4	S00°10'11"E	535.19'
L5	N89°34'52"W	135.87'
L6	N10°16'17"W	189.48'
L7	N86°27'01"W	142.75'
L8	S38°26'18"W	30.00'
L9	N56°14'59"W	117.55'
L10	S24°58'33"W	287.81'
L11	N49°37'26"W	145.04'
L12	N19°38'36"E	519.84'
L13	N19°36'06"E	38.42'
L14	N62°11'27"W	130.82'
L15	S67°18'11"W	241.77'
L16	N45°00'11"W	67.50'

LINE TABLE		
NO.	BEARING	LENGTH
L17	N90°00'00"W	190.00'
L18	S00°35'48"E	207.64'
L19	S44°15'42"W	87.97'
L20	S68°23'15"W	38.61'
L21	S00°03'10"E	119.76'
L22	N89°26'16"E	56.48'
L23	S45°47'24"E	17.51'
L24	S90°00'00"E	9.76'
L25	S33°52'01"W	332.31'
L26	S89°37'20"W	405.09'
L27	N01°06'22"E	256.89'
L28	N89°53'20"W	48.80'
L29	N00°06'40"E	706.18'
L30	S89°26'01"W	4.60'
L31	N00°27'02"W	18.58'
L32	N22°11'30"E	264.35'



Richard G. Alcocer

NO SCALE
EXHIBIT
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Phoenix, Arizona 85014
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<http://www.cvlci.com>

ARIZONA GRAND RESORT
PUD BOUNDARY

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LINE TABLE		
NO.	BEARING	LENGTH
L33	N19°24'51"W	57.56'
L34	N35°26'31"E	45.64'
L35	N53°48'36"W	61.74'
L36	N35°23'21"E	29.12'
L37	N55°23'04"W	42.09'
L38	N34°53'40"E	33.55'
L39	S57°20'03"E	2.96'
L40	N34°39'08"E	66.59'
L41	N86°07'21"E	192.67'
L42	S52°33'31"E	39.69'
L43	S89°10'23"E	29.93'
L44	N00°32'57"E	6.38'
L45	N00°38'14"W	53.21'
L46	N85°37'05"E	32.61'
L47	N86°51'04"E	31.06'
L48	N86°02'00"E	393.88'

LINE TABLE		
NO.	BEARING	LENGTH
L49	S78°11'25"E	310.01'
L50	N89°56'57"E	53.88'
L51	S21°59'11"E	634.48'
L52	S76°43'33"E	99.23'
L53	S89°22'17"W	14.33'
L54	S35°21'22"W	28.08'
L55	N55°50'40"W	60.27'
L56	S81°41'11"W	37.56'
L57	N83°43'27"W	236.49'
L58	S74°15'12"W	20.97'
L59	N15°44'48"W	78.79'
L60	N07°54'22"E	151.10'



Richard G. Alcocer

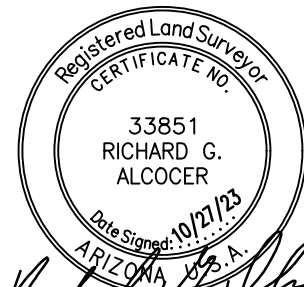
NO SCALE
EXHIBIT
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

ARIZONA GRAND RESORT
PUD BOUNDARY


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CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	233.84'	22768.32'	000°35'18"	116.92'	233.84'	S00°07'28"W
C2	22.79'	19.42'	067°14'31"	12.91'	21.51'	N55°48'45"E
C3	212.86'	1476.92'	008°15'28"	106.62'	212.68'	N18°03'46"E
C4	95.00'	248.08'	021°56'27"	48.09'	94.42'	N24°54'15"E
C5	147.30'	289.58'	029°08'38"	75.28'	145.72'	N50°26'48"E
C6	252.36'	920.00'	015°43'00"	126.98'	251.57'	S86°02'55"E
C7	200.67'	469.42'	024°29'35"	101.89'	199.15'	N03°30'01"W
C8	161.94'	530.58'	017°29'16"	81.61'	161.32'	N00°50'21"W



Richard G. Alcocer

NO SCALE	ARIZONA GRAND RESORT	
EXHIBIT		
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ARIZONA GRAND
PUD BOUNDARY

PARCEL 1:

S89°27'19.80" W 1714.64	N45°00'10.52" W 67.50
S00°32'40.20" E 415.40	N90°00'00.00" W 190.00
	S00°35'47.78" E 207.64
BOUNDARY	S44°15'41.92" W 87.97
S00°10'11.00" E 22.95	S68°23'15.00" W 38.61
S05°52'50.00" E 1004.94	S00°03'10.33" E 119.76
S00°10'11.00" E 535.19	N89°26'16.26" E 56.48
RB = S89°49'49.00" W	S45°47'24.00" E 17.51
R = 22768.32	S89°59'60.00" E 9.76
A = 233.84	S33°52'00.82" W 332.31
C = 233.84	S89°37'19.55" W 405.09
CB = S00°07'28.22" W	N01°06'22.45" E 256.89
D = 00°35'18.44"	N89°53'20.18" W 48.80
T = 116.92	N00°06'39.82" E 706.18
RB = S89°34'52.56" E	S89°26'01.06" W 4.60
N89°34'52.00" W 135.87	N00°27'02.00" W 18.58
N10°16'16.55" W 189.48	RB = N00°33'59.18" W
N86°27'01.47" W 142.75	R = 19.42
S38°26'18.00" W 30.00	A = 22.79
N56°14'59.00" W 117.55	C = 21.51
S24°58'32.87" W 287.81	CB = N55°48'45.41" E
N49°37'26.46" W 145.04	D = 67°14'30.82"
N19°38'36.00" E 519.84	T = 12.91
N19°36'06.40" E 38.42	RB = S67°48'30.00" E
N62°11'27.32" W 130.82	N22°11'30.00" E 264.35
S67°18'10.73" W 241.77	RB = N67°48'30.00" W

R = 1476.92
A = 212.86
C = 212.68
CB = N18°03'45.88" E
D = 08°15'28.24"
T = 106.62
RB = S76°03'58.24" E

RB = S76°03'58.24" E
R = 248.08
A = 95.00
C = 94.42
CB = N24°54'15.38" E
D = 21°56'27.25"
T = 48.09
RB = N54°07'30.99" W

RB = S54°07'30.99" E
R = 289.58
A = 147.30
C = 145.72
CB = N50°26'48.01" E
D = 29°08'38.00"
T = 75.28
RB = N24°58'52.99" W

N19°24'51.23" W 57.56

N35°26'31.21" E 45.64

N53°48'36.34" W 61.74

N35°23'21.14" E 29.12

N55°23'04.16" W 42.09

N34°53'39.51" E 33.55

S57°20'02.75" E 2.96

N34°39'08.04" E 66.59

N86°07'20.53" E 192.67

S52°33'31.40" E 39.69

S89°10'23.00" E 29.93

N00°32'56.91" E 6.38

N00°38'14.00" W 53.21

N85°37'04.89" E 32.61

N86°51'04.05" E 31.06

N86°01'59.87" E 393.88

RB = S03°54'25.00" E
R = 920.00
A = 252.36
C = 251.57
CB = S86°02'55.00" E
D = 15°43'00.00"
T = 126.98
RB = N11°48'35.00" E

S78°11'25.00" E 310.01
to

Area = 2518751 57.823 AC

Closing course: 188°09'27.67" 0.029590

Misclosure: 1/296,147

North Error: 0.029290
East Error: 0.004199

ARIZONA GRAND
PUD BOUNDARY

PARCEL 2:

S00°08'06.3037" W 1000.78

BOUNDARY

N89°56'57.0000" E 53.88

S21°59'11.0000" E 634.48

S76°43'33.0000" E 99.23

S89°22'17.3881" W 14.33

S35°21'21.9094" W 28.08

N55°50'39.9461" W 60.27

S81°41'11.1909" W 37.56

N83°43'26.8921" W 236.49

S74°15'11.8377" W 20.97

N15°44'48.1622" W 78.79

RB = N74°15'11.8656" E

R = 469.42

A = 200.67

C = 199.15

CB = N03°30'00.6194" W

D = 24°29'35.0300"

T = 101.89

RB = N81°15'13.1044" W

N07°54'22.4222" E 151.10

RB = N82°05'42.7784" W

R = 530.58

A = 161.94

C = 161.32

CB = N00°50'20.7719" W

D = 17°29'15.9871"

T = 81.61

RB = N80°25'01.2345" E

Area = 108146 2.483 AC

Closing course: 202°00'55.2274" 0.016461

Misclosure: 1/107,873

North Error: 0.015260

East Error: 0.006170

