

Attachment A
Arizona Grand Resort PUD, Planned Community District

Z-116-R-81-6

Planning Commission Approved Stipulations from May 2, 2022:

1. An updated Development Narrative for the Arizona Grand Resort PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped March 28, 2024 as modified by the following stipulations.
 - a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].
2. For each phase of development, the building elevations and landscape plan for that phase shall be presented for review and comment to the South Mountain Village Planning Committee prior to final site plan approval.
3. The Pointe South Mountain/Arizona Grand Master Development Plan and Master Open Space Plan shall be updated/created to reflect this PCD major amendment and maintained for each phase of development.
4. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
5. The following stipulations shall only apply to new development, as approved by the Planning and Development Department.
 - a. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
 - b. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
 - c. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.

- d. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
 - e. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup for a minimum of 15 years, or as approved by the Planning and Development Department.
- 6. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
 - 7. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
 - 8. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
 - 9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
 - 10. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Exhibits:

A – Legal Description (5 Pages)

EXHIBIT A

October 27, 2023

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°27'20" West, a distance of 2623.53 feet;

Thence South 89°27'20" West, along the North line of the Northeast Quarter of said Section 5, a distance of 1714.64 feet;

Thence South 00°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°10'11" East, a distance of 22.95 feet;

Thence South 05°52'50" East, a distance of 1004.94 feet;

Thence South 00°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°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°34'52" West, departing said Westerly right-of-way, a distance of 135.87 feet;

Thence North 10°16'17" West, a distance of 189.48 feet;

Thence North 86°27'01" West, a distance of 142.75 feet;

Thence South 38°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;
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 $17^{\circ}29'16''$, 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.

DRAFT

PCD MAJOR AMENDMENT

EXHIBIT B

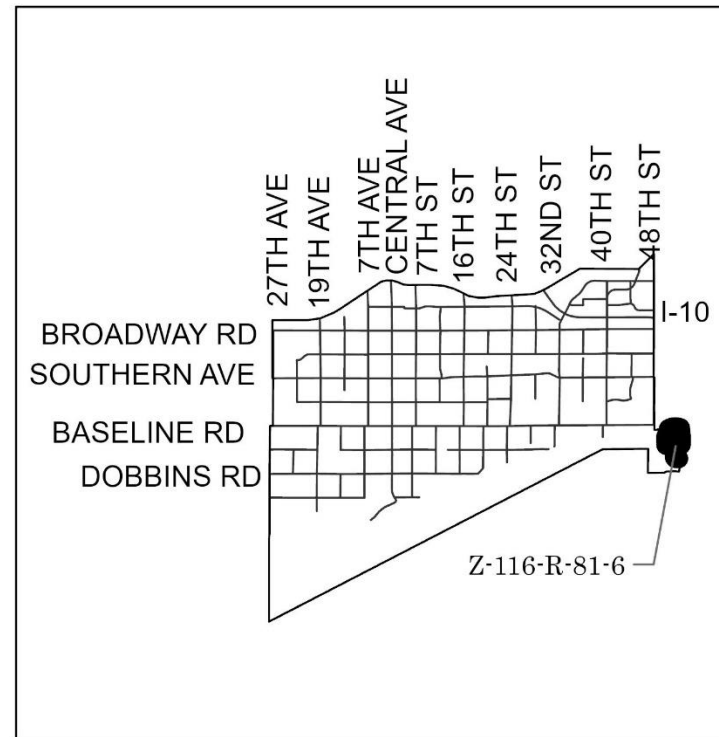
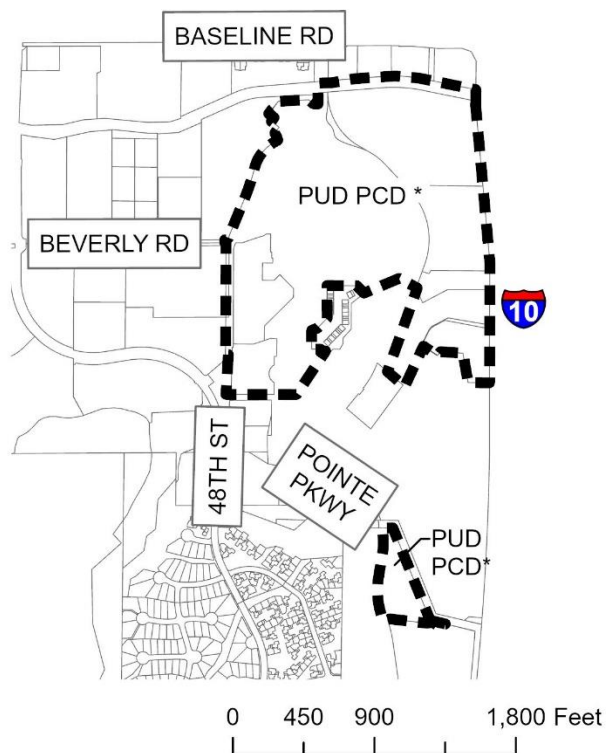
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-116-R-81-6

Zoning Overlay: N/A

Planning Village: South Mountain



NOT TO SCALE

Drawn Date: 5/1/2024