

**ATTACHMENT A**  
**Paradise Ridge, Planned Community District**

Z-87-D-03-2

Planning Commission Approved Stipulations from May 1, 2025:

1. An updated Development Narrative for the 64th & Mayo PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped March 13, 2025, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
  - b. Page 22, Section F. Signs: Replace the following language after the first paragraph as listed below:

In addition to base signage, given (i) the unique site access to the property (with main access to all four development quadrants at 66th street), (ii) the importance of clear identification for visitors as well as modern delivery services (goods, food deliver, car share, etc.), and (iii) due to the signage context along the north side of Mayo Blvd, the following project-specific Marquee Main Entry Sign is permitted. This marquee sign will be designed in a manner that does not exceed the standards outlined below.

Marquee Main Entry Sign

- One (1) Marquee Main Entry Sign for the overall PUD shall be permitted at 66th and Mayo Blvd, in general conformance with the location shown in Illustration C below.
- The marquee sign shall be no taller than 18 feet in height.
- The total signage area shall be no greater than 100 square feet per side.
- The sign shall be generally consistent with the design shown in Exhibit 8, inclusive of materials and colors as listed therein.

This Marquee Main Entry Sign is an important feature of this PUD as to its branding due to there being four development units, two of which are “hidden” by the units along Mayo Blvd. To address this, at the main entrance to the development (northwest corner of 66th Street and Mayo Boulevard), the Marquee Main Entry Sign will serve as the primary monument sign for the entirety of this master-planned community. This sign will provide sufficient space to display the four (4) distinct multifamily developments planned for the project, each with its own branding, logo and name. The scale and placement of the proposed sign will enhance visibility of the key access point to the development from Mayo Boulevard, improving wayfinding and fostering community recognition, while focusing traffic to/from the site to this signalized intersection. The 18-foot sign is proportionate to the project’s scale and is consistent with the cohesive design standards of this PUD, offering a high-quality visual identity while accommodating individual branding for each of the four development parcels. It is also of similar size and placement to other signs found along the north side of the Mayo Blvd corridor, providing a visual connection to the larger neighborhood of residential and commercial development from the City limits to 64th Street.

Rather than installing a number of ground signs, the Marquee Main Entry Sign achieves a visual environment superior to that which can be achieved via adherence to the base sign ordinance standards through its contemporary design which is complementary and consistent with the modern architectural style as provided for within this PUD. Crafted from durable materials and incorporating complementary colors, the sign will convey a sense of quality and permanence. Consolidating individual community signs to a singular sign at the project’s “front door” enhances design consistency and supports the overall vision for the community as one cohesive whole. Strategically positioned at the southeast corner of the property, the sign’s height, size, and location in an area of enhanced landscaping will create a distinct “front door” to the community. The overall design, location and treatment of the sign will contribute to a sense of place and grandeur, serving not only as an entry marker for residents and visitors, but also as a defining and attractive visual feature for those traveling through the area.

- c. Page 22, Section F. Signs: Replace Illustration C with the image attached as an exhibit to the Planning Commission Back Up Memo dated May 1, 2025.
  - d. Page 54, Exhibit 8: Replace the exhibit with the image attached as an exhibit to the Planning Commission Backup Memo dated May 1, 2025.
- 2. A minimum 70 feet of right-of-way shall be dedicated and constructed for the north half of Mayo Boulevard, per the approved Master Street Plan.
  - 3. A minimum 70 feet of right-of-way shall be dedicated and constructed for the east half of 64th Street, per the approved Master Street Plan.

4. A minimum 40 feet of right-of-way shall be dedicated and constructed for the west half of 66th Street, per the approved Master Street Plan.
5. Construction, funding, and phasing of all off-site mitigation improvements shall comply with the approved Master Street Plan and Master Phasing Plan for 64th Street and Mayo Boulevard.
6. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines
7. 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.
8. The site is located within a Special Flood Hazard Area (SFHA), specifically in Zone AO, as shown on Panel 1315L of the Flood Insurance Rate Maps (FIRM), revised on October 16, 2013. To ensure compliance with applicable regulations, as approved by the Planning and Development Department and the Floodplain Management Section of the Office of the City Engineer, the following requirements must be met:
  - a. The Architect/Engineer is required to clearly delineate the floodplain boundary limits on the Grading and Drainage Plan. The plan must also demonstrate that potential impacts to the proposed facilities have been properly considered, in accordance with the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3) and the provisions outlined in the most current version of the Floodplain Ordinance of the Phoenix City Code.
  - b. A preliminary Grading and Drainage Plan must be submitted to the Floodplain Management Section of the Office of the City Engineer for review and approval to ensure compliance with floodplain-related requirements before applying for Grading & Drainage and Building Permits. Floodplain Management must approve the final Grading and Drainage Plans prior to the issuance of Grading & Drainage Permits.
  - c. Prior to applying for Grading & Drainage and Building Permits, an Elevation Certificate (FEMA Form 086-0-33), based on the construction plans, must be submitted to and approved by Floodplain Management.
  - d. Prior to the issuance of vertical construction, the following conditions must be met:

- i. An Elevation Certificate, based on the building under construction, must be submitted to and approved by Floodplain Management.
    - ii. 95% compaction test results for the building pads must be provided.
  - e. Prior to the issuance of a Certificate of Occupancy, an Elevation Certificate based on the finished construction, demonstrating the structure's compliance, must be submitted to and approved by Floodplain Management.
9. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) 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.
  10. 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
  11. 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
  12. 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.
  13. 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.

#### **PCD Stipulations**

14. Master Plan documents shall be submitted for portions of the Planned Community District as development occurs, per the applicable development agreement.

15. Right-of-way and improvements shall be determined by the final Traffic Impact Study and a Master Street Plan – Development Agreement between the city, Arizona State Land Department, and the City of Scottsdale. Additional right-of-way and/or easements not specifically identified such as bus bays, turn lanes, landscape/sidewalk easements, slope and construction easements, etc., may be required as determined by the Master Street Plan, or when individual development plans are submitted to the Planning and Development Department for approval.
16. Detailed requirements for potable water, wastewater, and reclaimed water onsite and offsite infrastructure needed to service this project and infrastructure phasing schedules shall be determined at the time of review and approval of the PCD potable water, wastewater, and reclaimed water master plans. Off site infrastructure requirements shall be a function of the amount of major master plan water and sewer lines constructed by other development in the area prior to initiation of this project.

Exhibits:

- A – Legal Description (7 Pages)
- B – PCD Major Amendment Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-87-D-03-2

**PARCEL A**

A PARCEL OF LAND BEING A PORTION OF TRACT 6 AND TRACT MF2, STATE PLAT NO. 55 PARADISE RIDGE SECOND AMENDED RECORDED IN BOOK 949 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27 A CITY OF PHOENIX BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 27 A GENERAL LAND OFFICE BRASS CAP FLUSH, BEARS SOUTH 00°02'20" WEST, 2641.95 FEET;

THENCE SOUTH 00°02'20" WEST, ALONG THE WEST LINE OF SAID SECTION 27, 583.78 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 84°04'24" EAST, 1,015.07 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 84°04'24" EAST, A DISTANCE OF 484.79 FEET;

THENCE SOUTH 76°02'11" EAST, A DISTANCE OF 113.78 FEET;

THENCE SOUTH 00°23'16" EAST, A DISTANCE OF 243.47 FEET;

THENCE SOUTH 28°28'15" WEST, A DISTANCE OF 589.85 FEET, TO A NON-TANGENT CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 12°20'15" WEST, A RADIAL DISTANCE OF 51.41 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°27'50", A DISTANCE OF 21.95 FEET, TO A NON-TANGENT LINE;

THENCE NORTH 60°43'38" WEST, A DISTANCE OF 6.62 FEET, TO A NON-TANGENT CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 17°12'53" EAST, A RADIAL DISTANCE OF 56.01 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°00'26", A DISTANCE OF 56.71 FEET, TO A NON-TANGENT LINE;

THENCE SOUTH 31°42'37" EAST, A DISTANCE OF 6.62 FEET, TO A NON-TANGENT CURVE CONCAVE EAST, WHOSE RADIUS POINT BEARS SOUTH 80°18'35" EAST, A RADIAL DISTANCE OF 51.41 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $19^{\circ}40'53''$ , A DISTANCE OF 17.66 FEET, TO A NON-TANGENT CURVE CONCAVE EAST, WHOSE THE RADIUS POINT BEARS SOUTH  $69^{\circ}53'34''$  EAST, A RADIAL DISTANCE OF 379.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $11^{\circ}36'35''$ , A DISTANCE OF 76.80 FEET;

THENCE SOUTH  $08^{\circ}29'51''$  WEST, A DISTANCE OF 136.31 FEET;

THENCE NORTH  $81^{\circ}30'09''$  WEST, A DISTANCE OF 51.15 FEET, TO A NON-TANGENT CURVE CONCAVE NORTHEAST, WHOSE RADIUS POINT BEARS NORTH  $08^{\circ}43'40''$  EAST, A RADIAL DISTANCE OF 191.62 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $50^{\circ}32'31''$ , A DISTANCE OF 169.03 FEET, TO A REVERSE CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 191.81 FEET AND A CENTRAL ANGLE OF  $45^{\circ}44'40''$ ;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.14 FEET;

THENCE NORTH  $76^{\circ}28'29''$  WEST, A DISTANCE OF 147.62 FEET;

THENCE SOUTH  $78^{\circ}17'42''$  WEST, A DISTANCE OF 45.65 FEET;

THENCE NORTH  $11^{\circ}42'18''$  WEST, A DISTANCE OF 92.90 FEET, TO A TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 400.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $41^{\circ}38'19''$ , A DISTANCE OF 290.69 FEET;

THENCE NORTH  $29^{\circ}56'01''$  EAST, A DISTANCE OF 297.27 FEET, TO A TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 1,000.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $13^{\circ}05'36''$ , A DISTANCE OF 228.52 FEET;

THENCE NORTH  $16^{\circ}50'25''$  EAST, A DISTANCE OF 58.86 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 635,270 SQUARE FEET OR 14.584 ACRES, MORE OR LESS.

## **PARCEL B**

A PARCEL OF LAND BEING A PORTION OF TRACT 6 AND TRACT MF2, STATE PLAT NO. 55 PARADISE RIDGE SECOND AMENDED RECORDED IN BOOK 949 OF MAPS,

PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27 A CITY OF PHOENIX BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 27 A GENERAL LAND OFFICE BRASS CAP FLUSH, BEARS SOUTH 00°02'20" WEST, 2641.95 FEET;

THENCE SOUTH 00°02'20" WEST, ALONG THE WEST LINE OF SAID SECTION 27, 583.78 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 84°04'24" EAST, 202.73 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 84°04'24" EAST, A DISTANCE OF 812.34 FEET;

THENCE SOUTH 16°50'25" WEST, A DISTANCE OF 58.86 FEET;

TO A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 1,000.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°05'36", A DISTANCE OF 228.52 FEET;

THENCE SOUTH 29°56'01" WEST, A DISTANCE OF 297.27 FEET, TO A TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 400.00 FEET;  
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°38'19", A DISTANCE OF 290.69 FEET;

THENCE SOUTH 11°42'18" EAST, A DISTANCE OF 156.41 FEET, TO A TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°44'31", A DISTANCE OF 207.19 FEET;

THENCE SOUTH 12°02'13" WEST, A DISTANCE OF 193.98 FEET, TO A TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 350.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°39'43", A DISTANCE OF 95.67 FEET;

THENCE SOUTH 03°37'30" EAST, A DISTANCE OF 97.49 FEET, TO A NON-TANGENT CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 15°52'14" EAST, A RADIAL DISTANCE OF 8,908.03 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°26'57", A DISTANCE OF 69.83 FEET, TO A NON-TANGENT CURVE



CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 16°19'01" EAST, A RADIAL DISTANCE OF 8,930.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°17'42", A DISTANCE OF 45.96 FEET;

THENCE ALONG A NON-TANGENT LINE, NORTH 16°54'25" EAST, A DISTANCE OF 147.15 FEET, TO A NON-TANGENT CURVE CONCAVE EAST, WHOSE RADIUS POINT BEARS SOUTH 82°33'26" EAST, A RADIAL DISTANCE OF 415.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°35'40", A DISTANCE OF 33.28 FEET;

THENCE NORTH 12°02'13" EAST, A DISTANCE OF 193.98 FEET, TO A TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 435.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°44'31", A DISTANCE OF 180.25 FEET;

THENCE NORTH 11°42'18" WEST, A DISTANCE OF 67.65 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 535.73 FEET;

THENCE NORTH 02°19'16" EAST, A DISTANCE OF 250.56 FEET;

THENCE NORTH 06°38'14" EAST, A DISTANCE OF 322.00 FEET;

THENCE NORTH 09°10'39" EAST, A DISTANCE OF 167.79 FEET;

THENCE NORTH 00°02'29" EAST, A DISTANCE OF 252.12 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 671,572 SQUARE FEET OR 15.417 ACRES, MORE OR LESS.

### **PARCEL C**

A PARCEL OF LAND BEING A PORTION OF TRACT 6 AND TRACT MF2, STATE PLAT NO. 55 PARADISE RIDGE SECOND AMENDED RECORDED IN BOOK 949 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27 A CITY OF PHOENIX BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 27 A GENERAL LAND OFFICE BRASS CAP FLUSH, BEARS SOUTH 00°02'20" WEST, 2641.95 FEET;

THENCE SOUTH 00°02'20" WEST, ALONG THE WEST LINE OF SAID SECTION 27, 1,592.68 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 90°00'00" EAST, 128.02 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 535.73 FEET;

THENCE SOUTH 11°42'18" EAST, A DISTANCE OF 67.65 FEET, TO A TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 435.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°44'30", A DISTANCE OF 180.25 FEET, TO A NON-TANGENT LINE;

THENCE SOUTH 12°02'13" WEST, A DISTANCE OF 193.98 FEET, TO A TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 415.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°35'40", A DISTANCE OF 33.28 FEET, TO A NON-TANGENT LINE;

THENCE SOUTH 16°54'25" WEST, A DISTANCE OF 147.15 FEET, TO A NON-TANGENT CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 16°36'42" EAST, A RADIAL DISTANCE OF 8,930.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°04'24", A DISTANCE OF 479.00 FEET, TO A COMPOUND CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 70°21'14";

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.56 FEET;

THENCE NORTH 00°02'20" EAST, A DISTANCE OF 239.21 FEET;

THENCE NORTH 02°19'16" EAST, A DISTANCE OF 201.44 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 289,225 SQUARE FEET OR 6.640 ACRES, MORE OR LESS.

#### **PARCEL D**

A PARCEL OF LAND BEING A PORTION OF TRACT 6 AND TRACT MF2, STATE PLAT NO. 55 PARADISE RIDGE SECOND AMENDED RECORDED IN BOOK 949 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF

THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27 A CITY OF PHOENIX BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 27 A GENERAL LAND OFFICE BRASS CAP FLUSH, BEARS SOUTH  $00^{\circ}02'20''$  WEST, 2641.95 FEET;

THENCE SOUTH  $00^{\circ}02'20''$  WEST, ALONG THE WEST LINE OF SAID SECTION 27, 2,077.86 FEET, TO A NON-TANGENT CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH  $20^{\circ}25'43''$  EAST, A RADIAL DISTANCE OF 9,000.00 FEET;

THENCE EASTERLY 645.87 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $04^{\circ}06'42''$ , TO A NON-TANGENT CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH  $16^{\circ}19'11''$  EAST, A RADIAL DISTANCE OF 8,977.97 FEET;

THENCE EASTERLY 495.45 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $03^{\circ}09'43''$ , TO A NON-TANGENT LINE;

THENCE NORTH  $13^{\circ}09'28''$  EAST, A DISTANCE OF 70.00 FEET, TO A NON-TANGENT CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH  $13^{\circ}09'28''$  EAST, A RADIUS OF 8,908.03 FEET, AND THE POINT OF BEGINNING;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $02^{\circ}42'46''$ , A DISTANCE OF 421.77 FEET, TO A NON-TANGENT LINE;

THENCE NORTH  $03^{\circ}37'30''$  WEST, A DISTANCE OF 97.49 FEET, TO A TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 350.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $15^{\circ}39'43''$ , A DISTANCE OF 95.67 FEET;

THENCE NORTH  $12^{\circ}02'13''$  EAST, A DISTANCE OF 193.98 FEET, TO A TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $23^{\circ}44'31''$ , A DISTANCE OF 207.19 FEET;

THENCE NORTH  $11^{\circ}42'18''$  WEST, A DISTANCE OF 63.51 FEET;

THENCE NORTH  $78^{\circ}17'42''$  EAST, A DISTANCE OF 45.65 FEET;

THENCE SOUTH  $76^{\circ}28'29''$  EAST, A DISTANCE OF 147.62 FEET, TO A TANGENT CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 191.81 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $45^{\circ}44'40''$ , A DISTANCE OF 153.14 FEET, TO A REVERSE CURVE CONCAVE

NORTHEAST, HAVING A RADIUS OF 191.62 FEET AND A CENTRAL ANGLE OF 50°32'31"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 169.03 FEET, TO A NON-TANGENT LINE;

THENCE SOUTH 81°30'09" EAST, A DISTANCE OF 51.15 FEET;

THENCE SOUTH 08°29'51" WEST, A DISTANCE OF 86.30 FEET;

THENCE SOUTH 12°19'55" WEST, A DISTANCE OF 149.54 FEET;

THENCE SOUTH 08°29'51" WEST, A DISTANCE OF 295.36 FEET;

THENCE SOUTH 54°11'18" WEST, A DISTANCE OF 33.11 FEET, TO THE POINT OF BEGINNING.

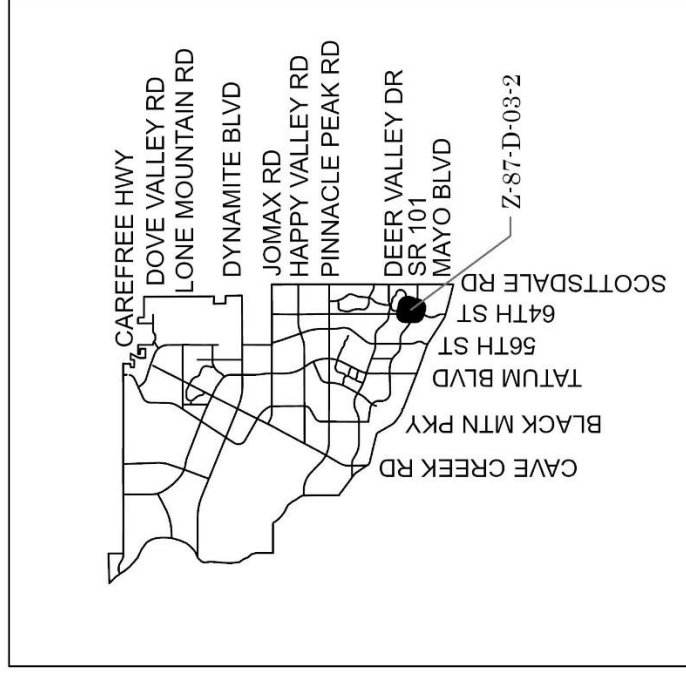
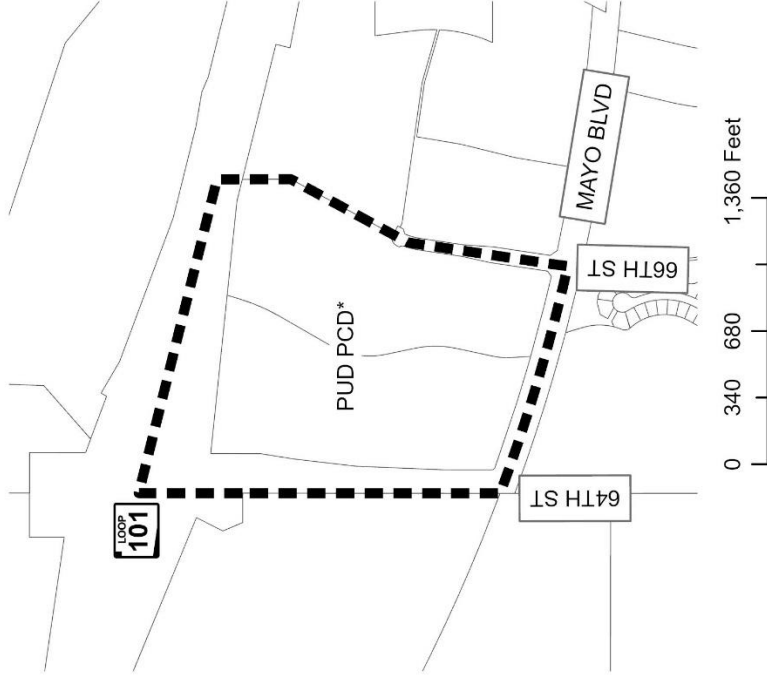
SAID PARCEL CONTAINS 291,112 SQUARE FEET OR 6.683 ACRES, MORE OR LESS.

# PCD MAJOR AMENDMENT

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -

Zoning Case Number: Z-87-D-03-2  
Zoning Overlay: N/A  
Planning Village: Desert View



NOT TO SCALE



Drawn Date: 5/5/2025