

TOWN OF TUSAYAN

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ZONE CHANGE APPLICATION

APPLICANT

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PROPERTY INFORMATION

Assessor's Parcel # 502-14-001

Subdivision NA

Unit # NA Lot # NA

Address/Location Approximately 2.8 miles from
Tusayan's developed eastern boundary

Existing Zoning General

Existing Land Use Undeveloped and vacant

Parcel Size Approximately 194.6 acres

ZONE CHANGE REQUEST

Proposed Zoning Planned Community

Please provide a brief description of the request.

Zone change to allow a mixed-use primarily
residential community with a variety of residential
housing options, neighborhood commercial amenities,
and a recreational vehicle / manufactured home (RV/MH)
park anchored by a spa/conference facility and dude
ranch

SUBMITTAL CHECKLIST

Pre-application meeting with a staff planner of the Town of Tusayan.

A citizen participation plan. (*See reverse*)

A non-refundable filing fee. (*See reverse*)

A *typewritten* narrative describing the request and conformance to the findings for a zone change. (*See reverse*)

A *typewritten* list of names and addresses of all property owners within 300 feet of subject property.

Fifteen copies of the proposed site plan--*scaled and dimensioned*--detailing property boundaries; existing improvements and uses; and proposed improvements and uses.

All materials must be folded to fit in a legal-size file (8"x13") and labeled so that the applicant's name and project location are visible.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Town of Tusayan staff access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

See enclosed property owner
authorization letter _____ Date 08/01/2011

Signature of Property Owner (if not the applicant)

See enclosed property owner
authorization letter _____ Date 08/01/2011

OFFICE USE ONLY

Received By _____ Date _____

Receipt # _____ Fee _____

Case # _____

Related Cases _____

COMMISSION ACTION

Approved with Conditions (*see attachments*) Denied

Resolution # _____ Date _____

COUNCIL ACTION

Approved with Conditions (*see attachments*) Denied

Ordinance # _____ Date _____

TenX Ranch

APPLICANT'S NARRATIVE REPORT

PLANNED COMMUNITY DISTRICT ZONING SUBMITTAL

**TOWN OF TUSAYAN, ARIZONA
ORIGINAL SUBMITTAL: AUGUST 1, 2011**

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TABLE OF CONTENTS

PART ONE

A. Introduction.....	1
1. Stilo’s Development Proposal.....	1
2. TenX Ranch Zoning Application.....	2
B. Ownership and Legal Description	3
C. Applicant and Development Team	3
D. Location Context.....	4
E. Vision Statement.....	4
F. Planned Community District Goals	4
G. Tusayan Area Plan & Design Review Overlay Conformance Analysis.....	4
H. Existing Site Conditions	9
1. Existing Zoning	9
2. Existing Land Use and Adjacent Uses.....	9
3. Existing Utilities	10
4. Schools.....	10
5. Other Community Services.....	10
6. Inventory of Existing Vegetation.....	10
7. Wildlife	10
8. Topography	11
9. Regional Drainage	11
10. Hydrology and Groundwater	11
11. Soils	11
12. Archaeology.....	12
13. Regional and Local Access / Circulation.....	12
14. Airport.....	12

PART TWO – PLANNED COMMUNITY DISTRICT

I. Framework for the Planned Community District.....	12
A. Planning Framework for the Planned Community District	12
1. Purpose and Applicability of Adopted PCD.....	12
2. PCD’s Relationship to the Tusayan Zoning Ordinance.....	13
3. PCD’s Relationship to the Tusayan Area Plan & Design Review Overlay.....	13

4. PCD’s Relationship to the Zoning / Land Use District Map	13
B. Administrative Framework for the Planned Community District	13
1. Definitions.....	13
2. Exhibits and Appendices.....	18
3. Amendments	18
II. Community Land Use Plan.....	19
A. Community Description.....	19
B. Proposed Land Use Districts & Existing Zoning Overlay.....	20
1. Single-Family Residential District.....	20
2. Multi-Family Residential District.....	21
3. Commercial Neighborhood Visitor District.....	21
4. Resort Conference District.....	21
5. Manufactured and Mobile Home Park District.....	21
6. Recreational Vehicle and Manufactured Home District.....	21
7. Floodplain Management Overlay District	21
C. Permitted Uses	22
D. Development Standards	28
1. MFR, RVMH and SFR Districts.....	28
2. Commercial Development	30
3. Town of Tusayan Zoning Ordinance Development Standards.....	32
E. Design Guidelines	32
F. Landscape Architecture	33
G. Conceptual Open Space and Trails Plan.....	33
H. Access and Circulation	33
I. Drainage / Stormwater Management	34
III. Water and Wastewater	35
A. Water	35
B. Wastewater.....	36
IV. Law Enforcement and Fire Protection.....	36
A. Law Enforcement.....	36

B. Fire Protection.....	36
V. Phasing	37
VI. Citizen Participation Plan	37
VII. Conclusion.....	37

EXHIBITS

- EXHIBIT 1: Property Owner Authorization Letter
- EXHIBIT 2: Regional Vicinity Map
- EXHIBIT 3: Local Vicinity Map
- EXHIBIT 4: Aerial Photograph of Site and Property Ownership Map
- EXHIBIT 5: Infrastructure Study
- EXHIBIT 6: Conceptual Land Use Plan and Land Use Data Table
- EXHIBIT 7: Conceptual Open Space and Trails
- EXHIBIT 8: Conceptual Development Reference Images
- EXHIBIT 9: TenX Ranch Access Plan
- EXHIBIT 10: Citizen Participation Plan
- EXHIBIT 11: Preliminary Citizen Participation Report
- EXHIBIT 12: Site Analysis

TABLES

- TABLE 1: Permitted Uses
- TABLE 2: Residential Development Standards
- TABLE 3: Commercial Development Standards

Note: Plans and sections are conceptual illustrations reflecting the intent of the development plan rather than the final design.

PART ONE

A. Introduction

1. Stilo's Development Proposal

Stilo Development Group USA, LP (the "Applicant") currently owns or is a partner in the ownership of three properties within and around the Town of Tusayan. Each of these properties has unique characteristics and a distinct land plan which when viewed together complement and complete the area's vision as a world-class gateway community to the Grand Canyon National Park. The Town is surrounded by the public lands of the Kaibab National Forest and has very limited available property within its 143-acre "developed" border. The Tusayan Area Plan stresses the need for the acquisition of additional private lands to help the community realize its goals and objectives

The development proposals for the three properties contain necessary resident services including for-sale or rental residential housing, multi family apartments, condominiums, townhouses, neighborhood and village retail facilities and services. In addition, the proposal includes exceptional visitor amenities that will help grow and sustain the Town of Tusayan with a strong retail tax base by extending the length of stay and helping to offset the seasonality of visitation patterns. Amenities include a Native American Cultural Center and interpretative campus, a broader range of overnight accommodations, dude ranch, spa, conference center, neighborhood and visitor retail shops and services and office space for both medical and administrative uses. While each property within this development proposal has its own unique uses and characteristics, the intent of these applications is that the properties taken together form a complete master development plan with uses that are intended to complement and serve each other.

The three properties which form this master plan of development are:

- Camper Village – located within the Town's municipal boundaries, approximately 19.3 acres located at the southeast corner of Coyote Lane and Highway 64;
- Kotzin Ranch – located within the Town's municipal boundaries, approximately 160 acres located approximately one-tenth of a mile from Tusayan's developed western boundary; and,
- TenX Ranch – located in Coconino County, outside of the Town's municipal boundaries, approximately 194.6 acres located approximately 2.8 miles from Tusayan's developed eastern boundary

Camper Village, located in the heart of Tusayan, will be a mixed-use, convenient and active world class destination development that strengthens the image of Tusayan as a gateway to Grand Canyon National Park. It is envisioned as a lively, dynamic and interesting place to live, work, stay, shop, eat and play that will meet the needs of both area residents and visitors coming to the Grand Canyon for shorter duration stays. In essence, it is the downtown district of Tusayan. Proposed uses for Camper Village include, among others, lodging, professional and administrative offices, apartments, condominiums, live-work units, timeshares, grocery and drug stores, an assortment of food, beverage and entertainment options, postal services and salons

Camper Village will serve as a location for some of the Town's public and community services, such as a potential town hall, police station, library and other public services.

Integral to the design of Camper Village, will be a pedestrian based layout developed around a strong central core of functions which seeks to create linkages to existing community entities. The proposed architectural design will include a mix of local vernacular architectural styles, the incorporation of native materials and landscaping, and the use of reclaimed water as an organizing element of the development plan. Cues and traces of natural, historical, and cultural indigenous elements and symbols will serve to inform, educate and enhance the experience at Camper Village. While an architectural theme for Camper Village has not yet been selected, the following themes are being considered: Grand Canyon architecture; Arizona's early mining history; frontier architecture; and, combinations or variations of the noted themes.

Kotzin Ranch is envisioned as a mixed-use development consisting of commercial, cultural, entertainment and residential uses intended to appeal to both local residents and visitors. The property is ideally located for facilities intended to attract and extend the length of stay for the millions of visitors who come to Grand Canyon National Park each year. Uses envisioned for Kotzin Ranch include a Native American cultural campus and cultural park, a unique and pedestrian-oriented retail village, a broad mix of lodging units, a neighborhood commercial shopping center and an expansive range of housing choices, including detached houses, townhouses, apartments and condominiums, within walking distance of nearby employment uses, shops, restaurants and the surrounding Kaibab National Forest.

The educational campus will interpret the natural sciences of the area and will be an innovative and thoughtful venue utilizing modern technologies to introduce and immerse the visitor to the regions unique geology, hydrology, flora, fauna, night sky and other natural sciences of the Plateau.

TenX Ranch ("TenX") is envisioned primarily as a residential community offering a range of ownership and rental housing opportunities. Ten X is a peaceful and rustic mountain environment ideal for a primary residence, place of retirement or vacation home. Home sites at TenX will be designed to maintain privacy and to showcase nature's own natural splendor with bold views of the surrounding mountains, forest and meadows. TenX will provide the perfect environment for endless afternoons of hiking, hunting and exploration. Commercial services oriented towards residents and limited lodging opportunities for visitors desiring a secluded resort environment are also envisioned for TenX.

2. TenX Ranch Zoning Application

The Applicant is proposing to develop an approximately 194.6 acre parcel located approximately 2.8 miles from Tusayan's developed eastern boundary (the "Site"). TenX Ranch is currently located in unincorporated Coconino County. Under a separate application, the Applicant is submitting an application to annex Ten X into the Town of Tusayan. The Applicant is submitting this zoning application as part of the Applicant's application for the development of the Site (the "Application"). Specifically, the zoning amendment request is to rezone the Site from the General to the Planned Community zoning district ("PCD"). The PCD allows multiple

land uses through a coordinated and comprehensive planning effort that offers flexibility for creating unique and high-quality developments.

The project, known as TenX Ranch, will be a mixed use primarily residential community with a variety of residential housing options, neighborhood commercial amenities, a recreational vehicle / manufactured home (RV/MH) park anchored by a spa/conference facility and dude ranch. The land use plan for TenX Ranch shows two (2) separate twenty (20) acre parcels totaling forty (40) acres in size that the Applicant intends to dedicate to the Town for their public housing needs. The Applicant has reserved forty (40) acres at Kotzin Ranch and forty (40) acres at TenX Ranch as part of the Applicant's pledge to dedicate a total of forty (40) acres of land to the Town for public housing and public facilities. It is the Town's decision whether to accept the forty (40) acres at Ten X Ranch, accept the forty acres at Kotzin Ranch or to divide the Town's public housing into two (2) equal twenty (20) acre increments between Kotzin Ranch and TenX Ranch. In addition to the potential Town housing at TenX, the Applicant intends to develop a variety of residential housing products at TenX Ranch in an effort to provide a diversity of housing options for the residents of Tusayan.

TenX Ranch will be designed to address the vision established by the planning efforts that have preceded it. These planning efforts include the Tusayan Area Plan, Tusayan Design Review Overlay, the Grand Canyon National Park General Management Plan and the U.S. Forest Service's Kaibab National Forest Plan and the Tusayan Growth Environmental Impact Study. As detailed in this document, the TenX Ranch development plan is in conformance with both the Tusayan Area Plan and Tusayan Design Review Overlay.

As a high-quality mixed use residential community, TenX Ranch will emphasize aesthetic quality, environmental sustainability and site design requirements. For Tusayan, TenX Ranch represents a unique opportunity to provide housing opportunities, commercial services, and recreational/conference amenities within one Site to help foster a greater sense of community and enhance quality of life.

B. Ownership and Legal Description

Stilo Development Group USA, LP is the owner of the Site. See **Exhibit 1** for a letter authorizing the processing of this zoning application and a legal description of the property.

C. Applicant and Development Team

The applicant for the TenX Ranch development proposal and zoning application is Stilo Development. Stilo's legal representative is Gammage & Burnham P.L.C., including but not limited to the following individuals: Grady Gammage, Jr., Manjula M. Vaz and Rob Lane. Design Workshop, including but not limited to the following individuals, is providing site and landscape architectural design services for TenX Ranch: Kurt Culbertson and Suzanne Richman. Vantage Resources, including but not limited to the following individuals: Troy Peterson and Shawn Whitmer, has provided preliminary costs and

alternatives for the installation of water, wastewater, roadway and dry utility infrastructure to serve TenX Ranch; Montgomery Associates, including, but not limited to the following individuals, Errol Montgomery and William Victor, provided hydro-geological services; and Garry Hayes, Esq., provided legal advice related to water and infrastructure.

D. Location Context

The Grand Canyon is a spectacular and unique natural treasure. In recognition of the Canyon's value to humanity, the Grand Canyon (the "Canyon") has been formally proclaimed by the United Nations as a World Heritage site. As the crown jewel of the U.S. National Park System, Grand Canyon National Park ("GCNP") attracts millions of visitors on an annual basis. Located just south of the South Entrance Station to the Canyon's South Rim, Tusayan is the principal gateway to the Canyon. As the principal gateway to the Canyon, Tusayan serves a vital role in providing goods, services and information to tourists and visitors. The TenX Ranch site is approximately 194.6 acres in size and is located approximately 2.8 miles from Tusayan's developed eastern boundary. See **Exhibits 2** and **3** for regional and local vicinity maps.

E. Vision Statement

To provide a high-quality mixed-use development consisting of residential housing, neighborhood retail/commercial service, conference/spa, hospitality and recreational opportunities that will allow families to permanently reside in Tusayan and that will firmly establish the Town as the major orientation and staging center for Grand Canyon visitors and Kaibab National Forest users.

F. Planned Community District Goals

In general, the goal for TenX Ranch is to provide housing, and recreational facilities that serve the needs of Tusayan residents, as well as the needs of the Grand Canyon visitors and Kaibab National Forest users. Specifically, TenX Ranch's goals are:

- To provide quality housing, lodging, commercial services and recreational amenities in proximity to one another that will foster a strong sense of community;
- To provide an aesthetically pleasing development that will blend into the natural environment through the use of appropriate architectural styles and native landscaping; and,
- To create a model mixed-use development that will protect existing natural resources by encouraging the use of responsible technology to manage water, wastewater and solid waste and encourages the use of active and passive solar power.

G. Tusayan Area Plan & Design Review Overlay Conformance Analysis

The TenX Ranch development proposal has been prepared in careful consideration of the Tusayan Area Plan (the "TAP").

The TAP establishes goals and policies pertaining to infrastructure, housing, community, public safety, transportation, tourism, natural resources and environmental quality, land use, and regional planning / intergovernmental cooperation. The TAP also includes a Design Review Overlay (the “DRO”) to ensure that the Town’s desired aesthetic quality is achieved.

The TenX Ranch development proposal embraces the vision and goals of the TAP. The conformance of the development proposal with each TAP section and the DRO is addressed below.

Infrastructure Section

The TAP infrastructure section establishes goals and polices related to water, wastewater, utilities and solid waste. As discussed below, the development proposal is in conformance with the goals and policies of the infrastructure section.

Water

To ensure the provision of adequate water supply at TenX Ranch:

- On-site community water systems for sourcing, storage and distribution will be developed and/or water will be delivered from external sources;
- Water resources will be developed in a manner that ensures sufficient supply is available for domestic use and fire protection at all times; and,
- Water conservation measures, such as the use of reclaimed water for non-potable uses, low flow plumbing fixtures and drought-tolerant landscaping, will be incorporated into the development, minimally, in accordance with the Tusayan Area Plan.

Wastewater

To ensure TenX Ranch has access to adequate wastewater facilities:

- Either a new wastewater treatment facility, including reclaimed water storage facilities, will be developed on-site or wastewater infrastructure connecting to the South Grand Canyon Sanitary District (SGCSD) wastewater treatment plant will be constructed;
- All land uses will be required to utilize reclaimed wastewater for non-potable uses, such as toilet flushing, landscape irrigation and fire protection;, minimally, in accordance with the requirements of the Tusayan Area Plan.
- All applicable local, state and federal policies, rules and regulations will be satisfied.

Utilities

Infrastructure improvements required to accommodate utility services (e.g. electric, telephone, internet) at TenX Ranch are to be developed in a manner that minimizes impact to

either the environment or existing utility services. The use of energy conservation measures will be encouraged throughout the development.

Solid Waste

While solid waste policies specified by the TAP are not generally applicable to individual development proposals, recycling will be strongly encouraged at TenX Ranch to reduce the flow of solid waste into regional landfills.

Housing Section

Housing is the top priority for the Town and for this Application. The TAP housing section prioritizes the provision of adequate and affordable housing opportunities for existing and future residents and employees in Tusayan. This section encourages new development to provide employee housing in proximity to employment uses. As discussed below, the development proposal is in conformance with the priorities and policies set forth by the housing section.

The TenX Ranch development proposal includes an extensive range of residential dwelling types, including, but not limited to: single-family detached homes, townhomes, apartments, dormitories, and manufactured, mobile and modular homes.. The Applicant intends to dedicate up to forty (40) acres for Town housing.. The Town housing and the Applicant's housing will provide new housing opportunities for the current and future residents of Tusayan.

All housing product types at TenX Ranch will be designed to reflect the unique character and natural setting of the surrounding area and, where applicable, to provide buffers from nearby retail and employment uses.

Community Section

The TAP community section establishes goals for retaining a sense of community, setting aside land for future community uses, and encouraging a sense of community between the Town and new development. The development proposal is in conformance with all goals of the community section. The development proposal includes recreational amenities (e.g. trails, open space, parks, etc) and multiple residential neighborhoods. The noted development features will foster a strong sense of community. In addition, commercial services and recreational amenities will encourage interaction between the proposed development and Town.

Public Safety Section

The development proposal is designed with the protection of the public health, safety and welfare strongly in mind. On-site and off-site roadways will be designed to accommodate emergency vehicle access. Non-residential buildings will be sprinklered for fire protection. As we proceed through the site plan process, the Applicant intends to incorporate Crime Prevention through Environmental Design (CPTED) principles into the project's design to ensure a safe residential environment.

Transportation Section

The development proposal's transportation system will be designed with safety, efficiency, convenience and environmental sensitivity in mind.

Vehicular access to the Site is provided via Forest Service Road (FSR) 302. The existing roadway is a well maintained graded road with a useable width of approximately 20 feet. To accommodate increased traffic flows resulting from the development of TenX Ranch, improvements to FSR 302 detailed in Section II.H of this narrative report are planned as part of the development proposal. Prior to the first phase of development, the Applicant will submit a traffic impact study which will outline the potential traffic impact the development of TenX Ranch may have on FSR 302. The traffic study will recommend measures, if any, for mitigating any traffic impacts. All roadway improvements will be constructed at the expense of the developer and will occur in an environmentally sensitive manner to ensure the impact on the surrounding forest is minimized. All off-site roadway improvements require the approval of the United States Forest Service.

The development of the Site will include improvements (e.g. designated pedestrian crossings and walking trails) to allow safe pedestrian movements. Where walking trails are not provided, sidewalks will be provided along arterial and collector streets. Ample parking will be provided to meet the needs of all land uses at TenX Ranch. The parking infrastructure will be designed to provide accessible spaces, as well as environmentally appropriate landscaping.

Tourism Section

Because of the proximity of GCNP and Kaibab National Forest ("Forest"), both Tusayan businesses and residents are heavily reliant on tourism. For this reason, the tourism section establishes goals and policies for providing high-level support services and educational related facilities for tourists.

The development proposal will help promote a healthy tourist economy in Tusayan by providing high-level support services to accommodate both GCNP and Forest visitors. These services include lodging, shops and restaurants that will provide employment opportunities for Tusayan residents, while, at the same time, significantly enhancing the Town's tax revenues.

Natural Resources and Environmental Quality Section

The TAP specifies goals and policies related to the preservation of natural resources and environmental quality. These goals and policies generally pertain to water and air quality, vegetation and wildlife, GCNP, Forest, aesthetics, noise and lighting issues.

The preservation of the unique natural setting and quality of the environment in the Tusayan area is essential for both the Town's economic future and the development proposal's future success. To ensure that the unique natural environment is preserved, the development proposal will be designed to:

- preserve as much native vegetation and trees as reasonably feasible and where practical (where existing vegetation and trees cannot be preserved, indigenous plants and trees and/or low-water consuming plants will be utilized in landscaped areas);
- reduce water usage by using runoff water for reuse;
- reduce vehicular trips and preserve air quality by providing a walkable mix of uses;
- reduce impacts on natural environment aesthetics by placing electric and utility lines underground where feasible; and,
- preserve dark skies by utilizing downward facing lighting fixtures on site areas designated for commercial and lodging development.

Land Use Section

The general theme of the goals and policies of the land use section is to create a true residential community. As discussed below, the development proposal is in conformance with the goals and policies of this section.

The land use section establishes the goal of providing diverse housing opportunities. Diverse housing opportunities, including several different types of single family and multi-family product types, will help satisfy the Town’s current and future housing needs. Specifically, the TenX Ranch development proposal addresses the housing goal by dedicating 150 acres of the 194 acres of the Site specifically for residential use.

The land use section states that new commercial uses should to serve the needs of the local residents and/or visitors to the community. Proposed commercial uses for TenX Ranch are specifically intended for these purposes. In addition, the portion of the TenX Ranch site dedicated for commercial use will be designed as a destination neighborhood commercial center. In contrast to strip commercial development, which is strongly discouraged by the TAP, destination commercial centers are designed to encourage pedestrian traffic between shops and restaurants and to create a strong sense-of-place.

The TAP land use section also encourages the provision of open space and recreational amenities. As shown by the land use and open space plans, TenX Ranch will include a significant amount of open space and will provide a pedestrian/bike trail throughout the Site.

Regional Planning / Intergovernmental Cooperation

The goals and policies of the regional planning / intergovernmental cooperation section are generally not applicable to individual development proposals. As part of the Applicant’s community outreach efforts, the Applicant intends to notify the following agencies about its development proposal:

- Town of Tusayan Planning Department
- Grand Canyon School District
- South Grand Canyon Sanitary District
- Grand Canyon Chamber of Commerce
- Arizona Department of Transportation

- Arizona Public Service
- National Park Service – Grand Canyon National Park
- Kaibab National Forest – Tusayan Ranger District
- Tusayan Fire Department

Tusayan Design Review Overlay

In order to achieve desired aesthetic quality, the TAP DRO establishes architectural, building material and color, site layout, signage, lighting, and environmentally sensitive design guidelines for new development. The development proposal, which has been prepared in careful consideration of these guidelines, will fully comply with the TAP DRO.

In general, the design for TenX Ranch will strive to integrate the built and natural environments. The project will incorporate design standards developed by the Park Service for the South Rim area in effort to promote a harmonious aesthetic transition between the Town and GCNP. The design of the building form and building mass will be sensitive to the unique natural setting of the Tusayan area and will respect indigenous cultures.

Specifically, the DRO discusses the Town's characteristics of an environmentally sensitive development. The DRO expresses the need to integrate energy efficient designs, such as solar power applications. The DRO suggests the application of water harvesting, water reuse and material recycling. As mentioned above, the development of TenX Ranch intends to comply with the TAP DRO.

H. Existing Site Conditions

1. Existing Zoning

As mentioned above, the Site is currently designated as General zoning. The General zoning district is a rural land use category that permits uses which are complementary and compatible with a rural environment. Because the General district does not provide flexibility in uses and development standards that are associated with high-quality mixed use development and is intended to be applied to unincorporated areas of Coconino County, this district is no longer appropriate for TenX Ranch.

2. Existing Land Use and Adjacent uses

As shown by the aerial photograph and property ownership map provided in **Exhibit 4**, the Site is currently undeveloped and vacant and is completely surrounded by the unique natural setting of the Kaibab National Forest. The Site is located approximately 2.8 miles from Tusayan's developed eastern boundary.

3. Existing Utilities

Electrical, water and wastewater services are not currently provided. The provision of electrical, water and wastewater services at TenX Ranch is discussed in Part Two of this narrative report.

4. Schools

Tusayan is located in the Grand Canyon Unified School District. Tusayan residents attend the elementary, middle and high school at the Grand Canyon Schools located at Grand Canyon Village. The Town and the Grand Canyon Unified School District are currently planning an 80 acre community park/school site. The School Site is located in near the airport. Based on the Grand Canyon School District Master Plan the site will incorporate a high school, an aquatics facility, the Unified School District Offices, an athletic complex with ballfields and dorm facilities.

5. Other Community Services (Law Enforcement, Fire Protection, Emergency Services)

The following agencies currently provide law enforcement, fire protection, and emergency services in the Tusayan area:

- Arizona Department of Public Safety, whose primary responsibility is Highway 64;
- National Park Service, whose primary responsibility lies within GCNP;
- Coconino County Sheriff's Office; and,
- Tusayan Fire District, who provides fire protection and emergency services in the Tusayan area.

6. Inventory of Existing Vegetation

TenX Ranch is located in a transitional zone between Great Basin conifer woodland and Rocky Mountain montane conifer woodland. Vegetation types in the this transition zone include pinon-juniper woodland, grassland, sagebrush flats, occasional homogenous stands of ponderosa pine, and mixtures of the above with other vegetation, such as Gambel Oak and rabbit bush.

7. Wildlife

Wildlife species that use U.S. Forest Service land or undeveloped private land in the Tusayan area include mule deer, elk, pronghorn antelope, turkey and a variety of non-game species. The lack of a sustained water source significantly reduces the carry capacity of wildlife. Neither ephemeral stock tanks nor permanent surface water exists on or near the Site. However, the development of the Site will include several detention ponds that may result in wildlife enhancement.

One sensitive wildlife species (Northern Goshawk) is known to occur in the Tusayan area. Two other sensitive wildlife species (Flammulated Owl and Navajo Mountain Mexican Vole) may occur occasionally or seasonally in the area.

8. Topography

In general, the Site gently slopes from the southeast to the northwest.

9. Regional Drainage

Tusayan is located within the Colorado River Basin. This means that all surface runoff ultimately runs into the Colorado River. The Coconino Wash, which bisects Tusayan in an east-west direction and runs through the Site, is the major drainage affecting the Tusayan area and the Site. Coconino Wash is designated as Zone A floodplain. The Federal Emergency Management Agency defines Zone A floodplains as “areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.”

10. Hydrology and Groundwater

The Tusayan area has historically relied on groundwater supplies from the Redwall-Muav aquifer and hauled water from Williams, Belmont and the Grand Canyon.

The Redwall-Muav formation is an aerially extensive formation of heavily saturated limestone rock extending across Utah, Colorado and Arizona. The yield of groundwater to wells is strongly dependent on the amount of fracturing of the source rocks by geologic studies, such as folds. Preliminary research and study of geology and surface characteristics at Ten X Ranch indicate a high probability of production wells capable of providing a reliable water supply.

TenX Ranch is located along the axis of the Skinner Ridge Syncline, which is a downwarped fold. This syncline is adjacent to and associated with the Skinner Ridge Monocline and the Skinner Ridge Anticline. These types of folds can be associated with significant fracture permeability and caverns in the Redwall-Muav aquifer. Aquifer conditions at TenX Ranch are considered potentially favorable for groundwater development.

Potential options for providing water service to the Site are detailed in Vantage Resources’ infrastructure study dated December 22, 2010. See **Exhibit 5** for the referenced infrastructure study.

11. Soils

In general, soils in the Tusayan area are primarily derived from surface strata, including Kaibab and Toroweap limestone and Coconino sandstone. The TenX Ranch development proposal does not contemplate the removal of any other soils. However, existing soils may be supplemented with composted organic matter composted at the Site. A geotechnical plan for the Site will be provided prior to the first phase of development at TenX Ranch.

12. Archaeology

The following American Indian tribes are known to have ancestral claims in the area: Havasupai, Hopi, Hualapai, Navajo and Zuni. The identification of sacred sites and consultation is governed by the National Historic Preservation Act as amended in 1992, the American Indian Religious Freedom Act of 1978, the Native American Graves Protection and Repatriation Act of 1990 and Executive Order 13007 of 1996. A cultural resources survey and report identifying cultural resources to be preserved or recovered on the Site will be provided prior to the first phase of development at TenX Ranch.

13. Regional and Local Access / Circulation

Primary access to the Tusayan area is provided by Arizona State Highway 64 (also designated as U.S. Highway 180). Highway 64 serves as the major transportation corridor between Williams and I-40 to the south and GCNP to the north. In Tusayan, between Shimmy and Coyote Lanes, Highway 64 is generally 64 feet in width with curb, gutter, and sidewalks along both sides of the roadway and is configured to provide two lanes in each direction and a two-way left turn lane. The roadway tapers down to a two-lane cross section south of Shimmy Land and north of Coyote Lane.

Vehicular access to the Site is provided via Forest Service Road (FSR) 302. Proposed improvements to FSR 302 and on-site circulation for TenX Ranch are discussed in Part Two of this narrative report.

14. Airport

The Grand Canyon Airport (“GCA”) in Tusayan is the nearest airport to the Grand Canyon. GCA is serviced by multiple carriers and offers daily service to a Las Vegas area Airport. Shuttle buses provide regular service between GCA and Grand Canyon Village. TenX Ranch is located approximately 2.8 miles east of GCA.

PART TWO – PLANNED COMMUNITY DISTRICT

I. Framework for the Planned Community District

A. Planning Framework for the Planned Community District

1. Purpose and Applicability of Adopted Planned Community District

The PCD has two general purposes. The first is to allow a mix of uses by right that will foster a strong sense of community and provide needed housing and services for Tusayan residents and employees and GCNP visitors. The second is to establish site specific and unique development standards that will ensure the development of high-quality mixed use project that integrates the built and natural environments. Once adopted, the regulations and provisions of this PCD shall apply to development at the TenX Ranch site.

2. Planned Community District's Relationship to the Tusayan Zoning Ordinance

Unless noted otherwise by the PCD, the regulations and provisions for land use and property development standards set forth by the PCD take precedence over regulations covering land use and property development standards in the Zoning Ordinance. Regulations and provisions for land use and property development standards, as well as administrative procedures, contained in the Zoning Ordinance but not covered by the PCD remain applicable to development within TenX Ranch. In the event of a conflict between the provisions of the PCD and the Zoning Ordinance, the provisions of the PCD shall prevail.

3. Planned Community District's Relationship to the Tusayan Area Plan & Design Review Overlay

The Tusayan Area Plan ("TAP") & Design Review Overlay ("DRO") is a policy document that specifies goals and policies pertaining to infrastructure, housing, community, public safety, transportation, tourism, natural resources and environmental quality, land use, regional planning / intergovernmental cooperation, and design. The PCD has been prepared in careful consideration of this policy document. The development of TenX Ranch will comply with the TAP DRO. As outlined in Part One of this document, the TenX Ranch development proposal is in conformance with the goals and polices specified by the TAP and DRO.

4. Planned Community District's Relationship to the Zoning / Land Use District Map

The PCD's Community Land Use Plan and Data Table takes precedence over the Town's Zoning/Land Use District Map. See **Exhibit 6** for the Conceptual Land Use Plan and Data Table.

B. Administrative Framework for the Planned Community District

1. Definitions

Definitions provided in the Zoning Ordinance shall be utilized when interpreting the PCD unless an alternative definition is provided below or elsewhere in the PCD, in which case the definitions contained in the PCD shall apply. In the event of a conflict between the definitions provided in the PCD and those provided in the Zoning Ordinance, the definitions in the PCD shall prevail.

Administrative Office means a place where functions, such as consulting, record keeping or clerical work are performed.

Animal Boarding means an establishment in which household pets or animals are kept for a limited time for the benefit of persons who do not reside on the premises. Facilities may provide shelter, feeding, grooming and retail sales. Does not include breeding or raising of household pets or animals.

Bar / Cocktail Lounge means an establishment where the main use is to serve spirituous liquors to be consumed on the premises. Food may or may not be served.

Beauty Shop means an establishment that provides a variety of beauty and personal care services such as hair cutting, styling and treatment, manicures, pedicures, facials, body waxing, nail sculpturing, body wraps, eyebrow and eyelash tinting, makeup application, massage, permanent hair removal, other similar services and retail sales of hair and beauty products.

Bed and Breakfast means a residential development which provides food service and rooms for rent to guests on an overnight basis.

Bedroom means a room that can be used for sleeping, has closets and adjacent access to bath facilities.

Buildable Area is the area within a legally created parcel, greater than 50 square feet, on which all construction will occur.

Building Height means the vertical distance from the average line of the highest and lowest points if the finished grade of that portion of the lot covered by the building to the level of the roof surface of flat roofs or to the mean height between the eaves and the ridge of peaked roofs, including but not limited to gable, gambrel, or hip roofs.

Building Permit means a permit required for the erection, construction, modification, addition to or moving of any building structure or use.

Building Site means a legally created parcel or contiguous parcels of land in single or joint ownership, which provides the area required by this Planned Community Ordinance on which construction can occur. A building site accommodating single-family detached and townhome development may be subdivided in accordance with development site and interior lot standards specified by this Planned Community Ordinance.

Character means the density, height, coverage, setback, massing, fenestration, materials, and scale of materials.

Conference Center means specialized hotel designed and built primarily to host conferences, exhibitions, meetings, seminars, training sessions, etc. Conference centers emphasize: focus flexibility, specialized conference room design, conference and business services, flexible food and beverage, modern conference technology, guest rooms with works space and all inclusive complete meeting packages.

Daycare means any child care arrangement that provides care and/or supervision for children for compensation.

Density means the total number of permitted dwelling units divided by the gross area.

Developer means any person or entity, including a governmental agency, undertaking any

development.

Dude Ranch means a resort patterned after a Western ranch, featuring cabins, camping, horseback riding, and other outdoor activities.

Dwelling, Multi-Family means a building or buildings attached to each other and containing two or more residential dwelling units. The term “Multi-Family Dwelling” is intended to only apply to the following dwelling product types: apartments, condominiums, condominium conversions, dormitories, live-work units, timeshares and townhomes. For purposes of the TenX Ranch PCD, dormitory, live-work unit and townhome shall mean the following:

Dormitory means a building, under single management, intended or used principally for sleeping accommodations, where such building is related to an educational or religious institution or for employee housing associated with a commercial enterprise.

Live-Work Unit means a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident.

Townhome means an attached privately owned residential dwelling unit which is a part of and adjacent to other similar dwelling units that are connected to but separated from one another by a common party wall having no doors, windows, or other provisions for human passage or visibility.

Dwelling, Single-Family, Alternative means housing titled as a vehicle by the State containing only one residential dwelling unit on an individual platted lot. The term “Single-Family Alternative Dwelling” is intended to only apply to manufactured, mobile and park model homes that are built in a factory on a non-removable steel chassis and that conform to applicable building codes and requirements (specified by the United States Department of Housing and Urban Development.) (I don't think this is correct.)

Dwelling, Single-Family, Traditional means conventional deeded housing within a building containing only one residential dwelling unit on an individual platted lot. The term “Single-Family Traditional Dwelling” is intended to only apply to site-built and modular homes that are built to conform to all state, local or regional building codes.

Dwelling Unit means one or more rooms within a building arranged, designed or used for residential purposes for one family and containing independent sanitary and cooking facilities. The intent for use for residential purposes is established by the presence of cooking facilities.

Financial Institution means a State or Federally chartered bank, credit union, mortgage lender, savings and loans association, or automated teller machine.

Floodplain means the channel and the area adjoining the channel or a natural stream or river that is susceptible to being inundated by floodwater from a 100 year frequency

storm.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Floor Area means the sum of the horizontal area of each floor of a building or structure, measured from the exterior face of an exterior wall of a freestanding structure or from the center of common walls of attached buildings, exclusive of attics, basements, interior courtyards, carports, parking garages, elevator shafts and stairwells.

Floor Area Ratio means the ratio of the total floor area (defined above) on a site to the gross area of the site.

Grade, Finished means the average level of the ground adjoining an erected structure or building.

Grade, Natural means the elevation through any undisturbed or disturbed portion of the Site at the time of adoption of the PCD Ordinance by the Town Council.

Gross Area means the area of a lot or parcel including all dedicated streets, alleys, private accessways, roadways, and/or alley easements. Such boundaries shall extend to the center of an existing and abutting street or alley right-of-way.

Hostel means a building or group of buildings containing shared or private rooming units designed for occupancy by an individual or group of individuals for compensation for periods of 90 days or less. Hostels provide sociable accommodations where guests can rent a bed and share a bathroom, lounge and kitchen.

Hotel means a building or group of buildings containing rooming units designed for occupancy by any one individual or group of individuals for compensation for periods of 180 days or less. A hotel shall contain rooming units and shall customarily provide housekeeping, and may include on-site recreation services. Restaurant, bar, sundry retail, entertainment and meeting facilities may also be available.

Lodge means the same as hotel.

Lot Coverage means that portion of a lot or building site which is occupied by any building or structure, excepting paved areas, uncovered parking areas, driveways, walks, lanais, terraces, swimming pools and landscaped areas.

Motel means a building or group of buildings containing rooming units designed for occupancy by any one individual or group of individuals for compensation for periods of 180 days or less.

Office means a use where administrative business, professional, or governmental services

are made available to the public.

Open Space means land within or related to a development that is designated and intended for the common use or enjoyment of residents, visitors and/or employees and may include complementary structures and improvements as are necessary and appropriate. Open space includes:

- Tracts of land which include active recreational facilities, such as swimming pools, play equipment, ball fields, game courts and picnic tables;
- Tracts of land which include passive elements, such as gardens, benches, fountains or the preservation of natural vegetation;
- Perimeter landscape setbacks;
- Easements not exceeding 20 feet in width which include a trail that is a minimum of six feet in width and that is surfaced with quarter minus size decomposed granite or other material deemed appropriate for a trail by the Town Manager or his/her designee;
- Retention basins finished with turf where a minimum 1,000 square foot level bottom is provided; and,
- Pedestrian amenity areas, including plazas, courtyards and walkways.

Pedestrian Plaza means a square, plaza, or similar open area featuring walkways, trees and shrubs, and places to sit that is reserved for pedestrian use only. The Pedestrian plaza is a public square reserved for pedestrians. Within the public square, the plaza may contain retail, a town square or other similar uses associated with a public space reserved for pedestrians. All automobile traffic is prohibited.

Professional Office means a place where the rendering of service of a professional nature occurs, such as offices for the following: architects, engineers and surveyor; doctors of medicine, osteopathy, dentistry and optometry; lawyers; accountants; consultants and practitioners who are recognized by licensed professions; chiropractors, chiroprodists, and naturopaths; and, dispensing opticians.

Restaurant means an establishment which serves food or beverages only to persons within a building or associated outdoor seating area, including cafes, coffee shops and ice cream shops.

Retail Sales means a commercial enterprise (includes antique, bicycle and camera shops, bookstores, pet stores etc.), where goods are available for immediate purchase and removal from the premises by the purchaser.

Retention Basin means a facility for the permanent storage of storm water runoff.

Spa, Destination, also referred to Health and Wellness Spas, means facilities where the prime draw is the spa and the focus on wellness, the art of well-being and the promotion of activities and educational sessions design to help development skills for a healthy lifestyle. Primary amenities include spa facilities, workshops and fitness facilities.

Timeshare means the right, shared with others, to occupy an accommodation within an organized system for a period of time on a regular or irregular basis for a number of years. Timeshares also include Vacation Ownership, Holiday Ownership and Group Ownership.

Wireless Communication Tower or Antenna means a facility that sends and/or receives wireless communication signals, including, but not limited to antennas, microwave dishes, antenna structures, towers and equipment enclosures. Such facilities may be concealed, disguised or visible.

2. Exhibits and Appendices

Each exhibit or appendix referenced in the PCD is incorporated by this reference as if fully set forth herein.

3. Amendments

Amendments to the PCD may necessary from time to time to reflect changes in market conditions and development financing, and/or to meet new requirements of one or more potential users or builders. As changes or adjustments become necessary, such changes shall, unless otherwise required by applicable law, be effectuated as a minor change to the PCD through the administrative approval of the Town Manager or his/her designee. Any administrative approval shall be attached to the PCD and become a part hereof. Minor changes shall not require notice or public hearings. Major changes shall be reviewed by the Planning Commission and shall require the approval of the Town Council, subject to applicable notice and hearing requirements.

The following shall be considered major changes:

- Substantial alterations to the list of permitted uses for TenX Ranch set forth in this PCD, as deemed to be substantial by the Town Manager or his/her designee;
- Alterations to the boundaries of the land use districts within the Site, where the area of land within the land use district is increased or decreased by more than 10 percent; and,
- An increase in maximum dwelling unit density, an increase in the maximum floor area ratio, or the addition of non-residential uses where not contemplated by the TenX Ranch development plan.

The following are examples of minor changes:

- A change in the type of residential uses provided that the maximum density does not increase; and,
- Alterations to the land use districts within the site which are increased or decreased by less than 10 percent; and
- Minor alterations to the list of permitted uses for TenX Ranch set forth in this PCD, as deemed to be minor by the Town Manager or his/her designee.

II. Community Land Use Plan

A. Community Description

TenX Ranch is currently located in unincorporated Coconino County. Under a separate application, the Applicant is submitting an application to annex Ten X into the Town of Tusayan. Ten X is a high-quality and integrated development consisting of a mix of uses. Specifically, the development proposal consists of residential, lodging, recreational vehicle park and neighborhood commercial uses. The TenX Ranch development proposal provides a bike and pedestrian trail alignment adjacent to the major road running through the Site. Approximately 13.6 acres of the Site is dedicated for circulation purposes. All elements of the development proposal are critical to fulfilling TenX Ranch's goal of providing needed housing opportunities, commercial services, and amenities for Tusayan residents and employees, GCNP visitors, and Kaibab National Forest users.

The TenX Ranch development proposal ensures the provision of needed housing opportunities for Tusayan residents and employees by dedicating approximately 150 acres of the 194.6 acre Site for residential use. This portion of the Site may accommodate up to a maximum 968 single-family units, up to a maximum of 555 multi-family units, with the potential of up to 100 dormitory rooms. In addition, the Town may locate its Town housing at Tex X.

Depending on the amount of land to be dedicated to Town at Kotzin Ranch, the Applicant has committed to dedicating up to 40 acres of land to the Town for public housing or a public purpose. This Application shows two potential 20 acres sites which the Town can chose to accept to develop its public housing. In the event that the Town chooses to develop only 20 acres at TenX, the Town shall determine from among the two designated Town parcels which 20 acre residential parcel the Town would like for its public housing. The Applicant intends to develop the remaining parcels as residential use as designated in the land use chart.

To provide future residents of the Site with commercial services that are within walking distance, 7.1 acres of the Site is designated for the purpose of accommodating the development of a neighborhood shopping center consisting of local-oriented service businesses, such as offices, grocery stores, restaurants and retail shops.

The proposed development for TenX Ranch offers 37.3 acres of land for specialized lodging, leisure opportunities and open space. This area of the Site is planned to accommodate a hotel, associated spa and conference center, as well as a dude ranch. The general purpose of these areas is to provide coordinated and harmonious lodging within a creative and imaginative resort environment.

To provide a greater range of housing choices for existing and future Tusayan residents and a greater range of lodging choices for GCNP visitors and Kaibab National Forest users, 44.8 acres of the Site is dedicated as a recreational vehicle, manufactured home, and mobile home park. Both rental and for-sale properties will be available on this area of the Site.

To ensure that ample parking is provided for TenX Ranch's spa/conference facility, dude ranch and commercial uses, parking lots will be provided in proximity to the neighborhood shopping center, hotel and spa, dude ranch and neighborhood convenience market. To encourage the use of alternative transportation modes and to reduce vehicular parking needs, the respective uses at TenX Ranch will be connected by a pedestrian and bike trail. Bike racks will also be provided throughout TenX Ranch at strategic locations.

To encourage residents, employees and visitors to enjoy the Site's unique and spectacular natural setting, a significant portion of the Site will be preserved as open space. Active and environmentally appropriate recreational amenities will be distributed throughout the Site to encourage the use of the open space areas. See **Exhibit 7** for the Conceptual Open Space and Trails Plan.

B. Proposed Land Use Districts & Existing Zoning Overlay

The requested PCD will serve as the primary zoning district for the Site. The PCD zoning district allows for the classification and development of land use districts as a coordinated and comprehensive project in order to:

- take advantage of the superior environment that can result from large-scale community planning;
- allow diversification of land uses as they relate to each other in a physical and environmental arrangement, while ensuring substantial compliance with provisions of the Tusayan Zoning Ordinance; and,
- provide a zone encompassing various types of commercial, lodging, open space and residential uses or combination of uses through adoption of a development plan and text materials that set forth land use relationships and development standards.

As a mixed-use development, the TenX Ranch PCD includes residential, lodging, commercial and resort districts. A summary description for each TenX Ranch PCD land use district is provided below. A comprehensive list of permitted uses and general development standards for each land use district are provided in Sections II.C and II.D of this narrative report.

1. Single-Family Residential District

The Single-Family Residential (SFR) use district is a proposed land use category intended to allow for the classification and development of parcels of land as coordinated and comprehensive projects that will accommodate single-family residential development. This district is intended for detached houses with provisions for open space and landscaped areas. Density in the single family district ranges from a maximum of 7.15 for the parcel adjacent to the commercial to a maximum density of 5.3 for the majority of the single family parcels. Home occupations and additional uses complementary with residential neighborhoods are allowed.

2. Multi-Family Residential District

The Multi-Family Residential (MFR) use district is a proposed land use category intended to allow for the classification and development of parcels of land as coordinated and comprehensive projects that will accommodate a mix of multi-family residential product types. This district is intended for apartments, condominiums, townhomes or other group dwelling units with provisions for adequate light, air, open space and landscaped areas at density ranges of 24.58 dwelling units per acre. Dormitories, home occupations and additional complementary uses complementary with residential neighborhoods are also allowed.

3. Commercial Neighborhood Visitor District

The Commercial Neighborhood Visitor (CNV) district is a proposed land use category intended to primarily provide commercial services to residents of local neighborhoods. The district is intended to accommodate the development of a neighborhood shopping center that will be designed to be compatible with a residential environment. The center will accommodate local serving businesses, such as offices, grocery stores, retail shops and restaurants.

4. Resort Conference District

The Resort Conference (RC) district is a proposed land use category intended to accommodate the development of creative and imaginative resort facilities consisting of various styles of resort uses that are designed for limited duration occupancies and that can be established with commercial and recreational uses in a coordinated, comprehensive and harmonious design. Uses contemplated in this land use district include a conference center, spa, dude ranch or other permitted destination land uses.

5. Manufactured and Mobile Home Park

The Manufactured and Mobile Home Park (MMHP) district is a proposed land use category intended for development where manufactured and mobile homes may be located on for-sale lots. The intent of the district is to provide a greater range of for-sale housing choices for existing and future residents and employees of Tusayan.

6. Recreational Vehicle and Manufactured Home

The Seasonal Recreational Vehicle Park (SRVP) district is a proposed land use category intended for development where recreational vehicles may be located on for-rent lots on a seasonal basis (e.g. May through October). The intent of the district is to provide a greater range of lodging choices for GCNP visitors and Kaibab National Forest users.

7. Floodplain Management Overlay District

The Floodplain Management (FPM) district is an existing Tusayan zoning overlay district applicable to designated special flood hazard zones within the Town. The intent of the FPM is to protect the public from health and safety hazards associated with major flood

events. The FPM is generally applicable to TenX Ranch where the Coconino Wash runs through the Site. All regulations specified by the FPM are applicable to designated flood hazard zones on the Site.

C. **Permitted Uses**

The uses specified by the below table are respectively permitted in the noted TenX Ranch land use districts.

TABLE 1: Permitted Uses

TenX RANCH - PERMITTED USES							
	Land Use District						
	CNV	MFR	MMHP	RC	SFR (Parcel SFR1)	SFR (Parcels SFR 2-4)*	SRVP
Accessory buildings	P	P	P	P	P	P	P
Accessory uses	P	P	P	P	P	P	P
Administrative and professional offices	P						
Animal boarding not associated with dude ranch	CUP			CUP			
Antique shops	P						
Appliance and hardware stores	C1						
Art galleries and studios	P						
Art supplies, retail sales	P						
Bakery, retail sales	P						
Barber and beauty shops	P						
Bed and breakfasts				P			
Bicycle shops, new and used, retail sales and repairs	P						
Bookstores	P						
Camera shops	P						
Candy stores	P						
Cigar stores	P						
Clothing, retail sales	P						
Coffee shops	P						
Condominiums and condominium conversions		P					
Conference centers				P			
Construction staging	C2	C2	C2	C2	C2	C2	C2
Convenience markets	P						P
Craft studios, retail sales and handcrafting of textiles, pottery, glass blowing, jewelry, wood and leather	P						
Customary food and beverage service and sundry retail associated with bed and breakfasts, hostels, hotels or motels				P			
Daycare facilities	P		C3			C3	
Destination spa associated with a hotel				P			
Dry cleaners	P						
Dude ranches				P			
Financial institutions	C4						
Fire or police stations or substations	P						
Florist, retail sales	P						
Furniture, retail sales	P						
Fire stations	CUP						
Grocery stores	P						
Hobby and craft products, retail sales	P						
Hostels, hotels or motels, including hotels with conference centers				P			

TenX RANCH - PERMITTED USES CONTD.

	Land Use District						
	CNV	MFR	MMHP	RC	SFR (Parcel SFR1)	SFR (Parcels SFR 2-4)*	SRVP
Home occupations			C5		C5	C5	
Ice cream shops	P						
Jeweler, retail sales and repair	P						
Model homes or subdivision sales offices		C6	C6			C6	
Multi-family dwellings							
Apartments		P					
Condominiums		P					
Condominium conversions		P					
Dormitories		P					
Live-work units	P						
Townhomes		P					
Music instruction, musical instrument repair and retail sales	P						
Outdoor amphitheatres				P			
Pet stores	C7						
Pharmacies	P						
Photographic developing and printing and retail sales of photographic equipment and supplies	P						
Pre-schools	P						
Propane sales	P						P
Public or community utility buildings, facilities or infrastructure necessary for the provision of electric, gas, water, wastewater, cable or telecommunication service	P	P	P	P	P	P	P
Public buildings, including but not limited to community centers and police stations or police substations	P						P
Public or private schools or colleges	CUP						
Public storage facility (mini-storage)	CUP						CUP
Religious institutions	P	P	P	P	P	P	P
Restaurants, Bars and Cocktail Lounges	C8			C8			
Recreational vehicle parks							P
Self-service laundries	P						P
Single-family alternative dwellings							
Manufactured homes			P		P		
Mobile homes			P				
Park model homes			P		P		
Single-family traditional dwellings							
Site-built homes					P	P	
Modular homes					P	P	

TenX RANCH - PERMITTED USES CONTD.

	Land Use District						
	CNV	MFR	MMHP	RC	SFR (Parcel SFR1)	SFR (Parcels SFR 2-4)*	SRVP
Home occupations			C5		C5	C5	
Ice cream shops	P						
Jeweler, retail sales and repair	P						
Model homes or subdivision sales offices		C6	C6			C6	
Multi-family dwellings							
Apartments		P					
Condominiums		P					
Condominium conversions		P					
Dormitories		P					
Live-work units	P						
Townhomes		P					
Music instruction, musical instrument repair and retail sales	P						
Outdoor amphitheaters				P			
Pet stores	C7						
Pharmacies	P						
Photographic developing and printing and retail sales of photographic equipment and supplies	P						
Pre-schools	P						
Propane sales	P						P
Public or community utility buildings, facilities or infrastructure necessary for the provision of electric, gas, water, wastewater, cable or telecommunication service	P	P	P	P	P	P	P
Public buildings, including but not limited to community centers and police stations or police substations	P						P
Public or private schools or colleges	CUP						
Public storage facility (mini-storage)	CUP						CUP
Religious institutions	P	P	P	P	P	P	P
Restaurants, Bars and Cocktail Lounges	C8			C8			
Recreational vehicle parks							P
Self-service laundries	P						P
Single-family alternative dwellings							
Manufactured homes			P		P		
Mobile homes			P				
Park model homes			P		P		
Single-family traditional dwellings							
Site-built homes					P	P	
Modular homes					P	P	

TenX RANCH - PERMITTED USES CONTD.							
	Land Use District						
	CNV	MFR	MMHP	RC	SFR (Parcel SFR1)	SFR (Parcels SFR 2-4)*	SRVP
Stables or commercial stables, including boarding and instruction, not associated with dude ranches				C9			
Timeshares				P			
Wireless telecommunication towers or antennas	CUP			CUP			CUP
Other uses deemed analogous to permitted uses in the respective land use district by the Town Manager or his/her designee	P	P	P	P	P	P	P

*Listed permitted uses shall only apply to Parcel SFR2 in the event that 40 acres at the Kotzin Ranch development site is dedicated to the Town

C# (e.g. C1) = Permitted use, subject to conditions noted below

CNV = Commercial neighborhood visitor land use district

CUP = Permitted subject to approval of conditional use permit

MFR = Multiple-family residential land use district

MMHP= Manufactured and mobile park land use district

P = Permitted by right

RC = Resort conference land use district

SFR = Single-family residential land use district

SRVP = Seasonal recreational vehicle park land use district

C1

- Not to exceed 10,000 square feet of gross floor area.

C2

- Construction staging areas shall be identified at the time of site plan submittal.
- Construction staging areas shall be removed in conjunction with the completion of the associated construction.
- If applicable, construction staging areas shall be re-vegetated with landscape materials identified on the plant palette to be submitted prior to the site plan submittal for the first development phase.

C3

- Daycare facilities for up to six dependent are allowed subject to the following conditions:
 - Resident dependent under the age of 12 years shall not be counted when they are present on the premises.
 - Outdoor play areas shall be screened from adjacent properties by a six-foot-high landscape hedge, solid fence, or solid wall.
 - Unless required by the Arizona Department of Health Services, there shall be no employees who do reside at the site.
 - No on-site swimming pool.

C4

- Drive-up or drive through facilities associated with financial institutions are allowed in a free-standing or “kiosk” type service building of no more than 250 feet in size.
- Drive-up or drive through facilities associated with financial institutions shall be located a minimum of 100 feet from the MFR and SRVP land use districts.

C5

- Home occupations include but are not limited to accountant, architect, lawyer, off-site sales business, psychologist, real estate agent, and telemarketing sales. For home occupations, sales shall mean the processing of orders by mail, facsimile, phone or internet.
- No one outside the family residing in the dwelling unit shall be employed in the home occupation.
- No exterior display or storage of materials.
- No exterior indication of the home occupation or variation from the residential character of the principal or accessory building.
- Activity shall be limited to the hours between 7:00 a.m. and 10:00 p.m.
- No mechanical equipment shall be used except that normally used for domestic, hobby, standard office or household purposes.
- No more than 25 percent of the total area under roof on the site shall be used for any home occupation.
- Any parking incidental to the home occupation shall be provided on the site.
- Any home occupation where traffic (other than trips by occupants of the household) is generated must provide adequate parking, as determined by the Town.
- Any home occupation conducted in an accessory building or as an outside use shall require conditional use permit approval

C6

- Subject to site plan approval.

C7

- Not to exceed 7,500 square feet in gross floor area.

C8

- Restaurants, bars and cocktail lounges in the RC district shall only be permitted in direct association with a hotel.
- Outdoor dining, outdoor alcoholic beverage consumption and associated lighting shall be permitted as an accessory use. Such accessory use within 300 feet of the MFR, SFR or SRVP land use districts shall be subject to the approval a conditional use permit.
- Music, entertainment and patron dancing are restricted to indoor areas. The dance floor shall close at the time alcohol is no longer served or sold for the evening.
- For restaurants, bars and cocktail lounges located entirely or partially within 300 feet of the MFR, SFR or SRVP land use districts, music, entertainment and patron dancing shall be limited to recorded music or one entertainer unless a conditional use permit is obtained.
- Restaurant drive-through facilities as an accessory use in the CNV land use district, subject to the drive-through not being located within 300 feet of either the MFR or SRVP land use districts and a conditional use permit being secured.
- Entrance to and exit from a restaurant, bar or cocktail lounge that is located within 300 feet of the MFR, SFR or SRVP land use districts and that is oriented towards either of the noted districts shall require a conditional use permit.
- Any bar or cocktail lounge exceeding 5,000 square feet in gross floor area located within 300 feet of the MFR, SFR or SRVP land use districts shall be permitted only upon securing a conditional use permit.

C9

- Minimum lot size of five acres.
- Minimum perimeter setback of one hundred feet for all animal sheltering building

D. Development Standards

1. MFR, RVMH and SFR Districts

The development standards specified by the below table apply to residential development and complementary uses in the TenX Ranch Multi-Family Residential, Recreational Vehicle and Manufactured Home, and Single-Family Residential land use districts.

TABLE 2: Residential Development Standards

TenX Ranch Development Standards - MFR, MMHP, SFR and SRVP Land Use Districts								
	Single-Family Residential District		Multi-Family Residential District			Manufactured & Mobile Home Park District	Seasonal Recreational Vehicle Park District	Non-Residential Use (Applicable to MFR, MMHP and SFR Districts)
	SFR1 Parcel	SFR2-4 Parcels*	Townhome	Apartment or Condominium	Dormitory**			
Dev. Site Standards								
Min. subdivision area	5 or more lots required	5 or more lots required						
Min. bldg. site area	1.0 acre	1.0 acre	1.0 acre	1.0 acre	1.0 acre	2.5 acres	24.55 acres	0.5 acre
Max. dwelling unit density (units/gross acre)	6.17	SFR2 4.40; SFR3 - 3.75; SFR4 - 2.73	15.0	22.0	40.0	9.0		
Max. bldg. height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Max. site coverage			45%	50%	50%		40%	50%
Min. open space	15% of gross area	15% of gross area	15% of gross area	15% of gross area	15% of gross area	15 percent of gross area	15 percent of gross area	15% of gross area
Min. perimeter setbacks								
Arterial or collector street	20 ft. avg.; 15 ft. min.	20 ft. avg.; 15 ft. min.	20 ft. avg.; 15 ft. min.	25 ft. avg.; 15 ft. min.	25 ft. avg.; 15 ft. min.	20 ft. average, 15 ft. min.	20 ft. average, 15 ft. min.	25 ft. avg.; 15 ft. min.
Local street	15 ft. avg.; 10 ft. min. (Does not apply where an interior lot fronts onto a local perimeter street)	15 ft. avg.; 10 ft. min. (Does not apply where an interior lot fronts onto a local perimeter street)	15 ft. avg.; 10 ft. min. (Does not apply where an interior lot fronts onto a local perimeter street)	20 ft. avg.; 15 ft. min.	20 ft. avg.; 15 ft. min.	15ft. average, 10 ft. minimum	15ft. average, 10 ft. minimum	20 ft. avg.; 15 ft. min.
Property line	10 feet	10 feet	10 feet	15 feet	15 feet	10 feet	10 feet	15 feet
Common landscape setback adjacent to perimeter street	Consistent w/ required perimeter setback (Does not apply where an interior lot fronts onto a local perimeter street)	Consistent w/ required perimeter setback (Does not apply where an interior lot fronts onto a local perimeter street)	Consistent w/ required perimeter setback (Does not apply where an interior lot fronts onto a local perimeter street)	Consistent w/ required perimeter setback	Consistent w/ required perimeter setback	Consistent with required perimeter setback (does not apply to lots fronting onto perimeter streets)	Consistent with required perimeter setback	Consistent w/ required perimeter setback
Min. bldg. separation	10 feet	10 feet	15 feet	20 feet	20 feet	10 feet	10 feet	15 feet
Interior Lot Standards								
Min. lot area	3,000 sq. ft. - up to 60% of total lots; 6,000 sq. ft. - up to 40% of total lots	SFR2 - 6,000 sq. ft.; SFR3 - 6,000 sq. ft. - up to 30% of total lots; SFR3 - 8,000 sq. ft. - up to 70% of total lots; SFR4 - 8,000 sq. ft. - up to 27% of total lots; SFR4 - 10,000 sq. ft. - up to 73% of total lots						
Avg. lot area			2,900 sq. ft. (Based on gross area of development site and inclusive of common areas)			4,800 sq. ft. (Based on gross area of development site and inclusive of common areas)		
Min. lot width	40 ft.	60 ft.	20 ft.			35 ft.		
Max. lot coverage	45% - primary structure; 55% - total	45% - primary structure; 55% - total				45% - primary structure 55% - total		
Min. bldg. setbacks								
Front	10 ft. - 3K sq. ft. lot; 15 ft. - 6K sq. ft. lot	15 feet	10 feet			10 feet		
Rear	10 ft. - 3K sq. ft. lot; 15 ft. - 6K sq. ft. lot	15 feet	5 feet			8 feet		
Combined front and rear	25 ft. - 3K sq. ft. lot; 35 ft. - 6K sq. ft. lot	35 feet	20 feet			20 feet		
Street side	10 feet	15 feet	10 feet			10 feet		
Sides	13 ft. total, 3 ft. min. - 3K sq. ft. lot; 10 ft. - 6K sq. ft. lot	10 feet	None			10 ft. total; 3 ft. minimum		
Min. garage setback	Front loaded: 15 ft. - 3K sq. ft. lot; 18 ft. - 6K sq. ft. lot Side loaded - 10 ft. - 3K sq. ft. lot; 15 ft. - 6K sq. ft. lot	Front loaded - 18 ft. Side loaded - 15 ft.	Front loaded - 15 ft. Side loaded - 10 ft.			Front loaded - 15 ft. Side loaded - 10 ft.		
Max. garage width	60% of front or side façade; no restriction for rear	60% of front or side façade; no restriction for rear	60% of front or side façade; no restriction for rear			60% of front or side façade; no restriction for rear		

*Specified development standards shall only apply to Parcel SFR2 in the event that 40 acres at the Kotzin Ranch development site is dedicated to the Town

**Specified development standards for dormitories shall only to the Multi-Family Residential land use district in the event that 40 acres at the Kotzin Ranch development site is dedicated to the Town

The following development standards regarding projections and accessory structures shall apply to the Single-Family Residential*, Multi-Family Residential and Manufactured and Mobile Home Park land use districts:

Open Projections

- An awning, open porch, open carport, or open balcony may encroach into any required front yard up to five feet
- An attached open porch, open carport, or open balcony may encroach into any side yard other than the street side of a corner lot, as long as a five-foot setback from the side property line is maintained
- An attached open porch, open carport, or open balcony may encroach into a rear yard other, as long as a five-foot setback from the rear property line is maintained. Where a rear alley exists, the projection may extend to the rear property line
- Awning, cornices, roof overhangs, and eaves may encroach up to three feet into any required yard, provided they come no closer than two feet to a property line and maintain minimum building separation requirement

Closed Projections

- The primary structure may encroach up to five feet into the required front and rear yards for no more than 50 percent of the maximum width of the structure
- A bay, window, oriel, entrance or vestibule, 10 feet or less in width, may encroach up to three feet into any required front or rear yard
- A chimney, measuring 6 feet or less in a direction parallel to the nearest property line, may encroach up to three feet into any required yard, provided it comes no closer than two feet to a property line and maintain minimum building separation requirement

Accessory Uses and Structures

- Detached accessory structures or swimming pools are not permitted within the required front yard
- Detached accessory structures located within the required rear yard shall not exceed a building height of 15 feet
- Detached accessory structures located within the required side yard shall not exceed a building height of eight feet
- Detached accessory structures within the required side and rear yards shall maintain minimum setback of three feet from property lines
- On a corner lot, no detached accessory structure over eight feet in height shall be located within 10 feet of the side street property line
- A detached accessory structure may be located on the property line where the rear property line is adjacent to an alley
- Swimming pools shall maintain a minimum setback of three feet from all property lines

*The above development standards regarding projections and accessory structures shall only apply to Parcel SFR2 in the event that 40 acres at the Kotzin Ranch development site is dedicated to the Town,

2. Commercial Development

The development standards specified by the below table apply to commercial development in the TenX Ranch Commercial Neighborhood Visitor, Recreational Vehicle and Manufactured Home, and Resort Conference land use districts.

TABLE 3: Commercial Development Standards

TenX Ranch - Commercial and Lodging Development Standards			
	Land Use Districts		
	Commercial Neighborhood Visitor (CNV)	Resort Conference (RC)	Seasonal Recreational Vehicle Park (SRVP)
Max. floor area ratio	0.25	0.35	0.005[i]
Max. building height	35 ft.	35 ft.	25 ft.
Building setbacks			
Adjacent to collector or arterial street	Average 25 ft.; minimum 20 ft. for up to 50% of structure, including projections	Average 25 ft.; minimum 20 ft. for up to 50% of structure, including projections	Average 20 ft.; minimum 15 ft. for up to 50% of structure, including projections
Adjacent to local street	Average 20 ft.; minimum 15 ft. for up to 50% of structure, including projections	Average 15 ft.; minimum 10 ft. for up to 50% of structure, including projections	Average 10 ft.; minimum 5 ft. for up to 50% of structure, including projections
Property line adjacent to R, MMHP or SRVP land use districts	Min. 15 ft. setback for bldg. 20 ft. or less in height; addtl. one foot setback required for each additional one foot of height over 20 ft.	Min. 15 ft. setback for bldg. 20 ft. or less in height; addtl. one foot setback required for each additional one foot of height over 20 ft.	Min. 15 ft. setback for bldg. 20 ft. or less in height; addtl. one foot setback required for each additional one foot of height over 20 ft.
Property line not adjacent to street or R, MMHP or SRVP land use districts	Min. 10 ft.	Min. 10 ft.	Average 10 ft.; minimum 5 ft. for up to 50% of structure, including projections
Landscaping requirements			
Streetscape	Consistent w/ required bldg. setback	Consistent w/ required bldg. setback	Consistent w/ required bldg. setback
Property line adjacent to R, MMHP or SRVP land use districts	Min. 15 ft.	Min. 15 ft.	Min. 15 ft.
Property line not adjacent to street or R, MMHP or SRVP land use districts, or national forest	Consistent w/ required bldg. setback	Consistent w/ required bldg. setback	Consistent w/ required bldg. setback
Perimeter property line adjacent to national forest	None	None	None

[i] Max. F.A.R. accounts for commercial uses only and is based on the gross area for the entire land use district

MMHP = Manufactured and Mobile Home Park land use district

R = Residential land use district

The following development standards regarding accessory structures shall apply to the Commercial Neighborhood Visitor, Resort Conference and Seasonal Recreational Vehicle Park land use districts:

- Detached accessory structures and swimming pools are not allowed within the required front yard.
- Detached accessory structures and swimming pools located within the required side and rear yards are to maintain a minimum setback of three feet from property lines.
- Detached accessory structures located within the required rear yard are not to exceed 20 feet in building height. Detached accessory structures exceeding eight feet in building height are to be setback a minimum of 10 feet from all property lines. Detached accessory structures exceeding 20 feet in building height shall require conditional use permit approval.
- Detached accessory structures located within the required side yard are not to exceed 10 feet in height. Detached accessory structures exceeding 10 feet in building height shall require conditional use permit approval.

- Detached accessory structures may be constructed on the property line where the rear yard is adjacent to a fully dedicated alley.
- Unless otherwise noted in this PCD Ordinance, parking structures shall comply with building height and setback standards specified for primary structures.

3. **Town of Tusayan Zoning Ordinance Development Standards**

At this time, unless applicable development standards are noted otherwise within this PCD, the regulations and provisions of the development of TenX Ranch shall comply with the following Town of Tusayan Zoning Ordinance sections. Applicant reserves the right to submit additional modifications to sections described below at the time of site plan submittal. Any changes to these development standards not otherwise noted in this Application will be subject to review and approval by the Town:

Section 11.3: Performance Standards: Commercial Zones

Section 13.6: Floodplain Management Overlay Zone for the OSC land use district

Section 13.10: Design Review Overlay (Tusayan)

Section 15: Off-Street Parking

Section 16: Signs

Section 17: Lighting

Section 18: Landscaping

In the event of a conflict between the provisions of the PCD and the Zoning Ordinance Sections noted above, the provisions of the PCD shall prevail. Off-street parking, signage and/or landscaping requirements may be modified prior to the first phase of development at TenX Ranch subject to the Town Council's approval of a parking study, master signage plan and/or master landscape plan.

E. Design Guidelines

The general intent of the TenX Ranch design is to integrate the built and natural environments through building forms and masses that are sensitive to the unique natural setting of the Tusayan area and respect indigenous cultures. See **Exhibit 8** for conceptual development reference images for TenX Ranch. In order to accomplish this, the project will incorporate design standards developed by the Park Service for the South Rim area in effort to promote a harmonious aesthetic transition between the Town and Grand Canyon National Park.

As noted elsewhere in this narrative report, the Design Review Overlay (the "DRO") of the Tusayan Area Plan establishes architectural, building material and color, site layout, signage, lighting, and environmentally sensitive design guidelines for new development. The DRO also recommends that the Grand Canyon National Park's Architectural Guidelines of 1994 serve as the basis for the design of structures in Tusayan. The design guidelines for TenX Ranch will comply with the DRO. Architectural standards and guidelines for TenX Ranch will be provided prior to the first phase of development.

F. Landscape Architecture

TenX Ranch's landscape architectural will be premised on minimizing initial disturbances as practical, carefully establishing landscaping for all structures prior to construction, reliance on native plants for vegetation, and minimal irrigation of landscaping. While it is not practical to provide a landscape plan for a phased development, such as TenX Ranch, at this time, a detailed landscape plan for the Site will be provided prior to the first phase of development at TenX Ranch. The intent of the below information is to provide further detail regarding the landscape ethic of TenX Ranch.

Landscaping standards for TenX Ranch will emphasize the preservation, integration and re-vegetation of native vegetation and materials throughout the Site. All landscaping will include a mix of landscape materials, including deciduous and evergreen trees and shrubs, of varying sizes. Although cut and fill activities are not contemplated to a significant degree for TenX Ranch, any significant construction scars will be re-vegetated.

Site impacts to existing vegetation will be minimized where practical. Tree removal will be reduced to the greatest extent feasible and, where practical, mature trees will be relocated on the Site. Re-vegetation will include the planting of one tree per one thousand square feet of impermeable surface, to the extent that such planting can be accomplished in a manner that is consistent with fire management plans. A plant inventory and salvage plan for the Site will be provided prior to the first phase of development at TenX Ranch.

The plant palette to be provided in conjunction with the landscape plan submittal for TenX Ranch will ensure that landscapes within the Site are consistent with natural landscapes on adjoining public lands. Native plants, such as ponderosa pine, woods rose, piñon, juniper and other species native to the Colorado Plateau, that occur on the adjoining National Forest lands will be used. New landscape will include plants known for drought tolerance, cold hardiness and overall compatibility with the high altitude desert environment. There will be a mix of landscape materials including deciduous and evergreen plant materials, succulents, cacti, rocks and various decorative types of groundcovers.

To conserve water, a drip irrigation system with emitters located only where water is required to irrigate plants and trees will be used. Following an establishment period of up to five years, landscape material will not be irrigated. Additional water conservation measures, such as the use of treated wastewater for irrigation purposes will also be considered.

G. Conceptual Open Space and Trails Plan

As shown by the Conceptual Land Use Plan and Data Table, a minimum of 37 acres of open space will be provided throughout the Site. As shown by the Conceptual Open Space and Trails Plan, a bike and pedestrian trail alignment will be provided adjacent to the major road running through the Site and additional active and environmentally appropriate recreational amenities will be distributed throughout the Site's open space areas. These amenities will encourage TenX Ranch residents, employees and visitors enjoy the unique and spectacular natural setting offered by the Site and adjoining forest lands.

H. Access and Circulation

As previously noted, primary access to the Tusayan area is provided by Arizona State Highway 64 (also designated as U.S. Highway 180). Vehicular access to the Site is provided via Forest Service Road (FSR) 302. See **Exhibit 9** for the TenX Ranch access plan. To accommodate increased traffic flows resulting from the development of TenX Ranch, the following improvements to FSR 302 are proposed:

- Widen FSR 302 to accommodate a paved surface 30 feet in width; and,
- Provide graded shoulders eight feet in width along both sides of FSR 302.

These improvements will allow for one lane of vehicular traffic in each direction. As noted in Vantage Resources' infrastructure study, the estimated cost from improving the roadway between Tusayan's eastern developed boundary and the Site is \$2.9 to \$3.5 million. See **Exhibit 5** for the noted infrastructure study. On-site circulation at TenX Ranch will be accommodated by extending the above described improvements to FSR 302 onto the Site. The estimated cost of these improvements is \$3 to \$3.6 million.

The proposed roadway improvements, which are to be constructed at the developer's expense, are intended to directly and efficiently connect the Site to Tusayan's built environment. The intent of providing direct connections between the Site and the Town's existing built environment is to ensure that TenX Ranch becomes a neighborhood which is truly integrated into the Tusayan community. All roadway improvements will be constructed with safety, efficiency, convenience and environmental sensitivity in mind.

The development of the Site will also include improvements (e.g. designated pedestrian crossings and walking trails) to allow safe pedestrian movements. If desired by the Town, the provision of a staging area for public transit systems on the Site may also be considered.

I. Drainage / Storm Water Management

Prior to any construction occurring at TenX Ranch, a drainage report will be prepared to determine estimated peak flows for existing and post development site conditions. To manage run-off resulting from storm events, detention basins will be constructed on areas of the Site that have historically handled storm water. Where practical, the basins will be constructed and sited in a manner that will not detract from the Site's natural beauty. In addition, a storm water harvesting system may be constructed to collect water from rooftops during storm events. This system will collect run-off through a system of gutters, downspouts and cisterns. The collected run-off will then be pumped into a raw water storage tank or retention basins to be used for reclaimed water for landscaping and non-potable uses. A grading and drainage plan for the Site prior to the first phase of development.

III. Water and Wastewater

A. Water

As previously mentioned, the Tusayan area has historically relied on groundwater supplies from the Redwall-Muav aquifer and piped water from Williams, Belmont and the Grand Canyon. While changes to the historical water supply and delivery systems in Tusayan are anticipated and the Applicant is open to participating in any reasonable collaborative effort that ensures a reliable water supply for the area, it is not clear how and when these changes will manifest themselves at this time. Due to this uncertainty, potential water sources have been identified for TenX Ranch.

The Tusayan Water Development Association (TWDA) holds a Certificate of Necessity and Need (CC&N) for most of the land area within the present incorporated boundary of the community. Three wells in Tusayan provide much of the water for the community withdrawn from the Redwall-Muav aquifer and additional water is either hauled water from Williams, Belmont or seasonally supplied from the Grand Canyon National Park. The Redwall-Muav formation is an aerially extensive formation of heavily saturated limestone rock extending across Utah, Colorado and Arizona. The yield of groundwater to wells is strongly dependent on the amount of fracturing of the source rocks by geologic studies, such as folds.

The Arizona Corporation Commission (ACC) has responsibility for CC&N oversight and is presently undertaking a comprehensive review of TWDA and the private water companies serving the area. Preliminary findings of the ACC suggest that one or more of the water-distribution and management entities in the area have been out of compliance with the ACC Rules and Regulations and it is highly likely that the nature and character of domestic water supply and distribution will be reorganized over the next 6 to 12 months.

The Town of Tusayan is contemplating the acquisition of a part or all of the community's present water supply network, one of the existing private water companies may apply for a CC&N, Stilo Development Group USA may apply for a CC&N serving two of its private lands in the area if not the entire community and other possible scenarios may evolve in the coming months.

As the ACC has the ultimate decision-making responsibility for how and by whom water will be provided in the area, it is premature to precisely describe exactly what entity will ultimately have the responsibility for serving the Stilo property (s). Under any ACC decision, however, additional supply will be necessary to meet the planned needs of the community not only for the proposed Stilo developments but also for the new Grand Canyon School, the airport expansion and other planned developments in Tusayan. Until a regional water supply is available to the area, and several possibilities are being evaluated by the Grand Canyon National Park, NACOG and other regional agencies, water will continue to be supplied from wells in the region.

These sources include drilling a well on the Site, piping water from Valle, and transporting Colorado River water from Top Rock by rail. The options for providing water service to the Site are further discussed in Vantage Resources' infrastructure study. See **Exhibit**

5 for the referenced infrastructure study. As previously mentioned in this narrative report, preliminary research and study of geology and surface characteristics at TenX Ranch indicate a high probability of production wells capable of providing a reliable water supply for the proposed development.

B. Wastewater

At this time, it is assumed that a new wastewater treatment facility allowing reclaimed water to be used at the Site will be constructed at TenX. For additional information regarding planned wastewater infrastructure, see **Exhibit 5** for Vantage Resources' infrastructure study.

IV. Law Enforcement and Fire Protection

A. Law Enforcement

As previously mentioned in this narrative report, the Department of Public Safety, the National Park Service and the Coconino County's Sheriff's Office currently provide law enforcement services to the Tusayan area. At this time, the Applicant anticipates the Coconino County Sheriff's Office providing law enforcement services to TenX Ranch. If the Town forms its own law enforcement agency, then Ten X Ranch will be served by whatever law enforcement service is made available by the Town.

The Applicant is dedicating up to 40 acres of the Site to the Town of Tusayan. This land is to be used by the Town for addressing housing needs and/or other needed public uses, such as a police station. The increased tax revenue to the Town resulting from the development of TenX Ranch will also allow for additional law enforcement services to be made available in Tusayan.

B. Fire Protection

The Applicant anticipates that the Tusayan Fire District (the "District") will provide fire protection service for TenX Ranch. The Applicant intends to apply for an expansion of the District's service boundary in order to include the Site in the District. Prior to the issuance of building permits, all construction at TenX Ranch shall demonstrate compliance with the Uniform Building Code and the Uniform Fire Code. In addition, all on-site and off-site roadways will be designed to accommodate emergency vehicle access and fire equipment maneuvering. Non-residential buildings will also be sprinklered for fire protection.

While TenX Ranch will increase the interface between the natural and built environments, the planning for and development of the Site will provide an opportunity to coordinate fire management efforts with GCNP, Kaibab National Forest and the Tusayan Fire District. Every effort will be made to use a team based approach for managing both the Site and adjoining forest lands.

V. Phasing

As with any large master development, the Applicant intends to develop this Site in phases. Construction within Kotzin will ultimately depend on market conditions, absorption rates and the Town's plans for Kotzin Ranch's residential use section. The Applicant will dedicate the Town's public housing parcel prior to the development of any commercial at Kotzin Ranch.

VI. Citizen Participation Plan

A citizen participation plan and a preliminary citizen participation report are included as part of this Application. See **Exhibits 10** and **11** for the noted plan and report.

VII. Conclusion

TenX Ranch is a high-quality mixed-use residential community that will provide substantial benefits to Tusayan residents and employees, as well as Grand Canyon National Park visitors and Kaibab Forest uses. Specifically, the development proposal will provide needed housing and employment opportunities, desired dining, and lodging, conference facilities and services. The intent of TenX Ranch's design will be to integrate the built and natural environments and to minimize impacts on the natural environment. The development proposal is consistent with the goals and policies of the Tusayan Area Plan (the "TAP"). The development of TenX Ranch will comply with the TAP's Design Review Overlay. The Applicant is excited about TenX Ranch and the opportunities the development proposal offers to the Town of Tusayan. We look forward to discussing this proposal with the community and the Town.

EXHIBIT 1

May 31, 2011

Town of Tusayan
c/o LVA Urban Design Studio
attn: Mark Reddie, Planning Team Leader
120 South Ash Avenue
Tempe, AZ 85281-2801

RE: TenX Ranch Authorization – Coconino County Parcel Number 502-14-001

Mr. Reddie:

The purpose of this letter is to formally authorize the firms and individuals identified below to file and process all necessary applications, including but not limited to a zone change application, that may be related to securing entitlements for a mixed-use development on behalf of the property owner of the above referenced parcel.

- The applicant, Stilo Development Group USA, an Arizona Limited Partnership, including but not limited to its representative, Tom De Paolo;
- The law firm of Gammage & Burnham P.L.C., including but not limited to its representatives, Grady Gammage, Jr., Manjula M. Vaz and Rob Lane;
- The site and landscape architectural design firm of Design Workshop, including but not limited to its representatives, Kurt Culbertson and Suzanne Richman; and,
- The public works, water resources, site development and cost estimating firm of Vantage Resources.

Grand Canyon Exchange, an Arizona Limited Partnership, has the development rights for the parcel identified above, which is fully described in Exhibit A enclosed with this authorization.

Sincerely,

By Federico Felnerchi
Its PRESIDENT

Enclosure

EXHIBIT A
TenX RANCH - LEGAL DESCRIPTION

PARCEL NO. 1:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA.

PARCEL NO. 2:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA.

PARCEL NO. 3:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 30 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA.

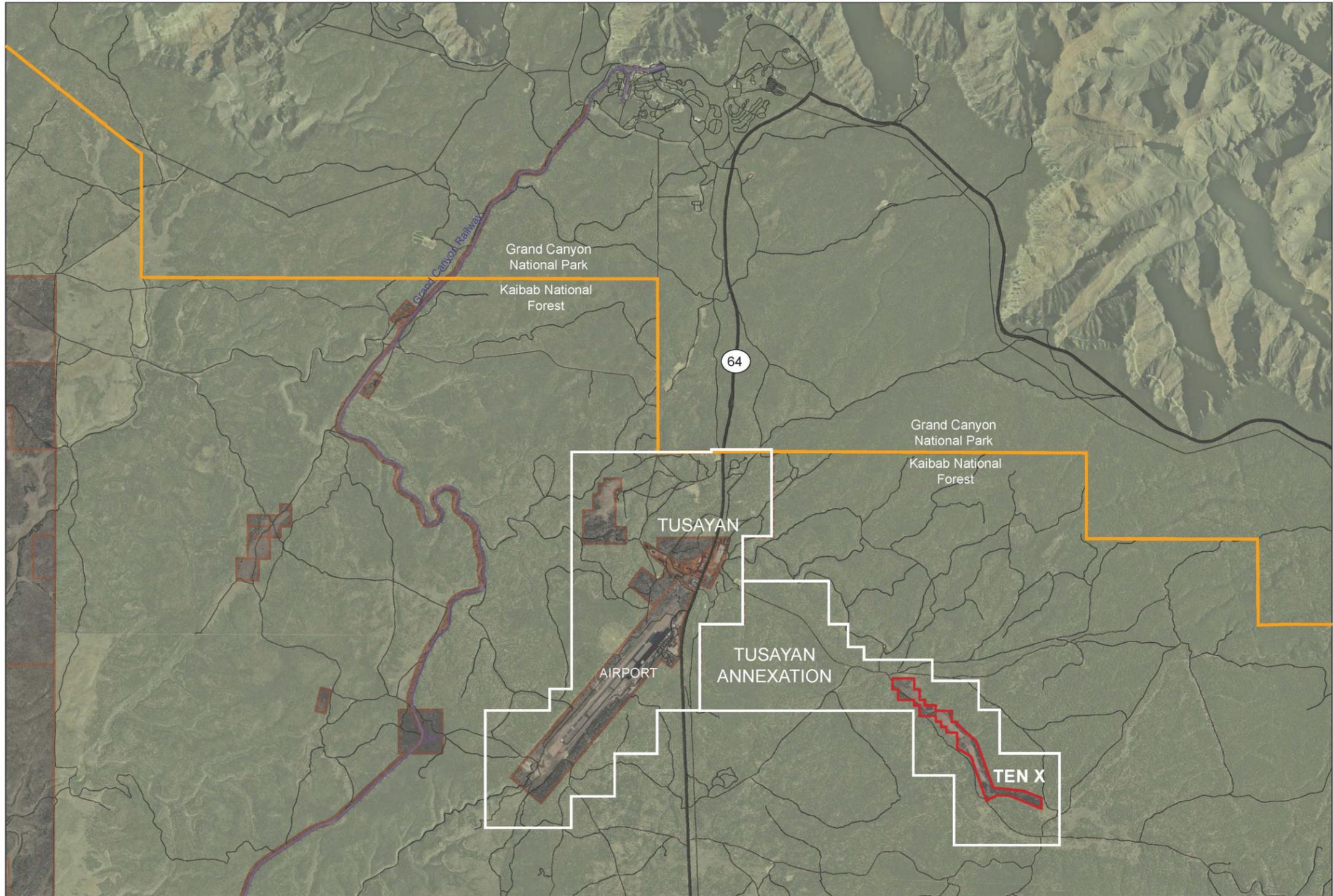
PARCEL NO. 4:

HOMESTEAD ENTRY SURVEY NO. 284, EMBRACING A PORTION OF SECTIONS 3 AND 4 IN TOWNSHIP 29 NORTH, AND SECTIONS 33 AND 34 IN TOWNSHIP 30 NORTH, IN RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1, IDENTICAL WITH THE CORNER TO SAID SECTION 33, 34, AND 3 AND 4;
THENCE SOUTH 88 DEGREES 15 MINUTES EAST 10.85 CHAINS TO CORNER NO. 2; THENCE SOUTH 65 DEGREES 2 MINUTES EAST 35.05 CHAINS TO CORNER NO. 3; THENCE NORTH 0 DEGREES 2 MINUTES EAST 9.99 CHAINS TO CORNER NO. 4; THENCE NORTH 68 DEGREES 52 MINUTES WEST 9.74 CHAINS TO CORNER NO. 5; THENCE NORTH 68 DEGREES 52 MINUTES WEST 8.29 CHAINS TO CORNER NO. 6; THENCE NORTH 84 DEGREES 35 DEGREES WEST 23.20

CHAINS TO CORNER NO. 7; THENCE NORTH 84 DEGREES 35 MINUTES WEST
5.97 CHAINS TO CORNER NO. 8; THENCE NORTH 19 DEGREES 5 MINUTES
WEST 45.64 CHAINS TO CORNER NO. 9; THENCE NORTH 47 DEGREES 25
MINUTES WEST 25.51 CHAINS TO CORNER NO. 10; THENCE SOUTH 0 DEGREES
19 MINUTES WEST 22.20 CHAINS TO CORNER NO. 11; THENCE SOUTH 60
DEGREES 25 MINUTES EAST 15.41 CHAINS TO CORNER 12; THENCE SOUTH 19
DEGREES 21 MINUTES EAST 38.48 CHAINS TO CORNER NO. 13; THENCE
SOUTH 19 DEGREES 21 MINUTES EAST 5.56 CHAINS TO CORNER NO. 14;
THENCE NORTH 61 DEGREES 47 MINUTES EAST 11.18 CHAINS TO CORNER NO.
15; THENCE NORTH 61 DEGREES 47 MINUTES EAST 82 LINKS TO CORNER NO.
16; THENCE SOUTH 88 DEGRADE 15 MINUTES EAST 1.18 CHAINS TO CORNER
NO. 1, THE PLACE OF BEGINNING.

EXHIBIT 2



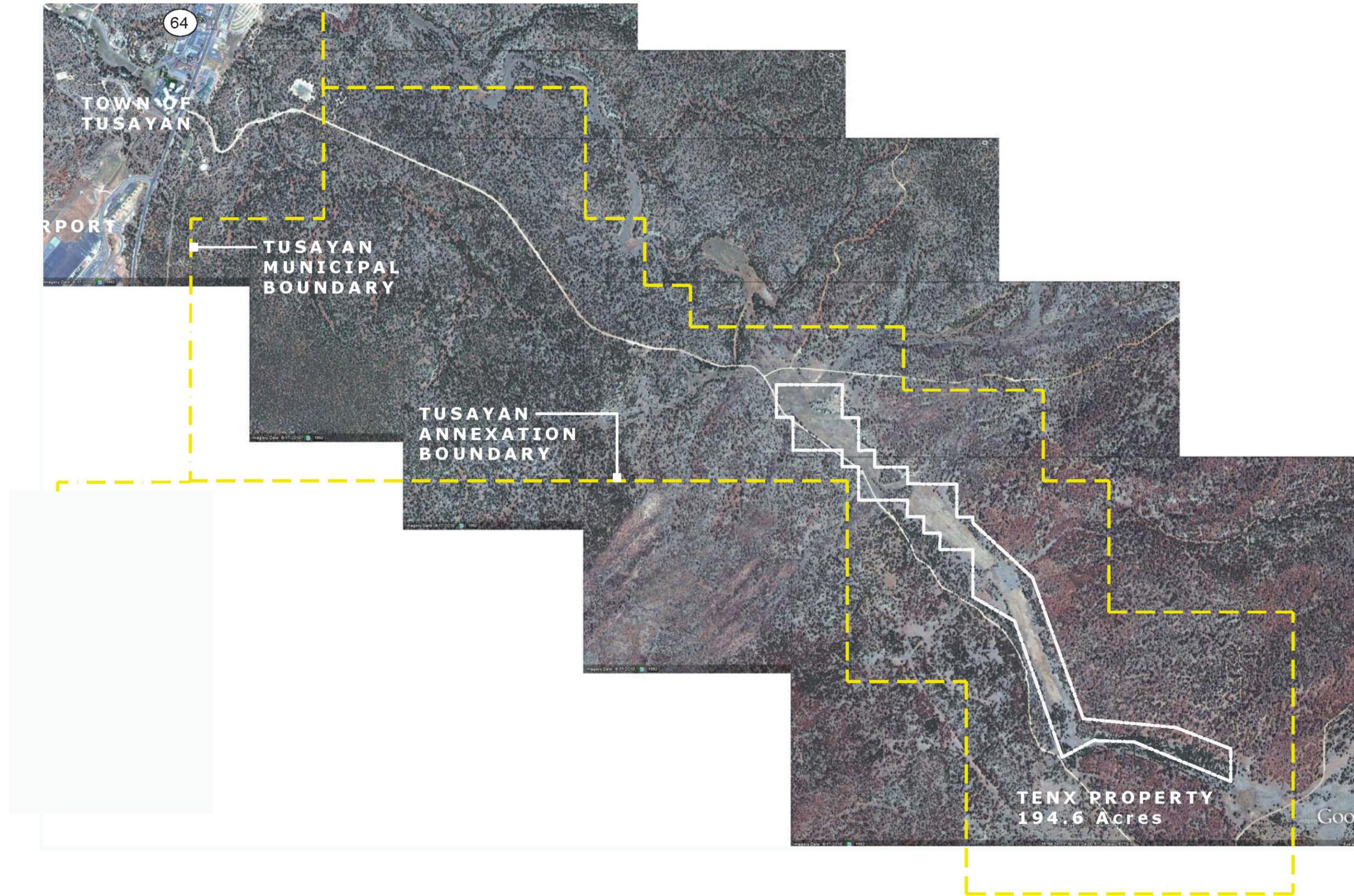
TenX Regional Vicinity Map

Land Use Application Revised
Coconino County, AZ

May 27, 2011



EXHIBIT 3



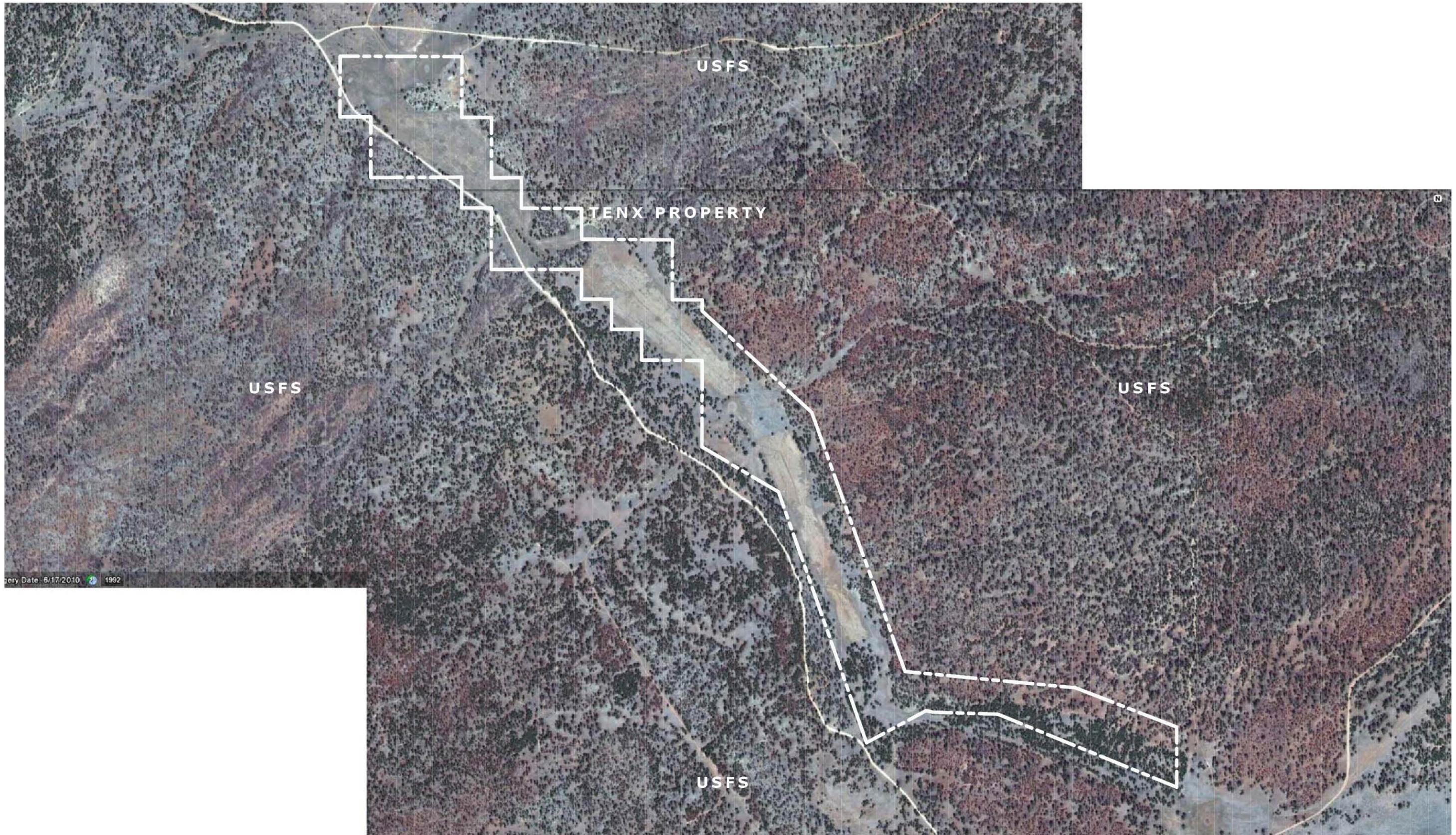
TenX Local Vicinity Map

Land Use Application Revised
Coconino County, AZ

Source: Google Maps

May 27, 2011 0 500 1000 2000 Feet 

EXHIBIT 4



Query Date: 6/17/2010 1992

TenX Aerial & Property Ownership

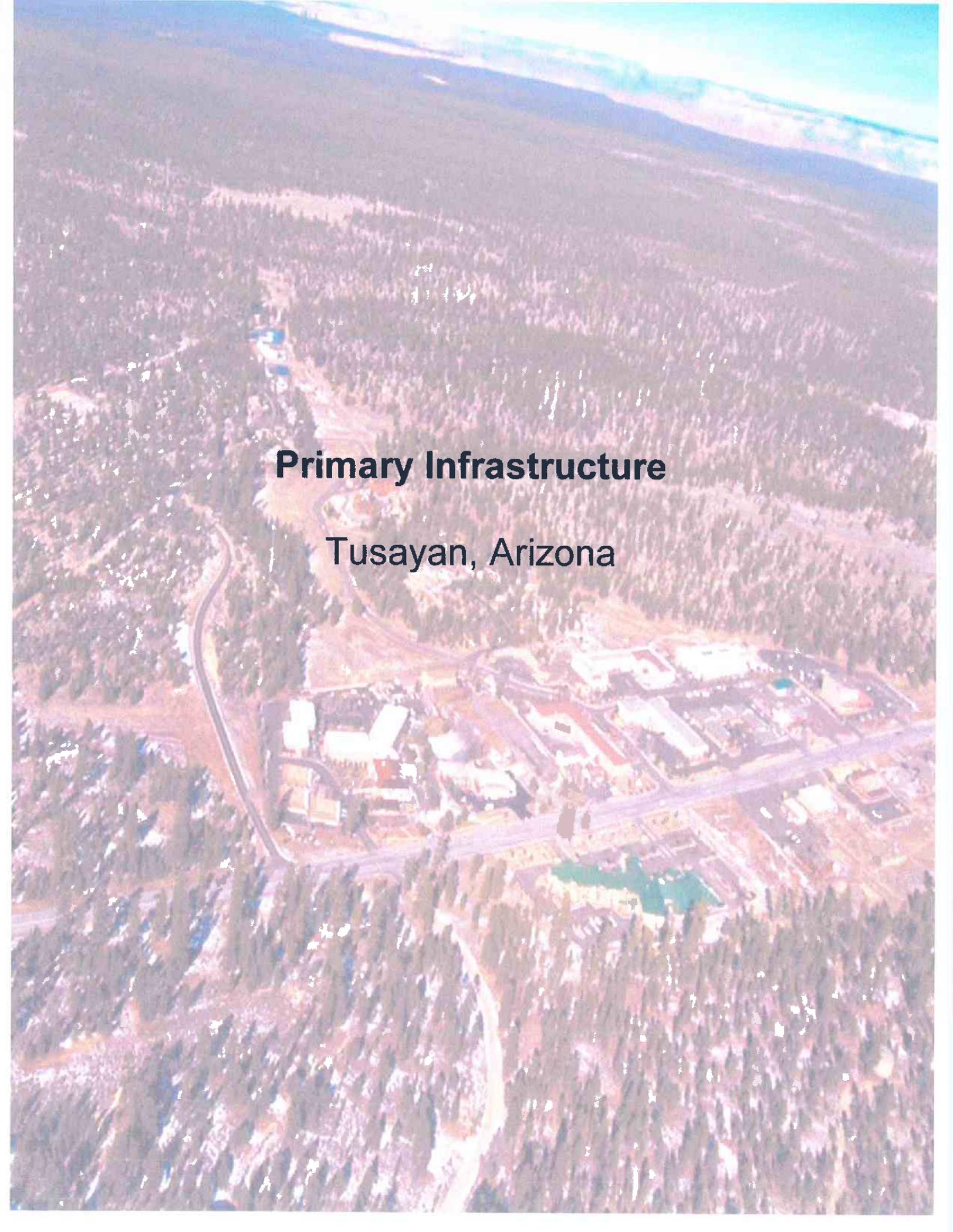
Land Use Application
Coconino County, AZ

Source: Google Maps

April 8, 2011 0 250 500 1000 Feet 

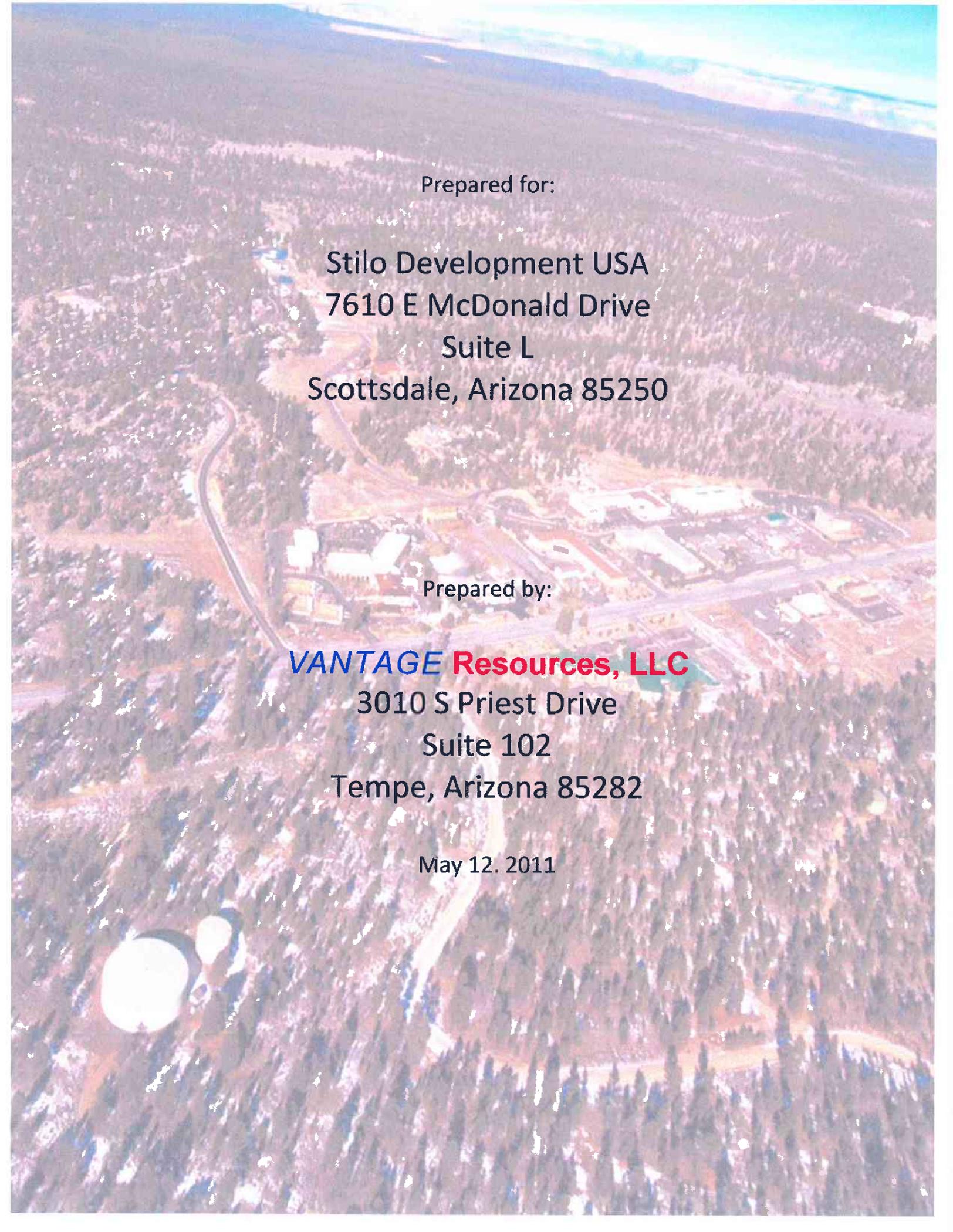
DESIGNWORKSHOP 120 East Main Street
Aspen, CO 81611
(970) 925-8354

EXHIBIT 5

An aerial photograph showing a dense forest of evergreen trees. A road winds through the forest from the top left towards the center. In the lower right, a small town or village is visible, featuring several buildings, a parking lot, and a small pond. The background shows a range of mountains under a clear sky.

Primary Infrastructure

Tusayan, Arizona

An aerial photograph of a forested area with a road and some buildings. The image is the background for the text.

Prepared for:

Stilo Development USA
7610 E McDonald Drive
Suite L
Scottsdale, Arizona 85250

Prepared by:

VANTAGE Resources, LLC
3010 S Priest Drive
Suite 102
Tempe, Arizona 85282

May 12, 2011

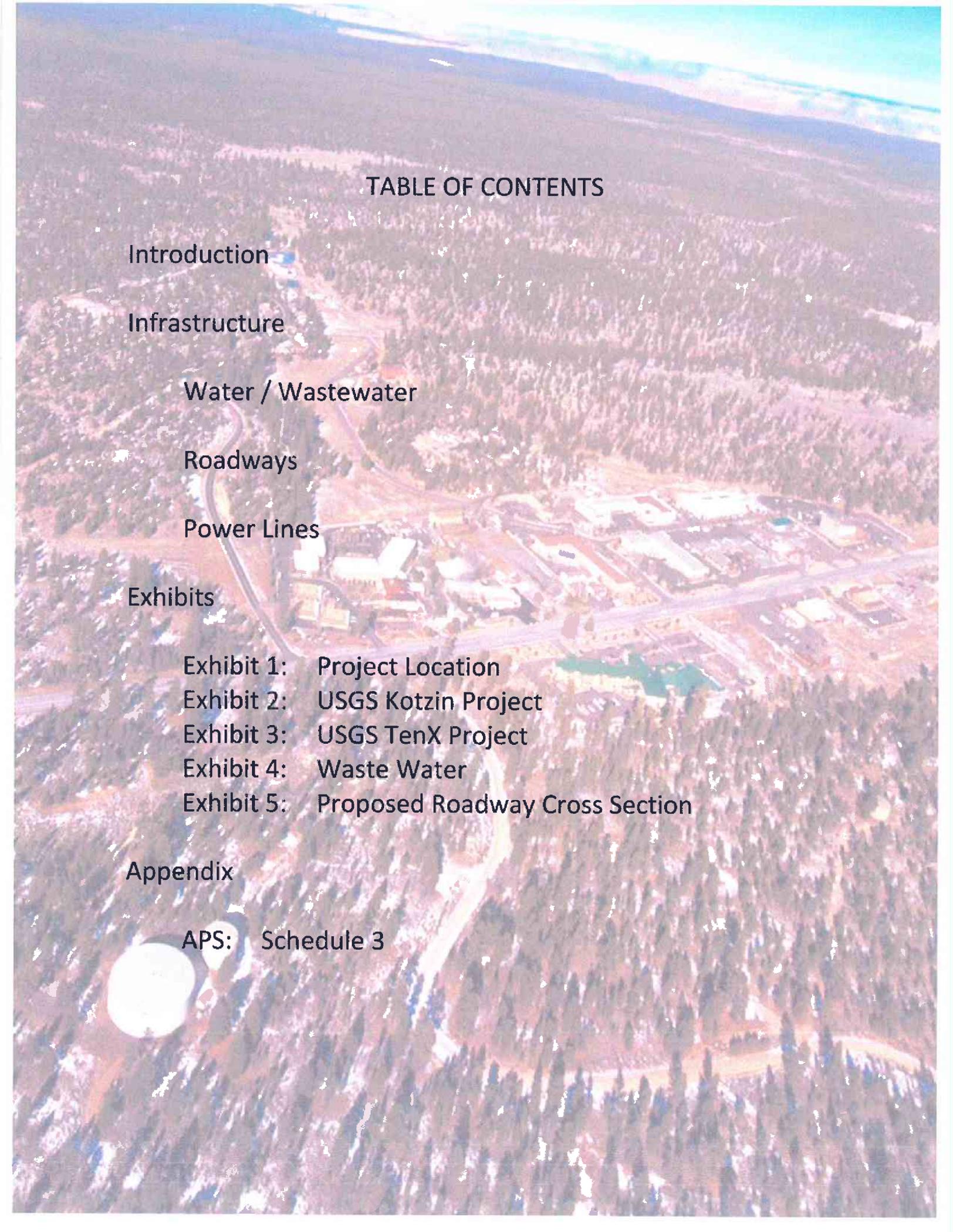
An aerial photograph of a forested area with a road and buildings. The image shows a dense forest of evergreen trees. A road, likely a highway, runs through the center of the image. There are several buildings and structures, possibly a small town or industrial site, located near the road. The terrain appears to be hilly or mountainous. The sky is clear and blue.

TABLE OF CONTENTS

Introduction

Infrastructure

Water / Wastewater

Roadways

Power Lines

Exhibits

Exhibit 1: Project Location

Exhibit 2: USGS Kotzin Project

Exhibit 3: USGS TenX Project

Exhibit 4: Waste Water

Exhibit 5: Proposed Roadway Cross Section

Appendix

APS: Schedule 3

INTRODUCTION

Tusayan is a newly incorporated town located just south of the South Entrance Station to the South Rim of the Grand Canyon. VANTAGE Resources is working with Medallion Ventures LLC to update cost estimates for infrastructure improvements that will facilitate the development of the Kotzin and Ten X properties. The Kotzin property consists of approximately 160 acres and lies one-quarter mile northwest of the existing Town of Tusayan. The Ten X property consists of approximately 194 acres and lies three miles southeast of the Town of Tusayan as shown in Exhibit 1. This report summarizes estimated costs for water, wastewater, roadway and dry utility infrastructure to serve the Kotzin and Ten X properties.

INFRASTRUCTURE COST ESTIMATES

WATER / PIPELINES

Subject to a final determination of where a reliable water source may originate, we have calculated the cost of waterline from Valle assuming wells drilled at Kotzin and TenX would have onsite (not calculated within this analysis) distribution costs developed in conjunction with final site plans. If a well was drilled at Kotzin or TenX and piped from one site to the other costs are calculated using linear costs per foot. Depending on further analysis, it is likely that at least one booster pump station would be required to move water from one property to the other and that station would be eliminated if individual wells were drilled on each property. This estimate assumes that the required well(s) will produce the required quantity of water for the project (assumed 300 gallons per minute). Based on this assumption a 6-inch line is sufficient size. However we would recommend an 8 inch line for flexibility of adding additional flows to the line in the future should demand increase as well as reduce the head loss in the pipe line which improves the pump efficiency lowering operational costs at the pump stations. It is assumed that the pipeline will be constructed of ductile iron pipe due to the operating pressures of the potential line to Valle. Due to the terrain the line from Valle would need to be filled slowly allowing the air to be forced from the line and then the line shall be maintained full so air locks are not created in the line. Multiple air/vacuum valves will be required to help alleviate any entrained air along the pipeline along with isolation gates valves to facilitate repairs and maintenance on the line

PUMP STATIONS AND RESERVOIRS

It is assumed that 2 pump stations will be required from Valle to Tusayan. This will lower the operating the line to more of a standard operating pressure. require a small site approximately 20-foot x 30foot house the pumps and pressure tank and standby addition a pump station and reservoir will be each site Kotzin and Ten X to ensure standard domestic pressures and fire flow capabilities.



Pump Station

WASTEWATER / RECLAIMED WATER

TEN X

As part of our estimate it is assumed that a new treatment plant would be constructed at Ten X allowing the reclaimed water to be used at the site. However the estimates for the Solar Aquatic Systems (SAS) treatment plant are fairly higher than a traditional treatment plant. Also included is the cost for a traditional treatment facility for comparison.



SAS



Traditional

The other option is to pump the wastewater from Ten X to the existing Tusayan WRF via a Lift Station and force main and then pump the reclaimed water back to Ten X for use. The increased wastewater flows to the Tusayan WRF would trigger the plant to begin planning and possibly constructing an upgrade to the plant (based on their facilities' current 208 plan). The 208 governs the water quality of a geographical area that shall be served by a treatment plant as required by Section 208 of the Clean Water Act. It is assumed that Ten X is not within the current Tusayan WRF 208 plan

KOTZIN

Additional work will be required to determine the extent of the current Tusayan WRF 208 plan and whether Kotzin lies within the 208's planning area. If Kotzin is within the current 208 planning area then Tusayan WRF must provide service, however if it lies outside the 208 area then the WRF is not required to provide service. If Kotzin is within the 208 then a Lift Station and force main would be required to lift the wastewater into the head works of the plant (due to topographic and logistical reasons). As with Ten X, a reclaimed system would need to be developed for Kotzin with a pump station and pipe system.



Lift Station

**Water and Waste Water Major Infrastructure Costs
Tusayan - Kotzin & Ten X**

Description	Size (in)	Quantity	Unit	Unit Cost	Cost (\$)
Potable/Raw Water lines					
¹ Valle to Tusayan	6	121,440	LF	\$ 61	\$ 7,407,840
Tusayan to Ten X	6	14,520	LF	\$ 44	\$ 638,880
Tusayan to Kotzin (option 1)	6	2,640	LF	\$ 46	\$ 121,440
Tusayan to Kotzin (option 2)	6	10,000	LF	\$ 51	\$ 510,000
Tusayan to Kotzin (option 3)	6	7,000	LF	\$ 45	\$ 315,000
Booster Stations & Reservoirs					
Valle Pipeline Booster Stations		2	LS	\$ 305,000	\$ 610,000
On Site Booster Stations & Reservoirs		2	LS	\$ 1,350,000	\$ 2,700,000
Wastewater Lift Station					
Forcemain to Existing Tusayan WRF	4	22,440	LF	\$ 450,000	\$ 900,000
Forcemain from Kotzin to WRF	4	2,640	LF	\$ 37	\$ 830,280
				\$ 37	\$ 97,680
				\$ 8,550,000	\$ 8,550,000
Wastewater Treatment Plants					
3New SAS Treatment plant at Ten X	150 gpm	1	LS	\$ 5,620,000	\$ 5,620,000
New Membrane Treatment Plant	150 gpm	1	LS		
Reclaimed Water lines					
Existing Tusayan WRF to Kotzin	6	2,640	LF	\$ 52	\$ 137,280
Existing Tusayan WRF to Ten X	6	18,480	LF	\$ 54	\$ 997,920

Note:

- 1) Waterline from Valle to Tusayan includes the cost for a 10-foot wide easement for the entire distance at a cost of \$40,000 per acre.
- 2) Waterline between Kotzin and Ten X assumed easement not required. Line to be installed just outside the roadway paved area (for ease of repairs in the future). These lines would be installed prior to paving the road.
- 3) SAS Treatment plant cost ranges from \$6,900,000 to \$8,600,000 depending on the extent of use of green houses as part of the plant.

Roadways

KOTZIN PROPERTY

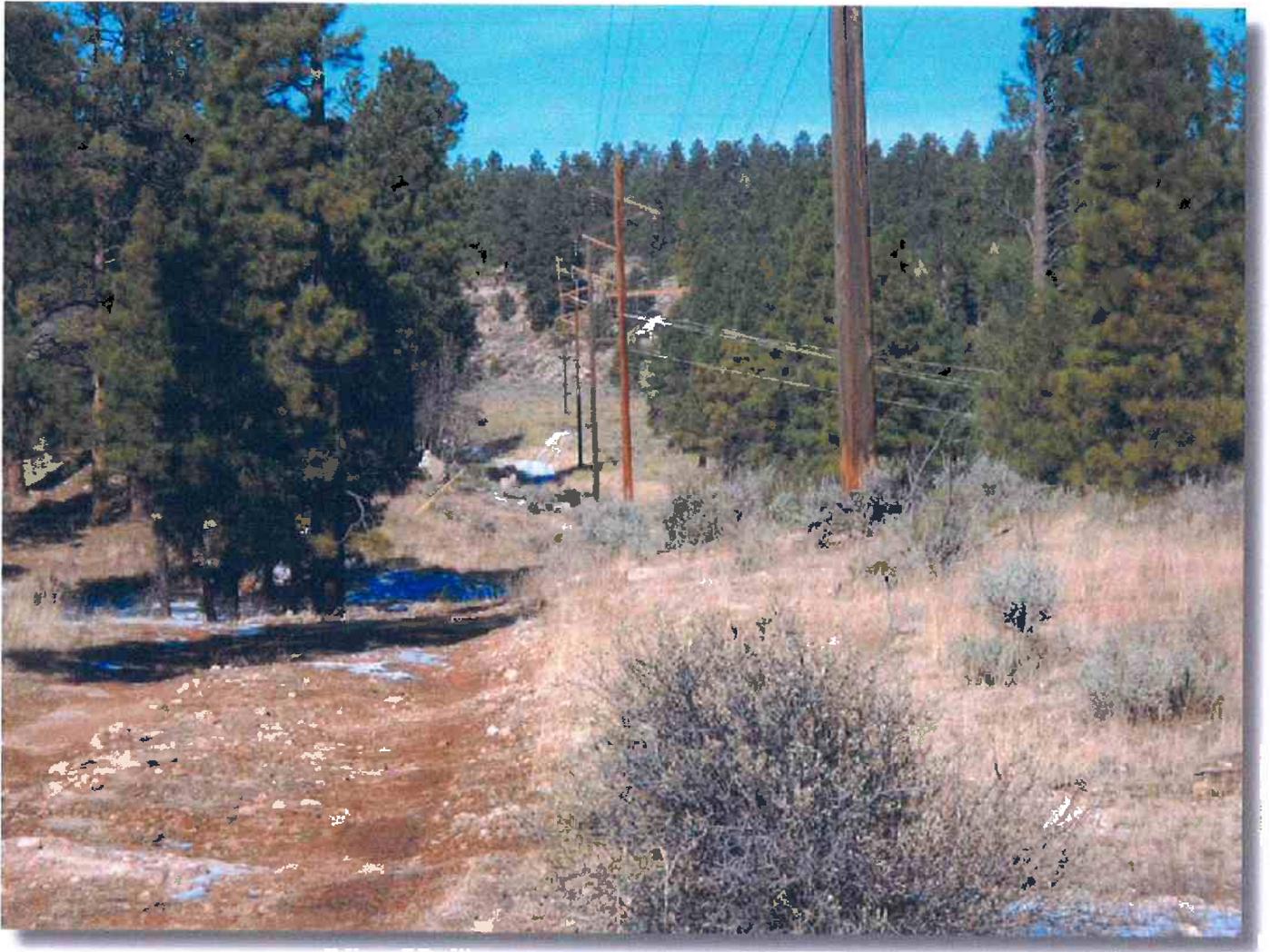
Improved access to the Kotzin property does not currently exist. As the Kotzin property develops, two access points should be improved for primary and secondary/emergency access to the property. Three possible options exist for providing roadway access to the Kotzin property.

- Option 1 – Treatment Plant Road / Fire Road 2608 – A graded dirt roadway currently provides access to the wastewater treatment plant on the western edge of the Town of Tusayan. This road ends approximately 1000 feet from the Kotzin property. A rough fire road extends to the Kotzin property. The estimated costs for widening, paving and extending the treatment plant road to access the Kotzin property are between \$490,000 and \$650,000.



Kotzin 2

- **Option 2 – North Entry –** Entry to the north side of the Kotzin property is currently achieved via Forest Service Road 328 for approximately 3000 feet and via Fire Road 2604 for an additional 4000 feet. The estimated costs for widening and paving these roads to the Kotzin property are between \$1 million and \$1.4 million.
- **Option 3 – South Entry -** An alternate access way to the south side of may be obtained via an existing paved roadway on the south side of Tusayan and then approximately 3000 feet on a very roughly graded dirt road that runs along an existing power line corridor. This option will require additional work in dealing with the steep natural terrain. The estimated costs for widening and paving this access way to the Kotzin property are between \$900,000 and \$1.3 million.



Kotzin 3

TEN X PROPERTY

Vehicular access to the Ten X property is currently available via Forest Service Road 302. The existing roadway is a well maintained graded road with a useable width of approximately 20 feet. In order to provide for increased traffic capacity with development of the Ten X property, the roadway would be widened to accommodate a paved surface with a width of 30 feet which will allow for one lane of vehicular traffic in each direction. Graded shoulders with a width of 8 feet will be constructed on each side of the road as shown on the cross section in Exhibit 5. The costs to construct these improvements to Forest Service Road 302 are estimated to be between \$220 and \$270 per linear foot of roadway or between \$1.2 million and \$1.5 million per mile. The total costs for the 2.9 miles from Tusayan to the Ten X property would be between \$2.9 million and \$3.5 million. The estimated costs to extend the improvements to Forest Service Road 302 as shown in Exhibit 5 along the 3 mile length of the Ten X property would be an additional \$3.6 million to \$4.4 million.



Ten X

POWER LINES

Arizona Public Service (APS) is the provider of electricity for both properties. The appendix to this summary includes the current APS conditions and fees for extending electrical distribution lines and service to new customers.

KOTZIN PROPERTY

Existing 12kv power lines run adjacent to the southern boundary of the Kotzin property. The estimated costs for expanding the existing facilities to serve the Kotzin property would be between \$300,000 and \$500,000.

TEN X PROPERTY

For electrical service to the Ten X property, electrical lines would need to be extended to the property. The estimated costs for the extension of a three circuit line to service the Ten X property would be between \$1.15 and \$1.35 million.

EXHIBITS

Exhibit 1

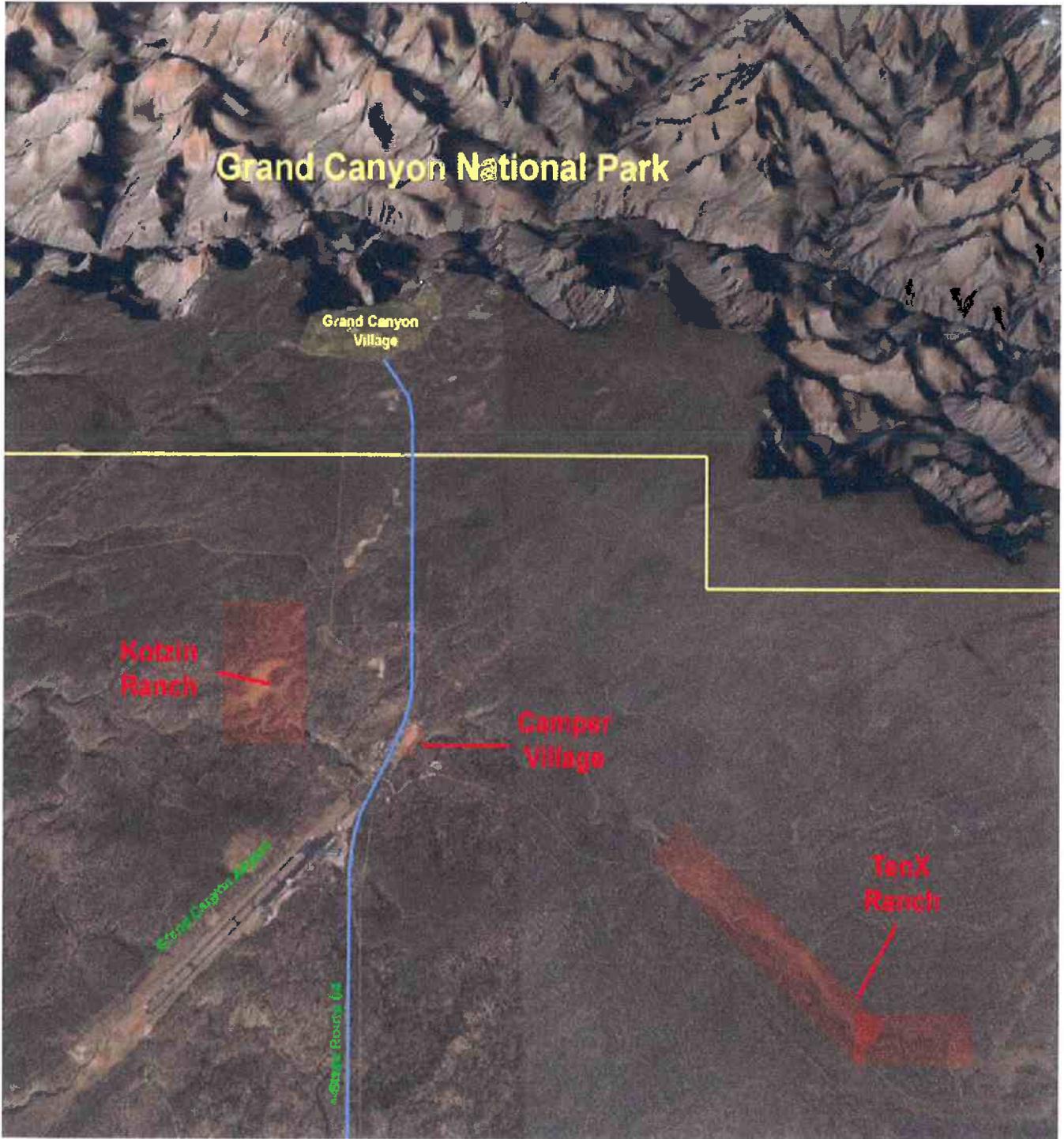
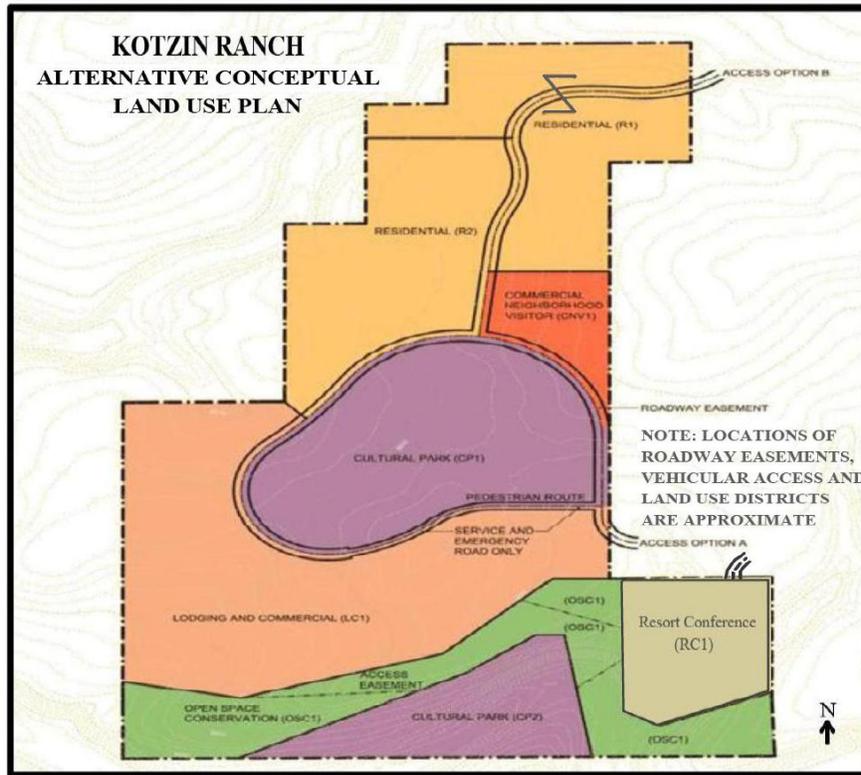
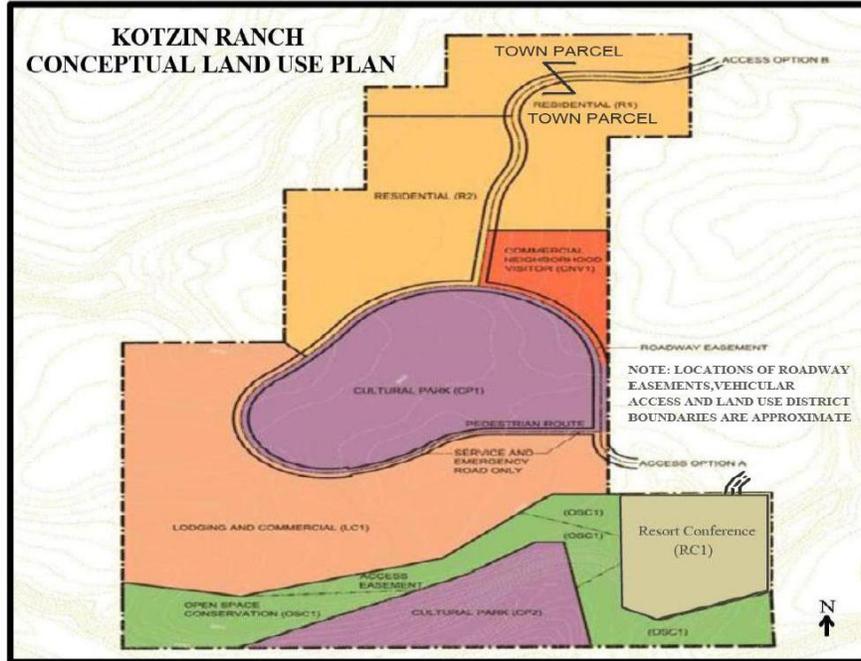


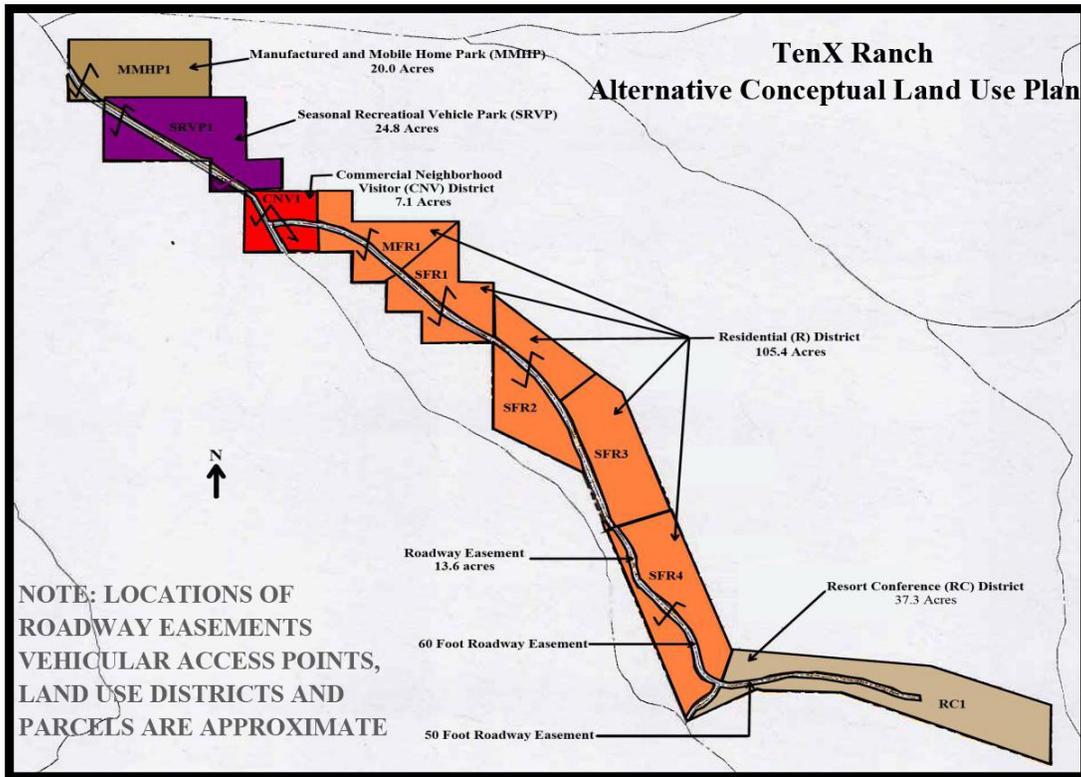
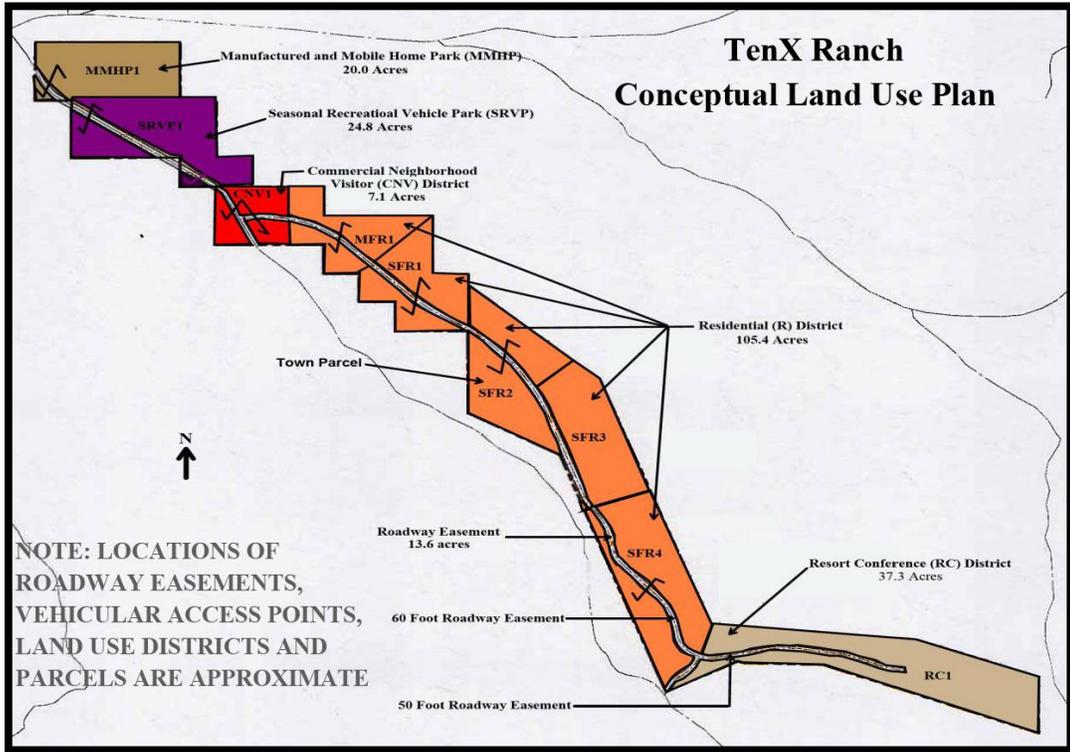
Exhibit 2



Kotzin Proposed Land Use

Land Use Application
Coconino County, AZ

Exhibit 3



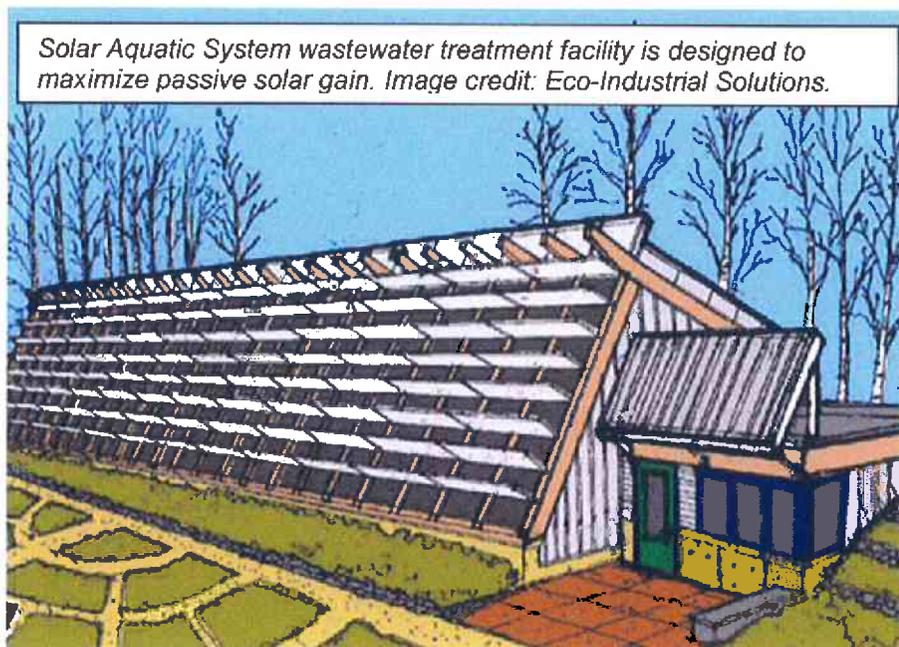
TenX Proposed Land Use

Land Use Application
Coconino County, AZ

Exhibit 4

Wastewater treatment options may include extensions to the existing facilities in Tusayan or the installation of onsite, self-contained systems. One system, the Solar Aquatics System, or SAS, treats effluent to advanced secondary and tertiary standards through a series of aerated translucent tanks that host plant communities and aerobic microorganisms.

SAS duplicates and optimizes the natural water purification processes of freshwater wetlands. Wastewater is circulated inside a greenhouse through a series of clear tanks, each with its own aquatic ecosystem, and marshes. In this treatment process, sunlight, oxygen, bacteria, algae, plants, snails and fish work together to purify the water. SAS uses aeration and mixing in the tanks to prevent sludge from settling. This enhances degradation of solids and results in fewer solids than conventional wastewater systems.



Solar Aquatic System wastewater treatment facility is designed to maximize passive solar gain. Image credit: Eco-Industrial Solutions.

The super-clean effluent from these systems can be used for irrigation or groundwater recharging or disinfected and used to flush toilets.

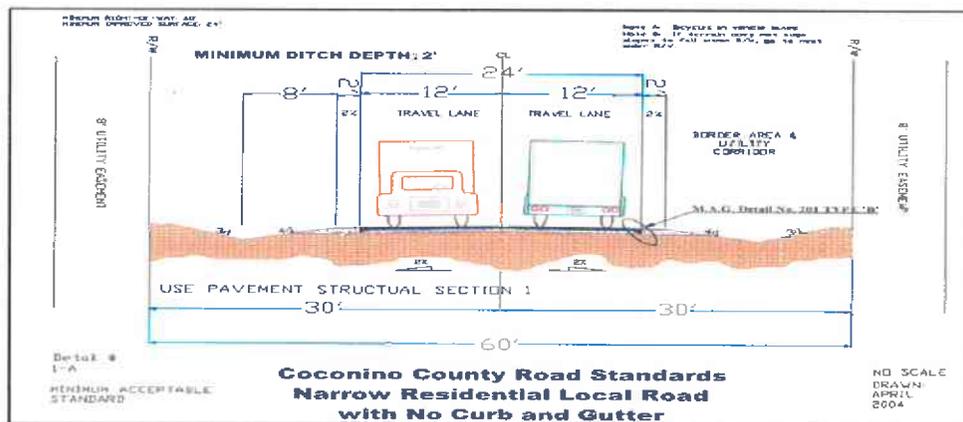
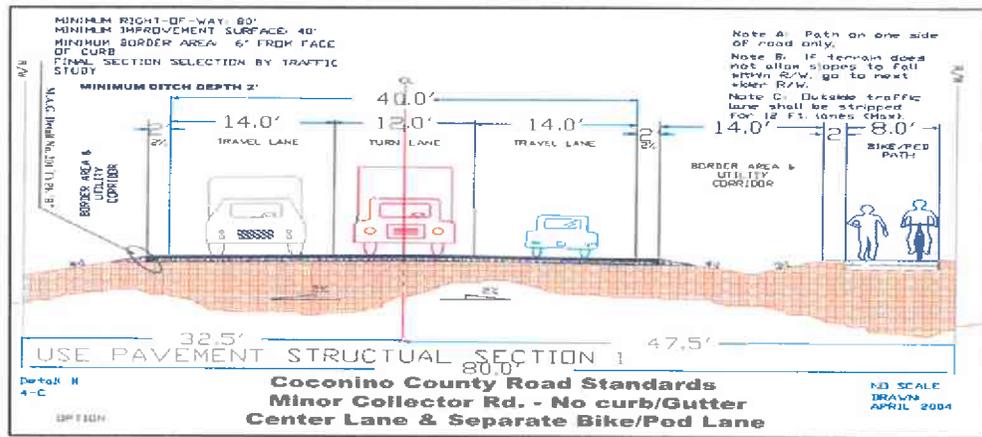
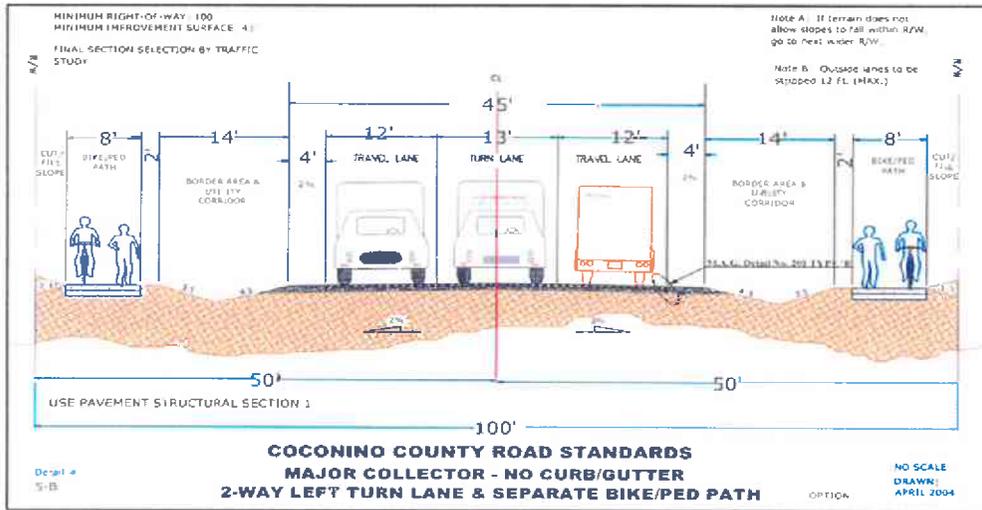
Solar Aquatics Systems are in use throughout the world, particularly for attractive super-cleaning and publicly viewable wastewater systems,

such as in tourable industrial facilities and educational institutions. Solar Aquatics Systems offer a treatment process that produces high-quality water at a low cost.

Solar Aquatics Systems replicate and optimize natural wetlands processes to treat wastewater. Unlike mechanical treatment processes, these systems are complex, dynamic, self-organizing, and resilient, so they can adapt to changing effluent quality better than mechanical/chemical systems.

Natural systems appeal to the public, because they treat waste in a way that is in keeping with the high value many cultures and communities place on ecological integrity.

Exhibit 5



Possible Roadway Cross-Sections

APPENDIX



SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

Provision of electric service from Arizona Public Service Company (Company) may require construction of new facilities or the relocation and upgrade to existing facilities. Costs for construction depend on the customer's location, scope of project, load size, and load characteristics and include but not limited to project management, coordination, engineering, design, surveys, permits, construction inspection, and support services. This schedule establishes the terms and conditions under which Company will extend, relocate, or upgrade its facilities in order to provide service.

All facility installations shall be made in accordance with good utility construction practices, as determined by Company, and are subject to the availability of adequate capacity, voltage and Company facilities at the beginning point of an extension as determined by Company.

The following provisions govern the installation of overhead and underground electric facilities to customers or developers whose requirements are deemed by Company to be usual and reasonable in nature.

DEFINITIONS

- a. Conduit Only Design means the conduit layout design for the installation of underground Extension Facilities that will be required to serve a project. Extension Facilities are to be installed at a later date when service is requested.
- b. Corporate Business & Industrial Development means a tract of land which has been divided into contiguous lots in which a developer offers improved lots for sale and the purchaser of the lot is responsible for construction of buildings for commercial and/or industrial use.
- c. Extension Facilities means the electrical facilities, inclusive of conductors, cables, transformers and meters, installed solely to serve an individual customer, developer, or groups of customers. For example, the Extension Facilities to serve a Residential Subdivision would consist of the line extension required to tie the subdivision to APS existing system as well as the Electrical Facilities constructed within the subdivision which would include primary and service lines, transformers, and meters.
- d. High Rise Development means buildings built with four or more floors, usually using elevators for accessing floors that may consist of either residential or non-residential use or both, such as a high-rise building where the first level is for commercial purposes and the upper floors are residential.
- e. Irrigation means water pumping service. Agricultural pumping means water pumping for farms and farm-related pumping used to grow commercial crops or crop-related activity. Non-agricultural water pumping is pumping for purposes other than the growing of commercial crops, such as golf course irrigation or municipal water wells.
- f. Master Planned Community Development means a development that consists of a number of separately subdivided parcels for different "Residential Subdivisions". Developments may also incorporate a variety of uses including multi-family, non-residential, and public use facilities.
- g. Residential Custom Home "Lot Sale" Development means a tract of land that has been divided into four or more contiguous lots in which a developer offers improved lots for sale and the purchaser of the lot is responsible for construction of a residential home.
- h. Residential Subdivision means a tract of land which has been divided into four or more contiguous lots with an average size of one acre or less in which the developer is responsible for the construction



SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

of residential homes or permanent mobile home sites.

- i. Residential Multi-family Development means a development consisting of apartments, condominiums, or townhouses.
- j. Residential Single Family means a house, or a mobile home permanently affixed to a lot or site.
- k. Statement of Charges means the list of charges that is used to determine the applicant's cost responsibility for the Extension Facilities. The Statement of Charges is attached to this Service Schedule as Attachment 1. An applicant requesting an extension will be provided a sketch showing the Extension Facilities and an itemized cost quote based on the Statement of Charges or other applicable details. The Statement of Charges is not applicable to Extension Facilities requiring the relocation, modification, or upgrade of existing facilities or for non-residential customers with estimated loads over 3 megawatts, or that require 3,000 kVA of transformer capacity or greater, or special requests involving primary metering, or specialized or additional equipment for enhanced reliability. When the Statement of Charges is not applicable, charges for Extension Facilities shall be determined by the Company based on project-specific cost estimates.

1.0 RESIDENTIAL

1.1 SINGLE FAMILY HOMES

- 1.1.1 Extension Facilities will be installed to new permanent residential customers or groups of new permanent residential customers. For purposes of this section, a "group" shall be defined as less than four homes. The cost of extending service to applicant will be determined in accordance with the Statement of Charges and shall be paid by the applicant prior to the Company installing facilities. Payment is due at the time the extension agreement is executed by the applicant.
- 1.1.2 In instances where an applicant requests service directly from a customer-funded extension constructed in accordance with Section 1.1.1 hereof, the initial applicant may be eligible for refund on a pro-rata basis for a portion of the initial extension cost related to the shared Extension Facilities. If the initial applicant no longer owns the property, the refund will be provided to the current property owner.
- 1.1.3 The first and second applicants connecting to an extension completed under the provisions of this Section will be required to pay a pro-rata share of the cost of the initial extension plus the costs attributable to the applicant's own extension.
- 1.1.4 In no event shall the total of refund payments made to the initial customer be in excess of the total amount originally paid by the initial customer.
- 1.1.5 The refund eligibility period shall be five years from the execution date of APS' line extension agreement to the initial applicant.

1.2 RESIDENTIAL SUBDIVISION DEVELOPMENTS

Extension Facilities will be installed to residential subdivision developments of four or more homes in advance of application for service by permanent customers provided the applicant signs an extension agreement. The subdivision development plat shall be approved and recorded in the county having jurisdiction. The cost of extending service to applicant will be determined in accordance with the Statement of Charges and shall be paid by the applicant prior to the Company installing facilities. Payment is due at the time the extension agreement is executed by the applicant.



SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

1.3 RESIDENTIAL CUSTOM HOME "LOT SALE" DEVELOPMENTS

- 1.3.1 Extension Facilities will be installed for residential "lot sale" custom home developments in advance of application for service by permanent customers, provided the applicant sign an extension agreement. The charges for Extension Facilities will be determined in accordance with the Statement of Charges and shall be paid by the applicant prior to the Company installing facilities. Payment is due at the time the extension agreement is executed by the applicant.
- 1.3.2 Extension Facilities will be installed for each permanent customer upon request for service in accordance with Section 1.1 of this service schedule.
- 1.3.3 Company will provide a "Conduit Only Design" provided applicant makes a payment in the amount equal to the estimated cost of the preparation of the design, in addition to the costs for any materials, field survey and inspections that may be required.

1.4 MASTER PLANNED COMMUNITY DEVELOPMENTS

- 1.4.1 Extension Facilities will be installed to Master Planned Community Developments in advance of application for service by permanent customers, provided the applicant signs an extension agreement. The charges for Extension Facilities will be determined in accordance with the Statement of Charges and shall be paid by the applicant prior to the Company installing facilities. Payment is due at the time the extension agreement is executed by the applicant.
- 1.4.2 Extension Facilities will be installed to each subdivided tract within the planned development in advance of application for service by permanent customers in accordance with the applicable sections of this Service Schedule.

1.5 RESIDENTIAL MULTI-FAMILY DEVELOPMENTS

Extension Facilities will be installed to multi-family apartment, condominium or townhouse developments in advance of application for service by permanent customers provided the applicant signs an extension agreement. The charges for Extension Facilities will be determined in accordance with the Statement of Charges and shall be paid by the applicant prior to the Company installing facilities. Payment is due at the time the extension agreement is executed by the applicant.

1.6 HIGH RISE DEVELOPMENTS

- 1.6.1 APS will provide service to this type of development at one point of delivery and it is the applicant's responsibility to provide and maintain the electrical facilities within the building.
- 1.6.2 Extensions will be made to High Rise Developments where the residential units are privately owned and either individually metered or master metered in accordance with Section 5.11.
- 1.6.3 Prior to the ordering of specialized materials or equipment required to provide service applicant will be required to pay the estimated cost of the material or



SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

equipment.

- 1.6.4 Extension Facilities will be installed to High Rise Developments in advance of application for service by permanent customers provided the applicant signs an extension agreement. The charges for Extension Facilities will be determined based on project-specific requirements and shall be paid by the applicant prior to the Company installing facilities. Payment is due at the time the extension agreement is executed by the applicant.

2.0 NON-RESIDENTIAL

- 2.0.1 Extension Facilities will be installed for applicants not meeting the definition of Residential or as provided for in Section 2.1, or Section 3.0 of this Schedule. For applicants with estimated loads of less than 3 megawatts or less than 3,000 kVA of transformer capacity, the charges for Extension Facilities will be determined in accordance with the Statement of Charges and shall be paid by the applicant prior to the Company installing facilities. Payment is due at the time the extension agreement is executed by the applicant.
- 2.0.2 The charges for Extension Facilities installed for applicants with projected loads of 3 megawatts or greater, or requiring transformer capacity of 3,000 kVA or greater or applicants requiring primary metering or specialized or additional equipment for enhanced reliability will be in accordance with a cost estimate determined by the Company based on project-specific requirements. Payment is due at the time the extension agreement is executed by the applicant.
- 2.0.3 Prior to the ordering of specialized materials or equipment required to provide service applicant will be required to pay the estimated cost of the material or equipment.
- 2.0.4 In instances where an applicant requests service directly from a customer-funded extension constructed in accordance with this Section 2.0, the initial applicant may be eligible for refund on a pro-rata basis for a portion of the initial extension cost related to the shared Extension Facilities. If the initial applicant no longer owns the property, the refund will be provided to the current property owner.
- 2.0.5 The first and second applicants connecting to an extension completed under the provisions of this Section will be required to pay a pro-rata share of the cost of the initial extension plus the costs attributable to the applicant's own extension.
- 2.0.6 In no event shall the total of refund payments made to the initial customer be in excess of the total amount originally paid by the initial customer.
- 2.0.7 The refund eligibility period shall be five years from the execution date of APS' line extension agreement to the initial applicant.

2.1 CORPORATE BUSINESS & INDUSTRIAL PARK DEVELOPMENTS

- 2.1.1 Extension Facilities will be installed for Corporate Business & Industrial Park Developments in advance of application for service by permanent customers provided the applicant signs an extension agreement. For applicants with estimated



SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

loads of less than 3 megawatts or less than 3,000 kVA of transformer capacity, the charges for Extension Facilities will be determined in accordance with the Statement of Charges and shall be paid by the applicant prior to the Company installing facilities. Payment is due at the time the extension agreement is executed by the applicant.

The charges for Extension Facilities installed for applicants with projected loads of 3 megawatts or greater, or requiring transformer capacity of 3,000 kVA or greater or applicants requiring primary metering or specialized or additional equipment for enhanced reliability will be in accordance with a cost estimate determined by the Company based on project-specific requirements. Payment is due at the time the extension agreement is executed by the applicant.

Prior to the ordering of specialized materials or equipment required to provide service applicant will be required to pay the estimated cost of the material or equipment.

- 2.1.2 Extension Facilities will be installed to individual lots (applicants/customers) within the Corporate and Business Park Development in accordance with the applicable sections of this Service Schedule.

3.0 OTHER CONDITIONS

3.1 IRRIGATION CUSTOMERS

Extension Facilities will be installed for Irrigation Customers provided the applicant signs an extension agreement. The charges for Extension Facilities will be determined in accordance with the Statement of Charges and shall be paid by the applicant prior to the Company installing facilities. Payment is due at the time the extension agreement is executed by the applicant. Non-agricultural irrigation pumping service to permanent customers will be extended as specified in Section 2. Non-agricultural irrigation pumping service to temporary or doubtful permanency customers will be extended as specified in Section 3.2 or 3.3 below, as applicable.

3.2 TEMPORARY CUSTOMERS

Where a temporary meter or construction is required to provide service to the applicant, the applicant shall make a payment in advance of installation or construction equal to the cost of installing and removing the facilities required to provide service, less the salvage value of such facilities. Charges will be in accordance with a cost estimate determined by the Company based on project-specific requirements. Payment is due at the time the extension agreement is executed by the applicant.

When the use of service is discontinued or agreement for service is terminated, Company may dismantle its facilities and the materials and equipment provided by Company will be salvaged and remain Company property.

3.3 MUNICIPALITIES AND OTHER GOVERNMENTAL AGENCIES

Relocation of existing facilities and/or Extension Facility installations required to serve the loads of municipalities or other governmental agencies may be constructed prior to the receipt of an executed extension agreement. However, this does not relieve the municipality or governmental agency of the responsibility for payment of the extension costs in accordance with the applicable sections of this



SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

Service Schedule.

4.0 UNDERGROUND CONSTRUCTION

- 4.1 GENERAL UNDERGROUND CONSTRUCTION POLICY - With respect to all underground installations, Company may install underground facilities only if all of the following conditions are met:
- 4.1.1 The extension meets all requirements as specified in Sections 1.0, 2.0, or 3.0.
 - 4.1.2 The customer or applicant(s) provides all earthwork including, but not limited to, trenching, boring or punching, backfill, compaction, and surface restoration in accordance with Company specifications. Customer or applicant(s) may hire contractors to perform this work.
 - 4.1.3 The customer or applicant(s) provides installation of equipment pads, pull-boxes, manholes, and conduits as required in accordance with Company specifications.
 - 4.1.4 In lieu of customer or applicant(s) providing these services and equipment, the Company may provide and the customer or applicant(s) will make a payment equal to the cost of such work plus any administrative or inspection fees incurred by Company. Customers or applicants electing this option will be required to sign an agreement indemnifying and holding APS harmless against claims, liabilities, losses or damage (Claims) asserted by a person or entity other than APS' contractors, which Claims arise out of the trenching and conduit placement, provided the claims are not attributable to APS' gross negligence or intentional misconduct.

5.0 GENERAL CONDITIONS

5.1 VOLTAGE

All Extension Facility installations will be designed and constructed for operation at standard voltages used by Company in the area in which the extension is located. Company may deliver service for special applications of higher voltages with prior approval from Company's Engineering Department, applicant will be required to pay the costs of any required studies.

Extension Facilities installed at higher voltages are limited to serving an applicant operating as one integral unit under the same name and as part of the same business on adjacent and contiguous sites not separated by private property owned by another party or public property or right of way.

5.2 POINT OF DELIVERY

- 5.2.1 For overhead service, the point of delivery shall be where Company's service conductors terminate at the customer's weatherhead or bus riser.
- 5.2.2 For underground service, the point of delivery shall be where Company's service conductors terminate in the customer's or development's service equipment. The customer shall furnish, install and maintain any risers, raceways and/or termination cabinets necessary for the installation of Company's underground service conductors.



SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

5.2.3 For special applications where service is provided at voltages higher than the standard voltages specified in the Electric Service Requirements Manual, APS and customer shall mutually agree upon the designated point of delivery.

5.3 EASEMENTS

All suitable easements or rights-of-way required by Company for any portion of the extension which is either on premises owned, leased or otherwise controlled by the customer or developer, or other property required for the extension, shall be conveyed to the Company in Company's name by the customer without cost to or condemnation by Company and in reasonable time to meet proposed service requirements. All easements or rights-of-way obtained on behalf of Company shall contain such terms and conditions as are acceptable to Company.

5.4 GRADE MODIFICATIONS

If subsequent to construction of electric facilities the final grade established by the customer or developer is changed in such a way as to require relocation of Company facilities or the customer's actions or those of his contractor results in damage to such facilities, the cost of relocation and/or resulting repairs shall be borne by customer or developer.

5.5 OWNERSHIP

Except for customer-owned facilities, all electric facilities installed in accordance with this Service Schedule will be owned, operated, and maintained by Company.

5.6 MEASUREMENT AND LOCATION

5.6.1 Measurement must be along the proposed route of construction.

5.6.2 Construction will be on public streets, roadways, highways, or easements acceptable to Company.

5.6.3 The extension must be a branch from, the continuation of, or an addition to, the Company's existing distribution facilities.

5.8 UNUSUAL CIRCUMSTANCES

In unusual circumstances as determined by Company, when the application and provisions of this policy appear impractical, or in case of extension of lines to be operated on voltages other than specified in the applicable rate schedule, or when customer's estimated load will exceed 3,000 kW, Company will make a special study of the conditions to determine the basis on which service may be provided. Additionally, Company may require special contract arrangements as provided for in Section 1.1 of Company's Schedule 1, Terms and Conditions for Standard Offer and Direct Access Service.

5.9 ABNORMAL LOADS

Company, at its option, may make extensions to serve certain abnormal loads (such as: transformer-type welders, x-ray machines, wind machines, excess capacity for test purposes and loads of unusual characteristics) and the costs of any distribution system modifications or enhancements required to serve the customer will be included in the payment described in previous sections of this Service Schedule.



SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

5.10 UPGRADES, RELOCATIONS AND/OR CONVERSIONS

- 5.10.1 Company will upgrade, relocate or convert its facilities for the customer's convenience or aesthetics. The cost of upgrades, relocation or conversion will be as determined by the Company by a detailed estimate will be included in the payment described in previous sections of this Service Schedule.
- 5.10.2 When the relocation of Company facilities involve "prior rights" conditions, the customer will be required to make payment equal to the estimated cost of relocation as determined by the Company by a cost estimate.

5.11 MASTER METERING

- 5.11.1 Mobile Home Parks - Company shall refuse service to all new construction and/or expansion of existing permanent residential mobile home parks unless the construction and/or expansion is individually metered by Company.
- 5.11.2 Residential Apartment Complexes, Condominiums - Company shall refuse service to all new construction of apartment complexes and condominiums which are master metered unless the builder or developer can demonstrate that the installation meets the provisions of R14-2-205 of the Corporation Commission's Rules and Regulations or the requirements discussed in 5.11.3 below. This section is not applicable to Senior Care/Nursing Centers registered with the State of Arizona with independent living units which provide packaged services such as housing, food, and nursing care.
- 5.11.3 Multi-Unit Residential Developments – Company will allow master metering for residential units where the residential units are privately owned provided the building will be served by a centralized heating, ventilation and/or air conditioning system, and each residential unit shall be individually sub-metered and responsible for energy consumption of that unit.
 - 5.11.3.1 Sub-metering shall be provided and maintained by the builder or homeowners association.
 - 5.11.3.2 Responsibility and methodology for determining each unit's energy billing shall be clearly specified in the original bylaws of the homeowners association, a copy of which must be provided to Company prior to Company providing the initial extension.
- 5.11.4 Company will convert its facilities from master metered system to a permanent individually metered system at the customer's request provided the customer makes a payment equal to the residual value plus the removal costs less salvage of the master meter facilities to be removed. The new facilities to serve the individual meters will be extended on the basis specified in Section 1. Applicant is responsible for all costs related to the installation of new service entrance equipment.

5.12 CHANGE IN CUSTOMER'S SERVICE REQUIREMENTS

Company will rebuild, modify, or upgrade existing facilities to meet the customer's added load or change in service requirements. When the applicant authorizes Company to proceed with



SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

construction of the extension, the payment will be credited to the cost of the extension otherwise the payment shall be non-refundable. Charges for such changes will be in accordance with a cost estimate determined by the Company based on project-specific requirements.

5.13 STUDY AND DESIGN PAYMENT

Any applicant requesting Company to prepare special studies or detailed plans, specifications, or cost estimates will be required to make a payment to Company an amount equal to the estimated cost of preparation. When the applicant authorizes Company to proceed with construction of the extension, the payment will be credited to the cost of the extension otherwise the payment shall be non-refundable. Company will prepare, without charge, a preliminary sketch and rough estimate of the cost to be paid by the applicant upon request.

5.14 SETTLEMENT OF DISPUTES

Any dispute between the customer or prospective customer and Company regarding the interpretation of these "Conditions Governing Extensions of Electric Distribution Lines and Services" may, by either party, be referred to the Arizona Corporation Commission or a designated representative or employee thereof for determination.

5.15 EXTENSION AGREEMENTS

All facility installations or equipment upgrades requiring payment by an applicant or customer shall be in writing and signed by both the applicant or customer and Company.

5.16 ADDITIONAL PRIMARY FEED

When specifically requested by an applicant or customer to provide an alternate primary feed (excluding transformation), Company will perform a special study to determine the feasibility of the request. The applicant or customer will be required to pay for the added cost as well as the applicable rate for the additional feed requested. Installation cost will be based on a cost estimate based on project-specific requirements. Payment for the installation of facilities is due at the time the facilities agreement is executed by the applicant.

5.17 POLICY EXCEPTION

The Schedule 3 as stated herein is applicable to all applicants and customers unless specific exemptions are approved by the Arizona Corporation Commission. The following exemptions have been approved:

5.17.1 Residential Homes on Native American Land

Extensions for residential homes on Native American Reservations will be made in accordance with the provisions of Service Schedule 3 that was in effect April 1, 2005 through June 30, 2007. Application of this Section 5.17.1 is limited to Native American Reservations as defined by applicable Federal law.

5.17.2 Individual Residence Extension for Residences Owned by Limited Income Owners

Extensions for residential homes where the Applicant's income is below 150 percent of the federal poverty level will be made in accordance with the provisions of Service Schedule 3



SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

that was in effect April 1, 2005 through June 30, 2007. Application of this Section 5.17.2 is limited to instances where each of the following circumstances is present: 1) the requested extension is to land that is currently owned by the Applicant whose income is below 150% of the Federal poverty level; 2) the land was purchased by the current owner before the effective date of Decision No. 69663 (June 28, 2007); and 3) the requested extension is for the Applicant's personal residential use. Applicant must provide proof that is acceptable to the Company that the Applicant meets the eligibility criteria described in this Section.



**SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES**

**ATTACHMENT 1
SCHEDULE OF CHARGES – SINGLE PHASE**

**APS Schedule #3, Line Extension Statement of Charges
Single Phase Extension Costs, Year 2010**

Primary Single Phase	Overhead		Underground		Pad Mount Switch Gear	
	Cost per Circuit Foot	\$15.32	Cost per Circuit Foot	\$5.75		Pull Box
Transformer Single Phase	SES Size		Transformer Size		Underground Padmount	
	200 Amp		25kVA	\$3,324	\$3,393	
	200 Amp		50kVA	\$4,160	\$4,740	
	400 Amp		50kVA	\$4,160	\$4,740	
	600 Amp		75kVA	\$5,633	\$5,649	
800 Amp		100kVA	\$7,152	\$6,754		
Services Single Phase	Service Size		Service Line per Circuit Foot			
	200 Amp		Overhead	\$4.57	Underground	\$2.79
	400 Amp		Residential	\$8.58		\$3.27
	400 Amp		Non-Residential	\$8.58		\$3.27
	600 Amp		Res & Non-Res	\$17.16		\$6.54
800 Amp		Res & Non-Res	\$25.74		\$9.87	

Notes:

- 1) Extension Facilities that do not qualify for the Statement of Charges will be determined by a project specific cost estimate.
- 2) Cost per foot charges will be determined from termination at the source to the next device in the circuit. Footage for each circuit will be summed to determine charges.



**SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES**

**ATTACHMENT 1
SCHEDULE OF CHARGES – THREE PHASE**

**APS Schedule #3 Line Extension Statement of Charges
Three Phase Extension Costs, Year 2010**

Feeder Three Phase	Overhead					Underground					Pad Mount Switch Gear
	Cost per Circuit Foot	Cost per Circuit Foot (1 Circuit)	Pull Box (1 Circuit)	Manhole (1 Circuit)	Cost per Circuit Foot (2 Circuits)	Cost per Circuit Foot	Pull Box (2 Circuits)	Manhole (2 Circuits)	Cost per Circuit Foot (2 Circuits)	Pad Mount Switch Gear	
	\$34.33	\$24.73	\$3,637	\$8,447	\$47.06	\$6,284	\$12,036	\$15,519		\$15,519	
Primary Three Phase	Overhead					Underground					
	Cost per Circuit Foot	Cost per Circuit Foot	Pull Box	Pad Mount Switch Gear	Cost per Circuit Foot	Cost per Circuit Foot	Pull Box	Pad Mount Switch Gear	Cost per Circuit Foot	Cost per Circuit Foot	
	\$21.98	\$16.66	\$1,284	\$15,519							
Transformer Three Phase	SES Size		Overhead			Underground			Underground Padmount		
	200 Amp	120/208 Volts	277/480 Volts	120/208 Volts	277/480 Volts	120/208 Volts	277/480 Volts	120/208 Volts	277/480 Volts	120/208 Volts	
		3-25KVA	\$8,839	3-50KVA	\$9,063	112.5KVA	\$12,472	112.5KVA	\$13,277	112.5KVA	
		3-50KVA	\$11,349	3-75KVA	\$11,033	112.5KVA	\$12,472	225KVA	\$15,841	225KVA	
		3-50KVA	\$11,349	3-100KVA	\$11,545	150KVA	\$14,682	300KVA	\$17,823	300KVA	
		3-75KVA	\$15,753			225KVA	\$15,692	500KVA	\$19,870	500KVA	
		3-75KVA	\$15,753			225KVA	\$15,692	500KVA	\$19,870	500KVA	
		3-100KVA	\$20,112			300KVA	\$18,413	750KVA	\$25,391	750KVA	
		3-167KVA	\$23,638			500KVA	\$21,843	1000KVA	\$25,642	1000KVA	
		2500 Amp				500KVA	\$21,843	1000KVA	\$25,642	1000KVA	
		3000 Amp				750KVA	\$23,415	1500KVA	\$39,086	1500KVA	
Services Three Phase	Service Line per Circuit Foot		Service Line per Circuit Foot		Service Line per Circuit Foot						
	Size	Overhead	Underground	Size	Overhead	Underground					
	200 Amp	\$3.43	\$5.10	1200 Amp	\$29.76	\$31.65					
	400 Amp	\$9.40	\$10.18	1600 Amp	\$29.76	\$50.64					
	600 Amp	\$14.88	\$11.42	2000 Amp		\$50.64					
800 Amp	\$14.88	\$25.32	2500 Amp		\$82.31						
1000 Amp	\$29.76	\$25.32	3000 Amp		\$88.62						

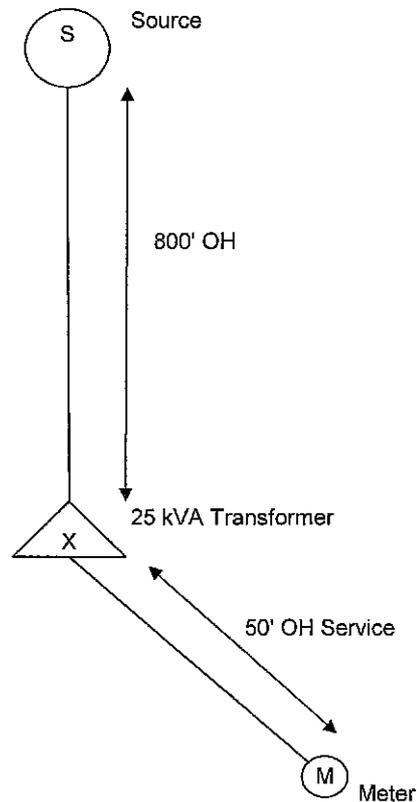
Notes:

- 1) Extension Facilities that do not qualify for the Statement of Charges will be determined by a project specific cost estimate.
- 2) Cost per foot charges will be determined from termination at the source to the next device in the circuit. Footage for each circuit will be summed to determine charges.
- 3) For Multiple services out of one three phase transformer, the service cost will be determined by each SES and the transformer cost will be determined from the combined of each SES size in amps, rounded up to the nearest SES size, limited to a combined maximum of 3,000. amps.



**SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES**

Customer A



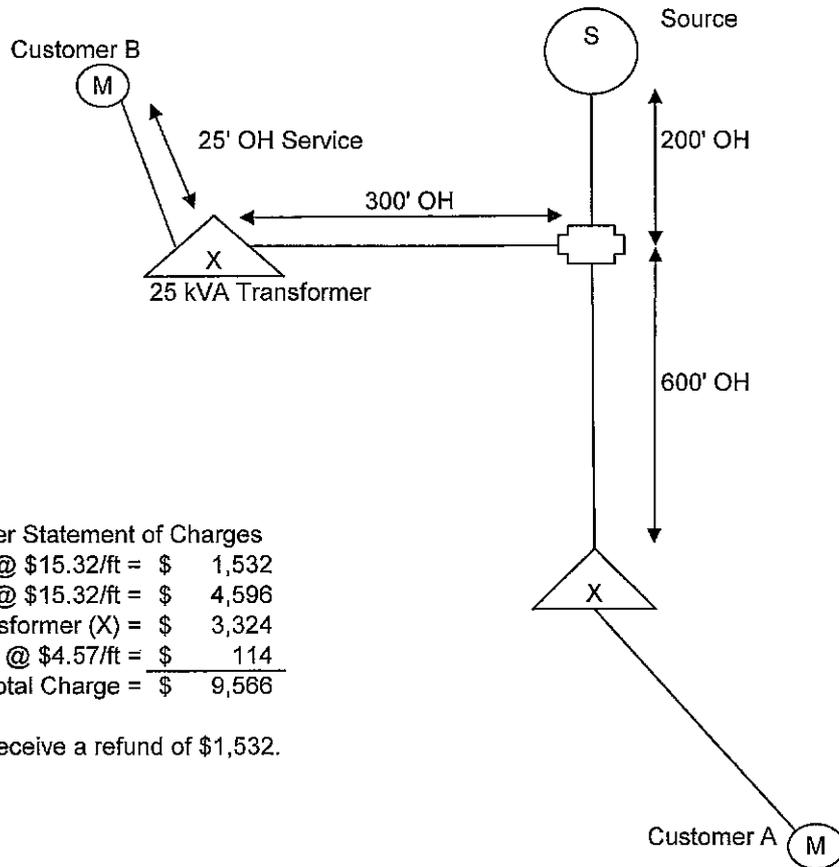
Cost per Statement of Charges

800' OH @ \$15.32/ft =	\$ 12,256
25 kVA OH Transformer (X) =	\$ 3,324
50' OH Service @ \$4.57/ft =	\$ 229
Total Charge =	\$ 15,809



**SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES**

**Customer B
Added to Extension Funded by Customer A**



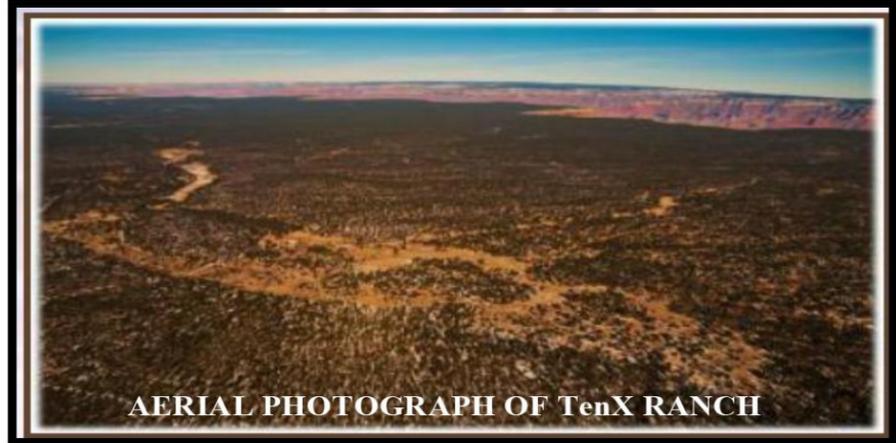
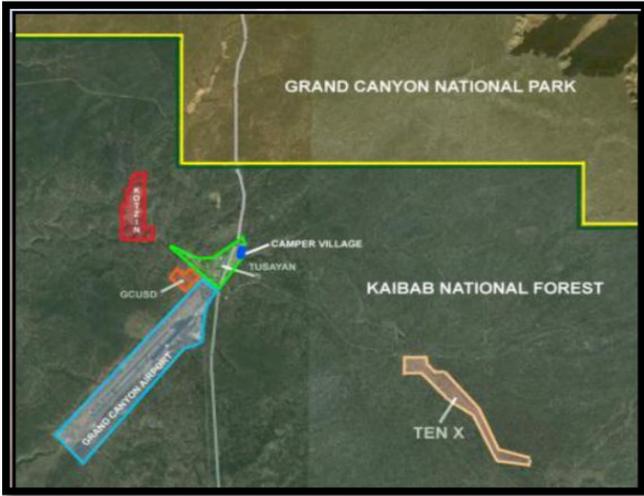
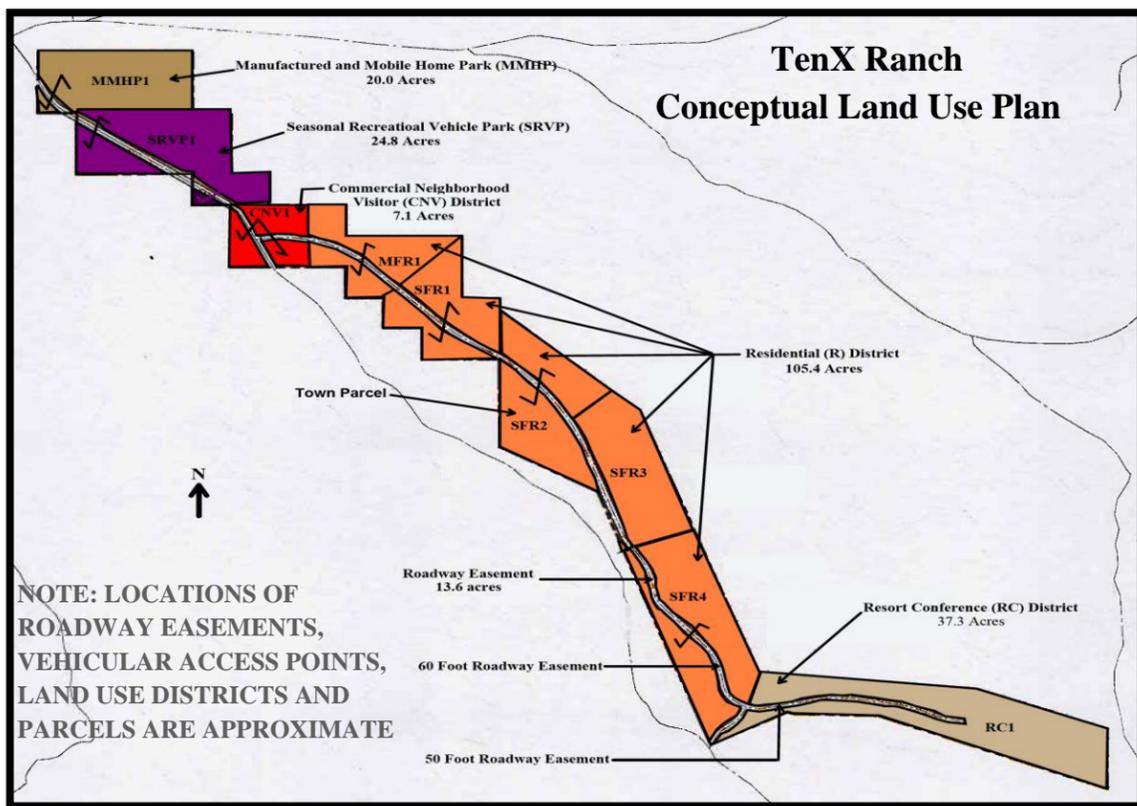
Cost per Statement of Charges

1/2 of 200' OH @ \$15.32/ft =	\$ 1,532
300' OH @ \$15.32/ft =	\$ 4,596
25 kVA OH Transformer (X) =	\$ 3,324
25' OH Service @ \$4.57/ft =	\$ 114
Total Charge =	\$ 9,566

Customer A will receive a refund of \$1,532.

EXHIBIT 6

TenX Ranch Land Use Plan and Data Table



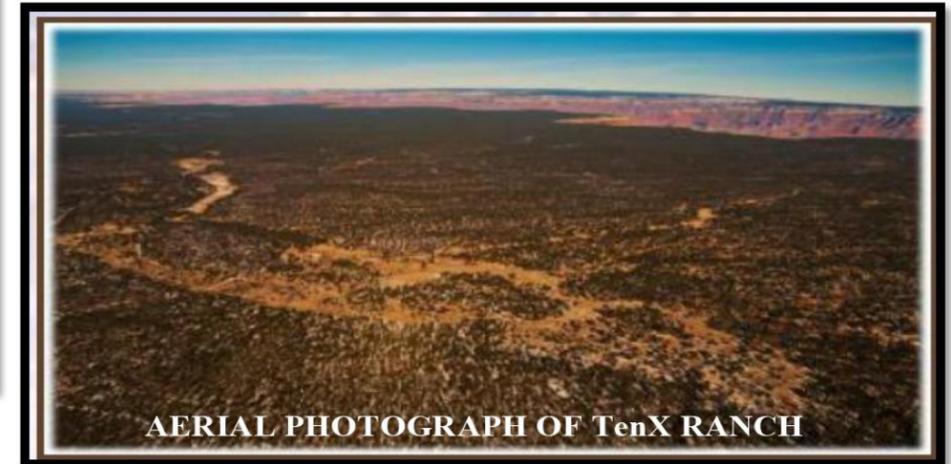
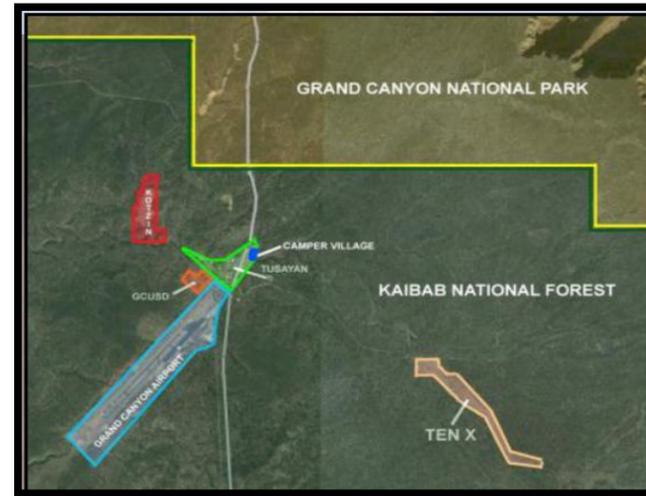
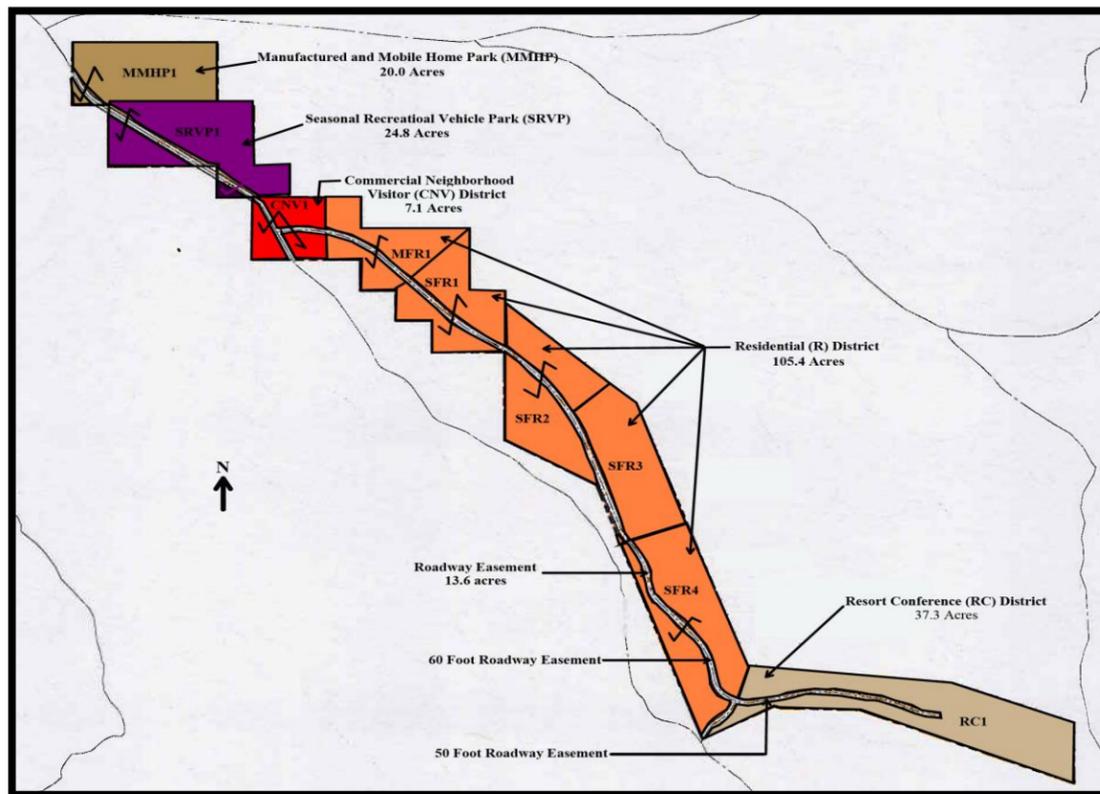
TenX Ranch - Conceptual Land Use Data Table

Parcel #	Land Use District	Gross Acres	Net Acres	SF Residential Units			MF Residential Units			Max. Dwelling Unit Count	Maximum Dwelling Units Per Gross Acre	Maximum Floor Area Ratio	Open Space	
				Low	Med.	High	Low	Med.	High				Acres	Min %
MFR1	MFR	17.5	16.5				262	325	385	385	22.00		2.63	15.00%
SFR1	SFR	17.5	16.5	80	100	108				108	6.17		2.63	15.00%
SFR2	SFR	20.0	18.8											
SFR3	SFR	20.0	18.8	50	65	75				75	3.75		3.00	15.00%
SFR4	SFR	30.4	28.5	60	70	83				83	2.73		4.56	15.00%
CNV1	CNV	7.1	5.9				0	10	25	25	3.50	0.25	1.40	20.00%
RC1	RC	37.3	35.0									0.35	13.06	35.00%
MMHP1	MMHP	20.0	18.8	120	150	180				180	9.00		3.00	15.00%
SRVP1	SRVP	24.8	22.2									0.005	3.72	15.00%
Roadway Easement			13.6											
TOTAL		194.6	194.6	310	385	446	262	335	410	856			34.00	19.50%

- NOTES**
- Parcel SFR2 is shown as the Town's parcel. Therefore, land use data is not provided for parcel SFR2
 - Single-family units in Parcel SFR1 include site-built, manufactured, modular and park model homes
 - Single-family units in Parcels SFR3-4 include site built and modular homes
 - Single-family units in MMHP district include manufactured, mobile and park model homes
 - Multi-family units in the CNV district are limited to live-work units
 - Multi-family units in the MFR district include apartments, condominiums and townhomes
 - High single-family unit projection for Parcels SFR1 and SFR3-4 based on the development of the following number of lots: Parcel SFR1 - 65, 3,000 sq. ft. lots and 43, 6,000 sq. ft. lots; Parcel SFR3 - 22, 6,000 sq. ft. lots and 53, 8,000 sq. ft. lots; Parcel SFR4 - 22, 8,000 sq. ft. lots and 61, 10,000 sq. ft. lots
 - Low multi-family unit projection for Parcel MFR1 based on entire parcel being developed at 15 units per acre
 - Medium multi-family unit projection Parcel MFR1 based on 50% of parcel being developed at 15 units per acre and 50% percent of parcel being developed at 22 units per acre
 - High multi-family unit projection for Parcel MFR1 based on entire parcel being developed at 22 units per acre
 - Notes seven through 10 are provided for informational purposes only and shall not be utilized for regulatory purposes
 - Maximum floor area ratio listed in above table for Parcel SRVP1 does not account for residential uses
 - Open space includes perimeter landscape setbacks, trail easements, retention areas, common area tracts, pedestrian amenities (e.g. plazas, courtyards and walkways) and fields and corrals associated with dude ranches
 - CNV = Commercial Neighborhood Visitor District; MFR = Multiple-Family Residential District; MMHP = Manufactured and Mobile Home Park District; RC = Resort Conference District; SFR = Single-Family Residential District; SRVP = Seasonal Recreational Vehicle Park District

TenX Ranch - Alternative Land Use Plan and Data Table

(Town Selects 40 Acres at Kotzin Ranch)

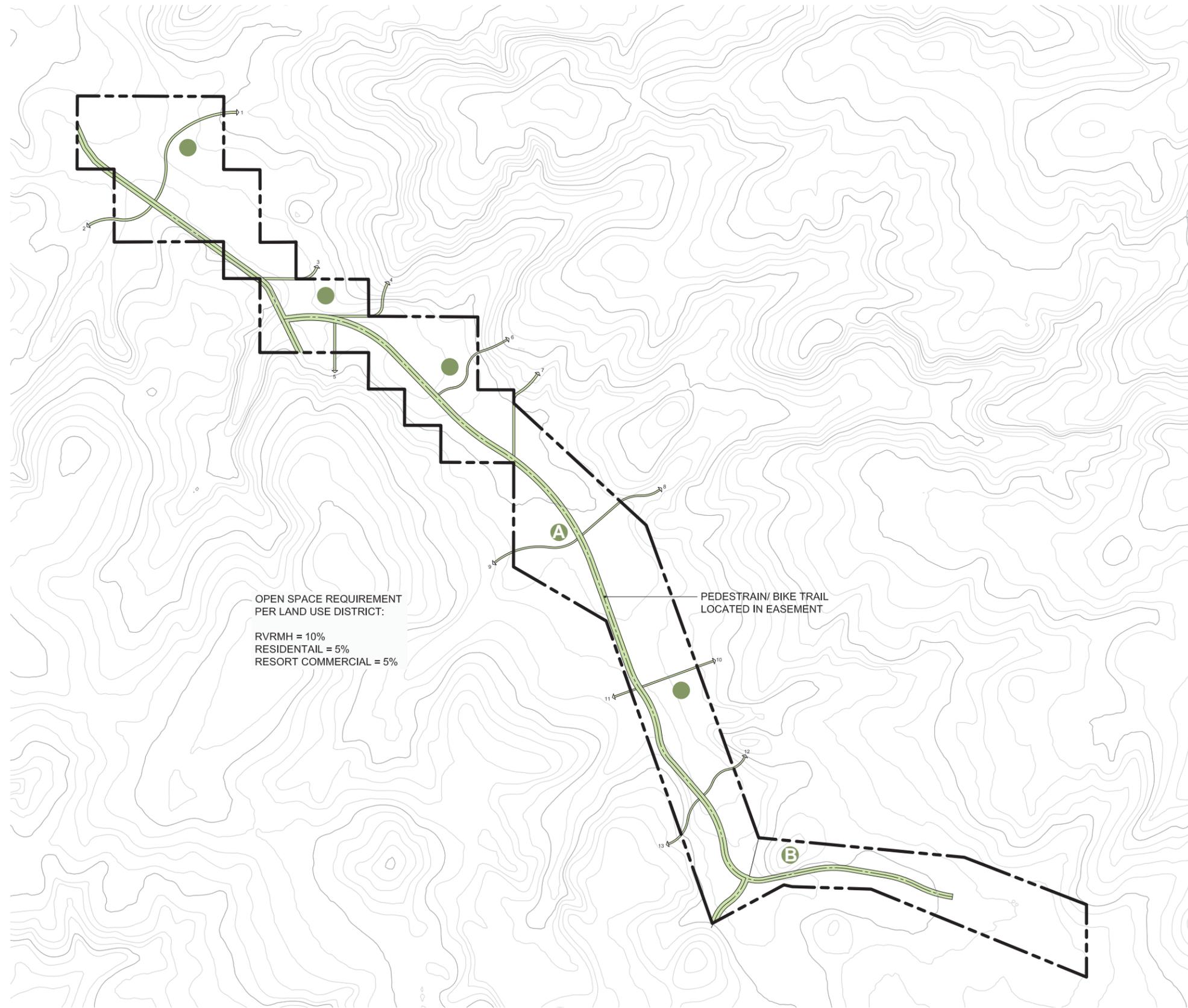


TenX Ranch - Alternative Conceptual Land Use Data Table

Parcel #	Land Use District	Gross Acres	Net Acres	SF Residential Units			MF Residential Units			Max. Dwelling Unit Count	Maximum Dwelling Units Per Gross Acre	Maximum Floor Area Ratio	Open Space	
				Low	Med.	High	Low	Med.	High				Acres	Min %
MFR1	MFR	17.5	16.5				262	360	430	430	22.00		2.63	15.00%
SFR1	SFR	17.5	16.5	80	100	108				108	6.17		2.63	15.00%
SFR2	SFR	20.0	18.8	60	75	88				88	4.40		3.00	15.00%
SFR3	SFR	20.0	18.8	50	65	75				75	3.75		3.00	15.00%
SFR4	SFR	30.4	28.5	60	70	83				83	2.73		4.56	15.00%
CNV1	CNV	7.1	5.9				0	10	25	25	3.50	0.25	1.40	20.00%
RC1	RC	37.3	35.0									0.35	13.06	35.00%
MMHP1	MMHP	20.0	18.8	120	150	180				180	9.00		3.00	15.00%
SRVP1	SRVP	24.8	22.2									0.005	3.72	15.00%
Roadway Easement			13.6											
TOTAL		194.6	194.6	370	460	534	262	370	455	989			34.00	19.00%

- NOTES**
- Alternative conceptual land use plan and land use data table is to be utilized in the event that 40 acres at the Kotzin Ranch development site is dedicated to the Town
 - Single-family units in Parcel SFR1 include site-built, manufactured, modular and park model homes
 - Single-family units in Parcels SFR2-4 include site built and modular homes
 - Single-family units in MMHP district include manufactured, mobile and park model homes
 - Multi-family units in the CNV district are limited to live-work units
 - Multi-family units in the MFR district include apartments, condominiums, townhomes and up to 150 dormitory rooms
 - High single-family unit projection for Parcels SFR1-4 based on the development of the following number of lots: Parcel SFR1 - 65, 3,000 sq. ft. lots and 43, 6,000 sq. ft. lots; Parcel SFR2 - 88, 6,000 sq. ft. lots; Parcel SFR3 - 22, 6,000 sq. ft. lots and 53, 8,000 sq. ft. lots; Parcel SFR4 - 22, 8,000 sq. ft. lots and 61, 10,000 sq. ft. lots
 - Low multi-family unit projection for Parcel MFR1 based on entire parcel being developed at 15 units per acre
 - Medium multi-family unit projection Parcel MFR1 based on 45%, 45% and 10% of parcel being developed at 15, 22 and 40 units per acre, respectively
 - High multi-family unit projection for Parcel MFR1 based on 85.7% and 14.3% of parcel being developed at 22 and 40 units per acre, respectively
 - Notes seven through 10 are provided for informational purposes only and shall not be utilized for regulatory purposes
 - Maximum floor area ratio listed in above table for Parcel SRVP1 does not account for residential uses
 - Open space includes perimeter landscape setbacks, trail easements, retention areas, common area tracts, pedestrian amenities (e.g. plazas, courtyards and walkways) and fields and corrals associated with dude ranches
 - CNV = Commercial Neighborhood Visitor District; MFR = Multiple-Family Residential District; MMHP = Manufactured and Mobile Home Park District; RC = Resort Conference District; SFR = Single-Family Residential District; SRVP = Seasonal Recreational Vehicle Park District

EXHIBIT 7



NOTE
 THE GREEN DOTS, INCLUDING DOTS A AND B, SHOWN ON THE EXHIBIT ARE POTENTIAL OPEN SPACE AMENITY AREAS. THE LOCATION OF THE INDICATED AREAS WILL BE DETERMINED PRIOR TO THE FIRST PHASE OF DEVELOPMENT.

--- TRAIL CONNECTION. LOCATION OF TRAILS WILL BE DETERMINED PRIOR TO THE FIRST PHASE OF DEVELOPMENT

■ OPEN SPACE EASEMENT

TenX - Conceptual Open Space and Trails

Land Use Application Revised
 Coconino County, AZ

May 27, 2011 0 250 500 1000 Feet

EXHIBIT 8



APARTMENTS



TOWNHOMES



SINGLE FAMILY HOMES

MANUFACTURED HOMES AND AND PARK MODELS





DUDE RANCH



PARKS AND OPEN SPACE



CAMPING AND RV PARK

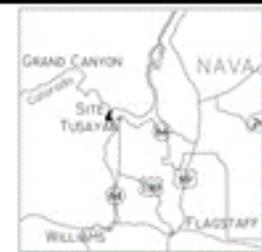
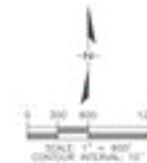
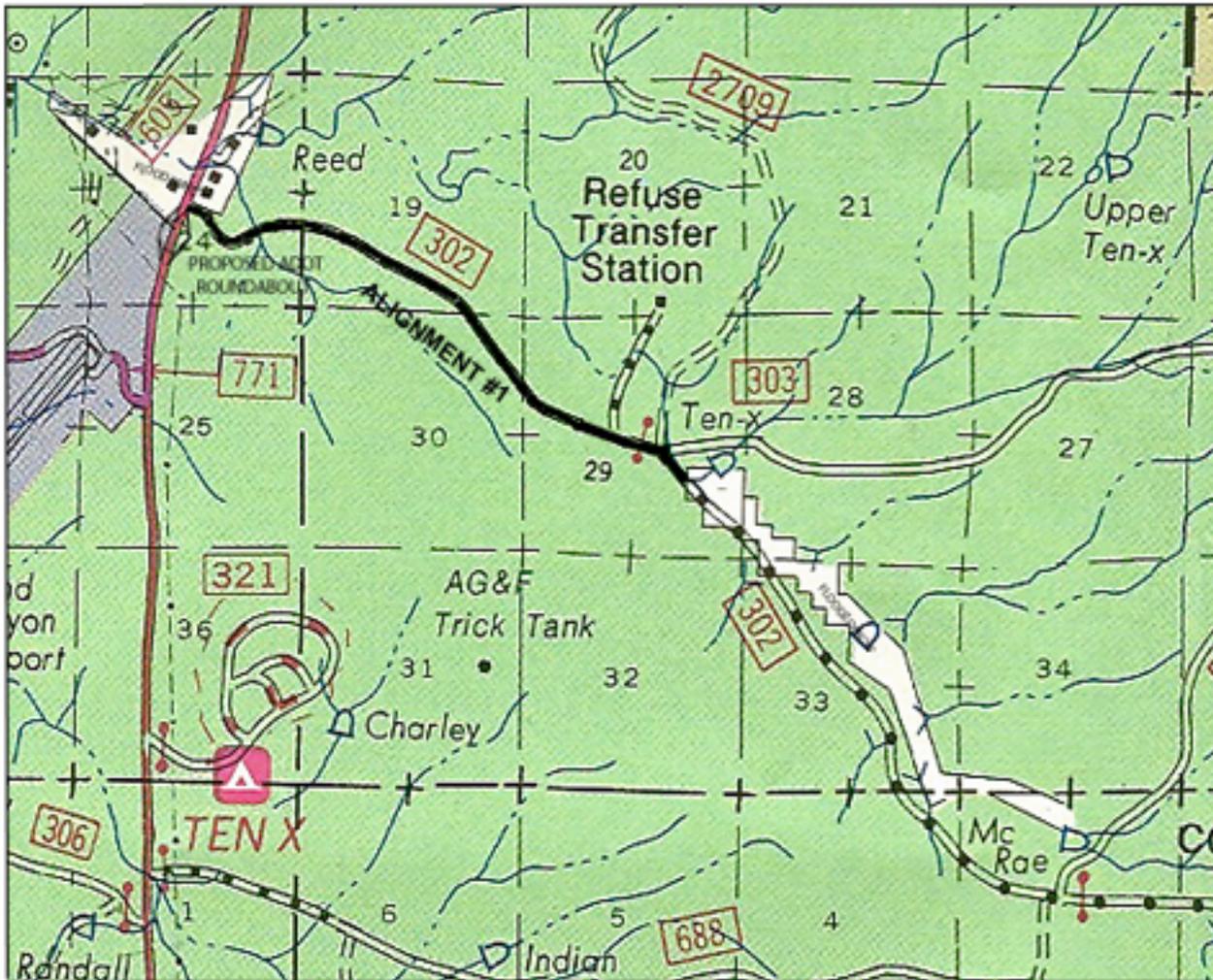
TRAILS



EXHIBIT 9

TenX Ranch Access Plan

PORTION OF SECTIONS 28, 29, 32 & 33 TOWNSHIP 30 NORTH, RANGE 3 EAST, AND PORTIONS OF SECTIONS 3 & 4 TOWNSHIP 29 NORTH, RANGE 3 EAST GILA AND SALT RIVER MERIDIAN, TUSAYAN, COCONINO COUNTY, ARIZONA



* NOTE *
BOUNDARY LINES AND ACRES ARE BASED ON COCONINO COUNTY INFORMATION AND USGS TOPOGRAPHIC MAPS. THEY ARE NOT BASED ON A FIELD SURVEY.

LEGEND

- TUSAYAN BOUNDARY, EXISTING
- PROPERTY BOUNDARY, EXISTING
- FIRE DISTRICT, EXISTING
- FLOODING BOUNDARY, EXISTING
- MEET ROUNDABOUT, PROPOSED
- POSSIBLE ACCESS ROAD ALIGNMENT

FLOOD ZONE NOTE

A PORTION OF THIS PARCEL LIES WITHIN FLOODZONE "1" (100 YEAR FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED) AND FLOODZONE "2" (AREAS OF MINOR FLOODING). FOR FLOOD ZONE DETERMINATIONS FOR THIS PROJECT, SEE FIRM FLOOD INSURANCE RATE MAP COMMUNITY-NUMBER 050075-1000 A, DATED NOVEMBER 16, 1983, PANEL 1000 OF 4020, COCONINO COUNTY, ARIZONA UNINCORPORATED AREA.

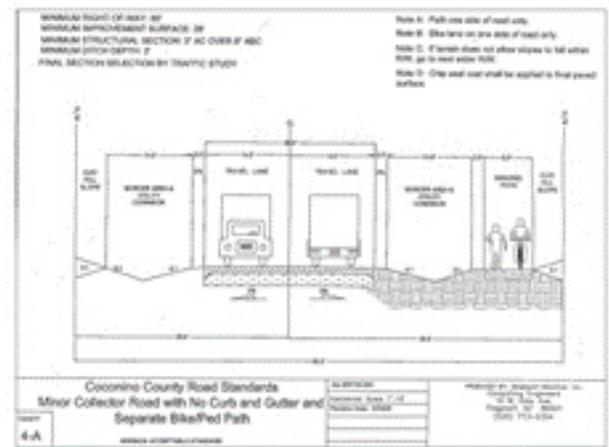


EXHIBIT 10

- Tusayan Fire Department
- Coconino County Sheriff's Office DPS
- Tusayan Water Development Association

Prior to the Application submittal, the Applicant will host a community meeting on Thursday, July 21, 2011 at 6:00 p.m. to show the community our plans and seek comments from the public. The community meeting will take place at the Ponderosa Room located next to Sophie's Mexican Kitchen in Tusayan. On July 12, 2001, the Applicant sent letters to stakeholders inviting them to the community meeting.

2. How those interested in and potentially affected by the Application will be notified that an application has been made

The Applicant sent a letter, via first class mail, to Tusayan property owners inviting them to attend a community meeting in which the proposed Application will be discussed in more detail. A copy of the letter was submitted to the Town of Tusayan.

The Applicant previously held two other community meetings (on March 3rd and March 31st) for interested property owners and affected stakeholders to review the overall development proposals for Kotzin Ranch, TenX Ranch and Camper Village.

The March community meetings were held in the Ponderosa Room next to Sophie's Mexican Kitchen. The July 21st community meeting will be held at the same location in Tusayan.

The Applicant intends to file the Application with the Town of Tusayan on July 27, 2011. Subsequent to the filing of the Application, the Applicant will send a letter via first class mail, to all Tusayan property owners advising of the filing.

3. How interested and potentially affected parties will be informed of the substance of the zone change and development proposed by the Application

At the July 21st community meeting, the Applicant will present and discuss the development proposal with the community. The Applicant will provide opportunity for community members and/or interested parties to provide input and ask questions regarding the development proposal during the community meeting.

4. How interested and affected parties will be provided an opportunity to discuss the Applicant's proposal with the Applicant and express any concerns, issues, or problems they may have with the proposal in advance of the public hearing

The Applicant will provide comment cards and invite stakeholders to ask questions or make comments about the proposed application during the community meeting. After the meeting, the Applicant intends to submit a Citizen Participation Plan that will provide the Town with a list of questions and comments received at the community meeting and describe how the Applicant will respond to the feedback received during the meeting.

All stakeholder feedback and recommendations, along with the Applicant's response, will be summarized in the Citizen Participation Report.

5. Applicant's schedule for completion of the citizen participation plan

The required Citizen Participation Report will be submitted to Town documenting the participation process at the time the Applicant submits the TenX Ranch zoning application to the Town.

The Applicant's proposed citizen participation process is as follows:

- On July 21st, the Applicant mailed Citizen Review Process Notification Letters all interested parties identified by this plan.
- Two open house/community meetings to present the concept plans were held in March and a third open/house meeting is planned for July 21, 2011 to discuss in greater detail the proposed application. The Applicant may hold additional open house/community meetings depending on community feedback. A Citizen Participation Report will be submitted with the submittal of the Application.
- Any stakeholder contact following the submittal of the Citizen Participation Report will be submitted to Planning staff as an addendum to the report prior to public hearings.

6. How the Applicant will keep the Town of Tusayan Planning and Development Department informed on the status of citizen participation efforts

The Applicant mailed the Town a copy of the initial letter sent to the affected stakeholders. The initial letter notified the Town of the time, date and location of the July 21st community meeting. The Applicant will notify the Town of any future community meetings. Any other informal and formal contacts with stakeholders will be summarized in the Citizen Participation Report.

July 20, 2011
Manjula M. Vaz
Gammage & Burnham
2 N. Central Avenue, 15th Floor
Phoenix, AZ 85004
602-256-4461
mvaz@gblaw.com

EXHIBIT 11

PRELIMINARY CITIZEN PARTICIPATION REPORT

APPLICATION NAME: TenX RANCH ZONING APPLICATION

APPLICANT: STILO DEVELOPMENT GROUP USA, LP

DETAILS OF THE TECHNIQUES THE APPLICANT USED TO INVOLVE THE PUBLIC, INCLUDING:

DATES AND LOCATIONS OF ALL MEETINGS WHERE CITIZENS WERE INVITED TO DISCUSS APPLICANT'S PROPOSAL

The Applicant held an open house meeting on July 21, 2011 at 6:00 p.m. to discuss the proposed TenX Ranch Zoning Application (the "Application"). The open house was held at the Ponderosa Room in Tusayan, Arizona.

CONTENT, DATES MAILED AND NUMBER OF MAILINGS, INCLUDING LETTERS, MEETING NOTICES, NEWSLETTERS AND OTHER PUBLICATIONS

On July 12, 2011, the Applicant sent letters by first class mail to all Property Owners within 300 feet of the TenX Ranch property (the "Property"). In addition, notification letters were mailed to all Property Owners in the Town of Tusayan and all interested parties who may be affected by the Application.

WHERE RESIDENTS, PROPERTY OWNERS, AND INTERESTED PARTIES RECEIVING NOTICES, NEWSLETTERS OR OTHER WRITTEN MATERIALS ARE LOCATED

As noted above, all Property Owners within the Town of Tusayan were notified by first class mail of the July 21, 2011 open house meeting to discuss the Application. Other interested parties notified of the noted meeting included the Town of Tusayan Planning Department, Grand Canyon School District, South Grand Canyon Sanitary District, Grand Canyon Chamber of Commerce, Arizona Department of Transportation, Arizona Public Service, National Park Service – Grand Canyon National Park, Kaibab National Forest – Tusayan Ranger District, Tusayan Fire Department, Coconino County Sheriff's Office and the Tusayan Water Development Association.

THE NUMBER OF PEOPLE WHO PARTICIPATED AT THE JULY 21, 2011 OPEN HOUSE MEETING

Twenty-two people signed the Applicant's sign in sheet at the July 21, 2011 open house meeting. A copy of the sign in sheet is included as part of this report. There were several people in attendance who did not want to sign in. The Applicant estimates that approximately 30 people attended the meeting.

THE PERCENTAGE OF THOSE NOTIFIED THAT PARTICIPATED AT THE JULY 21, 2011 OPEN HOUSE MEETING

Approximately five (5) percent of those notified of the July 21, 2011 open house meeting attended the meeting.

SUMMARY OF COMMENTS, CONCERNS, ISSUES, AND PROBLEMS EXPRESSED DURING THE JULY 21, 2011 OPEN HOUSE MEETING

SUMMARY OF THE JULY 21, 2011 OPEN HOUSE MEETING

The Applicant's representatives opened the meeting with an introduction of the team and explained the upcoming process. The Applicant explained that the purpose of the meeting was to describe the proposed Zoning Application for TenX Ranch. The Applicant noted that the submittal of the Application was anticipated to occur during the week of July 25, 2011. Kurt Culbertson, the Applicant's land planning representative from Design Workshop, reviewed the proposed TenX land use plan, explained how the uses interacted with each other and outlined the vision for the Property. Then the Applicant's representative invited those in attendance to view exhibits that were on display around the room. Exhibits included the TenX Ranch conceptual land use plan, a board which showed examples of potential housing products at TenX and a board which showed examples of the proposed TenX environment.

The Applicant's representative informed meeting attendees that there were comment cards at the back of the room for people to submit questions or comments. A sample comment card is included as part of this report. The Applicant's representative also invited people to take comment cards and submit questions or comments at a future date. To date, the Applicant's representative has received one comment card from Clayann Cook stating the following in regard to the Application:

“The Town should really look to this plan – provides many needed options for growth and housing. Notice no golf course! Spa and dude ranch great – I want a home here!”

THE SUBSTANCE OF QUESTIONS, COMMENTS, CONCERNS, ISSUES, AND PROBLEMS EXPRESSED DURING THE JULY 21, 2011 OPEN HOUSE MEETING

1. A couple of people asked very general questions about how this development will get water.
2. There were several questions about the cost of the proposed housing, as well as the potential cost of utilities.
3. There was a positive response to the proposed models and to the housing renderings presented in the exhibits.
4. Several people made the comment that they wished the housing at TenX Ranch would be available sooner. Several people also expressed interest in the interim housing proposed for the Camper Village property.

5. Two persons asked about the Forest Service process for providing access to TenX Ranch.
6. Several questions were asked regarding the location of the Town Parcel at TenX Ranch and the Town's plans for their parcel.
7. There were multiple people who expressed an interest in moving to TenX Ranch.

HOW THE APPLICANT ADDRESSED QUESTIONS, CONCERNS, ISSUES AND PROBLEMS EXPRESSED DURING THE JULY 21, 2011 OPEN HOUSE MEETING

1. With respect to water, the Applicant's representatives explained that the Tusayan Water Development Association (TWDA) holds a Certificate of Necessity and Need (CC&N) for most of the land area within the present incorporated boundary of the community. The Arizona Corporation Commission (ACC) has responsibility for CC&N oversight and is presently undertaking a comprehensive review of TWDA and the private water companies serving the area. Preliminary findings of the ACC suggest that one or more of the water-distribution and management entities in the area have been out of compliance with the ACC Rules and Regulations and it is highly likely that the nature and character of domestic water supply and distribution will be reorganized over the next six (6) to 12 months.

As the ACC has the ultimate decision-making responsibility for how and by whom water will be provided in the area, it is premature to precisely describe exactly what entity will ultimately have the responsibility for serving the Stilo properties. Under any ACC decision, however, additional supply will be necessary to meet the planned needs of the community not only for the proposed Stilo developments but also for the new Grand Canyon School, the airport expansion and other planned developments in Tusayan. Until a regional water supply is available to the area, and several possibilities are being evaluated by the Grand Canyon National Park, NACOG and other regional agencies, water will continue to be supplied from wells in the region.

2. The Applicant explained that it is hard to determine the future cost of housing, but that the intent is to make housing available at price below or equal to the cost of housing in Coconino County.
3. Regarding the question related to providing access to TenX Ranch, the Applicant stated that the intent is to use the existing Forest Service Road. However, the applicant explained that access is subject to future approval by the U.S. Forest Service.
4. Regarding the location of the Town Parcel, the applicant showed the TenX Ranch land use plan with the proposed Town parcel as SFR2. The Applicant explained that it intends to dedicate 40 acres to the Town, of which 20 acres will be at Kotzin Ranch and 20 acres will be at TenX Ranch. The Applicant's representative stated that they did not have any answers with respect to the Town's plans for the Town Parcel.

CONCERNS, ISSUES AND PROBLEMS THE APPICANT IS NOT ABLE OR WILING TO ADDRESS

There are no issues or concerns that the Applicant is unable or unwilling to address.

COMMUNITY MEETING

Stilo Development Group USA, LP
Camper Village, Kotzin Ranch and TenX Ranch Developments

Ponderosa Room (next to Sophie's Mexican Kitchen)
Tusayan, AZ 86023

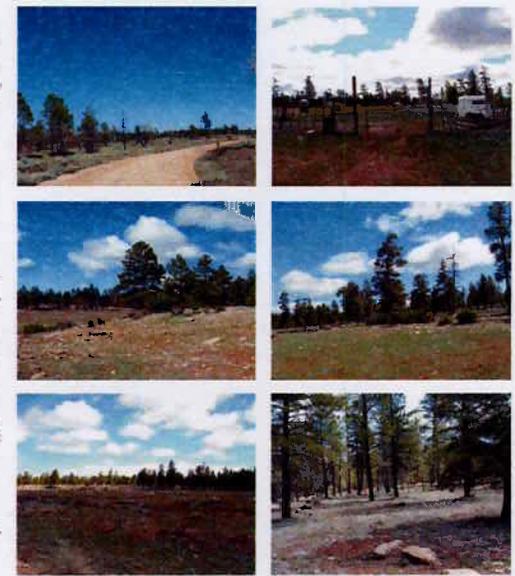
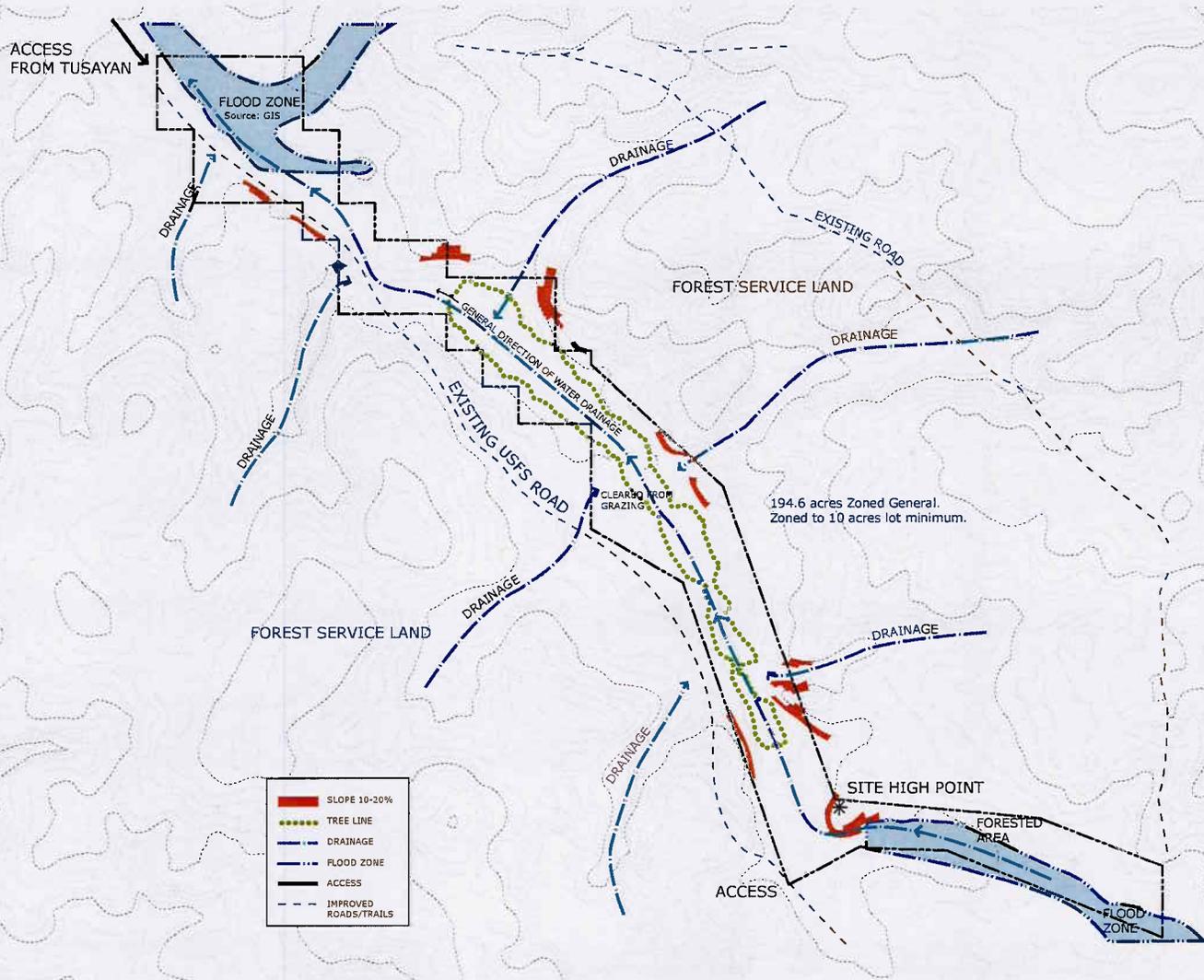
On Thursday, July 21, 2011 at 6:00 p.m.

PLEASE PRINT

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JOHN DILLON	BLDG 469, S.R. # 64	-	-

EXHIBIT 12



TenX Site Analysis

Land Use Application
Coconino County, AZ

April 8, 2011

0 250 500 1000 Feet

NORTH

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Aspen, CO 81611
(970) 925-8354