



Will Wright <tusayantownmanager@gmail.com>

Camper Village Limited Commercial

1 message

Manjula M. Vaz <mvaz@gblaw.com>

Fri, Jan 23, 2015 at 11:01 AM

To: "tusayantownmanager@gmail.com" <tusayantownmanager@gmail.com>

Will,

I want to give you a heads up that we are working on a site plan for limited commercial at camper village. The effective date in the Pre-annexation and Development Agreement says January 22nd when the Agreement was signed. However, the recording date is March. Typically dates are based on the recording date when the land was vested and agreement was final.

We will be submitting a plan in a couple of weeks. If we need to send you a plan by Monday, we can, but it will not be final.

I believe we have until March to submit the plans.

What do you think?

Thanks,

Manjula

Manjula M. Vaz

602.256.4461 Direct | mvaz@gblaw.com | Profile

 Gammage & Burnham

2 North Central Ave., 15th Floor | Phoenix, AZ 85004
602.256.0566 | 602.256.4475 Fax | www.gblaw.com

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Will Wright <tusayantownmanager@gmail.com>

Re: special meeting

1 message

A.L. Montoya <almtusayan@hotmail.com>
To: Will Wright <tusayantownmanager@gmail.com>

Tue, Jan 27, 2015 at 12:20 PM

thursday at 8am is good for me

al

From: Will Wright
Sent: Tuesday, January 27, 2015 12:13 PM
To: Greg Bryan ; mailto:sandersoncraig@gmail.com ; Tusayan Town clerk ; john rueter ; Al Montoya ; Fitzgerald, Bill
Subject: special meeting

To All: The mayor has asked me to see if you'd be available for a special meeting on Wednesday the 28th of January at 5 pm or Thursday the 29th at 8 am to handle matter regarding Stilo. Please let me know ASAP so we can put something together. thanks, will

Will Wright, Manager
Town of Tusayan
928-637-4297 cell
928-638-9909 office



Will Wright <tusayantownmanager@gmail.com>

RE: special meeting

1 message

Bill Fitzgerald <billfitz@grand-canyon.az.us>

Tue, Jan 27, 2015 at 12:44 PM

Reply-To: Bill Fitzgerald <billfitz@grand-canyon.az.us>

To: tusayantownmanager@gmail.com

I can make either meeting. But, this is short lead time for a non-emergency meeting. I would like some idea of what this meeting is about. Do you know? If you don't, I would like for Greg to call me.

Sent from Samsung Mobile

----- Original message -----

From: Will Wright <tusayantownmanager@gmail.com>

Date: 01/27/2015 12:13 PM (GMT-07:00)

To: Greg Bryan <gbtusayan@gmail.com>, "Craig Sanderson (sandersoncraig@gmail.com)" <sandersoncraig@gmail.com>, Tusayan Town clerk <tusayanclerk@gmail.com>, john rueter <rueter.jw@gmail.com>, Al Montoya <almtusayan@hotmail.com>, "Fitzgerald, Bill" <billfitz@grand-canyon.az.us>

Subject: special meeting

To All: The mayor has asked me to see if you'd be available for a special meeting on Wednesday the 28th of January at 5 pm or Thursday the 29th at 8 am to handle matter regarding Stilo. Please let me know ASAP so we can put something together. thanks, will

Will Wright, Manager

Town of Tusayan

928-637-4297 cell

928-638-9909 office



Will Wright <tusayantownmanager@gmail.com>

Re: Talked to Manjula

1 message

Greg Town Account <gbtusayan@gmail.com>

Tue, Jan 27, 2015 at 3:44 PM

To: Will Wright <tusayantownmanager@gmail.com>

Set it up. Thanks

Sent from my iPhone

On Jan 27, 2015, at 3:13 PM, Will Wright <tusayantownmanager@gmail.com> wrote:

Mayor: Bill indicated John had a conflict for this meeting so the other members of Council are available for Thursday the 29th at 8 am. Bill wondered if you wanted him available by phone for that meeting, which I thought you would. Let me know, will

Will Wright, Manager
Town of Tusayan
928-637-4297 cell
928-638-9909 office

On Tue, Jan 27, 2015 at 11:55 AM, greg bryan <gbtusayan@gmail.com> wrote:
Will - Please set up a special council meeting for Wednesday evening or 8AM on Thursday. Please poll the Council to see what works for them.

Bill please give us the language that we will need to use for the Agenda item.

Greg


William J. Sims III
Sims Murray, Ltd.
2020 N. Central Avenue, Suite 670
Phoenix AZ 85004
Direct: 602-772-5501
Fax: 602-772-5509
Cell: 602-524-0575
Legal Assistant: 602-772-5502
wjsims@simsmurray.com<mailto:wjsims@simsmurray.com>

--
Greg Bryan
Mayor
Town of Tusayan
South Entrance to Grand Canyon National Park
928-638-8401 gbtusayan@gmail.com

Vision to see Faith to believe Courage to do



Will Wright <tusayantownmanager@gmail.com>

Camper Village Limited Commercial Development Preliminary Site Plan2 messages

Manjula M. Vaz <mvaz@gblaw.com>

Fri, Feb 20, 2015 at 12:30 PM

To: "tusayantownmanager@gmail.com" <tusayantownmanager@gmail.com>, Bill Sims
<wjsims@simsmurray.com>Cc: "Pellicoli, Federico" <fredp@sebiro.it>, "Bianchi, Vittorio" <vittorio.bianchi@gruppostilo.it>, "Tom De
Paolo" (tdmedallion@qwestoffice.net)" <tdmedallion@qwestoffice.net>

Will, Bill,

On behalf of Logan Luca, attached please find a preliminary site plan for limited Commercial Development at Camper Village. As described in Section 8(c)(ii) of the First Amendment to the Pre-Annexation and Development Agreement, this plan is submitted for preliminary review by the Town. This plan is not for Town design review consideration or approval.

In the next couple of weeks, we will submit additional information as described Section 8 (c)(iii).

Thank you for your assistance. I will send you hard copies of this plan next week.

Manjula

 **60 scale preliminary site plan _REV2 (2).pdf**
3775K

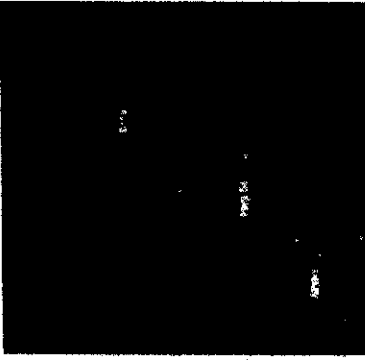
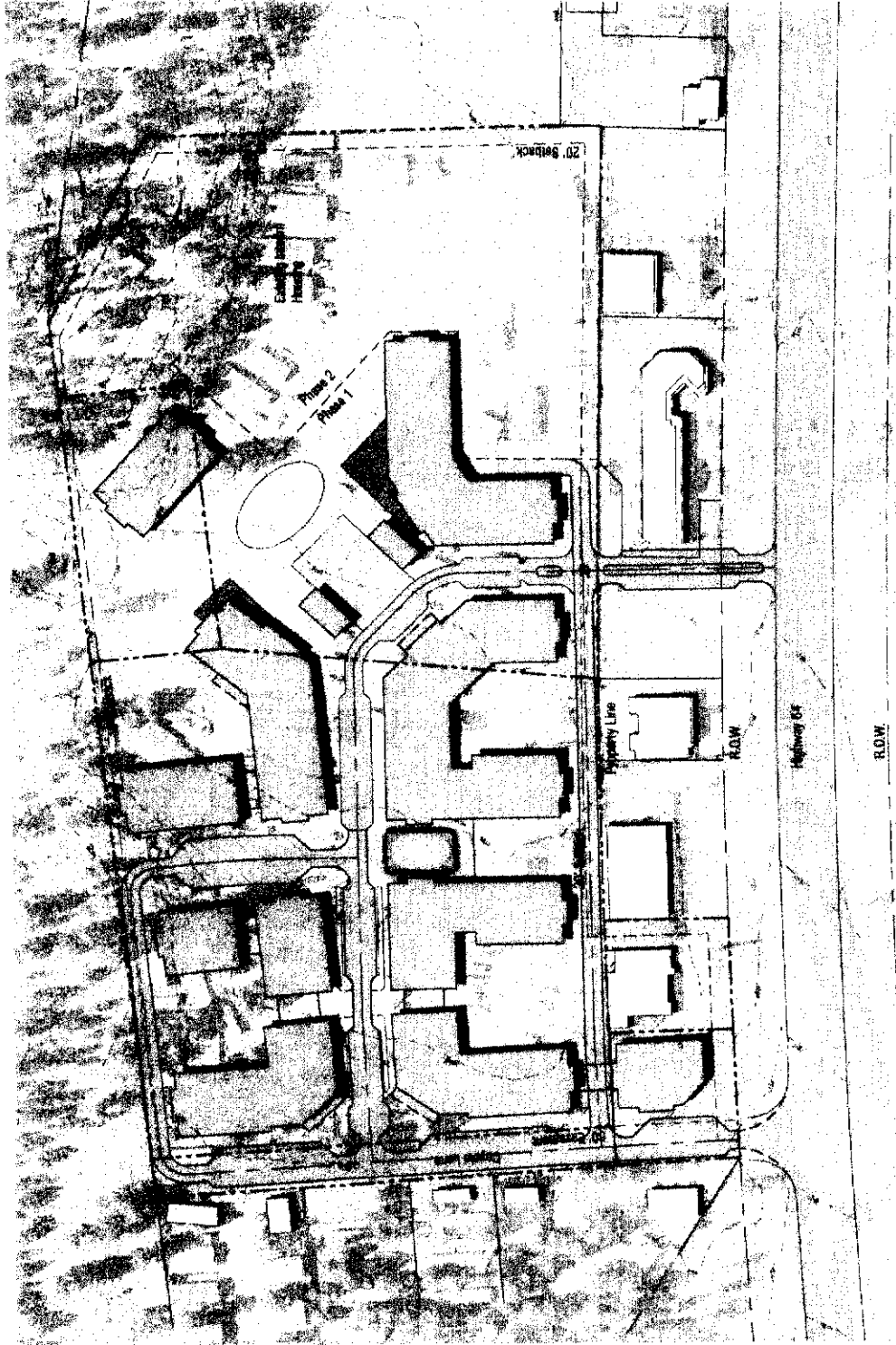
Will Wright <tusayantownmanager@gmail.com>
Draft To: t

Wed, Mar 18, 2015 at 10:03 AM

Will Wright, Manager
Town of Tusayan
928-637-4297 cell
928-638-9909 office

[Quoted text hidden]

 **60 scale preliminary site plan _REV2 (2).pdf**
3775K



VICINITY MAP N.T.S.

TOTAL BUILDING FLOOR PLATE = 201,937 sq

Applicant
Loren Lutz
7010 E. McDowell Dr., Suite L
Scottsdale, AZ 85251

LOGAN LODGE LLC

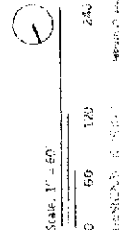
Applicant's Representative
Gammage & Burman
2 North Central Ave., 15th Floor
Phoenix, AZ 85004

GAMMAGE & BURMAN

KAIBAB VILLAGE PRELIMINARY SITE PLAN FOR CDMR REVIEW

2017-01-10 10:00 AM

CORONADO COUNTY SPS 502 17 0024 506 47-001P 502-17 002



RECENT CONSTRUCTION ACTIVITY

Week ending 02/23/2015

Mr. Wright:

The following is an update on the construction activity in the Town of Tusayan. This information is for the period of January 16th, 2015 through February 20th, 2015. This reporting period has been slow for plan review but the inspections have been pretty steady

Plan Review:

Permit Fees:

Manufactured Homes:

None

Demolition Permits:

None

Building Permits:

We Cook Pizza

\$451.70

\$695.00

Pending Applications:

None

Pending Permits:

Building 8000 Squire Inn

Building 3000 Squire Inn

Other:

1. Vegetation in Camper Village:

Inspector Steve Cox met with Robb Baldosky on February 19, 2015 to confirm the status of the required vegetation for the Camper village project. With the exception of the cold weather plants, and a few that will be installed when the homes are delivered, the vegetation appears to be installed as defined. If the requesting party can be specific as to the location of the missed vegetation we will be happy to address it with the client and bring the property into compliance.

Will, other than the regular stops in the area to check the status of the improvements I do not have a specific report. It is an ongoing project.



Will Wright <tusayantownmanager@gmail.com>

RE: Site Plan

1 message

Manjula M. Vaz <mvaz@gblaw.com>

Thu, Feb 26, 2015 at 9:24 AM

To: Will Wright <tusayantownmanager@gmail.com>, Greg Bryan <gbtusayan@gmail.com>, Rick Schuller <rschuller@woodsoneng.com>, Bill Sims <wjsims@sims-murray.com>

Cc: "Pelliccioli, Federico" <fredp@sebiro.it>, "Bianchi, Vittorio" <vittorio.bianchi@gruppostilo.it>, "Tom De Paolo" (tdmedallion@qwestoffice.net) <tdmedallion@qwestoffice.net>

Will,

Thank you for the message. I am available on March 3rd. Also, Fede will be in the US next week. He and Tom will be in Florida visiting Elling. If you are all available, Tuesday morning, March 3rd at 8:00am works for Fede, Tom and me. Elling may also join us on the call.

Please let me know if 8:00am works. If you like, I can circulate a conference call in number.

Thanks,

Manjula

Manjula M. Vaz

602.256.4461 Direct | mvaz@gblaw.com

From: Will Wright [mailto:tusayantownmanager@gmail.com]**Sent:** Thursday, February 26, 2015 8:55 AM**To:** Manjula M. Vaz; Greg Bryan; Rick Schuller; Bill Sims**Subject:** Site Plan

Dear Manjula: This acknowledges receipt of the site plan submitted to the Town on February 20, 2015 for preliminary review as required by Section 8.c.ii of the First Amendment to the PADA. Pursuant to Section 13.2.2 of the Development and Subdivision Code, an article with this section that I have adopted as a preliminary rule under my authority as Town Zoning Administrator pursuant to Section 20.9-1.B.1 of the

Town Zoning Code, I am requesting that an initial Pre-Application Conference be held on March 3, 2015 with members of the Development Review Committee, a committee that I have established as Town Manager. I anticipate that at the March 3rd meeting that this committee will meet sometime in the morning or late afternoon depending on everyone's schedule to establish a submittal schedule for (1) the prompt delivery of additional documents and information to amplify the site plan previously submitted and (2) additional conferences as part of the Pre-Application Conference stage of the development planning process. Let me know if you have any questions and what time of Tuesday March 3rd will work best for you.

Will Wright, Manager

Town of Tusayan

928-637-4297 cell

928-638-9909 office



Will Wright <tusayantownmanager@gmail.com>

RE: Site Plan

1 message

Manjula M. Vaz <mvaz@gblaw.com>

Thu, Feb 26, 2015 at 9:28 AM

To: Will Wright <tusayantownmanager@gmail.com>

Cc: Bill Sims <wjsims@simsmurray.com>

Will,

In addition, Tom and Fede will be in Tusayan next Thursday and/or Friday. They will deliver our updated plans and narrative to you. Fyi.

Thanks,

Manjula

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Will Wright, Manager

Town of Tusayan

928-637-4297 cell

928-638-9909 office



Will Wright <tusayantownmanager@gmail.com>

Re: Site Plan

1 message

Greg Bryan <gbtusayan@gmail.com>

Thu, Feb 26, 2015 at 10:17 AM

To: "Manjula M. Vaz" <mvaz@gblaw.com>

Cc: Will Wright <tusayantownmanager@gmail.com>, Rick Schuller <rschuller@woodsoneng.com>, Bill Sims <wjsims@simsmurray.com>, "Pellicoli, Federico" <fredp@sebiro.it>, "Bianchi, Vittorio" <vittorio.bianchi@gruppostilo.it>, "Tom De Paolo" (tdmedallion@qwestoffice.net) <tdmedallion@qwestoffice.net>

Will

Tuesday at 8am works for me.

Respectfully,

Greg

Sent from my iPad

On Feb 26, 2015, at 9:24 AM, Manjula M. Vaz <mvaz@gblaw.com> wrote:

Will,

Thank you for the message. I am available on March 3rd. Also, Fede will be in the US next week. He and Tom will be in Florida visiting Elling. If you are all available, Tuesday morning, March 3rd at 8:00am works for Fede, Tom and me. Elling may also join us on the call.

Please let me know if 8:00am works. If you like, I can circulate a conference call in number.

Thanks,

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Town of Tusayan

928-637-4297 cell

928-638-9909 office



Will Wright <tusayantownmanager@gmail.com>

FW: Site Plan

1 message

Rick Schuller <rschuller@woodsoneng.com>

Thu, Feb 26, 2015 at 10:48 AM

To: Tusayan Town Manager <tusayantownmanager@gmail.com>

Good morning Will – that would work for me. Would you want me in Tusayan that morning for the meeting?

Thanks,

Rick Schuller

From: Manjula M. Vaz [mailto:mvaz@gblaw.com]

Sent: Thursday, February 26, 2015 9:24 AM

To: 'Will Wright'; Greg Bryan; Rick Schuller; Bill Sims

Cc: 'Pellicoli, Federico'; 'Bianchi, Vittorio'; 'Tom De Paolo' (tdmedallion@qwestoffice.net)

Subject: RE: Site Plan

Will,

Thank you for the message. I am available on March 3rd. Also, Fede will be in the US next week. He and Tom will be in Florida visiting Elling. If you are all available, Tuesday morning, March 3rd at 8:00am works for Fede, Tom and me. Elling may also join us on the call.

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Town of Tusayan

928-637-4297 cell

928-638-9909 office



Will Wright <tusayantownmanager@gmail.com>

Re: Site Plan

1 message

Manjula M. Vaz <mvaz@gblaw.com>

Thu, Feb 26, 2015 at 2:33 PM

To: Will Wright <tusayantownmanager@gmail.com>

Yes, thanks Will. 8am is great. Shall I send a conf call number.

Sent from my iPhone

On Feb 26, 2015, at 1:53 PM, Will Wright <tusayantownmanager@gmail.com> wrote:

Manjula: would 8 am. Tuesday work for you?

Sent from my iPhone

On Feb 26, 2015, at 9:28 AM, "Manjula M. Vaz" <mvaz@gblaw.com> wrote:

Will,

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Will Wright, Manager

Town of Tusayan

928-637-4297 cell

928-638-9909 office



Will Wright <tusayantownmanager@gmail.com>

Re: Site Plan

1 message

Manjula M. Vaz <mvaz@gblaw.com>

Mon, Mar 2, 2015 at 4:04 PM

To: Will Wright <tusayantownmanager@gmail.com>

Yes, sorry. I will send you a call in number in 20 min. Leaving a meeting.

Sent from my iPhone

On Mar 2, 2015, at 3:00 PM, Will Wright <tusayantownmanager@gmail.com> wrote:

Manjula: I'm waiting to hear back the number for tomorrow's 8 am conference call? Let me know, will

Will Wright, Manager
Town of Tusayan
928-637-4297 cell
928-638-9909 office

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Will Wright <tusayantownmanager@gmail.com>

Conference Call number

1 message

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Mon, Mar 2, 2015 at 4:38 PM

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Cc: "Pellicoli, Federico" <fredp@sebiro.it>, "Tom De Paolo" (tdmedallion@qwestoffice.net)" <tdmedallion@qwestoffice.net>, "Bianchi, Vittorio" <vittorio.bianchi@gruppostilo.it>, "Manjula M. Vaz" <mvaz@gblaw.com>

All,

Sorry for the delay, here is a call in number for tomorrow:

Access Phone Numbers:

- Toll Free: 888-387-8686

Your Moderator Information:

- Conference ID: 2027550871

Talk to you all tomorrow,

Manjula

Manjula M. Vaz

602.256.4461 Direct | mvaz@gblaw.com | Profile



2 North Central Ave., 15th Floor | Phoenix, AZ 85004
602.256.0566 | 602.256.4475 Fax | www.gblaw.com

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Will Wright <tusayantownmanager@gmail.com>

RE: Site Plan

1 message

Manjula M. Vaz <mvaz@gblaw.com>

Mon, Mar 2, 2015 at 6:58 PM

To: Will Wright <tusayantownmanager@gmail.com>

Will,

Sorry for the delay. Did you get the number? I sent to everyone.

Thanks,

manjula

Manjula M. Vaz

602.256.4461 Direct | mvaz@gblaw.com

From: Will Wright [mailto:tusayantownmanager@gmail.com]

Sent: Monday, March 02, 2015 3:01 PM

To: Manjula M. Vaz

Subject: Re: Site Plan

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Will Wright, Manager

Town of Tusayan

928-637-4297 cell

928-638-9909 office

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Town of Tusayan

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Will Wright <tusayantownmanager@gmail.com>

Re: Conference Call number

1 message

greg bryan <gbtusayan@gmail.com>

Tue, Mar 3, 2015 at 6:53 AM

To: Will Wright <tusayantownmanager@gmail.com>, Bill Sims <wjsims@simsmurray.com>

Bill - Should we be concerned that none of the Halvorson folks are included in this call? Would it be inappropriate of us to advise them of the call? They are the ones who wanted this piece in the deal and would be doing the development.

Will, didn't Kent Halvorson ask to be included in the notice when we spoke with him last week?

Greg

On Mon, Mar 2, 2015 at 4:41 PM, Will Wright <tusayantownmanager@gmail.com> wrote:

To All: Here's phone number and conference ID # for our conference call at 8 am. thanks, will

Will Wright, Manager

Town of Tusayan

928-637-4297 cell

928-638-9909 office

----- Forwarded message -----

From: **Manjula M. Vaz** <mvaz@gblaw.com>

Date: Mon, Mar 2, 2015 at 4:38 PM

Subject: Conference Call number

To: Will Wright <tusayantownmanager@gmail.com>, Greg Bryan <gbtusayan@gmail.com>, Rick Schuller <rschuller@woodsoneng.com>

Cc: "Pellicoli, Federico" <fredp@sebiro.it>, "Tom De Paolo" (tdmedallion@qwestoffice.net) <tdmedallion@qwestoffice.net>, "Bianchi, Vittorio" <vittorio.bianchi@gruppostilo.it>, "Manjula M. Vaz" <mvaz@gblaw.com>

All,

Sorry for the delay, here is a call in number for tomorrow:

Access Phone Numbers:

- Toll Free: 888-387-8686

Your Moderator Information:

- Conference ID: 2027550871

Talk to you all tomorrow,

Manjula

Manjula M. Vaz

602.256.4461 Direct | mvaz@gblaw.com | Profile

 Gammage & Burnham

2 North Central Ave., 15th Floor | Phoenix, AZ 85004
602.256.0566 | 602.256.4475 Fax | www.gblaw.com

This message and any of the attached documents contain information from the law firm of Gammage & Burnham, P.L.L.C. that may be confidential and/or privileged. If you are not the intended recipient, you may not read, copy, distribute, or use this information, and no privilege has been waived by your inadvertent receipt. If you have received this transmission in error, please notify the sender by reply e-mail and then delete this message.

--
Greg Bryan
Mayor
Town of Tusayan
South Entrance to Grand Canyon National Park
928-638-8401 gbtusayan@gmail.com
Vision to see Faith to believe Courage to do



Tusayan Town clerk <tusayanclerk@gmail.com>

Fwd: site plan narrative

1 message

greg bryan <gbtusayan@gmail.com>
To: Melissa Malone <tusayanclerk@gmail.com>

Wed, Mar 18, 2015 at 11:45 AM

#1

----- Forwarded message -----

From: **Will Wright** <tusayantownmanager@gmail.com>
Date: Thu, Mar 5, 2015 at 9:50 AM
Subject: Fwd: site plan narrative
To: Greg Bryan <gbtusayan@gmail.com>

Mayor: fyi, will
Will Wright, Manager
Town of Tusayan
928-637-4297 cell
928-638-9909 office

----- Forwarded message -----

From: **Tom De Paolo** <tdmedallion@qwestoffice.net>
Date: Thu, Mar 5, 2015 at 9:47 AM
Subject: RE: site plan narrative
To: Will Wright <tusayantownmanager@gmail.com>

Sure. See you this afternoon at 4:00 at Town Hall.

Thomas A. De Paolo

Stilo Development Group USA

7610 E. McDonald Drive

Suite L

Scottsdale, Arizona 85250

(office) 480-991-7930

(mobile) 480-242-4577

tdmedallion@qwestoffice.net

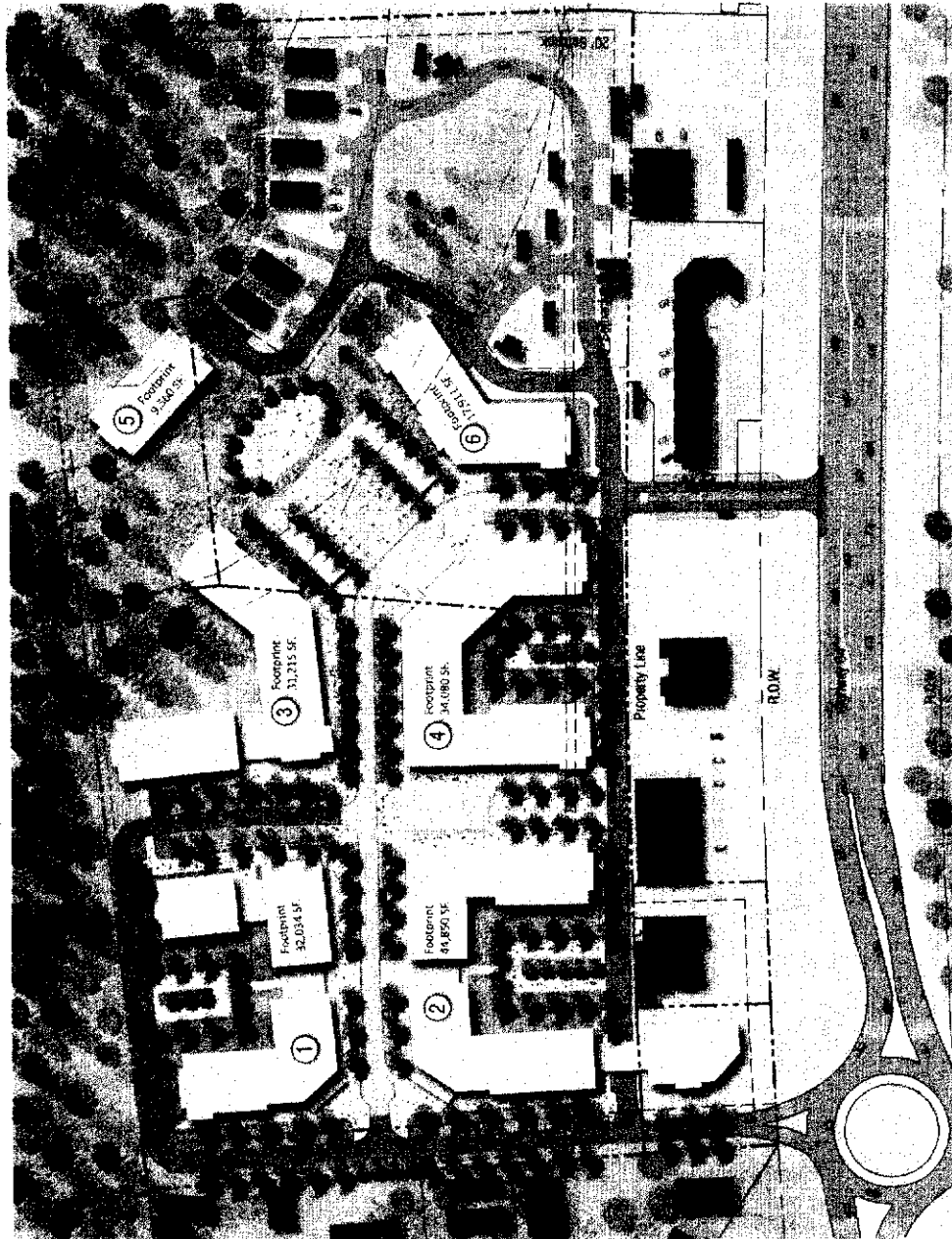
www.gruppostilousa.it

Subject: site plan narrative

928-638-9909 office

Greg Bryan
Mayor
Town of Tusayan
South Entrance to Grand Canyon National Park
928-638-8401 gbtusayan@gmail.com
Vision to see Faith to believe Courage to do

 **150304 - 24x36 Site Plan Drawing (email).pdf**
1305K



KAIBAB VILLAGE

PRELIMINARY SITE PLAN FOR TOWN REVIEW

NOT FOR DESIGN REVIEW CONSTRUCTION

CODING COUNTY APN: 502-17-002X, 502-17-003X, 502-17-004X



VICINITY MAP

TOTAL BUILDING FLOOR PLATE = 201,917 SF

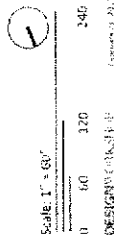
Applicant:
Logan Luca
7610 E. McDowell Dr., Suite 1
Scottsdale, AZ 85250
LOGAN LUCA LLC

Applicant's Representative:
Gammage & Burnham
2 North Central Ave., 15th Floor
Phoenix, AZ 85004
GAMMAGE & BURNHAM

Note:

As part of the development project, it is anticipated that the water may be channeled subject to engineering design.

The primary site entry currently crosses two parcels not included in the Logan Luca property but contemplated to be combined in the future (1.55 acres).





Will Wright <tusayantownmanager@gmail.com>

FW: Kaibab Booklet & Site Plan

1 message

Tom De Paolo <tdmedallion@qwestoffice.net>
To: Will Wright <tusayantownmanager@gmail.com>
Cc: "Vas, Manjula" <mvaz@gblaw.com>

Thu, Mar 5, 2015 at 10:34 AM

Will:

Manjula asked that I send the booklet as well as the site plan. Here are both. I will give you hard copies this afternoon.

Tom

Thomas A. De Paolo

Stilo Development Group USA

7610 E. McDonald Drive

Suite L

Scottsdale, Arizona 85250

(office) 480-991-7930

(mobile) 480-242-4577

tdmedallion@qwestoffice.net

www.gruppostilousa.it

 Always Wanted

2 attachments

 **150304 - 11x17 Booklet (email).pdf**
7616K

 **150304 - 24x36 Site Plan Drawing (email).pdf**
1305K



Tusayan Town clerk <tusayanclerk@gmail.com>

Information regarding Camper Village Limited Commercial Development1 message

Melissa Drake (Tusayan Town Clerk) <tusayanclerk@gmail.com>

Mon, Mar 9, 2015 at 2:25 PM

To: Greg Bryan <gbtusayan@gmail.com>, Craig Sanderson <sandersoncraig@gmail.com>, Bill Fitzgerald <fitzgeraldbill9@gmail.com>, Al Montoya <almtusayan@hotmail.com>, John Rueter <rueter.jw@gmail.com>

Cc: "Tusayan, Town Manager" <tusayantownmanager@gmail.com>

Bcc: "Tusayan, Town Clerk" <tusayanclerk@gmail.com>

Please see the attached documents and, to comply with open meeting law, please do not to respond to the group.

Melissa

Melissa M. Drake
Tusayan Town Clerk
(928) 638-9909
tusayanclerk@gmail.com

4 attachments

Memo - CV Site Plan and PADA Compliance 03.09.15.pdf
59K

150304 - 24x36 Site Plan Drawing (email).pdf
1297K

150304 - 11x17 Booklet (email).pdf
7603K

Memo DRC Mtg 3-5-15.pdf
209K

SIMS ■ MURRAY

2020 North Central Avenue
Suite 670
Phoenix, Arizona 85004
P: 602-772-5500 F: 602-772-5509

William J. Sims III
Direct Line: 602-772-5501
wjsims@simsmurray.com

TO: Will Wright, Tusayan Town Manager
FROM: Bill Sims, Town Attorney
DATE: March 9, 2015
RE: Camper Village Limited Commercial Development Site Plan

You asked me to analyze the delivery of certain materials in connection with the limited commercial development of Camper Village as permitted by Section 8.c of the First Amendment to Pre-Annexation and Development Agreement ("**First Amendment**") between the Town of Tusayan ("**Town**") and Stilo Development Group USA, LP ("**Stilo**"), dated as of January 22, 2014 (the "**Effective Date**").

Relevant Terms of First Amendment

The First Amendment permits the limited commercial development of Camper Village. To allow the Town to evaluate the proposed limited commercial development of Camper Village, the First Amendment established certain milestones. Section 8.c.ii of the First Amendment requires the submission of a "Camper Village Limited Commercial Development Site Plan" ("**CV Site Plan**") to the Town Council for preliminary consideration no later than 365 days after the Effective Date. On January 29, 2015, the Tusayan Town Council took action that resulted in the deadline for submitting such site plan to become March 2, 2015.

Under Section 8.c.iii of the First Amendment, Stilo must submit all required documents and information as required by the Town Zoning Code in order to allow the Town to review the CV Site Plan by the date that is 410 days after the Effective Date: March 9, 2015.

Compliance with March 2, 2015 Deadline by Stilo

On February 20, 2015, a Camper Village Limited Commercial Development Site Plan was submitted to the Tusayan Town Manager by Stilo on behalf of Logan-Luca, LLC and Tusayan Ventures, LLC, as permitted by that certain Letter Agreement dated March 5, 2014. That submission satisfied the Section 8.c.ii obligation of Stilo to submit the CV Site Plan for consideration by the Town Council.

Under the terms of the First Amendment, Town staff and the Town Attorney were to have submitted the February 20 CV Site Plan to the Town Council no later than March 2, 2015. After the receipt of the CV Site Plan on February 20, the Town Manager did inform the members of the Town Council of its receipt, but both the Town Manager and the Town Attorney believed

that waiting for additional information and data would assist the members of the Town Council in their review of the CV Site Plan.

Those additional materials were submitted to the Town Manager on March 5, 2015 (the "**March 5 Materials**"). With the delivery of the March 5 Materials to each member of Council today, Town staff will have completed the task of submitting the initial, preliminary CV Site Plan to the Council with amplifying data, an action that commenced on February 20 when Stilo submitted the CV Site Plan and has been completed today. The Town Manager had, however, informed the individual members of the Town Council following his receipt of the CV Site Plan on February 20, 2015, satisfying the intent of Section 8.c.ii of the First Amendment.

With the submission of the CV Site Plan by Stilo on February 20, 2015 Stilo complied with the deadline for delivery of the CV Site Plan. Following the submission of the February 20 CV Site Plan, the initial stages of the pre-application review process for the CV Site Plan have commenced, as described below.

Compliance with March 9, 2015 Deadline by Stilo

Section 8.c.iii of the First Amendment requires Stilo to submit all required documents and information as required by the Town Zoning Code in order to allow the Town to review the CV Site Plan. The process for evaluating the CV Site Plan will consume a number of months to accomplish the effort properly. That effort commenced on March 3, 2015 when the Development Review Committee met for an initial Pre-Application Conference under the authority of Section 13.2.2 of the Development and Subdivision Code, a code that (until the Town Council has the opportunity review and adopt) has been utilized by the Town Zoning Administrator under his authority as Town Zoning Administrator pursuant to Section 20.9-1.B.1 of the Town Zoning Code¹

The Zoning Administrator conducted a meeting of the Development Review Committee on March 3. That meeting resulted in the submission of the March 5 Materials. The submission of the March 5 Materials satisfies the requirement under Section 8.c.iii of the First Amendment that Stilo must submit the required documents to allow the Town to evaluate the CV Site Plan on or before March 9, 2015. Section 8.c.iii of the First Amendment does not require the submission of a completed Site Plan by March 9, 2015. Rather, that section requires the commencement of the plan review process.

Stilo has submitted the March 5 Materials at the direction of the Zoning Administrator. As such, the submission causes Stilo to have complied with the First Amendment requirement to submit such documentation as required by the Town Zoning Code. This, however, is only the first step. I understand that the Development Review Committee will be submitting a separate memorandum describing the necessary additional steps.

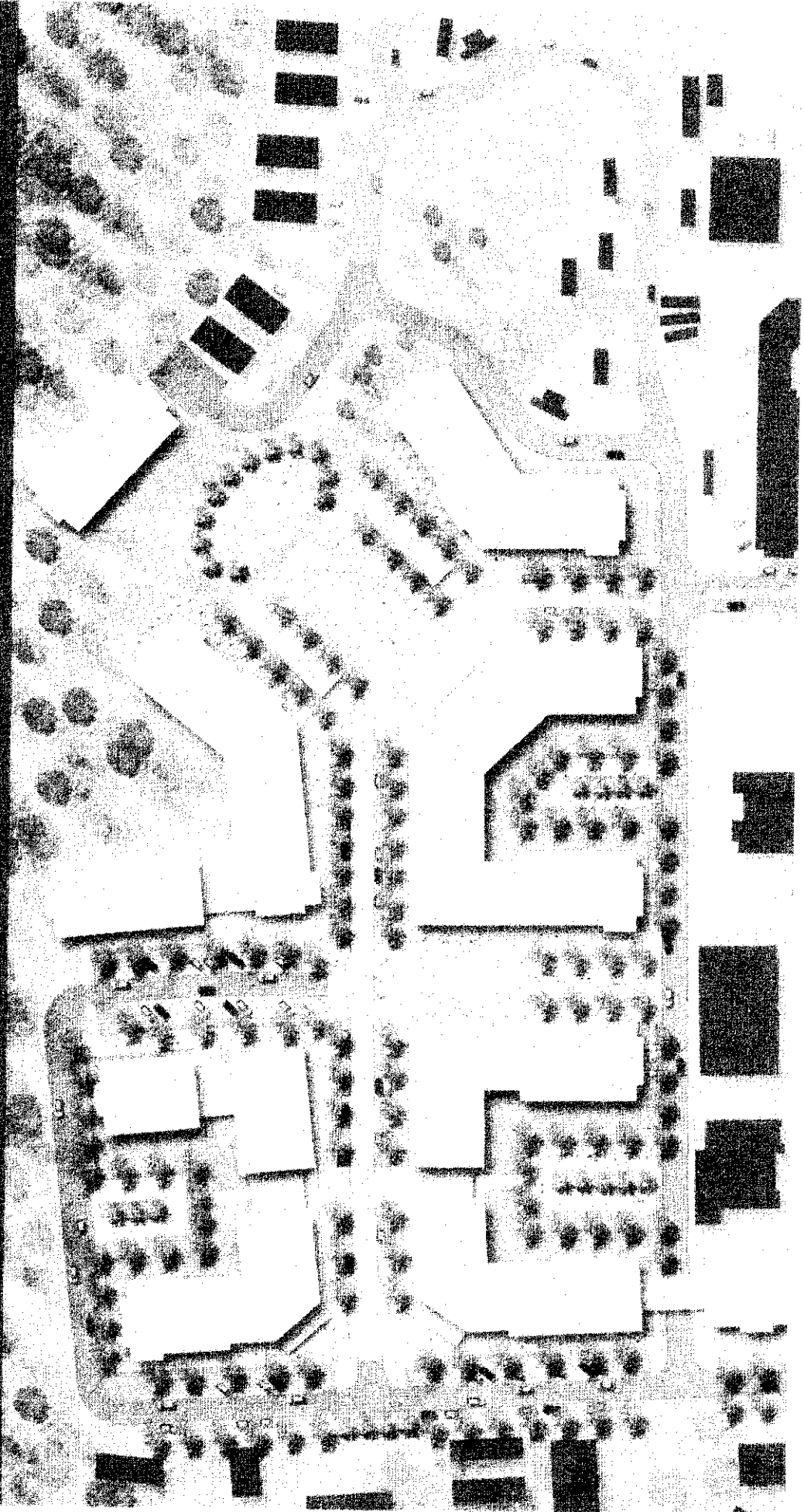
¹ Section 20.9-1(B)(1) provides that the Zoning Administrator shall have the duty to "[e]stablish rules, procedures and forms to provide for the processing of applications or requests for action under provisions of [the Zoning Ordinance]"

KAIBAB VILLAGE

Coconino County, Arizona

MASTER PLAN

March 2015



LOGAN LUCA LLC
7610 E McDonald Drive, Suite L
Scottsdale, Arizona 85250

GAMMAGE & BURNHAM
2 North Central Avenue, 15th Floor
Phoenix, Arizona 85004

SITE ADDRESS
Coconino County
APNs 502-17-002K, 502-17-001P, 502-17-005

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1

INTRODUCTION

Kaibab Village Preliminary Sale Plan Narrative

Logan Luca is the owner of the 19.82 acres located in central Tusayan, just east of Highway 64 ("Camper Village"). Pursuant to Section 8(c)(iii) of the First Amendment to the Pre-Annexation and Development Agreement (PADA), Logan Luca is submitting this preliminary site plan to prepare for Limited Commercial Development on the property known as Camper Village. Camper Village is currently operating as recreational vehicle and mobile home park. Camper Village is also the temporary location of up to 16 homes that provide interim housing for some Tusayan residents.

The purpose of this narrative is to briefly describe the preliminary development plans for the property currently known as Camper Village. As part of the redevelopment, the Camper Village property will be named Kaibab Village. We envision Kaibab Village as the downtown district for Tusayan. At build-out, Kaibab Village will include a vertical, mixed-use, main street style development. We intend to develop three (3) story mixed-use buildings with associated underground parking. The buildings will be a mixture of commercial, lodging, and residential. The total building footprint is approximately 170,000 square feet. As shown on the site plan, the primary site entry crosses two parcels that are not currently owned by Logan Luca. We anticipate adding these parcels in the future.

As the pre-development process continues, we will prepare a phasing schedule and provide a housing analysis to identify the number of units proposed and the location. While we do not know the exact mix or number of employee housing units, several of the buildings will include housing for the Camper Village employees until permanent housing is available at either Kolzin or Ten X.

As a high-quality mixed use commercial and retail development, Kaibab Village will emphasize aesthetic quality, environmental sustainability and site design requirements. For Tusayan, Kaibab Village represents an opportunity to provide the Town with an enhanced tax base and a more diversified employment base, to help mitigate off-season layoffs. Kaibab Village will create a high-quality downtown district that will foster a greater sense of community and enhance quality of life.

Infrastructure

Water: To ensure an adequate water supply at Kaibab Village

-Camper Village is currently served by Hydro Resources.

-Prior to approval of any subdivision plat, the Applicant will demonstrate an adequate and reliable water supply exists, in conformance with all regulatory requirements.

Wastewater:

-Kaibab Village is within the South Grand Canyon Sanitary District (SGCSD).

-Pursuant to the Tusayan Area Plan ("TAP"), developer(s) will pay their fair share for reclaimed water storage and distribution system facilities and.

-All applicable local, state and federal policies, rules and regulations will be satisfied.

-Prior to approval of any subdivision plat or site plan, the Applicant will need to demonstrate that an adequate and reliable wastewater disposal system will be provided in compliance with all regulatory requirements.

Utilities

Arizona Public Service is the provider of electricity. Century Link is the telephone provider.

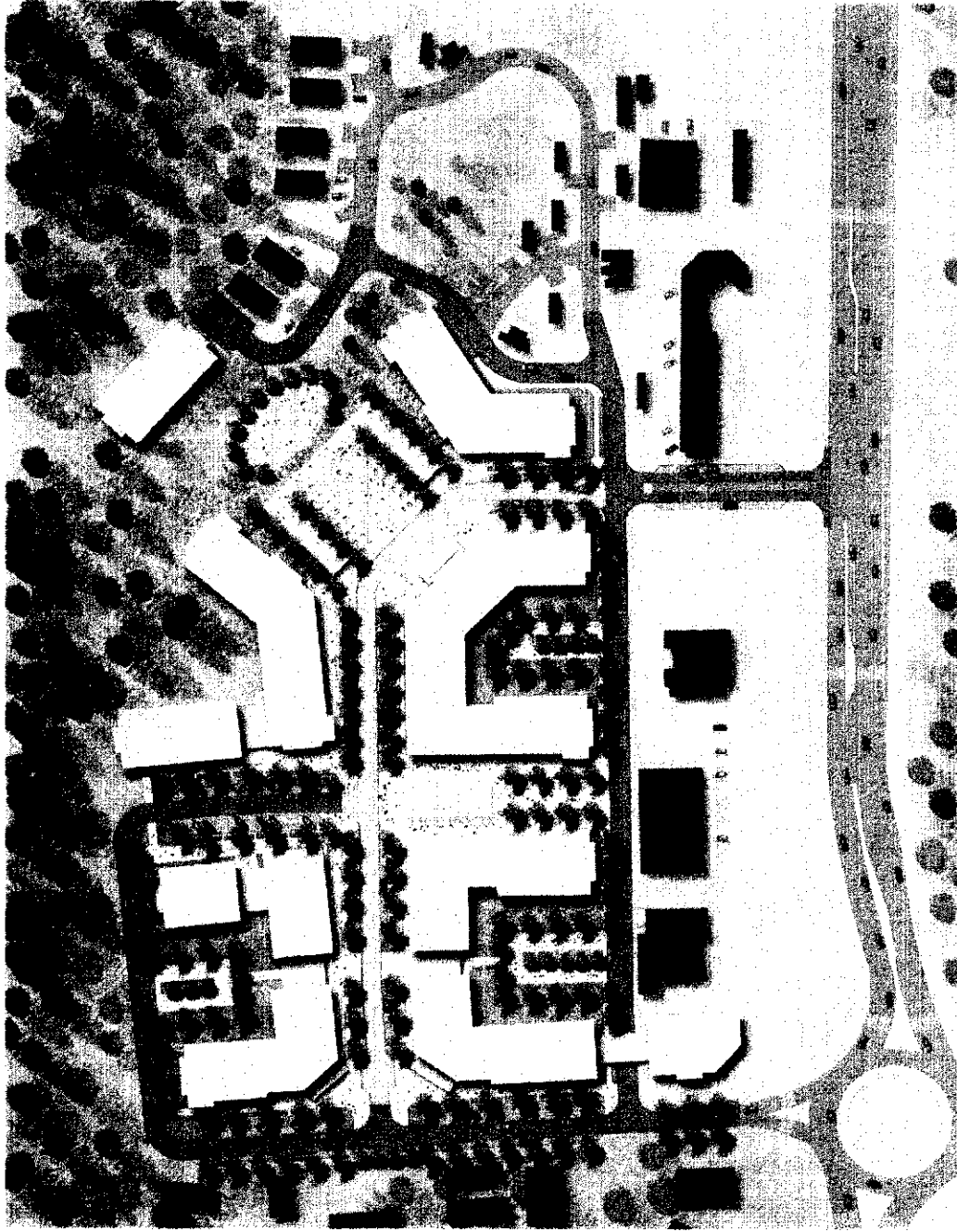
Police

The Coconino County Sheriff's Office is responsible for law enforcement.

2

MASTER PLAN

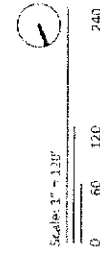
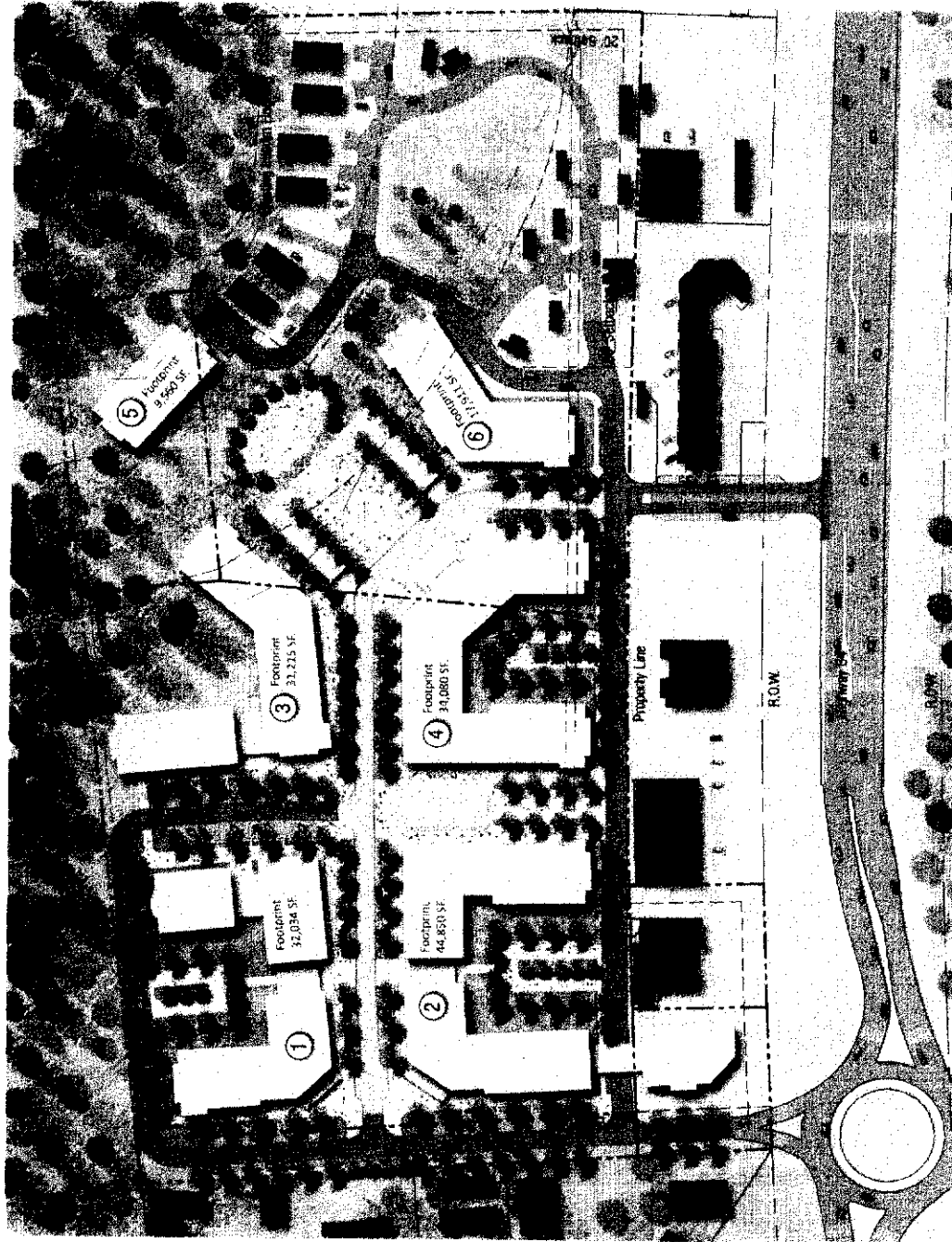
ILLUSTRATIVE MASTER PLAN



Scale 1" = 120'

0 60 120 240

LABELLED SITE PLAN



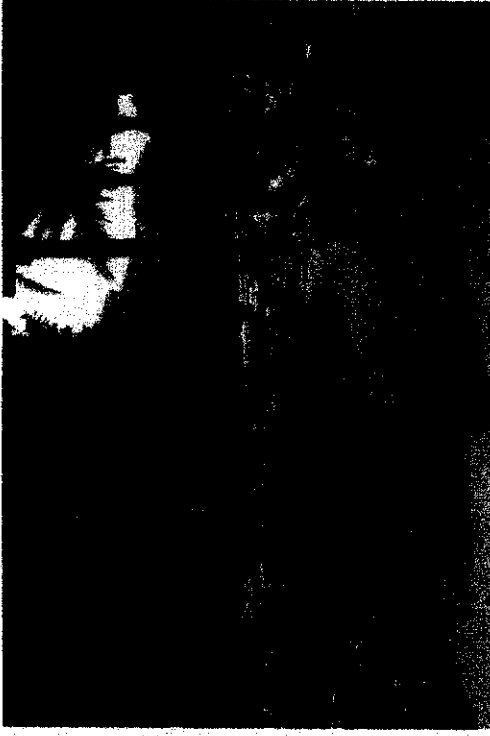
REFERENCE PROJECTS

The urban form of the Kaibab Village project is based on pedestrian oriented streets and building forms that encourage mixed use. The framework allows for integrating retail, leisure and hospitality to create a distinct destination within the Tusayan community.

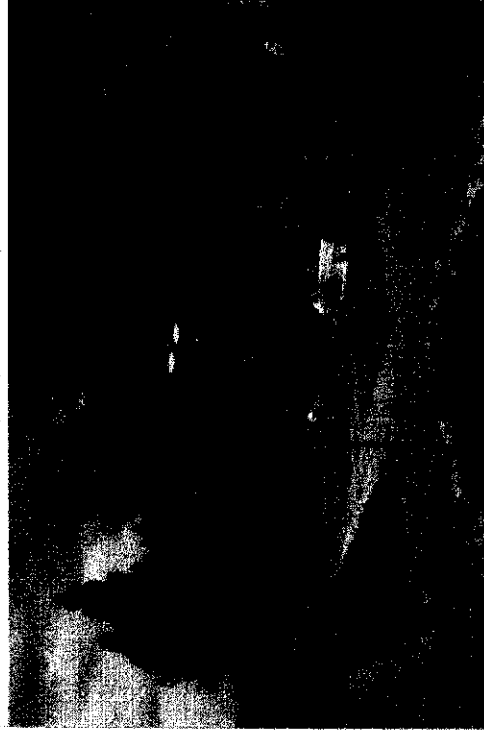
Appropriately sized streets and sidewalks, along with a sequence of open spaces, provide an experience focused on the pedestrian realm and first floor building uses. The architecture is envisioned as a mountain style, which responds to the unique characteristics of the region, while the distribution of open spaces and connections provide places for social interaction, events, cultural exchange and community entertainment.



City North, Phoenix, Arizona



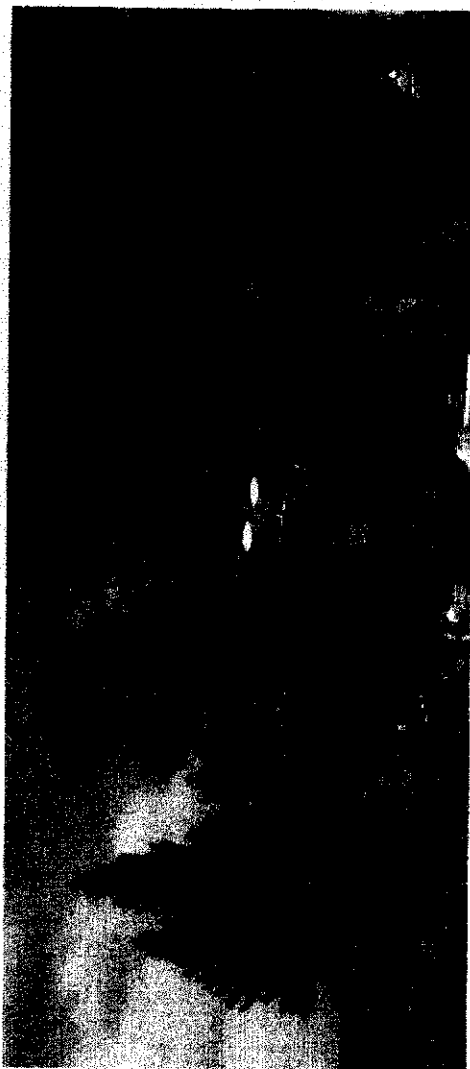
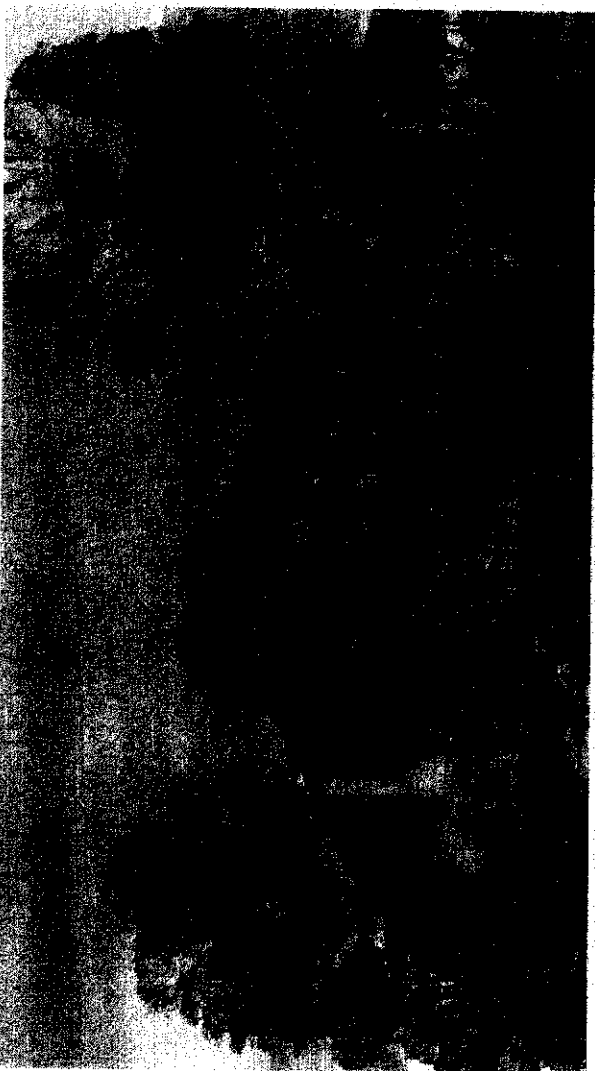
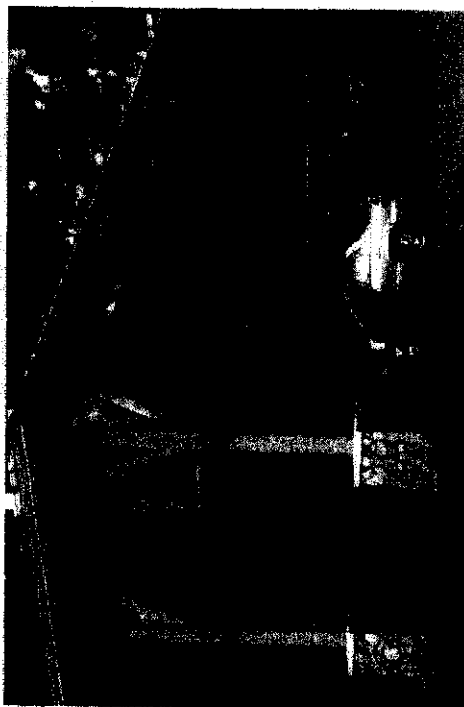
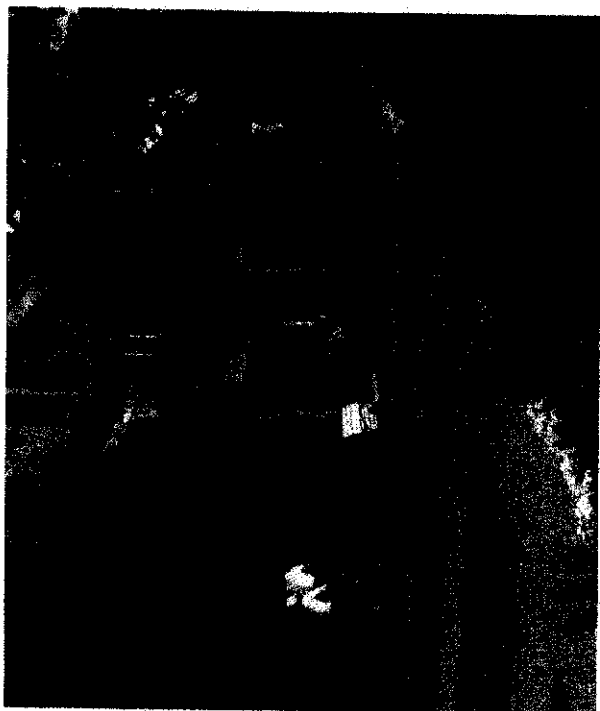
Merland Commons, Phoenix, Arizona



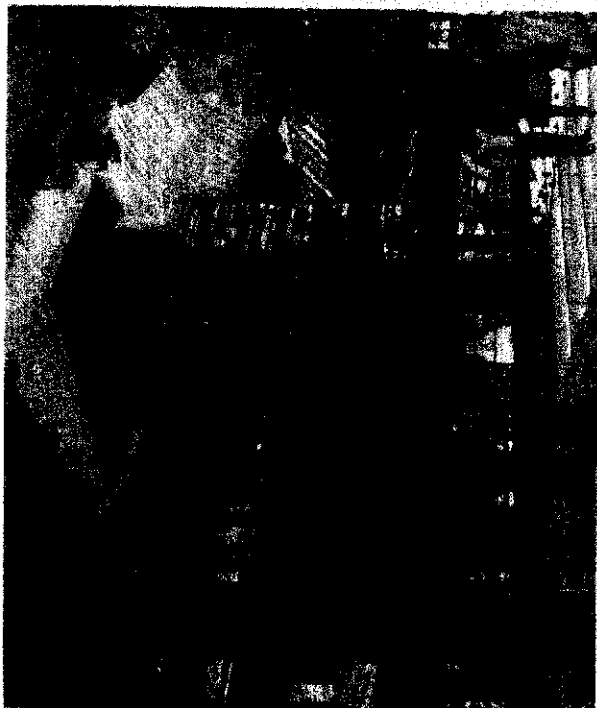
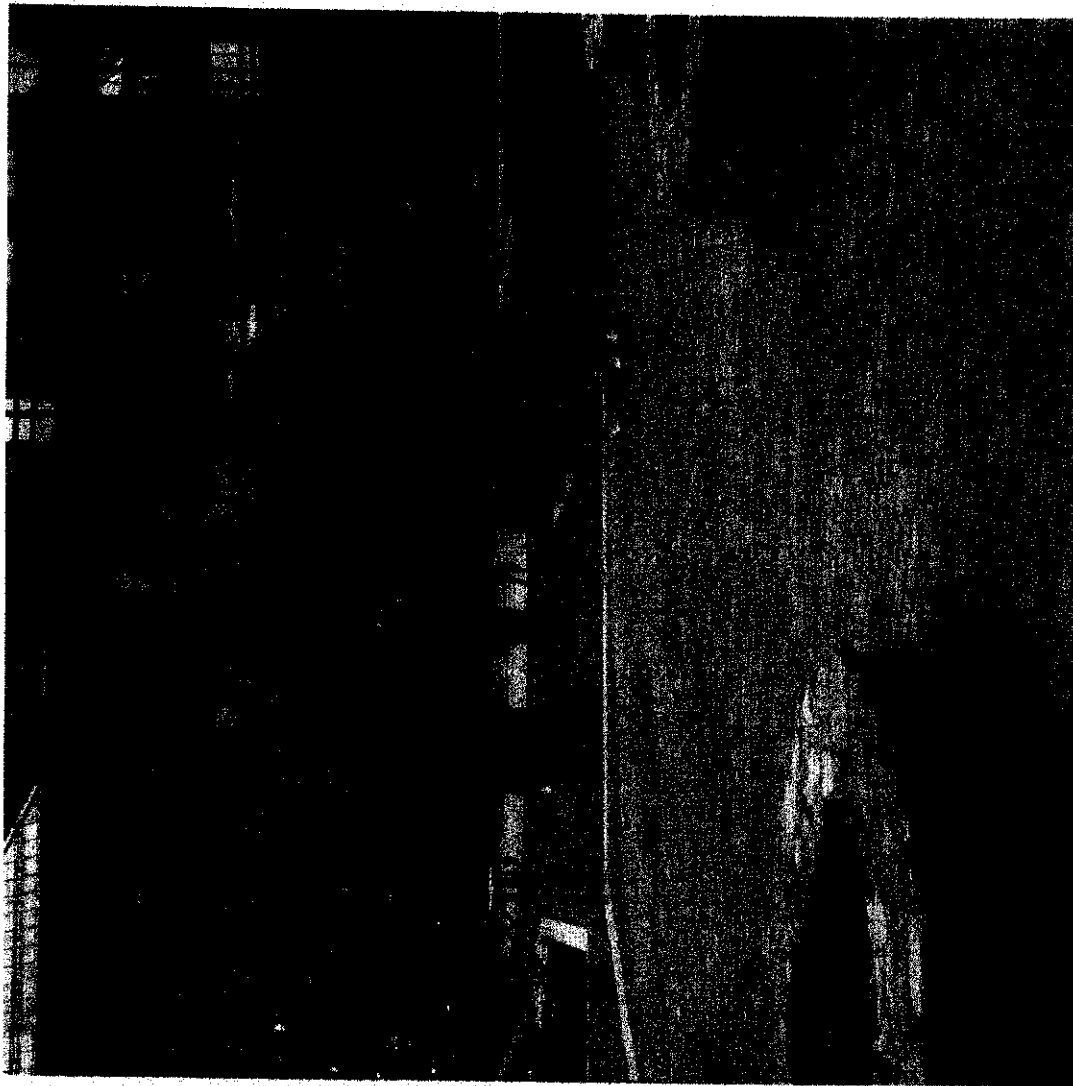
Park Avenue, South Lake Tahoe, California

3

ARCHITECTURAL CHARACTER

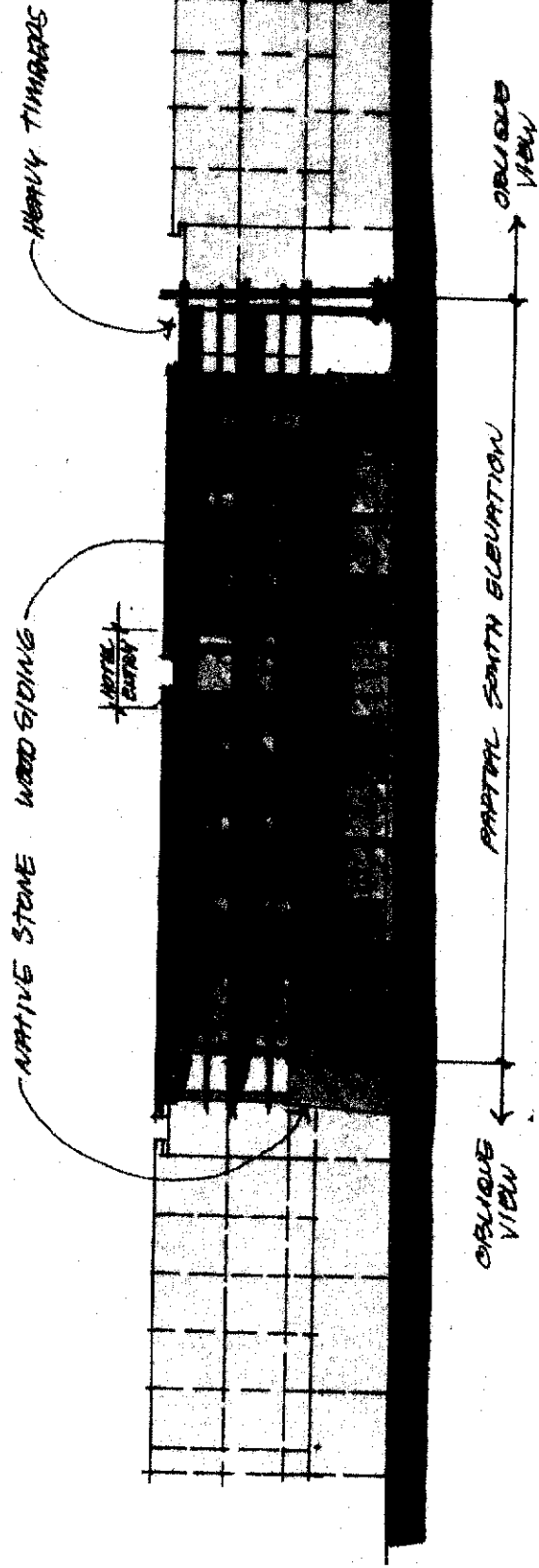


REFERENCE IMAGES

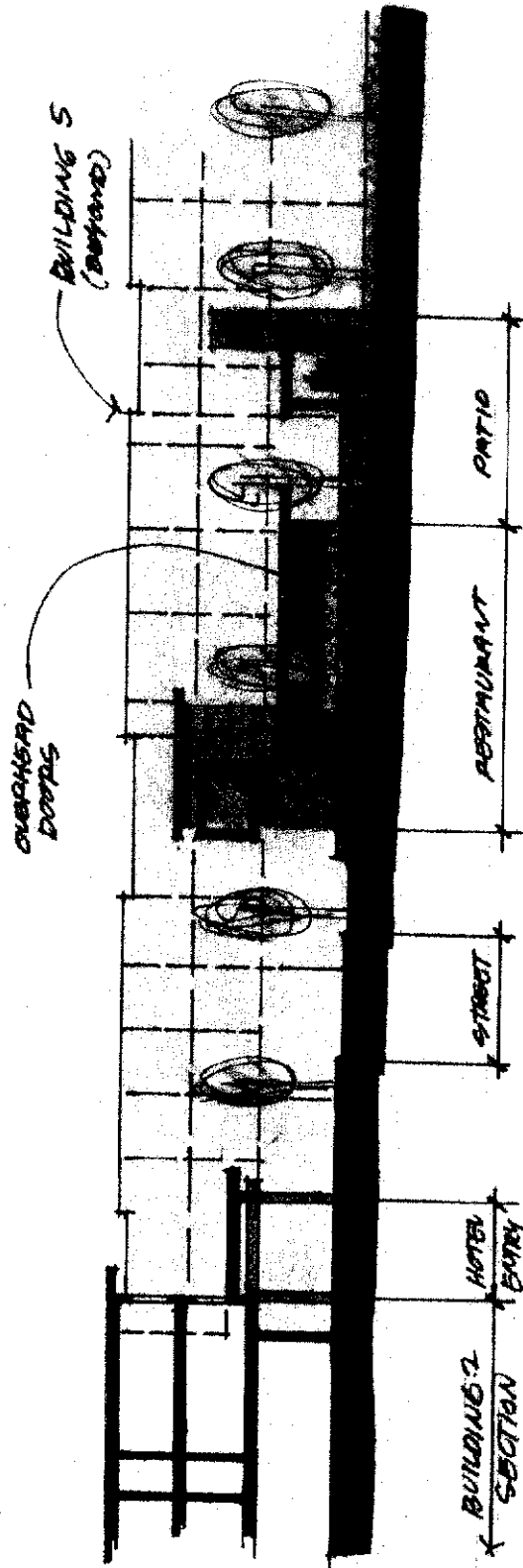


ELEVATIONS

BUILDING 2 CHARACTER STUDY
CCL4 01/20

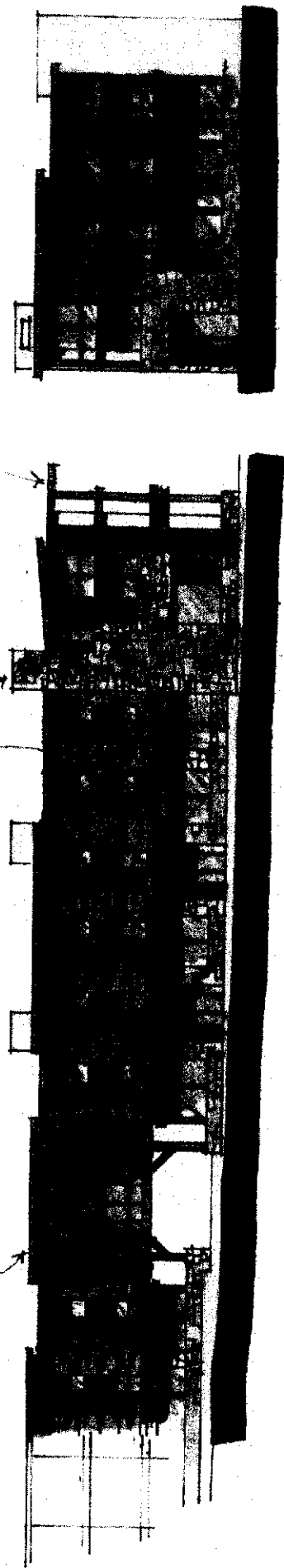


PLAZA SECTION - LOOKING NORTH
 CCH Q170



BUILDING 4 CHARACTER STUDY
 CCH 2.24.15

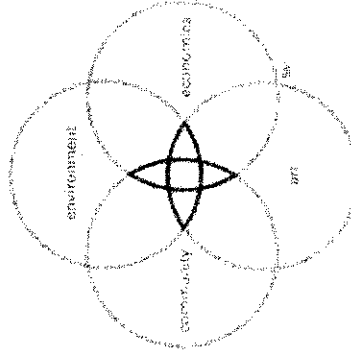
SHINGLE ROOF @ BRACK WOOD SIDING NATIVE STONE HEAVY TIMBERS



PARTIAL WEST ELEVATION
 01.20

PARTIAL SOUTH ELEVATION
 01.20

DW Legacy Design



TOWN OF TUSAYAN

at the entrance to Grand Canyon National Park



March 9, 2015

Memo To: Tusayan Town Council

From: Will Wright, Town Manager

RE: Camper Village Limited Commercial Development Site Plan

On March 5, 2015 members of The Development Review Committee met with representatives of Logan Luca, LLC to review the Camper Village Limited Commercial Development (CVLCD) Site Plan presentation. After in depth discussion it was determined that the Site Plan needed additional work to fully share the intent and scope of the overall plan. Logan Luca will meet with their design team and will create additional content and information on their conceptual uses and plans for the CVLCD. They will then make an informational presentation to the Planning & Zoning Commission and the Town Council at their March 24, 2015 Workshop at the Town Hall. The meeting will not be to make any decisions but simply a sharing of their Site Plan and receive comments on the concepts.

Over the next 3-6 months the Developer will continue to work on their project and provide the information that is outlined in the proposed Development and Subdivision Standards, Chapter 13. The Town Manager is using these proposed Standards as guidelines under his authority as Zoning Administrator, until they are adopted.