



**Planning & Zoning Commission
Regular Meeting**

**City Hall, 697 Vista Ave, Page AZ
June 2, 2026 at 5:30 PM**

NOTICE OF PUBLIC MEETING AND AGENDA

Pursuant to Arizona Revised Statutes § 38-431.02, notice is hereby given to the members of the City of Page Planning & Zoning Commission and the general public that the Page Planning & Zoning Commission will hold a meeting open to the public in Page City Hall located at 697 Vista Avenue, Page, Arizona. Members of the Planning & Zoning Commission will attend either in person or virtually.

1. Call to Order

2. Roll Call

Rick Yanke, Chair	Lindsey Blake	
Charles Straub, Vice-Chair	Shelley Johnstone	Kelly Pullins
Chris Van Meenen	Victor Castillo	City Council Liaison, Tom Preller

3. Hear from the Citizens

The public is invited to speak on any item or area of concern. Items presented during the Citizens portion which are not on the agenda, cannot be acted upon by the Planning & Zoning Commission. Individual members are prohibited by the Open Meeting Law from discussing or considering the item among themselves unless the item is officially on an agenda.

4. Public Hearings

A. Minor General Plan Amendment and Zone Change - Parcel 802-20-005A

5. Items for Business

A. Minor General Plan Amendment and Zone Change - Parcel 802-20-005A

6. Adjourn

FOR YOUR INFORMATION

Next Regular Meeting Tuesday, July 7, 2026, at 5:30 p.m. Persons with disabilities should call the City of Page at 928-645-8861 for program and services information and accessibility. If you would like to receive City Council and Board agenda notifications via email, please visit our public portal and sign-in or create an account to subscribe: <https://pageaz.portal.civicclerk.com/>.

DISCLAIMER: Agenda Items may be taken out of order. This agenda may be subject to change up to 24 hours prior to the meeting. Please see the local crier boards or our website at cityofpage.org for the current agenda.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following places: City Hall Bulletin Board located at 697 Vista Avenue, Page, Arizona; Justice Building Bulletin Board located at 547 Vista Avenue, Page, Arizona; U. S. Post Office Lobby located at 44 Sixth Avenue, Page, Arizona, on the ____ day of _____, 20__, at _____ a.m./p.m.

By: _____
City of Page



DEVELOPMENT SERVICES DEPARTMENT

PLANNING & ZONING COMMISSION STAFF REPORT

Minor General Plan Amendment Case: MGPA-2026-01

Rezone Case: ZON-2026-02

Meeting Date: June 2, 2026

SUMMARY OF REQUEST

A request by Trebol Hospitality for a Minor General Plan Amendment and Zone Change affecting approximately 75 acres located near Highway 98 and Coppermine Road in Page, Arizona, generally identified as a portion of Assessor Parcel Number 802-20-005A.

The request includes a Minor General Plan Amendment to redesignate approximately 75 acres from Open Space and Undevelopable to Business Commerce, and a Zone Change to rezone the same area from Parks & Open Space (POS) and Undevelopable (UNDV) to C-2 Community Commercial.

An existing approximately 77.27-acre portion of Assessor Parcel Number 802-20-005A currently designated Business Commerce and zoned C-2 Community Commercial is not proposed to be changed as part of this request.

The proposed amendment and rezone would expand the existing General Plan land use designation and zoning to support development of the proposed TanArena destination resort consisting of approximately 55 guest accommodations and supporting hospitality, recreational, and resort-related amenities.

GENERAL INFORMATION

Applicant:

JB Chisum
Banks Chisum
P.O. Box 622
San Marcos, Texas, 78667
(830) 591-6099
banks@jbchisum.com

Property Owner:

City of Page
Frank Marbury, City Manager
P.O. Box 1180
Page, AZ 86040
(928) 645-8861
fmarbury@pageaz.gov



DEVELOPMENT SERVICES DEPARTMENT

PROPERTY DESCRIPTION

The subject property consists of approximately 246.988 acres owned by the City of Page and currently under contract for purchase and development by Trebol Hospitality. The property is generally located east of Highway 98 and is accessed from Cowboy Ray Road.

The site is currently vacant and contains a mixture of C-2 Community Commercial, Parks and Open Space (POS), Public/Quasi-Public (PQP), and Undevelopable (UNDV) zoning classifications.

PROJECT HISTORY

On March 25, 2026, the City Council adopted Ordinance No. 750-26 amending the existing land sale agreement between the City of Page and Trebol Hospitality. The amendment expanded the project area from approximately 142 acres to approximately 246.988 acres and addressed trail connectivity and compensation provisions associated with the property.

PROJECT DESCRIPTION

The applicant proposes a destination resort development known as TanArena. According to the submitted application materials, the project is anticipated to include a 55-key destination resort with supporting hospitality and recreational amenities.

Conceptual plans identify a main lodge, restaurant, bar, wellness center, event center, guest bungalows, guest suites, homesites, amphitheater, trails, open space areas, and supporting infrastructure improvements.

The applicant estimates the project could represent approximately \$150 million in private investment.

PUBLIC NOTIFICATIONS

- **April 30, 2026** Mailed notification to surrounding property owners within 300 ft of subject property.
- **May 6, 2026** Newspaper publication in Lake Powell Chronicle
- **May 13, 2026:** Site posting.
- **May 14, 2026:** Neighborhood meeting conducted

NEIGHBORHOOD MEETING SUMMARY

A neighborhood meeting was held on May 14, 2026, in accordance with City requirements. Notices were mailed to property owners within 300 feet of the subject property on April 30, 2026.

P.O. Box 1180, 697 Vista Avenue, Page AZ 86040, (928)-645-4261



DEVELOPMENT SERVICES DEPARTMENT

Representatives of the applicant, City staff, elected officials, and members of the public attended the meeting.

The applicant presented an overview of the proposed Minor General Plan Amendment, Zone Change, and conceptual TanArena development plan. Discussion included questions regarding the limits of the proposed General Plan Amendment and Zone Change boundaries, including why portions of the parent parcel are proposed to remain under existing land use designations and zoning classifications. Questions were also raised regarding potential perimeter fencing associated with areas adjacent to, but outside of, the subject property.

The meeting provided an opportunity for the applicant and City staff to explain the proposed land use requests, review the conceptual development plan, and answer questions regarding the application process.

No objections to the proposed Minor General Plan Amendment or Zone Change were raised during the neighborhood meeting.

APPLICABLE CITY CODES AND REVIEW CRITERIA

Section 152.003 establishes the purpose of the Zoning Code, including promotion of public health, safety and welfare, facilitation of orderly growth, provision of infrastructure and public facilities, promotion of economic stability, enhancement of community character, and implementation of the General Plan.

Section 152.004 requires that amendments and actions pursuant to the Zoning Code be consistent with the General Plan and other adopted regulations.

Section 152.088 establishes the procedures for General Plan Amendments.

Section 152.090 establishes the process for amendments to the Official Zoning Map.

STAFF ANALYSIS

MINOR GENERAL PLAN AMENDMENT REVIEW CRITERIA (§152.088)

Pursuant to Section 152.088 of the City of Page Zoning Code, General Plan Amendments shall be reviewed based upon specific considerations established by the Zoning Code. Staff has evaluated the proposed Minor General Plan Amendment using the criteria set forth below.



DEVELOPMENT SERVICES DEPARTMENT

1. Whether the development pattern contained in the Future Land Use Map provides appropriate optional sites for the use proposed in the amendment.

- The Future Land Use Map contains other areas designated Business Commerce that could accommodate commercial and tourism-related development. However, the subject property is uniquely situated adjacent to existing Business Commerce designated land and existing C-2 zoning, making it a logical location for expansion of visitor-serving commercial uses.

2. Whether the amendment constitutes an overall improvement to the General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.

- The proposed amendment supports broader community objectives by expanding opportunities for tourism-related economic development, encouraging private investment, and creating a more cohesive land use pattern. While the request is associated with a specific development proposal, the amendment advances community-wide economic development goals identified in the General Plan.

3. The degree to which the proposed amendment will impact the community as a whole or a portion thereof.

a. Existing Land Use Patterns

- The amendment expands an existing Business Commerce land use designation and does not introduce incompatible land uses into the surrounding area. The proposal creates a more unified land use pattern and is generally compatible with adjacent commercial designations.
- Staff further notes that inclusion of the excluded areas would create a more cohesive land use and zoning pattern across the subject property and reduce the potential for isolated areas of differing designation within the overall development area.

b. Infrastructure Requirements

- Future development of the site will require utility, roadway, drainage, and infrastructure improvements appropriate for the scale of development. These improvements will be evaluated through subsequent engineering, site plan, and development review processes. At this stage, no evidence has been presented indicating the amendment would create unreasonable infrastructure demands.



DEVELOPMENT SERVICES DEPARTMENT

c. Traffic Impacts

- Traffic impacts associated with future development will be evaluated during subsequent development review and permitting processes, including review by the Arizona Department of Transportation (ADOT), where applicable.

d. Livability, Health, and Safety

- The amendment is not anticipated to create adverse impacts to established residential neighborhoods and may provide community benefits through expanded tourism opportunities, employment generation, and investment in infrastructure and public amenities.

4. Whether the amendment is consistent with the overall intent of the General Plan.

- The proposed amendment is consistent with the General Plan's goals of promoting economic development, supporting tourism-related opportunities, encouraging investment, and providing for orderly growth and development.

5. Whether there was an error or oversight in the original General Plan adoption that did not fully consider facts, projects, or trends which could reasonably exist in the future.

- Staff has not identified a specific error in the original General Plan designation. However, the proposed amendment reflects changing development opportunities and economic conditions that have emerged since adoption of the current General Plan.

6. Whether events subsequent to General Plan adoption have superseded the original premises and findings made upon plan adoption.

- Tourism trends, economic development opportunities, and the proposed destination resort concept represent circumstances that were not specifically contemplated when the current land use designation was established.

7. Whether events subsequent to General Plan adoption may have changed the character and/or condition of the area so as to make the application acceptable.

- The area continues to experience interest in tourism-related and commercial development. The proposed amendment would align the land use designation with the evolving development pattern occurring in the vicinity of the subject property.



DEVELOPMENT SERVICES DEPARTMENT

8. The extent to which the benefits of the amendment outweigh any identified impacts.
 - Staff finds that the potential benefits of the amendment, including expanded tourism opportunities, private investment, job creation, and a more cohesive land use pattern, outweigh any potential impacts that may result from the proposed amendment. Site-specific impacts will continue to be evaluated during future development review processes.

OFFICIAL ZONING MAP AMENDMENT REVIEW CRITERIA (§152.090)

Pursuant to Section 152.090 of the City of Page Zoning Code, amendments to the Official Zoning Map shall be evaluated using the criteria established by the Zoning Code. Staff has reviewed the proposed rezone request using the following criteria.

1. Consistency with the General Plan and other adopted plans.
 - The proposed C-2 Community Commercial zoning district is consistent with the requested Business Commerce General Plan designation. Approval of the Minor General Plan Amendment and Zone Change would establish consistency between the Future Land Use Map and zoning designation.
2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.
 - The proposed zoning district is compatible with existing commercial zoning and land use patterns within the surrounding area. The request expands an existing commercial development pattern and does not introduce a substantially different land use into the area.
3. Suitability of the subject property for uses permitted by the proposed zoning district.
 - The property is suitable for uses permitted within the C-2 Community Commercial zoning district due to its location, surrounding development pattern, access opportunities, and proximity to existing commercial areas.
4. Suitability of the subject property for uses permitted by the existing zoning district.
 - While the property may be developed under its existing zoning classifications, staff finds the proposed C-2 zoning better aligns with the proposed development concept and surrounding land use pattern.



DEVELOPMENT SERVICES DEPARTMENT

5. Availability of sewer and water facilities.

- Utility services are anticipated to be provided by Page Utility Enterprises (PUE). Water, wastewater, electric, and other infrastructure requirements will be evaluated through future development review processes.

FINDINGS

1. The proposed Minor General Plan Amendment and Zone Change have been reviewed pursuant to Sections 152.088 and 152.090 of the City of Page Zoning Code.
2. Public notification requirements have been completed in accordance with City requirements.
3. The Staff Analysis contained herein provides the basis for staff's recommendation.

STAFF RECOMMENDATIONS

Based upon the application materials, public notification, neighborhood meeting, and Staff Analysis contained in this report, staff finds the proposed Minor General Plan Amendment and Zone Change to be generally consistent with the City of Page General Plan and applicable provisions of the City of Page Zoning Code.

Option 1 – Staff Recommendation

Recommend approval of MGPA-2026-01 and ZON-2026-02 with inclusion of the currently excluded areas identified on the exhibit maps in order to create a more unified Business Commerce land use designation and C-2 Community Commercial zoning pattern throughout the subject property and avoid isolated land use and zoning areas within the overall development boundary.

Option 2 – Alternative Recommendation

Recommend approval of MGPA-2026-01 and ZON-2026-02 as submitted by the applicant.

RECOMMENDED MOTIONS

Move to approve MGPA-2026-01 and ZON-2026-02 with inclusion of the currently excluded areas identified on the exhibit maps with findings 1-8 of the “Minor General Plan Amendment Review Criteria” and 1-5 of the “Official Zoning Map Amendment Review Criteria” in the staff report.

OR

Move to approve MGPA-2026-01 and ZON-2026-02 with findings 1-8 of the “Minor General Plan Amendment Review Criteria” and 1-5 of the “Official Zoning Map Amendment Review Criteria” in the staff report.

P.O. Box 1180, 697 Vista Avenue, Page AZ 86040, (928)-645-4261



DEVELOPMENT SERVICES DEPARTMENT

EXHIBITS

1. Planning and Zoning Application
2. Applicant Narrative
3. Conceptual Site Plan
4. Zoning Adjustment / Conceptual Site Plan Overlay
5. Neighborhood Meeting Summary
6. Public Notification Materials
7. Ordinance No. 750-26 (First Amendment to Purchase and Sale Agreement)



Planning & Zoning Department Application

1. Application Type

- Conditional Use Permit (CUP)
- Rezoning / Zoning Map Amendment
- Zoning Code Text Amendment
- Variance
- General Plan Amendment
- Subdivision Request
- Temporary Use Permit (TUP)/Outdoor Vending
- Zoning Verification
- Other: Minor General Plan Amendment

2. Applicant Information

Applicant Name Banks Chisum

Business / Organization (if applicable) JB Chisum/Tan Arena

Mailing Address PO BOX 622 San Marcos, Texas

Phone (830) 591-6099

Email banks@jbchisum.com

3. Property Owner Information (required if different from applicant)

Owner Name City of Page

Mailing Address PO Box 1180

Phone (928) 645-8861

Email fmarbury@pageaz.gov

Note: Property owner authorization is required for application acceptance.

4. Property Information

Project / Site Address N/A

Parcel Number(s) a portion of A.P.N. 802-20-005A located in sec 4&9, T40N, R9E, of the G&SRM

Current Zoning District C-2, POS, PQP, UNDV

Current Use Vacant Land

Proposed Use / Summary of Request: Business Commerce/C-2

5. Required Application Documents

Submit one (1) hard copy of all required documents unless otherwise requested:

- ✓ Completed Planning & Zoning Application
- ✓ Applicable Supplemental Form
- ✓ Written Narrative / Project Description
- ✓ Site Plan / Exhibit / Drawing(s), if applicable
- ✓ Applicable Fees (see current fee schedule)

2. Submission Method

Applications may be submitted in person to:

- City of Page/P&Z Department
697 Vista Drive
Page, AZ 86040

7. Signature, Authorization & Acknowledgements

Applicant Certification

I hereby certify that all information submitted is true and correct to the best of my knowledge and acknowledge that additional materials may be required for full review.

Applicant Signature: _____

Printed Name: Banks Chisum

Date: 04.15.26

Property Owner Authorization (required)

I am the legal property owner (or authorized agent) of the property referenced above and authorize this application and associated review.

Property Owner Signature: Frank Marbury

Printed Name: Frank Marbury

Date: 4-20-26

TanArena

Written Narrative and Project Description · Minor General Plan Amendment and Zone Change · City of Page, Arizona · April 16, 2026

Applicant Banks Chisum, JB Chisum
Property Owner City of Page, Arizona · Ordinance No. 750-26, adopted March 25, 2026; Purchase and Sale Agreement dated December 16, 2024
Location HWY 98, Page, AZ

SUMMARY OF REQUEST

The Applicant requests a Minor General Plan Amendment re-designating approximately 75 acres of the Subject Property from the Open Space (9.9 ac) and Undevelopable (65.1 ac) designations to Business Commerce, concurrent with a Zone Change rezoning those same 75 acres from POS and UNDV to C-2 Community Commercial. An existing 77.27-acre C-2 area is not affected by either application. Together, the actions create a unified approximately 152-acre development envelope for TanArena, a 55-key destination resort representing a private investment of up to \$150 million.

AREA	EXISTING ZONE / GP	PROPOSED	ACRES
Existing C-2 Area	C-2 / Business Commerce	No Change	77.27
POS Area (partial rezone)	POS / Open Space	C-2 / Business Commerce	9.9
UNDV Area (partial rezone)	UNDV / Undevelopable	C-2 / Business Commerce	65.1
PQP Area	PQP / Public	No Change	36.03
Total Amendment and Rezone Area			±75.0

Acreages per Northland Exploration Surveys, Inc. ALTA/NSPS Survey, Job No. 1034-03, April 7, 2026 (Table A Items 6a & 6b). Parcel 1: 246.9867 ac; Parcel 2: 3.258 ac. Precise rezone boundary as depicted in Exhibit 3.

I. GENERAL PLAN AMENDMENT – ARS §9-461.06

This application is submitted as a Minor General Plan Amendment pursuant to General Plan §1.6 and ARS §9-461.06. The amendment area totals approximately 75 acres, which is below the 80-acre threshold for a Major Amendment. The application directly advances the City's adopted goals and policies, as demonstrated throughout Section IV.

II. ZONE CHANGE CRITERIA – ZONING CODE §152.090

Consistency with the General Plan. The concurrent General Plan Amendment designates the amendment area Business Commerce. Per General Plan Table 2-2, C-2 Community Commercial is the corresponding zone. The Zone Change directly conforms to the amended Future Land Use Map and extends an established C-2 zone to adjacent parcels within the same ownership boundary.

Access and Infrastructure. The Subject Property has established legal access from Cowboy Ray Road. The Applicant will also apply to the Arizona Department of Transportation for a driveway access permit off Highway 98, approximately 0.70 miles east of the Coppermine Road intersection. All on-site infrastructure will be funded and constructed by the Applicant.

Public Necessity. Policy ED.9.1 directs the City to address shortfalls in its hospitality amenity base. Page currently lacks a luxury destination resort capable of serving the international visitor market that the Grand Circle attracts. TanArena is a direct response to that need, and the Zone Change is necessary to enable it.

III. PROJECT DESCRIPTION

The proposed TanArena development is conceived as a low-density, design-led destination resort that prioritizes the preservation and enhancement of the existing desert landscape. The intent is to allow the site to remain the "main character," with architecture carefully integrated into the terrain rather than imposed upon it. By limiting scale and distributing built elements across the property, the project preserves the visual integrity of the surrounding rock formations, protects key view corridors, and minimizes environmental disturbance. The result is a quiet, immersive environment that reveals itself over time and reflects the unique character and subtle drama of this desert setting.

The program is structured to support a high-quality, year-round hospitality offering anchored by a limited number of guest accommodations, thoughtfully scaled shared amenities, and a complementary mix of wellness, dining, event, and gathering spaces. TanArena is programmed as a destination resort that provides a strong and unique guest experience rooted in the integration of its iconic topography with the overall layout and architecture, offering both expansive, long-range views and close proximity to the textured rock formations that define the region. These elements are conceived as a sequence of distinct yet connected experiences, allowing guests to engage with the landscape in varied and meaningful ways. Supporting uses, including back-of-house facilities, staff areas, and necessary infrastructure, are integrated into the planning approach to ensure a cohesive and refined guest experience.

From a community perspective, the project is intended to serve as a long-term economic and cultural asset for the City of Page. It is expected to generate sustained employment opportunities, broaden the local tax base, and attract a visitor profile that contributes meaningfully to the regional economy while placing relatively low demand on municipal services. The development team is committed to working collaboratively with the City on infrastructure, permitting, and environmental considerations, with the goal of delivering a project that reflects shared values of stewardship, quality, and lasting benefit to the community, while positioning Page as a gateway to one of the most compelling landscapes in the American Southwest.

The Conceptual Site Plan dated April 15, 2026 (Exhibit 1) reflects 55 total guest accommodations across hotel rooms, bungalows, and glamping units, supported by a full-service restaurant and bar, Wellness Center, Long House, Pavilion Restaurant, and an Events Center of approximately 14,000 sq. ft. All proposed uses are consistent with the C-2 zone and Business Commerce General Plan designation.

IV. CONSISTENCY WITH THE PAGE 2040 GENERAL PLAN

The Page 2040 General Plan Vision Statement calls for Page to shine as an "eco-tourism destination and gateway to the world-renowned Grand Circle of National Parks" with "a diverse economy that offers entertainment, dining, and recreational choices for residents and tourists of any age." TanArena is a direct expression of that vision, designed around the ecological character of the site and built to fill a well-documented gap in Page's lodging and hospitality offerings.

Land Use Element. Policy LU.1.7 supports commercial centers corresponding to Page's targeted economic sectors. Tourism is that sector, and TanArena responds to it directly. Policy LU.4.2 supports marketing the tourist industry on a national scale; a resort of this caliber generates the kind of earned media attention that benefits the entire Page visitor economy. Policy LU.4.4 supports employment uses that mitigate natural resource impacts, which the resort's terrain-integrated design reflects throughout.

Economic Development Element. Policy ED.9.1 directs the City to identify and address shortfalls in its hospitality amenity base. TanArena fills that gap. At stabilization, the resort is projected to generate approximately \$9.1 million in combined City, County, and State tax revenue per year, including approximately \$2.0 million annually in City lodging tax. Goal ED.5 prioritizes tourism-sector workforce development; TanArena will create 150 to 200 permanent direct positions in culinary, hospitality, and guest services, precisely the fields the City has identified as a workforce priority.

Water Resources and Circulation Elements. The Applicant will incorporate native landscaping, low-flow fixtures, and guest conservation programming in alignment with Policy WR.2.1. No new public roadway infrastructure is proposed. The project uses the existing Highway 98 corridor and established access routes consistent with Policy C.1.2. Across all relevant elements, this application advances the Page 2040 General Plan.

V. REQUEST FOR APPROVAL

For the foregoing reasons, the Applicant respectfully requests that the Planning and Zoning Commission recommend, and the City Council approve: (1) a Minor General Plan Amendment re-designating approximately 75 acres from the Open Space and Undevelopable designations to Business Commerce, as depicted in Exhibit 3; and (2) a concurrent Zone Change rezoning those same 75 acres from POS and UNDV to C-2 Community Commercial.

EXHIBITS

- Exhibit 1** Conceptual Site Plan Impervious Cover Table / ALTA NSPS Land Title Survey Overlay, Northland Exploration Surveys, Inc., Job No. 1034-03, April 7, 2026.
- Exhibit 2** Zoning Adjustment / Conceptual Site Plan Overlay, April 15, 2026.
- Exhibit 3** Zoning Adjustment, April 15, 2026. Depicts existing C-2 boundary (77.27 ac) and proposed 75-acre rezone boundary encompassing the partial POS and partial UNDV areas.
- Exhibit 4** Zoning UNDV/POS Diagram, Northland Exploration Surveys, Inc., Job No. 1034-03. Survey-confirmed zoning acreages: C-2 (77.27 ac), POS (23.24 ac), PQP (36.03 ac), UNDV (110.44 ac).
- Exhibit 5** City of Page Planning & Zoning Application, executed by Banks Chisum, April 16, 2026.
- Exhibit 6** First Amendment to Purchase and Sale Agreement, Ordinance No. 750-26, March 25, 2026.

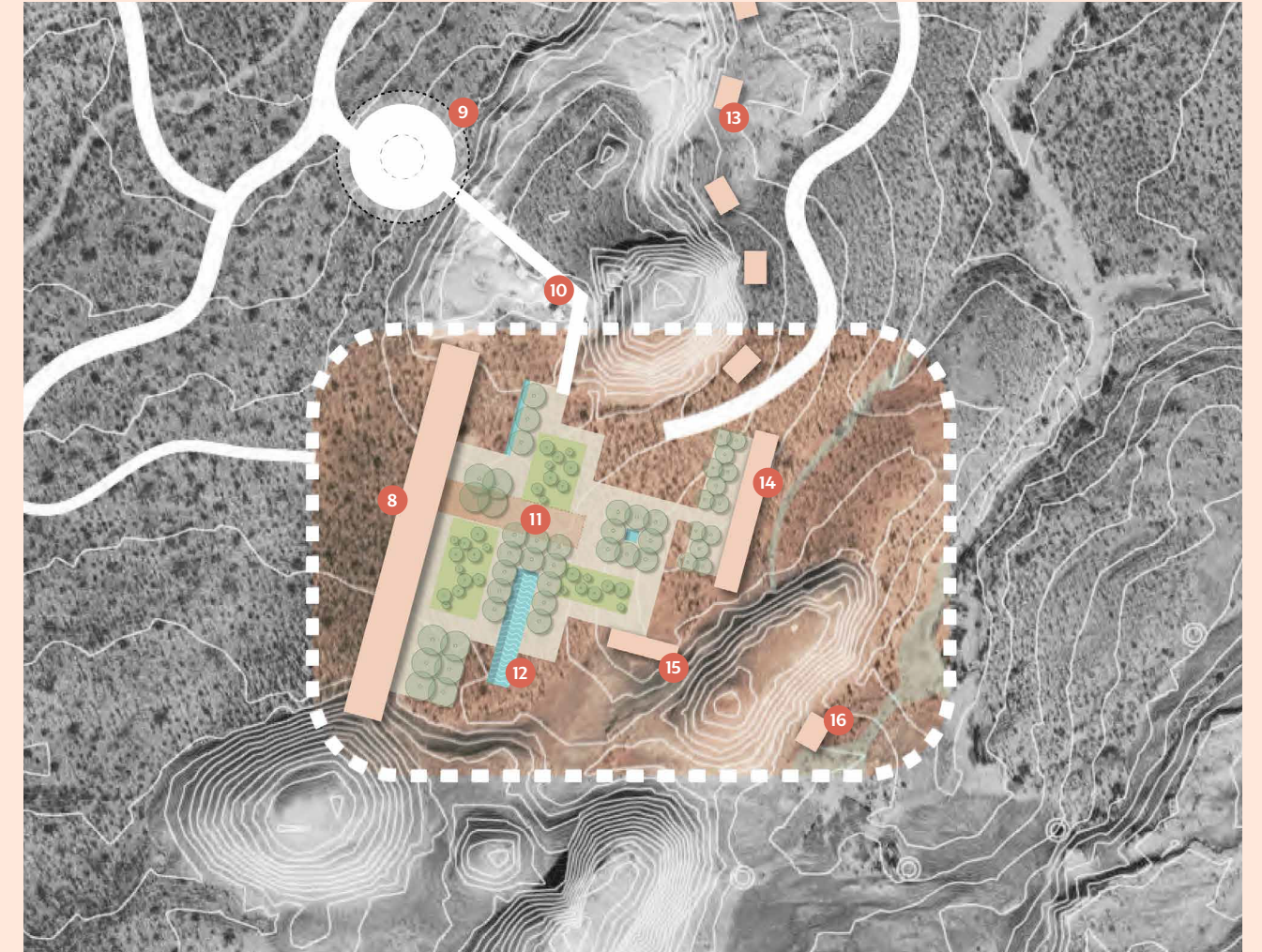
All acreages are approximate and subject to final survey confirmation. The precise amendment and rezone boundary is as depicted in Exhibit 3. This narrative is submitted as a required component of the City of Page Planning and Zoning application and may be supplemented in response to staff or Commission requests during the review process.



TanArena Conceptual Site Plan
(55 units total)



Center Detail



- 1 Service Center**
Covered Parking (50 spaces)
Storage Center (4,000 sq ft)
Moto Spa, Motorcycle
Service/Cleaning (500 sq ft)

- 2 West Units**
(5 units)

- 3 Arrival**
- 4 Center**
- 5 South Amphitheater**
Guest Bungalows
(15 units, 800 sq ft per unit)

- 6 Events Center**
(4,000 sq ft)
- 7 Homesites**
(5 units)

- 8 Main Building**
(24,200 sq ft)
Hotel Restaurant
Hotel Bar
Lounge/Library/Reception
15 Guest Units
5 Guest Suites
Outdoor Dining
Back of House

- 9 Motor Court Arrival**
- 10 Canyon Entry**

- 11 Wellness Center**
(8,000 sq ft)
Below Grade, Tree Lined
- 12 Stainless Steel Pool**
(20' x 85')
- 13 Guest Bungalows**
(5 Units, 600 sq ft per unit)

- 14 Guest Rooms**
(5 Units, 600 sq ft per unit)
Planted Roof

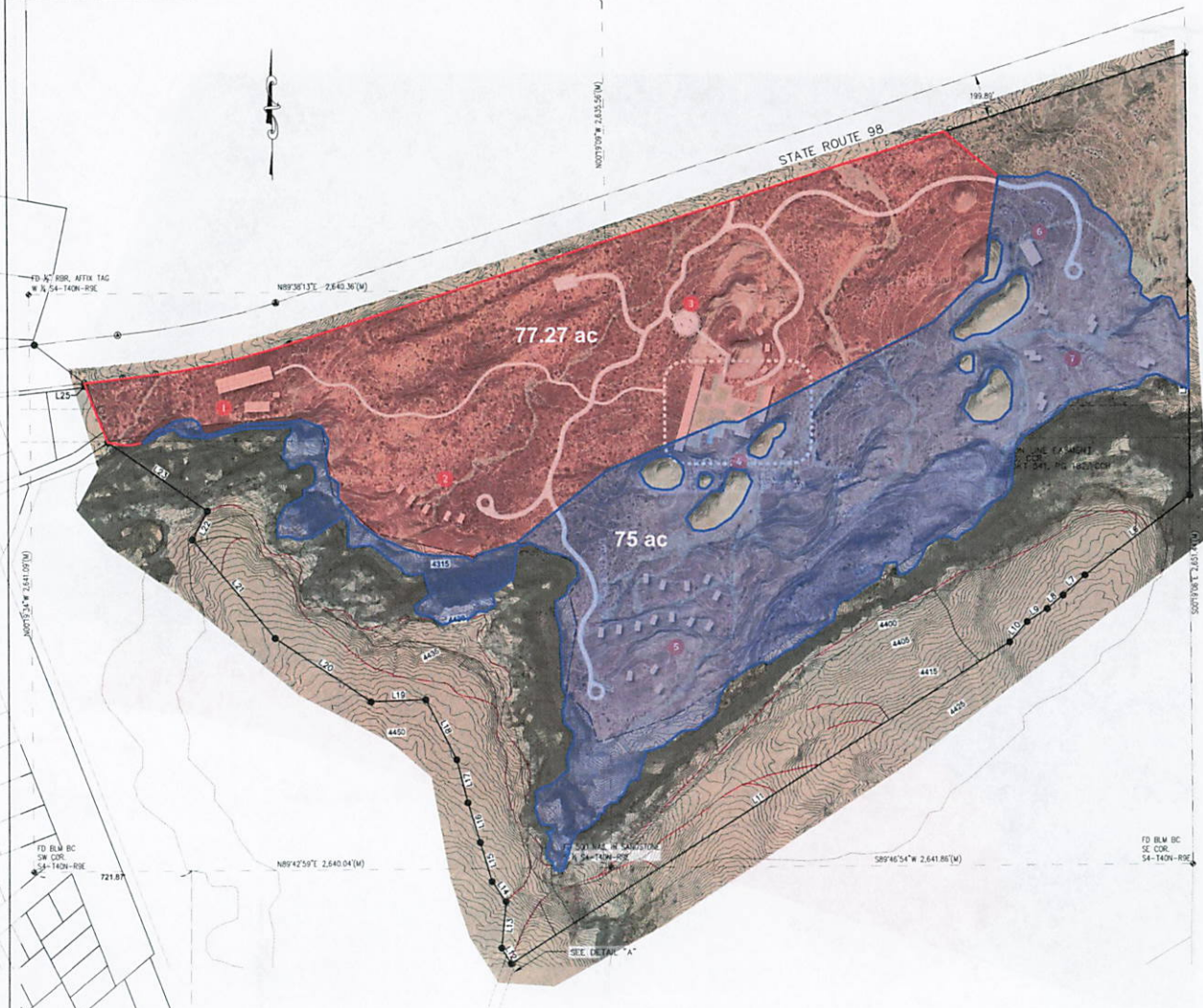
- 15 Long House**
(750 sq ft)
Endless Pool
Cold Plunge
Hot Tub
Fire Place
Mud Room
Changing Rooms
Showers

- 16 Pavilion Restaurant**
(650 sq ft)

EXHIBIT 2 - ZONING ADJUSTMENT / CONCEPTUAL SITE PLAN OVERLAY

ZONING ADJUSTMENT LEGEND

■ C2 ZONING	77.27 AC
■ EXPANDED C2 ZONING	75 AC



ALTA/NSPS LAND TITLE SURVEY

A PORTION OF A.P.N. 802-20-005A LOCATED IN SECTIONS 4&9, T40N, R9E, OF THE G&SRM, COCONINO COUNTY, ARIZONA TOPOGRAPHIC SURVEY & AERIAL IMAGERY

BASIS OF BEARINGS

LEGAL UNIT: International Foot
GEODETIC DATUM: North American Datum 1983
S24810: Arizona State Plane Coordinate (SPCS 83 AZ C. 202)
PROJECTION: Transverse Mercator
 Latitude of grid origin: 31° 00' 00" N
 Longitude of Central Meridian: 111° 55' 00" W
 Northing of grid origin: 0.000 ft
 Easting of Central Meridian: 700,000.000 ft
 Central Meridian Scale Factor: 0.9999 (exact)
 All distances and bearings shown herein are grid values based on the preceding projection definition.
 The Basis of Bearings is Geodetic North based on GPS measurements. These bearings have been rotated to grid for the Arizona Central State Plane Zone. All bearings and distances shown on this map are per the preceding definition that were rotated to ground utilizing a scale factor of 1.000279384225 about the coordinate value of N=2148.61644 and E=4836.22124.

VERTICAL DATUM

NAVD83

SITE BENCHMARKS

BM1
ELEVATION=4251.28
 BM2
ELEVATION=4227.15

SITE INFORMATION

A PORTION OF APN 802-20-005A
 (OWNER: CITY OF PAGE)

LEGEND

- SET CAPPED REBAR, RLS# 56355
- FOUND CAP 16544, UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER, NOTHING FOUND OR SET
- ⊕ FOUND SECTION OR QUARTER CORNER AS NOTED
- ⊙ FOUND ADOT AC
- FOUND BIA BC
- FOUND BIA BC
- COCONINO COUNTY RECORDER'S OFFICE
- (M) MEASURED THIS SURVEY
- - - EASEMENT LINE AS NOTED

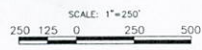
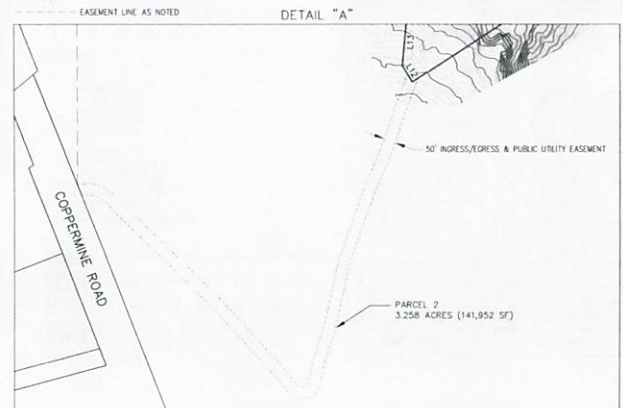
CENTERLINE OF TRAILS IDENTIFIED BY AERIAL IMAGERY

TOTAL LENGTH	2.62 MILES
--------------	------------

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S83°23'28"W	177.15' (M)	L15	S4°52'45"E	187.03' (M)
L2	S83°09'01"W	152.13' (M)	L16	S16°52'45"E	191.73' (M)
L3	S72°05'50"W	4288.72' (M)	L17	S14°25'34"E	202.75' (M)
L4	N00°18'18"W	1054.25' (M)	L18	S26°57'32"E	309.76' (M)
L6	N52°31'31"E	599.71' (M)	L19	N88°03'01"E	251.51' (M)
L7	N47°25'18"E	134.88' (M)	L20	S56°22'07"E	521.57' (M)
L8	N50°21'43"E	95.42' (M)	L21	S40°00'25"E	589.11' (M)
L9	N57°09'17"E	109.48' (M)	L22	S27°38'27"W	148.15' (M)
L10	N40°48'21"E	122.79' (M)	L23	S5°56'10"E	553.38' (M)
L11	N57°07'23"E	2898.91' (M)	L24	S21°31'21"E	288.83' (M)
L12	S31°02'38"E	84.35' (M)	L25	S21°55'30"E	20.30' (M)
L13	S05°22'34"W	212.93' (M)			
L14	S35°05'04"E	112.00' (M)			

Curve Table

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3518.60'	630.20'	107°5'43"	N77°3'41"E	629.35'

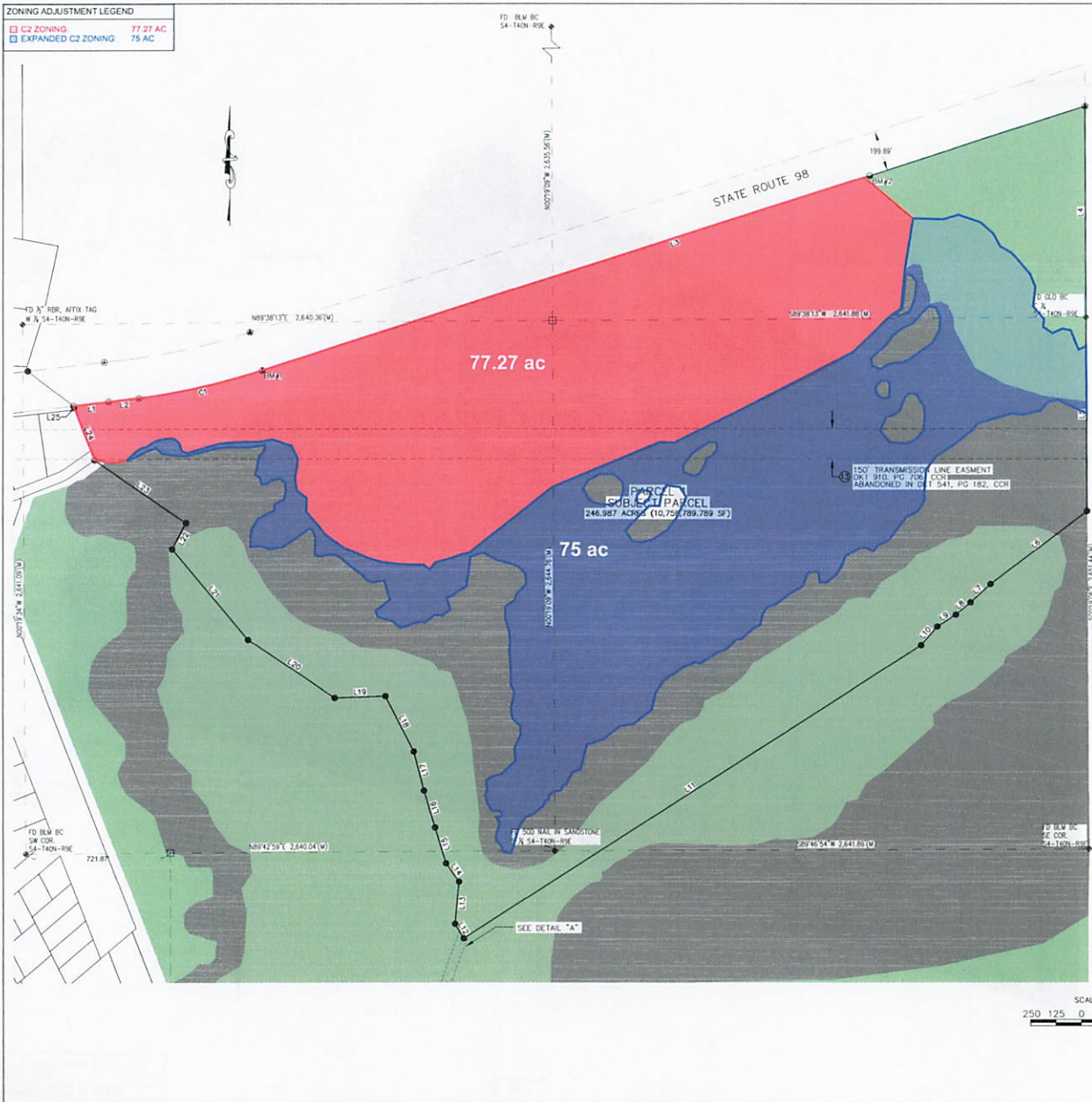


NE SURVEYING & CONSULTING
 817 N HUMPHREYS ST
 FLAGSTAFF, AZ 86001
 928.774.5058
 www.NESurveyAZ.com

DATE: 04-07-2026 DRAWN BY: RTW
 JOB NO: 1034-03 CHECKED BY: R.W.

SHEET 4 OF 5

EXHIBIT 3 - ZONING ADJUSTMENT



ZONING ACREAGE

A PORTION OF A.P.N. 802-20-005A LOCATED IN SECTIONS 4&9, 140N, R9E, OF THE G&SRM, COCONINO COUNTY, ARIZONA
TABLE A ITEM 6a & 6b

ZONING LEGEND

- C-2 (COMMUNITY COMMERCIAL) 77.27 ACRES +/-
- POS (PARKS/OPEN SPACE) 23.24 ACRES +/-
- POP (PUBLIC/QUASI-PUBLIC) 36.03 ACRES +/-
- UNDV (UNDEVELOPABLE DISTRICT) 110.44 ACRES +/-

ZONING REQUIREMENTS

C-2 (COMMUNITY COMMERCIAL)

- MAX BUILDING HEIGHT: 20'
- MAX LOT COVERAGE: 50%
- FRONT SETBACK: 20'
- SIDE SETBACK: 15'
- REAR SETBACK: 20'

POS (PARKS/OPEN SPACE)

- MAX BUILDING HEIGHT: 25'
- FRONT SETBACK: 20'
- SIDE SETBACK: 15'
- REAR SETBACK: 20'

LEGEND

- SET CAPPED REBAR, RLS# 56355
- FOUND CAP 18544, UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER, NOTHING FOUND OR SET
- FOUND SECTION OR QUARTER CORNER AS NOTED
- FOUND ADOT AC
- FOUND BIA BC
- COCO COCONINO COUNTY RECORDER'S OFFICE
- (M) MEASURED THIS SURVEY
- EASEMENT LINE AS NOTED

LINE TABLE

LINE	BEARING	DISTANCE
L1	S83°22'28"W	177.19' (M)
L2	S83°09'01"W	152.13' (M)
L3	S72°05'50"W	4288.72' (M)
L4	N00°18'18"W	1054.26' (M)
L6	N52°31'31"E	599.71' (M)
L7	N47°25'18"E	134.88' (M)
L8	N50°21'43"E	95.42' (M)
L9	N57°09'17"E	109.48' (M)
L10	N40°48'21"E	122.79' (M)
L11	N57°07'23"E	2696.56' (M)
L12	S31°02'38"E	84.35' (M)
L13	S05°22'54"W	212.93' (M)
L14	S35°05'04"E	112.00' (M)

LINE TABLE

LINE	BEARING	DISTANCE
L15	S16°52'45"E	187.03' (M)
L16	S16°52'45"E	191.73' (M)
L17	S14°25'54"E	202.75' (M)
L18	S26°57'32"E	309.76' (M)
L19	N88°03'07"E	251.51' (M)
L20	S56°22'07"E	521.57' (M)
L21	S40°00'25"E	589.11' (M)
L22	S27°38'27"W	148.15' (M)
L23	S55°16'10"E	553.38' (M)
L24	S21°31'21"E	268.93' (M)
L25	S21°50'30"E	20.30' (M)

Curve Table

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3518.60'	6.30 20'	107°5'43"	N77°13'41"E	629.35'

DETAIL "A"

50' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT

COPPERMINE ROAD

PARCEL 2
3.258 ACRES (141,952 SF)

NEA
817 N HAMPHREYS ST
FLAGSTAFF, AZ, 86001
928.774.5058
www.NEASurAZ.com

DATE: 04-07-2026
JOB NO: 1034-03
DRAWN BY: R/M
CHECKED BY: R/M

SHEET 1 OF 1

EXHIBIT 4 - ZONING UNDV / POS DIAGRAM



ZONING ACREAGE

A PORTION OF A.P.N. 802-20-005A LOCATED IN SECTIONS 4&9, T40N, R9E, OF THE G&SRM, COCONINO COUNTY, ARIZONA
TABLE A ITEM 6a & 6b

ZONING LEGEND

- C-2 (COMMUNITY COMMERCIAL) 77.27 ACRES +/-
- POS (PARKS/OPEN SPACE) 23.24 ACRES +/-
- POP (PUBLIC/QUASI-PUBLIC) 36.03 ACRES +/-
- UNDV (UNDEVELOPABLE DISTRICT) 110.44 ACRES +/-

ZONING REQUIREMENTS

- C-2 (COMMUNITY COMMERCIAL)**
- MAX BUILDING HEIGHT: 20'
 - MAX LOT COVERAGE: 50%
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 15'
 - REAR SETBACK: 20'
- POS (PARKS/OPEN SPACE)**
- MAX BUILDING HEIGHT: 25'
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 15'
 - REAR SETBACK: 20'

LEGEND

- SET CAPED REBAR, RLS# 56355
- FOUND CAP 16544, UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER, NOTHING FOUND OR SET
- ⊕ FOUND SECTION OR QUARTER CORNER AS NOTED
- ⊙ FOUND ADOT AC
- ⊙ FOUND BIA BC
- CORO COCONINO COUNTY RECORDER'S OFFICE
- (M) MEASURED THIS SURVEY
- EASEMENT LINE AS NOTED

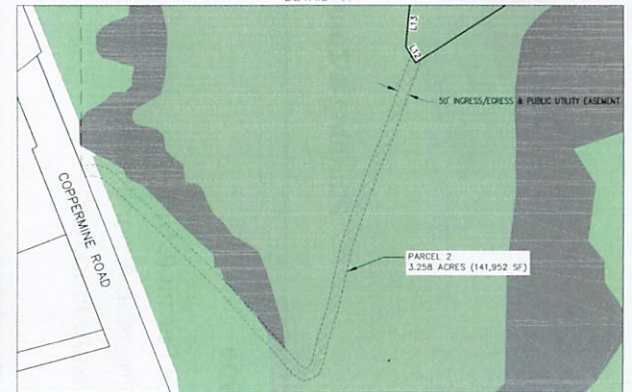
LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S83°23'28"W	177.19' (M)	L15	S16°52'45"E	187.03' (M)
L2	S83°09'01"W	152.15' (M)	L16	S16°52'45"E	191.73' (M)
L3	S72°05'50"W	4288.72' (M)	L17	S14°25'54"E	202.75' (M)
L4	N00°18'18"W	1054.26' (M)	L18	S26°57'32"E	309.76' (M)
L6	N52°31'31"E	599.71' (M)	L19	N88°03'07"E	251.51' (M)
L7	N47°25'18"E	134.88' (M)	L20	S56°27'07"E	521.57' (M)
L8	N50°21'43"E	95.42' (M)	L21	S40°00'25"E	588.11' (M)
L9	N57°09'17"E	109.48' (M)	L22	S27°38'27"W	148.15' (M)
L10	N40°48'21"E	122.79' (M)	L23	S55°16'10"E	553.38' (M)
L11	N57°07'23"E	2698.59' (M)	L24	S21°31'21"E	268.93' (M)
L12	S31°02'39"E	84.35' (M)	L25	S21°50'30"E	70.30' (M)
L13	S55°22'34"E	212.93' (M)			
L14	S35°05'04"E	112.00' (M)			

Curve Table

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3518.60'	630.20'	10°15'43"	N77°13'41"E	629.35'

DETAIL "A"



817 N. HILMUTHREYS ST
FLAGSTAFF, AZ 86601
928.774.5008
www.NESincAZ.com
©2019 NES Inc

DATE: 04-07-2026	DRAWN BY: RTW
JOB NO: 1034-03	CHECKED BY: RJW

SHEET 1 OF 1

EXHIBIT 1 - CONCEPTUAL SITE PLAN IMPERVIOUS COVER TABLE

PRELIMINARY IMPERVIOUS COVER TABLE

BUILDING FOOTPRINTS:	95,000 SF
FLATSCAPE/PARKING/TURNAROUNDS:	95,000 SF
ROADS/ACCESS:	235,000 SF



ALTANS/NSPS LAND TITLE SURVEY

A PORTION OF A.P.N. 802-20-005A LOCATED IN SECTIONS 4&9, T40N, R9E, OF THE G&SRM, COCONINO COUNTY, ARIZONA
TOPOGRAPHIC SURVEY & AERIAL IMAGERY

BASIS OF BEARINGS

Legal Unit: International Foot
Geoid: GRS80, North American Datum 1983
System: Arizona State Plane Coordinate (SPCS 83 AZ C, 2002)

Equation: Transverse Mercator
Latitude of grid origin: 31° 00' 00" N
Longitude of Central Meridian: 111° 50' 00" W
Northing of grid origin: 0.000 N
Easting of Central Meridian: 700,000.000 E
Central Meridian Scale Factor: 0.9999 (exact)

All distances and bearings shown herein are grid values based on the preceding projection definition.

The Basis of Bearings is Geoidic North based on GPS measurements. These bearings have been related to grid for the Arizona Central State Plane Zone. All bearings and distances shown on this map are grid per the preceding definition that were scaled to ground utilizing a scale factor of 1.0027938425 about the coordinate value of N=2,145,874.84 and E=858,221.24.

VERTICAL DATUM

NAVD88

SITE BENCHMARKS

BM1
ELEVATION=4251.28

BM2
ELEVATION=4227.15

SITE INFORMATION

A PORTION OF APN 802-20-005A
OWNER: CITY OF PAGE

LEGEND

- SET CAPPED REBAR, RLS# 56305
- FOUND CAP 16544, UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER, NOTHING FOUND OR SET
- ⊕ FOUND SECTION OR QUARTER CORNER AS NOTED
- ⊙ FOUND ADOT AC
- FOUND BA BC
- CO COCONINO COUNTY RECORDER'S OFFICE
- (M) MEASURED THIS SURVEY
- (- - -) EASEMENT LINE AS NOTED

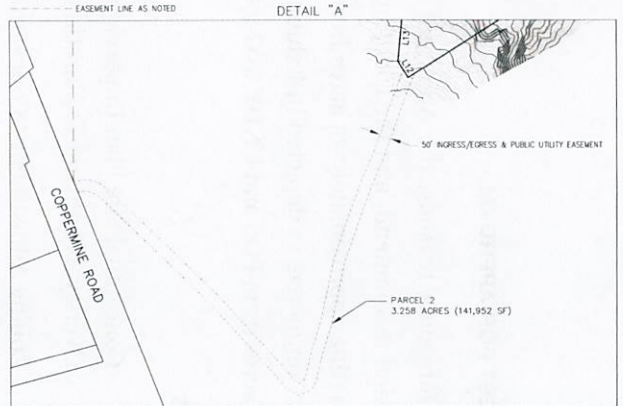
CENTERLINE OF TRAILS IDENTIFIED BY AERIAL IMAGERY

TOTAL LENGTH	2.62 MILES
--------------	------------

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S83°22'28"W	177.19' (W)	L15	S16°52'45"E	187.03' (W)
L2	S83°00'01"W	152.13' (W)	L16	S16°52'45"E	191.73' (W)
L3	S72°05'50"W	4288.72' (W)	L17	S14°25'54"E	202.75' (W)
L4	N00°18'18"W	1054.26' (W)	L18	S26°57'32"E	309.76' (W)
L6	N52°31'31"E	599.71' (W)	L19	N88°03'07"E	251.51' (W)
L7	N47°25'16"E	134.88' (W)	L20	S56°22'07"E	521.57' (W)
L8	N50°21'43"E	95.42' (W)	L21	S40°00'25"E	589.11' (W)
L9	N57°09'17"E	109.48' (W)	L22	S27°38'27"W	148.15' (W)
L10	N40°48'21"E	122.79' (W)	L23	S55°16'10"E	553.38' (W)
L11	N57°07'23"E	2698.59' (W)	L24	S21°31'21"E	268.93' (W)
L12	S31°02'39"E	84.35' (W)	L25	S21°50'30"E	20.30' (W)
L13	S20°22'34"W	212.93' (W)			
L14	S35°00'04"E	112.00' (W)			

Curve Table

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3518.60'	630.20'	107°15'43"	N77°13'41"E	629.35'



NEA
NATIONAL ENGINEERING ASSOCIATION

817 N HUMPHREYS ST
FLAGSTAFF, AZ 86001
928.774.5008
www.NEASinc.com

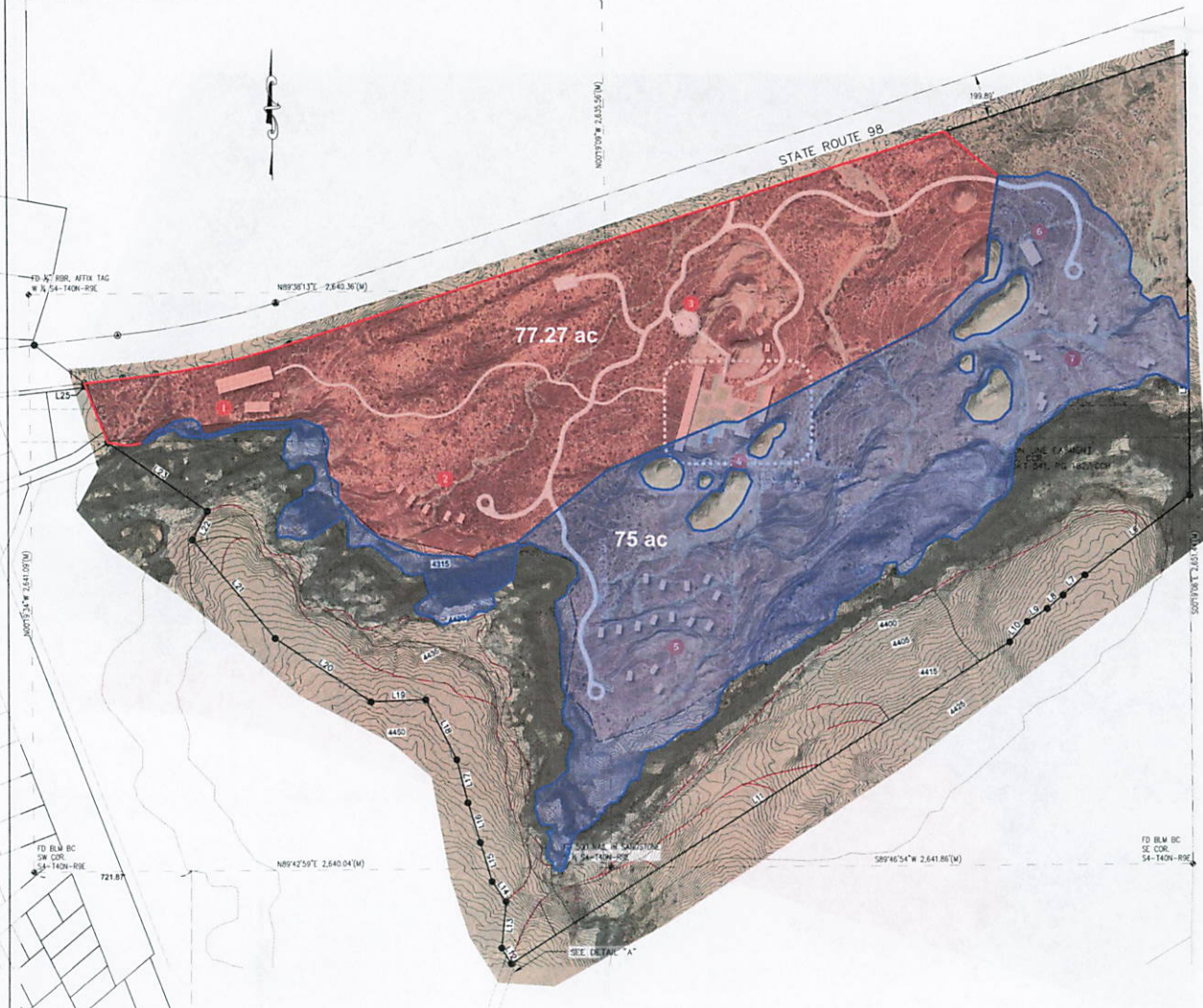
DATE: 04-07-2026	DRAWN BY: RTW
JOB NO: 1034-03	CHECKED BY: RJW

SHEET 4 OF 5

EXHIBIT 2 - ZONING ADJUSTMENT / CONCEPTUAL SITE PLAN OVERLAY

ZONING ADJUSTMENT LEGEND

■ C2 ZONING	77.27 AC
■ EXPANDED C2 ZONING	75 AC



ALTA/NSPS LAND TITLE SURVEY

A PORTION OF A.P.N. 802-20-005A LOCATED IN SECTIONS 4&9, T40N, R9E, OF THE G&SRM, COCONINO COUNTY, ARIZONA TOPOGRAPHIC SURVEY & AERIAL IMAGERY

BASIS OF BEARINGS

LEGAL UNIT: International Foot
 GEODETIC DATUM: North American Datum 1983
 STATE: Arizona State Plane Coordinate (SPCS 83 AZ C. 202)
 PROJECTION: Transverse Mercator
 Latitude of grid origin: 31° 00' 00" N
 Longitude of Central Meridian: 111° 55' 00" W
 Northing of grid origin: 63000 ft
 Easting of Central Meridian: 700,000,000 ft
 Central Meridian Scale Factor: 0.9999 (exact)
 All distances and bearings shown herein are grid values based on the preceding projection definition.
 The Basis of Bearings is Geodetic North based on GPS measurements. These bearings have been rotated to grid for the Arizona Central State Plane Zone. All bearings and distances shown on this map are per the preceding definition that were rotated to ground utilizing a scale factor of 1.000279384225 about the coordinate value of N=2143.6164 and E=4836.22124.

VERTICAL DATUM

NAVD83

SITE BENCHMARKS

BM1
 ELEVATION=4251.28
 BM2
 ELEVATION=4227.15

SITE INFORMATION

A PORTION OF A.P.N. 802-20-005A
 (OWNER: CITY OF PAGE)

LEGEND

- SET CAPPED REBAR, RLS# 56355
- FOUND CAP 16544, UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER, NOTHING FOUND OR SET
- ⊕ FOUND SECTION OR QUARTER CORNER AS NOTED
- ⊙ FOUND ADOT AC
- FOUND BIA BC
- COCO COCONINO COUNTY RECORDER'S OFFICE
- (M) MEASURED THIS SURVEY
- - - EASEMENT LINE AS NOTED

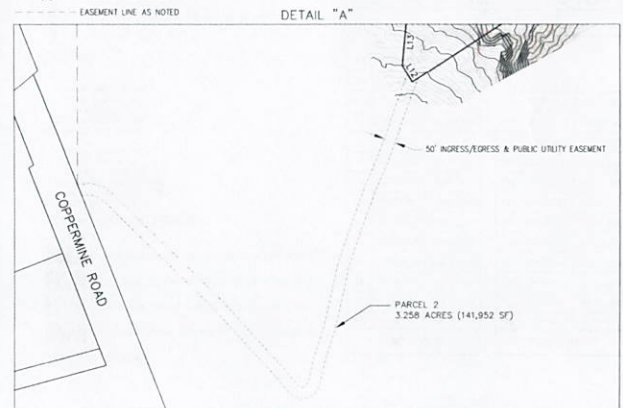
CENTERLINE OF TRAILS IDENTIFIED BY AERIAL IMAGERY

TOTAL LENGTH	2.62 MILES
--------------	------------

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S83°23'28"W	177.15' (M)	L15	S4°52'45"E	187.03' (M)
L2	S83°09'01"W	152.13' (M)	L16	S16°52'45"E	191.73' (M)
L3	S72°05'50"W	4288.72' (M)	L17	S14°25'34"E	202.75' (M)
L4	N00°18'18"W	1054.25' (M)	L18	S26°57'32"E	309.76' (M)
L6	N52°31'31"E	599.71' (M)	L19	N88°03'01"E	251.51' (M)
L7	N47°25'18"E	134.88' (M)	L20	S56°22'07"E	521.57' (M)
L8	N50°21'43"E	95.42' (M)	L21	S40°02'25"E	589.11' (M)
L9	N57°09'17"E	109.48' (M)	L22	S27°38'27"W	148.15' (M)
L10	N40°48'21"E	122.79' (M)	L23	S5°56'10"E	553.38' (M)
L11	N57°07'23"E	2898.91' (M)	L24	S21°31'21"E	288.83' (M)
L12	S31°02'38"E	84.35' (M)	L25	S21°55'30"E	20.30' (M)
L13	S05°22'34"W	212.93' (M)			
L14	S35°05'04"E	112.00' (M)			

Curve Table

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3518.60'	630.20'	107°5'43"	N77°3'41"E	629.35'

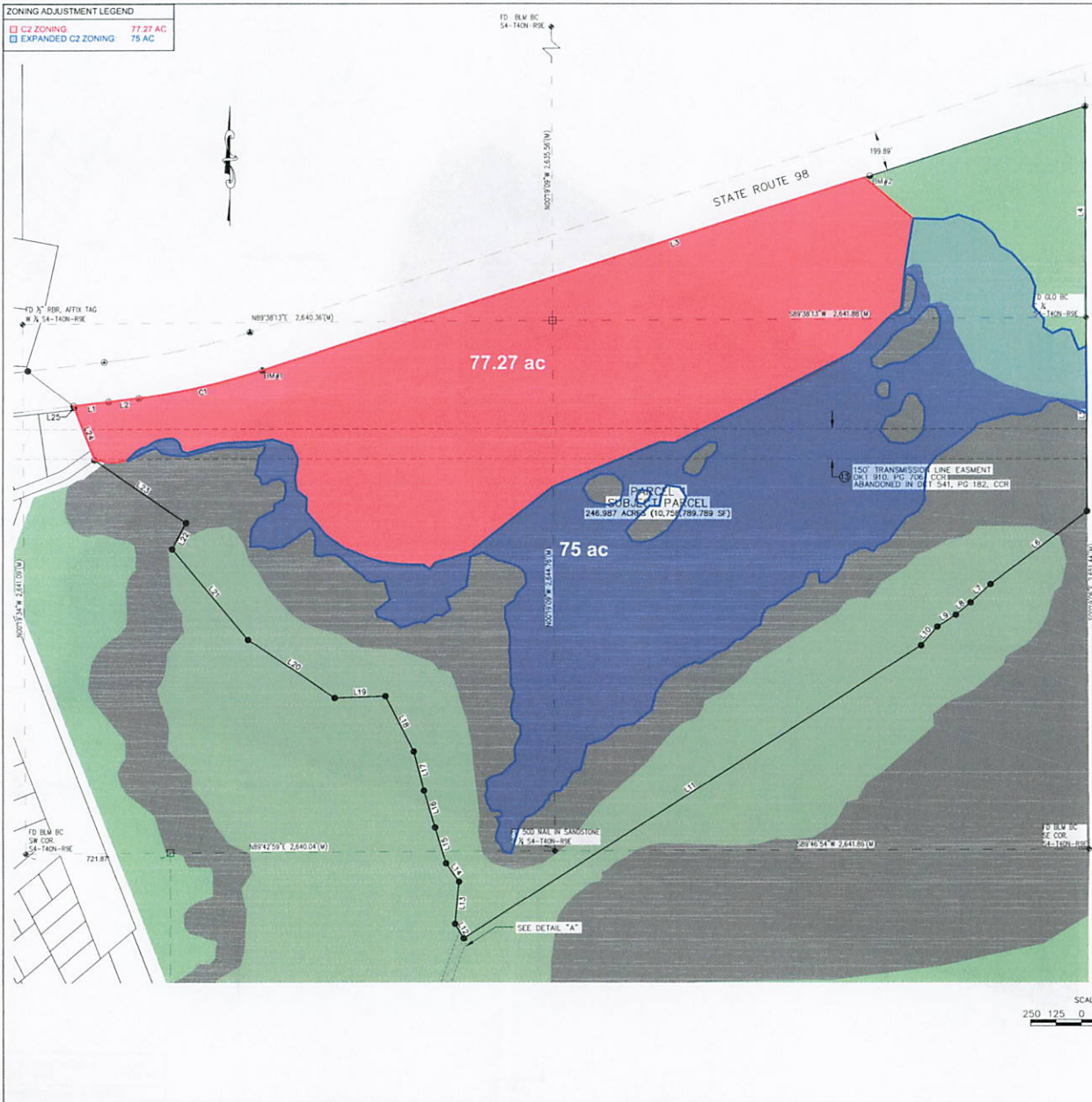


817 N HUMPHREYS ST
 FLAGSTAFF, AZ 86001
 928.774.5058
 www.NE-Survey.com

DATE: 04-07-2026 DRAWN BY: RTW
 JOB NO: 1034-03 CHECKED BY: R.W.

SHEET 4 OF 5

EXHIBIT 3 - ZONING ADJUSTMENT



ZONING ACREAGE

A PORTION OF A.P.N. 802-20-005A LOCATED IN SECTIONS 4&9, 140N, R9E, OF THE G&SRM, COCONINO COUNTY, ARIZONA
TABLE A ITEM 6a & 6b

ZONING LEGEND

- C-2 (COMMUNITY COMMERCIAL) 77.27 ACRES +/-
- POS (PARKS/OPEN SPACE) 23.24 ACRES +/-
- POP (PUBLIC/QUASI-PUBLIC) 36.03 ACRES +/-
- UNDV (UNDEVELOPABLE DISTRICT) 110.44 ACRES +/-

ZONING REQUIREMENTS

C-2 (COMMUNITY COMMERCIAL)

- MAX BUILDING HEIGHT: 20'
- MAX LOT COVERAGE: 50%
- FRONT SETBACK: 20'
- SIDE SETBACK: 15'
- REAR SETBACK: 20'

POS (PARKS/OPEN SPACE)

- MAX BUILDING HEIGHT: 25'
- FRONT SETBACK: 20'
- SIDE SETBACK: 15'
- REAR SETBACK: 20'

LEGEND

- SET CAPPED REBAR, RLS# 56355
- FOUND CAP 18544, UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER, NOTHING FOUND OR SET
- FOUND SECTION OR QUARTER CORNER AS NOTED
- FOUND ADOT AC
- FOUND BIA BC
- COCONINO COUNTY RECORDER'S OFFICE
- (M) MEASURED THIS SURVEY
- EASEMENT LINE AS NOTED

LINE TABLE

LINE	BEARING	DISTANCE
L1	S83°22'28"W	177.19' (M)
L2	S83°09'01"W	152.13' (M)
L3	S72°05'50"W	4288.72' (M)
L4	N00°18'18"W	1054.26' (M)
L6	N52°31'31"E	599.71' (M)
L7	N47°25'18"E	134.88' (M)
L8	N50°21'43"E	95.42' (M)
L9	N57°09'17"E	109.48' (M)
L10	N40°48'21"E	122.79' (M)
L11	N57°07'23"E	2696.56' (M)
L12	S31°02'38"E	84.35' (M)
L13	S05°22'54"W	212.93' (M)
L14	S35°05'04"E	112.00' (M)

LINE TABLE

LINE	BEARING	DISTANCE
L15	S16°52'45"E	187.03' (M)
L16	S16°52'45"E	191.73' (M)
L17	S14°25'54"E	202.75' (M)
L18	S26°57'32"E	309.76' (M)
L19	N88°03'07"E	251.51' (M)
L20	S56°22'07"E	521.57' (M)
L21	S40°00'25"E	589.11' (M)
L22	S27°38'27"W	148.15' (M)
L23	S55°16'10"E	553.38' (M)
L24	S21°31'21"E	268.93' (M)
L25	S21°50'30"E	20.30' (M)

Curve Table

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3518.60'	6.30 20'	107°5'43"	N77°13'41"E	629.35'

DETAIL "A"

50' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT

COPPERMINE ROAD

PARCEL 2
3.258 ACRES (141,952 SF)

NEA

817 N HAMPHREYS ST
FLAGSTAFF, AZ, 86001
928.774.5058
www.NEASurvey.com

DATE: 04-07-2026 DRAWN BY: R1W
JOB NO: 1034-03 CHECKED BY: R1W

SHEET 1 OF 1

EXHIBIT 4 - ZONING UNDV / POS DIAGRAM



ZONING ACREAGE

A PORTION OF A.P.N. 802-20-005A LOCATED IN SECTIONS 4&9, T40N, R9E, OF THE G&SRM, COCONINO COUNTY, ARIZONA
TABLE A ITEM 6a & 6b

ZONING LEGEND

- C-2 (COMMUNITY COMMERCIAL) 77.27 ACRES +/-
- POS (PARKS/OPEN SPACE) 23.24 ACRES +/-
- POP (PUBLIC/QUASI-PUBLIC) 36.03 ACRES +/-
- UNDV (UNDEVELOPABLE DISTRICT) 110.44 ACRES +/-

ZONING REQUIREMENTS

- C-2 (COMMUNITY COMMERCIAL)**
- MAX BUILDING HEIGHT: 20'
 - MAX LOT COVERAGE: 50%
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 15'
 - REAR SETBACK: 20'
- POS (PARKS/OPEN SPACE)**
- MAX BUILDING HEIGHT: 25'
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 15'
 - REAR SETBACK: 20'

LEGEND

- SET CAPED REBAR, RLS# 56355
- FOUND CAP 16544, UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER, NOTHING FOUND OR SET
- ⊕ FOUND SECTION OR QUARTER CORNER AS NOTED
- ⊙ FOUND ADOT AC
- ⊙ FOUND BIA BC
- CO: COCONINO COUNTY RECORDER'S OFFICE
- (M): MEASURED THIS SURVEY
- - - EASEMENT LINE AS NOTED

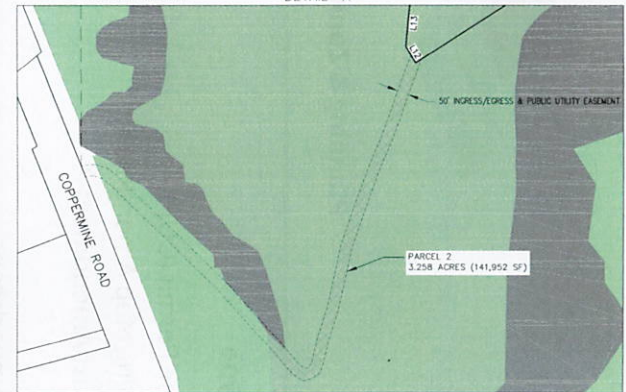
LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S83°23'28"W	177.19' (M)	L15	S16°52'45"E	187.03' (M)
L2	S83°09'01"W	152.15' (M)	L16	S16°52'45"E	191.73' (M)
L3	S72°05'50"W	4288.72' (M)	L17	S14°25'54"E	202.75' (M)
L4	N00°18'18"W	1054.26' (M)	L18	S26°57'32"E	309.76' (M)
L6	N52°31'31"E	599.71' (M)	L19	N88°03'07"E	251.51' (M)
L7	N47°25'18"E	134.88' (M)	L20	S56°27'07"E	521.57' (M)
L8	N50°21'43"E	95.42' (M)	L21	S40°00'25"E	589.11' (M)
L9	N57°09'17"E	109.48' (M)	L22	S27°38'27"W	148.15' (M)
L10	N40°48'21"E	122.79' (M)	L23	S55°16'10"E	553.38' (M)
L11	N57°07'23"E	2698.59' (M)	L24	S21°31'21"E	268.93' (M)
L12	S31°02'39"E	84.35' (M)	L25	S21°50'30"E	70.30' (M)
L13	S55°22'34"E	212.93' (M)			
L14	S35°05'04"E	112.00' (M)			

Curve Table

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3518.60'	630.20'	10°15'43"	N77°13'41"E	629.35'

DETAIL "A"



817 N. HILMPHREYS ST
FLAGSTAFF, AZ 86001
928.774.5008
www.NCSincAZ.com
©2019 NCS

DATE: 04-07-2026	DRAWN BY: RTW
JOB NO: 1034-03	CHECKED BY: RJW

SHEET 1 OF 1



Planning & Zoning Department Application

1. Application Type

- Conditional Use Permit (CUP)
- Rezoning / Zoning Map Amendment
- Zoning Code Text Amendment
- Variance
- General Plan Amendment
- Subdivision Request
- Temporary Use Permit (TUP)/Outdoor Vending
- Zoning Verification
- Other: Minor General Plan Amendment

2. Applicant Information

Applicant Name Banks Chisum
Business / Organization (if applicable) JB Chisum/Tan Arena
Mailing Address PO BOX 622 San Marcos, Texas
Phone (830) 591-6099
Email banks@jbchisum.com

3. Property Owner Information (required if different from applicant)

Owner Name City of Page
Mailing Address PO Box 1180
Phone (928) 645-8861
Email fmarbury@pageaz.gov

Note: Property owner authorization is required for application acceptance.

EXHIBIT 1 - CONCEPTUAL SITE PLAN IMPERVIOUS COVER TABLE

PRELIMINARY IMPERVIOUS COVER TABLE

BUILDING FOOTPRINTS:	95,000 SF
FLATSCAPE/PARKING/TURNAROUNDS:	95,000 SF
ROADS/ACCESS:	235,000 SF



ALTANS/NSPS LAND TITLE SURVEY

A PORTION OF A.P.N. 802-20-005A LOCATED IN SECTIONS 4&9, T40N, R9E, OF THE G&SRM, COCONINO COUNTY, ARIZONA
TOPOGRAPHIC SURVEY & AERIAL IMAGERY

BASIS OF BEARINGS

Linear Unit: International Foot
Geoid: GDA83, North American Datum 1983
System: Arizona State Plane Coordinate (SPCS 83 AZ C, 2002)

Equation: Transverse Mercator
Latitude of grid origin: 31° 00' 00" N
Longitude of Central Meridian: 111° 50' 00" W
Northing of grid origin: 0.000 N
Easting of Central Meridian: 700,000.000 E
Central Meridian Scale Factor: 0.9999 (exact)

All distances and bearings shown herein are grid values based on the preceding projection definition.

The Basis of Bearings is Geoidic North based on GPS measurements. These bearings have been related to grid for the Arizona Central State Plane Zone. All bearings and distances shown on this map are grid per the preceding definition that were scaled to ground utilizing a scale factor of 1.00229384825 about the coordinate value of N=2,145,874.84 and E=858,221.24.

VERTICAL DATUM

NAVD88

SITE BENCHMARKS

BM1
ELEVATION=4251.28

BM2
ELEVATION=4227.15

SITE INFORMATION

A PORTION OF APN 802-20-005A
OWNER: CITY OF PAGE

LEGEND

- SET CAPPED REBAR, RLS# 56305
- FOUND CAP 16544, UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER, NOTHING FOUND OR SET
- ⊕ FOUND SECTION OR QUARTER CORNER AS NOTED
- ⊙ FOUND ADOT AC
- FOUND BA BC
- CO COCONINO COUNTY RECORDER'S OFFICE
- (M) MEASURED THIS SURVEY
- (- - -) EASEMENT LINE AS NOTED

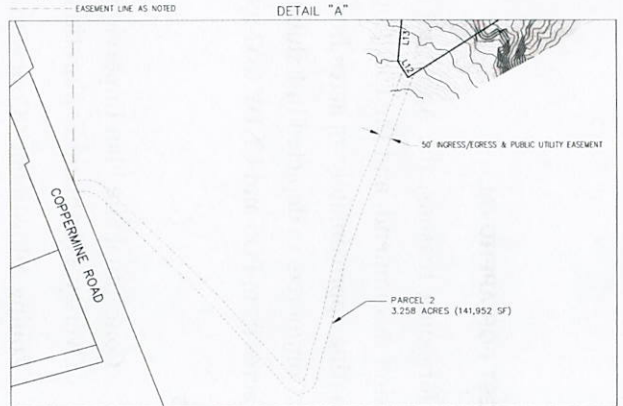
CENTERLINE OF TRAILS IDENTIFIED BY AERIAL IMAGERY

TOTAL LENGTH	2.62 MILES
--------------	------------

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S83°22'28"W	177.19' (W)	L15	S16°52'45"E	187.03' (W)
L2	S83°00'01"W	152.13' (W)	L16	S16°52'45"E	191.73' (W)
L3	S72°05'50"W	4288.72' (W)	L17	S14°25'54"E	202.75' (W)
L4	N00°18'18"W	1054.26' (W)	L18	S26°57'32"E	309.76' (W)
L6	N52°31'31"E	569.71' (W)	L19	N88°03'07"E	251.51' (W)
L7	N47°25'16"E	134.88' (W)	L20	S56°22'07"E	521.57' (W)
L8	N50°21'43"E	95.42' (W)	L21	S40°00'25"E	589.11' (W)
L9	N57°09'17"E	109.48' (W)	L22	S27°38'27"W	148.15' (W)
L10	N40°48'21"E	122.79' (W)	L23	S55°16'10"E	553.38' (W)
L11	N57°07'23"E	2698.59' (W)	L24	S21°31'21"E	268.93' (W)
L12	S31°02'39"E	84.35' (W)	L25	S21°50'30"E	20.30' (W)
L13	S02°22'34"W	212.93' (W)			
L14	S35°00'04"E	112.00' (W)			

Curve Table

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3518.60'	630.20'	107°15'43"	N77°13'41"E	629.35'



NEA
NATIONAL ENGINEERING ASSOCIATION OF ARIZONA

R17 N HUMPHREYS ST
FLAGSTAFF, AZ 86601
928.774.5008
www.NEASincAZ.com

DATE: 04-07-2026	DRAWN BY: RTW
JOB NO: 1034-03	CHECKED BY: RJW

SHEET 4 OF 5

V. REQUEST FOR APPROVAL

For the foregoing reasons, the Applicant respectfully requests that the Planning and Zoning Commission recommend, and the City Council approve: (1) a Minor General Plan Amendment re-designating approximately 75 acres from the Open Space and Undevelopable designations to Business Commerce, as depicted in Exhibit 3; and (2) a concurrent Zone Change rezoning those same 75 acres from POS and UNDV to C-2 Community Commercial.

EXHIBITS

- Exhibit 1** Conceptual Site Plan Impervious Cover Table / ALTA NSPS Land Title Survey Overlay, Northland Exploration Surveys, Inc., Job No. 1034-03, April 7, 2026.
- Exhibit 2** Zoning Adjustment / Conceptual Site Plan Overlay, April 15, 2026.
- Exhibit 3** Zoning Adjustment, April 15, 2026. Depicts existing C-2 boundary (77.27 ac) and proposed 75-acre rezone boundary encompassing the partial POS and partial UNDV areas.
- Exhibit 4** Zoning UNDV/POS Diagram, Northland Exploration Surveys, Inc., Job No. 1034-03. Survey-confirmed zoning acreages: C-2 (77.27 ac), POS (23.24 ac), PQP (36.03 ac), UNDV (110.44 ac).
- Exhibit 5** City of Page Planning & Zoning Application, executed by Banks Chisum, April 16, 2026.
- Exhibit 6** First Amendment to Purchase and Sale Agreement, Ordinance No. 750-26, March 25, 2026.

All acreages are approximate and subject to final survey confirmation. The precise amendment and rezone boundary is as depicted in Exhibit 3. This narrative is submitted as a required component of the City of Page Planning and Zoning application and may be supplemented in response to staff or Commission requests during the review process.



TanArena, Neighborhood Meeting Summary

Project: TanArena, 55-key destination resort · Highway 98, Page, Arizona

Meeting type: Neighborhood meeting (300' notification per City of Page rezoning process)

Date: May 14, 2026

Location: City of Page, Arizona

Prepared by: Banks Chisum

Attendees

From the City of Page:

- Sylvia Shaffer — Development Services Director, City of Page
- Cody Woods
- Tom Preller, City of Page Councilor
- Kane Scott

From the TanArena project team:

- Banks Chisum, Trebol (Development Manager / Construction Manager)
- Bernt Kuhlmann, Trebol (Founder)
- Matt Luck, Trebol Hospitality (Architect)

Notice of 300'-Radius Property Owners

The neighborhood meeting was noticed in accordance with the City of Page rezoning process to all property owners within the 300-foot notification radius. No property owner on the 300' notification list was in attendance except for the City of Page. The only outside attendees were representatives of the City of Page and one resident running for City Council. Some of the attendees from the City of Page may of not been attending in an official capacity.

Discussion Summary

Banks Chisum opened the meeting with a project overview of TanArena and walked attendees through the current zoning situation, including the Minor General Plan Amendment and Zone Change application submitted to the City of Page on April 16, 2026 covering approximately 75 acres.

Very few questions were raised regarding zoning. Most attendee questions focused on fencing specifically, whether TanArena would have a perimeter fence and, if so, what type of fence would be used. The project team discussed the project's overall design intent and confirmed that any fencing or



TANARENA

perimeter treatment would be considered through the lens of the property's natural character. It should be noted that the fencing question that was raised is not an area that is being proposed to be rezoned.

Overall, the attending group was supportive of the project.

Commitments Made by the Project Team

- TanArena committed to ensuring that all elements of the project, including any fencing or perimeter treatments are designed with a keen eye to aesthetics and blend well with the surrounding natural landscape.

Action Items

None. No follow-up items were assigned at the close of the meeting.

Notes for the Record

- Meeting was conducted as a required neighborhood meeting under the rezoning process; it was not a community townhall.
- No 300'-radius property owner attended. City of Page representatives were the only outside attendees.
- Tone of the meeting was constructive and supportive throughout.





NOTICE OF PUBLIC HEARING **Minor General Plan Amendment & Rezone**

Pursuant to A.R.S. §§ 9-461.06 and 9-462.04, NOTICE IS HEREBY GIVEN that the City of Page Planning & Zoning Commission and City Council will hold public hearings regarding the following request. The Planning & Zoning Commission will hold a **Public Hearing on Tuesday, June 2, 2026, at 5:30 P.M.**, and the **City Council will hold a Public Hearing on Wednesday, June 24, 2026, at 5:30 P.M.** All hearings will be held in the City Council Chambers at City Hall, 697 Vista Avenue, Page, Arizona.

The purpose of the Public Hearings is to consider a request by the applicant, Trebol Hospitality, for a Minor General Plan Amendment and Zone Change affecting approximately 75 acres located near Highway 98 in Page, Arizona, generally identified as a portion of Assessor Parcel Number 802-20-005A.

The request includes a Minor General Plan Amendment to redesignate approximately 75 acres from Open Space and Undevelopable to Business Commerce, and a Zone Change to rezone the same area from Parks & Open Space (POS) and Undevelopable (UNDV) to C-2 (Community Commercial).

An existing approximately 77-acre portion of Assessor Parcel Number 802-20-005A currently zoned C-2 is not proposed to be changed as part of this request. The proposed amendment and rezone would expand the existing General Plan land use designation and zoning to support development of a low-density destination resort (Tan Arena) consisting of approximately 55 guest accommodations and supporting amenities.

For more information about this request, please contact Sylvia Shaffer, Development Services Director, sshaffer@pageaz.gov or please call (928) 645-4261.

ORDINANCE NO. 750-26

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, PERTAINING TO THE SALE BY NEGOTIATION OF REAL PROPERTY OWNED BY THE CITY OF PAGE; AND APPROVING AN AMENDMENT TO THE AGREEMENT FOR THE PURCHASE OF REAL ESTATE.

WHEREAS, Section 32.036, Page City Code, provides that the City of Page may sell real property owned by the City of Page; and

WHEREAS, Trebol Hospitality and the City of Page entered into an Agreement for the Purchase of Real Estate dated December 16, 2024 (“Agreement”); and

WHEREAS, the parties to the Agreement now desire to make some amendments to the Agreement to add additional acreage, adjust the purchase price, provide trail impact compensation, and extend the closing date as outlined in the First Amendment to Agreement for the Purchase of Real Estate (“Amendment”); and

WHEREAS, A.R.S. § 9-802 allows a City to adopt a public record by ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, as follows:

Section 1. The Amendment attached hereto as Exhibit 1 and incorporated herein by reference, is hereby declared a public record. A minimum of one paper copy and one electronic copy of Exhibit 1 shall be maintained in compliance with A.R.S. § 44-7041 in the office of the City Clerk and shall be available for public inspection during normal business hours.

Section 2. The terms and conditions of the attached Amendment are hereby approved and the Mayor is authorized to execute the Amendment and all necessary land sale documents.

This Ordinance is effective thirty (30) days from its adoption.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this 25th day of March, 2026, by the following vote:

Ayes _____
Nays _____

Abstentions _____
Absent _____

CITY OF PAGE

By _____
Mayor

ATTEST:

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY

**EXHIBIT ON FILE AT:
PAGE CITY CLERK'S OFFICE
697 VISTA AVE., PAGE, AZ**

Exhibit 1

**FIRST AMENDMENT TO AGREEMENT FOR THE
PURCHASE OF REAL ESTATE**

This First Amendment to Agreement for the Purchase of Real Estate (“Amendment”) is entered into as of the ___ day of _____, 2026, by and between the City of Page, an Arizona municipal corporation (“Seller”) and Trebol Hospitality, LLC, or assigns (“Buyer”) (Seller and Buyer are collectively “the Parties”).

RECITALS

- A. The Parties entered into that certain Agreement for the Purchase of Real Estate dated December 16, 2024 (“Agreement”); and
- B. The Agreement provided for the purchase of approximately 142 acres more particularly described in Exhibit A of the Agreement; and
- C. A revised survey has been completed identifying additional acreage adjacent to the original Property; and
- D. The parties desire to amend the Agreement to (i) add additional acreage, (ii) consolidate the Property into one unified tract, (iii) adjust the Purchase Price, (iv) provide trail impact compensation, (v) incorporate a 50-foot access easement, (vi) extend the Closing Date, and (vii) waive certain conditions to Closing; and

NOW, THEREFORE, in consideration of the foregoing and following, the Parties agree as follows:

AMENDMENTS

- 1. **Amendment to Definition of Property.** The Agreement presently defines the “Property” as follows:

Approximately 142 acres of real property located in the City of Page, Coconino County, Arizona, more particularly described in Exhibit A, incorporated herein by reference, together with all rights appurtenant thereto, if any, including without limitation all privileges, easements, licenses, appurtenances, and utility rights and permits.

The definition of “Property” is hereby amended to read as follows:

Approximately 246.988 acres of real property located in the City of Page, Coconino County, Arizona, more particularly described in Exhibit A-1, incorporated herein by reference together, with all rights appurtenant thereto, if any, including without limitation all privileges, easements, licenses, appurtenances, and utility rights and permits.

2. **Amendment to Purchase Price.** The Agreement presently sets the “Purchase Price” as follows:

The Purchase Price for the Property shall be Two Million Four Hundred Ninety Thousand Dollars and No Cents (\$2,490,000.00), plus Buyer shall also pay all costs including appraisal fees, escrow fees, title fees, recording fees, and Seller’s legal publication costs incurred herein.

The “Purchase Price” section is hereby amended to read as follows:

The Purchase Price for the Property shall be Four Million, Three Hundred and Thirty Thousand, Nine Hundred and Thirty-Five Dollars and Zero Cents (\$4,330,935), plus Buyer shall also pay all costs including appraisal fees, escrow fees, title fees, recording fees, and Seller’s legal publication costs incurred herein.

3. **Trail Impact Compensation.** In Addition to the Purchase Price, Buyer shall pay Seller at Closing One Hundred Thousand Dollars and No Cents (\$100,000.00) for trail impacts within the Property. Buyer shall also ensure bike accessible connectivity to and between the remaining trails. This will include, but not necessarily be limited to, the trail connection generally depicted in Exhibit B. Buyer shall be responsible for all costs associated with the connectivity, including any required design and construction.

In addition to the trail impact compensation provided in the preceding paragraph, Buyer shall pay to the City of Page the sum of Seventy-Five Thousand Dollars (\$75,000.00) at Closing, to be held and administered by the City of Page and used exclusively for the purpose of retaining a qualified trail consulting firm selected by the City of Page in its sole discretion. The scope of such engagement shall include, at minimum: (i) a survey and assessment of all existing trails within the City of Page; (ii) identification of new trail development opportunities on city-owned land; and (iii) the preparation of a long-term urban trail plan for the City of Page. All work product and deliverables produced under such engagement shall be the sole property of the City of Page.

Buyer agrees that for a period of ten (10) years commencing upon the opening of the TanArena resort, Buyer and its operator shall use reasonably good faith efforts to:

(a) Promote the trail systems of the City of Page to resort guests and in applicable resort marketing;

(b) Support trail-related events and programming within the City of Page where reasonably practicable; and

(c) Serve as a community advocate for the growth and expansion of public trails within the City of Page and surrounding areas.

The Parties agree that the payment and other obligations in this Section 3 adequately compensates the Seller for all trails impacted by the real estate purchase and therefore paragraph 7.4 from the Agreement is hereby deleted in its entirety.

4. **Access Easement.** Seller shall, at Closing, grant Buyer a non-exclusive 50-foot-wide ingress and egress, and utility access easement from Coppermine Road to the Property as identified in Exhibit A-1, in form and substance mutually agreeable to the Parties (“the Easement”). The legal description and depiction of the Easement is attached hereto as Exhibit C. The Easement shall be recorded following Closing. Buyer shall pay Seller Seventy Thousand Dollars and No Cents (\$70,000.00) at Closing for the Easement.

5. **Amendment to Closing Date.** The Agreement presently sets the “Closing Date” as follows:

The Closing Date shall be that date which is the latter of (a) the land sale ordinance becoming operative pursuant to A.R.S. § 19-142(B) (i.e. thirty (30) days after adoption of the land sale ordinance by City Council without referendum filing); (b) thirty (30) days after any required referendum vote approving this transaction; or (c) not later than sixty (60) days following satisfaction or waiver of the Conditions to Closing contained in Section 8. However, the Closing Date shall not extend beyond nine (9) months from the execution of this Agreement unless extended pursuant to the immediately following sentence. Buyer may extend the Closing Date for up to eighteen (18) months from the date of execution at Buyer’s option by depositing additional earnest money as set forth in paragraph 3.2. The extended Closing Date shall not extend beyond eighteen (18) months from execution unless agreed to in writing by the parties. See, paragraph 10 for further provisions concerning the Closing Date and definition of "closing" and "close of escrow".

The “Closing Date” section is hereby amended to read as follows:

The Closing Date shall be that date which is the latter of (a) the land sale ordinance becoming operative pursuant to A.R.S. § 19-142(B) (i.e. thirty (30) days after adoption of the land sale ordinance by the City Council without referendum filing); (b) thirty (30) days after any required referendum vote approving this transaction; or (c) not later than sixty (60) days following satisfaction or waiver of the Conditions to Closing contained in Section 8. In no event, however, shall Closing occur later than December 31, 2026, unless otherwise extended by written agreement of the parties. See, paragraph 10 for further provisions concerning the Closing Date and definition of “Closing” and “Close of Escrow”.

6. **Waiver of Buyer’s Conditions.** Buyer hereby formally waives the conditions set forth in Sections 8.1(a) and (e) of the Agreement. It is agreed and understood that (i) Closing shall not be conditioned upon satisfaction of Sections 8.1(a) or 8.1(e); (ii) Buyer assumes all risks associated with proceeding to Closing without satisfaction of such

conditions; and (iii) Buyer shall have no right to delay Closing or terminate the Agreement based upon matters arising under those waived provisions.

7. **Ratification.** Except as expressly modified by this Amendment, all terms and conditions of the Agreement remain unchanged and in full force and effect. In the event of any conflict between this Amendment and the Agreement, this Amendment shall control.

8. **Counterparts.** This Amendment may be executed in counterparts and by electronic signature, each of which shall be deemed an original.

SELLER:

CITY OF PAGE

By: _____
Mayor

ATTEST: _____
City Clerk

APPROVED AS TO FORM:

City Attorney

BUYER:

TREBOL HOSPITALITY, LLC

By: _____
Authorized Representative

**APPROVED AND ACCEPTED WITH RESPECT TO THE PROVISIONS
DEALING WITH THE ESCROW AGENT.**

Pioneer Title Agency, Inc.

BY: _____