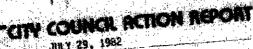
39-2-82



JULY 29, 1962

TO THE HONORABLE MAYOR AND CITY COUNCIL.

NOM COMMENTY DEVELOPMENT/PLANNING

SUBJECT: CASE 39-Z-82 - SOMMIDE - COUNTY PURAL

43 & C-2 TO NESTERN THENE PARK (N-P)

WORT D. BUSSAND). HOSERPLANES VI

Summer/Applicant: Rawhide Capital Co.

The Planeton Commission recommends that the City Council Aprilia Law States There were the Planeton County C.2 and R-43 to Y- (active There were the property for county C.2 and Pinnacin Peal, Loads, Subject to Swill the modelness corner of Scottsdale and Pinnacin Peal, Loads, Subject to Swill the modelness corner of Scottsdale and Pinnacin Peal, Loads, Subject to Swill the modelness ilst of atipulations.

The Manning Staff concurs with the Planning Countsticm recommendation.

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The Maria State work with the Staff, I necessary, to addison the Arena.

CITY COUNCIL ACTION REPORT.

CASE 39-Z-82

The staff believes that the concerns have been adequately addressed, at the in the draft of the N-P or in the site plan or in the stigulations recommends for this case. The staff believes that the proposed use and supplied plan acceptable and recommends approval subject to the stipulations.

One person spoke in opposition at the July 27th Planning Commission weetings, atting concerns with firemorks and part-mutual wagering. The Plansies Commission voted 4-1-1, Nr. Hougland dissenting and Mr. Head distanting the forward Case 39-7-82 to the City Council with a recommendation for absolute

This request has been reviewed by and has the concurrence of the Destination

CAMBLET, Camp. Bev., Dept., Head

Roy Pederson, UTV 18

Statement & Annual Constant of Planning County Ston 7/23/82

STIP HATIONS FOR CASE 39-Z-52 - RAWHIPE AS APPROVED BY THE LITE COUNCIL ON JIHL 29, 1900

- Prior to any application for levelopient keylew Board approval, the applicant shall provide a copy of the existing bydrality report relineating existing conditions on, and affected by, the subject unoperty.
- Within 90 days from the date of City Council approval, the auplication means
 of an approved and recorded dedicution, small dedicate minutalisms of an approved are recorded dedicution, small dedicate minutalisms, for all streets as shown in Stipulation #9. At its outlier, the City Council may extend the time period in which dedication must occur.
- 3. The resort hotel shall have a maximum of 400 guest units.
- 4. The City shall design and install a traffic simpal at Scotthoale Road and Pinnacle Peak at no cost to the Seveloper.
- Approval of this case does not and shall no obligate the City to extend water lines or sewer lines to serve the subject property. City water or sewer service, if any, shall be provided subject to applicable City odinances and policies at the time such service is requested.
- Fireworks displays shall occur not more than eighteen (18) times per year, with fireworks utilizing loud reports only occurring on New Year's Day, Momorial Day, Buly 4th, and Labor Day.
- 7. The proposed train shall not rely on coal or wood as a fuel source.
- 8. Uses, such as tut not limited to, live entertairment, patron dancing, performing arts, western shows such as mock gunffights, outdoor shows and exhibits, and contouts shall not be permitted within the easterly 300 feet of the subject property if they create a potential noise nuisance.
- The street shall be dedicated and improved according to the following schedule: (also see attached sketch)

Road Segment	Fight-of-Way	Street Cross Section
Scottsuale Road (Williams to Pinnacia Peak)	55' half-street plus 10' public utility easement.	48'ck of curb (half-street)
Pinnacle Peak Road (Scottsdale to Miller)	55' half-street	34 1/2' back of curb (half-street)
Miller Read (Pinnacle Peak to Williams)	55' half-street	34 1/2' back of carb (half-street)
W.llifams Road (Miller to Scottsdale)	-O' malf-street Plos 5' P.U.F.	30 1/2' back of curb (half-street)

- 10. Roadway segments shall be constructed in substantial conformance with the following schedule except as approved by the Engineering Services Director:
 - A. Scottsdale Road Williams to Pionacle Peak In conjunction with the first development approved by the Development Review Board or posting of a construction bond.
 - P. Pinnacle Peak Road, from Scattsdale Road to Miller In conjunction with the first development approved by the Development Review Hoard on the resort parcel shows on the pokintted site plan which accesses Pinnatia Peak Road.

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Williams Read & Croststale to By Parkin. A salarmen on the submitted site of the or a miltonia of 1000 feat whicher is a mire, per the County approval.

- E. Williams Road RV parking area to Miller In conjunction with the opening of Miller Road southware and thus Williams to Finnacle Pear Road.
 - F. Installation of perimeter landscaping small occur in conjunction with the street improvements listed above.
- Existing noise-producing activities shall comply with the naise control stipulations of applicable Maricopa County Special Ose Permits. This shall include the orientation of the band shells.
- 12. Existing service road access to Picnaclo Peak and Williams Roads small be eliminated at the time Miller Road is constructed. Service road access shall be relocated away from intersections.

APPROVED:

__Datë:____

___Date:

James P. Paul Seneral Partner Rawhide Capital Company, Limited Partnership Herbert R. Prinkwater Hayor City of Scottsdale