

**TOWN OF TUSAYAN**  
**PLANNING AND ZONING COMMISSION**  
**STUDY SESSION**

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Tuesday, August 23, 2011  
4:00 p.m., Zuni Conference Room  
Best Western Squire Inn  
74 State Route 64, Tusayan Arizona

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the Town of Tusayan and to the general public that the Planning & Zoning Commission will hold a meeting open to the public at 4 p.m. on Tuesday, August 23, 2011 at the Best Western Squire Inn. If authorized by a majority vote of the Planning & Zoning Commission, an executive session may be held immediately after the vote and will not be open to the public. The Planning & Zoning Commission may change, in its discussion, the order in which any agenda items are discussed during the course of the meeting.

Persons with a disability may request a reasonable accommodation by contacting Greg Bryan (928) 638-8401 as soon as possible.

As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound device, we ask that you silence it at this time to minimize disruption of today's meeting.

**I**

**official**

1.

2. Roll Call

3. **Case #Z2011-08-05-001 Camper Village Rezoning**

Request of Logan-Luca, an Arizona Limited Liability Company and Tusayan Ventures, an Arizona Limited Liability Company, represented by Stilo Development Group USA, LP for a rezoning of approximately **19.3 acres from RM/10A and CG-10,000 to Planned Community Zone** on property located at the southeast corner of Coyote Lane and Highway 64.

A. Introduction of Rezoning Request by Staff

B. Presentation by Stilo Development Group USA, LP

C. Questions of the Applicant

4. **Case #Z2011-08-05-002 Kotzin Ranch Rezoning**  
Request of Grand Canyon Exchange, an Arizona Limited Partnership, represented by Stilo Development Group USA, LP for a rezoning of approximately **160 acres from General to Planned Community Zone** on property located approximately one-tenth of a mile from Tusayan's developed western boundary.
  - A. Introduction of Rezoning Request by Staff
  - B. Presentation by Stilo Development Group USA, LP
  - C. Questions of the Applicant
  
5. **Case #Z2011-08-05-003 Ten X Ranch**  
Request of Grand Canyon Exchange, an Arizona Limited Partnership, represented by Stilo Development Group USA, LP for a rezoning of approximately **194.6 acres from General to Planned Community Zone** on property located approximately 2.8 miles from Tusayan's developed eastern boundary.
  - A. Introduction of Rezoning Request by Staff
  - B. Presentation by Stilo Development Group USA, LP
  - C. Questions of the Applicant
  
6. **Case #ANN2011-08-05-001 Annexation of Ten X and Surrounding Properties**  
Request of Stilo Development Group USA, LP for an **annexation of approximately 5,637.5 acres** of land to include the Ten X Ranch property and surrounding properties into the incorporated boundaries of the Town of Tusayan.
  - A. Introduction of Annexation Request by Staff
  - B. Presentation by Stilo Development Group USA, LP
  - C. Questions of the Applicant
  
7. **Case #DA2011-07-20-001 Pre-Annexation and Development Agreement Between the Town of Tusayan and Stilo Development Group USA, LP.**
  - A. Presentation by Town Attorney on Draft Development Agreement
  - B. Questions of the Town Attorney
  
8. Presentation by Town Project Principal Planner of the Project Review Process and Timelines for the Rezoning and Annexation Request
  
10. Adjournment

**CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the General Store in Tusayan Arizona on the below date in accordance with the statement filed by the Planning & Zoning Commission.

Posted at \_\_\_\_\_ AM/PM this 19th day of August 2011.

\_\_\_\_\_  
Signature & Name of Person Posting the Agenda