

- LEGEND
- 1

NEW HOTEL OR MULTI-FAMILY RESIDENCES
- 2

NEW BALLROOMS/CONFERENCE
- 3

RENOVATED CANYON BALLROOM
- 4

THE DISTRICT F&B
- 5

APARTMENTS (City of Tempe)
- 6

GOLF COTTAGES
- 7

OUTDOOR DINING
- 8

PARKING
- 9

PASEO
- 10

BRIDGE OVER THE OASIS WATER PARK
- 11

HIGHLINE CANAL
- 12

RENOVATED LAS PALMAS BLDG.
- 13

TOWER/FOUNTAIN
- 14

KITCHEN
- 15

ARRIVAL PLAZA

- Land Uses
- HOTEL or MULTI-FAMILY RESIDENCES
- FOOD & BEVERAGE
- CONFERENCE
- GOLF COTTAGES
- PUD BOUNDARY

Land Use Quantities:

| | |
|--|---------------------|
| NEW FOOD & BEVERAGE | Maximum 35,000 sf |
| NEW OUTDOOR TERRACES | Maximum 7,300 sf |
| EXISTING CONFERENCE | 79,800 sf |
| NEW CONFERENCE & KITCHEN | Maximum 49,500 sf |
| NEW EVENT LAWNS | Maximum 25,300 sf |
| EXISTING GUESTROOMS | 640 rooms |
| NEW GUESTROOMS OPTION (in lieu of multi-family units in Area 'G') | Maximum 460 rooms |
| OVERALL TOTAL GUESTROOMS | Maximum 1,100 rooms |
| NEW MULITI-FAMILY OPTION (in lieu of hotel rooms in Area 'G') | Maximum 190 units |

Note:

1. A connection to the existing pedestrian bridge over the Highline Canal shall be maintained and enhanced with land-scaping such as trees and shrubs and amenities such as a paved walkway, benches, lighting and signage.

CONCEPTUAL LAND USE PLAN

ARIZONA GRAND RESORT

Phoenix/Tempe, Arizona

July 6, 2023. Revised September 28, 2023

