



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

April 5, 2016

Mr. Jason Morris and Mr. Adam Baugh  
Withey Morris PLC  
2525 East Arizona Biltmore Circle, Suite A-212  
Phoenix, Arizona 85016

**RE: Norterra PUD (Z-3-15-1) Final Narrative**

Dear Sirs,

Thank you for the revised development narrative in relation to the Norterra PUD (Z-3-15-1) rezoning application. The development narrative date stamped July 31, 2015, is consistent with the public hearing draft date stamped May 1, 2015 and incorporates the required changes from stipulations of the City Council approved action. During our extensive review of the final PUD narrative, modifications were found that were not specified in the stipulations of the City Council approved action. However, those modifications either meet the intent of a specified stipulation or are consistent with other required changes, therefore we allow administrative approval of the following unspecified modifications:

Legal descriptions (Pages 11 to 15, 71 to 74, and 83 to 86): Revisions were made to the legal descriptions for the overall site, as well as Zones 4 and 6. The GIS staff in the Planning and Development Department evaluated the revised legal description and determined that they cover the same area as previously mapped.

Stipulation No. 1.c. (Page 28): The intent was to correct a grammatical error, however the grammatical error still remained in the stipulation. The grammatical error was revised appropriately in the final PUD narrative.

Stipulation No. 1.f. (Page 29): The stipulation required that the acreages in the land use table be modified to equal 398 acres. The acreages were modified in the final PUD narrative, however the total equals 397.46, rather than 398 acres as stipulated. This modification is appropriate because it more closely matches the legal descriptions.

Stipulation No. 1.i. (Page 41 40): The stipulation referenced the wrong page number. The required revision was made in the intended location on page 40, rather than 41.

Stipulation No. 1.r. (Page 71): The stipulation required a revision to the legal description, which was not completed in the final PUD narrative. However, after further review by the GIS staff, the revision was not necessary.

This final narrative provides the zoning requirements for development of the subject site and is part of the case file available as public record. This narrative will be used as the basis for future amendments should they be requested by the current or future owners.

If you have any further questions please contact me at [racelle.escolar@phoenix.gov](mailto:racelle.escolar@phoenix.gov) or (602) 262-6949 or e-mail me at.

Sincerely,



Racelle Escolar, AICP  
Planner II, Village Planner

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San Antonio, Texas 78288