



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

April 7, 2016

Mr. Kyle Freeman  
Emerald Bay Senior Living  
21617 North 3rd Avenue, Suite A  
Phoenix, Arizona 85027

**RE: Emerald Bay Senior Living PUD (Z-50-15-2) Final Narrative**

Dear Mr. Freeman,

Thank you for the revised development narrative in relation to the Emerald Bay Senior Living PUD (Z-50-15-2) rezoning application. The development narrative date stamped March 4, 2016, is consistent with the public hearing draft date stamped November 9, 2015 and incorporates the required changes from stipulations of the City Council approved action. During our extensive review of the final PUD narrative, an error was found in Stipulation No. 1.S. The stipulation requires that the second floor window exhibit date stamped February 1, 2016 be referenced or added to pages 3, 4, and 42 of the narrative. There was a typographic error in the date stamp. The date should be February 3, 2016 as reflected in both Stipulation Nos. 1.O.(2) and 1.R.(2). You have made the appropriate revisions to the narrative adding the subject exhibit dated February 3, 2016, rather than February 1, 2016 as indicated in the stipulation.

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,

A handwritten signature in blue ink, appearing to read "R. Escolar", with a long horizontal flourish extending to the right.

Racelle Escolar, AICP  
Planner II, Village Planner

c: Z-50-15-2,  
Bill E Emch  
16624 North 43rd Street  
Phoenix, Arizona 85023