



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

April 11, 2017

Wendy Riddell
Berry Riddell LLC
6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251

RE: SONORAN HEIGHTS NURSERIES PUD (Z-82-15-8) FINAL NARRATIVE

Dear Ms. Riddell,

Thank you for the revised development narrative in relation to the Sonoran Heights Nurseries PUD (Z-82-15-8) rezoning application. The development narrative date stamped March 9, 2017, is consistent with the public hearing draft date stamped November 8, 2016 and incorporates the required changes from stipulations of the City Council approved action.

During our 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:

- Page 9, Section B, 1st Paragraph, 1st Sentence
 - Page 9, Section B, 3rd Paragraph, 3rd Sentence
 - Page 9, Section B, 4th Paragraph, 1st Sentence
 - Page 14, Section E.2, 1st Paragraph, 3rd Sentence
 - Exhibits H & I
- Calculations regarding the square footage and/or lot coverage of existing buildings were adjusted in all of the identified locations. However, these adjustments correct a scaling problem with the graphics included in earlier drafts of the Development Narrative and more accurately reflect both existing and proposed future conditions

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.

Sonoran Heights Nurseries
April 11, 2017
Page 2

If you have any further questions please contact Adam Stranieri, the South Mountain Village Planner, at adam.stranieri@phoenix.gov or 602-534-5829.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sandra Hoffman", with a long, sweeping flourish extending to the right.

Sandra Hoffman
Deputy Director

c: Z-82-15-8
Sonoran Heights Nurseries, LC Jeff Meyer
7430 East Edward Lane
Scottsdale, Arizona 85250