



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

August 7, 2025

Mr. J. Carlson  
Espiritu Loci, Inc  
4645 N. 32nd Street  
Phoenix, Arizona 85018

RE: 31ST STREET & WINCHCOMB DRIVE PUD (Z-123-23-3) FINAL  
NARRATIVE

Dear Mr. Carlson,

Thank you for the revised development narrative for the 31st Street and Winchcomb Drive PUD (Z-123-23-3) rezoning application. The development narrative date stamped July 24, 2025 is consistent with the public hearing draft date stamped April 15, 2025 and incorporates the required changes from stipulations of the City Council approved action.

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 Adrian Zambrano at [adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov) or (602) 534-6057.

Sincerely,

Tricia Gomes  
Planning and Development Deputy Director

c: Z-123-23-3