



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

December 17, 2025

Nick Wood
Snell & Wilmer, LLP
1 East Washington Street, Suite 2700
Phoenix, AZ 85004

RE: HOWARD'S ACE HARDWARE PUD
(Z-47-25-1) FINAL NARRATIVE

Dear Mr. Wood,

Thank you for the revised development narrative for the Howard's Ace Hardware PUD (Z-47-25-1) rezoning application. The development narrative date stamped December 10, 2025, is consistent with the public hearing draft date stamped September 29, 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 Robert Kuhfuss, the Deer Valley Village Planner, at robert.kuhfuss@phoenix.gov or (602) 534-1608.

Sincerely,

Tricia Gomes
Planning and Development Deputy Director

cc: Z-47-25-1