



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

September 10, 2025

Jason Israel  
Learsi Capital Group  
22044 North 44th Street, Suite 118  
Phoenix, Arizona 85050

**Re: THE VILLAS OF CAVE CREEK SENIOR LIVING PUD (Z-61-23-2) MINOR  
AMENDMENT**

Dear Mr. Israel,

Thank you for the revised development narrative in relation to the Minor Amendment of the Villas of Cave Creek Senior Living PUD (Z-61-23-2). The development narrative date stamped September 8, 2025 is consistent with the Development Narrative dated November 17, 2023 and incorporates the required changes from the minor amendment letter from Joshua Bednarek dated August 22, 2025.

This amended 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,

Racelle Escolar on behalf of  
Tricia Gomes  
Planning and Development Deputy Director

c: Z-61-23-2 File