



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

March 25, 2024

Jason Morris
Withey Morris Baugh, PLC
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

Dear Applicant:

RE: Z-45-23-1 – Northwest corner of Norterra Parkway and Happy Valley Road

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on March 6, 2024, approved Zoning Ordinance # G-7235.

Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,

A handwritten signature in blue ink that reads "Joshua Bednarek".

Joshua Bednarek
Planning and Development Director

Attachment: Signed Ordinance

c: Yam Norterra, LLC, 15750 N. Northsight Blvd., Scottsdale, AZ 85260
Tricia Gomes, PDD–Planning–Deputy Director (Electronically)
Racelle Escolar, PDD–Planning–Principal Planner (Electronically)
Matteo Moric, PDD–Planning–Village Planner (Electronically)
Ben Kim, PDD–GIS (Electronically)