



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

April 22, 2026

Benjamin Graff
Quarles & Brady LLP
2 North Central Avenue, Suite 600
Phoenix, AZ 85004

**RE: RICHMAN 41ST & THOMAS EAST, LLC PUD (Z-172-24-4) FINAL
NARRATIVE**

Dear Mr. Graff,

Thank you for the revised development narrative for the Richman 41st & Thomas East, LLC PUD (Z-172-24-4) rezoning application. The development narrative date stamped March 23, 2026 is consistent with the public hearing draft date stamped December 22, 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. The 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 Matteo Moric, the Maryvale Village Planner, at matteo.moric@phoenix.gov or (602) 261-8235.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tricia Gomes', with a stylized flourish extending to the right.

Tricia Gomes
Planning and Development Deputy Director

cc: Z-172-24-4