



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

May 3, 2012

John F. Long Properties LLLP  
5035 West Camelback Road  
Phoenix, AZ 85301

RE: Application Z-19-D-00-5

To Whom It May Concern:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506 of the Zoning Ordinance, has on May 2, 2012, considered a request for a major amendment to the Algodon Planned Community District (PCD) to rezone 929.88 acres, generally bounded by 99th Avenue, Thomas Road, 91st Avenue and Campbell Avenue, from CP/GCP PCD and PUD PCD to PUD PCD to allow Mixed-Use.

The Council ratified this request per Planning Commission's recommendation with the following stipulations:

1. An updated Development Narrative for the Algodon PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped February 3, 2012, as may be modified through the public hearing process.
2. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of the City of Glendale Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
3. The applicant shall submit a revised Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review for the first phase of development. The applicant shall be responsible for any dedications and required improvements as recommended by the approved Traffic Impact Study and as approved by Planning and Development Department and the Street Transportation Department.

4. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
5. That prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims in a form approved by the City Attorney's Office. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

If you require further assistance or information, please contact the Planning and Development Department, Second Floor of Phoenix City Hall, 200 West Washington Street, or call (602) 262-7131.

Sincerely,



Larry Tom  
Principal Planner

- c: Algodon AG Revocable Land Trust, 5035 W. Camelback Rd, Phoenix, AZ 85301  
Stephen Anderson, Gammage & Burnham PLLC, 2 N. Central Ave, 15th Fl,  
Phoenix, AZ 85004  
Racelle Escolar, PDD-Planning-PC Planner (Electronically)  
Lilia Olivarez, PDD-Planning-PC Secretary (Electronically)  
Jacob Zonn, PDD-Planning-Village Planner (Electronically)  
David Miller, PDD-GIS (Electronically)  
Sandra Hoffman, PDD-Development (Electronically)  
Penny Parrella, City Council (Electronically)  
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