



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Interested Parties

Date: April 16, 2025

From: Joshua Bednarek
Planning and Development Director

Subject: REVIEW AND COMMENT ON MAP AMENDMENT TO THE **GENERAL PLAN MAP FOR PHOENIX (GPA-NG-1-25-2)**

Attached for your review is an amendment to the General Plan for Phoenix that has been filed:

NORTH GATEWAY VILLAGE

Application **GPA-NG-1-25-2** at the northeast corner of Interstate 17 and Sonoran Desert Drive. Request for a Map Amendment to change the General Plan land use designation on approximately 131.00 acres **from** Preserves/2-3.5 or 3.5 - 5 du/acre, Mixed-Use Parks/Open Space/3.5 - 5 du/acre, Preserves/Floodplain (131.00 acres) **to** Commercial (131.00 acres) to allow commercial, retail, and hospitality uses and an update to the City Trails System Map to remove the multiuse trail designation along Sonoran Desert Drive.

This application is proceeding concurrently with a rezoning request (Z-24-25-2) for the same property, approximately 131.00 acres **from** S-1 NBCOD, FH PCD NBCOD **to** C-2 HGT/WVR NBCOD to allow commercial, retail, and hospitality uses.

Please forward your comments prior to **May 7, 2025** to:

Adrian Zambrano

Village Planner

City of Phoenix Planning & Development Department

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003-1611

602-534-6057

adrian.zambrano@phoenix.gov

Should you have any questions or concerns, please contact the Planning & Development Department at 602-262-7811.

Enclosures:

Application

GPA Map

Applicant Narrative

Interested Parties:

Mayor & City Council
Planning Commission
Abby Garcia, Community and Economic Development
Adam Miller, Planning and Development
Adam Stranieri, Planning and Development
Alan Stephenson, Deputy City Manager
Andrew Furga, Water Services
Andrew Wickhorst, Planning and Development
Brandy Kelso, Street Transportation
Carl Langford, Street Transportation
Chloe Baldwin, Housing
Chris Kowalsky, Street Transportation
Christine Mackay, Community and Economic Development
Cynthia Aguilar, Parks and Recreation
David Hondula, Office of Heat Response and Mitigation
Donald J. Beans, Water Services
Enrique Bojórquez-Gaxiola, Planning and Development
Eric Buskirk, Street Transportation
Eric Froberg, Street Transportation
Jesus Sapien, Public Transit
Joél Carrasco, Planning and Development
Jordan D Feld, Aviation
Joe Bowar, Public Transit
Joshua A Rogers, Street Transportation
Joshua Bednarek, Planning and Development
Karla Scott, Community and Economic Development
Kevin Teng, Public Transit
Leticia Saenz, Water
Lora Martens, Office of Heat Response and Mitigation
Maja Brkovic, Street Transportation
Mary Wright, Office of Heat Response and Mitigation
Megan Sheets, Public Works
Michael Sullivan, Police
Mike Duran, Fire
Nancy Allen, Office of Environmental Programs
Nathan Wright, Community and Economic Development
Nazario Prieto, Water Services
Plan Review PKS, Parks and Recreation
Priscilla G Motola, Street Transportation
PTD Planning, Public Transit
Racelle Escolar, Planning and Development
Rebecca McConnell, Fire
Rosanne Albright, Office of Environmental Programs
Samantha Keating, Housing
Sarah Stockham, Planning and Development
Stephanie Bracken, City Council's Office

Spencer Self, Neighborhood Services
Todd Shackelford, Parks and Recreation
Tony Motola, Mayor's Office
Tricia Gomes, Planning and Development
Xandon Keating, Community and Economic Development
Rachel Applegate, Maricopa County
Raul Amavisca, Arizona Department of Transportation
Mohamed Elomeri, Arizona Department of Transportation
Kurt Cotner, Maricopa Association of Governments
Ashley Bunch, Arizona Public Service
Mark Edelman, Arizona State Land Department
Matt Streeper, Salt River Project
Diana Smith, American Institute of Architects
Larry Stephenson, Gila River Indian Community
Bureau of Land Management
Mr. Jim Migliorino, Deer Valley Unified School District



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

General Plan Amendment APPLICATION NO: GPA-NG-1-25-2

I hereby request that the General Plan for Phoenix be amended in the following manner.

Case Type: Map Amendment

Council District: 2

Village: North Gateway

Property Location: Northeast corner of Interstate 17 and Sonoran Desert Drive

Total Acreage: 131.0

Reason for requested change: To allow commercial, retail, and hospitality uses and an update to the City Trails System Map to remove the multiuse trail designation along Sonoran Desert Drive

Current Plan Designation(s):

Preserves/2-3.5 or 3.5 - 5
du/acre, Mixed-Use
Parks/Open Space/3.5 - 5
du/acre, Preserves/Floodplain

Request Plan Designation(s):

Commercial

Is this request related to a rezoning application?

If so, Rezoning Case No

**Contact
Information**

Name	Relationship Type	Address	Phone	Fax	Email
Arizona State Land Department	Owner	1110 West Washington Street Phoenix AZ 85007	(602) 542-6331		medelman@azland.gov
Dennis Newcombe, Gammage & Burnham, PLC	Applicant	40 North Central Avenue 20th Floor Phoenix, AZ 85004	602-256-4446		dnewcombe@gblaw.com
Manjula Vaz, Gammage & Burnham, PLC	Representative	40 North Central Avenue, 20th Floor Phoenix AZ 85004	(601) 256-4461		mvaz@gblaw.com

200 W. Washington St., 2nd floor, Phoenix, AZ 85003 • 602-626-7131

For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 voice or TTY use 7-1-1.



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Kean Thomas, Other
Vestar

2415 East
Camelback
Road, Suite
100 Phoenix
AZ 85016

602-886-0900

kthomas@vestar.com

Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$5,000.00	\$0.00	04/04/2025	GPA Minor Map Amendment, Text Amendment, Street Class Amendment

I declare that all information submitted is true and correct to the best of my knowledge and belief. I understand that any error in my application may be cause for changing its scheduling.

SIGNATURE:_____

DATE:_____

GENERAL PLAN AMENDMENT

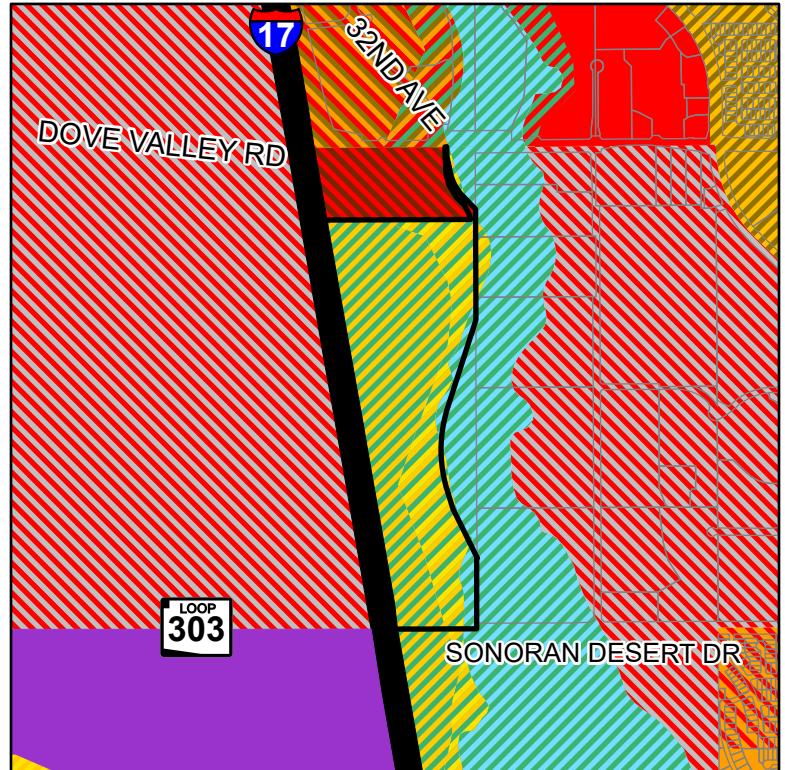
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-NG-1-25-2 (Land Use)	ACRES: 114.97+/-	REVISION DATE:
VILLAGE: NORTH GATEWAY	COUNCIL DISTRICT: 2	
APPLICANT: Gammage & Burnham, PLC		

EXISTING:

Parks/Open Space / Residential 3.5 to 5 du/ac (73.00 +/- Acres)
 Preserves / Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac (35.20 +/- Acres)
 Preserves / Floodplain (6.14 +/- Acres)
 Commercial / Residential 15+ du/ac (0.63 +/- Acres)

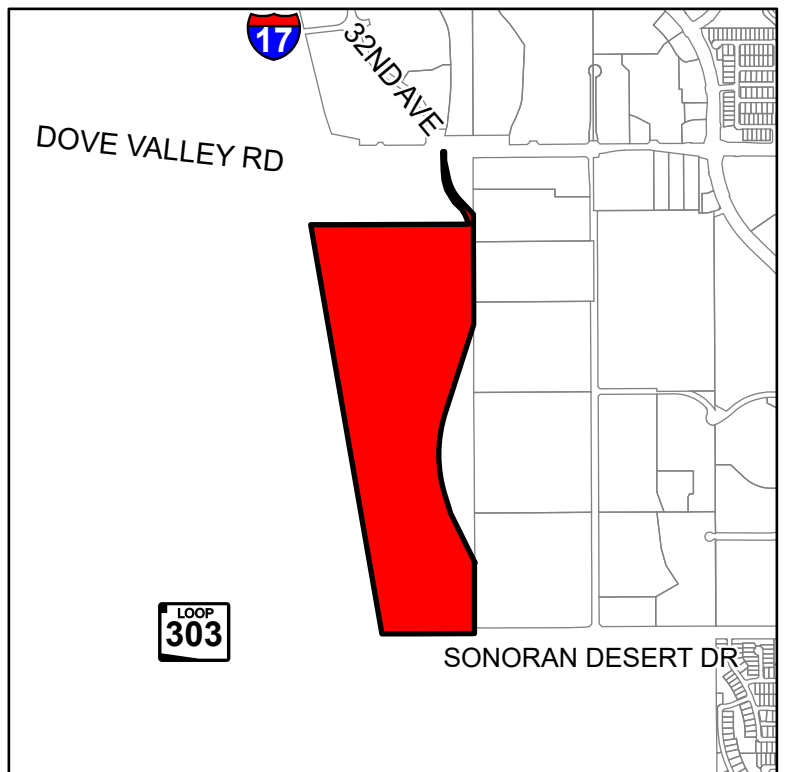
-  Proposed Change Area
-  Residential 2 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 5 to 15 du/ac
-  Commercial
-  Transportation
-  Commercial / Residential 15+ du/ac
-  Commercial / Commerce / Business Park
-  Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac
-  Commercial / Residential 5 to 10 du/ac
-  Parks/Open Space / Residential 3.5 to 5 du/ac
-  Mixed Use (North Gateway and Northwest Area only)
-  Preserves / Residential 2 to 3.5 du/ac or Residential 3.5 to 5 du/ac
-  Preserves / Commercial
-  Preserves / Floodplain
-  Preserves / Mixed Use / Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac



PROPOSED CHANGE:

Commercial (114.97 +/- Acres)

-  Proposed Change Area
-  Commercial



GENERAL PLAN AMENDMENT

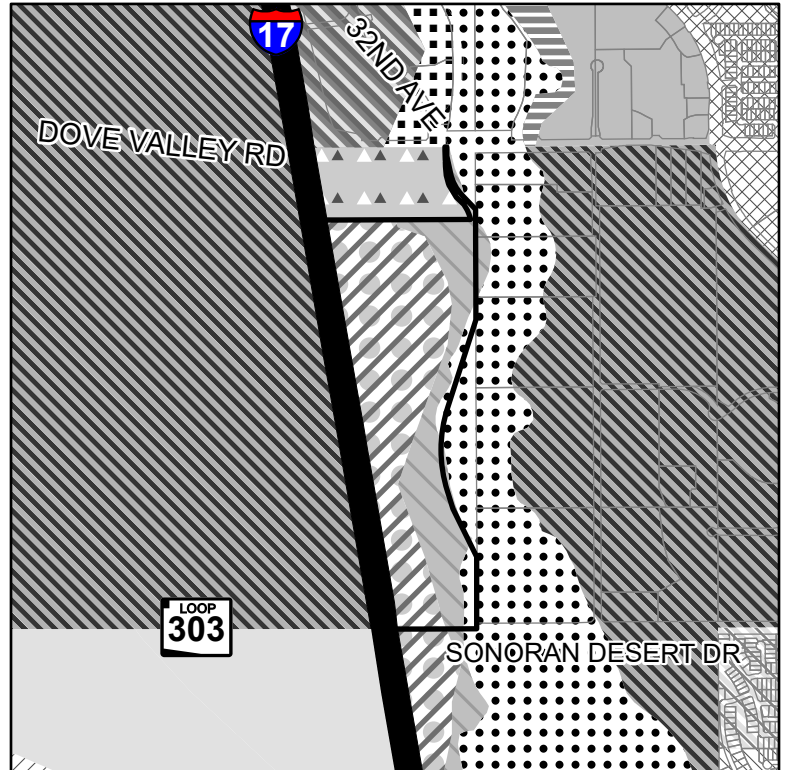
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-NG-1-25-2 (Land Use)	ACRES: 114.97+/-	REVISION DATE:
VILLAGE: NORTH GATEWAY	COUNCIL DISTRICT: 2	
APPLICANT: Gammage & Burnham, PLC		

EXISTING:

Parks/Open Space / Residential 3.5 to 5 du/ac (73.00 +/- Acres)
 Preserves / Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac (35.20 +/- Acres)
 Preserves / Floodplain (6.14 +/- Acres)
 Commercial / Residential 15+ du/ac (0.63 +/- Acres)

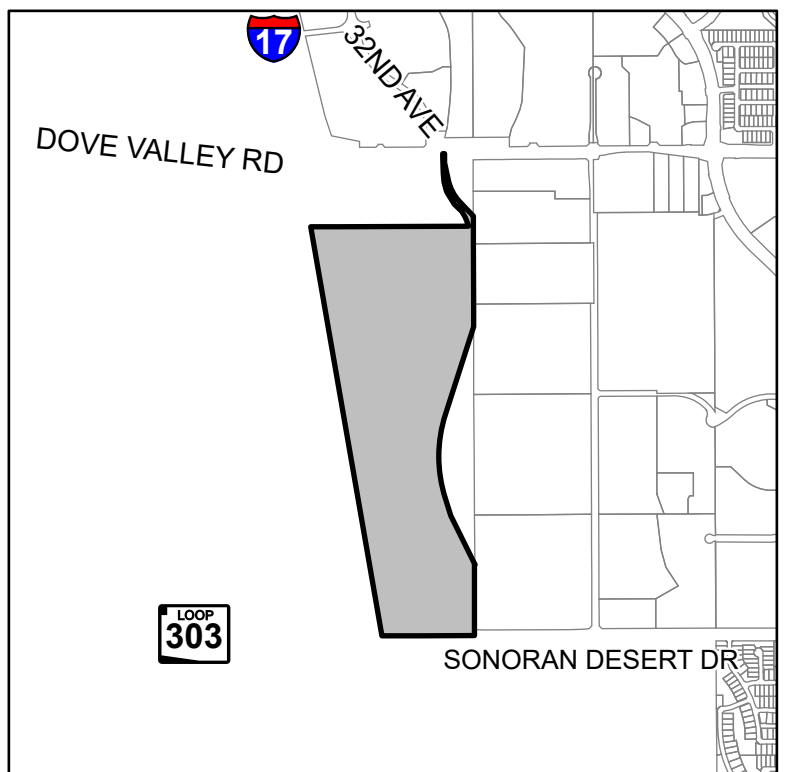
-  Proposed Change Area
-  Residential 2 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 5 to 15 du/ac
-  Commercial
-  Transportation
-  Commercial / Commerce / Business Park
-  Commercial / Residential 5 to 10 / Residential 10 to 15 du/ac
-  Parks / Open Space / Residential 3.5 to 5 du/ac
-  Mixed Use (North Gateway and Northwest Area only)
-  Preserves / Residential 2 to 3.5 du/ac / Residential 3.5 to 5 du/ac
-  Preserves / Commercial
-  Preserves / Floodplain
-  Preserves / Mixed Use / Commercial / Residential 5 to 10 du/ac / Residential 10 to 15 du/ac
-  Commercial / Residential 5 to 10 du/ac
-  Commercial / Residential 15+ du/ac



PROPOSED CHANGE:

Commercial (114.97 +/- Acres)

-  Proposed Change Area
-  Commercial



GENERAL PLAN AMENDMENT

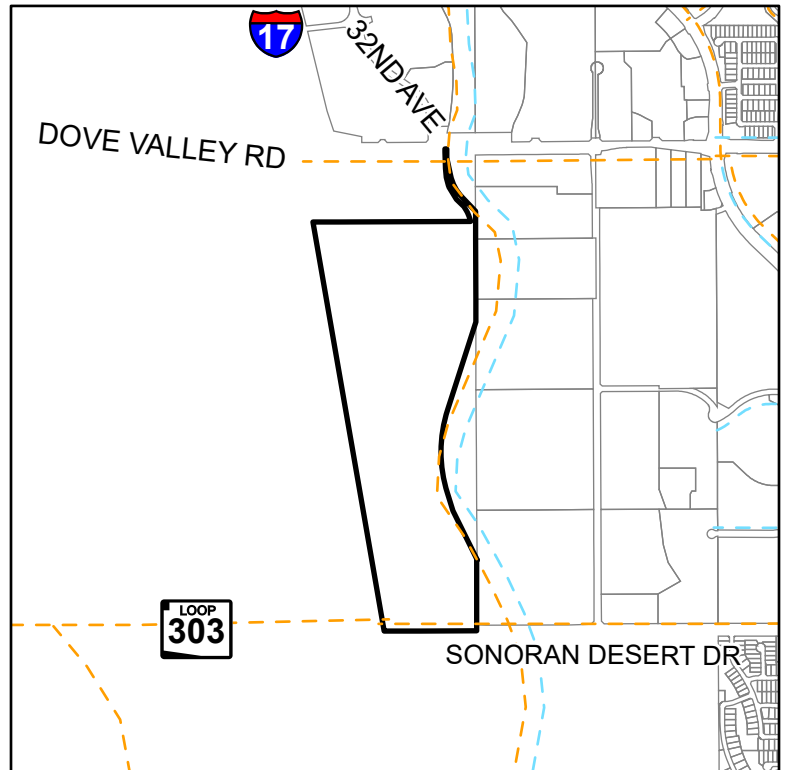
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-NG-1-25-2 (Trails)	ACRES: 114.97+/-	REVISION DATE:
VILLAGE: NORTH GATEWAY	COUNCIL DISTRICT: 2	
APPLICANT: Gammage & Burnham, PLC		

EXISTING:

Existing Multi-Use Path

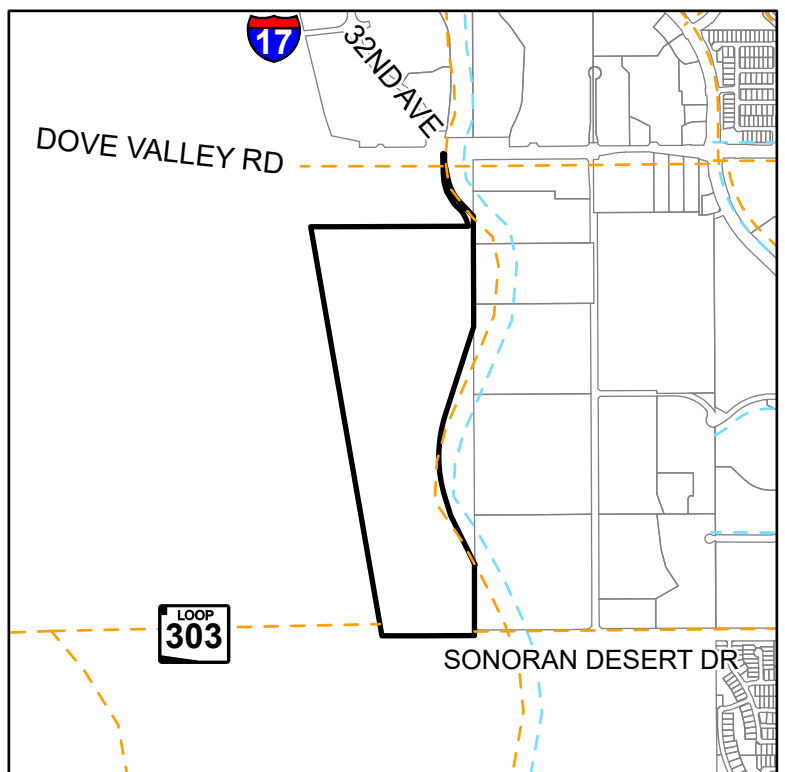
- Multi-Use Trail
- Shared-Use Path
- Proposed Change Area



PROPOSED CHANGE:

Remove Multi-Use Trail along
Sonoran Desert Drive (0.20 mi +/-)

- Multi-Use Trail
- Shared-Use Path
- Proposed Change Area



Application



FOR OFFICIAL USE ONLY

Reviewed by: _____
Date Accepted: _____

APPLICATION TO AMEND GENERAL PLAN FOR PHOENIX

I hereby request that the General Plan for Phoenix be amended in the following manner:

☒ Map Amendment ☐ Major Map Amendment ☐ Text Amendment ☐ Street Class Amendment

COMPLETE THIS SECTION ONLY FOR MAP AMENDMENT

Site Location: Northeast corner of Interstate-17 and Sonoran Desert Drive	Current Plan Designation(s): Preserves / 2 - 3.5 or 3.5 - 5 du/acre Mixed Use Parks / Open Space / 3.5 - 5 Du / Acre City's Trails Master Plan Map	Requested Plan Designation(s): Commercial City's Trails Master Plan Map Amendment to the Map. The area abutting and along Sonoran Desert Drive.
Tax Parcel #: n/a (State Trust Land-Anx. 149)		
Acres: ± 131		
Village: North Gateway		
District: 2		
Required Attachments: ☒ Map showing site and requested plan designation(s). ☒ Completed applicant analysis questions. ☒ Legal description of property. ☒ Written authorization from owner if required.		

COMPLETE THIS SECTION ONLY FOR TEXT AMENDMENT

General Plan Element(s):	Page(s):
Current Wording:	Requested Wording:
Attach additional pages as needed indicating requested wording change(s), additions, deletions or map changes. ☐ Attachment _____ Pages.	

COMPLETE THIS SECTION FOR ALL AMENDMENTS

Reason for requested change: Please see attached
Is this request related to a rezoning application? <u>Yes</u> If so, rezoning case no. _____ if filed

APPLICANT Manjula M. Vaz / Dennis M. Newcombe **COMPANY** Gammage & Burnham, PLC /
ADDRESS 40 N. Central Ave., 20th Floor **CITY/STATE/ZIP** Phoenix, AZ 85004
PHONE NO. 602-256-4461 / 602-256-4446 **FAX NO.** 602-256-4475
EMAIL mvaz@gblaw.com / dnewcombe@gblaw.com

Initiation of an application to amend the General Plan for Phoenix requires one of the following:

- Applicant is property owner of entire site.
- Applicant has written permission of all property owners of site (signatures attached).
- Application is initiated by Village Planning Committee of _____ Village.
- Application is initiated by the Planning Commission.
- Application is initiated by Planning Commissioners _____ and _____ (Name) (Name)
- Application is initiated by City Council member _____ (Name)

I declare that all information submitted is true and correct to the best of my knowledge and belief. I understand that any error in my application may be cause for changing its scheduling.

Signature Dennis M. Newcombe Date March 6, 2025

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdds/Pages/pddlicensetimes.aspx>.

Katie Hobbs
Governor



Robyn Sahid
Commissioner

Arizona State Land Department

1110 West Washington Street, Phoenix, AZ 85007
(602) 542-4631

January 6, 2025

Kean Thomas
Vestar Dove Valley, LLC
2415 E. Camelback Rd.
Phoenix, AZ 85016

RE: State Trust land located in T5, R2, Section 14 in the City of Phoenix
ASLD KE 53-124569-00-100
Vestar Dove Valley, LLC – a Minor General Plan Amendment from Parks, Open Space, and mix of Residential land uses designations (1 to 2, 2 to 3.5, and 3.5 to 5 DU's/acre) to Commercial and a Rezone from Suburban S-1 District—Ranch or Farm Residence and FH-Flood Hazard and Erosion Management District to Commercial C-2 District—Intermediate Commercial only

Dear Kean Thomas:

The Arizona State Land Department ("ASLD") has received your request representing Vestar Dove Valley, LLC for permission to act as authorized agent for ASLD to apply to the City of Phoenix (the "Jurisdiction") for a Minor General Plan Amendment from Parks, Open Space, and mix of Residential land uses designations (1 to 2, 2 to 3.5, and 3.5 to 5 DU's/acre) to Commercial and a Rezone from FH-Flood Hazard and Erosion Management District and Suburban S-1 District—Ranch or Farm Residence District to Commercial C-2 District—Intermediate Commercial only (the "Entitlements") as identified in the attached Rezoning/Minor General Plan Amendment Pre-Application Request, excluding the I-17 & Dove Valley Road Proposed Commercial Development, Site Plan, SP001, dated September 19, 2024 on State Trust land described above. This letter does not include authorization to submit the aforementioned site plan.

Vestar Dove Valley, LLC, its employees, representatives, agents, and/or consultants (hereinafter "Applicant") therefore, has permission to file for the Entitlements as required by the Jurisdiction.

Please be advised the following conditions and understandings accompany this approval:

1. Applicant shall pay all costs associated with the Entitlements and shall not be reimbursed by ASLD or by any subsequent purchaser at auction.
2. Applicant, their employees, representatives, agents, and/or consultants shall be permitted to act as ASLD's agents to procure the Entitlements and any related permits or approvals which may be required (the "Entitlement Process"), subject to final review and approval by ASLD.
3. Applicant shall diligently pursue the satisfaction of all Entitlements. Further, it shall respond to all inquiries by ASLD as to the status of the Entitlement Process and provide regular updates without formal request.
4. Prior to beginning the Entitlement Process, the Applicant shall provide ASLD with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction or other jurisdictional agency staff and project hearing dates with any agency or jurisdiction. All documentation, including, but not limited to: land use plans, engineering drawings, application materials and development agreements, shall be submitted to ASLD for approval prior to the date the documentation is filed with the approving jurisdiction. A copy of the application shall be submitted to ASLD on the same day it is filed with the Jurisdiction or other jurisdictional agency.
5. ASLD staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlements are processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.
6. Applicant shall submit to ASLD all staff reports and draft stipulations that will be considered by the Jurisdiction on the day they are received by the Applicant, and at least ten (10) business days before each public meeting or hearing, if possible.
7. As additional consideration for the grant of this permission, all Entitlements and/or rights and permits obtained pursuant to the described applications are the property of ASLD and will only be transferred to the successful bidder, if any, at the time the land is auctioned for sale or lease at some point in the future.
8. The Jurisdiction is authorized to enter and inspect the subject property.
9. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of ASLD of any kind.

All information will be provided to Van Robinson, ASLD Sales and Commercial Leasing with a copy to Rhonda Buss, ASLD Planning and Engineering Section.

January 6, 2025

Page 3

ASLD appreciates your consideration in this matter and looks forward to working with you through this process. Please contact Van Robinson at 602-542-3127 or vrobinson@azland.gov or Rhonda Buss at 602-542-3126 or rbuss@azland.gov if you have any questions.

Sincerely,



Mark Edelman, AICP
Executive Planner

cc: Van Robinson, ASLD Sales and Commercial Leasing
Rhonda Buss, ASLD Planning and Engineering

NARRATIVE / INFORMATION

MINOR GENERAL PLAN AMENDMENTS REQUESTS (LAND USE MAP AND TRAILS MASTER PLAN)

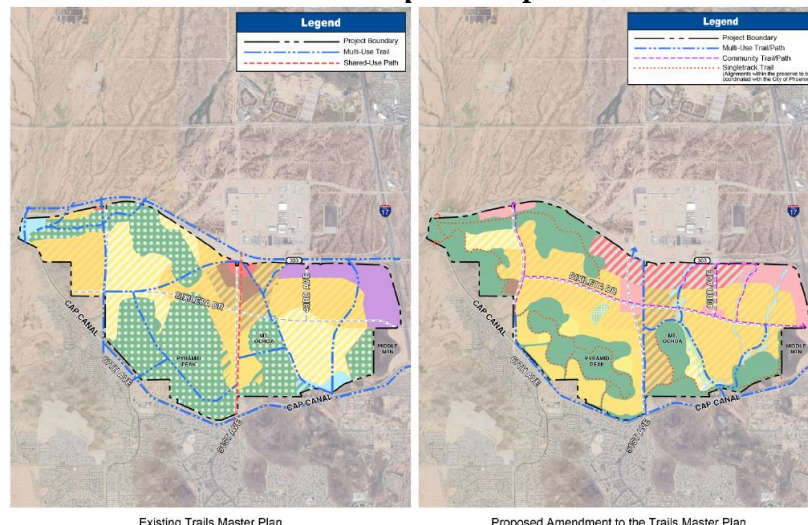
DOVE VALLEY TOWNE CENTER – COMMERCIAL DEVELOPMENT APPROX. 131-ACRES LOCATED AT THE NEC OF INTERSTATE - 17 & SONORAN DESERT DRIVE

We represent Vestar Development (“Vestar”), a Phoenix-based, nationally recognized leader in developing community-oriented retail centers. Founded in 1989, Vestar has spent the last thirty-five years working with neighborhoods, communities, and municipalities to bring some of the most desirable developments to the southwestern United States. In Arizona, Vestar’s award-winning projects include Desert Ridge Marketplace, a 1.2 million-square-foot regional entertainment, lifestyle, and power center in northeast Phoenix, and Tempe Marketplace, a 1.3 million-square-foot regional center in Tempe, Arizona.

Vestar is now looking to harness its years of experience to enhance the northern gateway into Phoenix. More specifically, Vestar proposes to develop a high-quality commercial complex on approximately 159.49 acres of undeveloped Arizona State Land Department (“ASLD”) land in Phoenix’s North Gateway Village. This land is located at the northeast corner of the Interstate-17 (“I-17”) and West Sonoran Desert Drive, extending south from West Dove Valley Road to Sonoran Desert Drive and east from I-17 to Skunk Creek Wash (the “Property”). Vestar will need to acquire the Property (if successful) through ASLD’s public auction process.

We are also requesting two (2) Minor General Plan Amendments for the approximately 131 acres of the Property (the “Site”) from Preserves / 2-3.5 or 3.5-5 du/acre; Mixed Use Parks / Open Space / 3.5-5 Du / Acre to Commercial **to** Commercial. The other request is to the City’s Trails Master Plan for the small portion of the Property abutting/along Sonoran Desert Drive (i.e., the southern boundary), which no longer makes sense due to the 303-Freeway interchange and the recent NorthPark Trails Master Plan Minor Amendment application also request elimination of the trail going to the west, since the construction of the 303-Freeway was built.

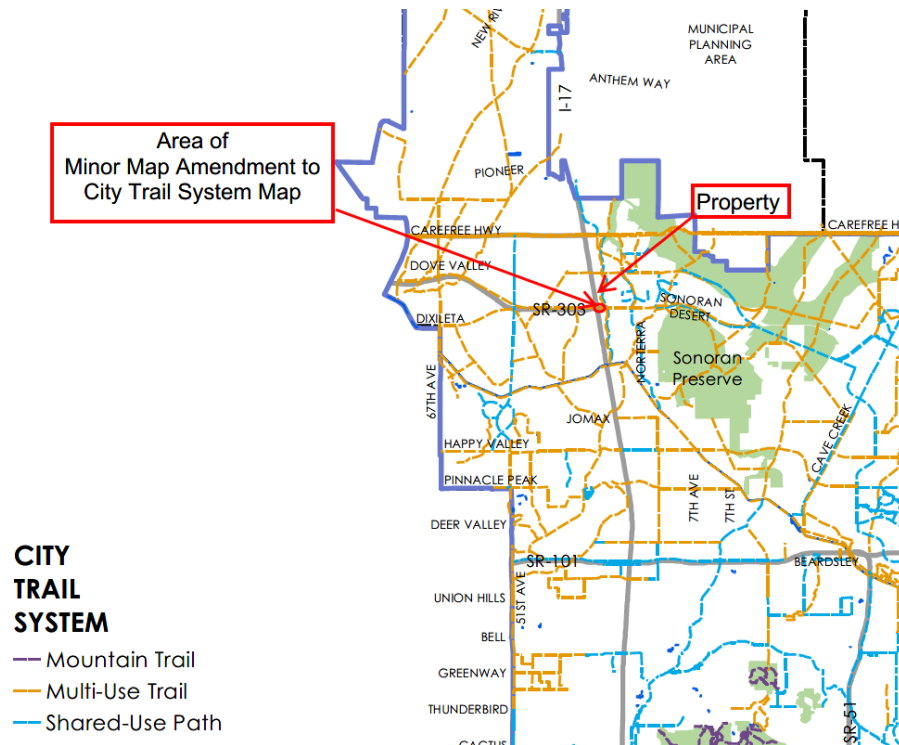
NorthPark Trails Master Plan Request/Proposed Amendment Request



NorthPark
I-17 & Loop 303
Exhibit 2
Trails Master Plan Amendment

PULTEGROUP
HILGARTWILSON
LAND JOINT VENTURE ENGINEERING, INC.
2010 N. CENTRAL AVENUE, SUITE 2000
PHOENIX, ARIZONA 85004
TEL: 602.440.1000
WWW.HILGARTWILSON.COM

***Proposed Amendment Request to City Trail System Map
(Larger Map Included with Application Request)***



By separate application, we are also requesting a rezone of a portion of the Property from Ranch or Farm Residence (S-1 NBCOD) and Flood Hazard, Planned Community District (FH PCD NBCOD) to Intermediate Commercial with Height Waiver (C-2 HGT/WVR NBCOD).

The purpose of these requests is to facilitate the development of an undeveloped part of the North Gateway Village with a community-oriented commercial development, including retail, service, hospitality, and fitness uses (the “Project”). Once complete, the Project will support existing and planned commercial, residential, and employment uses along the Black Canyon Freeway corridor.

The City of Phoenix evaluates General Plan Amendments using ten (10) questions, listed and answered below.

1. Does the proposed amendment encourage concentration of development intensity in cores?

Response: Yes. Though the North Gateway Village Core is not fully developed at this time, the Project covers a larger footprint than the remaining undeveloped parcels in the Core. Therefore, a Project of this size is simply unable to fit within the Core. Furthermore, many of the previously unimproved parcels in the Core are currently being developed with multifamily residential projects. The proposed amendment will enable the development of the Project on Property within the North Black Canyon Corridor—and immediately adjacent to the Core. The commercial components of this Project will support and serve the nearby multifamily projects that are currently in the pipeline and encourage additional density in the North Gateway Village

Core. This is consistent with PlanPHX 2025's goal of promoting development of vacant parcels within Corridors and near Cores.

2. *How many potential jobs would be created or lost by approving and implementing the proposed amendment?*

Response: Currently, the Property is designated primarily for low-density residential uses. The proposed amendment would allow for retail, service, fitness, and hospitality uses. In total, Vestar intends to develop a mix of commercial uses, all of which will create employment opportunities in an area designated as a Major Employment Center by the City.

3. *How many potential housing units would be created or lost by approving and implementing the proposed amendment?*

Response: The Property is currently designated for a mix of residential densities, the maximum of which is 5 du/acre. Because of the nature of the Property (e.g., floodplain coverage) the maximum number of potential housing units under this current designation cannot be accurately calculated at this juncture. However, the Village needs housing units less than it needs retail and service opportunities because it is largely a bedroom community currently and planned development in the Village Core consists primarily of multifamily residential developments. Approving and implementing this proposed amendment is consistent with the North Gateway Village Character Plan's primary Opportunity for Growth and Investment: lack of commercial retail/services. This Project is designed to directly address this opportunity. Furthermore, development of the Project will have second-order impacts on potential housing in the North Gateway Village. This is because the mix of retail, fitness, and service uses provided by the Project will support and encourage additional residential development in the area.

4. *Is there a need for the proposed use(s) or density(ies) in the requested location? Explain*

Response: Yes. The North Gateway Village is undergoing a development renaissance with numerous projects in the pipeline, including the TSMC Campus already under construction. The Project will provide critical lodging opportunities while this campus continues to develop. The proposed uses and densities of this Project are consistent with, and complementary to, the uses and densities of being brought to the surrounding area. Specifically, the Project will bring much-needed retail options to an under-served area. As the North Gateway Village continues to grow, the need for high-quality retail, service, fitness, and hospitality uses will only increase. The proposed amendment will preempt this impending issue and decrease the need for residents of the North Black Canyon Corridor to travel long distances to access services.

5. *What impact would the proposed amendment have on adjacent or nearby land?*

- a. *Impact on developed land*

Response: Development of the Project on this Property will abate dust and provide stormwater runoff management by absorbing a large, vacant parcel. In addition to improving air quality for nearby land by abating dust (one of PlanPHX 2025's primary Environmental Challenges), the Project will also decrease emissions. This will be achieved by providing nearby shopping

and dining opportunities to North Gateway Village residents and thereby obviating the need to travel long distances to access similar opportunities.

b. Impact on vacant land

Response: The proposed amendment will increase the value of nearby vacant land by allowing Vestar to develop the Property with a high-quality, thoughtfully designed Project.

6. How will the proposed amendment affect traffic generation and the transportation system?

Response: Please refer to the Traffic Impact Analysis attached to this request.

7. Will the proposed amendment create additional need for recreation and open space facilities? If so, how will the additional need be met?

Response: The proposed amendment will not create additional residents in the area and therefore will not increase the need for recreation and open space facilities. Despite this, the proposed amendment will create passive and active recreational opportunities by the providing multi-use pathways along portions of the Project’s perimeter as well as preserving Skunk Creek Wash as open space along the eastern portion of the Property.

8. Community Benefits: How does the request address the community’s unique opportunities and challenges related to prosperity, health and the environment?

Response: This request addresses PlanPHX’s Prosperity Challenges by supporting the workforce and future employment opportunities. Specifically, this request will support Phoenix’s burgeoning chip-manufacturing workforce by providing much-needed and highly desirable amenities (e.g., fitness, lodging, shopping, and dining) near their workplace. Similarly, this request addresses PlanPHX’s Health Challenges by preserving Skunk Creek Wash and developing the built environment of the Project to invite residents to enjoy this open space. Finally, this request addresses Plan PHX’s Environment Opportunities by reducing carbon emissions—by reducing the travel distance necessary for North Gateway Village residents to shop and dine.

9. How will the proposed amendment affect the character and image of the adjacent area, neighborhood, and village?

Response: The proposed amendment will advance the land use principles in the North Gateway Village Character Plan (the “Character Plan”) and the North Black Canyon Corridor Plan (the “Corridor Plan”).

The proposed amendment supports the design principles of the Character Plan in several ways. First, the Project will provide housing that is “developed and constructed in a quality manner.” Second, the Project will integrate “natural features such as washes.” Specifically, the Project will incorporate Skunk Creek Wash into its design. And third, the Project will address one of the Character Plan’s “opportunities for growth and investment” by bringing commercial retail and services to the area.

In addition to the Character Plan, the Corridor Plan ensures that development is compatible with the desert environment by providing comprehensive design guidelines, including the following vision principles from the North Black Canyon Corridor Commercial Design Booklet: (1) encouraging the use of natural materials, colors, landscaping, artwork, and building forms; (2) connecting the built and natural environments by integrating the desert into public areas; (3) including simple, contemporary design patterns with southwestern and heritage accent elements containing varying forms and colors most desired by the community; and (4) providing a mix of commercial uses so that sites are desirable and productive throughout the day.

The proposed Project fulfills these design principles by: (1) harnessing a diversity of material and colors that are visually appropriate, (2) ensuring materials reflect the function of adjacent spaces, (3) using materials that are responsive to the desert environment, (4) providing views to Skunk Creek Wash and other natural resources, and (5) providing a desirable mix of retail, service, and hospitality uses.

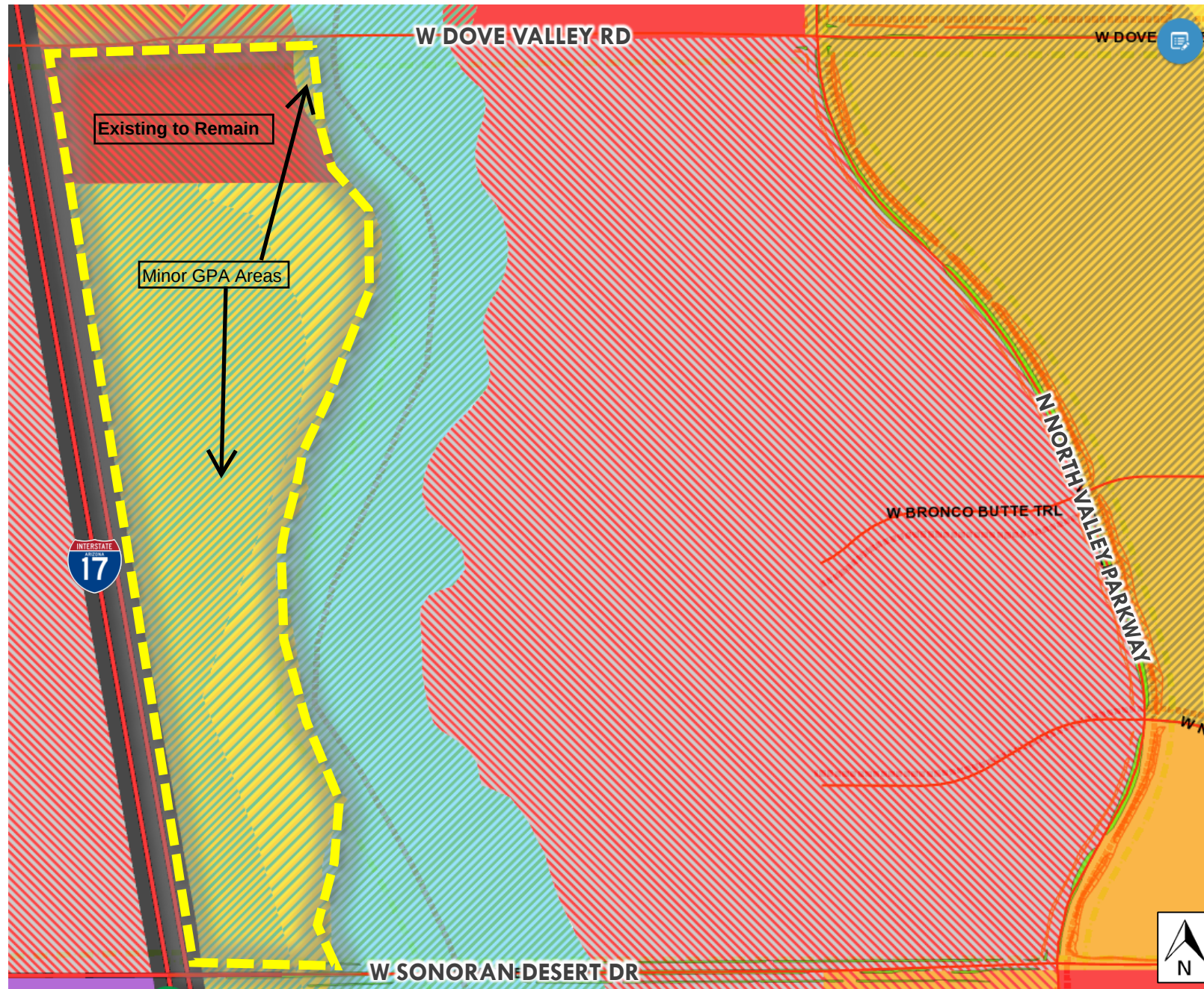
In short, the proposed amendment will benefit the character of the adjacent area, neighborhood, and Village by contributing to the North Gateway Village's sense of place and providing a suitable transition from I-17 to the Village's Core.

10. Additional comments as appropriate

Response: As reflected by the building elevations included in the application package, the Project is an appropriately scaled and attractive development that furthers the Character Plan and Corridor plan, as described above. Furthermore, the Project will enhance the surrounding area through thoughtful site and architectural design, the use of high-quality building materials, significant landscape enhancements, and the construction of enhanced pedestrian infrastructure along Dove Valley Road, Sonoran Desert Drive, and throughout the Property.

The North Gateway Village is a thriving, evolving community. Vestar is looking forward to helping build this community by providing much-needed fitness and lodging opportunities integrated into a world-class retail center.

EXISTING GENERAL PLAN MAP



SUBJECT PROPERTY

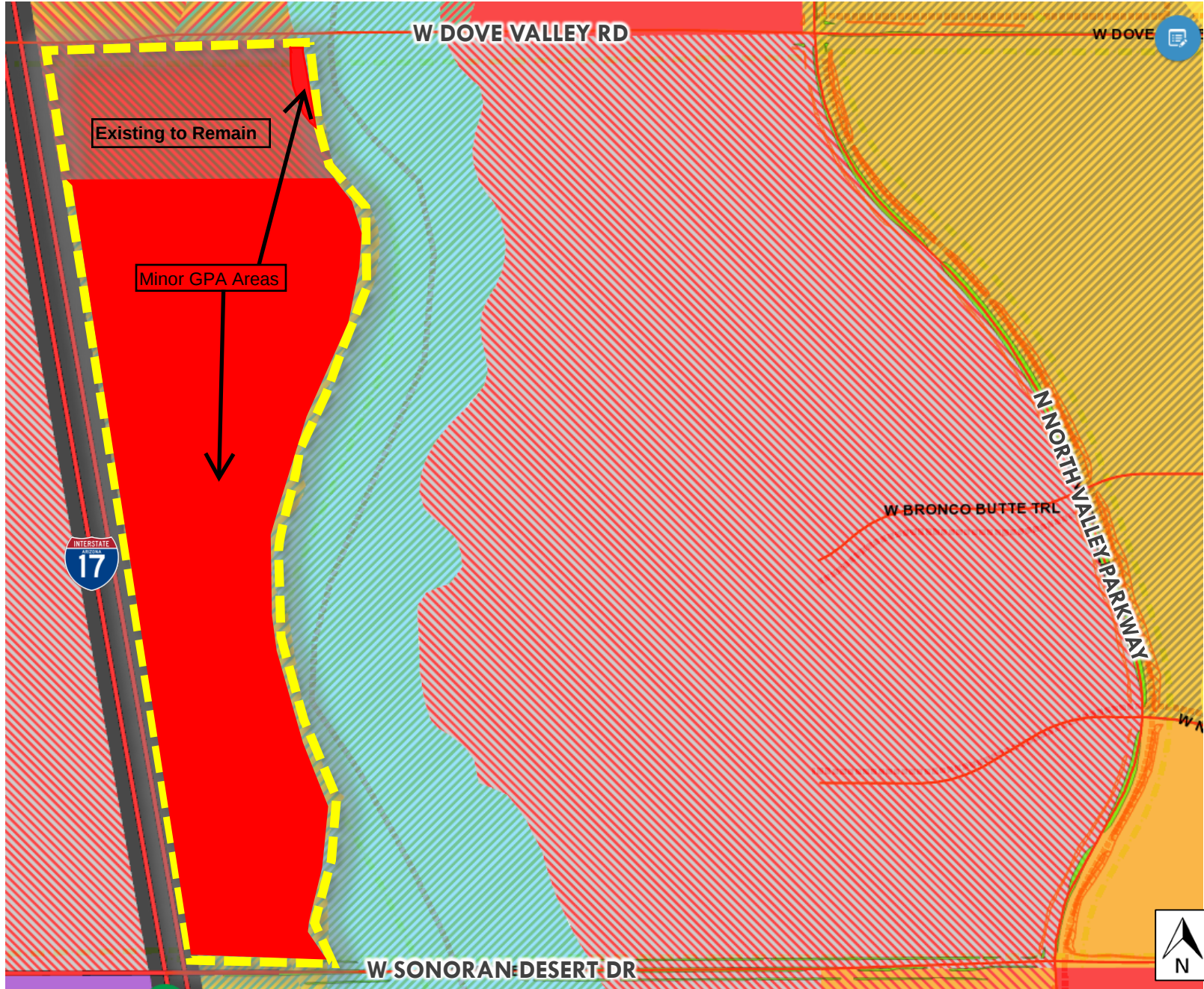
 Preserves / 1 to 2 du/ac

 Preserves / 2 to 3.5 or 3.5 to 5 du/ac

LEGEND

 Mixed Use (Commercial / 15+ du/ac)

PROPOSED GENERAL PLAN MAP



SUBJECT PROPERTY

LEGEND

- Preserves / 1 to 2 du/ac
- Preserves / 2 to 3.5 or 3.5 to 5 du/ac

- Commercial
(Proposed Land Use Designation)
- Mixed Use (Commercial / 15+ du/ac)

CONTEXT AERIAL EXHIBIT

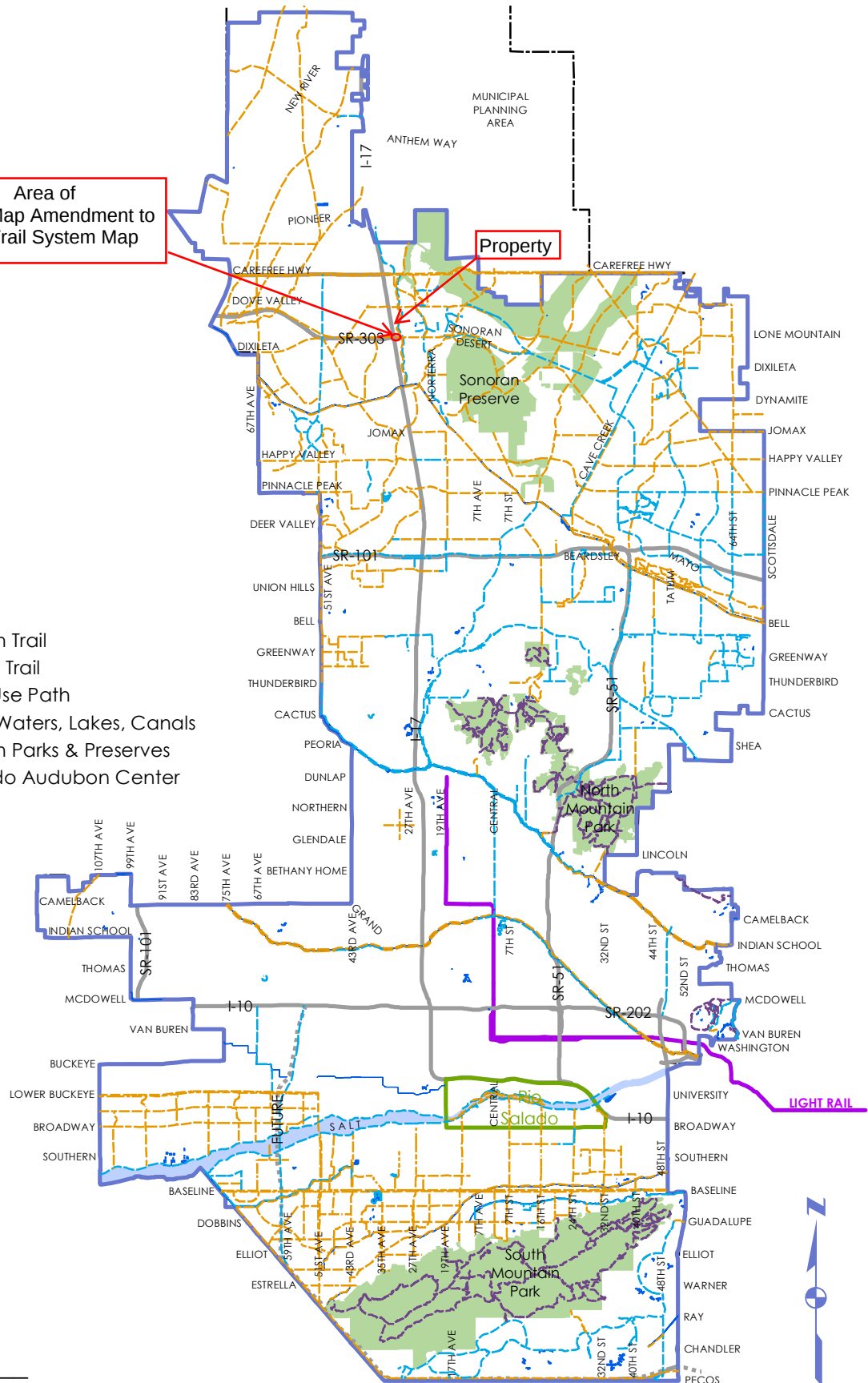


 **SUBJECT
PROPERTY**

CITY TRAIL SYSTEM

- Mountain Trail
- Multi-Use Trail
- Shared-Use Path
- Surface Waters, Lakes, Canals
- Mountain Parks & Preserves
- Rio Salado Audubon Center

CITY TRAIL SYSTEM FIGURE ____





PLANNING & DEVELOPMENT DEPARTMENT

CITY OF PHOENIX PLANNING DIVISION PRE-APPLICATION NOTES

(to be included with rezoning application)

Pre-Application # ZPA-225-24	
Date: December 2, 2024 Time: 2:00 PM	
Property Location	Southeast corner of I-17 and Dove Valley Road
Existing Zoning	C-2 NBCOD, S-1 NBCOD, FH PCD NBCOD
Requested Zoning	C-2 NBCOD
Proposed Use	Commercial/Retail Use with Hospitality and Multifamily Residential
General Plan Land Use Map Designation	Commercial/15+du/ac, Preserves / 2-3.5 & 3.5-5 du/ac, Preserves / Floodplain, Parks / Open Space / 3.5-5 du/ac
General Plan Amendment	Required
Village	North Gateway
Village Planner	Adrian Zambrano
Area Plans, Overlays, Special Planning Districts	North Black Canyon Corridor Plan and Overlay District
Prior Rezoning Case History	Z-125-06 (C-2), Z-29-02 (FH PCD)
Council District	District 2: Councilmember Jim Waring
Gross Acreage	159
Dwelling Units Per Gross Acre	N/A
Fee	\$3,910 plus \$415 per acre up to 40 acres

Staff Comments:

- Not consistent with General Plan Land Use Map designations. Minor General Plan Amendment required.
- Clarify if FH PCD NCBOD zoning is proposed to be modified. Preliminary CLOMR engineering documents will be required to be submitted to Floodplain Management for review and approval of modified FH zoning boundaries.

-
- Located within the North Gateway Village Core Plan area, which calls for enhanced pedestrian connectivity, building orientations that promote pedestrian walkability, minimizing large areas of surface parking, and maximizing shared parking (including parking garages). Recommend early review of this plan and incorporating elements that further the goals, policies, and recommendations of the plan prior to rezoning case submittal.
-
- Recommend early coordination with the Parks and Recreation Department regarding dedication of Skunk Creek Wash as Sonoran Preserve and any other potential dedications.
-
- Recommend early review of the North Black Canyon Overlay District (NBCOD) and designing the project in compliance with the NBCOD design guidelines prior to rezoning case submittal.
-
- A multi-use trail (MUT) will be required to be constructed within a multi-use trail easement (MUTE) along the south side of Dove Valley Road, along the west side of Skunk Creek Wash, and along the north side of Sonoran Desert Drive.
-
- Include a landscape plan with rezoning case submittal which depicts enhanced landscaping and enhanced shading.
-
- Recommend early outreach to Growth and Infrastructure team regarding required impact fees.
-
- Recommend early outreach to Street Transportation Department regarding street alignment and required infrastructure, including the Paseo del Prado pedestrian bridge across Skunk Creek Wash.
-
- Recommend early outreach to the VPC Chair, Council District 2, adjacent property owners, and nearby single-family neighborhoods to the east.
-
-
-

Potential Zoning Adjustments:

-
-

Unique issues or circumstances associated with the subject site or proposal which may be beneficial for discussion at the pre-application meeting:

-
-

Notes:

- Development Division pre-application meeting with corresponding SHAPE application number is required prior to submitting the rezoning application. https://www.phoenix.gov/pddsite/Documents/TRT/dsd_trt_pdf_00075.pdf
- Traffic Impact Analysis (TIA)
 - All rezoning cases are required to submit an **accepted** Traffic Impact Analysis (TIA), accepted meaning a TIA that has been reviewed and

approved by the Street Transportation Department, prior to submitting a rezone application submittal to Planning and Development.

- **ALL REZONE APPLICATIONS SUBMITTED WITHOUT AN ACCEPTED TRAFFIC IMPACT ANALYSIS SHALL BE DEEMED ADMINISTRATIVELY INCOMPLETE.**
- When submitting the analysis for review, in preparation for a rezone submittal, the analysis shall be submitted to the Planning and Development Department Payments and Submittals Counter or by email to payments.submittals@phoenix.gov. Contact Mohamad Al-Kahlout Mohamad.Al-kahlout@phoenix.gov to set up a scoping meeting to discuss the requirements of the study.
- NOTE: The traffic study should represent impact of the maximum requested entitlement being sought, not what the development is proposing.
- Site plan and elevations are required.
- School district notification must be completed 30 days prior to submittal of requests including any residential use.
- Summary from the neighborhood meeting shall be submitted at the post-application meeting. This shall include the date, time and location of the meeting, sign-in sheet and any issues raised at the meeting.
- A copy of the rezoning and special permit process packet can be found on our website: <https://www.phoenix.gov/pdd/planning-zoning/pzdocs>

Meeting Participants:

Name	Company	Phone	Email
Byron Easton	PDD	(602) 262-6823	byron.easton@phoenix.gov
Adrian Zambrano	PDD	(602) 534-6057	adrian.zambrano@phoenix.gov
Joshua Rogers	STD	(602) 534-7352	joshua.rogers@phoenix.gov
Dennis Newcombe	Gammage & Burnham, PLC	(602) 256-4446	dnewcombe@gblaw.com
Lily Drosos	Gammage & Burnham, PLC	(602) 256-4474	ldrosos@gblaw.com
*MEETING HELD VIRTUALLY			

Ownership Authorization Form

This form is part of the rezoning/special permit requirement. This form authorizes a person, other than the owner, to file for the rezoning/special permit case. For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, option #6.

It is requested that an application to rezone be accepted by the Planning and Development Department for property located
Northeast corner of Interstate-17 and Sonoran Desert Drive

This property is owned by Arizona State Land Department and legally described
as:

See attached (or, see attached)

The property contains a gross lot area (includes right-of-way to the centerline of adjacent street or alley, or 25 feet along a freeway or canal that is subject to the Canal Bank Design Guidelines) of Approx. 130.971 acres

Assessor Parcel Number(s): State Trust land located in T5, R2, Section 14 in the City of Phoenix
ASLD KE 53-124569-00-100

The attached map/survey accurately portrays the parcel configuration and property dimensions, as reflected in the legal description.

I hereby certify that the above information is correct, and that I am authorized to file an application on said property, being the owner of record. I am requesting this rezoning to pursue entitlements that will allow additional density or uses than otherwise permitted under the current zoning. I believe these new entitlements are in my best interest as the property owner.

[Signature] 2/26/25
Property Owner Signature (See attached authorized agent letters dated 01/06/25 from ASLD and 02/11/2025 from Vestar)

I hereby authorize Gammage & Burnham, P.L.C. to file for and pursue the rezoning on my behalf.

This instrument was acknowledged before me on this 26TH day of FEBRUARY, 2025 by
DENNIS NEWCOMBE. In witness whereof, I hereunto set my hand and official seal.

Bradford Brohard
Notary Public



BRADFORD B. BROHARD
Notary Public - Arizona
Maricopa Co. / #613849
Expires 09/01/2025

**LEGAL DESCRIPTION
I-17 & DOVE VALLEY ROAD
ZONING S1 to C2 PARCEL**

FEBRUARY 25, 2024
Job No. 7047
Page 1 of 2

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EASTERLY OF THE INTERSTATE 17, BLACK CANYON HIGHWAY FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14 A 1/2" REBAR WITH NO IDENTIFICATION FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14, BEARS SOUTH 89°33'14" WEST, A DISTANCE OF 2645.50 FEET;

THENCE SOUTH 00°15'09" EAST, ALONG THE EAST LINE OF NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 800.00 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°33'14" WEST, A DISTANCE OF 56.23 FEET, TO THE **POINT OF BEGINNING**;

THENCE SOUTH 05°42'03" EAST, A DISTANCE OF 3.69 FEET;

THENCE SOUTH 11°33'56" EAST, A DISTANCE OF 73.54 FEET;

THENCE SOUTH 14°01'36" EAST, A DISTANCE OF 85.90 FEET;

THENCE SOUTH 05°11'04" EAST, A DISTANCE OF 38.35 FEET;

THENCE SOUTH 09°18'50" EAST, A DISTANCE OF 42.50 FEET;

THENCE SOUTH 06°16'51" WEST, A DISTANCE OF 180.24 FEET;

THENCE SOUTH 00°41'52" EAST, A DISTANCE OF 175.79 FEET;

THENCE SOUTH 07°17'46" EAST, A DISTANCE OF 178.02 FEET;

THENCE SOUTH 01°37'37" EAST, A DISTANCE OF 72.05 FEET;

THENCE SOUTH 05°20'08" WEST, A DISTANCE OF 82.30 FEET;

THENCE SOUTH 26°07'01" WEST, A DISTANCE OF 407.66 FEET;

THENCE SOUTH 18°13'31" WEST, A DISTANCE OF 347.16 FEET;

THENCE SOUTH 08°39'33" WEST, A DISTANCE OF 171.83 FEET;

THENCE SOUTH 29°14'22" WEST, A DISTANCE OF 214.39 FEET, TO A CURVE CONCAVE EAST, HAVING A RADIUS OF 450.00 FEET;

THENCE SOUTHERLY 287.29 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°34'42";

THENCE SOUTH 07°20'20" EAST, A DISTANCE OF 672.65 FEET, TO A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1,200.00 FEET;

THENCE SOUTHEASTERLY 672.79 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°07'25";



THENCE SOUTH 39°27'45" EAST, A DISTANCE OF 235.24 FEET, TO THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE SOUTH 00°15'09" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 776.60 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 14, A CITY OF PHOENIX BRASS CAP FLUSH;

THENCE SOUTH 89°51'50" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 1,022.89 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 09°47'20" WEST, A DISTANCE OF 4,544.67 FEET;

THENCE NORTH 89°33'14" EAST, A DISTANCE OF 1,719.62 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 5,370,225 SQUARE FEET OR 123.283 ACRES, MORE OR LESS.



DOVE VALLEY ROAD

(BASIS OF BEARINGS)
S89°33'14"W 2645.50'

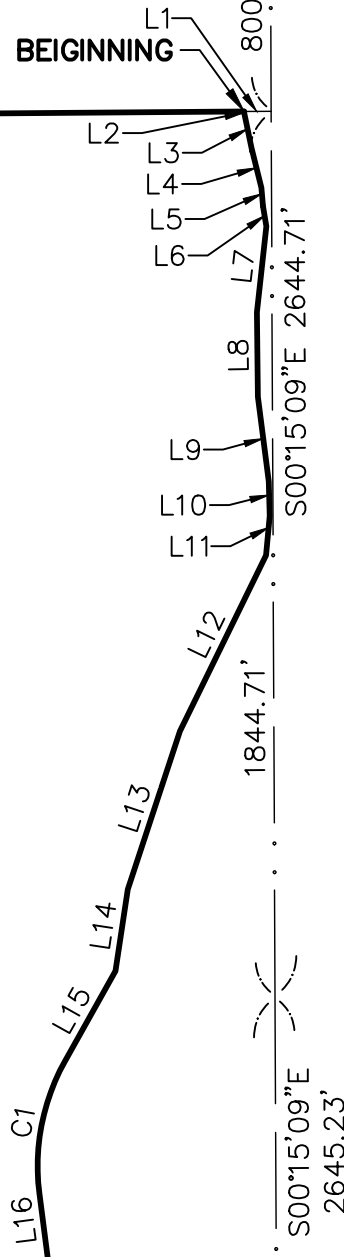
NORTHWEST CORNER
SECTION 14, T5N, R2E

NORTH QUARTER CORNER
SECTION 14, T5N, R2E
FND. REBAR WITH NO ID.
POINT OF COMMENCEMENT

POINT OF BEGINNING

N89°33'14"E 1719.62'

INTERSTATE I-17
N09°47'20"W 4544.67'



SEE SHEET 2



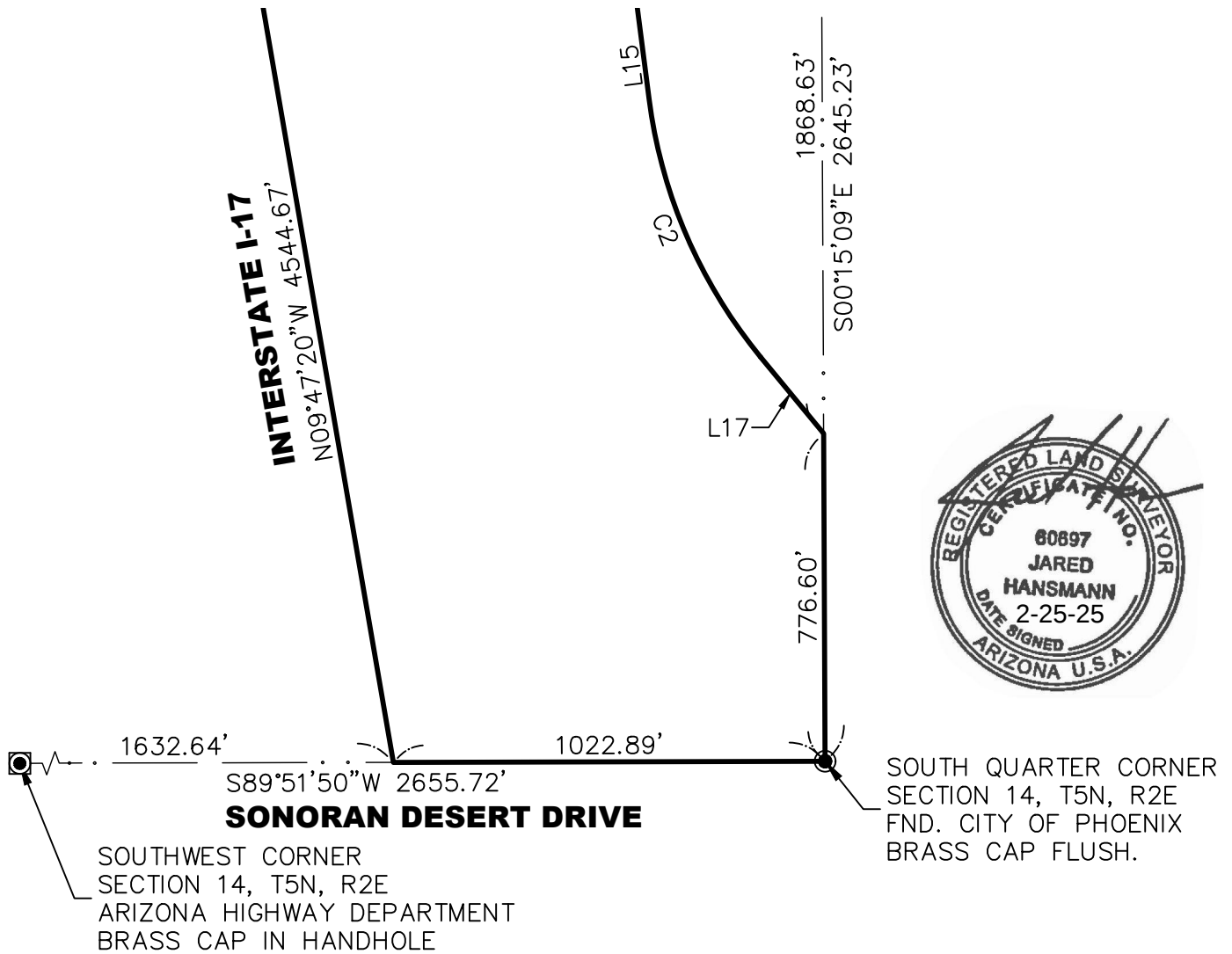
RICK

2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029
602-957-3350
rickengineering.com

EXHIBIT "A"
I-17 & DOVE VALLEY ROAD
S1 TO C2
PHOENIX, ARIZONA

DRAWING:	7047_DV_S1_to_C2_Exhibit		
JOB#	7047	SCALE:	NTS
DRAFTER:	CRS	CHK:	JH
		SHT:	1 OF 3
		DATE:	02/25/25

SEE SHEET 1



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	36°34'42"	450.00'	287.29'	S10°57'01"W 282.43'
C2	32°07'25"	1200.00'	672.79'	S23°24'02"E 664.02'



2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029
602-957-3350
rickengineering.com

EXHIBIT "A"
I-17 & DOVE VALLEY ROAD
S1 TO C2
PHOENIX, ARIZONA

DRAWING:	7047_DV_S1_to_C2_Exhibit		
JOB#	7047	SCALE:	NTS SHT: 2 OF 3
DRAFTER:	CRS	CHK:	JH DATE: 02/25/25

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°33'14"W	56.23'
L2	S05°42'03"E	3.69'
L3	S11°33'56"E	73.54'
L4	S14°01'36"E	85.90'
L5	S05°11'04"E	38.35'
L6	S09°18'50"E	42.50'
L7	S06°16'51"W	180.24'
L8	S00°41'52"E	175.79'
L9	S07°17'46"E	178.02'
L10	S01°37'37"E	72.05'
L11	S05°20'08"W	82.30'
L12	S26°07'01"W	407.66'
L13	S18°13'31"W	347.16'
L14	S08°39'33"W	171.83'
L15	S29°14'22"W	214.39'
L16	S07°20'20"E	672.65'
L17	S39°27'45"E	235.24'



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EXHIBIT "A"
I-17 & DOVE VALLEY ROAD
S1 TO C2
PHOENIX, ARIZONA

DRAWING:	7047_DV_S1_to_C2_Exhibit		
JOB#	7047	SCALE:	NTS
DRAFTER:	CRS	CHK:	JH
		SHT:	3 OF 3
		DATE:	02/25/25

**LEGAL DESCRIPTION
I-17 & DOVE VALLEY ROAD
ZONING FH TO C2 - 1 PARCEL**

FEBRUARY 25, 2024
Job No. 7047
Page 1 of 2

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EASTERLY OF THE INTERSTATE 17, BLACK CANYON HIGHWAY FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14 A 1/2" REBAR WITH NO IDENTIFICATION FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14, BEARS SOUTH 89°33'14" WEST, A DISTANCE OF 2645.50 FEET;

THENCE SOUTH 89°33'14" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 313.75 FEET, TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°26'46" EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 12°05'32" EAST, A DISTANCE OF 195.12 FEET, TO A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHEASTERLY 274.14 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°24'51";

THENCE SOUTH 43°30'23" EAST, A DISTANCE OF 216.24 FEET, TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14;

THENCE SOUTH 00°15'09" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 302.05 FEET, TO A POINT REFERENCED HEREON AS **POINT "A"**;

THENCE DEPARTING SAID EAST LINE NORTH 89°46'23" WEST, A DISTANCE OF 18.23 FEET;

THENCE NORTH 05°11'04" WEST, A DISTANCE OF 32.16 FEET;

THENCE NORTH 14°01'36" WEST, A DISTANCE OF 85.90 FEET;

THENCE NORTH 11°33'56" WEST, A DISTANCE OF 73.54 FEET;

THENCE NORTH 05°42'03" WEST, A DISTANCE OF 3.69 FEET;

THENCE NORTH 89°33'14" EAST, A DISTANCE OF 0.80 FEET;

THENCE NORTH 15°10'37" WEST, A DISTANCE OF 63.29 FEET;

THENCE NORTH 26°05'12" WEST, A DISTANCE OF 51.05 FEET;

THENCE NORTH 30°51'27" WEST, A DISTANCE OF 70.17 FEET;

THENCE NORTH 45°42'56" WEST, A DISTANCE OF 110.13 FEET;

THENCE NORTH 30°27'21" WEST, A DISTANCE OF 177.20 FEET;

THENCE NORTH 14°49'01" WEST, A DISTANCE OF 91.59 FEET;

THENCE NORTH 03°54'31" WEST, A DISTANCE OF 95.27 FEET;

THENCE NORTH 01°52'57" WEST, A DISTANCE OF 217.54 FEET, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14;



THENCE NORTH 89°33'14" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 18.89 FEET, TO THE **POINT OF BEGINNING**.

TOGETHER WITH

COMMENCING AT SAID POINT "A";

THENCE SOUTH 00°15'09" EAST, ALONG THE EAST LINE OF NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 660.78 FEET, TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°15'09" EAST, A DISTANCE OF 250.26 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 17°59'15" WEST, A DISTANCE OF 1,008.85 FEET, TO A CURVE CONCAVE EAST, HAVING A RADIUS OF 1,500.00 FEET;

THENCE SOUTHERLY 931.00 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°33'42";

THENCE SOUTH 17°34'27" EAST, A DISTANCE OF 205.73 FEET;

THENCE SOUTH 26°07'10" EAST, A DISTANCE OF 600.17 FEET; TO THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE DEPARTING SAID EAST LINE, NORTH 39°27'45" WEST, A DISTANCE OF 235.24 FEET, TO A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1,200.00 FEET;

THENCE NORTHWESTERLY 672.79 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°07'25";

THENCE NORTH 07°20'20" WEST, A DISTANCE OF 672.65 FEET, TO A CURVE CONCAVE EAST, HAVING A RADIUS OF 450.00 FEET;

THENCE NORTHERLY 287.29 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°34'42";

THENCE NORTH 29°14'22" EAST, A DISTANCE OF 214.39 FEET;

THENCE NORTH 08°39'33" EAST, A DISTANCE OF 171.83 FEET;

THENCE NORTH 18°13'31" EAST, A DISTANCE OF 347.16 FEET;

THENCE NORTH 26°07'01" EAST, A DISTANCE OF 407.66 FEET;

THENCE NORTH 05°20'08" EAST, A DISTANCE OF 73.03 FEET;

THENCE NORTH 89°37'26" EAST, A DISTANCE OF 7.49 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 320,945 SQUARE FEET OR 7.368 ACRES, MORE OR LESS.



NORTHWEST CORNER
SECTION 14, T5N, R2E

DOVE VALLEY ROAD

(BASIS OF BEARINGS)

S89°33'14"W 2645.50'

NORTH QUARTER CORNER
SECTION 14, T5N, R2E
FND. REBAR WITH NO ID.
POINT OF COMMENCEMENT

2312.86'

POINT OF BEGINNING

689.55'

S00°15'09"E 2644.71'

POINT "A"
SEE SHEET 2

1653.11'

CENTER OF SECTION 14
T5N, R2E



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S00°26'46"E	100.00'
L2	S12°05'32"E	195.12'
L3	S43°30'23"E	216.24'
L4	S00°15'09"E	302.05'
L5	N89°46'23"W	18.23'
L6	N05°11'04"W	32.16'
L7	N14°01'36"W	85.90'
L8	N11°33'56"W	73.54'
L9	N05°42'03"W	3.69'
L10	S89°33'14"W	0.80'
L11	N15°10'37"W	63.29'
L12	N26°05'12"W	51.05'
L13	N30°51'27"W	70.17'
L14	N45°42'56"W	110.13'
L15	N30°27'21"W	177.20'
L16	N14°49'01"W	91.59'
L17	N03°54'31"W	95.27'
L18	N01°52'57"W	217.54'
L19	N89°33'14"E	18.89'



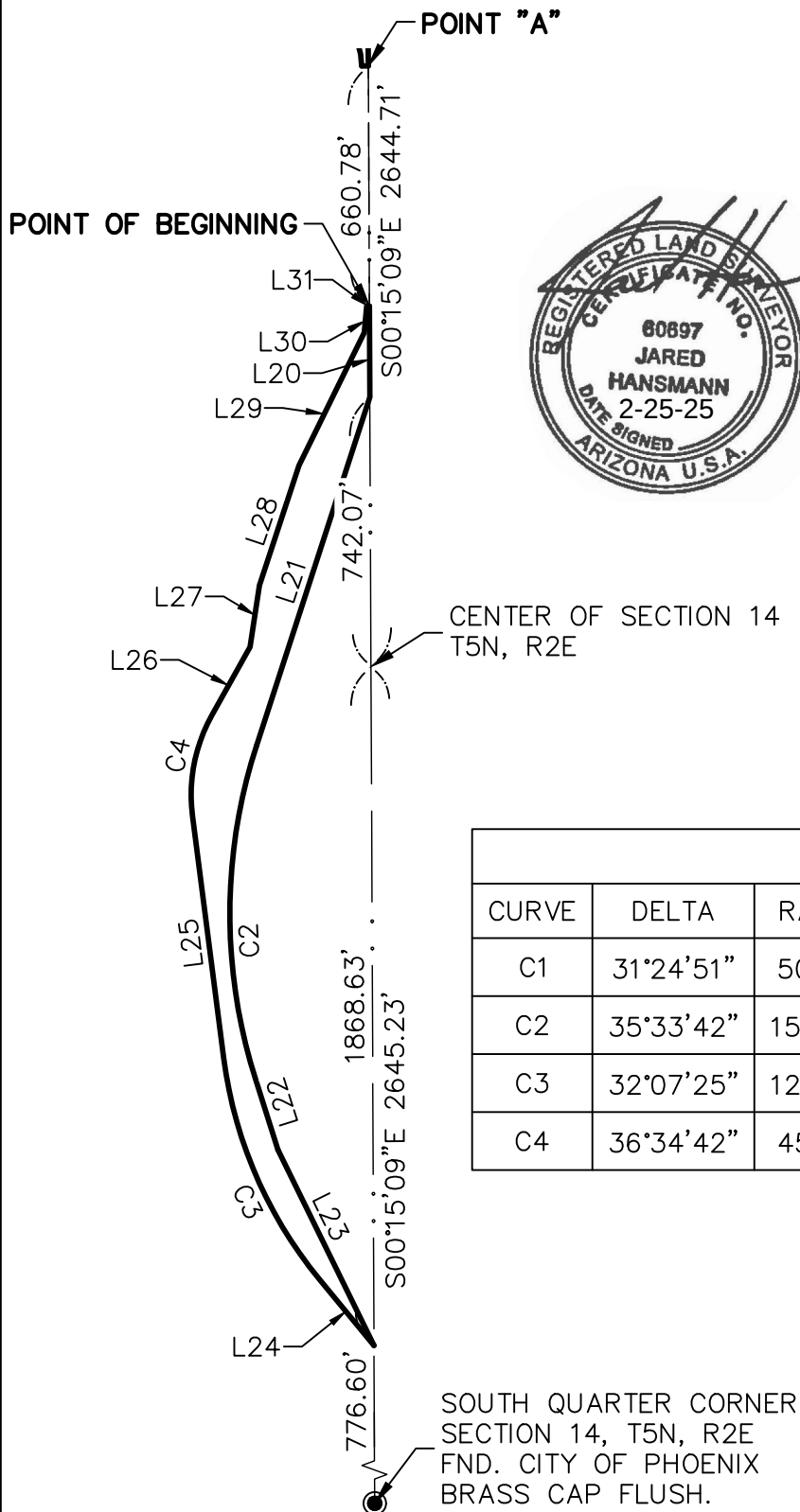
RICK

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602-957-3350
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EXHIBIT "A"

I-17 & DOVE VALLEY ROAD
FH TO C2 - 1
PHOENIX, ARIZONA

DRAWING:	7047_DV_FH_to_C2_1_Exhibit		
JOB#	7047	SCALE:	NTS
DRAFTER:	CRS	CHK:	JH
		SHT:	1 OF 2
		DATE:	02/25/25



LINE TABLE		
LINE	DIRECTION	LENGTH
L20	S00°15'09"E	250.26'
L21	S17°59'15"W	1008.85'
L22	S17°34'27"E	205.73'
L23	S26°07'10"E	600.17'
L24	N39°27'45"W	235.24'
L25	N07°20'20"W	672.65'
L26	N29°14'22"E	214.39'
L27	N08°39'33"E	171.83'
L28	N18°13'31"E	347.16'
L29	N26°07'01"E	407.66'
L30	N05°20'08"E	73.03'
L31	N89°37'26"E	7.49'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	31°24'51"	500.00'	274.14'	S27°47'58"E 270.72'
C2	35°33'42"	1500.00'	931.00'	S00°12'24"W 916.13'
C3	32°07'25"	1200.00'	672.79'	S23°24'02"E 664.02'
C4	36°34'42"	450.00'	287.29'	S10°57'01"W 282.43'



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EXHIBIT "A"
I-17 & DOVE VALLEY ROAD
FH TO C2 - 1
PHOENIX, ARIZONA

DRAWING:	7047_DV_FH_to_C2_1_Exhibit		
JOB#	7047	SCALE:	NTS
DRAFTER:	CRS	CHK:	JH
		SHT:	2 OF 2
		DATE:	02/25/25

**LEGAL DESCRIPTION
I-17 & DOVE VALLEY ROAD
ZONING FH to C2 PARCEL**

MARCH 03, 2025
Job No. 7047
Page 1 of 1

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EASTERLY OF THE INTERSTATE 17, BLACK CANYON HIGHWAY FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14 A 1/2" REBAR WITH NO IDENTIFICATION FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14, BEARS SOUTH 89°33'14" WEST, A DISTANCE OF 2645.50 FEET;

THENCE SOUTH 00°15'14" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 991.60 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°15'14" EAST, A DISTANCE OF 660.78 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°37'26" WEST, A DISTANCE OF 7.54 FEET;

THENCE NORTH 05°20'08" EAST, A DISTANCE OF 9.27 FEET;

THENCE NORTH 01°37'37" WEST, A DISTANCE OF 72.05 FEET;

THENCE NORTH 07°17'46" WEST, A DISTANCE OF 178.02 FEET;

THENCE NORTH 00°41'52" WEST, A DISTANCE OF 175.79 FEET;

THENCE NORTH 06°16'51" EAST, A DISTANCE OF 180.24 FEET;

THENCE NORTH 09°18'50" WEST, A DISTANCE OF 42.50 FEET;

THENCE NORTH 05°11'04" WEST, A DISTANCE OF 6.20 FEET;

THENCE SOUTH 89°46'23" EAST, A DISTANCE OF 18.26 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 13,962 SQUARE FEET OR 0.321 ACRES, MORE OR LESS.

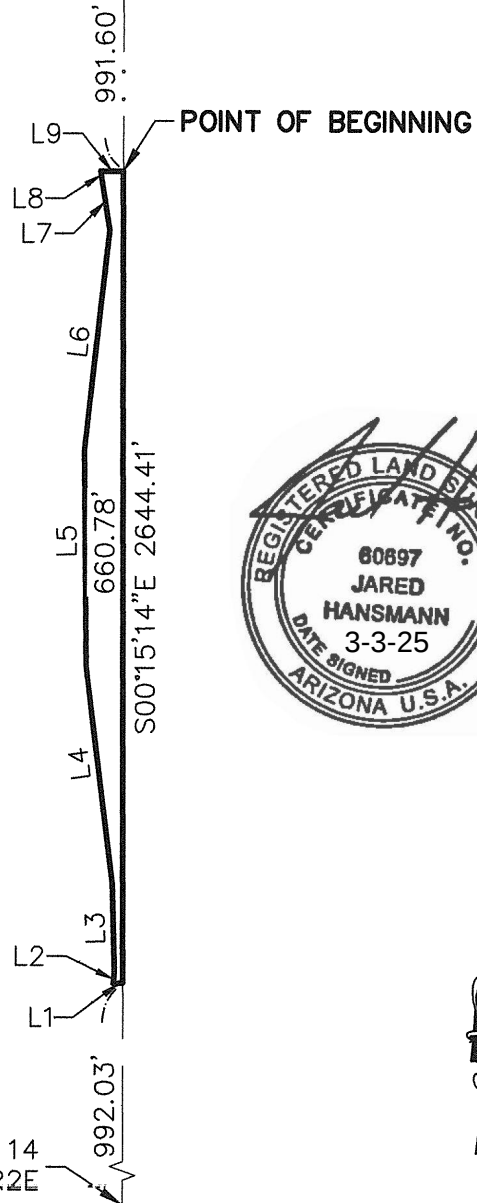


NORTHWEST CORNER
SECTION 14, T5N, R2E

DOVE VALLEY ROAD

(BASIS OF BEARINGS)
S89°33'14"W 2645.50'

NORTH QUARTER CORNER
SECTION 14, T5N, R2E
FND. REBAR WITH NO ID.
POINT OF COMMENCEMENT



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°37'28"W	7.54'
L2	N05°20'08"E	9.27'
L3	N01°37'37"W	72.05'
L4	N07°17'46"W	178.02'
L5	N00°41'52"W	175.79'
L6	N06°16'51"E	180.24'
L7	N09°18'50"W	42.50'
L8	N05°11'04"W	6.20'
L9	S89°46'25"E	18.26'

CENTER OF SECTION 14
T5N, R2E



2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029
602-957-3350
rickengineering.com

EXHIBIT "A"
I-17 & DOVE VALLEY ROAD
FH TO C2_2
PHOENIX, ARIZONA

DRAWING:	7047_DV_FH_to_C2_2_Exhibit		
JOB#	7047	SCALE:	NTS
		SHT:	1 OF 1
DRAFTER:	CRS	CHK:	JH
		DATE:	03/03/25

February 11, 2025

City of Phoenix
Planning and Development Department
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003

Re: Letter of Authorization.
State Trust land located in T5, R2, Section 14 in the City of Phoenix.
ASLD KE 53-124569-00-100.

To Whom It May Concern:

The Arizona State Trust Land is the owner of the property located at the southeast corner of Dove Valley Road and the I-17 Freeway, see above location references (the "Property"). Per the Arizona State Trust Land letter dated January 6, 2025, Vestar Dove Valley, LLC has permission to act as authorized agent to file the necessary land entitlement applications with City of Phoenix for the Property. (See attached State Land Dept. letter)

With that said, please accept this letter and signature below as consent and authorization for Gammage & Burnham PLC to represent Vestar Dove Valley, LLC in the filing and processing of land entitlement applications, including representation at meetings and hearings, for all City applications as reasonably necessary to facilitate the development of large commercial/retail center on the Property.

This authorization is valid unless revoked in writing.

Vestar Dove Valley, LLC

By: 
[Signature]

Kean Thomas
[Print Name]

Its: Manager
[Title]

Katie Hobbs
Governor



Robyn Sahid
Commissioner

Arizona State Land Department

1110 West Washington Street, Phoenix, AZ 85007
(602) 542-4631

January 6, 2025

Kean Thomas
Vestar Dove Valley, LLC
2415 E. Camelback Rd.
Phoenix, AZ 85016

RE: State Trust land located in T5, R2, Section 14 in the City of Phoenix
ASLD KE 53-124569-00-100
Vestar Dove Valley, LLC – a Minor General Plan Amendment from Parks, Open Space, and mix of Residential land uses designations (1 to 2, 2 to 3.5, and 3.5 to 5 DU's/acre) to Commercial and a Rezone from Suburban S-1 District—Ranch or Farm Residence and FH-Flood Hazard and Erosion Management District to Commercial C-2 District—Intermediate Commercial only

Dear Kean Thomas:

The Arizona State Land Department ("ASLD") has received your request representing Vestar Dove Valley, LLC for permission to act as authorized agent for ASLD to apply to the City of Phoenix (the "Jurisdiction") for a Minor General Plan Amendment from Parks, Open Space, and mix of Residential land uses designations (1 to 2, 2 to 3.5, and 3.5 to 5 DU's/acre) to Commercial and a Rezone from FH-Flood Hazard and Erosion Management District and Suburban S-1 District—Ranch or Farm Residence District to Commercial C-2 District—Intermediate Commercial only (the "Entitlements") as identified in the attached Rezoning/Minor General Plan Amendment Pre-Application Request, excluding the I-17 & Dove Valley Road Proposed Commercial Development, Site Plan, SP001, dated September 19, 2024 on State Trust land described above. This letter does not include authorization to submit the aforementioned site plan.

Vestar Dove Valley, LLC, its employees, representatives, agents, and/or consultants (hereinafter "Applicant") therefore, has permission to file for the Entitlements as required by the Jurisdiction.

Please be advised the following conditions and understandings accompany this approval:

1. Applicant shall pay all costs associated with the Entitlements and shall not be reimbursed by ASLD or by any subsequent purchaser at auction.
2. Applicant, their employees, representatives, agents, and/or consultants shall be permitted to act as ASLD's agents to procure the Entitlements and any related permits or approvals which may be required (the "Entitlement Process"), subject to final review and approval by ASLD.
3. Applicant shall diligently pursue the satisfaction of all Entitlements. Further, it shall respond to all inquiries by ASLD as to the status of the Entitlement Process and provide regular updates without formal request.
4. Prior to beginning the Entitlement Process, the Applicant shall provide ASLD with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction or other jurisdictional agency staff and project hearing dates with any agency or jurisdiction. All documentation, including, but not limited to: land use plans, engineering drawings, application materials and development agreements, shall be submitted to ASLD for approval prior to the date the documentation is filed with the approving jurisdiction. A copy of the application shall be submitted to ASLD on the same day it is filed with the Jurisdiction or other jurisdictional agency.
5. ASLD staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlements are processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.
6. Applicant shall submit to ASLD all staff reports and draft stipulations that will be considered by the Jurisdiction on the day they are received by the Applicant, and at least ten (10) business days before each public meeting or hearing, if possible.
7. As additional consideration for the grant of this permission, all Entitlements and/or rights and permits obtained pursuant to the described applications are the property of ASLD and will only be transferred to the successful bidder, if any, at the time the land is auctioned for sale or lease at some point in the future.
8. The Jurisdiction is authorized to enter and inspect the subject property.
9. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of ASLD of any kind.

All information will be provided to Van Robinson, ASLD Sales and Commercial Leasing with a copy to Rhonda Buss, ASLD Planning and Engineering Section.

**LEGAL DESCRIPTION
I-17 & DOVE VALLEY ROAD
ZONING FH TO C2 - 1 PARCEL**

FEBRUARY 25, 2024
Job No. 7047
Page 1 of 2

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EASTERLY OF THE INTERSTATE 17, BLACK CANYON HIGHWAY FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14 A 1/2" REBAR WITH NO IDENTIFICATION FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14, BEARS SOUTH 89°33'14" WEST, A DISTANCE OF 2645.50 FEET;

THENCE SOUTH 89°33'14" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 313.75 FEET, TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°26'46" EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 12°05'32" EAST, A DISTANCE OF 195.12 FEET, TO A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHEASTERLY 274.14 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°24'51";

THENCE SOUTH 43°30'23" EAST, A DISTANCE OF 216.24 FEET, TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14;

THENCE SOUTH 00°15'09" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 302.05 FEET, TO A POINT REFERENCED HEREON AS **POINT "A"**;

THENCE DEPARTING SAID EAST LINE NORTH 89°46'23" WEST, A DISTANCE OF 18.23 FEET;

THENCE NORTH 05°11'04" WEST, A DISTANCE OF 32.16 FEET;

THENCE NORTH 14°01'36" WEST, A DISTANCE OF 85.90 FEET;

THENCE NORTH 11°33'56" WEST, A DISTANCE OF 73.54 FEET;

THENCE NORTH 05°42'03" WEST, A DISTANCE OF 3.69 FEET;

THENCE NORTH 89°33'14" EAST, A DISTANCE OF 0.80 FEET;

THENCE NORTH 15°10'37" WEST, A DISTANCE OF 63.29 FEET;

THENCE NORTH 26°05'12" WEST, A DISTANCE OF 51.05 FEET;

THENCE NORTH 30°51'27" WEST, A DISTANCE OF 70.17 FEET;

THENCE NORTH 45°42'56" WEST, A DISTANCE OF 110.13 FEET;

THENCE NORTH 30°27'21" WEST, A DISTANCE OF 177.20 FEET;

THENCE NORTH 14°49'01" WEST, A DISTANCE OF 91.59 FEET;

THENCE NORTH 03°54'31" WEST, A DISTANCE OF 95.27 FEET;

THENCE NORTH 01°52'57" WEST, A DISTANCE OF 217.54 FEET, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14;

THENCE NORTH 89°33'14" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 18.89 FEET, TO THE **POINT OF BEGINNING**.

TOGETHER WITH

COMMENCING AT SAID POINT "A";

THENCE SOUTH 00°15'09" EAST, ALONG THE EAST LINE OF NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 660.78 FEET, TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°15'09" EAST, A DISTANCE OF 250.26 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 17°59'15" WEST, A DISTANCE OF 1,008.85 FEET, TO A CURVE CONCAVE EAST, HAVING A RADIUS OF 1,500.00 FEET;

THENCE SOUTHERLY 931.00 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°33'42";

THENCE SOUTH 17°34'27" EAST, A DISTANCE OF 205.73 FEET;

THENCE SOUTH 26°07'10" EAST, A DISTANCE OF 600.17 FEET; TO THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE DEPARTING SAID EAST LINE, NORTH 39°27'45" WEST, A DISTANCE OF 235.24 FEET, TO A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1,200.00 FEET;

THENCE NORTHWESTERLY 672.79 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°07'25";

THENCE NORTH 07°20'20" WEST, A DISTANCE OF 672.65 FEET, TO A CURVE CONCAVE EAST, HAVING A RADIUS OF 450.00 FEET;

THENCE NORTHERLY 287.29 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°34'42";

THENCE NORTH 29°14'22" EAST, A DISTANCE OF 214.39 FEET;

THENCE NORTH 08°39'33" EAST, A DISTANCE OF 171.83 FEET;

THENCE NORTH 18°13'31" EAST, A DISTANCE OF 347.16 FEET;

THENCE NORTH 26°07'01" EAST, A DISTANCE OF 407.66 FEET;

THENCE NORTH 05°20'08" EAST, A DISTANCE OF 73.03 FEET;

THENCE NORTH 89°37'26" EAST, A DISTANCE OF 7.49 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 320,945 SQUARE FEET OR 7.368 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION
I-17 & DOVE VALLEY ROAD
ZONING FH to C2 PARCEL**

MARCH 03, 2025
Job No. 7047
Page 1 of 1

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EASTERLY OF THE INTERSTATE 17, BLACK CANYON HIGHWAY FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14 A 1/2" REBAR WITH NO IDENTIFICATION FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14, BEARS SOUTH 89°33'14" WEST, A DISTANCE OF 2645.50 FEET;

THENCE SOUTH 00°15'14" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 991.60 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°15'14" EAST, A DISTANCE OF 660.78 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°37'26" WEST, A DISTANCE OF 7.54 FEET;

THENCE NORTH 05°20'08" EAST, A DISTANCE OF 9.27 FEET;

THENCE NORTH 01°37'37" WEST, A DISTANCE OF 72.05 FEET;

THENCE NORTH 07°17'46" WEST, A DISTANCE OF 178.02 FEET;

THENCE NORTH 00°41'52" WEST, A DISTANCE OF 175.79 FEET;

THENCE NORTH 06°16'51" EAST, A DISTANCE OF 180.24 FEET;

THENCE NORTH 09°18'50" WEST, A DISTANCE OF 42.50 FEET;

THENCE NORTH 05°11'04" WEST, A DISTANCE OF 6.20 FEET;

THENCE SOUTH 89°46'23" EAST, A DISTANCE OF 18.26 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 13,962 SQUARE FEET OR 0.321 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION
I-17 & DOVE VALLEY ROAD
ZONING S1 to C2 PARCEL**

FEBRUARY 25, 2024
Job No. 7047
Page 1 of 2

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EASTERLY OF THE INTERSTATE 17, BLACK CANYON HIGHWAY FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14 A 1/2" REBAR WITH NO IDENTIFICATION FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14, BEARS SOUTH 89°33'14" WEST, A DISTANCE OF 2645.50 FEET;

THENCE SOUTH 00°15'09" EAST, ALONG THE EAST LINE OF NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 800.00 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°33'14" WEST, A DISTANCE OF 56.23 FEET, TO THE **POINT OF BEGINNING**;

THENCE SOUTH 05°42'03" EAST, A DISTANCE OF 3.69 FEET;

THENCE SOUTH 11°33'56" EAST, A DISTANCE OF 73.54 FEET;

THENCE SOUTH 14°01'36" EAST, A DISTANCE OF 85.90 FEET;

THENCE SOUTH 05°11'04" EAST, A DISTANCE OF 38.35 FEET;

THENCE SOUTH 09°18'50" EAST, A DISTANCE OF 42.50 FEET;

THENCE SOUTH 06°16'51" WEST, A DISTANCE OF 180.24 FEET;

THENCE SOUTH 00°41'52" EAST, A DISTANCE OF 175.79 FEET;

THENCE SOUTH 07°17'46" EAST, A DISTANCE OF 178.02 FEET;

THENCE SOUTH 01°37'37" EAST, A DISTANCE OF 72.05 FEET;

THENCE SOUTH 05°20'08" WEST, A DISTANCE OF 82.30 FEET;

THENCE SOUTH 26°07'01" WEST, A DISTANCE OF 407.66 FEET;

THENCE SOUTH 18°13'31" WEST, A DISTANCE OF 347.16 FEET;

THENCE SOUTH 08°39'33" WEST, A DISTANCE OF 171.83 FEET;

THENCE SOUTH 29°14'22" WEST, A DISTANCE OF 214.39 FEET, TO A CURVE CONCAVE EAST, HAVING A RADIUS OF 450.00 FEET;

THENCE SOUTHERLY 287.29 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°34'42";

THENCE SOUTH 07°20'20" EAST, A DISTANCE OF 672.65 FEET, TO A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1,200.00 FEET;

THENCE SOUTHEASTERLY 672.79 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°07'25";

THENCE SOUTH 39°27'45" EAST, A DISTANCE OF 235.24 FEET, TO THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE SOUTH 00°15'09" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 776.60 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 14, A CITY OF PHOENIX BRASS CAP FLUSH;

THENCE SOUTH 89°51'50" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 1,022.89 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 09°47'20" WEST, A DISTANCE OF 4,544.67 FEET;

THENCE NORTH 89°33'14" EAST, A DISTANCE OF 1,719.62 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 5,370,225 SQUARE FEET OR 123.283 ACRES, MORE OR LESS.

Principals and Development Team

List of persons involved in proposal. This includes owner and potential buyers of record and members of development team. If a partnership or limited partnership is involved, list the general partners and limited partners with more than a 10 percent interest.

Principal Owners:

Name	<u>Arizona State Land Department</u>
Address	<u>1110 W. Washington Street, Phoenix AZ 85007</u>
Phone	<u>602-542-6331</u>
Fax	<u></u>
E-Mail	<u>medelman@azland.gov</u>

Principal Buyers:

Name	<u>Vestar, c/o Kean Thomas</u>
Address	<u>2415 E. Camelback Road, ste. 100, Phoenix, AZ 85016</u>
Phone	<u>602-886-0900</u>
Fax	<u></u>
E-Mail	<u>kthomas@vestar.com</u>

Development Team:

Name	<u>Gammage & Burnham, PLC / Manjula M. Vaz / Dennis M. Newcombe</u>
Address	<u>40 N. Central Ave., 20th Floor, Phoenix, AZ 85004</u>
Phone	<u>602-256-4461 / 602-256-4446</u>
Fax	<u>602-256-4475</u>
E-Mail	<u>mvaz@gblaw.com / dnewcombe@gblaw.com</u>