

Exhibit 4



February 28, 2024

Ms. Ashley Z. Marsh
Gamage & Burnham, P.L.C.
40 North Central Avenue, 20th Floor
Phoenix, AZ 85004

SUBJ: Maricopa County Case Number Z2022068 – The Ville

Dear Ms. Marsh,

On February 28, 2024, the Maricopa County Board of Supervisors approved your request for a zone change with an overlay to R1-6 RUPD for The Ville. The subject site consists of six acres and is generally located at the northwest corner of 73rd Avenue and Thunderbird Road in the Peoria area. The approval is subject to the following conditions:

- a. Development of the site shall be in substantial conformance with the Zoning Exhibit entitled "The Ville (73rd Ave. & Thunderbird Rd.)", consisting of one full-size sheet, dated September 28, 2023, and stamped received November 1, 2023, except as modified by the following conditions.
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled "The Ville – Single-Family Residential Neighborhood", consisting of eight pages, dated November 1, 2023, and stamped received November 1, 2023, except as modified by the following conditions.
- c. Before the approval of the initial final plat or precise plan of development, the applicant shall provide the Maricopa County Planning and Development Department with an executed pre-annexation service agreement with the City of Peoria that identifies in detail when the proposed project will be annexed and the provision of water and sewer service. In place of a pre-annexation service agreement the developer must provide a 'will serve' letter from the certificated water and sewer provider.
- d. The following Planning Engineering conditions shall apply:
 1. APNs 200-68-020L, 200-68-020P, and 200-68-020S are located within the jurisdiction of the City of Peoria (strip annexed area) and the City must approve any zone change proposal within their confines.
 2. Thunderbird Rd. and 73rd Ave. are within the jurisdiction of the City of Peoria. The applicant is responsible for coordinating with the City to review any traffic impact, right-of-way dedication, permitting, or roadway improvement requirements.
 3. Without the submittal of a Plan of Development, no development approval is inferred by this review, including, but not limited to number of proposed building lots/units, drainage

Planning & Development Department

301 W. Jefferson St., 1st Floor
Phoenix, Arizona 85003



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MARICOPA COUNTY

design, access, and roadway alignments. These items will be addressed as development plans progress and are submitted to the County for further review and/or entitlement.

4. Engineering review of re-zone cases is conceptual in nature. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards, and best practices at the time of application for construction.
- e. The following R1-6 RUPD development standards shall apply:
1. Minimum front yards of ten feet for any side entry garage or forward living product.
 2. Minimum rear yards of fifteen feet.
 3. Minimum lot width of 50 feet.
 4. Maximum lot coverage of 55 percent.
 5. At least 15% of the area of any plat shall be set aside as common open space.
 6. Lots with narrow throats containing a driveway extending from either street knuckles or cul-de-sacs shall have actual building envelope delineated on subdivision plats so that excluding the area of the narrowed throat the lot proper will meet a minimum 50-foot width and minimum 6,000 square foot area. Such lots shall have a throat of at least 20 feet wide and shall be no longer than 100 feet along its greatest dimension.
- f. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.
- g. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, it may be considered for revocation by the Board of Supervisors, upon recommendation by the Commission, to the previous Rural-43 zoning category. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the Zone Change. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.





Please feel free to call me if you have any questions at 602-506-6533.

Sincerely,



Martin Martell, Planner
Maricopa County Planning and Development

Enclosures: Stamped approved narrative report and zoning exhibit.



The Ville – Single-Family Residential Neighborhood

Northeast Corner of 73rd Avenue and Thunderbird Road

APNs: 200-68-020G, L, M, N, P, Q, R, S, T & U



**APPROVED BY THE BOARD
AS PER CONDITION 'b'
28. FEB 24**

Z2022068

First Submittal: March 28, 2022

Second Submittal: May 26, 2022

Third Submittal: July 12, 2022

Fourth Submittal: July 22, 2022

Fifth Submittal / REVISED: August 14, 2023

Sixth Submittal: November 1, 2023

**GAMMAGE
&
BURNHAM**

Attorneys at Law

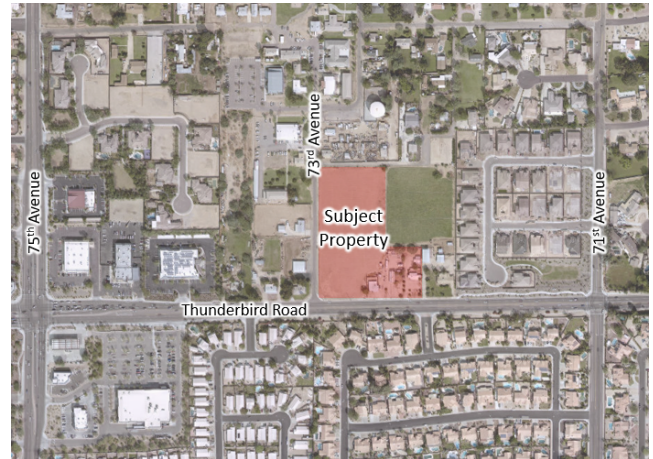
Ashley Z. Marsh, Esq. / Michelle Santoro
40 N. Central Ave., 20th Floor
Phoenix, AZ 85004
Phone: 602-256-4443 / 602.256.4486
amarsh@gblaw.com/ msantoro@gblaw.com



INTRODUCTION & HISTORY

Since 2010, Capital Allocation Partners and its Arizona-native principals have successfully executed various value-add, redevelopment, and ground-up construction on close to 100 projects in Arizona and Utah. As of the date of filing, Capital Allocation Partners is currently under construction on more than 1,000 residential units with an additional 650 units slated to commence in 2023. Capital Allocation Partners is very familiar with this submarket and has been amongst the most active investors in the metro Phoenix area over the past 10 years.

In early 2022, Capital Allocation Partners applied to rezone the property at the northeast corner of Thunderbird Road and 73rd Avenue, as shown on the aerial to the right (the “Property”) from RU-43 to R-4 RUPD to develop an 80-unit townhome multi-family project. At this time, Capital Allocation Partners has reimagined the Property to accommodate a single-family residential subdivision. This revised application seeks to rezone the Property to R1-6 RUPD in order to develop a quality, single-family residential neighborhood, consisting of nineteen (19) residential lots. The proposed community will be constructed on approximately 5 acres of land and will have a main entrance on Thunderbird Road while meeting safety and subdivision requirements. Capital Allocation Partners is dedicated to bringing a quality project to this site in unincorporated Maricopa County near the City of Peoria area.



THE PROPOSAL

The proposal by Capital Allocation Partners is to rezone the approximately 6.23 gross / 5.23 net acre site from RU-43 (Rural Residential) to R1-6 RUPD (*Single Family Residential with Residential Unit Plan of Development overlay*) to allow for a unique development to be known as “The Ville.” This request to rezone the subject site to R1-6 RUPD is an appropriate zoning category and will also contain a residential overlay that allows for a slight variation to the R1-6 zoning base development standards to meet the unique needs of the project given its unique size and shape.

The Ville is a small, residential community of 19 lots. The proposed density is approximately 3.12 du/acre (gross), which will allow the development of a small neighborhood to provide housing opportunities for the existing employment in the area, such as the Peoria Sports Complex, the Banner Thunderbird Medical Center and Arizona State University West Campus.

With that said, Capital Allocation Partners is excited to complete the rezoning and ultimate development of this property and expand housing opportunities for residents in an established and mature area of the county (City of Peoria) where resources and infrastructure are in currently place to facilitate orderly and efficient growth. The utilization of the existing infrastructure for new developments aligns with Maricopa County Vision 2030 comprehensive plan's development strategies and ultimately the site is planned for annexation into the City of Peoria. There are several parcels along the southern portion of the subject Property that are currently within the jurisdiction of the City of Peoria, for strip annexation, that are not a part of this subject rezoning request.

They are however under the same ownership and will be included in the development when annexed into the City of Peoria.

RELATIONSHIP TO SURROUNDING PROPERTIES

The Property is vacant, agricultural with two (2) homes and accessory structures, as shown on the aerial to the right. The property fronts Thunderbird Road, a major arterial thoroughfare and bus route. It is also close to commercial/retail/office users to the west at the intersection of 75th Avenue and Thunderbird Road. The Property is a county island with a mix of residential zoning and densities surrounding it. Most of the land surrounding the Property is zoned and located within the City of Peoria.



As stated, the Property is within the county with a Comprehensive Plan designation of “Rural Densities (0-1 du/ac)” and is also within the Peoria Planning Boundary with a General Plan designation of “Estate Residential (0-2 du/acre; target density 1.0).” However, the Property has become an infill opportunity with a mix of zoning districts and uses (e.g., agricultural, church, water tank/utilities, commercial, etc.) that have developed around it. Additionally, the Property is ideally located at an intersection and fronts Thunderbird Road, which further supports the proposed density and style of residential development.

CONSISTENCY WITH THE INTENT OF THE COMPREHENSIVE PLAN

The requested rezone is in conformance with the goals and policies of the Comprehensive Plan. Listed below are a few of the goals and policies that demonstrate the proposed land use compatibility with and conformance to the various elements of the Comprehensive Plan.

Land Use

"The Land Use element maintains that sensible, functional, balanced, fiscally efficient, and economically viable land use patterns are important priorities. This element also reinforces the county's support for its area plan program and includes updated land use categories."

Land Use Goal #1: Achieve balanced and efficient development patterns.

Land Use Policy #17: Maricopa County supports balanced land use patterns that include various residential, retail, non-retail employment, and public and civic land uses.

Response: The proposed rezoning will help to achieve a balanced land use pattern in the area by providing a new residential opportunity. The diversity of the surrounding uses and existing nearby infrastructure supports the residential use in the area, which will provide a balance to other nearby and surrounding land uses (e.g., retail). This use acts as a part of the greater area providing a balanced and efficient network of residential developments.

Transportation

The Ville –Single-Family Residential Neighborhood Rezoning to R1-6 RUPD

"The Transportation element establishes Maricopa County's support for coordinating future growth with an efficient transportation system. The Transportation element also emphasizes the importance of an efficient transportation system to the region's economy and air quality."

Transportation Goal #2: *Contribute to a safe, seamless and effective transportation system.*

Transportation Goal #3: *Coordinate land use decisions with transportation investments to help the county exercise sound financial management and build the county's fiscal strength.*

Transportation Policy #9: *Maricopa County supports balanced and efficient land use patterns that reduce the number and length of vehicle trips.*

Response: The proposed rezoning contributes to a safe, seamless, and effective transportation system that locates the residential land use in close proximity to an existing major arterial street and bus line (i.e., Thunderbird Road), providing effective and sustainable transportation access for residents to the immediate and greater surrounding area. Moreover, the property is also within proximity to the freeway systems (i.e., the US-60/Grand Avenue is approx. 1.5 miles to the east; 101-freeway is approx. 2.5 miles to the west), which will broaden the attractiveness of these units to a larger market due to transportation options/access. Both 73rd Avenue and Thunderbird Road are under the jurisdiction of the City of Peoria and will be improved per its standards.

Economic Growth

"The Economic Growth element includes strategies that Maricopa County can use to help create a diverse and resilient economy. Opportunities focus on locating employment proximate to where people live, supporting small and start-up businesses, and supporting industries that require a lot of land but not urban services or infrastructure."

Economic Growth Goal #1: *Contribute to an effective regional economy.*

Response: The contribution of a well-located land use/development within a desirable community that provides easy access to the surrounding freeway/bus systems supports and encourages regional economic activity.

Energy

"The Energy element is the newest in this plan and includes policies to promote renewable energy, energy conservation and overall more efficient energy use."

Energy Goal #3: Have balanced and efficient development patterns.

Response: The proposed development provides for an efficient land use pattern that locates shared, diverse, and unique housing options within close proximity (i.e., walkable) to services that reduces the overall energy consumption.

Cost of Development

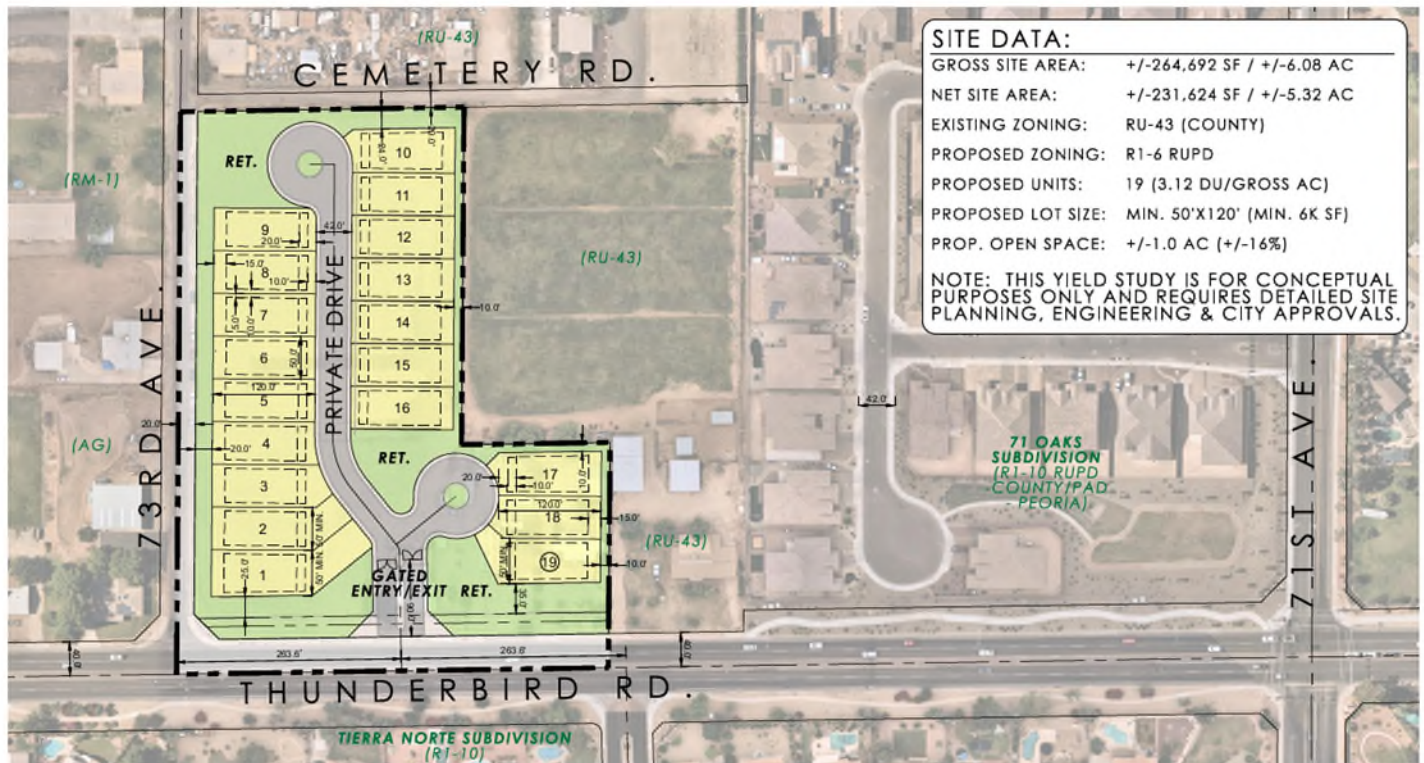
"The Cost of Development element specifies ways to help ensure that new development pays its fair share towards the cost of additional infrastructure and services needed to serve new development. The Cost of Development element also identifies current cost sharing methods, recommends future cost sharing strategies, and includes ways to ensure reasonable application of the recommended strategies."

Cost of Development Goal #2: New development pays its proper and reasonable share of the costs of new infrastructure, services, and other public improvements.

Response: The development proposal will ultimately pay its fair share of infrastructure and services needed, which will help sustain/maintain the infrastructure. The developer will work with both Maricopa County and the City of Peoria to determine cost allocation and/or infrastructure improvements as necessary.

ACCESS AND CIRCULATION

The Ville is situated at the northeast corner of 73rd Avenue and Thunderbird Road and within the future annexation area for the City of Peoria. The proposed development will be accessed from Thunderbird Road and potentially 73rd Avenue. There will be coordination with the County Department of Transportation and the City of Peoria regarding all necessary street dedications and improvements. With that said, access will circulate throughout the site for ease of movement for both vehicles and pedestrians. The internal street will be a private street that is gated. The conceptual lotting plan provided below is illustrative only.



RUPD COMPARISON CHART

The Ville –Single-Family Residential Neighborhood Rezoning to R1-6 RUPD

The table below illustrates the deviation from the base zone district standards regulations in comparison to the proposed development standards.

Regulation	Base R1-6 Zoning District	Proposed Zoning District Regulations (R1-6 RUPD)
Height	30'	30'
Front Yard	20'	20' (10' for any side entry garage or forward living product)
Interior Side Yard	5'	5'
Street-side Yard	10'	10'
Rear Yard	25'	15'
Lot Area	6,000 sq. ft.	6,000 sq. ft.
Lot Width	60'	50'*
Lot Area per Dwelling Unit	6,000 sq. ft.	6,000 sq. ft.
Lot Coverage	50%	55%
Common Open Space	N/A	15%
Parking Spaces	2 per dwelling unit	2 per dwelling unit
Maximum Privacy Wall	8'	8'

***LOTS WITH NARROW THROATS CONTAINING A DRIVEWAY EXTENDING FROM STREET KNUCKLES OR CUL-DE-SACS SHALL HAVE THE ACTUAL BUILDING ENVELOPE BEGIN BACK WHERE THE THROAT WIDENS INTO THE LOT PROPER MEETING THE 50' MINIMUM REQUIRED LOT WIDTH. THE LOT'S AREA BEHIND THE THROAT SHALL CONTAIN THE BUILDING ENVELOPE THAT MUST BE A MINIMUM OF 50' WIDE AND CONTAIN A MINIMUM LOT SIZE OF 6,000 SF. THE LOT THROAT SHALL BE NO LONGER THAN 100' ALONG ITS GREATEST DIMENSION AND SHALL BE A MINIMUM OF 20' WIDE.**

JUSTIFICATION

The RUPD table proposed seeks minor deviations from the development standards, while simultaneously creating an open space requirement where one would not exist with baseline zoning. These modifications under the RUPD are minor and promote the development of a premier community that features first-rate amenities, private open space, and sophisticated modern design. The increased open space standards set the tone for a high-quality development while also blending with the existing single-family residential surrounding the property. The deviations requested reduce the required rear setback and lot width, while increasing the lot coverage allowed.

There is also a request to vary the front setback to ten (10) feet to the livable area or to side loaded garages. Front facing garages will be setback from sidewalks to account for the 18-foot by 18-foot parking space requirement for two (2) parked vehicles. This requested variation will eliminate a dominate garage streetscape to allow for diversity in housing product and design.

Again, all are minor deviations but are needed in order to fit the single-family residential lots on this small, odd-shaped property. This will allow for better product placement of individual homes and provide for additional square footage to be allotted to circulation and open space requirements to serve the future community. These deviations also mirror nearby adjacent residential developments.

To offset these deviations, 15% open space is proposed to allow for active and passive open space areas where no open space requirement exists for the baseline R1-6 zoning district.

DEVELOPMENT SCHEDULE

It is anticipated that The Ville will be developed as a single phased project, upon annexation into the City of Peoria with necessary requisite building permits and plating. This development proposal will not adversely affect municipal and private facilities or services and will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities.

COMMUNITY FACILITIES AND SERVICES

Schools

The proposed development is located within the Peoria Unified School District. Students from this development are anticipated to attend either Oakwood Elementary School (K-8) or Pioneer Elementary School as well as Cactus High School.

Amenities

The Ville will provide significant open space areas throughout the development for passive and active recreation and enhanced landscaping. Amenities have not been defined at this time.

Refuse

Refuse will be provided by a private waste management company or via the City of Peoria.

Sanitary Sewer Service

The Ville will annex into the City of Peoria, which will connect to the existing city sewer system.

Water Service

The Ville will annex into the City of Peoria, which will connect to the existing city water system.

Police and Fire

The Ville will annex into the City of Peoria, which will provide city police and fire services.

Dry Utilities

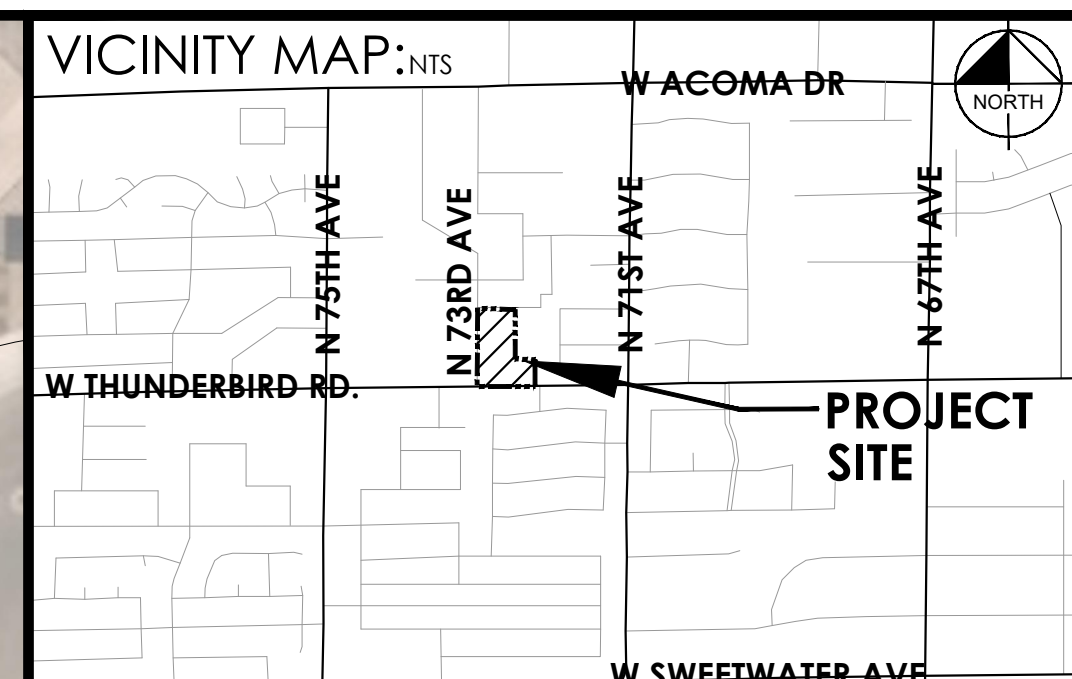
The Ville coordinate with Arizona Public Service (APS) for electricity and Southwest Gas for natural gas (as needed). In addition, internet and phone services will be provided to the project via the many companies and options available.

CONCLUSION

In conclusion, the proposed development will allow for the construction of a high quality, unique, and desirable single family residential community within this area. The requested zoning is an appropriate transition and buffer from the existing single-family residential homes and unique, diverse uses within and abutting the property. The request will not have an adverse impact on the livability of the area, health, or safety of the current or future residents. Furthermore, the development will not adversely impact the built environment or residential/agricultural quality of the area. In fact, the proposed land uses should be considered an asset and buffer with the surrounding area than the existing more intense, impactful non-residential uses. With that said, Capital Allocation Partners and their team are committed to ensuring the creation of a high-quality development and look forward to working with Maricopa County and the City of Peoria on realizing this exciting housing development.

The Capital Allocation Partners and team respectfully requests your favorable consideration of this request.

APPROVED BY THE BOARD
AS PER CONDITION 'a'
28. FEB 24



UTILITIES/SERVICE:

WATER:	CITY OF PEORIA	WASTEWATER:	CITY OF PEORIA
FIRE:	CITY OF PEORIA	POLICE PROTECTION:	CITY OF PEORIA
REFUSE:	CITY OF PEORIA	TELEPHONE:	TBD
ELECTRIC:	APS		
NATURAL GAS:	SOUTHWEST GAS (AS NEEDED)		

PROJECT DATA:

PROJECT ADDRESS: 7228 W THUNDERBIRD RD., PEORIA, AZ 85345

PROJECT DESCRIPTION:
THE VILLES HIGH-QUALITY GATED SINGLE-FAMILY RESIDENTIAL COMMUNITY WITH PROPOSED 50x120' LOT SIZES AND OUTDOOR AMENITY SPACES.

SCHOOL DISTRICT: PEORIA UNIFIED SCHOOL DISTRICT NO. 11, OAKWOOD ELEM. SCHOOL (K-8), PIONEER ELEMENTARY SCHOOL, CACTUS HIGH SCHOOL

EXISTING ZONING: RU-43
PROPOSED ZONING: R1-6 RUPD
REZONING REQUEST: ZONE CHANGE FROM RU-43 TO R1-6 RUPD

APN:
200-68-020G 200-68-020Q 200-68-020L 200-68-020P 200-68-020S
200-68-020M 200-68-020T 200-68-020N 200-68-020R 200-68-020U

GROSS SITE AREA: 264,726 SF (6.07 ACRES)
NET SITE AREA: 231,648 SF (5.32 ACRES)
TOTAL UNIT COUNT: 19 LOTS

RUPD COMPARISON CHART:

REGULATION:	BASE R1-6 ZONING:	PROPOSED R1-6 RUPD ZONING:
HEIGHT	30'	30'
FRONT YARD	20'	20' (10' FOR SIDE ENTRY GARAGE OR FORWARD LIVING PRODUCT)
INTERIOR SIDE YARD	5'	5'
STREET-SIDE YARD	10'	10'
REAR YARD	25'	15'
LOT AREA	6,000 S.F.	6,000 S.F.
LOT WIDTH	60'	50'
LOT AREA PER D.U.	6,000 S.F.	6,000 S.F.
LOT COVERAGE	50%	55%
COMMON OPEN SPACE	N/A	15%
PARKING SPACES	2 PER D.U.	2 PER D.U.
MAXIMUM PRIVACY WALL	8'	8'

* LOTS WITH NARROW THROATS CONTAINING A DRIVEWAY EXTENDING FROM STREET KNUCKLES OR CUL-DE-SACS SHALL HAVE THE ACTUAL BUILDING ENVELOPE BEGIN BACK WHERE THE THROAT WIDENS INTO THE LOT PROPER MEETING THE 50' MINIMUM REQUIRED LOT WIDTH.
THE LOTS AREA BEHIND THE THROAT SHALL CONTAIN THE BUILDING ENVELOPE THAT MUST BE A MINIMUM OF 50' WIDE AND CONTAIN A MINIMUM LOT SIZE OF 6,000SF. THE LOT THROAT SHALL BE NO LONGER THAN 100' ALONG ITS GREATEST DIMENSION AND SHALL BE A MINIMUM OF 20' WIDE.

LEGAL DESCRIPTION:

PARCEL NO. 1:
THE SOUTH 2/5THS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT THAT PORTION CONVEYED TO MARICOPA COUNTY, BY DEED RECORDED AS DOCUMENT NO. 94-008611, RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 40 FEET AND THE EAST LINE OF THE SAID SOUTH 2/5THS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTHERLY 30.00 FEET, ALONG THE EAST LINE OF THE WEST 20.00 FEET TO A POINT;
THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON SAID NORTH LINE OF THE SOUTH 40.00 FEET THAT IS 30.00 FEET EAST FROM THE SAID POINT OF INTERSECTION; THENCE WESTERLY TO THE POINT OF INTERSECTION.

PARCEL NO. 2:
THE NORTH 3/5THS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
THE SOUTH 2/5THS OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:
THE WEST 90 FEET OF THE WEST 158 FEET OF THE EAST 248 FEET OF THE SOUTH TWO FIFTHS OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 33 FEET THEREOF FOR ROADWAY.

PROJECT TEAM:

OWNER/DEVELOPER: CAPITAL ALLOCATION PARTNERS 600 W. 1ST ST., # 109 TEMPE, AZ 85251 CONTACT: CHAD BARBER EMAIL: CHAD@CAPITALALLOCATIONPARTNERS.COM PHONE: 602.332.1768	LEGAL/AUTHORIZED AGENT: GAMAGE & BURNHAM, PLLC 40 N. CENTRAL AVE, 20TH FLOOR PHOENIX, AZ 85044 CONTACT: ASHLEY MARSH / MICHELLE SANTORO EMAIL: AMARSH@GBLAW.COM / MSANTORO@GBLAW.COM PHONE: 602.256.4443/602.256.4486
LAND PLANNING: KIMLEY-HORN 1001 W. SOUTHERN AVE. # 131 MESA, AZ 85210 CONTACT: KEITH NICHTER EMAIL: KEITH.NICHTER@KIMLEY-HORN.COM PHONE: 602.313.7206	ENGINEERING: KIMLEY-HORN 1001 W. SOUTHERN AVE. # 131 MESA, AZ 85210 CONTACT: ZACH HILL EMAIL: ZACH.HILL@KIMLEY-HORN.COM PHONE: 602.313.7206

Kimley»Horn
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SCALE (H): AS SHOWN
SCALE (V):
DESIGNED BY: JK
DRAWN BY: JK
CHECKED BY: KN
DATE: 08/11/2023
REV DATE: 09/28/2023

**THE VILLE (73RD AVE. & THUNDERBIRD RD.)
ZONING EXHIBIT
UNINCORPORATED MARICOPA COUNTY, AZ**

RECEIVED
1. NOV 23
Z2022068

CASE #
Z2022068

DRAWING NAME
ZONING EXHIBIT

1 OF 1