



March 23, 2026

**RE: Opus Development Company, Talavi PAD Amendment Application #SR25-1205;
Neighborhood Meeting Notification**

Dear Neighbor,

We submitted a Planned Area Development (PAD) Amendment Application on behalf of Opus Development Company ("Opus") for an approximately 5.61 acre parcel located at 16305 N. 59th Avenue (Maricopa County APN 200-50-215) (the "Property"). The attached Aerial Context Map shows the Property's location and surrounding area.

The current Talavi PAD for overall business park was approved almost 40 years ago in 1988. The request is an amendment to the Talavi Business Park Planned Area Development (PAD) to modernize the permitted use list for the Property. Primarily, the proposed PAD amendment would allow warehouse and distribution uses as permitted, creating a clearer and more efficient process for future tenants. Based on traffic analysis of this use, there will be no significant impacts to the existing circulation and traffic for the Talavi development.

The Property is currently vacant, but is surrounded by a mixture of commercial, office, and light industrial uses and is well suited for employment-based development consistent with the Talavi development. There is a large 100'+ raised berm to the south of the Property that provides adequate buffering to the neighborhood to the south and will continue to prevent any vehicular access to Paradise Lane from the Property. You are invited to a virtual neighborhood meeting to learn more about this project, which will be conducted during the date and time listed below.

Tuesday, April 7, 2026, 6:00 p.m.

Virtual Meeting (Go To Meeting) <https://meet.goto.com/sta6/neighborhoodmeeting>

You can also dial in using your phone.

Phone #: (872) 240-3311 | Access Code: 564-210-029

NOTE: We recommend that you download the GoTo Meeting application (<https://meet.goto.com/install>) at least 1 hour prior to the meeting and make sure you can connect to the meeting. If you have any issues with connecting to the virtual meeting, please call (602) 452-2712.

Your input is welcome regarding the proposed Application. If you are unable to attend the Neighborhood Meeting or if you have any questions regarding this Application, please call or email me at (602) 452-2712 or sta@tblaw.com. You may also contact Sydney Tirella with the City of Glendale at (623) 930-2588 or stirella@glendaleaz.com if you have questions regarding the City Application process. We ask that you provide any response for this initial outreach to us by April 17, 2026.

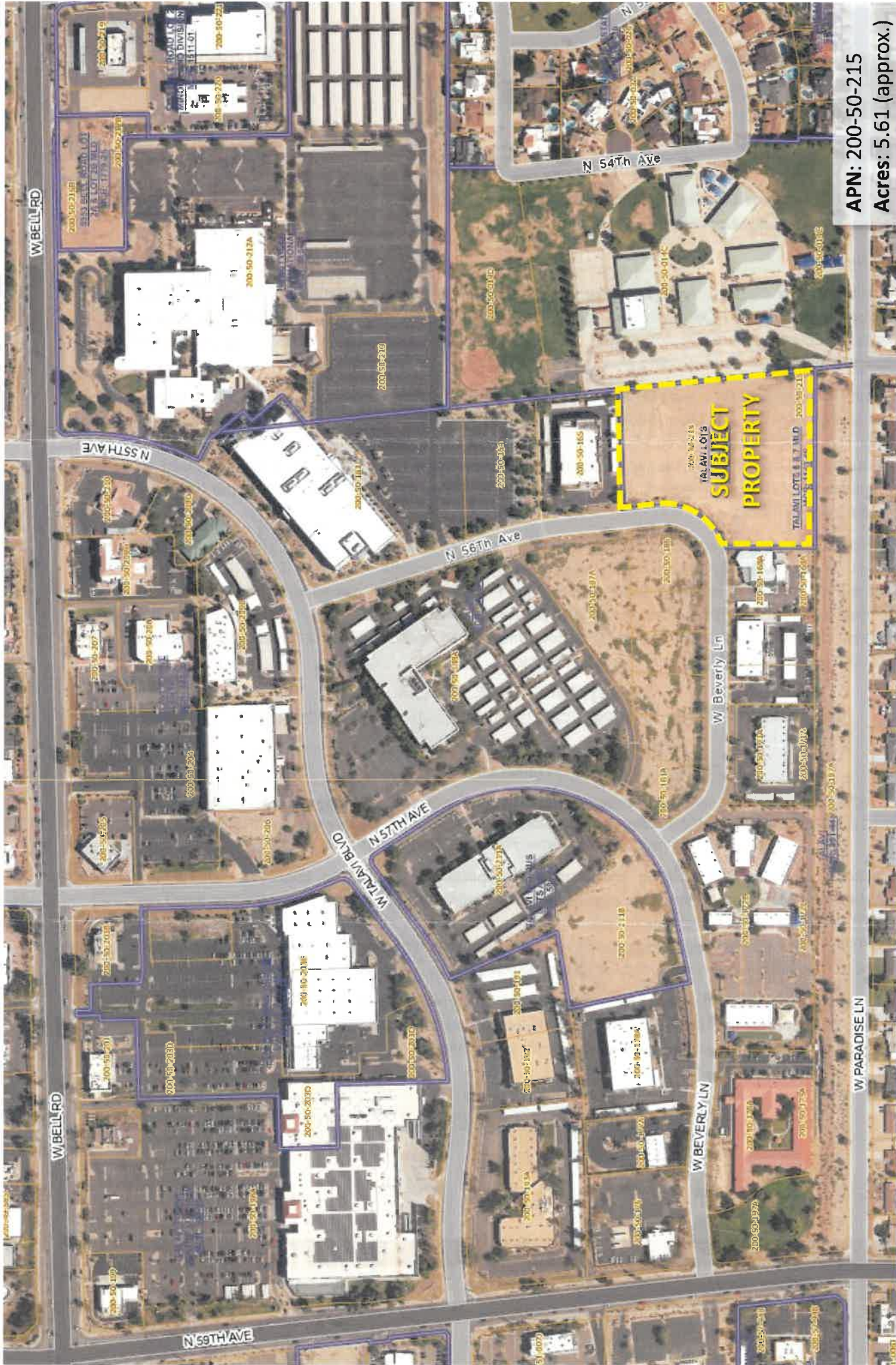
A copy of the PAD Application and accompanying Project Narrative are on file with the City of Glendale Planning Division. Hearings before the Glendale Planning Commission and City Council will be scheduled by City Staff in the future, and you will receive notification throughout the process.

Sincerely,

Shaine T. Alleman

For additional details about the project or to be added to the Interested Parties mailing list, scan the QR Code





APN: 200-50-215
 Acres: 5.61 (approx.)

Context Aerial Map
 Opus Development – 16305 N 59th Ave, Glendale, AZ 85306



TB
TIFFANY & BOSCO
 P.A.