



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-48-21-1**  
**Lumara PUD**  
December 7, 2021

Deer Valley [Village Planning Committee](#) December 9, 2021

[Planning Commission](#) Hearing Date January 6, 2022

Request From: [C-O/M-O](#) (5.29 acres) and County [RU-43](#) (Pending [S-1](#)) (8.19 acres)

Request To: [PUD](#) (13.48 acres)

Proposed Use Planned Unit Development to allow multifamily residential

Location Approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road

Owner Happy Valley 19, LLC

Applicant Toll Brothers

Representative Nick Wood, Esq., Snell & Wilmer, LLP

Staff Recommendation Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>		Current: Residential 3.5 to 5 dwelling units per acre, Commercial, Mixed Use (Commercial / Commerce Park)	
		Proposed (GPA-DV-2-21-1): Residential 15+ dwelling units per acre	
<a href="#">Street Map Classification</a>	19th Avenue	Major Arterial	Approximately 70-foot east half street
	Desert Hollow Drive	Local Street	25-foot south half street
<p><b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</b></p>			
The proposed Lumara Planned Unit Development (PUD) supports increased intensity by			

proposing multifamily residential that is compatible in scale and intensity with uses in the surrounding the Happy Valley Road corridor. The development is located in a mixed-use corridor where nearby properties are multifamily or commercial. The project site is also in close proximity to a designated employment center. The concentration of people near employment uses promotes the sustainability of nearby commercial uses. The requested PUD will facilitate ongoing investment and development of existing businesses in these areas.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.***

The request facilitates additional residential options adjacent to major arterial streets and in close proximity to Norterra and the larger Happy Valley Road corridor. The proposed development is sensitive to surrounding residential and commercial development, thereby warranting the reasonable levels of height and density proposed between the Norterra development to the west and the more rural residential to the east.

***BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

The Lumara PUD proposes landscaping around all four sides of the building. A detached sidewalk along 19th Avenue framed with landscape areas will provide thermal comfort for pedestrians. The PUD also requires that a minimum of 75 percent of public pedestrian pathways be shaded.

#### **Applicable Plans, Overlays, and Initiatives**

[Maricopa Association of Governments \(MAG\) North Black Canyon and Deer Valley Employment Centers](#) – See background item No. 5 below.

[Tree and Shade Master Plan](#) – See background item No. 8

[Complete Streets Guiding Principles](#) – See background item No. 9

[Comprehensive Bicycle Master Plan](#) – See background item No. 10

[Zero Waste PHX](#) – See background item No. 11

[Housing Phoenix Plan](#) – See background item No. 12

<b>Surrounding Land Uses/Zoning</b>		
	<b>Land Use</b>	<b>Zoning</b>
<b>On Site</b>	Vacant and single-family residential	C-O/M-O and County RU-43 (Pending S-1)
<b>South</b>	Convenience store, retail establishments, and self-service storage facility	C-2 and C-2 SP
<b>North (across Desert Hollow Drive)</b>	Vacant	County RU-43
<b>East</b>	Vacant and Self-service storage	S-1 and C-2 SP
<b>West (across 19th Avenue)</b>	Multifamily residential, electrical substation, and vacant	PUD

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone a 13.48-acre site located approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road. The request is to rezone from C-O/M-O (Commercial Office/Major Office Option) and Maricopa County RU-43 (Pending S-1) (Pending Ranch or Farm Residence) to PUD (Planned Unit Development) to allow multifamily residential uses.
2. The subject site consists of six parcels that are under the ownership of Happy Valley 19, LLC, pending the approval of this rezoning request. The site currently contains four single-family residential homes on the eastern portion, which are located within unincorporated Maricopa County. An active annexation request, Annexation No. 517, is pending on this portion of the site and is running concurrently with this rezoning request. The western portion of the subject site, adjacent to 19th Avenue, was annexed into the City of Phoenix on January 21, 2006. At that time this portion of the subject site and the surrounding area vastly consisted of vacant land and large lot residential uses in the unincorporated Maricopa County site to the east. The current C-O/M-O zoning designation was established through Rezoning Case No. Z-155-05. Maricopa County historic aerial imagery indicate the surrounding sites to the west and south began to develop in approximately 2017. There has been increased development in the immediate area both at Norterra and along the Interstate 17 corridor.

The proposed PUD will require the developer to provide updated infrastructure as needed and determined through the Planning and Development Department’s site development process.








*Historic Aerials, Source: Maricopa County Assessor's*

3. The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre, Commercial, and Mixed Use (Commercial / Commerce Park). The proposal is not consistent with the existing General Plan Land Use Map designation, thus a minor General Plan Amendment case (GPA-DV-2-21-1) requesting a designation of Residential 15+ dwelling units per acre was filed as a companion case to this request.

The General Plan Land Use Map designation to the north of the subject parcel is Residential 3.5 to 5 dwelling units per acre. To the west, across 19th Avenue, the General Plan Land Use Map designation is Mixed Use (Commercial/Commerce Park/Business Park/Residential 5 to 10 / 10 to 15 / 15+ dwelling units per acre). The General Plan Land Use Map designation to the south is Mixed Use (Commercial / Commerce Park). To the east, the General Plan Land Use Map designations are Residential 3.5 to 5 dwelling units per acre and Mixed Use (Commercial / Commerce Park). The existing and proposed General Plan Land Use Maps are depicted in the graphic below.

**EXISTING:**



Residential 3.5 to 5 du/ac ( 4.41 +/- Acres)  
Commercial ( 4.97 +/- Acres)  
Mixed Use (Commercial/Commerce Park) ( 4.10 +/- Acres)

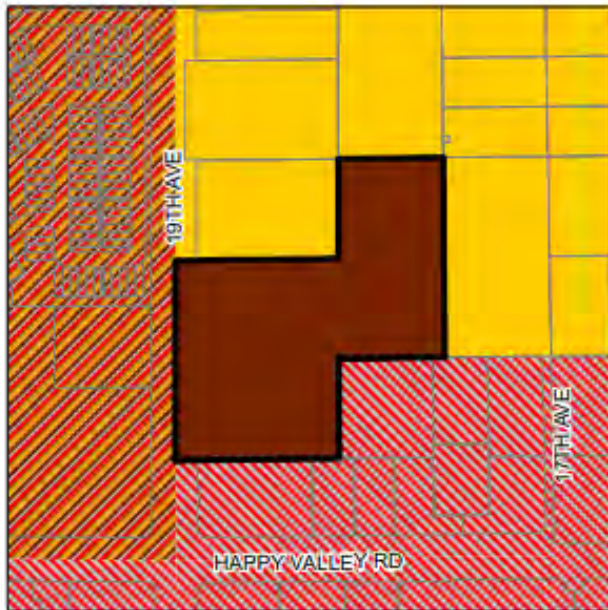
-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Commercial
-  Mixed Use (Commercial / Commerce Park)
-  Mixed Use (Commercial/Commerce Park/  
Business Park/Residential 5 to 10/10 to 15/15+)



**PROPOSED CHANGE:**

Residential 15+ du/ac ( 13.48 +/- Acres)

-  Proposed Change Area
-  Residential 15+ du/ac



*General Plan Land Use Map, Source:  
City of Phoenix Planning and Development  
Department*

## SURROUNDING ZONING AND USES

### 4. North

The properties to the north of the subject site, which are located within Maricopa County, are vacant land zoned RU-43.

### South

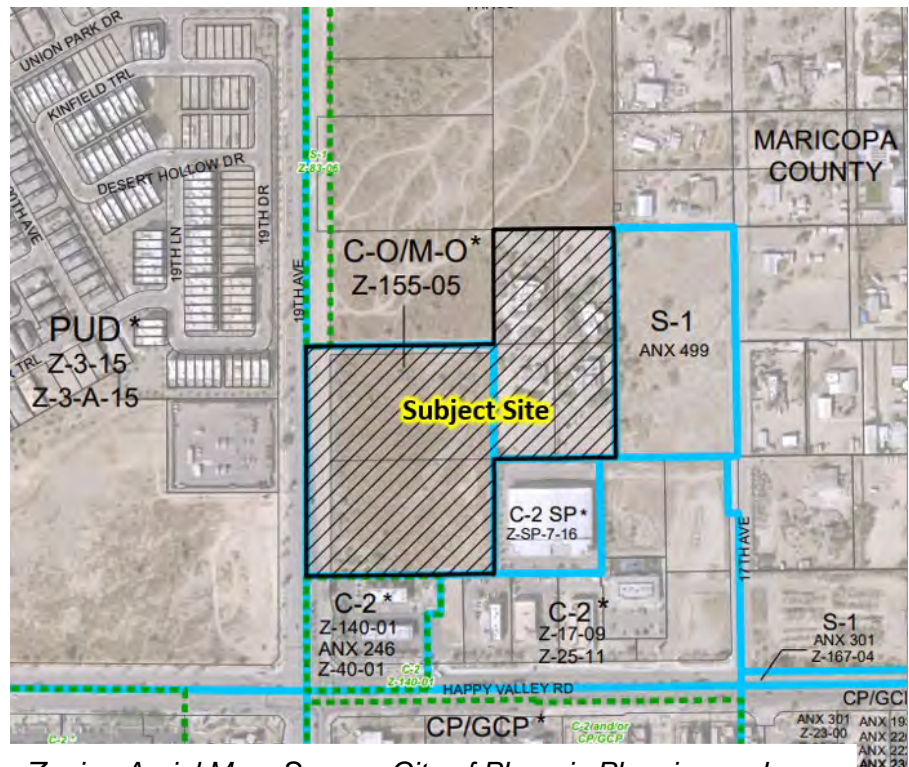
Directly south of the subject site is a one-story gas station and convenience store zoned C-2 through Rezoning Case No. Z-40-01, commercial retail establishments zoned C-2 through Rezoning Case No. Z-25-11 and a self-service storage facility zone C-2 SP through Rezoning Case No. Z-SP-7-16.

### East

To the east of the north eastern portion of the site is vacant land zoned S-1 through Annexation No. 499.

### West

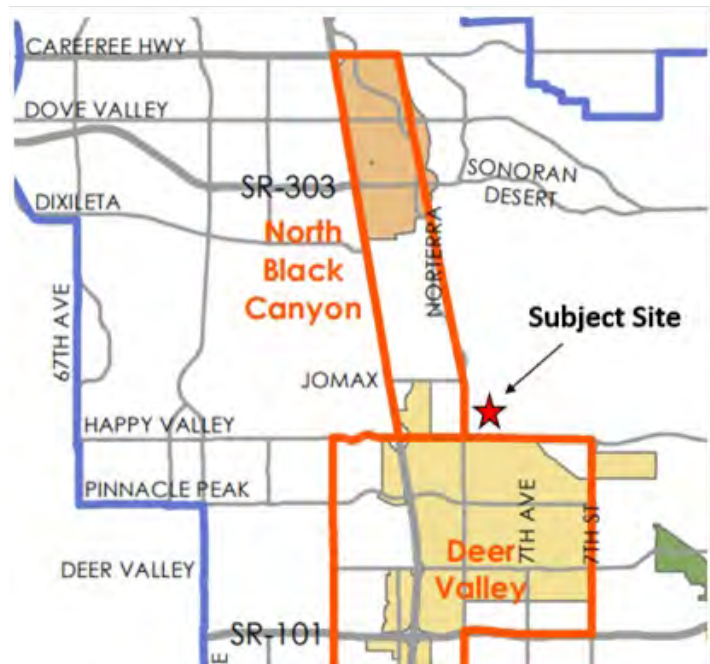
West of the subject, across 19th Avenue, is a mixed-use development called Norterra, which was zoned PUD through Rezoning Case No. Z-3-15.



Zoning Aerial Map, Source: City of Phoenix Planning and Development Department

5. The subject site is located just to the east of the boundaries of the Maricopa Association of Governments designated North Black Canyon employment center and just to the north and east of the city designated Deer Valley Major Employment Center.

A mix of housing types are encouraged in and around employment centers and commercial corridors. The North Black Canyon employment center profile provided by the City of Phoenix Community and Economic Development Department identifies this corridor as having a mix of workers in the current labor pool that mirrors the metro area with a solid base of management as well as sales, clerical and administrative personnel. Workers in the North Black Canyon area are also well educated. Providing additional residential options in close proximity to the nearby office spaces in this rapidly growing area will add to the sustainability of the established employment center and the Norterra area overall.



*Employment Center Map, Source: City of Phoenix Planning and Development Department*

The site is located near two major arterials streets. An existing bus stop and bus stop pad is located on the east side of 19th Avenue just to the south of the site. A City of Phoenix designated bike lane is also located along 19th Avenue.

The area surrounding the subject site has seen a significant amount of investment in the last 10 years. This investment has positioned the area between Jomax Road and north of the Deer Valley Airport as a corridor for mixed-use, industrial, commerce park and multifamily residential development.

## PROPOSAL

6. The proposal was developed utilizing the PUD zoning district. The PUD is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant writes a document proposing standards and guidelines that are tailored to the context of a site on a case by case basis.

Where the Lumara PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions shall be applied.

7. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped November 22, 2021. The

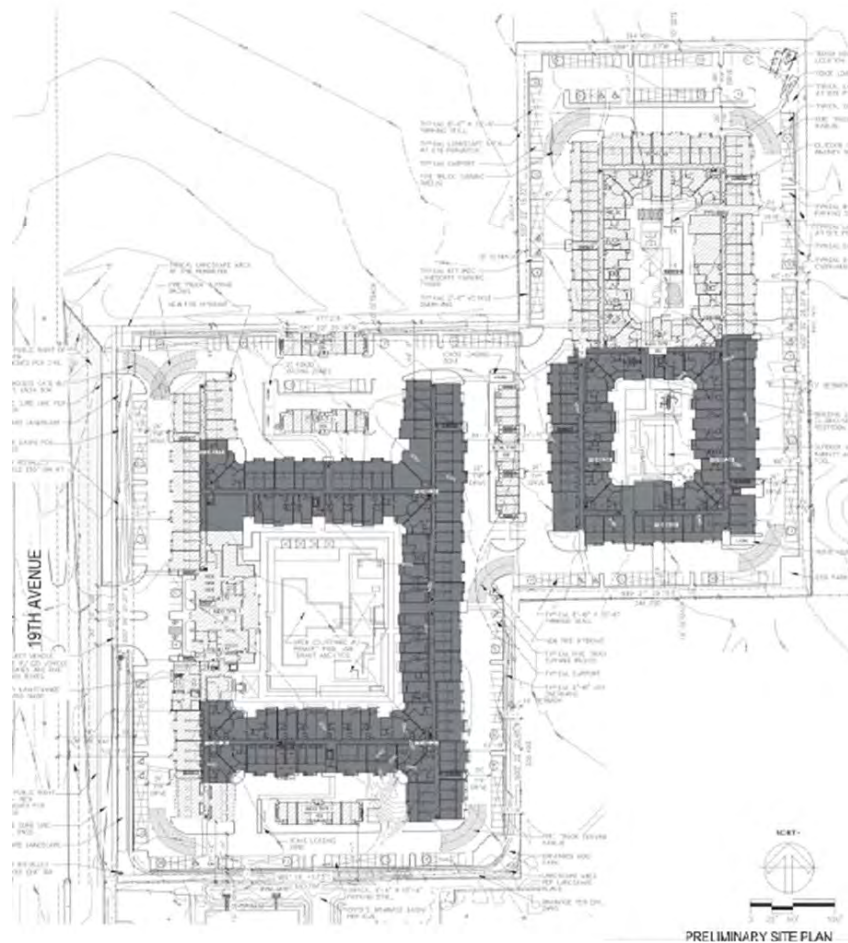
proposed standards were designed to allow for a multifamily development that continues enhancement along 19th Avenue for a more pedestrian-friendly environment.

**List of Uses**

The Development Narrative lists multifamily residential as the only permitted use, in addition to temporary uses. A maximum of 470 residential dwelling units are permitted within the boundaries of the PUD.

**Conceptual Site Plan**

The development proposes a primary and secondary access points along 19th Avenue. The project proposes two 49-foot tall multifamily buildings with surface parking. There are three amenity courtyard areas proposed, which are reserved as private common open space. One is located in the outdoor courtyard near the building main entrance and the other two are located in the eastern building. There are also several smaller structures containing living units around the site as well as covered surface parking canopies. 19th Avenue will contain an enhanced streetscape with a minimum five-foot detached sidewalk framed by landscape areas that will include trees, shrubs, and live ground cover.



*Conceptual Site Plan, Source: Collaborative Design Studio*

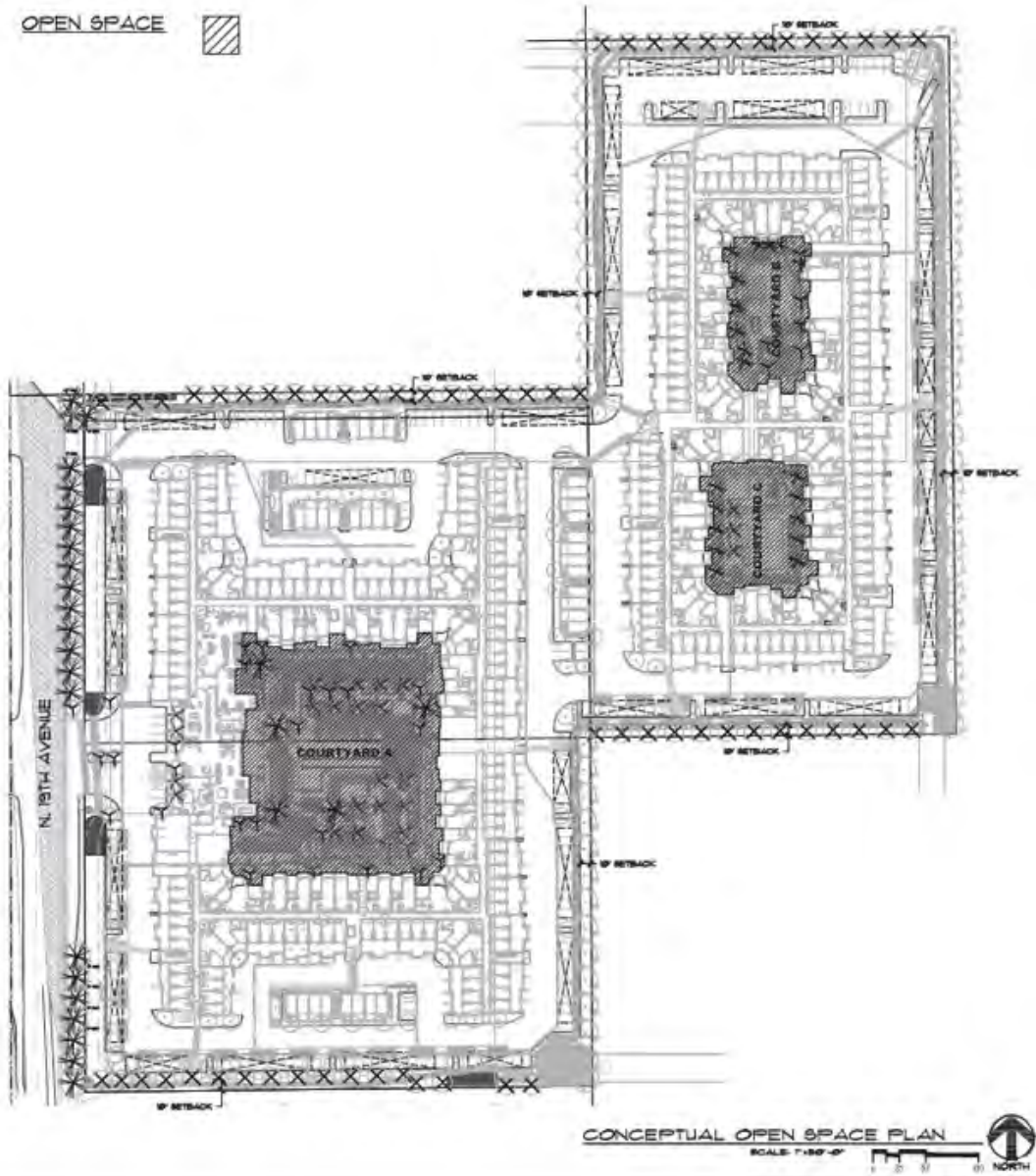


**Development Standards**

The following is a table of proposed development standards for the project.

<b>Maximum Residential Unit Count:</b>	Maximum Dwellings Maximum Density	470 dwelling units 34.90 dwelling units per gross acre
<b>Minimum Lot Width/Depth</b>		No Minimum
<b>Minimum Building Setbacks</b>		<b>From Property Line</b>
	North (Desert Hollow Drive)	10 feet
	North (Internal Property Line)	105 feet
	South (Internal Property Line)	60 feet
	East (Internal Property Line)	59 feet
	West (19th Avenue)	62 feet
	West (Internal Property Line)	59 feet
<b>Minimum Landscape Setbacks</b>		
	North (Desert Hollow Drive)	10 feet
	North (Internal Property Line)	10 feet
	South (Internal Property Line)	10 feet
	East (Internal Property Line)	10 feet
	West (19th Avenue)	20 feet
	West (Internal Property Line)	10 feet
<b>Maximum Building Height</b>		49 feet
<b>Maximum Lot Coverage</b>		50 percent of total net site area
<b>Minimum Open Space</b>		15 percent of total gross site area

The PUD Development Narrative proposed a maximum height of 49 feet. The current entitlements on the western half of the site, C-O/M-O, allows a maximum height of 56 feet. The S-1 zoning district allows a maximum height of 30 feet. The proposed building height is based on the aforementioned site characteristics and an attempt to be consistent with the building height of approved projects in the area. The maximum approved height for Norterra, across 19th Avenue, is 70 feet. The proposed building height would act as a transition between the more intense Norterra development on the west side of 19th Avenue and the large lot rural residential in the unincorporated Maricopa County island to the east of the subject site.



*Open Space Plan, Source: Collaborative Design Studio*

The lot coverage proposed for the project is 50 percent. The additional lot coverage beyond a typical multifamily project is offset by a generous open space standard of a minimum of 15 percent and is consistent with other similar projects in the corridor. The proposed 19th Avenue (western) building setback is 62 feet with a 20-foot landscape setback.

**Landscape Standards**

The PUD proposes landscaping along all sides of the development. The Development Narrative requires a minimum 20-foot wide landscape setback be provided along the 19th Avenue street frontage. Furthermore, the landscape setbacks along the streets shall incorporate 2-inch, 3-inch, and 4-inch caliper trees, 5 five-gallon shrubs and 50 percent live ground cover.

As stipulated, the streetscape along 19th Avenue will include a minimum five-foot wide detached sidewalk with a minimum thirteen-foot wide landscape strip located between the sidewalk and back of curb. This is comparable to other recently approved projects in the area. The landscaping will provide for a pedestrian-friendly environment with 75 percent shade at maturity along the public sidewalks and 50 percent shade along private pedestrian pathways.



*Conceptual Landscape Plan, Source: Collaborative Design Studio*

**Parking Standards**

The proposal requires a minimum amount of parking per unit in addition to unreserved visitor parking. In addition, the PUD proposes a drop off and pick up location for ride share services.

Parking Standards	
<b>Minimum Parking Standards</b>	
a. Residents	1.5 spaces per dwelling unit
b. Unreserved Visitor	.26 spaces per dwelling unit
c. Bicycle Parking	0.25 spaces per dwelling unit (maximum requirement for bicycle parking is 50 spaces)
<b>Bicycle Parking Locations</b>	To be installed in conformance with Section 1307.H, except as follows: (i) Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided.

*Parking Standards, Source: Snell & Wilmer*

The PUD also proposes a minimum of 0.25 bicycle spaces per unit with a maximum of 50 spaces which will comply with Section 1307.H. of the City of Phoenix Zoning Ordinance.

### **Fences/Walls**

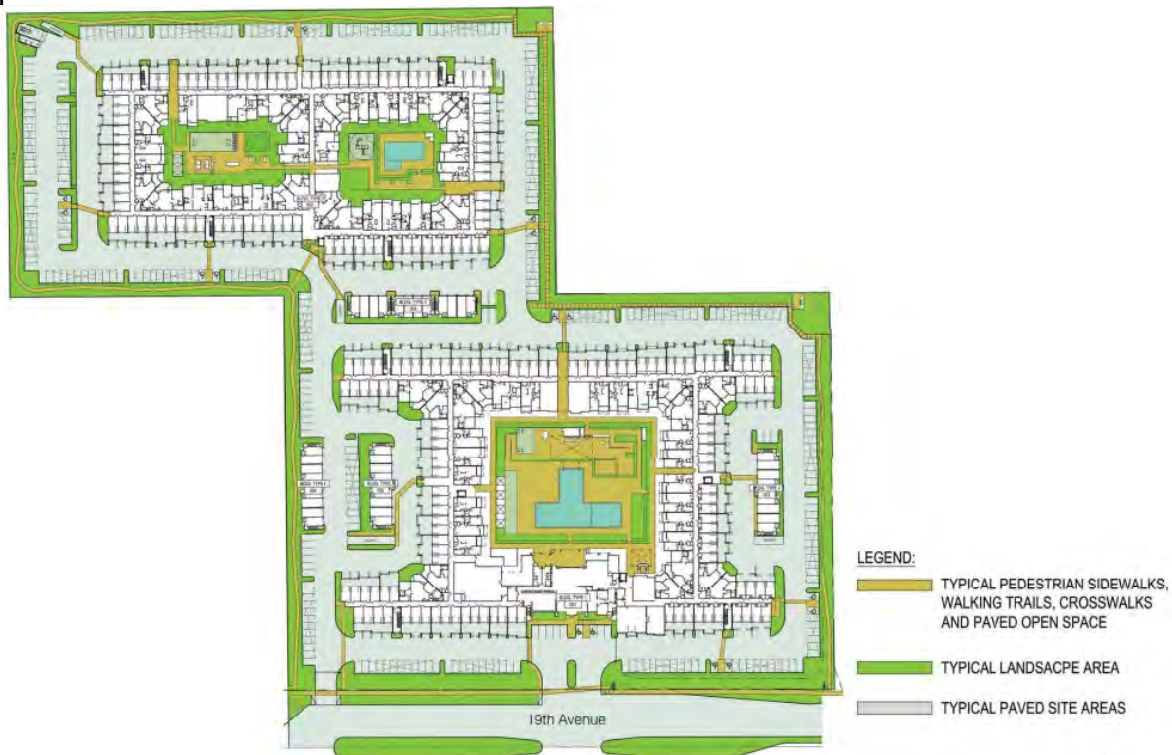
All site fences and walls will be consistent with Section 703.A of the Phoenix Zoning Ordinance.

### **Lighting Plan**

All lighting will be consistent with the standards of Section 704 (Environmental Performance Standards) and Section 507 Tab. A of the Zoning Ordinance and Section 23-100 of the City Code.

### **Design Guidelines and Standards**

The Development Narrative includes design standards that promote pedestrian circulation on and around the site. The graphic below illustrates the proposed pedestrian network for the site.



Design standards ensure that the building facade will contain 15 percent glazing, 10 percent cement board, 55 percent plaster and 4 percent metal railings. Elevations of the building will provide one private balcony per unit. All building elevations will have four-sided architecture, which results in visual interest. The final elevations and building plans submitted to the City will incorporate the provisions outlined in the development narrative and shall follow the Design Guidelines of Section 507.Tab A of the Phoenix Zoning Ordinance.

*Pedestrian Circulation Plan,  
Source: Biltform Architecture*

The landscape design shall have a uniformed streetscape design and a uniform perimeter design. Several residential amenities are also proposed, which are outlined below.



*Conceptual Elevations, Source: The Hampton Group*

### **Amenities**

The PUD proposes amenities intended for use by residents and guests to include a clubhouse, fitness center, swimming pool and/or spa with at least three of the following:

- Lounge deck
- Shaded outdoor dining area
- Water features
- Barbeque grills
- Fire features
- Seating nodes
- Trellis areas

### **Signage**

The proposed sign standards shall comply with Section 705 of the Phoenix Zoning Ordinance.

### **Sustainability**

The Development Narrative proposes several options to incorporate sustainability principals including drought-tolerant landscaping, LED lighting, and recycling receptacles. The project also proposes retaining established trees where possible, as well as the utilization of smart controller drip irrigation.

### **PUD Compatibility to Zoning Ordinance**

All property boundaries adjacent to public streets will include enhanced landscaping with five-foot wide detached sidewalks. Shade at 75 percent coverage at maturity will be provided to increase pedestrian comfort and activity. The PUD comparative

standards table shows that the landscape setback provided is equal to the R-5 requirements in the Zoning Ordinance and require that 50 percent of trees be a minimum of two-inch caliper, 25 percent be three-inch caliper and 25 percent be four-inch caliper.

### **Phasing**

The project will be constructed in one phase.

### **Additional Requirements**

The applicant will be required to submit an updated development narrative after City Council approval reflecting all required updates in the final draft. This is addressed in Stipulation No. 1 a.

## AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

### 8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. The proposal includes landscaped pedestrian walkways, open space areas and greater planting standards than otherwise required by the City of Phoenix Zoning Ordinance.

### 9. **Complete Streets Guiding Principles**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. There are proposed detached sidewalks along 19th Avenue and pathways throughout the site which provide a safer and more comfortable pedestrian experience.

### 10. **Comprehensive Bicycle Master Plan**

The Comprehensive Bicycle Master Plan also supports options for both short-and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal requires bicycle parking spaces be provided on the site. Bicycle racks shall consist of an inverted-U or other decorative design and installed per the requirements of Section 1307. H. of the City of Phoenix Zoning Ordinance.

### 11. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The provision of recycling is addressed in the PUD narrative.

12. [Housing Phoenix Plan](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

This proposal will help to meet the goals of the housing plan by increasing the number of available dwelling units for existing and new residents, while diversifying the types of housing in the area.

#### COMMUNITY INPUT SUMMARY

13. At the time the staff report was written, staff had received 48 letters of concern. Concerns include a perceived increase in traffic, building height, character of area changing, population density increases, loss of commercial spaces in area, overabundance of multifamily projects in area, infrastructure capacity concerns and size of proposed buildings. Staff has also received 171 letters of support. Support comments include a welcomed enhancement to the area, the proposed project will enhance and maintain a high quality of living in the area, the proposed project will bring in a built-in customer base to existing commercial uses in the Norterra area and Happy Valley Road corridor, the project will replace an underutilized and blighted site, reduction in traffic and the project will enhance aesthetics by providing lush landscaping and a pedestrian friendly experience.

#### INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department has proposed stipulations requiring that all streets within and adjacent to the development be constructed with all mandatory elements, the developer shall construct and landscape a 24-foot-wide median along 19th Avenue for the full limits of the project, a minimum 5-foot-wide sidewalk and 13-foot-wide landscape area located between the back of curb and Sidewalk along 19th Avenue. No preliminary approval of plans shall be granted until a Traffic Impact Study/Statement is reviewed and approved by the City. Further, access control to the site shall only be permitted at 19th Avenue and Desert Hollow Drive alignment. These are addressed in Stipulation Nos. 1.b., 2, 3, 4 and 5.
15. The City of Phoenix Aviation Department has noted that the site is within the Deer Valley Municipal Airport traffic pattern airspace, therefore, the developer shall provide notice to prospective purchasers of the existence and operation characteristics of the Deer Valley Airport and shall provide documentation that Form 7460-1 from the FAA. The requirements are addressed in Stipulation Nos. 6 and 7.
16. The Fire Department has noted that they do not anticipate any problems with this case

and that the site and/or buildings shall comply with the Phoenix Fire Code.

17. The Public Transit Department has proposed stipulations requiring that all pedestrian paths and drive aisles shall be constructed with decorative pavers, stamped, or colored concrete or other pavement treatments that contrast with adjacent surfaces and be shaded by 75 percent with vegetative shade at maturity. These are addressed in the development narrative.
18. The Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

#### OTHER

19. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 8.
20. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

#### **Findings**

1. The site is located at the intersection of two arterial streets and in close proximity to an employment center west of 19th Avenue. The proposed standards in the PUD provide a transition from more intense development on the west side of 19th Avenue to undeveloped property to the east of the subject site.
2. The proposed development will provide diverse housing options in the area within close proximity to designated employment centers.
3. The Development Narrative contains standards that exceed ordinance requirements including enhanced setbacks along three sides of the site as well as enhanced landscape standards.

#### **Stipulations**

1. An updated Development Narrative for the Lumara PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 22, 2021, as modified by the following stipulations:
  - a. Front Cover: Remove "HEARING DRAFT" and revise submittal date information on



bottom of the cover page as follows:

1st Submittal: July 7, 2021

2nd Submittal: September 10, 2021

3rd Submittal: October 07, 2021

Hearing Draft: November 22, 2021

City Council adopted: TBD

- b. Page 9; The streetscape adjacent to 19th Avenue requires the A Street Section. An A section requires detached sidewalks where a minimum 5-foot-wide sidewalk is required, and a minimum 13-foot-wide landscape area is required
  - c. Page 8; add Minimum, 15 percent open space to development standards table.
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
  3. The developer shall construct and landscape a 24-foot-wide median in 19th Avenue, for the full limits of the project, as approved by the Planning and Development and Street Transportation Departments.
  4. Full access-control to the site shall only be permitted at 19th Avenue and the Desert Hollow Drive alignment, as approved by the Planning and Development Department.
  5. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
  6. The property owner shall record documents that disclose the existence, and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
  7. The developer shall provide documentation to the City of Phoenix prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
  8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

**Writer**

David Simmons  
12/07/2021

**Team Leader**

Samantha Keating

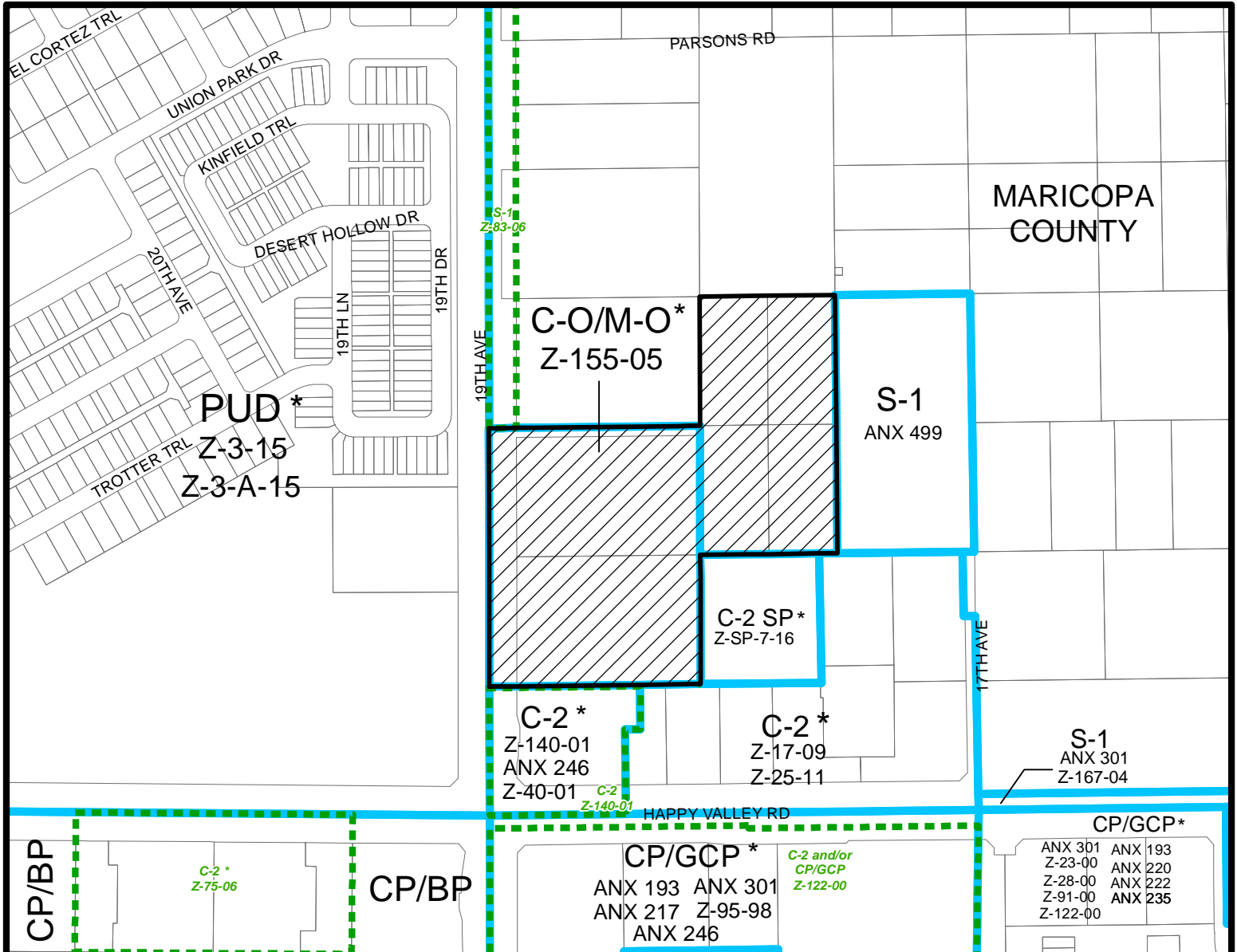
**Exhibits**

Sketch Map

Aerial Map

Community Correspondence (221 pages)

[Lumara PUD Development Narrative](#) date stamped November 22, 2021



MARICOPA COUNTY

PUD\*  
Z-3-15  
Z-3-A-15

C-O/M-O\*  
Z-155-05

S-1  
ANX 499

C-2 SP\*  
Z-SP-7-16

C-2\*  
Z-140-01  
ANX 246  
Z-40-01

C-2\*  
Z-17-09  
Z-25-11

S-1  
ANX 301  
Z-167-04

CP/BP

C-2\*  
Z-75-06

CP/BP

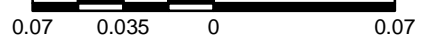
CP/GCP\*  
ANX 193 ANX 301  
ANX 217 Z-95-98  
ANX 246

C-2 and/or  
CP/GCP  
Z-122-00

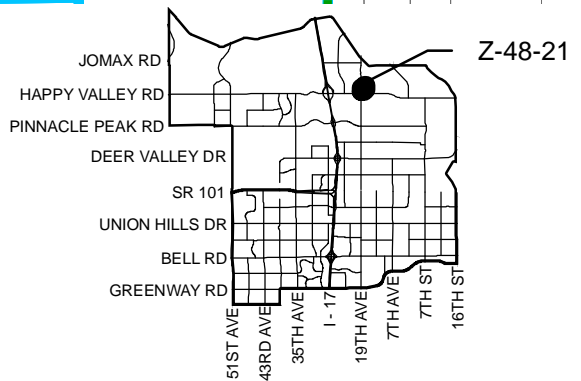
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Z-28-00 ANX 222  
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Z-122-00



Miles

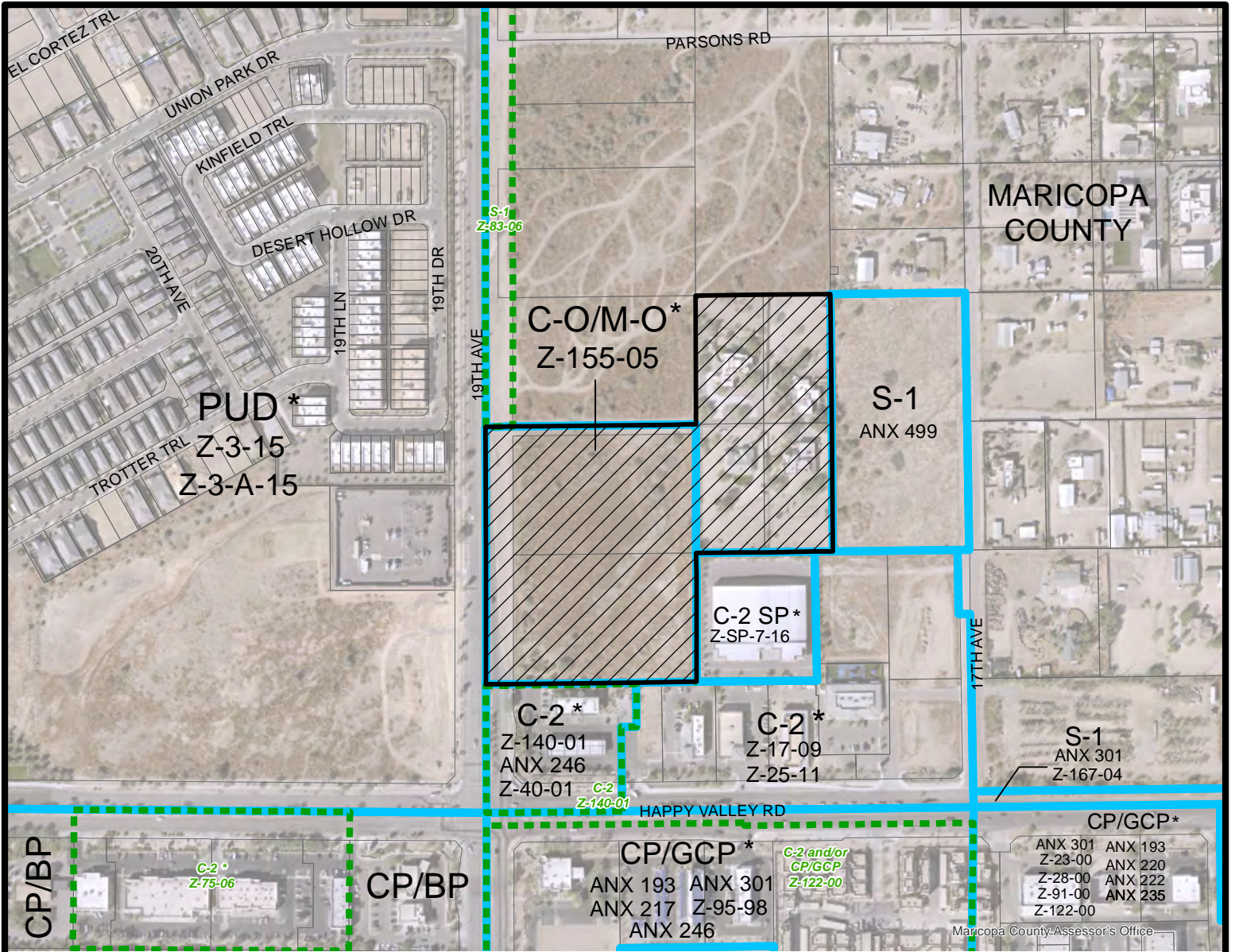


**DEER VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 1



<b>APPLICANT'S NAME:</b> Toll Brothers		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-48-21	<b>DATE:</b> 8/9/2021 <small>REVISION DATES:</small>	<b>FROM:</b> C-O/M-O ( 5.29 a.c.) County RU-43 (Pending S-1) ( 8.19 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 13.48 Acres	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 47-25	<small>ZONING MAP</small> O-7	<b>TO:</b> PUD ( 13.48 a.c.)
<b>MULTIPLES PERMITTED</b> C-O/M-O, County RU-43 (Pending S-1) PUD	<b>CONVENTIONAL OPTION</b> N/A, 8 470		<b>* UNITS P.R.D. OPTION</b> N/A, N/A N/A

\* Maximum Units Allowed with P.R.D. Bonus

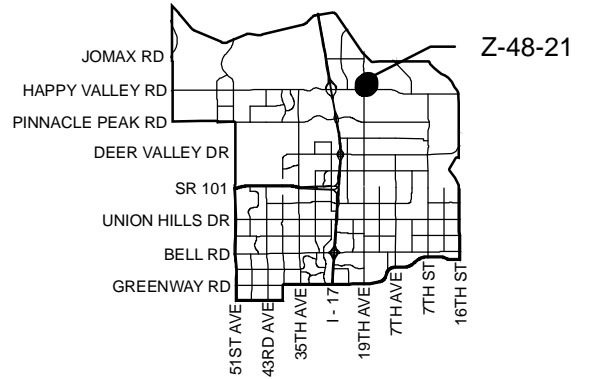


Miles

0.07 0.035 0 0.07

**DEER VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Toll Brothers

**REQUESTED CHANGE:**

APPLICATION NO. Z-48-21

DATE: 8/9/2021  
REVISION DATES:

FROM: C-O/M-O ( 5.29 a.c.)  
County RU-43 (Pending S-1) ( 8.19 a.c.)

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

13.48 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 47-25  
ZONING MAP O-7

TO: PUD ( 13.48 a.c.)

**MULTIPLES PERMITTED**  
C-O/M-O, County RU-43 (Pending S-1)  
PUD

**CONVENTIONAL OPTION**  
N/A, 8  
470

**\* UNITS P.R.D. OPTION**  
N/A, N/A  
N/A

\* Maximum Units Allowed with P.R.D. Bonus



Toll Brothers

Lumara

**Zoning Group**

Nick Wood, Esq  
Attorney

Noel J. Griemsmann, AICP  
Sr. Urban Planner

Ryan McCann, AICP  
Urban Planner

Taylor N. Moran  
Urban Planner

Paola Jaramillo  
Assistant Planner

162 Letters of Support

## STATEMENT OF SUPPORT


By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am an owner/Manager of a business Phoenix, Arizona; and that I **support** Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

**The proposed project will include (1) redevelop vacant underutilized parcel with gated luxury residential with resort style amenities (2) 465 luxury units with detached residential townhomes units with private garages; (3) covered surface parking with 820 parking spaces, 713 for residents & 107 for guest; (4) enhanced shaded landscape and pedestrian experience along 19<sup>th</sup> Avenue & Happy Valley Road with detached sidewalks and; (5) arrival plaza with resort-style, grand entrance with enhanced landscape.**

### THE TOLL BROTHERS DEVELOPMENT WILL:

- Be a welcome addition to the Norterra area.
- Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.
- Both enhance and maintain the high quality of living in the Norterra Urban Core area.
- Bring built-in customers to Norterra & Happy Valley Town Center.
- Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature   
Printed Name Elias Estrada CARLOS O'BRIEN'S RESTAURANT  
Street Address 2501 W Happy Valley #14  
City Phx Zip Code 85085  
Phone Number 623 329-2593  
Email elias.estrada1966@gmail.com

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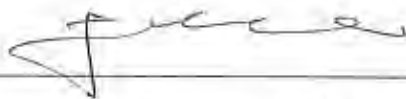
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Signature \_\_\_\_\_



Printed Name \_\_\_\_\_

Jun Choi (Happy Valley Express cleaners)

Street Address \_\_\_\_\_

2005 W. Happy Valley Rd #190

City \_\_\_\_\_

Phoenix

Zip Code \_\_\_\_\_

85085

Phone Number \_\_\_\_\_

(623) 570-2749

Email \_\_\_\_\_

aznewlifechoi@gmail.com

## STATEMENT OF SUPPORT

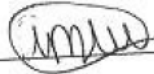


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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature  MESQUIT Fresh Fruit Mex  
Printed Name Amr Abdallah  
Street Address 2413 W. Fethack trail  
City Phoenix Zip Code 85085  
Phone Number   
Email 



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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature 

Printed Name Kareem Musa MESQUITE

Street Address 1730 W Happy Valley Rd Fresh Street Mix

City PHX Zip Code 85085

Phone Number 623-248-0187

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Nichole Alej

Printed Name Nichole Alej

Street Address 25847 N 19<sup>th</sup> Ave

City Phx Zip Code 85085

Phone Number [REDACTED]

Email \_\_\_\_\_

## STATEMENT OF SUPPORT



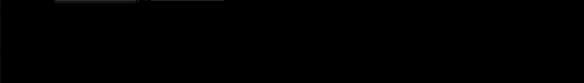
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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature   
Printed Name John Alejo Jr *Concrete Fencing / Block-Commercial & Residential*  
Street Address 25847 N 19<sup>th</sup> Ave  
City Phoenix Zip Code 85085  
Phone Number   
Email 

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Signature



Printed Name

ANNE SOWARDS SOWARDS "Miss spelled" SOWARDS Trucking  
30444/116

Street Address

1501 W HAPPY VALLEY

City

PHOENIX

Zip Code

85087

Phone Number

602 416 6820

Email

ANNE.SOWARDS@GMAIL.COM

## STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature: Nouria Parvica

Printed Name Nouria Parvica

Street Address 1038 W PARSONS RD

City Phx

Zip Code 85085

Phone Number 602-441-1111

Email nparvica@parsons.com

## STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature



Printed Name

John Atejo

Street Address

25847

City

PHX

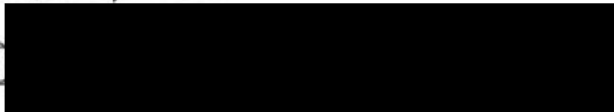
Zip Code

85085

Phone Number



Email



## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Scottsdale & Bell Rd. Development team; that I am a resident of Phoenix, Arizona; and that I **support** Scottsdale & Bell by The Hampton Group, proposed luxury multi-family residential, Minor General Plan Amendment & Rezoning Requests Case Nos. GPA-PV-1-21-2 & Z-12-21-2 for the approximate 2.8-acre site located at the southwest corner of Bell Rd and Scottsdale Rd.

**The proposed project will include (1) Staggered height to a maximum of 14 stories (2) 255 dwelling units; (3) Provide 478 parking spaces (4) Reduce traffic within the area; (4) Redevelop and enhance the Southwest corner of Bell & Scottsdale Rd.; (5) Enhance landscape and pedestrian experience along Bell Rd. and Scottsdale Rd.; (6) Provide concealed parking.**

### THE SCOTTSDALE & BELL RD. PROJECT DEVELOPMENT WILL:

Be a welcome enhancement to the Kierland area  
Both enhance and maintain the high quality of living in the Kierland area.  
Bring built-in customers to the Kierland commercial corridors  
Replace an under-utilized and outdated "gateway" corner with a stunning architectural achievement.  
Reduce traffic within the area  
Enhance landscaping and the pedestrian experience

**By signing below, I give my support to Scottsdale & Bell Rd. by The Hampton Group, Luxury Multi-Family Residential, Minor General Plan Amendment & Rezoning Request.**

Signature

Bill Mader

Printed Name

Bill Mader

Street Address

6418 E WIRE WIRE LN

City

\_\_\_\_\_

Zip Code

\_\_\_\_\_

Phone Number

\_\_\_\_\_

Email

\_\_\_\_\_

## STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Frances Gutierrez

Printed Name FRANCES GUTIERREZ JACKSON

Street Address 2501 W. Happy Valley Rd.

City PHX Zip Code 85085

Phone Number 623 344-7900

Email \_\_\_\_\_



## STATEMENT OF SUPPORT

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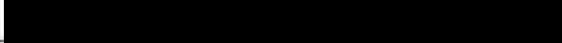
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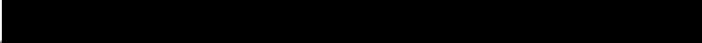
Signature Monica Attala

Printed Name Monica Attala

Street Address Zuni & 19th

City Phoenix Zip Code AZ 85015

Phone Number 

Email 

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature   
Printed Name JUSTINE JACKSON 21112 Norterra House  
on 19th Ave  
Street Address 2103 W. Happy Valley Rd.  
City Phoenix Zip Code 85089  
Phone Number 623-587-4491  
Email justine3777@yahoo.com

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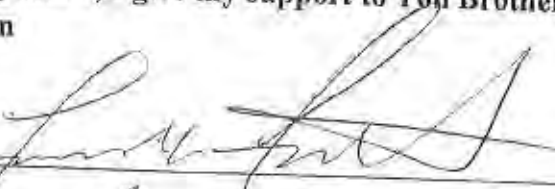
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Signature



Printed Name

Matthew Crook

[FHOP ASST GEN MGR]

Street Address

2103 W Happy Valley Rd.

City

Phoenix

Zip Code

85085

Phone Number

623-587-4491

Email

Matthewcrook23@gmail.com

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application.

Signature



Printed Name

Ben Filimon

Street Address

1226 W. Spur Dr.

City

Phoenix

Zip Code

85085

Phone Number

Email

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- Replace underutilized and underutilized parcel with a stunning architectural achievement.

By signing my name below, I support Toll Brother's Planned Unit Development zoning application.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Michael F. Davis - Donato

1200 W. Blueback Dr

Zip Code 85065

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

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The proposed project will include (1) redevelop vacant underutilized parcel with gated luxury residential with resort style amenities (2) 465 luxury units with detached residential townhomes units with private garages; (3) covered surface parking with 820 parking spaces, 713 for residents & 107 for guest; (4) enhanced shaded landscape and pedestrian experience along 19<sup>th</sup> Avenue & Happy Valley Road with detached sidewalks and; (5) arrival plaza with resort-style, grand entrance with enhanced landscape.

### THE TOLL BROTHERS DEVELOPMENT WILL:

Be a welcome addition to the Norterra area.

Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.

Both enhance and maintain the high quality of living in the Norterra Urban Core area.

Bring built-in customers to Norterra & Happy Valley Town Center.

Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature

Gene L. Naccarato

Printed Name

Gene Naccarato

Street Address

27111 N. Giddayup Trail #

City

Phoenix, AZ

Zip Code

85085

Phone Number

Email

## STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Brandi Flanck

Printed Name Brandi Flanck

Street Address 1811 W Jones

City Phoenix Zip Code 85085

Phone Number 

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Mark Flinders

Printed Name Mark Flinders

Street Address 1811 W Jomax Rd

City Phoenix Zip Code 85085

Phone Number [REDACTED]

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I support Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Sharon L. Naccarato

Printed Name SHARON L Naccarato

Street Address 37111 N Lodiway Dr

City Phoenix Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



- Environmental Reclamation
- Native Plant Salvage/Revegetation
- GPS Plant Inventory/Tree Sales
- Commercial Landscaping

1540 W. Happy Valley Rd.  
Phoenix, AZ 85085, 1837  
AZ ROC 205409 CR-21

office (623) 869-6757  
Fax (623) 869-6769  
CA ROC 726126 C-27

### STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of Brothers Development team; that I am an owner/Manager of a business Phoenix, that I **support** Toll Brother's Planned Unit Development for the approximately 13 located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature *Rwt Homan*

Printed Name Rwt Homan NATIVE AMERICAN RESOURCES

Street Address 1540 W. White Feather Ln.

City Phoenix Zip Code 85085

Phone Number [REDACTED]

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email

*[Handwritten Signature]*

Kelly Garner

25549 N. 21st Ave

Phoenix

85085

[Redacted Phone Number]

[Redacted Email Address]

## STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature



Printed Name

Alex Meza Sato

Street Address

25813 N 19<sup>th</sup> Dr

City

Phoenix

Zip Code

85085

Phone Number

[REDACTED]

Email

[REDACTED]

## STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Suzie

Printed Name Suzie Evans

Street Address 1678 W Camelback Dr

City Phoenix Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Mason Tarmey

Printed Name Mason Tarmey

Street Address 25348 N 19th Ln

City Phoenix Zip Code 85089

Phone Number [REDACTED]

Email [REDACTED]



## STATEMENT OF SUPPORT


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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature   
Printed Name THUY HUYNH  
Street Address 2009 W TROTTER TRAIL  
City PHOENIX Zip Code 85035  
Phone Number \_\_\_\_\_  
Email \_\_\_\_\_

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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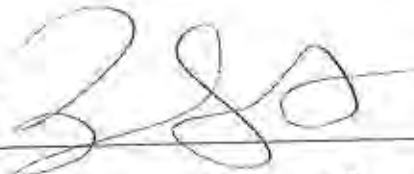
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Signature



Printed Name

Bonnie Skubbs

Street Address

25352 N 19th Ln

City

Phx

Zip Code

85025

Phone Number

[REDACTED]

Email

[REDACTED]

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Debbie Mikel  
Printed Name Debbie Mikel DM BEJMO!  
Street Address ~~3725 W Shangri La~~ 2370 W Happy Valley  
City PHX Zip Code 85085  
Phone Number [REDACTED]  
Email \_\_\_\_\_

Team leader - panera

### STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a <sup>business</sup> resident of Phoenix, Arizona; and that I support Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Hannah Smith

Printed Name Hannah Smith

Street Address 2713 N. Lucia Drive

City Phoenix Zip Code 85085

Phone Number [REDACTED]



Email \_\_\_\_\_

### STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature \_\_\_\_\_

Printed Name Coryn Morgan

Street Address 2019 W Lotte Dr

City Phoenix AZ Zip Code 85088

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

5

## STATEMENT OF SUPPORT

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature Kate Wilson

Printed Name Katie Wilson

Street Address 25312 N 20th Ave

City Phoenix Zip Code 85085

Phone Number [REDACTED]

Email [REDACTED]

### STATEMENT OF SUPPORT


By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I support Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature 

Printed Name Chase Wilson

Street Address 25712 N. 20th Ave

City Phoenix Zip Code 85085

Phone Number 

Email 

### STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Beth Pipkin

Printed Name Beth Pipkin

Street Address 19216 W. Paseo Trail

City Phoenix Zip Code 85085

Phone Number 

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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### THE TOLL BROTHERS DEVELOPMENT WILL:

Be a welcome addition to the Norterra area.  
Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.  
Both enhance and maintain the high quality of living in the Norterra Urban Core area.  
Bring built-in customers to Norterra & Happy Valley Town Center.  
Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature



Printed Name

RAJA SIVARAR TULAS

Street Address

25916 N19<sup>th</sup> LANE

City

PHOENIX

Zip Code

85026

Phone Number

Email



## STATEMENT OF SUPPORT

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature   
Printed Name Tim Schraeder  
Street Address 2022 W Desert Hollow Dr  
City Phoenix Zip Code 85085  
Phone Number \_\_\_\_\_  
Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Adrian Lawson

Printed Name Adrian Lawson

Street Address 25336 N 19th Ln

City Phoenix Zip Code 85085

Phone Number [REDACTED]

Email [REDACTED]



## STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature 

Printed Name Feather Ross

Street Address 242 25347 N 19<sup>th</sup> Ln

City Phoenix Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

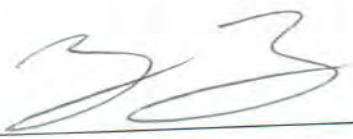
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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature 

Printed Name Jabary Gipson

Street Address 1909 W Trotter Trail

City PHX Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature

Mason Tormey

Printed Name

Mason Tormey

Street Address

25348 N 19th Ln

City

Phoenix

Zip Code

85089

Phone Number

[REDACTED]

Email

[REDACTED]

## STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature



Printed Name

Toni Jones

Street Address

25346 N. 19<sup>th</sup> Dr.

City

Phoenix

Zip Code

85085

Phone Number

Email

## STATEMENT OF SUPPORT

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature Daniel Gabriel

Printed Name Daniel Gabriel

Street Address 25331 N 19th Lane

City Phoenix Zip Code 85085

Phone Number                     

Email

## STATEMENT OF SUPPORT

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Signature \_\_\_\_\_

Printed Name Morgan Weber

Street Address 75332 N 19<sup>th</sup> Ln

City Phoenix Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



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Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email



Aaron Kyma

25311 N 19<sup>th</sup> Ln

Phoenix

85085



## STATEMENT OF SUPPORT


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Signature   
Printed Name Cara Morgani re staff  
Street Address 250 Happy Valley Road  
City Norterra Zip Code 85085  
Phone Number 623-201-8603  
Email norterra@restore.com

## STATEMENT OF SUPPORT

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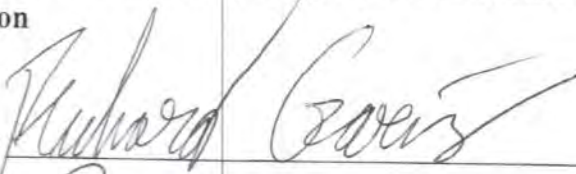
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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature



Printed Name

Richard Garcia

Street Address

~~33500~~ 1825 W. happy valley Rd <sup>Cobblestone Car Wash</sup>

City

Phoenix

Zip Code

85085

Phone Number

(602) 718-0314

Email

Richardgarcia255@yahoo.com

## STATEMENT OF SUPPORT

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Signature 

Printed Name Christopher Megles "CobbleStone"

Street Address ~~7122 E Pinnacle~~ 1825w happy valley Road.

City Phoenix Zip Code 85006

Phone Number 541-331-8023

Email CMegles70@gmail.com

## STATEMENT OF SUPPORT

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Signature



Printed Name

Ronman Reed

Good Will

Street Address

1565 W HAPPY VALLEY

City

Phoenix

Zip Code

85085

Phone Number

602-518-8146

Email

## STATEMENT OF SUPPORT

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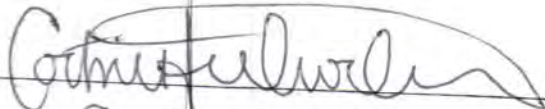
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Signature



Printed Name

Cortnie Fulwiler

*the LEARNING experience  
DAY CARE*

Street Address

1720 W. Happy Valley Rd.

City

Phoenix, AZ

Zip Code

85085

Phone Number

623-215-2997

Email

happyvalley.thechildcare.com

## STATEMENT OF SUPPORT

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Signature

*Yvette Stumpf*

Printed Name

Yvette Stumpf

Pistails & Crew cuts  
SALON

Street Address

1730 Happy Valley Rd.

City

Phoenix

Zip Code

85085

Phone Number

323-775-6688

Email

yvette - stumpf@ gmx. com.

## STATEMENT OF SUPPORT

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- Be a welcome addition to the Norterra area.
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- Bring built-in customers to Norterra & Happy Valley Town Center.
- Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature 

Printed Name Stacy Browning

Street Address 1740 W. Happy Valley Rd,

City Phoenix Zip Code 85085

Phone Number 318-716-8522

Email acewlish2334@gmail.com

SMART STOP  
SELF STORAGE



## STATEMENT OF SUPPORT

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Signature



Printed Name

Amy Orbowski AUTO ZONE

Street Address

1750 W Happy Valley Rd

City

Phoenix

Zip Code

85021

Phone Number

602-308-8937

Email

## STATEMENT OF SUPPORT


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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature 

Printed Name Brett C Meeks Circle **(R)**

Street Address 1850 W Happy Valley Rd

City Phoenix Zip Code 85085

Phone Number 623-580-9906

Email \_\_\_\_\_

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Signature

*Rafed Matti*

Printed Name

Street Address

**RAFED MATTI D.D.S., P.C.  
2020 W. Whispering Wind Dr.  
Suite 125  
Phoenix, AZ 85085**

City

Zip Code

Phone Number

623-579-9722

Email

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front office

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature   
Printed Name Kirsten Noelle  
Street Address 2030 W. Whispering Dr.  
City Phx Zip Code 85085  
Phone Number 602 960-0550  
Email W/A

## STATEMENT OF SUPPORT

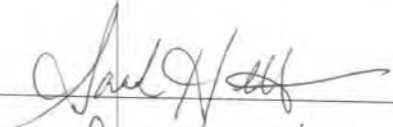
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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature  "CALIBER COLLISION"  
Printed Name Sarah Helton  
Street Address 24615 N 23rd  
City Phoenix Zip Code 85085  
Phone Number 623-401-1084  
Email n/a

## STATEMENT OF SUPPORT

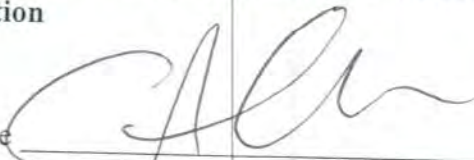
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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature 

Printed Name Stephanie Ortiz "Tutor Time Child Care Learning CTR"

Street Address 24745 N. 23<sup>rd</sup> Ave.

City Phoenix Zip Code 85085

Phone Number (623) 587-5440

Email leo92@tutortime.com

## STATEMENT OF SUPPORT

Front Oaks

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am an ~~owner~~ Manager of a business Phoenix, Arizona; and that I **support** Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature KSL

Printed Name Karina Santrago

Street Address 241055 N 23rd Ave

City PHX

Zip Code 85085

Phone Number 602-858-8068

Email —

"Holiday Inn Express"

## STATEMENT OF SUPPORT

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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature

*Andrew Goussis*

Printed Name

Andrew Goussis

Street Address

1933 W Trotter Trail

City

Phoenix

Zip Code

85095

Phone Number

[REDACTED]

Email

[REDACTED]



## STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application


Signature 

Printed Name Bonnie Stubbbs

Street Address 25352 N. 19th Ln

City Phx Zip Code 85025

Phone Number 

Email 

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Signature \_\_\_\_\_

*Dorahim Mahmud*

"JAMBA"

Printed Name \_\_\_\_\_

Dorahim Mahmud

AM

Street Address \_\_\_\_\_

~~2538 W WA~~ 2370 W Happy Valley #1065

City \_\_\_\_\_

Phoenix

Zip Code \_\_\_\_\_

85084

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

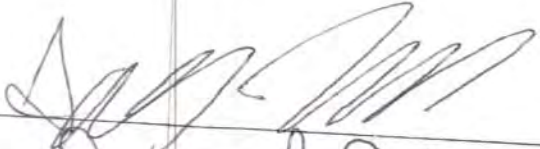
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Signature   
Printed Name Savannah Poole MASSAGE ENJOY  
Street Address 2330 W Happy Valley Rd Ste 1021  
City Phoenix Zip Code 85085  
Phone Number (623) 780-3689  
Email clinic0078@massageenjoy.com

## STATEMENT OF SUPPORT

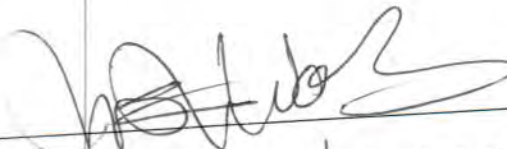
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Signature   
Printed Name Justin Waiz RINGO Maduise Shop SUC  
Street Address 21240 W 16<sup>th</sup> St. RMSS  
City Phx Zip Code 85085  
Phone Number \_\_\_\_\_  
Email \_\_\_\_\_

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Signature

*Katie Campbell*

Printed Name

Katie Campbell

SUBWAY

Street Address

24502 N HAPPY VALLEY RD

2450 HAPPY VALLEY RD

City

PHX

Zip Code

85083

Phone Number

602-739-6289

Email

katieisbetter811@gmail.com

## STATEMENT OF SUPPORT

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Signature Michelle H Katz  
Printed Name Michelle H Katz  
Street Address 25037 N 17 Ave  
City Phoenix Zip Code 85085  
Phone Number [REDACTED]  
Email [REDACTED]

owns also:  
Desert  
Dragon  
Battery  
on same  
site

\* count as 2 letters & support

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Kelly Haynes

Printed Name Kelly Haynes

Street Address 25414 N. 19th Drive

City Phoenix Zip Code 85085

Phone Number [REDACTED]

Email [REDACTED]



## STATEMENT OF SUPPORT

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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature



Printed Name

Richard Blacte

MARICOPOL COUNTY

Street Address

2035 W Whispering Wind Dr

City

Phoenix

Zip Code

85085

Phone Number

623-580-8833

Email

40RJB@ncg-hotels.com

## STATEMENT OF SUPPORT

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Signature Sonia E. Seda

Printed Name SONIA E. SEDA

**BURGER KING**  
ASST MGR

Street Address 2209 W HAPPY VALLEY RD

City PHOENIX

Zip Code \_\_\_\_\_

Phone Number 623-587-9083

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

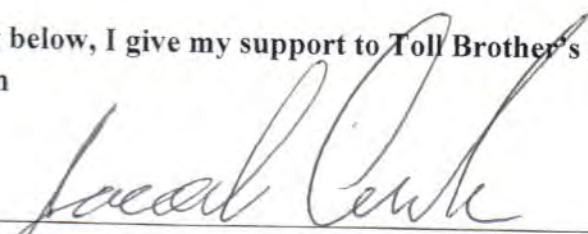
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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature   
Printed Name Jacob Clark Team Leader. "JACK in the Box" #1560  
Street Address 7 2113 Happy Valley RD  
City Phoenix Zip Code 85085  
Phone Number 623 869 5006 602 851 2290  
Email 110taco2@gmail.com

## STATEMENT OF SUPPORT


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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature 

Printed Name MATTHEW Lupo Wells Fargo Bank

Street Address 2123 W Happy Valley Rd

City Phoenix Zip Code 85115

Phone Number 623-587-3700

Email Matt.Lupo@wellsfargo.com

## STATEMENT OF SUPPORT

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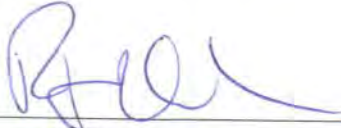
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Signature \_\_\_\_\_



Printed Name \_\_\_\_\_

Rob Mitchell

State 48 Rock House

Street Address \_\_\_\_\_

~~2425 E Durbin St~~ 2530 W Happy Valley Rd

City \_\_\_\_\_

PHX

Zip Code \_\_\_\_\_

48 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature  Cafe Zupas  
Printed Name David Bruns  
Street Address 2510 W. Happy Valley Rd.  
City Phoenix Zip Code 85382  
Phone Number 480-447-9375  
Email itsclare72@gmail.com

66

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Signature \_\_\_\_\_



Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

2332 W Andree Dr

City \_\_\_\_\_

Phoenix

Zip Code \_\_\_\_\_

85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Betty McCormack

Printed Name Betty McCormack

Street Address 2405 W Spar Dr

City Phoenix Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



## STATEMENT OF SUPPORT

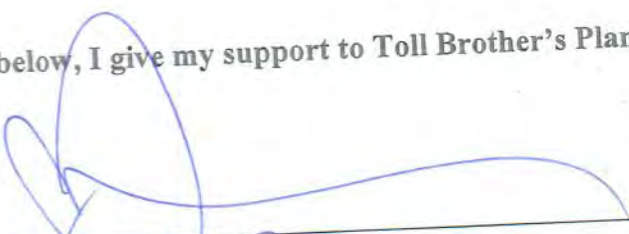
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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature 

Printed Name JAN ROBSON

Street Address 2414 W. CAVEDACE DR

City Phoenix Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature 

Printed Name Faisal Qureshi

Street Address 2344 W. Blaylock Dr

City Phoenix Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

neutral - not sure

Signature

Emily Burke

Printed Name

Emily Burke

Street Address

20215 N 17th Dr

City

Phoenix

Zip Code

85088

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

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Phone Number \_\_\_\_\_

Email \_\_\_\_\_

would prefer less density

✓

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Jaqueline Chrobocinski  
Printed Name Jaqueline Chrobocinski  
Street Address 26120 N 9<sup>th</sup> Ave  
City Phoenix Zip Code 85085  
Phone Number [REDACTED]  
Email [REDACTED]

✓

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

James Chrobocinski

Street Address \_\_\_\_\_

26120 N. 9<sup>th</sup> Ave

City \_\_\_\_\_

Phoenix

Zip Code \_\_\_\_\_

85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

✓

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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature

*B Lester*

Printed Name

Billy Lester

Sleep Number

Street Address

2310 W happy Valley rd. #1019

City

Phx

Zip Code

85085

Phone Number

602-491-9738

Email

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Signature Ariana Petta

Printed Name Ariana Pettinichio Men's Wearhouse

Street Address 2310 W Happy Valley Rd Ste 1013

City Phoenix Zip Code 85085

Phone Number 623.580.5219.

Email \_\_\_\_\_



## STATEMENT OF SUPPORT

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Signature

Printed Name

Janet Granger Subway

Street Address

2330 W. Happy Valley Rd # 1025

City

Phoenix

Zip Code

85085

Phone Number

623-581-7061

Email

JanetCsubwayfoods.com

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Signature 

Printed Name Savannah Norterra Dental Care

Street Address 2370 W Happy Valley Rd 1073

City Phoenix Zip Code 85080

Phone Number 623 780-3333

Email \_\_\_\_\_

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



Jason Grub

2138 W. Red Bird Rd

Phx

85085

62-318-1222

JGRUB@cox.net

## STATEMENT OF SUPPORT

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Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

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Signature



Printed Name

Bryce Haase - Wasikowski "ATI Physical Therapy"

Street Address

2005 W. Happy Valley Rd Unit 107

City

Phoenix

Zip Code

85083

Phone Number

602 - 313 - 4067

Email

bryce.haase.wasikowski@atipt.com

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Signature

Tish Stannart

Printed Name

TISH STANNART

Phoenix Dance Studio

Street Address

24850 N. 19th Ave #103

City

Phoenix

AZ

Zip Code

85085

Phone Number

602 892-4347

Email

Val@PhoenixDanceStudio.com

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am an owner/Manager of a business Phoenix, Arizona; and that I **support** Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

The proposed project will include (1) redevelop vacant underutilized parcel with gated luxury residential with resort style amenities (2) 465 luxury units with detached residential townhomes units with private garages; (3) covered surface parking with 820 parking spaces, 713 for residents & 107 for guest; (4) enhanced shaded landscape and pedestrian experience along 19<sup>th</sup> Avenue & Happy Valley Road with detached sidewalks and; (5) arrival plaza with resort-style, grand entrance with enhanced landscape.

### THE TOLL BROTHERS DEVELOPMENT WILL:

Be a welcome addition to the Norterra area.

Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.

Both enhance and maintain the high quality of living in the Norterra Urban Core area.

Bring built-in customers to Norterra & Happy Valley Town Center.

Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature

Paul

Printed Name

PARISH PATEL

Tikka Slack

Street Address

2510 W. Happy Valley Rd Suite 1245

City

Phoenix

Zip Code

85085

Phone Number

623-248-5300

Email

—

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I **support** Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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### THE TOLL BROTHERS DEVELOPMENT WILL:

Be a welcome addition to the Norterra area.  
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Both enhance and maintain the high quality of living in the Norterra Urban Core area.  
Bring built-in customers to Norterra & Happy Valley Town Center.  
Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I support Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

The proposed project will include (1) redevelop vacant underutilized parcel with gated luxury residential with resort style amenities (2) 465 luxury units with detached residential townhomes units with private garages; (3) covered surface parking with 820 parking spaces, 713 for residents & 107 for guest; (4) enhanced shaded landscape and pedestrian experience along 19<sup>th</sup> Avenue & Happy Valley Road with detached sidewalks and; (5) arrival plaza with resort-style, grand entrance with enhanced landscape.

### THE TOLL BROTHERS DEVELOPMENT WILL:

Be a welcome addition to the Norterra area.

Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.

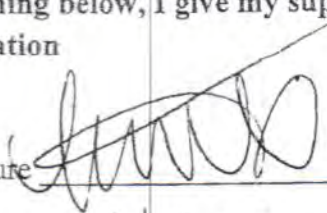
Both enhance and maintain the high quality of living in the Norterra Urban Core area.

Bring built-in customers to Norterra & Happy Valley Town Center.

Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature



Printed Name

Valerie Spata

Street Address

25418 N 16<sup>th</sup> Ave

City

Phx

Zip Code

85085

Phone Number



Email



## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I support Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

The proposed project will include (1) redevelop vacant underutilized parcel with gated luxury residential with resort style amenities (2) 465 luxury units with detached residential townhomes units with private garages; (3) covered surface parking with 820 parking spaces, 713 for residents & 107 for guest; (4) enhanced shaded landscape and pedestrian experience along 19<sup>th</sup> Avenue & Happy Valley Road with detached sidewalks and; (5) arrival plaza with resort-style, grand entrance with enhanced landscape.

### THE TOLL BROTHERS DEVELOPMENT WILL:

- Be a welcome addition to the Norterra area.
- Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.
- Both enhance and maintain the high quality of living in the Norterra Urban Core area.
- Bring built-in customers to Norterra & Happy Valley Town Center.
- Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature \_\_\_\_\_

*Hema*

Printed Name \_\_\_\_\_

Hema Kumar

Street Address \_\_\_\_\_

2205 W Bonanza Lane

City \_\_\_\_\_

Phoenix

Zip Code \_\_\_\_\_

85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I ~~support~~ Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

*From NEUTRAL*

The proposed project will include (1) redevelop vacant underutilized parcel with gated luxury residential resort style amenities (2) 465 luxury units with detached residential townhomes and private garages; (3) covered surface parking with 820 parking spaces, 713 for residents & 107 for guest; (4) enhanced shaded landscape and pedestrian experience along Happy Valley Road with detached sidewalks and; (5) arrival plaza with grand entrance with enhanced landscape.

### THE TOLL BROTHERS DEVELOPMENT WILL:

- Be a welcome addition to the North Phoenix area.
- Bring needed jobs for the City of Phoenix and the Norterra area.
- Both enhance and maintain the high quality of living in the Norterra Urban Core area.
- Bring built-upon to the Norterra & Happy Valley Town Center.
- Replace a vacant under-utilized parcel with a stunning architectural achievement.

By signing this ~~letter~~ statement of support to Toll Brother's Planned Unit Development zoning application

Signature [Handwritten Signature]

Printed Name LEXA BOYLLA

Street Address W. Glendale Dr

City Phoenix Zip Code 85085

Phone No [Blank]

Email [Blank]

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I support Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

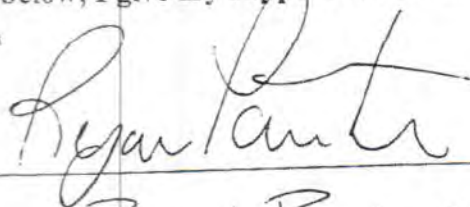
The proposed project will include (1) redevelop vacant underutilized parcel with gated luxury residential with resort style amenities (2) 465 luxury units with detached residential townhomes units with private garages; (3) covered surface parking with 820 parking spaces, 713 for residents & 107 for guest; (4) enhanced shaded landscape and pedestrian experience along 19<sup>th</sup> Avenue & Happy Valley Road with detached sidewalks and; (5) arrival plaza with resort-style, grand entrance with enhanced landscape.

### THE TOLL BROTHERS DEVELOPMENT WILL:

- Be a welcome addition to the Norterra area.
- Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.
- Both enhance and maintain the high quality of living in the Norterra Urban Core area.
- Bring built-in customers to Norterra & Happy Valley Town Center.
- Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature



Printed Name

RYAN PAINTER

Street Address

2020 W. BOVANZA LN

City

PHOENIX

Zip Code

85085

Phone Number

Email

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I support Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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### THE TOLL BROTHERS DEVELOPMENT WILL:

Be a welcome addition to the Norterra area.

Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.

Both enhance and maintain the high quality of living in the Norterra Urban Core area.

Bring built-in customers to Norterra & Happy Valley Town Center.

Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Jordan Graves

Printed Name Jordan Graves

Street Address 1202 W Parkway Rd

City Phoenix Zip Code 85085

Phone Number [REDACTED]

Email [REDACTED]

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I **support** Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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### THE TOLL BROTHERS DEVELOPMENT WILL:

Be a welcome addition to the Norterra area.  
Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.  
Both enhance and maintain the high quality of living in the Norterra Urban Core area.  
Bring built-in customers to Norterra & Happy Valley Town Center.  
Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Selen Beck

Printed Name Selena Beck "HOPE CHURCH"

Street Address ~~26525 N. 19th~~ 26525 N. 19th

City Phoenix Zip Code 85310

Phone Number [REDACTED]

Email [REDACTED]

## STATEMENT OF SUPPORT

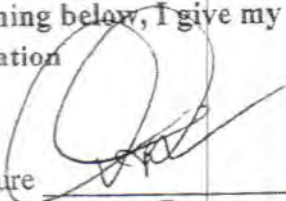
By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I support Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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### THE TOLL BROTHERS DEVELOPMENT WILL:

- Be a welcome addition to the Norterra area.
- Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.
- Both enhance and maintain the high quality of living in the Norterra Urban Core area.
- Bring built-in customers to Norterra & Happy Valley Town Center.
- Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature 

Printed Name

Dennis Denomme

Street Address

1428 W. BEAULOCK DR

City

Phoenix

Zip Code

85035

Phone Number

[REDACTED]

Email

[REDACTED]

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I support Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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### THE TOLL BROTHERS DEVELOPMENT WILL:

- Be a welcome addition to the Norterra area.
- Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.
- Both enhance and maintain the high quality of living in the Norterra Urban Core area.
- Bring built-in customers to Norterra & Happy Valley Town Center.
- Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature

*B. Bennett*

Printed Name

*Bianca Bennett*

Street Address

*1712 W. Briles Rd. Ph*

City

*Phoenix*

Zip Code

*85025*

Phone Number

[REDACTED]

Email

\_\_\_\_\_



## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I support Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

The proposed development will include (1) redevelop vacant underutilized parcel with gated luxury residences with resort style amenities (2) 465 luxury units with detached residential townhomes units with private garages; (3) covered surface parking with 820 parking spaces, 713 for residents & 107 for guest; (4) enhanced shaded landscape and pedestrian experience along 19<sup>th</sup> Avenue & Happy Valley Road with detached sidewalks and; (5) arrival plaza with a canopy, grand entrance with enhanced landscape.

### THE TOLL BROTHERS DEVELOPMENT WILL:

- Be a well-planned addition to the Norterra area.
- Bring needed jobs and jobs for the City of Phoenix and the Norterra area.
- Both enhance and maintain the high quality of living in the Norterra Urban Core area.
- Bring built-in amenities to Norterra & Happy Valley Town Center.
- Replace an under-utilized parcel with a stunning architectural achievement.

By signing this statement of support to Toll Brother's Planned Unit Development zoning application

*I like toll bros  
I like single story townhomes - no stairs*

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_ *Scussel*

Street \_\_\_\_\_ *Blaylock Dr*

City \_\_\_\_\_ Zip Code *85385*

Phone No. \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I **support** Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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### THE TOLL BROTHERS DEVELOPMENT WILL:

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Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature

*Laura Kain*

Printed Name

Laura Kain

Street Address

25820 N. 20<sup>TH</sup> Dr.

City

Phoenix

Zip Code

85085

Phone Number

Email

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am an owner/Manager of a business Phoenix, Arizona; and that I **support** Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

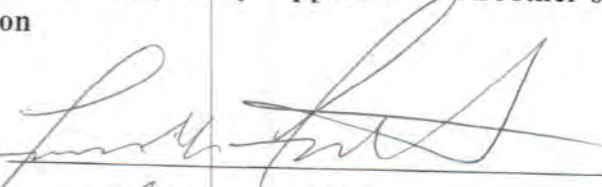
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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature



Printed Name

Matthew Crook

[FHOP ASST GEN MGR]

Street Address

2103 W. Happy Valley Rd.

City

Phoenix

Zip Code

85085

Phone Number

623-587-4491

Email

[REDACTED]

## STATEMENT OF SUPPORT

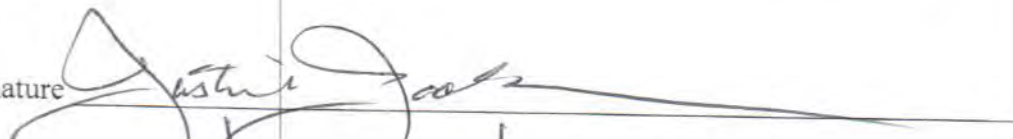
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### THE TOLL BROTHERS DEVELOPMENT WILL:

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- Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.
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- Bring built-in customers to Norterra & Happy Valley Town Center.
- Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature   
Printed Name JUSTINE JACKSON 21162 North 19th Avenue Phoenix, AZ 85085  
Street Address 2103 W. Happy Valley Rd.  
City Phoenix Zip Code 85085  
Phone Number 623-587-4491  
Email justin3777@yahoo.com

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I support Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

The proposed project will include (1) redevelop vacant underutilized parcel with gated luxury residential with resort style amenities (2) 465 luxury units with detached residential townhomes units with private garages; (3) covered surface parking with 820 parking spaces, 713 for residents & 107 for guest; (4) enhanced shaded landscape and pedestrian experience along 19<sup>th</sup> Avenue & Happy Valley Road with detached sidewalks and; (5) arrival plaza with resort-style, grand entrance with enhanced landscape.

### THE TOLL BROTHERS DEVELOPMENT WILL:

Be a welcome addition to the Norterra area.  
Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.  
Both enhance and maintain the high quality of living in the Norterra Urban Core area.  
Bring built-in customers to Norterra & Happy Valley Town Center.  
Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Mariana Attalla

Printed Name Mariana Attalla

Street Address 21428 N. 20th Ln.

City Phoenix Zip Code AZ 85085

Phone Number [REDACTED]

Email [REDACTED]

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am an owner/Manager of a business Phoenix, Arizona; and that I **support** Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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### THE TOLL BROTHERS DEVELOPMENT WILL:

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- Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Frances Gutierrez

Printed Name FRANCES GUTIERREZ JACKSON

Street Address 2501 W. Happy Valley Rd.

City Phx Zip Code 85085

Phone Number 623-344-7900

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am an owner/Manager of a business Phoenix, Arizona; and that I **support** Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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### THE TOLL BROTHERS DEVELOPMENT WILL:

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- Both enhance and maintain the high quality of living in the Norterra Urban Core area.
- Bring built-in customers to Norterra & Happy Valley Town Center.
- Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature

*Felicita Hitz*

Printed Name

Felicita Hitz Streets of New York

Street Address

1985 W. Happy Valley Road

City

Phoenix, AZ

Zip Code

85085

Phone Number

623-582-8500

Email

## STATEMENT OF SUPPORT


By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am an owner/Manager of a business Phoenix, Arizona; and that I **support** Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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- Bring built-in customers to Norterra & Happy Valley Town Center.
- Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature 

Printed Name Eboni Payne, <sup>INTERNATIONAL HOUSE OF PARKS</sup> general manager

Street Address 2103 W. Happy Valley Rd.

City Phoenix Zip Code 85085

Phone Number (623) 581-4491

Email epayne@Romulus inc.com



## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am an owner/Manager of a business Phoenix, Arizona; and that I **support** Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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- Bring built-in customers to Norterra & Happy Valley Town Center.
- Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature \_\_\_\_\_



Printed Name \_\_\_\_\_

Savannah Solomon

Street Address \_\_\_\_\_

1475 W. Happy Valley Rd.

City \_\_\_\_\_

Phoenix

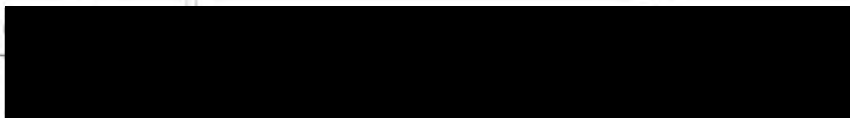
Zip Code \_\_\_\_\_

85085

Phone Number \_\_\_\_\_



Email \_\_\_\_\_



## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I **support** Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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### THE TOLL BROTHERS DEVELOPMENT WILL:

Be a welcome addition to the Norterra area.  
Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.  
Both enhance and maintain the high quality of living in the Norterra Urban Core area.  
Bring built-in customers to Norterra & Happy Valley Town Center.  
Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature *Justin*

Printed Name Justin Evans

Street Address 1678 W Camelback Dr

City Phoenix Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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Printed Name \_\_\_\_\_

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City \_\_\_\_\_

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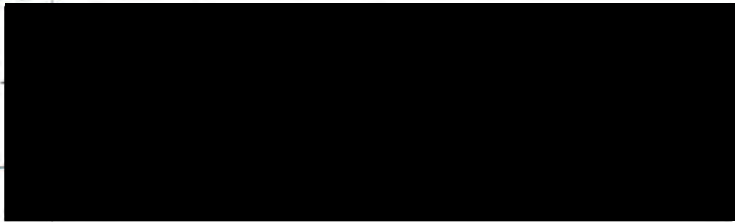
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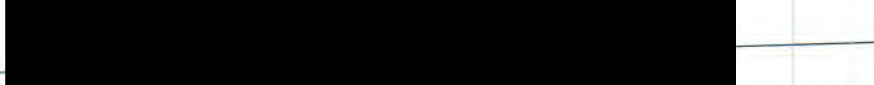
Signature 

Printed Name Kristina Knight

Street Address 2025 W Trotter Trail

City PHX Zip Code 85085

Phone Number 

Email 

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature K. Horn  
Printed Name Kurt Horn NATIVE AMERICAN RESOURCES  
Street Address 1540 W. White Feather Ln.  
City Phoenix Zip Code 85085  
Phone Number [REDACTED]  
Email \_\_\_\_\_

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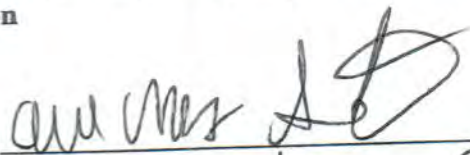
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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature



Printed Name

Alex Meza Soto

Street Address

25813 N 19<sup>th</sup> Dr

City

Phoenix

Zip Code

85085

Phone Number

[REDACTED]

Email

[REDACTED]

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email

*Kelly Garner*

Kelly Garner

25549 N. 21st Ave

Phoenix

85085

[REDACTED]

[REDACTED]



## STATEMENT OF SUPPORT


By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Apartment Living; that I am a resident of Phoenix, Arizona; and that I **support** Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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### THE TOLL BROTHERS APARTMENT LIVING DEVELOPMENT WILL:

- Be a welcome addition to the Norterra area
- Bring needed sales tax revenues and jobs for the City of Phoenix and the Norterra area
- Both enhance and maintain the high quality of living in the Norterra Urban Core area
- ~~Bring~~ built-in customers to Norterra & Happy Valley Town Center
- ~~Replace~~ an undeveloped and under-utilized parcel with a stunning desert modern architecture.


By signing below, I give my support to Toll Brother's Planned Unit Development zoning application


Signature 

Printed Name EMILIA POP

Street Address 6511 W. STRAIGHT ARROW LN

City PHOENIX Zip Code 85083

Phone Number 

Email 

## STATEMENT OF SUPPORT


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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application


Signature 

Printed Name EMIL TOP

Street Address 6511 W. STRAIGHT ARROW LN

City PHOENIX Zip Code 85083

Phone Number 

Email 

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

*Archana*

Archana Mandloi

25533 N 21<sup>st</sup> Ave

Phoenix

85085

NA

NA

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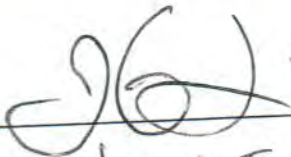
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Signature \_\_\_\_\_



Printed Name \_\_\_\_\_

JAMONT JONES

Street Address \_\_\_\_\_

2008 W ANDALUSIAL DR

City \_\_\_\_\_

PHOENIX

Zip Code \_\_\_\_\_

85065

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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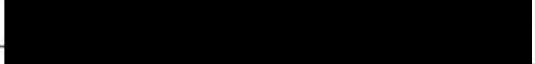
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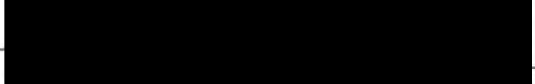
Signature 

Printed Name Sharda Khan

Street Address 25823 N 21<sup>st</sup> Ave

City Phoenix Zip Code 85025

Phone Number 

Email 

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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature Aline Alves

Printed Name Aline Alves

Street Address 25910 N 20<sup>th</sup> Ln

City Phoenix Zip Code 85085

Phone Number [REDACTED]

Email [REDACTED]

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Signature Terra Rodstad

Printed Name Terra Rodstad

Street Address 75919 N 20th LN

City Phoenix Zip Code 85095

Phone Number [REDACTED]

Email [REDACTED]

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Signature Igor Hercegovic

Printed Name Igor Hercegovic

Street Address 25713 N 20th Drive

City Phx Zip Code 85085

Phone Number [REDACTED]

Email [REDACTED]



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Printed Name \_\_\_\_\_

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Signature



Printed Name \_\_\_\_\_

Street Address

~~25720~~ 25720 N. 20th Dr.

City

Phx

Zip Code

85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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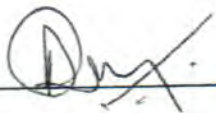
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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature



Printed Name

Anirban Ray

Street Address

25724 N, 19<sup>th</sup> GLW.

City

Zip Code

Phone Number

Email



## STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email

*[Handwritten Signature]*  
*[Handwritten Name]*  
*25710 N 20th Ave*  
*[Handwritten City]*      *85055*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Bring built-in customers to Norterra & Happy Valley Town Center.  
Replace a undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email

*[Handwritten Signature]*

*Julie Hornsby*

*35809 N 19th Dr.*

*Phoenix*

*85085*

*[Redacted Phone Number]*

*[Redacted Email Address]*

## STATEMENT OF SUPPORT

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Signature



Printed Name

SREEJESH NAMBIAR

Street Address

1913 W YEARLING RD

City

Zip Code

85085

Phone Number

Email

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Printed Name

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Signature \_\_\_\_\_

*Nick*

Printed Name \_\_\_\_\_

*NASTASSIA LICK*

Street Address \_\_\_\_\_

*2400 W. HAPPY VALLEY RD*

City \_\_\_\_\_

*PHX*

Zip Code \_\_\_\_\_

*85085*

Phone Number \_\_\_\_\_

[REDACTED]

Email \_\_\_\_\_

[REDACTED]



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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature Mandy Vines  
Printed Name Mandy Vines  
Street Address 2480 W. Happy Valley Rd. #1209  
City Phoenix Zip Code 85083  
Phone Number [REDACTED]  
Email [REDACTED]

## STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Elizabeth Gregan  
Printed Name Elizabeth Gregan Buffalo Windings  
Street Address 2510 W. Happy Valley Rd  
City Phoenix Zip Code 85085  
Phone Number [REDACTED]  
Email [REDACTED]

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Signature



Printed Name

Roy Chrisnell

Sauce Pizza & Wine

Street Address

2470 W Happy Valley

City

Phoenix

Zip Code

85085

Phone Number

623 414 9866

Email

rchrisnell01@saucepizzaandwine.com

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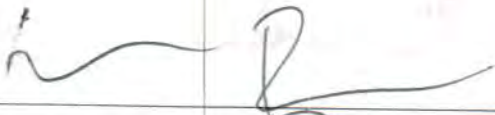
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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature



Printed Name

Kenzie Drumheller

Street Address

1850 W Happy Valley Circle K

City

Phoenix

Zip Code

85085

Phone Number

602-290-9906

Email

\_\_\_\_\_

## STATEMENT OF SUPPORT

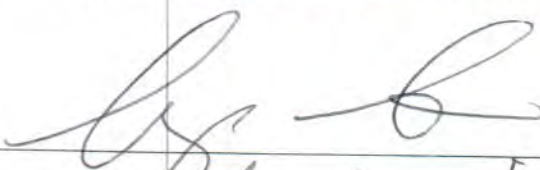
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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature   
Printed Name Angel Kean BRAKES PLUS +  
WGR  
Street Address 1840 W Happy Valley Rd  
City Phoenix Zip Code 85085  
Phone Number 480 565 1060  
Email \_\_\_\_\_

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature

*Rachelle J. Crumb*

Printed Name

*Rachelle L Crumb*

Street Address

*1703 W Quartz Rock Rd.*

City

*Phoenix*

Zip Code

*85085*

Phone Number

[REDACTED]

Email

[REDACTED]

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Shoshannah Rock

Printed Name Shoshannah Rock

Street Address 25115 N. 13<sup>th</sup> Ave

City Phx Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

# STATEMENT OF SUPPORT

Supportive  
thru this Adast it still

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature Billie Lewis  
Printed Name Billie Lewis  
Street Address 25441 N 17th  
City Phoenix Zip Code 85085  
Phone Number \_\_\_\_\_  
Email \_\_\_\_\_



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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature Terrance Ellis

Printed Name Terrance Ellis

Street Address 2502 W Happy Valley Rd Staples

City Phx Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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Signature 

Printed Name Seba Yako

Street Address 2501 W - Happy Valley Rd "RAY'S PIZZA"

City Phoenix Zip Code 85085

Phone Number 623 516-4640

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

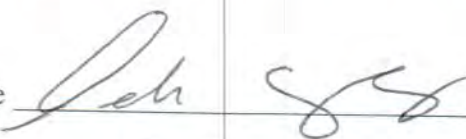
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Signature   
Printed Name Sade Young ANGRY CRAB SHACK  
Street Address 2501 w Happy Valley Rd. Angry Crab Shack  
City ~~Phoenix~~ Phx Zip Code 85085  
Phone Number 623-226-8880  
Email s.young@angrycrabshack.com

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Signature



Printed Name

Tevin Harvey

JACKSONS

Street Address

2501 w happy valley RD

City

Phoenix

Zip Code

85085

Phone Number

(623) 344-7900

Email

## STATEMENT OF SUPPORT


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Signature   
Printed Name Augustine Kim <sup>1c</sup> Cold Stone Creamery  
Street Address 2501 W. Happy Valley Rd.  
City Phoenix Zip Code 85085  
Phone Number (623) 869-9469  
Email coldstone20028@gmail.com

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Signature  Terna VO  
Printed Name FASHION NAILS AND Sp Happy Valley Town Ctr  
Street Address 2501 W HAPPY VALLEY Rd # 52-1330  
City Phoenix Zip Code 85085  
Phone Number 623-582-1321  
Email \_\_\_\_\_

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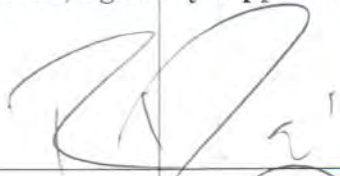
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Signature



Printed Name

Robert DeBacco

Street Address

2501 W. Happy Valley rd.

"AT&T" Phone store

City

Phoenix

Zip Code

85085

Phone Number

623-780-0440

Email

N/A

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am a resident of Phoenix, Arizona; and that I support Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

The proposed project will include (1) redevelop vacant underutilized parcel with gated luxury residential with resort style amenities (2) 465 luxury units with detached residential townhomes units with private garages; (3) covered surface parking with 820 parking spaces, 713 for residents & 107 for guest; (4) enhanced shaded landscape and pedestrian experience along 19<sup>th</sup> Avenue & Happy Valley Road with detached sidewalks and; (5) arrival plaza with resort-style, grand entrance with enhanced landscape.

### THE TOLL BROTHERS DEVELOPMENT WILL:

- Be a welcome addition to the Norterra area.
- Bring needed sales taxes and jobs for the City of Phoenix and the Norterra area.
- Both enhance and maintain the high quality of living in the Norterra Urban Core area.
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Email \_\_\_\_\_

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Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email



Vasi Tupita

25113 N 11<sup>th</sup>

PHX

85085 Vasi next next next

Joseph from Brother Ben & Danni

## STATEMENT OF SUPPORT

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email



Wendy Bartley

25319 N. 19TH LN.

PHX

85085

[Redacted Phone Number]

[Redacted Email Address]

## STATEMENT OF SUPPORT

*SALES Associate*

By signing my name below, I acknowledge that I have met with representatives of the Toll Brothers Development team; that I am an ~~owner/Manager~~ of a business Phoenix, Arizona; and that I **support** Toll Brother's Planned Unit Development for the approximately 13.56-acre site located on N. 19<sup>th</sup> Avenue, north of Happy Valley Road.

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**By signing below, I give my support to Toll Brother's Planned Unit Development zoning application**

Signature

*Brianna Winter*

Printed Name

*Brianna Winter*

*EUROPEAN Wax Center*

Street Address

*2000 West Happy Valley Road*

City

*Phoenix*

Zip Code

*85085*

Phone Number

*X*

Email

*X*

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Signature

*Robert M. Stewart-Devlin*

Printed Name

Robert M. Stewart-Devlin

Street Address

25505-N. 17<sup>th</sup> Ave

City

Phx

Zip Code

85085

Phone Number

[REDACTED]

Email

[REDACTED]

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By signing below, I give my support to Toll Brother's Planned Unit Development zoning application

Signature



Printed Name

Mike Devlin

Street Address

25105 N. 17<sup>th</sup> Ave

City

Phx

Zip Code

85085

Phone Number

[REDACTED]

Email

Less Traffic  
maybe Pavement



David Larcher  
President & COO

December 1, 2021

Via Email: [David.simmons@phoenix.gov](mailto:David.simmons@phoenix.gov)

Mr. David Simmons  
City of Phoenix  
200 W. Washington Street  
Phoenix, AZ 85003

Dear Mr. Simmons:

Vestar is a nationally recognized leader in the acquisition, management and development of retail real estate. Our current portfolio of retail properties totals 30 million square feet throughout the western United States, 17 of which are located in Arizona and specifically, Happy Valley Towne Center which is near the proposed Toll Brothers development we wish to speak of in these communications.

As a member of this community and as an organization who has made a large investment in the success of Phoenix, we wholeheartedly support the proposed Toll Brothers development to be located at the Northeast corner of Happy Valley Rd. and 19<sup>th</sup> Ave.

Arizona has added nearly 1 million people over the past decade and with this comes the need for quality jobs, robust commercial and luxury residential. The Toll Brother proposed project will bring one of these important pieces. It will take an underutilized parcel and create a luxury gated community that will be a welcome addition for this area. It will bring built in customers for many of the local and nearby businesses, support needed sales taxes and jobs for this area and will enhance the high quality of living known for the Norterra Urban Core.

**Please support the proposed Toll Brothers project GPA-DV-2-21-1 (Companion Case Z-48-21-1).**

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Larcher', written over a light blue circular stamp.

DJL:sko

2415 East Camelback Road  
Suite 100  
Phoenix, Arizona 85016  
phone: 602.866.0900





David Larcher  
President & COO

December 1, 2021

Via Email: [Alan.stephenson@phoenix.gov](mailto:Alan.stephenson@phoenix.gov)

Mr. Alan Stephenson  
City of Phoenix  
200 W. Washington Street  
Phoenix, AZ 85003

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Thank you for your consideration.

Sincerely,

  
DJL:sko

2415 East Camelback Road  
Suite 100  
Phoenix, Arizona 85016  
phone: 602.866.0900

## David O Simmons

---

**From:** Aakash Trivedi <atrivedi31@gmail.com>  
**Sent:** Tuesday, December 7, 2021 3:46 PM  
**To:** David O Simmons  
**Subject:** Support Email for Toll Brothers Happy Valley Road

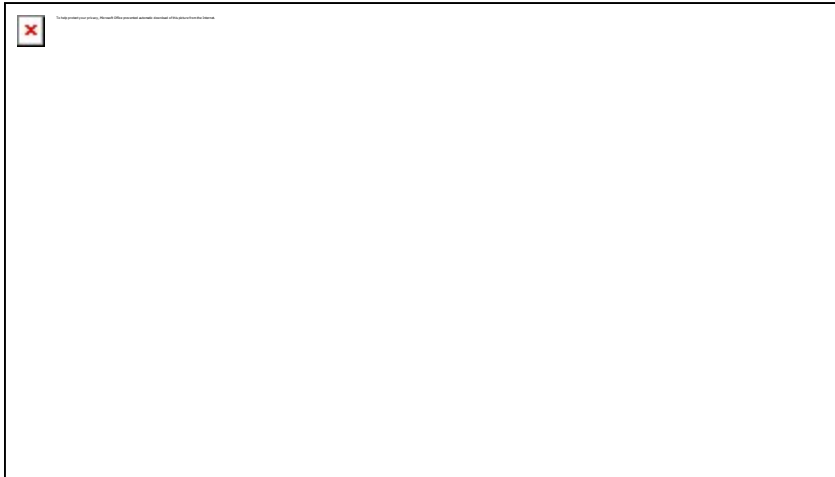
Hi there,

My name is Aakash and I am the general manager of the Best Western Plus Executive Residency Phoenix North Happy Valley.

I am giving my support for the toll brothers community project proposed at 19th ave and happy valley rd.

2108 W Whispering Wind Dr.  
Phoenix, AZ 85085

Zoning Case : # Z-48-21-1 ITEMS 3 AND 4



[www.bestwesternhappyvalley.com](http://www.bestwesternhappyvalley.com) [[bestwesternhappyvalley.com](http://bestwesternhappyvalley.com)]  
[www.comfortinnfountainhills.com](http://www.comfortinnfountainhills.com) [[comfortinnfountainhills.com](http://comfortinnfountainhills.com)]

PLEASE NOTE: This message, including any attachments, may include privileged, confidential and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this message and then delete it from your system.

## David O Simmons

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**From:** Stacy B <aceuwish2334@gmail.com>  
**Sent:** Tuesday, September 7, 2021 11:33 AM  
**To:** David O Simmons  
**Subject:** Re: Case # Z-48-21-1 items 4 and 5

Smartstop self storage  
1740 W. Happy Valley Rd.  
Phoenix, AZ. 85085  
623-810-9799

Have met with Toll Brothers rep. and support this project. I will try to make the meeting on the 9th.

Thank you,  
Stacy Browning SM

## David O Simmons

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**From:** Grant Helgeson <Grant@westland-properties.com>  
**Sent:** Monday, September 20, 2021 1:28 PM  
**To:** David O Simmons  
**Subject:** Zoning Case # Z48-21-1 | Westland Properties 9/20/21  
**Attachments:** Toll at Norterra Aerial.pdf; 210914 Lumara Renderings.pdf

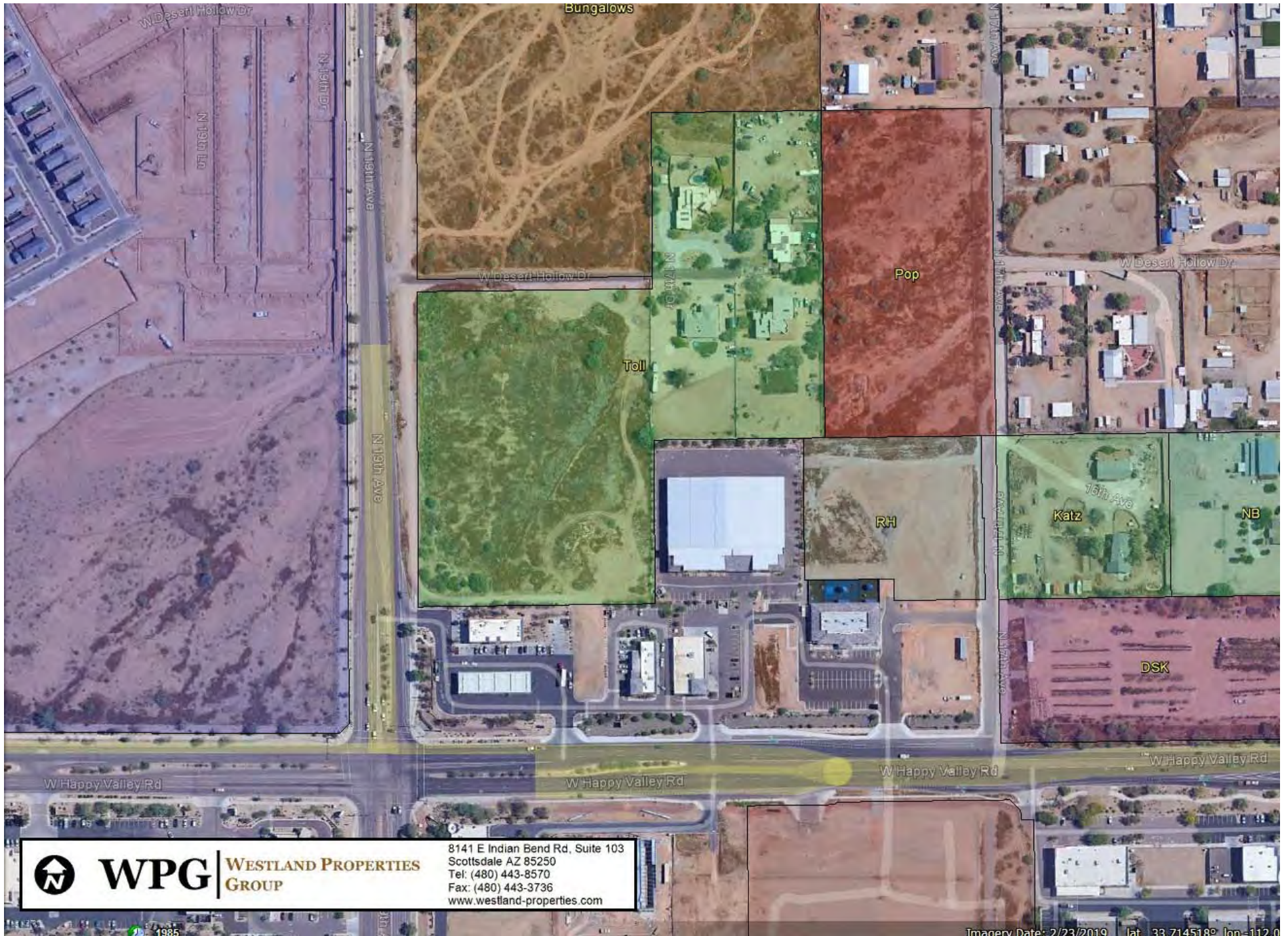
**Importance:** High

David,

Good afternoon. Hope your Monday is going well. My name is Grant Helgeson and I'm the owner and one of the professional land brokers here at the Westland Properties Group in Scottsdale. This email is to voice our support for the Multi-Family rezoning efforts for the 12.23-acre parcel near 19<sup>th</sup> Ave & Happy Valley area in North Phoenix by Toll Brothers Multi-Family Division. The multi-family housing project for this area would bring much needed housing options in the luxury residence arena that are well-designed and resident friendly. Toll Brothers, who is the builder for this project provides creative designs that are thoughtfully planned and incorporates the surrounding neighborhood needs and considerations in every project they build.



**Grant D. Helgeson**  
Westland Properties Group  
8141 E. Indian Bend Rd, Suite 103  
Scottsdale, AZ 85250  
tel: 480-443-8570  
fax: 480-443-3736  
mobile: 602-762-1556  
direct: 480-675-5149  
email: [grant@westland-properties.com](mailto:grant@westland-properties.com)



W Desert Hollow Dr

Bungalows

N 18th Dr

N 19th Ln

N 19th Ave

W Desert Hollow Dr

Pop

W Desert Hollow Dr

Toll

N 17th Ave

N 17th Ave

RH

16th Ave

Katz

NB

DSK

N 16th Ave

W Happy Valley Rd

W Happy Valley Rd

W Happy Valley Rd

W Happy Valley Rd



**WPG**

**WESTLAND PROPERTIES GROUP**

8141 E Indian Bend Rd, Suite 103  
Scottsdale AZ 85250  
Tel: (480) 443-8570  
Fax: (480) 443-3736  
www.westland-properties.com

1985

Imagery Date: 2/23/2019 lat: 33.714518° lon: -112.0

## David O Simmons

---

**From:** Kim Cocuzza <kimcocuzzarealty@gmail.com>  
**Sent:** Monday, December 6, 2021 7:44 PM  
**To:** David O Simmons; jose.castaneda@maricopa.gov  
**Subject:** GPA-DV\_2-21-1 and Z-48-21-1

Dear Mr. Simmons,

I would like to speak at the upcoming meetings regarding the zoning change in our R43 neighborhood.

My husband and I are extremely concerned about the changes in our rural lifestyle. The amount of cars that will start near us each day if these projects are allowed will increase the declining air quality we have to breathe each day, we bought here 3 years ago to be in a rural neighborhood, high rise, high density projects threaten this and will cause massive traffic. We can't even get out of our area because of how congested 19th Avenue is. It is dangerous to get out and make a left on 19th Ave from Yearling road and sometimes you have to sit there for 10 minutes to get out. Please have the staff read our message and let us speak.

Thank you,

**Kimberly Cocuzza**

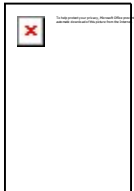
Realtor



480.616.1675 |

[KimCocuzzaRealty@gmail.com](mailto:KimCocuzzaRealty@gmail.com) | [aareglobal.com](http://aareglobal.com)

[\[aareglobal.com\]](http://aareglobal.com) | [aare.tv](http://aare.tv) [\[aare.tv\]](http://aare.tv)



***Making dreams come true since 2002!***

## David O Simmons

---

**From:** Marjorie McCaw <marjorie318mccaw@yahoo.com>  
**Sent:** Tuesday, December 7, 2021 11:18 AM  
**To:** David O Simmons  
**Subject:** Case GPA-DV-3-21-1 & Z-48-21-1

Dear Mr. Simmons,

I am a resident in the Happy Valley Island at 1647 W Briles Road for the last 4 years. I am writing in regards to the Toll Brothers zoning vote meeting case GPA-DV-2-21-1 & Z-48-21-1.

I would also like to put on record my opposition to the rezoning and Toll Brothers proposed build. I will be short and succinct as possible.

Firstly, I moved to this area with a certainty about our community. This proposed change in zoning and subsequent proposed apartment build take that certainty away. There is no longer the minimum 1acre lot per residence, the traffic, which is already significant, will be overbearing. This rezoning and build is not consistent with the existing immediate neighborhood. No where in our little island is there a 4 story complex. We are a small neighborhood of single family homes with a few businesses on Happy Valley and 19th, of which none are multiple story complexes of this size. This change takes away the certainty we expected when we moved into this neighborhood.

Secondly, I believe the current zoning is for medical and office buildings. An apartment brings no needed asset to our community. Medical and commercial offices bring a needed service to our area, an asset to our community and surrounding area. We support the development that adds a needed asset to our community and the proposed change in development is not it.

Thirdly, there are many homes in the Happy Valley Island that have livestock and horses. The increase in traffic and noise pollution will without question have an effect on those animals. The horses will not do well with this densely populated development. In addition, The residence at the proposed apartment build will be exposed to the smell of manure from the area and horse flies and undoubtable will be making complaints to the city.

Fourthly, I moved here with the understanding of the current zoning. I accepted that. Now it is being proposed to change that against my opposition and others. Do we as a community not have a say in the rezoning that occurs in our community for something that directly affects us? We are not asking for change on this zone only to honor the current zoning and honor the certainty we were granted when we moved into the neighborhood.

Fifthly, there are plenty of other sights in the surrounding area for apartment complexes to be built to support the housing needs. I don't see a justification for this build on this particular site when other areas are available to support an apartment complex. To support this build is to ignore our wishes to preserve the community in which we live in. The current zoning does not support the Toll Brothers proposed build and the zoning should remain as is for development. That has clearly been the voice of the immediate neighborhood.

Sixthly and extremely important, this will WITHOUT QUESTION lower our property values.

I sincerely hope that the voices of our community are heard and respected. We love our neighborhood and want to preserve it and keep the current zoning. The change in zoning and apartment complex is not way consistent with the character of the neighborhood.

Please add my comments to the meeting. I will be at the meeting on December 9th.

Thank you for your time and consideration in this matter.

Sincerely,  
Marjorie McCaw



## David O Simmons

---

**From:** James Wh <bruteyfool@aol.com>  
**Sent:** Tuesday, December 7, 2021 7:09 AM  
**To:** David O Simmons  
**Cc:** jose.castaneda@maricopa.gov; Mayor Gallego  
**Subject:** Concerning GPA-DV-2-21-1 Z-48-21-1 & Z-2021051

Hello,

My name is James Whatley and I'm writing to have my statements put on file and to register to speak at the upcoming meetings this Thursday for both projects involving the area north of Happy Valley road along 19th Ave all the way to Parsons rd.

I am a resident and relative of one of the first homes built in this county island. These new planned apartment and "bungalow" housing projects do not fit in with the original character of our neighborhood.

The residents of this county island including myself have gotten together to fight these new builds and we all are in agreement that our Zoned R-43 properties need to remain so!

The land connecting to Parsons road is zoned R-43 ( 1 house per acre) and should remain that way. The builder is trying to build apartments conveniently renamed as "bungalows" . We are only "ok" with one house per acre! This county island is relatively small and the residents chose to live here because we all enjoy our privacy and our horses and other large stock animals. We are all connected by private and quiet roads. The families that live here, live off of water supplied by wells and we all have beautiful homes. We all enjoy our space and the peace and quiet that was guaranteed to us when we purchased the Character of this area.

The parcel just north of Happy Valley is zoned Commercial Business. Toll Brothers wants to rezone this and build an original 470 unit apartment complex there. They have accumulated more land so they will want to build even more units. We are fine with businesses moving in, this area needs more businesses, not more apartments! This area is not set up nor can it handle the type of development that is trying to move in this area.

These builders are targeting our area thinking they can come in and change the character and life style of this area for their profit. They can easily go somewhere else in the "city" and obtain land that is already zoned for their needs. Currently, there are multiple other apartments being built around us. There are more than 5 complexes being built within a mile radius of our county island. The growth in this area is beyond exponential at this time and this area is not prepared. All of the main feeder roads around us are 2 lane roads, except for Happy Valley road. There is already a huge influx of vehicle traffic and traffic accidents that are occurring everyday, in an area not meant to handle such growth. Not to mention the excessive noise, light and air pollution that we are experiencing from the already overburdened surrounding communities. The next thing to get polluted is our ground water that all of us county islanders rely on to keep our families and our animals alive and healthy.

Please, take my words into consideration during these and all future meetings concerning this area and share these statements with your colleagues and meeting goers.

Thank you all for your time and understanding in this matter.

Sincerely,  
James Whatley

Sent from my iPhone

## David O Simmons

---

**From:** Alison McKee <alisonsmckee@gmail.com>  
**Sent:** Wednesday, December 8, 2021 1:59 PM  
**To:** David O Simmons  
**Subject:** GPA-DV-2-21-1, Z-48-21-1  
**Attachments:** Phoenix GPA-DV-2-21-1 Z-48-21-1.pdf

Mr. Simmons,

Please see the attached letter referencing GPA-DV-2-21-1 & Z-48-21-1. My husband and I are opposed to the rezoning and annexation of the property in question located near Happy Valley Rd. & 19th Ave. We are 10 year residents of the unincorporated, rural community bordering the vacant land that Toll Brothers wishes to develop with a "luxury" apartment complex. We have created a quaint homestead where we raise livestock and small stock to provide some of the food our family consumes. We also have horses, and a small herd of donkeys that are our wonderful companions. It is our wish that the village planning committee keep the zoning as is, as a commercial development on this land will help to better protect our rural way of life. We are asking for a no vote on the above referenced cases being decided in tomorrow's meeting. I would appreciate you sharing my letter with the committee and hope to be able to speak at the meeting tomorrow night.

Kind regards,

Alison McKee  
1219 W Parsons Rd.  
Phoenix, AZ 85085  
602-702-3676

## David O Simmons

---

**From:** Laura B <labrian1@gmail.com>  
**Sent:** Tuesday, December 7, 2021 8:48 PM  
**To:** David O Simmons  
**Subject:** Case GPA-DV-2-21-1 & Z-48-21-1

Mr Simmons,

I am Laura Bates I am a resident in the Happy Valley Island at 1744 w parsons road. I would like to speak at the Toll Brothers zoning vote meeting case GPA-DV-2-21-1 & Z-48-21-complex.

We bought this property because we were enchanted with the characteristics of the neighborhood. We could have animals and had a fresh water well! Country living with all the convenience of a city .

We did our homework when purchasing our home and found out the lots across from us were zoned 1 home per acre like our home. The lot behind (the now KT) was zoned for medical office. This was a buffer zone from the commercial lot on happy valley.

We did this homework to make certain we would not have an eyesore out our front windows.

The residents have been talking about creating a gated community to eliminate traffic we already see.

At one of the meetings I brought up the traffic and traffic flow. I felt very dismissed. The lady kept saying they did a traffic study and it was fine. She insisted no one would take a right turn.

We have asked for details of the study and when it was done. No one has seen this yet.

We live there and are saying there is already traffic issues. At times it is difficult for us to safely make a left hand turn. WE take a right to avoid traffic. It is insulting to have someone dismiss our knowledge. We live with the increased traffic.

This will significantly reduce our property value or at least potential buyers. I know I would not buy it had I known I would have a 3 or 4 story building with hundreds of people coming and going.

There is plenty of more suitable land for this development. Land that home owners know what they will getting, when they buy.

I hope you can understand our concerns.

Regards,  
Laura Bates

## David O Simmons

---

**From:** dave beaver <davelbeaver@hotmail.com>  
**Sent:** Tuesday, December 7, 2021 8:42 PM  
**To:** David O Simmons  
**Subject:** Case 2021 051

Dear Mr. Simmons,

My name is David Beaver, residing at 1732 W. Yearling Rd., Phoenix, AZ 85085. This is regarding case number Z 2021 051. I am opposed to the rezoning and the Toll Brothers project, cases GPA-DV-2-21-1 and Z-48-21-1.

My family have been residents here for 10 years. We enjoy this community. It's a perfect place to retire because of the convenience of our daily necessities, such as shopping, pharmacies, eateries, etc.

There are plenty of other properties off Happy Valley where they can develop multi-family zoning and build apartment complexes. I am not in favor of a re-zoning nor the Toll Brothers multi-family apartment complex. Please respect our desire to keep this Happy Valley island a single-family community.

Sincerely,

David Beaver

## David O Simmons

---

**From:** Brian Bates <bbates@westusa.com>  
**Sent:** Tuesday, December 7, 2021 8:26 PM  
**To:** jose.castaneda@maricopa.gov  
**Cc:** David O Simmons  
**Subject:** Zoning on parsons rd

I purchased my property at 1744 w pardons rd with the knowledge that the vacant land south of my property was zoned for homes on 1 acre parcels, I believe r94 or something like that. There was also supposed to be medical offices right behind the business on happy valley. Changing the zoning now is taking away my certainty of the planning already realized. We have a lot horse properties and it would be sad to see the city or county destroy that by letting some rich developer come in and change our livelihoods. Leave the planning the way it was set to be and find more suitable property to build your high density housing. Thank you and I would also like to speak to you personally. 6233859296  
Brian Bates

Sent from my iPhone

December 7, 2021

RE: Z-48-21-1 : (Companion Case No. GPA-DV-2-21-1) - OBJECTIONS

David Simmons, MA  
Paradise Valley & Deer Valley  
Village Planner \*II  
200 West Washington Street  
3rd Floor  
Phoenix, AZ 85003  
602-262-4072  
[david.simmons@phoenix.gov](mailto:david.simmons@phoenix.gov)

Mayor Kate Gallego [mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)

District 1: Councilmember Ann O'Brien [council.district.1@phoenix.gov](mailto:council.district.1@phoenix.gov).

District 8: Vice Mayor Carlos Garcia [council.district.8@phoenix.gov](mailto:council.district.8@phoenix.gov)

To All It May Concern;

While we were happy with the staff recognition of the character and land use pattern of our neighborhood,

[ RE: October 8, 2021 - Proposed: (Companion Case No. GPA-DV-2-21-1) (Residential 15+ du/acre) (13.48 acres)

General Comments: 3. Staff has concerns with proposed height, density and character of the use proposed. **This proposal is out of character with the surrounding area**, as discussed in the pre application meeting. **19th Ave is the dividing line between higher density and lower density to the east.**

4. **Not consistent or compatible with character and land use pattern in surrounding area which is predominantly large lot single-family residential.** Lower height, density and incorporate stepbacks from large lot residential.

5. **Staff is not supportive of density proposed.**

6. 55 feet is simply too high for this proposal at this location. **Staff is not supportive of the proposed height.**

9. **Development is close to large lot County residential.** Adjust height to be more consistent with projects in close proximity to large lot single-family residential. 55 foot maximum at highest point furthest from single-family residential is simply too high.

**LIST OF USES: Staff recommend going with Residential 15+ on entire site **OR lower density residential.****

**DEVELOPMENT STANDARDS: 1. Page 8 – Incorporate stepbacks in table (add a stepback exhibit as noted above); Add the development standards table. **Still too high adjacent to large lot residential.** Staff is recommending 2 stories from large lot residential, then up to a maximum of three stores farthest from large lot residential. 3. Page 8 - The max. units for the **PUD is 470 units, which is much too high for the character of this area. Reduce density significantly** as a result of the reduction in acceptable height for area. 8 – landscape setbacks should match the building setbacks - why the deviation? Increase landscape setbacks.**

**Tallest portion of the project should be the absolute farthest from single-family residential. Proposed height is not supported by staff. **Building too tall for character of area. Staff is not supportive.****]

**We are disappointed that it did not go further to defend our long term homes and the overall rural Character of the neighborhood. This “County Island is not filled with all million dollar homes, We have a very diverse neighborhood, but most strive and are here for the same reasons. Many have animals that we can only have in a setting such as ours and many of us have raised Kids to Adulthood in the same family home their entire lives. There are a multitude of aspects to object to and there are lifetimes/styles/dreams/realities and more at stake, so I respectfully ask that you read this slowly, and in its entirety and remember that your decisions really will only have a lasting effect on those of us who RESIDE within the boundaries of this County Island that we are trying to defend. Others will never know if they didn't get to live in an apartment that was never built. (but they might someday get to be a homeowner with horse privileges and more) That btw being one of the multiple aspects to our objections. One of the greatest things about the Phoenix metropolitan area is the diversity of options when it comes to housing. Within the "city" aspects there are many areas where you can feel/be "rural" and very few big Cities can boast that. We feel based upon the many promises and analysis over the years that we witnessed and relied upon while we built our lives, that you have a higher obligation to stand up for us.**

**At What Point in time was it decided that Investors get priority over Owner Occupied Residential entities no matter what.**



**I wish I could be short and to the point, but that's very difficult to do when there are so many points. I truly am not trying to filibuster your time, but it's hard to condense so many grievances.**

**We have dealt with and been surrounded by growth for many years now, but this proposed development will not surround us, they will invade, envelop, and suffocate us and our animals. They are stepping directly within and chipping away at our borders which with certainty would change the overall character of our Community. It is sad that you would allow that to happen to your constituents. How long before you start getting complaints because of horses, donkeys, bees, etc. But the density is the biggest issue for us all - why not a small gated community with 1/3 acre (even better 1/2 acre) homes that would temper and flow very readily into our community. We are a small landlocked county island with numerous residents that desire to leave it that way. What right does anyone have to buy land zoned R-43, and identified multiple times by government entities as an area that would be retained as rural, and destroy its character simply for the fact that it was cheap (compared to already zoned and appropriate parcels). Over the years we believed what we were told from the Deer Valley Planning Commission (who we were led to believe carried the most weight), multiple times, this area was meant to remain low density, and we took them at their word.**

**So to be clear, we have no objections nor issues with people or companies buying vacant land on the off chance that at some point in their investment lifetime this will pay off for them. And in some instances that might make sense. Within the boundaries of our landlocked County (partially Phoenix) Island however, this does not. Therefore WE OBJECT. Parcel sizes to build homes in our area have always (for decades) required 1.00 acre (or more) of land for (1) single family home. That is how it should remain as the people who did buy and build in our area relied upon those decade-old reassurances. Many of us invested much more than money in building homes and helping to maintain this area to retain core amenities that most people were seeking when they chose to build their lives here.**

**We personally bought our land in the 1970's and built our homes in the late 1980's, we did not ask for the "progress" that came to this area in the form of businesses, traffic, etc. but we also weren't naive enough to think that we could stop many aspects of it. But all indications had still been (until most recently) that most business entities would be minor and only allowed on the South side of HV and High Density Residential wasn't even on the radar. It was not until quite recently that residential was even a part of that mix and now we are being bombarded (RE: Maricopa County Case # Z2021051 Bungalows) at a very rushed and increased pace. Development Reps have been canvassing our neighborhood, misrepresenting the desires of the majority and doing their best to strong arm and coerce support for something that has NO BENEFITS to the neighborhood, only to the developers themselves.**

**Most all agree we would actually prefer the commercial zoning in place for this parcel allowing for medical and small businesses from which the area could benefit from local business entities and Dr's, with minimal traffic and increased crime risks. These "Developers" are making a conscious choice to purchase land that is not zoned compatible with their original intent, obviously with the belief that they can buy their way in, which was obviously cheaper than buying land already zoned for their intent purposes, as that land is currently in abundance throughout this area. Instead they are choosing to encroach upon us, hoping to plow and bully their way around to get their way. We implore you please do not allow this to happen.**

**We were lulled into believing that the land-locked area we occupied would be mainly immune to density changes for several reasons. First and foremost, I'll site the DV Planning Committee again (which we attended many a meeting over the years ) and their written assurances of 19th Ave being the dividing line for maintaining the existing low density profile to the East of 19th Ave, along with the County zoning plan of R-43 and by 2 other facts. that I believe should also still play very big into this decision by you; 19th Ave Northbound from Happy Valley Rd (HV) is essentially a road to nowhere, as is HV Eastbound from 19th Ave. These 2 facts also led us to believe that there was never an intention on increasing density onto roads that can not handle the traffic increase that comes with it, even with modifications.**

**So please consider these overall traffic aspects carefully;**

**Happy Valley Rd. on our South Boundary, is a road to and from nowhere, and I can't imagine that ever changing (oops there I go again) due to the topography east of 7th St. and the fact that homes are built directly in the path where HV comes out on Cave Creek Rd.**

**Our West Boundary, 19th Ave northbound is also a road to nowhere. At Jomax it ceases to exist and all traffic heading west is mainly bound for the extensive SINGLE FAMILY RESIDENTIAL DEVELOPMENTS that are in the other basically landlocked areas of Jomax, Norterra Parkway and North Valley Parkway. 19th Ave turns into North Valley Parkway which within less than 2 miles also has Norterra Parkway meld into it which then in approximately one mile ceases to exist completely as a road that can handle "traffic", so encouraging anyone along that route is ludicrous as I'm sure most residents in that area will agree. Very few businesses or high density developments exist in that area and yet the traffic is already extensive due to the physical size of the area and the lack of direct access from the east, west and North sides of this area.**

**USAA's development was difficult enough for our R-43 zoning to have to accept but at least this was tempered by mainly single family homes with easy access to the main Roads such as Happy Valley (which holds mainly businesses) , Jomax or Norterra Parkway, again mainly businesses until Jomax. The small stretch of 19th Avenue from Happy Valley to Jomax is already way overloaded with traffic during peak hours, and that wouldn't change even if they expanded that section to 4 lanes. On weekday mornings, southbound traffic coming from North Valley onto 19th is ridiculous and**

**has a high amount of speeders and red light runners. This is already soon to change as Union Park will soon be building its Northside which will greatly increase that 19th Avenue traffic once again. The only saving grace we (and you) currently have is the fact that the East side of 19th Ave between HV & Jomax are all single family residences on minimum 1.00 acre parcels. There are NO businesses and NO high density residences. If you change that demographic, you will create an even more dangerous traffic pattern than what already exists.**

**The two developments are requesting extreme changes to the current density requirements, and neither one will have ANY access in or out other than that onto 19th Avenue and (as proposed in this development) couple that with the traffic from Union Parks access to 19th Ave. In the mornings it is already impossible to turn onto 19th Ave south.**

**Union Park has direct access to Happy Valley Road, that helps with the traffic in and out of the Southern part of that development but as they also have access to 19th Avenue, traffic is generated at Parsons Rd. The same will happen with their Northern part of development now underway, they will have access to Jomax (which will create another traffic nightmare for those neighborhoods to the North, but again will also have access to 19th Avenue which will generate more traffic at Briles Rd.. Adding any more density developments that require access from 19th Ave between Happy Valley and Jomax is insane. There has been reliance for many years within our neighborhood of large (minimum 1.00 acre parcels) and the Deer Valley planning commission has always identified our little triangular County Island to retain that low density zoning as anything else would be a major disruption on many many levels.**

**To encourage any more traffic onto this pathway (19th between HV and Jomax ) to go North or south, or onto HV (east of 19th) is disruptive to ALL of the residents located within the boundaries of Happy Valley, 7th St., Norterra Parkway, up to Dixleta on the North side, not just our Island.**

**Essentially we feel it is critical to reject ANY High Density development (or any Commercial development that would attract a high traffic volume) on the East side of 19th Avenue between Happy Valley and Jomax - If we had to accept some reduction in the R-43 footprint again the preference would be a minimum .5 acre (.33 if pushed) single home footprint to blend in with the existing 1.00 acre parcels. There is still plenty of money for developers to make from that.**

**ADDED to the above nightmares, If you Approve this request, there are several other things I can state with certainty that I hope you consider carefully, as we also have vested interests in this area;**

**The Home we just finally paid off after 33 years will immediately DECREASE in value and likely continue that path.**

**The lifestyle that we worked so hard to achieve and maintain and enjoy will be now LOST just as we are starting our retirement years. The homes our children were raised in and hoped they might raise their children in will be no more.**

**The livestock/animals/fowl we have will likely be in more danger now from humans than any other natural predators we currently have. These residents will be right up against properties with horses/livestock, flocks, hives etc, and who knows how anyone offended by the environment that comes with that will react.**

**You didn't do this to Sunburst Farms, You didn't do this to Western Meadows, This wasn't done by Peoria to Longhorn Ranch or Thunderbird North, please DO NOT do this to our small landlocked County Island. Allowing ANY developments within our borders with a density greater than our current zoning is a death sentence to the lifestyles we have carefully cultivated and sacrificed for over the years.**

**Our small land-locked County Island has always allowed for us to maintain that rural lifestyle that has been here since we built in 1988, we've watched the Walmarts come, the Circle K's and even a large residential development, yet none of those even came close to threatening our rural lifestyle the way these two proposed developments are now doing**

**Respectfully and with Hope that for once the little guy can win on principal alone, not through drained bank accounts as obviously we don't have the \$\$'s to fight these battles, just simple faith that sometimes the bigger picture can win out.**

**If you read this to the end (and I apologize for my repetitiveness ) I greatly appreciate your time and consideration, I know I'm long winded (ask my daughter about my texts!!) when I'm passionate about an Issue and as this one really determines our whole future and I wanted you to take a great many things into account when making this decision.**

**I am unable to attend this current meeting as I will be working so I'd appreciate this being entered into the record if you would.**

**Laurel & Richard Brodie  
25657 N. 17th Ave  
Phoenix, AZ 85085**

12/7/2021

Dear David Simmons,

Re: Case GPA-D-V-2-21-1 and Z-48-21

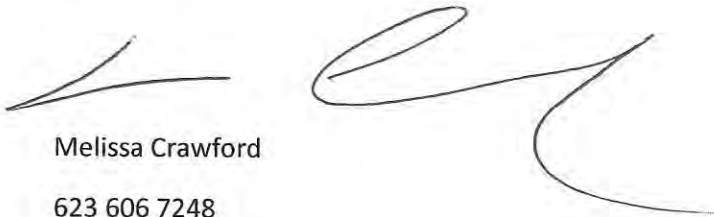
My name is Melissa Crawford. I live at 1736 W Parsons Rd., Phoenix, AZ 85085. I live directly north of the proposed project and OPPOSE the change of zoning. This change would greatly impact our family and lifestyle. We bought here almost 18 years ago for the character of the neighborhood. We have seven children and 2 grandchildren who play in this neighborhood. My daughters are heavily into 4H. Our neighborhood allows us to care for our animals and prepare them for both State and County Fairs. My daughters also ride horses and prepare for Horse Shows. Our 4H leader also lives in this neighborhood. The proposed plan would change the character of our neighborhood and how we operate in our day-to-day lives. The increased traffic would be atrocious as we already have a hard time entering onto 19<sup>th</sup> Ave.

There will also be an increase of crime as more people will be introduced into our area. This is a small community where we all know each other and look out for each other. The proposed plan is trying to combine two completely different lifestyles.

All of these issues lead to a decline of our community, lifestyle and livestock. It will cause a stress on all the horses and other livestock in the community and will compromise the safety of our children. Last but not least, this development will negatively impact our property values.

Please hear our community and vote against the change from R43 to R2. Keep the integrity of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Crawford', with a long horizontal stroke extending to the right.

Melissa Crawford

623 606 7248

tryitonjewels@aol.com

## David O Simmons

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**From:** rusty hill <rustyhill222@gmail.com>  
**Sent:** Wednesday, December 8, 2021 3:02 PM  
**To:** David O Simmons  
**Subject:** Meeting Delay on Purposed Zoning Change

Sir, My name is Richard J. Hill Jr. and I go by Rusty. My address is 1808 West Parsons Rd. This is concerning the proposed zoning change from R-43 (1 house per acre) to R-2 (Apt. buildings), application #'s Z-48-21-1 and Z2021051, I am asking for a delay on the vote of the committee. I just received the updated time on the Z2021051 sign, Monday 12/6/21. Up until this time there was no time listed. I checked regularly. I have not received any notices by mail from anyone except the contractors lawyers. Which are conflicting with the Notice sign. I am having problems with my computer and have to go to neighborhood meetings to catch the contractors fabricated fiasco about "luxury shoe boxes". I am in the process of Writing a detailed letter that I will send to you and everyone involved.. Once again... This is a request for a delay on the vote at the Deer Valley Planning committee meeting at 6PM, 12/9/21. I found out about this meeting, monday at our neighborhood meeting and need more time before the vote. Please consider my request in the name of fair play. Just one more note in case my request is denied..... The proposed entrance and exit to the apt's on 2021051 is directly in front of my house. NOT!!!



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[\[avast.com\]](http://avast.com)

## David O Simmons

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**From:** Travis Burke <travis@nurturescapeaz.com>  
**Sent:** Wednesday, December 8, 2021 8:03 AM  
**To:** David O Simmons  
**Subject:** GPA-2-21-1 & Z-48-21-1

**Importance:** High

Dear Mr. Simmons

I live at 26215 N. 17<sup>th</sup> drive Phoenix az 85085 in the county island.

My wife and I specially sought out this area because of its unique zoning of 1 acre parcels per home. This ensures that the area will remain large estates and not be overrun with town homes or apartments or even cookie cutter new builds you see all over the valley.

We are totally against the rezoning of the county land to allow these types of apartments.

Thank you for your consideration on this matter

*Travis Burke - Owner*

NurtureScape Landscape Company  
Cell- 602.621.3355  
Nurturescapeaz.com  
ROC 331593



## David O Simmons

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**From:** Valerie King <nothing.missing@yahoo.com>  
**Sent:** Tuesday, December 7, 2021 5:38 PM  
**To:** David O Simmons  
**Subject:** Cases

Dear Mr. Simmons

My name is Valerie King, and my address is: 1732 W. Yearling Rd., Phoenix, AZ 85085. I am writing you regarding case number Z 2021 051. I am strongly opposed to the rezoning and the Toll Brothers proposed development, (cases GPA-DV-2-21-1 and Z-48-21-1).

We searched 3-1/2 years for our ideal location for our new home. The major perks that stood out for us in moving to this community is the single family neighborhood and country style living. After 10 years of living here, it breaks my heart to think that there could be a rezoning to make my beautiful neighborhood a multi-family living space. This is where I chose to retire and I don't want to be forced to move anywhere else.

There are plenty of other properties for the Toll Brothers to build on outside of our little Happy Valley island. Please let our voices be heard so we can keep our neighborhood to a single-family not multi-family zoning. Respectfully, don't let the rich developers squash the little folks that live in this single family community.

Smiles,

Valerie King



## David O Simmons

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**From:** Julie Burns Office <julieb@hawkeyecustomlandscaping.com>  
**Sent:** Tuesday, November 30, 2021 7:22 AM  
**To:** David O Simmons  
**Subject:** Z48-21-1 and gpa-dv2-21-1

Dear City of Phoenix, Deer Valley Council Members, Maricopa County Council Members, Mayor Gallego,

My name is Julie Burns. I live one house and block from the numerous high density planned development's in our area.

We have met with Toll Brothers attorney's several times. We dispute the traffic report. They want to characterize the residence as "not for development," "not for building," "not for infrastructure," "not wanting change," "Not knowing how good this would be for our neighborhood," "not knowing what's good for the community, City of Phoenix or State of Arizona." Let me tell you who we are in your community, City of Phoenix, and State of Arizona. We are your business owners, entrepreneurs and hard workers that depend on the construction economy.

### WHO WE ARE:

We are your Registered Nurses, BSN's who take care of our community, your Anesthetist who makes sure you wake up during a procedure, your landscape construction company to give great outdoor spaces owner, your realtor to sell you homes, your granite slab installation company owner, your drinking water purifier owner, your plumber owner, your electrician owner, TWO well drill owners, TWO pest control company owners, TWO Turf Paradise Race track owners and trainers, your FedEx driver, your tree trimmer owner, your landscape maintenance owner, your Post Master who delivers your mail, your custom car restoration owner/Professional Race Care Driver, your Professional World Wakesurfer, your cheerleader coach, your school teacher, your retired Veteran's who bought the land when first offered by the government, your Veteran's widower, your marshal arts studio owner, assisted living home owner, your high level corporate professional for a publicly traded company, ect

So, if you think we can't do change, let me tell you what we have been through and changes made to make it through the Great Recession, COVID, and now inflation. We want and need change, development, growth and population for our lively hoods. However, the above neighbors are united in preserving the character of our neighborhood.

### KEEP CURRENT ZONING

First and foremost, I want to say I'm sorry to our four neighbors (zoned R-43) that are under escrow with the developer. I do not intend to do them harm by opposing the high density development. However, maybe I'm doing you a favor. By now, you see that you can not buy a home similar to our area for any price. Not even one million dollars... I'm sorry to go against your wishes. However, I will not throw in the towel for our lifestyle and character of our neighborhood.

Now, to express to DV staff my desire to deep the current zoning Medical offices and General Comerance (5 ac) and R-43 (10 ac) just how it is. I don't think the proposed R-43 should be changed to any type of commercial zoning. With the current zoning, this will allow the proper buffer that is needed for our county island neighborhood. The current zoning will allow a proper buffer and keep our character of the rural neighborhood.

Please, consider all the comment's you received from the residences of our little county island. This high density development is not wanted in our area and will not fit the character of the area. We just want the existing commercial buffer and no more. We love the rural character of our neighborhood. We hope you too, can look past what the developers want to turn our neighborhood into. We love our lifestyle. Please DON'T recommend this high density development in are area. KEEP the CURRENT ZONING.

NOTES of Letter- Meeting City of Phoenix Annexation My name is Julie Burns. I have three separate one acre lots on Yearling. The first acre is one lot in from the subject property on the North side of Yearling. The second acre is three lots from the subject property on the North side of Yearling. The third acre is two lots down from the subject proper on the South side of Yearling. One house is currently being built by my Son contracted with NextGen builders, I live in the other house and the third acre has a beautiful shed, I'm using for my horse barn. So, I have a lot invested in this immediate area.

When the state land sold to USSA, they worked with the neighborhood to get our input in the development. We agreed to have a walk around the whole development for horses/runners, bikers etc. We worked on agreeing to have commercial focused on Happy Valley/Jomax and agreed to have houses on 19th Ave. Guess what...? USSA and their developers didn't change anything along the way. USSA was respectful for our needs to keep our neighborhood character. And I thank them tremendously, because, I now see how easy it is for changes to happen along the way out of sight of the neighbor's.

So this round of developers wants high density development in our neighborhood and has no concern for the character of our area. We have new homeowners and original homeowners with residences in this area that want to keep things rural. Not changing the rural feel is the main goal our neighborhood want and need for development.

The developers have ignored, lied and disregard our desires during their community outreach.

This little annexation to the City of Phx is just a "baby step" to use a quote from Dave Ramsey. It will lead to more high density development with this developer that doesn't listen to the neighborhood and a lack of respect for our lifestyle.

All services that is desired can be done within Maricopa County. A water well can supply up to 4 homes. We have fire service, sheriff's and anything else a homeowner would want.

I'm opposed to the City of Phoenix encroaching on our rural living. And I'm opposed to the developers not listening to the homeowners that have lived here for 50 years to only 6 months. We should have a voice...? KEEP ZONING AS IS.

Our main goal is to keep commercial on Happy Valley. One acre lot in. It is slowly encroaching more into our neighborhood by the developers silencing our neighbor's by making offers and being in escrow with the homeowners. Low balling them with offers that cannot replace their current lifestyle.

Please listen to our desires. We know this is a baby step for this developer. We DO NOT WANT City of Phx in a random spot in our R-43 neighborhood and We Do Not Want high density zoning R2 or other equivalent zoning.

--

Julie Burns,

Sincerely,  
Julie Burns  
Hawkeye Landscaping, Inc  
623-582-1122

## David O Simmons

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**From:** Stephen Murphy <sbmurphy6570@mac.com>  
**Sent:** Wednesday, December 1, 2021 9:38 AM  
**To:** David O Simmons  
**Subject:** Case GPA-DV-2-21-1 & Z-48-21-1

Mr Simmons,

I am a resident in the Happy Valley Island at 1647 W Briles Road for the last 4 years. I would like to speak at the Toll Brothers zoning vote meeting case GPA-DV-2-21-1 & Z-48-21-1.

I would also like to put on record my opposition to the rezoning and Toll Brothers proposed build. I will be short and succinct as possible.

First I believe this build is not consistent with the existing immediate neighborhood. No where in our little island is there a 4 story complex. We are a small neighborhood of single family homes with a few businesses on Happy Valley and 19th, of which none are multiple story complexes of this size.

Secondly, I believe the current zoning is for medical building. I mention this because medical offices bring a needed service to our area, an asset to our community. This would benefit our community and not just the Happy Valley Island. I know that there will eventually be development on those grounds, I don't see any benefit to us with a large apartment complex nor is it consistent with any building in that area in regards to size and design. Development will come, this is not the development that I support for our neighborhood nor do the majority of my neighbors.

Thirdly, I moved here with the understanding of the current zoning. I accepted that. Now it is being proposed to change that against my opposition and others. Do we as, a community, not have a say in the changes that occur in our community for something that directly affects us? We are not asking for change on this zone only to honor the current zoning.

Fourthly, there are plenty of other sights in the surrounding area for apparent complexes to be built to support the housing needs. I don't see a justification for this build on this particular site when other areas are available to support an apparent complex. To support this build is to ignore our wishes to preserve the community in which we live in. The current zoning does not support the Toll Bothers proposed build and the zoning should remain as is for development. That has clearly been the voice of the immediate neighborhood.

I sincerely hope that the voices of our community are heard and respected. We love our neighborhood and want to preserve it and keep with the current zoning. The apartment complex is in now way consistent with the neighborhood.

Please add my comments to the meeting.

Thank you for your time and consideration in this matter.

Sincerely,

Stephen B Murphy  
(219) 308-8516

## David O Simmons

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**From:** Julie Burns <julieb@hawkeyecustomlandscaping.com>  
**Sent:** Wednesday, November 3, 2021 5:48 AM  
**To:** David O Simmons  
**Cc:** Melissa Crawford; James Whatley  
**Subject:** Z-48-21-1 & GPA-DV-2-21-1 and City of PHX Formal Meeting September 15th Article 26 (annexation Yearling & 19th Ave)

Dear City of Phoenix, Deer Valley Council Members, Maricopa County Council Members, Mayor Gallego,

My name is Julie Burns. I live one house and block from the numerous high density planned development's in our area.

We have met with Toll Brothers attorney's several times. We dispute the traffic report. They want to characterize the residence as "not for development," "not for building," "not for infrastructure," "not wanting change," "Not knowing how good this would be for our neighborhood," "not knowing what's good for the community, City of Phoenix or State of Arizona." Let me tell you who we are in your community, City of Phoenix, and State of Arizona. We are your business owners, entrepreneurs and hard workers that depend on the construction economy.

### WHO WE ARE:

We are your Registered Nurses, BSN's who take care of our community, your Anesthetist who makes sure you wake up during a procedure, your landscape construction company to give great outdoor spaces owner, your realtor to sell you homes, your granite slab installation company owner, your drinking water purifier owner, your plumber owner, your electrician owner, TWO well drill owners, TWO pest control company owners, TWO Turf Paradise Race track owners and trainers, your FedEx driver, your tree trimer owner, your landscape maintenance owner, your Post Master who delivers your mail, your custom car restoration owner/Professional Race Care Driver, your Professional World Wakesurfer, your cheerleader coach, your school teacher, your retired Veteran's who bought the land when first offered by the government, your Veteran's widower, your marshal arts studio owner, assisted living home owner, your high level corporate professional for a publicly traded company, ect

So, if you think we can't do change, let me tell you what we have been through and changes made to make it through the Great Recession, COVID, and now inflation. We want and need change, development, growth and population for our lively hoods. However, the above neighbors are united in preserving the character of our neighborhood.

### KEEP CURRENT ZONING

First and foremost, I want to say I'm sorry to our four neighbors (zoned R-43) that are under escrow with the developer. I do not intend to do them harm by opposing the high density development. However, maybe I'm

doing you a favor. By now, you see that you can not buy a home similar to our area for any price. Not even one million dollars... I'm sorry to go against your wishes. However, I will not throw in the towel for our lifestyle and character of our neighborhood.

Now, to express to DV staff my desire to keep the current zoning Medical offices and General Commerce (5 ac) and R-43 (10 ac) just how it is. I don't think the proposed R-43 should be changed to any type of commercial zoning. With the current zoning, this will allow the proper buffer that is needed for our county island neighborhood. The current zoning will allow a proper buffer and keep our character of the rural neighborhood.

Please, consider all the comments you received from the residences of our little county island. This high density development is not wanted in our area and will not fit the character of the area. We just want the existing commercial buffer and no more. We love the rural character of our neighborhood. We hope you too, can look past what the developers want to turn our neighborhood into. We love our lifestyle. Please DON'T recommend this high density development in our area. KEEP the CURRENT ZONING.

#### NOTES of Letter- Meeting City of Phoenix Annexation

My name is Julie Burns. I have three separate one acre lots on Yearling. The first acre is one lot in from the subject property on the North side of Yearling. The second acre is three lots from the subject property on the North side of Yearling. The third acre is two lots down from the subject property on the South side of Yearling. One house is currently being built by my Son contracted with NextGen builders, I live in the other house and the third acre has a beautiful shed, I'm using for my horse barn. So, I have a lot invested in this immediate area.

When the state land sold to USSA, they worked with the neighborhood to get our input in the development. We agreed to have a walk around the whole development for horses/runners, bikers etc. We worked on agreeing to have commercial focused on Happy Valley/Jomax and agreed to have houses on 19th Ave. Guess what...? USSA and their developers didn't change anything along the way. USSA was respectful for our needs to keep our neighborhood character. And I thank them tremendously, because, I now see how easy it is for changes to happen along the way out of sight of the neighbors.

So this round of developers wants high density development in our neighborhood and has no concern for the character of our area. We have new homeowners and original homeowners with residences in this area that want to keep things rural. Not changing the rural feel is the main goal our neighborhood wants and needs for development.

The developers have ignored, lied and disregarded our desires during their community outreach.

This little annexation to the City of Phx is just a "baby step" to use a

quote from Dave Ramsey. It will lead to more high density development with this developer that doesn't listen to the neighborhood and a lack of respect for our lifestyle.

All services that is desired can be done within Maricopa County. A water well can supply up to 4 homes. We have fire service, sheriff's and anything else a homeowner would want.

I'm opposed to the City of Phoenix encroaching on our rural living. And I'm opposed to the developers not listening to the homeowners that have lived here for 50 years to only 6 months. We should have a voice...? KEEP ZONING AS IS.

Our main goal is to keep commercial on Happy Valley. One acre lot in. It is slowly encroaching more into our neighborhood by the developers silencing our neighbor's by making offers and being in escrow with the homeowners. Low balling them with offers that cannot replace their current lifestyle.

Please listen to our desires. We know this is a baby step for this developer. We DO NOT WANT City of Phx in a random spot in our R-43 neighborhood and We Do Not Want high density zoning.

--

Julie Burns,

Corporate Secretary Hawkeye Landscaping Inc. Office 623-582-1122 fax  
623-434-1814 hawkeyecustomlandscaping.com Mailing Address: 1717 W  
Yearling  
Rd Phoenix AZ 85085 Physical Address: 24401 N 15th Ave Phoenix AZ 85027

## David O Simmons

---

**From:** barbara zimpleman <blynz@cox.net>  
**Sent:** Tuesday, September 7, 2021 12:18 PM  
**To:** David O Simmons  
**Subject:** apartments and dense housing.

We moved out here for the quiet, neighborhood feel that was here. Now the apartments in front of a high school, the so called luxury tiny leased homes, and other densely packed housing being built around the Pinnacle Peak to Happy Valley areas on both sides of I 17 are making it a nightmare. The roads are not sufficient for the numbers. The crime and number of just plain scary people moving in is ridiculous. The statements that this area was always supposed to be built up to the level you are working on is ridiculous. My husband and I hate it. You are ruining our neighborhoods, the places we like to go, and making this area feel like the beginnings of a slum. STOP IT.

## David O Simmons

---

**From:** Julie Burns <julieb@hawkeyecustomlandscaping.com>  
**Sent:** Monday, September 6, 2021 8:26 PM  
**To:** David O Simmons  
**Subject:** comments case 48 hour notice

Hi,  
I would like to set up a time to speak. Application GPA DV 2-21-1  
#Z-48-21-1

Also, add my comments I'm opposed to such a high density building in a rural area. Does not fit the rural neighbor hood.  
No high density building within a 10 mile radius. Does NOT fit!

Sincerely,

--  
Julie Burns,

Corporate Secretary Hawkeye Landscaping Inc. Office 623-582-1122 fax  
623-434-1814 hawkeyecustomlandscaping.com Mailing Address: 1717 W Yearling Rd Phoenix AZ 85085 Physical  
Address: 24401 N 15th Ave Phoenix AZ 85027



## David O Simmons

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**From:** julie burns <hawkeyestables@gmail.com>  
**Sent:** Tuesday, August 24, 2021 6:32 AM  
**To:** ngriemsmann@swlaw.com; David O Simmons  
**Subject:** Meeting ID 915 4472 3195 Norterra Bungalow

Good Morning,

I wanted to express my concerns related to the high density zoning change for the Maricopa County Island. We currently are zoned R-43. Meaning one house per acre. Any change to the county island would be an extreme upset to the rural living that has become homes to many families.

This long term land owner has not cared about the communities concerns. They have been informed several times by multiple land owners that homeless and trash has accumulated on the property. Nothing has been done.

Looking back on the property over 10 years, there have been multiple violations related to trash on site. He has agreed to clean up and fence.... No performance on the developers part...STILL homeless and trash and dumping onsite.

Stay Safe,  
Julie Burns  
1717 W Yearling Road  
602-695-3903

## David O Simmons

---

**From:** Connorburnsurf <connor@connorburnsurf.com>  
**Sent:** Tuesday, September 7, 2021 3:13 PM  
**To:** David O Simmons  
**Subject:** Add comment

Case # Z - 48-21-1  
And case #GPA-DV-2-21-1

I live at 1710 W. Yearling Rd.. Phoenix AZ 85085. I am against high density development behind Circle K. Medical buildings are OK. However absolutely no high density residences. It will ruin the character and charm of our county island.

Sincerely,  
Connor Burns

## David O Simmons

---

**From:** Courtney Hamby <courtneyhamby29@gmail.com>  
**Sent:** Tuesday, September 7, 2021 8:30 PM  
**To:** David O Simmons  
**Subject:** Reference Z – 48–21–1 the second reference is GPA-DV-2–21-1

Hello,

We wanted to make sure and get this email over to you, we are definitely apposed to the building that will be taking place. We are very concerned about it bringing low income housing and what type of people that may bring into our neighborhoods. We are also concerned with the congestion this is going to cause to our county island, it would be so nice to see our county island stay as customized home building.

Our address is 1707 W. Yearling Rd. Phoenix, 85085

Thank you,

Courtney Hamby  
Wayne Butler

## David O Simmons

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**From:** Diane Habener <diane@habenerrealty.com>  
**Sent:** Wednesday, August 4, 2021 5:16 PM  
**To:** David O Simmons  
**Subject:** Case No. Z-48-21

Dear Mr. Simmons,

I live at 25312 N. 16th Avenue. My 2 1/2 acre property is about 1000' east of the proposed development. As a licensed Real Estate Agent and Broker working in both Arizona and California for over 40 years, I am familiar with Real Estate developments. And when I purchased my property in 2000, USAA had just purchased the section of land near me, so I always knew that there would be development around me. What I, and most of my existing neighbors, hope to do is retain our little pocket of rural/horsey feeling County Island. I believe that the current zoning that the City already has in place of Commercial Office and Residential (3.5-5 dwellings per acre will provide the best buffer from 19th Avenue to the interior properties.

The General Plan Amendment and Rezoning request might be MINOR per the City's definition but 470 units crammed onto 12.46 acres in 3 and 4 story buildings is MAJOR and is completely incongruous with the surrounding neighborhood for the following reasons:

- 1) 2 stories is the most that has been allowed in the neighborhood previously.
- 2) It is normal, accepted development procedure to have commercial zoning beside high traffic areas.
- 3) There are already a plethora of apartments that have been and are being built in the area, including 212 units on Happy Valley directly south of this property.
- 4) A buffer of residential homes on bigger lots would be more in keeping as a buffer to the County properties that are all on 1.25 acre or larger lots.

For all of these reasons, I am completely opposed to the proposed zoning and in favor of the current zoning.

Sincerely,  
Diane Habener :)  
(925)209-6480

Sent from my iPhone

## David O Simmons

---

**From:** Diane Habener <diane@habenerrealty.com>  
**Sent:** Tuesday, September 7, 2021 4:31 PM  
**To:** David O Simmons  
**Subject:** Development behind Circle K on 19th Ave and Happy Valley, Z-48-21-1 and GOA-DV-2-21-1

Dear David,

I sent an email previously about this development. I live in the pocket of County and have my horses in the backyard.

The area is currently zoned commercial and should remain that way! A New Mexican Restaurant just opened on the north side of Happy Valley, west of 17th Ave. It has been continuously packed since the opening! There is definitely a need for more places with commercial zoning in this location!

At the last meeting, I asked why the apartments needed to be 4 stories and was told that it had to do with costs. It should not be the responsibility of the neighbors to make this project work for the developers. Rather, it is the developers who need to work with the existing neighbors. There is nothing in the area taller than 2 stories and most of the homes in the area are in fact single story. To allow 4 story apartments to be built and be able to look into all the neighboring yards is completely unacceptable.

Please listen to the already existing neighbors! We are the ones that have to live with the results of whatever is built. There are plenty of other locations where apartments make more sense. At the last meeting, it seemed like they was a lot of input from people that do not live right here in our area. More weight needs to be put on the neighbors that live and plan on continuing to live in the area.

I would, also, like to speak at the upcoming meeting if I can figure how how to register to do that. The City's system does not seem to be very user friendly.

Thank you.

Sincerely,  
Diane Habener  
25312 N 16th Ave  
Phoenix, AZ 85085

Sent from my iPhone

## David O Simmons

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**From:** Timothy Schollmeyer <desertsun@cox.net>  
**Sent:** Tuesday, September 7, 2021 10:19 AM  
**To:** David O Simmons  
**Subject:** APPI: GPV-DV-2-21-1 & Z-48-21-1

David Simmons,

We were just inform of this up coming meeting. We would like to attend this meeting. Please forward the information necessary for us to attend. Very upset they this LLC did not post properly ([14.10.020 Notice of public hearing \[codepublishing.com\]](#)) about the notice of the meetings. I guess we can blame this on COVID as well..... I have been informed that this LLC has also purchased the land to the north of this and wants to do the same thing (3-4 story Apartments). If this gets passed they will want to do the same thing on the north property he has purchased. Also why were these families that the LLC bought the land from given upfront hush money (\$5000) prior to this?????

I understand development, I have no issue with that. But I do have issues with 3-4 story apartments going up in my neighbor. That makes them become low end housing and brings in the crime, drugs and violence. It will also put more vehicles in our area that has a lot of traffic to begin with. If you stay with the single level bungalows/cottages that is a lot less people and less traffic and the schools can handle to flow of new kids in area. Also the type of people that the bungalows/cottages bring in are more family orientated not the rift raft.

Please forward information so my voice can be heard.

Dusty Schollmeyer

602-561-6651

## David O Simmons

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**From:** James Wh <bruteyfool@aol.com>  
**Sent:** Tuesday, September 7, 2021 6:32 AM  
**To:** David O Simmons  
**Subject:** Applications GPV-DV-2-21-1 and #Z-48-21-1

Mr. Simmons,

I'm writing to voice my concerns and to be added to the attendance list for Thursdays meeting at 6p concerning applications GPV-DV-2-21-1 and #Z-48-21-1

I speak for my household in that we are against the building of multi family housing on our county island. Our county island is zoned R-43 and we are trying to maintain a neighborhood of like minded families who enjoy the freedom of space, quiet and security. With the city putting in apartments in every vacant lot around us and the increased growth of this area we are getting choked out and others are being forced out. All of this do to the drop in property values, increased crime rate, excessive traffic and pollution due to the swarms of people moving into this area. The city already can't keep up with fixing our roads from this boom in population. The roads aren't wide enough to accommodate the amount of people coming into this area, they've already had to add a electrical substation across from this proposed location. All of this is adding to the smothering congestion and destroying our views and air quality.

I look forward to attending Thursdays meeting and sharing these issues. Please add me to the attendance list and share my email with your colleagues.

Thank you,  
James Whatley

Sent from my iPhone

## David O Simmons

---

**From:** James Wh <bruteyfool@aol.com>  
**Sent:** Wednesday, October 20, 2021 3:27 PM  
**To:** David O Simmons  
**Subject:** Z-48-21-1. GPA-DV-2-21-1 Toll Brothers Lumara virtual meeting

Hi David,

We had our follow up meeting with Toll Brothers last night regarding the proposed project on 19th ave north of Happy Valley.

We had a good turn out from our neighbors and actually got some of our concerns and questions addressed, not answered but addressed. We have an issue with one person that is always present and has had his comments read at every meeting. His name is Clif Freedman and by some stroke of luck, his comments approving this build are always the first ones read, followed by two anonymous comments in favor of this build as well. This has been the issue with the meeting on 9-23 and the one last night, 10-19.

After looking up Mr. Freedman from his comments on Nextdoor app and googling him. I've discovered that Clif lives off of Dove Valley road which is five miles away from this build site. Our concerns with this project do not affect him in anyway.

I also discovered that in 2011, Mr. Freedman started the Sonoran Citizens Improvement Association to combat the "Road to Nowhere" build that would connect his residential road of Dove Valley east to Cave Creek. He fought adamantly against this, citing some of the same concerns that we are, ie: traffic congestion, air and noise pollution, loss of character and beauty in an undeveloped area.

My question is, how can this man be totally against development one day and turn around and push so hard for this to pass? The answer is, he can't, he wouldn't be unless he has skin in the game. He doesn't even live near us and he is at every meeting saying how wonderful this build is.

The second part of my question is, why are anonymous comments read and recorded? When you sign up for the zoom call so that you can type in questions, you have to provide a name. When you type your question, it automatically inputs that name into your comments. There is not an anonymous option!

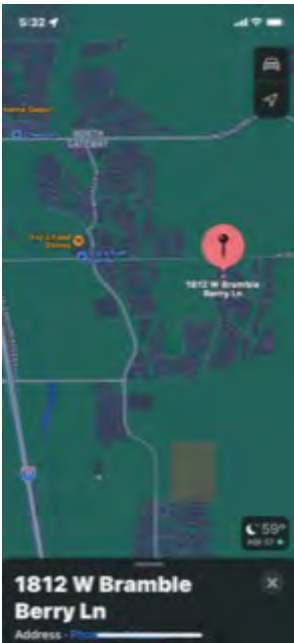
As a community, we have talked and we would like all of Clif Freedmans comments stricken from the record along with the anonymous comments as well. This is only fair, when these people i mentioned seem like planted positive remarks perpetrated by Toll Brothers.

I've included pictures that show both Clif Freedman's home address is the same as the address for his Sonoran Conservation Association along with a picture of a map that shows where he actually lives.

Thank you for your time and involvement in this matter.

Sincerely,  
James Whatley  
480-297-4537





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e.g John Smith



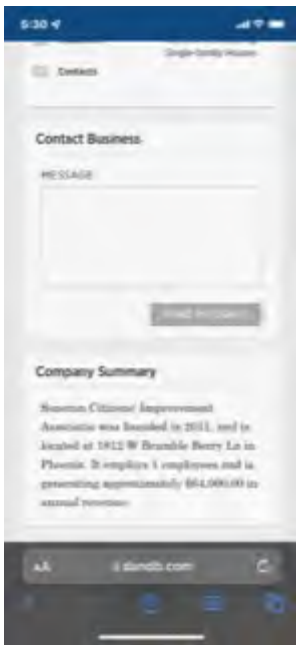
## Clifton S Freedman

Age 74 (Jan 1947)

Full Background Report Available → Ad

### Also Known As

Clif Freedman, Clifto Freedman, Cf F Reed,  
Clif Freeman, C Freed



Sent from my iPhone

## David O Simmons

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**From:** Gwen <gwenc247@gmail.com>  
**Sent:** Tuesday, September 7, 2021 4:44 PM  
**To:** David O Simmons  
**Subject:** ApplicationsZ-48-21-1 & GPV-DV-2-21-1

David,

My name is Gwendolyn Currey.

I live at 25511 N. 16th Avenue, Phoenix, AZ 85085.

I am emailing you in reference to Application GPV-DV-2-21-1 and Application Z-48-21-1.

Please let it be known that we oppose both applications to build single family residences or multi-family residences in my neighborhood located at NEC of 19th Avenue and Happy Valley for 470 per acre.

I have lived in this Maricopa County Island neighborhood since 1998. And I do not want this new development here. Please do not approve them.

Thank you for your consideration.

Jeffrey & Gwendolyn Currey  
25511 N. 16th Avenue  
Phoenix, AZ 85085  
602-390-3922

## David O Simmons

---

**From:** Julie Burns <julieb@hawkeyecustomlandscaping.com>  
**Sent:** Wednesday, October 20, 2021 4:07 PM  
**To:** David O Simmons  
**Cc:** Council District 1 PCC  
**Subject:** Re: Z-48-21-1 & GPA-DV-2-21-1

Thank you, David,

We had a meeting with the developer last night by their choice. The first meeting they had never addressed our concerns or comments that were made on their website or at the first scheduled meeting. This meeting was just a feel good meeting for their attorney to state how irrational we are for wanting homes on their land! The high density residential apartments are not in character of our rural area. Single family homes are.

We are zoned R-43 meaning one house per acre. This 15 acre development and the others in the area, Case # Z2021051 17acres & Article 26 on City of Phoenix Formal meeting September 15th are not conforming to our rural area.

The meeting attendance included 8 families under my zoom login. All families live adjacent to the developments or within two blocks.

1. Tallent's
2. Butler's
3. Cocuzza's
4. Rusty lives on Parson's and 19th Ave 2nd house east 4. James Watley 5. Diane Habener 6. Wampler's 7. Murphy's 8. Rimbly's

The four houses the the developer calls remnants, are dream houses to the homeowners. But, the deal for them was ALL or NONE in the escrow.

This has bought their silence/voice to the development!  
parcels:210-10-008B, 210-10-008D, 210-10-008F, & 210-10-008G

Norterra development to the west has single family homes 2 houses west of 19th Ave selling for 1.2 million! 19th Avenue is not a bad place to be living. Why can we not have 3-5 houses on one acre? With more dense houses per acre on the south side of the development? Years ago when we proposed a buffer for our community, it was stated the medical office zoning would be the buffer. Now the developers want more land to get rezoned!

Please don't change our neighborhood. It's one of a kind!!!

\*For the record I dispute the traffic study. It's misleading and inaccurate. I feel the developer tied to pull a fast one on us. Traffic will disrupt and get re-routed throughout our neighborhood. When I-17 is closed or backed up, we see sooo much traffic and dust. We cannot safely take a left (south) onto 19th Ave as of today.

\* Why does the developer want to keep the CO/MO zoning? Fishy! What's the true intent of our backyard/front yard area?

\*Please consider homes 3-5/acre for this area and 19th Avenue at the very least. They will sell for high value.

\*I-17 and Pinnacle Peak has rezoned 44 acres for apartments. This site is fitting for the requested development. Our neighborhood is not.

Thank you for your time and please don't recommend this development or the others in our county island.

Stay Safe,

---

Julie Burns,

Corporate Secretary Hawkeye Landscaping Inc. Office 623-582-1122 fax  
623-434-1814 hawkeyecustomlandscaping.com Mailing Address: 1717 W  
Yearling  
Rd Phoenix AZ 85085 Physical Address: 24401 N 15th Ave Phoenix AZ 85027

On 2021-10-20 15:33, David O Simmons wrote:

> Hi Julie,  
>  
> This case is located within the City Council District 1 boundary.  
> <https://www.phoenix.gov/district1> Ann O'Brien is the District 1  
> Council Person.  
>  
> You may submit your letters of support/concern directly to me as I am  
> the staff liaison to the Deer Valley Village Planning Committee  
> <https://www.phoenix.gov/villages/Deer-Valley> I will save the  
> correspondence to the case file to be included as part of the public  
> record and attach it to the staff report as part of the public comment  
> exhibit.  
>  
> Let me know if you have further questions.  
>  
> Respectfully,  
>  
> David Simmons, MA  
> Paradise Valley & Deer Valley  
> Village Planner \*II  
> 200 West Washington Street  
> 3rd Floor  
> Phoenix, AZ 85003  
> 602-262-4072  
> david.simmons@phoenix.gov  
>  
>  
> -----Original Message-----  
> From: Julie Burns <julieb@hawkeyecustomlandscaping.com>  
> Sent: Wednesday, October 20, 2021 12:01 PM  
> To: David O Simmons <david.simmons@phoenix.gov>  
> Subject: Z-48-21-1

>  
> Hello,  
>  
> We had another meeting with Toll Brothers last night. Who do we  
> express our concerns to? I think we need both City of Phoenix,  
> Maricopa County and Deer Valley staff. There are two maps out on the  
> internet. Which District is ours? District 1 or District 2? Or, is it  
> deferent by the city or county? And could you provide their names. Jim  
> Waring, Kat Galleo, Thelda Williams ect.  
>  
>  
>  
> --  
> Julie Burns,  
>  
> Corporate Secretary Hawkeye Landscaping Inc. Office 623-582-1122 fax  
> 623-434-1814 hawkeyecustomlandscaping.com Mailing Address: 1717 W  
> Yearling Rd Phoenix AZ 85085 Physical Address: 24401 N 15th Ave  
> Phoenix AZ 85027

## David O Simmons

---

**From:** Julie Burns <julieb@hawkeyecustomlandscaping.com>  
**Sent:** Friday, September 24, 2021 2:06 PM  
**To:** David O Simmons  
**Cc:** Griemsmann, Noel  
**Subject:** Z-48-21-1 & GPA-DV-2-21-1

Good Afternoon,

I wanted to express our concern as a neighborhood of the Happy Valley island located at 19th Ave and Happy Valley regarding the neighborhood meeting held last night. The comments of the neighbors were not placed on record. We also weren't addressed to express our ideas or concerns with the project of four story high density apartments.

Let it be clear, we are not thinking this project is in the General Plan for development and is not fitting the feel and character of the rural neighborhood.

Four or more neighbors are in escrow with the homeowners and the developer has silenced them.

When will the city and county meeting be live again. Many neighbors are not having their voice added to the development.

Sincerely,

--

Julie Burns,

Corporate Secretary Hawkeye Landscaping Inc. Office 623-582-1122 fax  
623-434-1814 hawkeyecustomlandscaping.com Mailing Address: 1717 W Yearling Rd Phoenix AZ 85085 Physical  
Address: 24401 N 15th Ave Phoenix AZ 85027



## David O Simmons

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**From:** Julie Burns <julieb@hawkeyecustomlandscaping.com>  
**Sent:** Tuesday, September 7, 2021 5:50 AM  
**To:** David O Simmons  
**Subject:** Letter for the informational meeting Sept 9th

Attach for the comments, please. Please add me to attend, however, my work schedule may not allow. I am a RN, BSN and emergencies come up.

# GPA-DV-2-21-1

# Z-48-21-1

September 6, 2021

Deer Valley Village Planning Committee  
c/o David.simmons@phoenix.gov

RE: Z-48-21-1 (Companion Case GPA-DV-2-21-1)

To Whom It may Concern,

I do request this letter be read into the record of this hearing. I would also like to attend the virtual meeting, however, I may miss the meeting due to work schedule. But, I do want a say in the informational meeting.

Our county island is rural. Our dogs don't need to be walked because they have over an acre or two to run on. We walk our horses and donkeys on this county island! I get so many people and kids stopping just to see a horse! Their children look at them like they are zoo animals. This is sad! Please keep the feel of our rural life and limit the growth of this intrusive development into our backyard!

Our county island is a place we ride razors (street legal) to our neighbors for driveway/backyard get togethers.

Our county island is a place we have lived in for an average of over 20 years. This statistic used to be 40 years. Our children are buying land and building houses on this county island. Our neighbors are selling their larger homes to buy land in this area to build a smaller home.

They don't want to leave this county island.

Some of our county island neighbors are in escrow with the developer to buy their homes. This is just to silence them from the development. They were all paid over \$1,000,000 for their home. Now, they are finding what can they buy for 1 million....? Nothing that is comparable to what they owned in the county island. So, they will downsize to a more glittered house that is more socially accepted.....

Not everyone in the county island can be silenced or bought. We love our rural character .... Can you love it too?

The massive development is NOT suited for this charming rural way of life. The original Deer Valley Meeting talked of medical offices. This would be the right buffer for our rural neighborhood. Not a four story high density building with residences of over 470 per acre!

We are zoned R-43. This high density development is not found within over a 15 mile radius to the north and over 20 mile radius to the south.

This type of high density development is ever further to the west and east.

Deer Valley Staff- I plead with you to not let this ruin our character and way of life for our families and animals.

Sincerely,

Julie Burns

1717 W Yearling Road & 1732 W Yearling Road

602-695-3903

--

Julie Burns,

Corporate Secretary Hawkeye Landscaping Inc. Office 623-582-1122 fax

623-434-1814 hawkeyecustomlandscaping.com Mailing Address: 1717 W Yearling Rd Phoenix AZ 85085 Physical

Address: 24401 N 15th Ave Phoenix AZ 85027

## David O Simmons

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**From:** Lamb Chops <klgundling@gmail.com>  
**Sent:** Tuesday, September 7, 2021 3:24 PM  
**To:** David O Simmons  
**Subject:** GPA-DV-2-21-1 / Request for Amendment to the General Plan Land Use Designation

Dear Mr. Simmons:

As a 9 year resident of the community of Fireside at Norterra, I am writing to voice my concern and opposition to the request to amend the size of the land use at the corner of 19th Avenue and Happy Valley Road.

There has been much development in this area (Happy Valley / W Jomax Rd / N 19th Ave.) in the 9 years I have lived in the area - both Commercial and Residential. It is most concerning to see a proposal that would substantially increase the residential units per acre to 15+ for MORE multi-family housing in addition to what has been approved and not yet completed. I fear even more grid-lock at the two intersections of N 19th Avenue with no proposals or current construction for improvements to accommodate the increase in traffic.

Residents in the area have felt the adverse impact of the growth. In the last 5 years we have worked together to have a much needed new Firehouse built in the area (in record time no less) to reduce the high response times as well as having a left turn arrow installed at W Happy Valley Rd and N 19th Ave because of the wait times to make a left turn there. These are things that seemed to be oversights when development was approved and they took time to put into place.

Please consider the negative impact to current residents of the area when you hear proposals to amend the land use. The area cannot absorb more residents without having terrible repercussions from it.

Thank you,  
Karen Gundling

## David O Simmons

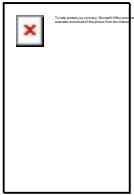
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**From:** Kim Cocuzza <kimcocuzzarealty@gmail.com>  
**Sent:** Tuesday, September 7, 2021 3:45 PM  
**To:** David O Simmons  
**Subject:** Comment to meeting 19th Ave-Reference Z-48-21-1

Hello David,

I am a neighbor and concerned citizen. I live at 25813 N 17th Avenue, Phoenix. We do not want the current zoning changed to high density, I see the posted sign shows 470 homes per acre? We do not want our rural way of life and character of the neighborhood changed. We are completely opposed to the zone change. How can we express our opinion further?

Best,  
Kim



Kim K. Cocuzza  
Realtor  
AARE  
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## David O Simmons

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**From:** Homeschool Mom <homeschoolchildren@gmail.com>  
**Sent:** Thursday, September 23, 2021 6:19 PM  
**To:** David O Simmons  
**Subject:** GPA-DV-2-21-1 and Z-48-21-1

Hi David

I just want to let you know I oppose this project. I think we need to bring this back to a residential area, where you can bring the housing up to like 3 houses to an acre. We have major traffic problems on 19th Ave. Last weekend the freeway was shut down both directions for an accident on I-17 and Happy Valley on the freeway, so all that traffic backs up on 19th Ave which makes it almost impossible for us to get out of our neighborhood. Then on Tuesday night there was an accident at 19th Ave and Briles Rd, it was a 3 car accident with a head on and shut down 19th Ave both north and south. So we have major traffic problems.

Also we are concerned about the height of the apartments because across the road on the west side of 19th Ave is only 2 story buildings.

Thank you for reading about my concerns, Kimberley Wampler.  
602-451-1327

## David O Simmons

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**From:** Homeschool Mom <homeschoolchildren@gmail.com>  
**Sent:** Tuesday, September 7, 2021 4:31 PM  
**To:** David O Simmons  
**Subject:** Reference Z – 48–21–1 the second reference is GPA-DV-2–21-1

I want to be a part of the meeting, I don't think we need more apartments in our area. 19th Ave is not equipped for more traffic, and we have apartments going in everywhere around us already.

Thank you, Kimberley Wampler

## David O Simmons

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**From:** Marjorie McCaw <marjorie318mccaw@yahoo.com>  
**Sent:** Tuesday, September 7, 2021 4:36 PM  
**To:** David O Simmons  
**Subject:** Reference Z – 48–21–1 the second reference is GPA-DV-2–21-1

Hello:

I am reaching out in opposition to the proposed Rezoning and potential apartment complex Referencing Z-48-21-1 and GPA-DA-2-21-1. I believe this will lower our housing value and bring more crime to the area. I do not see this is anything beneficial for our neighborhood and oppose any such rezoning or construction of any apartments at the referenced location.

Thank you for this consideration.

>>

>> Marjorie McCaw

>> 1647 W Briles Road

>> Phoenix AZ. 85085

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>> Sent from my iPhone

## David O Simmons

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**From:** wmags@aol.com  
**Sent:** Friday, October 22, 2021 2:09 PM  
**To:** David O Simmons  
**Subject:** ReferenceZ-48-21-1. 2nd ref is GPA-DV-2-21-1. Toll Brothers 14 acres and Case #Z2021051 17 acres rezone R-2 by Melissa @ Parsons /19th ave.

I am writing again to let you know I am completely against any apartment building in this area. My understanding from the gentleman at Toll Bros they chose this area because of its location and close to the Plant being built at I 17 and 303. It is his opinion the future employees would prefer apartments to houses. I agree some of them probably will, however I am of the opinion some of the future employees will prefer homes and yards and possibly animals. which is where our area comes in to play.

As you are aware our neighborhood has valid concerns re traffic and how we have been affected by the growth of the area as it is. It is very difficult to make a left hand turn out of the side streets onto 19th Ave. At rush hour times The Toll Bros representative was of the opinion that the Apartment Complex would in anyway affect this problem. However if all this apartment dwellers are going to work at the plant @ I17 and 303 they will soon discover going North on 19th Ave to Jomax will be the easiest way to get to I 17. Making it impossible in the mornings to make a left turn onto 19th Ave. Our next concern are the detours necessary because of accidents or road closures of Happy Valley, 19th Ave or I 17. when this happens traffic detours through our neighborhood. According to Toll Bros most drivers will not take off on any of the County Roads so first of all these are private roads not county roads and yes the drivers will happily use the non maintained private roads if it will get them to where they are going, We have had this experience many times over the past few years. This is a rural area and we request it stay this way. Putting in homes on 1 acre lots is reasonable.

So at this time all I can do is pray for our neighborhood.

Oh, how I miss sitting outside in the evening and listening to the occasional horse neighing or cow mooing or even a coyote howling. Thank you for listening

Sincerely  
Martha B Tallant  
25814 N. 17th Ave  
Phoenix, Az



## David O Simmons

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**From:** wmags@aol.com  
**Sent:** Tuesday, September 7, 2021 3:59 PM  
**To:** David O Simmons  
**Subject:** Reference Z - 48 - 21 - 1. 2nd ref is GPA-DV-2-21-1

I am writing this memo to let you know as a long time resident in this neighborhood (since 1972) that I am completely against placing apartments of any kind. It is my opinion that this neighborhood has been infringed upon enough. This area should remain residential with 1 home per acre. Thank you for listening. Martha B Tallant 25814 N. 17th Ave. Phoenix, Az 85085

## David O Simmons

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**From:** tryitonjewels@aol.com  
**Sent:** Monday, September 27, 2021 2:11 PM  
**To:** tmoran@swlaw.com; David O Simmons; ngriemsmann@swlaw.com  
**Cc:** rmccann@swlaw.com  
**Subject:** Re: 19th Ave and Happy Valley

Good Afternoon,

I was scheduled to speak last Thursday the 23rd on Z-48-21-1 and GPA-DV-2-21-1. No one registered to speak was given the chance to. Toll Brothers did questions and answers from all supportive people. We are a small community and I know most all are not supportive of 3 and 4 story apartments in our area. This will change how we live in our community not be mention several other major issues.

Sincerely,

Melissa Crawford

-----Original Message-----

**From:** Moran, Taylor N. <tmoran@swlaw.com>  
**To:** David O Simmons <david.simmons@phoenix.gov>; Griemsmann, Noel <ngriemsmann@swlaw.com>  
**Cc:** tryitonjewels@aol.com <tryitonjewels@aol.com>; McCann, Ryan <rmccann@swlaw.com>  
**Sent:** Wed, Sep 22, 2021 8:58 am  
**Subject:** RE: 19th Ave and Happy Valley

Good morning,

Below please find the link to participate in the virtual neighborhood meeting.

<https://swlaw.zoom.us/j/91544723195?pwd=V2RmZmJBMTRMUXJUQTByUUJoSnEwdz09> [swlaw.zoom.us]

We look forward to discussing the project with you.

Thank you,

Taylor Moran  
Urban Planner  
Snell & Wilmer L.L.P.  
One Arizona Center  
Phoenix, Arizona 85004-2202  
602.382.6589  
[tmoran@swlaw.com](mailto:tmoran@swlaw.com) [www.swlaw.com](http://www.swlaw.com) [[swlaw.com](http://swlaw.com)]

**Snell & W**

Denver, Las Vegas, Los Angeles, Los Cabos, Orange County, Phoenix, Reno, Salt Lake City, Tucson

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**From:** David O Simmons <david.simmons@phoenix.gov>  
**Sent:** Wednesday, September 22, 2021 8:43 AM  
**To:** Griemsmann, Noel <ngriemsmann@swlaw.com>; Moran, Taylor N. <tmoran@swlaw.com>  
**Cc:** tryitonjewels@aol.com  
**Subject:** RE: 19th Ave and Happy Valley

**[EXTERNAL]** [david.simmons@phoenix.gov](mailto:david.simmons@phoenix.gov)

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Taylor,

I think the citizen below is interested in speaking at your required neighborhood meeting. See email below.

Thanks,

David Simmons, MA  
Paradise Valley & Deer Valley  
Village Planner \*II  
200 West Washington Street  
3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-262-4072  
[david.simmons@phoenix.gov](mailto:david.simmons@phoenix.gov)



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**From:** [tryitonjewels@aol.com](mailto:tryitonjewels@aol.com) <[tryitonjewels@aol.com](mailto:tryitonjewels@aol.com)>  
**Sent:** Wednesday, September 22, 2021 8:08 AM  
**To:** David O Simmons <[david.simmons@phoenix.gov](mailto:david.simmons@phoenix.gov)>  
**Subject:** Fwd: 19th Ave and Happy Valley

Please add me to speak on GPA-DV-2-21-1 and Z-48-21 Sept 23rd at 6pm

Thank you

Melissa Crawford  
623 606 7248

-----Original Message-----

**From:** [tryitonjewels](mailto:tryitonjewels@aol.com) <[tryitonjewels@aol.com](mailto:tryitonjewels@aol.com)>  
**To:** [David.simmons@phoenix.gov](mailto:David.simmons@phoenix.gov)  
**Sent:** Wed, Sep 22, 2021 7:38 am  
**Subject:** 19th Ave and Happy Valley

Good morning,

Can you please add me to speak at the meeting for Toll Brothers 19th Ave and Happy Valley Sept 23rd at 6pm. I am a neighbor.

Thank you

Melissa Crawford  
623 606 7248

Sent from my Verizon, Samsung Galaxy smartphone



## David O Simmons

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**From:** tryitonjewels@aol.com  
**Sent:** Tuesday, September 7, 2021 1:49 PM  
**To:** David O Simmons  
**Subject:** Application GPV-2-21-1 and App Z-48-21-1 N 19th Ave and Happy Valley

Dear Mr. Simmons,

Our family lives north of these parcels that are applying to be re-zoned. We are against this re-zoning. We have lived here 17 years and are concerned about the 3 to 4 story apartments that are attempting to change our community. The added traffic and increase of crime and disturbance of our community is unwelcome. We have young children who call this their home. We are asking for your consideration of our community and future. Please add me, Melissa Crawford to the virtual meeting on Sept 9th at 6:30

Thank you

Melissa Crawford  
623 606 7248  
1736 W Parsons Rd  
Phoenix, AZ 82085

## David O Simmons

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**From:** Nicole Hudson <nicolebethhudson@gmail.com>  
**Sent:** Tuesday, September 7, 2021 8:09 PM  
**To:** David O Simmons  
**Subject:** Z-48-21-1 and GPA-DV-2-21-1

Hello David,

I'm emailing you regarding the proposal for 470 residents per acre in the 13.8 acres by Circle K Deer Valley. Z-48-21-1 and GPA-DV-2-21-1.

I own at 1650 W Yearling RD in the county island.

I am shocked at this proposal. The county island is a rural community that is already overwhelmed with an unsafe amount of traffic on 19th ave with the addition of Union Park. The infrastructure cannot handle 470 residents additional per acre in this area. Absolutely not.

We bought here to be in a rural community. The traffic patterns have significantly changed since the addition of union park and we are already at capacity of traffic on 19th Ave on any given day.

I'm emailing you to let you know the residents of the county island DO NOT want this development to be approved.

These types of developments do nothing for the community or for property values. Yet most importantly the infrastructure cannot handle this traffic and will not be safe.

We love biking and walking in our area to the Desert Vista Trailhead and if this proposal is approved those days are over. It's already borderline safe during rush hour mornings and afternoons. This mass housing development will ruin the nature of our entire community.

Thank you for your time. Please take our concerns to heart as we love our little piece of the desert here and don't want it violated by developers.

Respectfully,

Nicole Hudson  
Professional Wake Surfer  
403-466-6618

## David O Simmons

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**From:** Laurel Brodie <laurel@clearskies.com>  
**Sent:** Tuesday, September 7, 2021 7:23 AM  
**To:** David O Simmons  
**Subject:** Z-48-21-1 (Companion Case GPA-DV-2-21-1) September 9 meeting

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September 6, 2021

Deer Valley Village Planning Committee  
c/o David.simmons@phoenix.gov

RE: Z-48-21-1 (Companion Case GPA-DV-2-21-1)

To Whom It may Concern,

I respectfully request that this letter be read into the record of this hearing as I am unable, due to work schedules, to speak at this hearing.

We are so very tired of Investors buying property with existing unopposed zoning knowing that they can buy the Zoning they want. It is truly incomprehensible to us that you would even consider taking land within this area and change the residential density to such an astronomical degree.

We have lived in the home we built since 1988. When we built the County requirements for this "island" were a minimum of 2.5 acres to build a home. When that changed to 1.25 we were saddened, but knew we at least maintained the rural integrity of the area. There are many other long term residents, as well as new, and we all chose this area for exactly what it is and then invested in that dream. Our monies were used to build homes and lives for our families. We are all vested in the very Nature of this "island". This proposed Zoning change for the purpose of this "Developer/Investor" would destroy all that we've all worked so hard to maintain.

Once again, the Property Owners and residents of the Triangular Maricopa County Island bordered by Happy Valley to the South, the CAP and Jomax to the North & East, and 19th Avenue to the West are being strong armed and railroaded. Many/Most of us are long term property and home owners, and became that with the expectations and assurances provided, over the MANY MANY years, by the Deer Valley Village Planning Committee, that we could be comfortable in the fact that the vision for our properties was in line with the homes and structures that we were investing our lives and families in. We held faith in that reassurance and saw that could be maintained, with the examples of areas already out there similar to ours, even if eventually annexed into the City. Sunburst Farms area, Western Meadows area, Hidden Manor and many more. One of the factors in that faith was the diversity that the Cities in the Metropolitan areas of the Valley have maintained for Decades, an enormous variety of housing and spaces working together to provide continuity for all.

Most of these areas have in common the ability to transition thoughtfully from one type to the next. That certainly happened here already. The USAA development wasn't the most welcome development to most of

us with a minimum 1.25 acre parcel to build our homes, but it was far enough away from our little triangular patch to allow us breathing room. Especially with the barriers USAA provided their development with along 19th Avenue. Now you are proposing to allow 40 times or more that density into a small 13+ acre site directly connecting to and looking right into our backyards. To those future residents I'm sure this will look like an oasis as there is nothing to stop them from utilizing our private roads for dog walking, jogging, kids dirtbiking, etc etc etc.....

Please for once, stick to your guns and do not modify what has been assured OVER and OVER throughout the years to us, people that invested their lives to build life long generational homes for their families. There are MULTIPLE parcels of land in this area to build high density housing as is witnessed heavily within a 2 mile radius of our County Island. Allow us to maintain that character that we have spent years and lifetimes building.

If you go thru with this approval, shame on you. But I will also state ( as I have very little faith in the way the system works \$\$\$) If you allow any development at all, at least at a minimum require that there are NO entry points directly into our neighborhood and NO heights that could intrude upon or affect our monetary and lifetime investments which we have all worked so very hard to maintain. (IE: max one story structures)

And BTW we are also extremely disappointed that living on 17Th Ave just North of Parsons never generated a written Notice from anyone about this proposed project, so I feel its quite likely that many in our area are unaware of this proposed change in land use. We only quite recently found out ourselves. Working families do not have time to keep a constant Vigil on Vultures so please expand your notifications to a larger radius.

I will close this PLEA with one more reminder. Part of what makes Phoenix and the "Valley" a very unique and desirable "Big City" to live in are the diverse types of lifestyles scattered throughout the entire City for people to choose from. County Islands can and do add a great deal to this choice and diversity, and to those of us that have embraced this lifestyle, we should be protected in some way. Our area is small and with constraints due to the CAP, Happy Valley Rd. & 19th Ave. We all knew there was no stopping some commercial development on Happy Valley, but with the abundance of properties out there outside of our small triangular rural R-43 area, why not just allow us to be what we are without having to fight this fight over and over again. If people buy R-43 land, that's how it should remain, even if the City annexes. Investors take chances on being able to manipulate and change what they buy, that does not obligate the City to give in for every deep pocket applicant that comes along, especially when they would be destroying what has been successfully embraced by many lifelong residents.

In conclusion, Please at the minimum, at least maintain the current zoning as it NOW reads for ALL of the parcels involved in this land grab.

Closing this still with Hope.

Best Regards

Richard & Laurel Brodie  
25657 N. 17th Avenue  
Phoenix, AZ 85085





## David O Simmons

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**From:** Robert McKee <robertcmckee@gmail.com>  
**Sent:** Tuesday, September 7, 2021 10:00 PM  
**To:** David O Simmons  
**Subject:** #Z-48-21-1, GPA/DV- 2-21-1

Mr. Simmon,

I would like to register to speak for the meeting referenced above. Please send me a link when appropriate.

I oppose changing the 13.48 acre plot from 3-1/2 - 5 dwellings + per acre.

I would like the residential portion to remain 3-1/2 - 5 dwellings per acre.

I also oppose changing any RU43 zoning, to PUD.

I would like the plots developed in alignment with the original general plan for these proper

Thank you,  
Robert McKee

## David O Simmons

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**From:** ssharyasz@gmail.com  
**Sent:** Tuesday, September 7, 2021 2:05 PM  
**To:** David O Simmons  
**Subject:** Proposed Toll Brothers Apartments

Good afternoon David,

My name is Sandy and I live near the area where Toll Brothers is seeking authority to build 470 apartments in a residential area. I am strongly opposed — asking the City to deny Toll Brothers request.

While I do not have the exact number of new housing units off 19th Ave and Happy Valley, I can tell you I have seen tremendous growth in less than 3 years in this particular area. I believe there are 1400 homes planned for in Union Park and several hundred apartments (with more to be built). There is also a new elementary school within the Union Park community. In addition, the Elux housing development on 19th and Happy Valley recently opened with several hundred units.

As you are aware, all along the 19th Ave corridor hundreds (I would think closer to a thousand) of new housing units have either opened or are being built. In addition near this area (on Pinnacle Peak) there is an about to open Amazon distribution center with 750 trucks!

The City is now considering a 470 apartment complex in this already condensed area. 19th Ave, nor Happy Valley, nor Pinnacle Peak (as an alternate) can handle the amount of traffic these new developments will bring. Additionally you have small and large businesses sprinkled amongst all of the new units.

I realize apartments are needed for the growing population of Phoenix. I'm confident there is land available for housing developments in less congested and high growth areas. I implore you to deny Toll Brothers request. This area is already too congested and already approved housing units and businesses (like Amazon) are not even open yet and contributing to the congestion. For the safety of children attending the elementary school in Union Park and for the children at Norterra Elementary off Jomax and 19th.

Please work with us and make safety a priority for those of us who live near this area, have to drive our children to school in this area everyday, and already face severe traffic congestion.

I thank you in advance for listening to my concerns.

Sincerely  
Sandy

Sent from my iPhone

## David O Simmons

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**From:** Shantel hitchcock <shantel.harris12@icloud.com>  
**Sent:** Tuesday, September 7, 2021 5:57 PM  
**To:** David O Simmons  
**Subject:** I am a homeowner in this area, and I do not wish for these said multi family homes to be built here at 19 ave and happy valley! We are becoming a fast over populated area! We need not for this to happen!!...

Sent from my iPhone

## David O Simmons

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**From:** Stephen Murphy <sbmurphy6570@mac.com>  
**Sent:** Tuesday, September 7, 2021 3:24 PM  
**To:** David O Simmons  
**Subject:** Reference Z – 48–21–1 the second reference is GPA-DV-2–21-1

I am voicing opposition to the proposed Rezoning and potential apartment complex Referencing Z-48-21-1 and GPA-DA-2-21-1. I believe this will lower our housing value and bring more crime to the area. I do not see this is anything beneficial for our neighborhood and oppose any such rezoning or construction of any apartments at the referenced location.

Stephen Baker Murphy  
1647 W Briles Road  
Phoenix AZ. 85085

Sent from my iPhone

## David O Simmons

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**From:** vickie hunt <vrhunt@gmail.com>  
**Sent:** Tuesday, September 7, 2021 7:11 AM  
**To:** David O Simmons  
**Subject:** Applications GPV-DV-2-21-1 and #Z-48-21-1

Mr. Simmons,

I am writing with my request to be added to the attendance list for this meeting concerning applications GPV-DV-2-21-1 and #Z-48-21-1.

I along with my family and neighbors are extremely concerned with the amount of apartments being built on county land around us. We don't have the proper roads and resources for this growth. Our family, as well as our neighbors all around us have been here for decades and have watched the city developers pick off land. Homes would be one thing, but putting apartments and bungalows on every inch of vacant land is not only taking away the scenic beauty of the desert but it's putting all of us in a bad situation. Again, I'd like to be added to the meeting attendance so I can listen in.

Thank You,  
Vickie Hunt

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>

Sent from my iPhone