

ATTACHMENT F

From: website@qblaw.com
To: [PDD Long Range Planning](#)
Subject: New Support for Vestar's Black Mountain Village / Superblock 12 Proposal
Date: Saturday, September 30, 2023 9:48:43 PM

Name

Prasanna Keth

Email

prasanna_keth@yahoo.com

Support Comments

What data do you have to support this is required?

From: [Stephen Applebaum](#)
To: [Anthony M. Grande](#)
Cc: [Stacy Wilson](#)
Subject: Resident against GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 (Black Mountain Village)
Date: Saturday, September 21, 2024 6:18:40 AM

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Anthony,

Hello. My wife, Stacy Wilson, and I, own and reside at 3756 E Covey Lane, in Amber Crest of Fireside within Desert Ridge.

Like many (but not all) of our neighbors, we are strongly against the rezoning of this parcel for the purposes of retail development.

I realize that I would have ideally sent this email before Friday evening (9/20), but I have been on business travel since early Tuesday evening, and I am actually writing this before I make my return to Phoenix today (Saturday, 9/21).

I will quote from a recent comment I wrote to a post I made on our local Facebook community page on approximately September 10th, 2024:

I will make my position on this situation as clear as I can. Having had retail relatively close to my high school in Northern CA in the 1980s, I can attest as a student, viewed through a lens of a parent (whose children, now in college, have never set foot in AZ), that having retail right next to a high school and less than two blocks from an elementary school in a suburban environment is both

- dangerous (increased vehicular traffic)
- counterproductive to learning (unneeded distraction)

There is no doubt that retail would entice high school students, and perhaps older elementary school students. I can understand why Vestar would see this parcel as prime land, given the proximity to the on/off ramp to the 51 (yes, I spent too many years in SoCal). I'm sure they would be able to command a fairly high rent.

I am not anti-growth, but for thoughtful responsible growth. I agree that we will need more infrastructure, given the number of residents in the area. I love being near (within a mile) of lots of valuable shopping. I think Vestar manages a great property in Desert Ridge Marketplace and it is a strong net positive for our community, despite the negatives (increased traffic on Tatum, some inappropriate teenage behavior — but that's what teenagers are supposed to do, and it is up to adults to place bounds on that behavior, and, sadly, an increase in popularity for the homeless to congregate here).

I would love to see this land used for school use or non-commercial public use. I realize that dream is not practical. I share general concerns about proliferation of higher-density homes that causes traffic, but *that* residential increase is the kind of growth that I believe we need to accept. This parcel next to Pinnacle High was never zoned for commercial use, and I would hope that those that originally envisioned Desert Ridge decades ago would be concerned that commercial use would be there. I might even accept non-retail commercial, but why is retail near a high school a good idea when there is additional land available?

We appear to have lots of land nearby, including the superblock between Fireside and the Desert Ridge Mall. I don't want more traffic in our area, but it will come. I don't necessarily want every open area developed, but that superblock is enormous. That area doesn't have any school currently adjacent to it. There is also land just north of Pinnacle Peak.

I fully acknowledge I have no idea who currently owns either section of land and whether it is planned for development in the near time. Regardless, it is in locations like these where, in my humble opinion, we might place more commercial (even retail) or mixed use.

Unless Vestar plans on removing all retail, I can't support this plan, for the good of the children of our community.

I could not physically attend the meeting Vestar set up with the Fireside community on Tuesday evening, September 17th, due to business travel. Attempts to facilitate virtual attendance (there were approximately 40 of us on the Zoom call) failed due to a lack of any audio. Like many in the community, I hope to be physically present on October 1st at the Desert View Village Planning Committee to demonstrate to the committee, our neighbors, and to Vestar that there is continued strong opposition to this plan.

Unlike others against this proposal, I strongly encourage Vestar to build more retail in our community. We need smaller retail spaces to avoid continued traffic problems around Desert Ridge Marketplace. However, this parcel, being right next to the high school, as well as near a junction that is clearly going to have increased traffic flow in the coming years, needs to serve the non-commercial needs of the students and local community (or, remain residential).

Thanks,

Stephen Applebaum, PhD
3756 East Covey Lane
Phoenix, AZ 85050

From: [maripat burrell](#)
To: [Anthony M Grande](#)
Subject: Black Mountain Village
Date: Friday, September 20, 2024 6:39:51 PM

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September 20, 2024

Dear Mr Grande,

I am writing in reference to case numbers GPA-DSTV-2-23-2, GPA-DSTV-3-23-2, and Z-39-23-2.

I appreciate the information provided on the rendered plan for Black Mountain Village. I was surprised however by the size of this area and the number of store spaces provided. I was expecting a more limited scope. I have not been in favor of changing the zoning for this area, and this reinforces my opinion that this is not a desirable plan for Black Mountain Boulevard and our community.

The traffic on Black Mountain Boulevard has increased significantly with the 51 freeway entrance/exit. The traffic during morning and evening rush hours currently backs up. Additionally, both high school and elementary school start and end times cause traffic jams on both Mayo and Black Mountain Blvd. We currently have to juggle around these times as well. The planned addition of multiple shops in this area will sharply increase the volume of traffic on Mayo/Black Mountain and Deer Valley/Black Mountain roads and intersections. Additional turn outs from shopping area will add more hazards to a high traffic area. This is especially concerning when it sits in such close proximity to the high school. I also feel that the close proximity to the school offers easy areas for kids to hang around, which may not be appreciated by anyone, including store owners. Another area away from the 51 Freeway entrance/exit onto Black Mountain would be a more desirable location.

Thank you for your time and attention, but I am not in favor of the shopping area at the stated location or the change in zoning. I prefer residential as planned,

Respectfully, a Fireside resident.

Mary Burrell
3738 E Zachary Dr
Phoenix, AZ.

[Sent from Yahoo Mail for iPhone \[mail.onelink.me\]](#)

From: [Jenn Korducki Krenn](#)
To: [Anthony M Grande](#)
Cc: [Bobby Krenn](#)
Subject: Library for Superblock Parcel 12
Date: Saturday, September 21, 2024 3:10:16 PM

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Dear Mr. Grande,

We are residents of Fireside and following the recent presentation by Vestar in regard to the proposed plans for superbloc parcel 12 would like to recommend an alternative to rezoning the area for commercial space. Instead, we feel strongly that the new development should include a public library. There is no public library in this area, with the closest being over 5 miles away. We think a new library (even if small in size) would greatly benefit the local community and be a positive presence in superbloc parcel 12 that would not present the same concerns for increased traffic, accidents, and pollution as commercial spaces would.

Thank you for your consideration,

Jennifer and Robert Krenn
3813 East Huett Lane
Phoenix, AZ 85050
480-276-7353

From: [Andrea Remke](#)
To: [Anthony M Grande](#); [PDD Planning Commission](#); [Mayor Gallego](#)
Subject: Feedback regarding zoning at Black Mtn/Mayo Blvd (Case # GPA-DSTV-2-23-2 / GPA-DSTV-3-23-2 / Z-39-23-2
Date: Friday, September 20, 2024 3:55:36 PM

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Mr Grande, city planners, Mayor Gallego, etc:

My name is Andrea Remke. I live in Fireside at Desert Ridge in Amber Crest, near this parcel in question. I have a 17-year-old son who's a senior at Pinnacle High School, I have 14-year-old twin girls who are freshman at Pinnacle and my youngest daughter is 12 and will eventually attend Pinnacle in a couple years. So we are stuck for a long time with whatever the powers that be decide should go here next to our neighborhood. I bought my home three years ago after leaving an area north of town that was experiencing explosive commercial growth and development. I wanted to get away from all that so I looked for a neighborhood that was ZONED for only homes and would stay as such. Being a widowed mother of four in which logistics of taxiing my kids around to school and practices can be challenging, **the ONLY reason I bought my home here was its close proximity to schools that my children could SAFELY walk to and from and would be a quiet area of single family homes.** Knowing that a nearby parcel of land was zoned residential was also a huge factor in the decision to buy my home here in Fireside because I knew it would be homes built there.

For the city to change the zoning on this parcel to retail is underhanded and terribly unfortunate for residents here. It opens this area up to exponential traffic congestion and student/resident safety issues. I work part time at Fireside Elementary School and see daily the traffic speeding down Mayo Blvd as it is -- this will be considerably greater as they put in a big shopping center just yards away. Any benefit of retail and the money the city will get from it, does not outweigh the safety of existing residents and our students here who DID NOT sign up to live next door to a major shopping center. We already have grocer within a mile of our neighborhood despite what Vestar is saying. There are others within a four mile radius if we want additional options. Nobody is going hungry in our neighborhood, as we have plenty of existing options. If a few people are begging to have a grocery store in walking distance, then they should move to an urban setting where that is expected or the norm.

The intersections around Pinnacle High School during the peak times of drop-off and pickup are a nightmare already. Drove of kids are basically "froggering" it across streets to school/ jaywalking across these intersections—in front of cars especially. They DO NOT heed any kind of traffic signals. Many cars are racing through yellow lights and people are sitting in the middle of intersections at red lights because they tried to fit through a light. In addition to some young drivers who aren't experienced on the road as it is, there are tons of adults speeding to get to the 51 as the workday traffic collides with school drop-off traffic --there are plenty of accidents here, honking and near misses with cars and pedestrians. This doesn't even take into account what this site looks like during home football games as parking at the high school is grossly inadequate considering it's a school with 3600 students. There is no overflow parking so people are parking along curbs all over, and in the desert on that parcel and in the adjacent neighborhood streets-- then you have students running across the streets at night in the dark. It's insanity. It is only a matter of time before someone's kid is seriously hurt or killed at this intersection/area.

Many of the residents are concerned about a possible drop in our property values once a bunch of retail / fast food and whatnot are put in at this corner. There has been no definitive answer of WHAT shops they are going to stick right here next door to our homes, our high school and our grade school. There is also concern with the possible installation of a bus stop right here eventually, bringing an increase in transients or homeless panhandling and drug users late at night. The HAWK traffic signal the developer has proposed is not even going to be put where the brunt of the pedestrian traffic flows each morning and afternoon -- why even put it in if it doesn't address the site where the problem of kids crossing/jaywalking is occurring?

The only thing that makes sense at this site is RESIDENTIAL homes. Please know that city officials in your position work for the RESIDENTS WHO RESIDE HERE AND PAY TAXES HERE. NOT to a developer who is enticing you with money. We are the residents who live right next to this land—while you all go home to your neighborhoods at night - WE have to deal with the repercussions of your decisions -i.e. increased traffic, construction traffic and noise, along with other headaches that this retail proposal will bring us for years to come.

I join countless other residents is SAYING NO to the zoning change of the parcel here at Black Mountain/Mayo Blvd. I hope that the city officials will take into consideration that this is NOT the appropriate place to put this kind of development in regards to the safety of residents and students who live here.

Thank you
Andrea Remke
3766 E Ringtail Way
Phoenix, AZ 85050
859.308.8738

From: [Deana Rivera](#)
To: [Anthony M. Grande](#); [PDD Planning Commission](#); [Mayor Gallego](#); [Council District 2 PCC](#)
Cc: [Roland Rivera](#)
Subject: Against Black mountain shopping center GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2
Date: Friday, September 20, 2024 10:45:28 AM

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Anthony, planners, councilman and Mayor:

We are completely opposed to the idea of adding a shopping center next to Pinnacle high school. Our home backs up to deer valley road and when we purchased this home we were told that the space would be for more homes. We do not want light pollution and more traffic in this busy area. We understand the need for a grocery store in this area but we do not need it next to a high school. Please do not move forward with this idea. We do not want more traffic in this area and we do not want kids loitering in a shopping center behind our home next to a high school. . We already have teens parking in our parcel in sky crossing who walk across deer valley to pinnacle high school and it's very frustrating for our community as they dump trash and trespass. Adding a shopping center next to a high school will degrade this community and the good high school.

Finally, it is well known that our state is struggling with public education. Pinnacle high school is one of the best high schools here. Please do not degrade one of our best schools by adding shopping next door. People need to drive away from schools not be hanging around even longer.

Please do not let this happen and please SUPPORT OUR PUBLIC SCHOOLS.

Deana and Roland Rivera

From: [Gordon Smith](#)
To: [Anthony M Grande](#)
Subject: Vestar / Desert Ridge planning
Date: Friday, September 20, 2024 10:55:40 AM

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Dear Mr. Grande,

I attended the presentation at the Fireside Community Clubhouse about their plans for the superbloc parcel 12. For context, I live in the CopperView section of Fireside which is directly adjacent to that parcel - the westernmost section of Fireside. While I understand that they made some adjustments to their proposal, namely lane increases and seemingly avoiding gas stations and drive through fast-food, it will still cause an unacceptable increase in traffic.

To be clear, in CopperView, we have 2 exits out of our neighborhood. The northern exit takes us to Deer Valley road and turning east is easy. Turning west is only viable in non-rush hour times. During rush hour, we need to exit CopperView to the south along Mayo and then contend with the Deer Valley light to turn west.

When we exit south onto Mayo, we have 2 choices in direction. North towards Deer Valley (already sometimes congested) or south towards 51. There are only a few car lengths worth of Mayo left for us to squeeze into the left hand land turning south. It's tricky already without having to contend w/ the additional traffic having a grocery store would add.

I also worry about the impact this will have around high school drivers both from a parking perspective as well as mixing inexperienced drivers with congested traffic. Student drivers from that school already violate parking restrictions by parking in our neighborhood. Additionally, parents flood our neighborhood in the afternoon to pick up their kids. If a retail center were added north of the school, much of that may transition to that new retail center's parking lot. Additional foot traffic in the parking lot around pickup times coupled with drivers who are coming from other neighborhoods would increase the risk of car/pedestrian accidents.

In short, rezoning this parcel to retail will adversely affect the quality of life and likely property values in Copperview/Fireside. My primary concerns are traffic related. This close to a school and to a major highway exit and to a neighborhood already contending with non-optimal

traffic options seems like a poor choice.

I remain opposed to this effort.

Sincerely,
Gordon Smith

From: woodenburg@cox.net
Sent: Friday, September 20, 2024 8:09 AM
To: PDD Planning Commission; Council District 2 PCC; Mayor Gallego; PDD Desert View VPC
Cc: PDD Long Range Planning; Anthony M Grande
Subject: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 BLACK MOUNTAIN VILLAGE opposition.
Attachments: PlanningCommitteePhotoAppendix.docx; ZoningDesertRidge.jpg

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Dear Planning committee members, Mayor, Councilman,

The above mentioned proposal to rezone a residential area in Desert Ridge to commercial has been “amended” by Vestar with the elimination of the gas station and will be starting the process all over again starting with the Desert View Village Planning committee on October 1st.

This commercial center is proposed to be right next to a high school and elementary school and our residents think this is irresponsible and unacceptable to even consider.

(Please see the attached PhotoAppendix for the traffic nightmare we endure and the unsafe situations our kids navigate to get to school and the drone footage on our website: [DefendDesertRidge \(godaddysites.com\)](https://www.godaddy.com/sites/websites/defenddesertridge.com) [[defenddesertridge.godaddysites.com](https://www.godaddy.com/sites/websites/defenddesertridge.com)])

Since the January 4th continuance was granted, Vestar and their lawyers will claim this to be “working with and listening to the community”. They even have stated in a community meeting that ASLD approached THEM about developing it. Both statements are very far from the truth.

The plan before you was already mentioned back in December of 2023 where they already indicated that they would be willing to drop the gas station and reduce the grocery size to 65,000 sqft, which equals their original submission.

We requested the origin of this proposal and according to Arizona State Land department official reply - “**The Desert Ridge Community Association (DRCA) has said additional grocery anchored retail is needed in Desert Ridge.**”.

Does the president of an HOA have the authority to represent a whole community without any involvement or poll results of their residents?

Would any of these parties have listened to the community, they would have heard many people say that starting a commercial center next to schools is completely unacceptable.

The negative impact on the students is unacceptable, the increased traffic will be unacceptable. There are plenty of grocery stores in the area and other pre-approved commercial zoned parcels available. (See attached DR zoning) 900+ people have now signed our petition.

I’m sure you have heard it all before, but are we really all just the regular “not in my backyard” complainers in your view? Or are we genuinely standing up for the future and safety of our kids and in our community?

I am writing to you to please consider our concerns and recognize that this proposal is a big mistake that will have long lasting negative consequences for the desert ridge community.

Also, please consider that we, as residents, have been led to believe that;

- We bought our homes within the Desert Ridge master community which had specifically dedicated land to a commercial core away from schools.
- The city has put in place stringent rezoning requirements that stipulate that rezoning should not be a detriment to adjacent properties, neighborhoods and public welfare (and student safety I want to add)
- The city is actively campaigning for Vision Zero Road Safety Plan to reduce the number of traffic and pedestrian casualties. Even established an office for pedestrian safety. Not double the traffic around an already congested school drop off area that would increase the chances of casualties.
- The city is actively campaigning for Safe Route To Schools. In our area a lot of students walk to school from their homes and have to cross an already dangerous junction at Mayo blvd and Black Mountain blvd.
- Arizona State Land department is selling land to fund public education and works on behalf of its trustees, the students. Allowing this proposal would do the exact opposite and harm the students and the schools around it.
- Our Desert View Village Planning committee is your first line of defense to filter out unacceptable proposals to avoid wasting everybody's time at City Hall. These appointed people are representing our community in this process and have voted 9-1 against this proposal as well.

We compel the village planning committee review all the concerns and emails and attachments from last year and reach the same conclusion that this proposal should be dismissed immediately and without compromise.

A quick summary of events timeline ;

- Rezoning case:
 - Vestar is seeking to rezone 22 acres of the 77 acres of land from Residential to Commercial which is part of Superblock 12-section L.
 - The land is owned by the ASDL and is situated with the Desert Ridge Master Community, adjacent to Pinnacle High School and a block away from Fireside Elementary School.
 - Residents oppose ; (See previous case material for full details)
 - due to the proximity of alcohol and cigarettes and fast food sales near schools.
 - And Paradise Valley School district has sent 2 letters in which they share significant and valid concerns.
 - due to the increasing traffic safety issues and pedestrian casualties (evidence by Vision Zero – Road Safety Action Plan)
 - the widely known detrimental impact and pollution of commercial centers on our respected community. (Noise,Light,Odor,Gasoline,Idling cars, etc)
- On August 25th, 2023 – Lennar Construction has applied for the remainder 55 acres of Superblock 12L for Single Family Residential development.
 - This is what Superblock 12 is already zoned for. (Residential 2 to 5 du/ac)
 - This is already approved in the Desert Ridge master plan and is in line with the Phoenix general plan.
- On October 3rd, 2023 - **by a vote of 9-1 - this rezoning request has already been denied by our Desert View Village Planning committee.** Committee members that are appointed by the councilman and represent and live in our area.
- On November 2nd, 2023 we appeared at the Planning Committee meeting where we learned that Vestar requested a continuance and even negotiated with the opposing core resident group to make it 60 days – because of the holidays, etc.
 - The reason that they provided was that they needed to have another review meeting with the ASDL to review their amendments.
 - We agreed on the condition that they would share these changes in time for our review and that stipulation was noted by the chairman.
- On December 11th, 2023 the opposing core resident group was invited to meet with Vestar executives to review these changes.
 - However, nothing was further from the truth.
 - They shared that no meeting with ASDL was held, no changes were made.

- This meeting was clearly a bait-and-switch for an opportunity to find out what changes we might be comfortable with.
- The meeting ended with a verbal commitment that they would be willing to drop the gas station and reduce the grocery size to 65,000 sqft. (Their original submitted and approved plan submitted with the state....)
- On January 4th, 2024 the city planning committee granted Vestar an “indefinite” continuance.
 - They were not asked to pay the cost for this continuance and continue to waste the valuable time of these committees.
 - They were allowed to “work with the community” for the past 8 months and are now presenting the original plan from October 2023
 - They are now presenting “Shops” in their drawing that will be converted to the dreaded Drive through restaurants “after Use permit hearings” are complete. There is no time in the world for residents to continue to battle these

Whilst Vestar is claiming to care for Desert Ridge and boasts about their involvement, the blatant stalling tactics deployed in this case should not be tolerated and residents should not be asked to have this request hovering over our community for any longer.

This proposal is starting to cause undue hardship for our community.

We’re fighting for our community character and Residents cannot be asked to fight Vestar, their disingenuous actions and their attorneys for much longer. It’s not a level playing field.

Families that already have busy lives and volunteers like yourselves shouldn’t be treated like this by Vestar and their attorneys.

The October 1st VPC meeting is in the middle of our school vacation! We shouldn’t be asked to come to meetings where nothing new is being discussed, nor should this committee.

My name is Wouter Roodenburg and live on 21507 N 39th Terrace in Phoenix and I’m a long time resident of Fireside in Desert Ridge and I oppose the case.

Please add this email to your case file and reports

I appreciate your consideration.

Regards,

Wouter Roodenburg.

[DefendDesertRidge \(godaddysites.com\) \[defenddesertridge.godaddysites.com\]](https://defenddesertridge.godaddysites.com)

Appendix In reference of case GPA-DSTV-2-23-2 and Case GPA-DSTV-3-23-2 and Case Z-39-23-2

October 21st – Home Coming Pinnacle High school
Rollover Accident on Black Mountain Blvd and Mayo
Student Driver involved



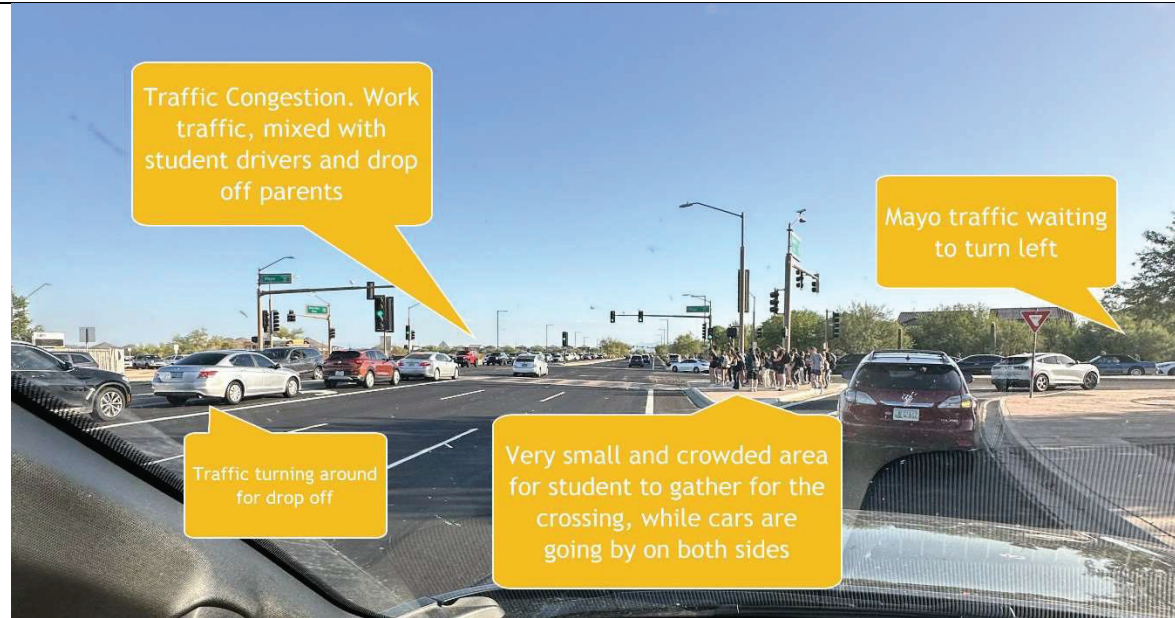
October 31st – Morning traffic Pinnacle High school
Accident on Black Mountain Blvd and Mayo
Student Driver involved



Morning Traffic MAYO Blvd
Access Road are all blocked with traffic



Morning Traffic – INTERSECTION Black Mountain Blvd and Mayo Access Road are all blocked with traffic



Morning Traffic – Kids walking to school, crossing wherever they feel like

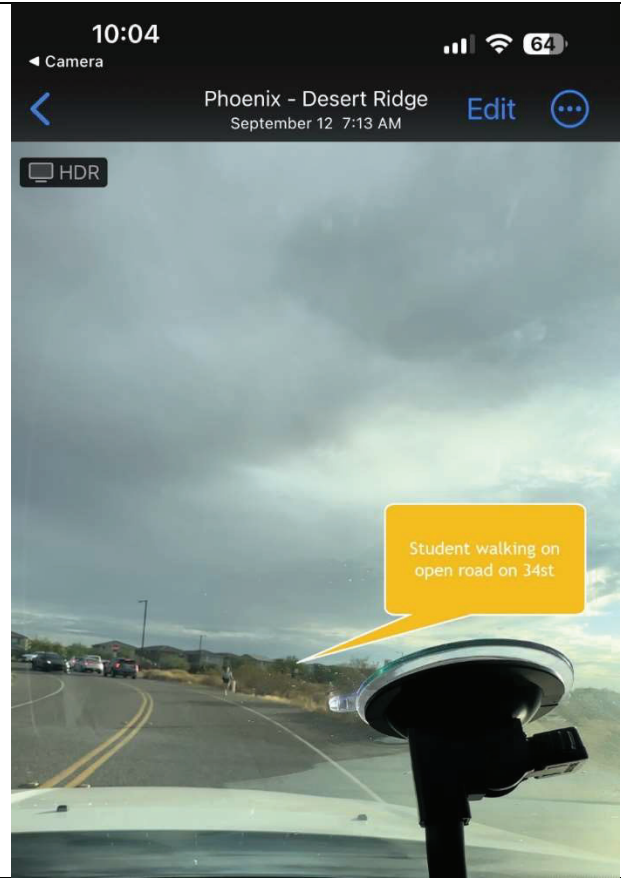


Morning Traffic – Deer Valley.

Frustrated drivers making dangerous manouvres to cut into waiting lanes



Morning Traffic
Girl walking along side 34st without sidewalk



Morning Traffic blocking the Deer Valley Intersection



COMMUNITY SPIRIT

Fireside Halloween Parties

Connected community where neighbors know and help each other

A community that puts effort into creating a safe environment



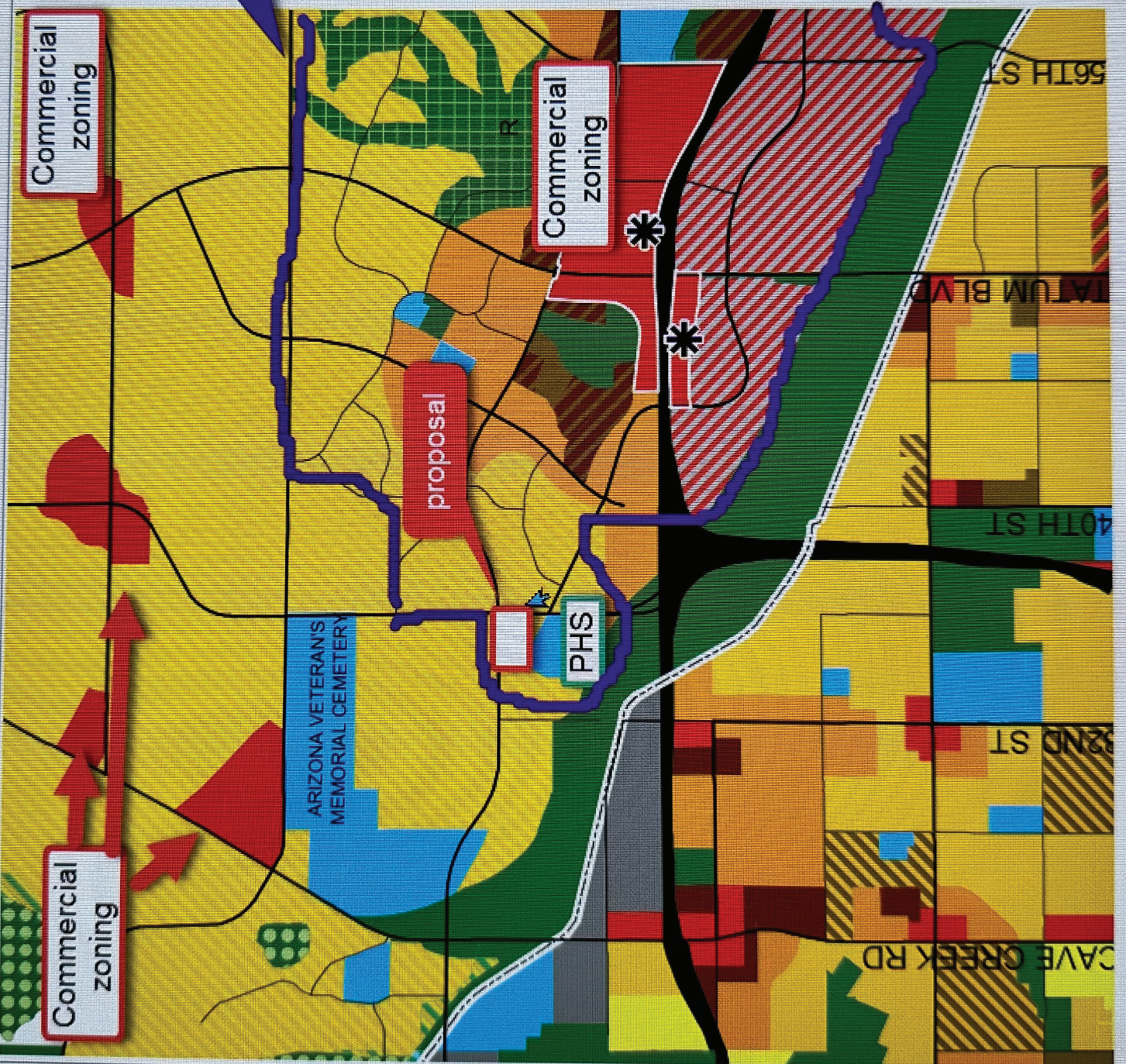
Fireside Halloween Parties

Connected community where neighbors know and help each other

A community that puts effort into creating unforgettable memories for their children



Desert
Ridge
Community
Outline



Commercial
zoning

Commercial
zoning

proposal

PHS

ARIZONA VETERAN'S
MEMORIAL CEMETERY

Commercial
zoning

56TH ST

TATUM BLVD

40TH ST

2ND ST

CAVE CREEK RD

From: [Breese Pritchard](#)
To: [Anthony M. Grande](#)
Subject: Please don't develop here!
Date: Tuesday, September 24, 2024 9:20:17 PM

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Dear Mr Grande,

I appreciate the recent presentation by Vestar at the Fireside Community Clubhouse. Looking at the presented plans, and even with the planned lane increases and separate sidewalks, it's very clear that traffic is going to be a huge issue. Currently all residents are driving away from Pinnacle High School to do their grocery shopping. If there is a super market right next to the high school, not only are the people who live in the surrounding communities going to drive there, it's also going to draw people from all over increasing traffic on all surrounding streets, increasing the risk of accidents and definitely increasing pollution.

My biggest concern is for the young, inexperienced teen drivers. Unfortunately, I have witnessed several accidents at the Black Mountain/Mayo and Black Mountain/Deer Valley intersections. I'm also concerned the increased traffic will be a hazard for our high school pedestrians.

I would like to keep everything as it is, with the area being zoned for single family homes.

Thank you for your consideration.
Breese Pritchard

Sent from my iPhone

From: Susan Ze <szeteach@gmail.com>
Sent: Tuesday, September 24, 2024 2:10 PM
To: PDD Planning Commission; Council District 2 PCC
Subject: Rezoning of parcel bounded by Black Mountain Blvd, Deer Valley, and May Blvd/SuperBlock 12

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I will be unable to attend the Oct 1 meeting of the Planning Commission, but I would like to register my concerns regarding this rezoning.

My husband and I signed petitions, written letters, and attended meetings about this last year, only to have the decision postponed until this year, clearly a sign of the developers' desire to wear out the opposition. From our standpoint the opposition has only grown stronger and the traffic safety issues (our main concern) have only gotten worse. We live in Copper View and in the mornings it is difficult even to exit our neighborhood to join the traffic to turn left to get on AZ 51. In the afternoon during pickup time we are often stymied by the number of cars lining our street as parents wait for their children. It is widely accepted that teenagers believe themselves to be immortal, and this is seen as they stream across Mayo in one direction and Black Mt Blvd in the other defying cars whose drivers often seem blind to the fact that there are humans in the crosswalk. We have been witness to several fender benders and other accidents which were more serious. It is by the grace of God that no one has has yet been killed.

As a former high school teacher, I also am aware of how easily teens can be distracted from learning by just the thought of what they might be doing after school. With a shopping center only across the street, I can only imagine how many minds will be drifting to how to easily gain access to whatever stores the developers will put in that attract teenagers, and you know businesses seeking teen buying power will be the ones seeking to establish themselves in a marketplace right next to a high school.

These concerns are only the tip of the iceberg of the many drawbacks to placing a marketplace right across the street from a high school. The parcel is not zoned for commercial development. Why change that when there are so many negative consequences and so few positive results.

Susan Ze
3616 E Abraham Ln
Phoenix, AZ 85050

From: [Kim Upton](#)
To: [Anthony M. Grande](#)
Subject: Opposition to Re-Zoning Proposal, #Z-39-23-2, GPA-DSTV-2-23-2, GPA-DSTV-3-23-2
Date: Wednesday, September 25, 2024 7:59:35 AM

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Dear Mr. Grande,

I hope this message finds you well. I am writing to formally express my opposition to the recent re-zoning proposal in our area and to outline several concerns that I believe must be addressed for the well-being of our community.

The proposed changes, particularly those affecting school zones, raise serious concerns regarding increased traffic and the safety of children in the area. Additionally, I am deeply concerned about the potential impacts on noise pollution, light pollution, and air quality, all of which could deteriorate significantly with new developments.

Noise pollution, in particular, has the potential to disrupt daily life, while excessive light pollution could impact the natural environment and local wildlife. Furthermore, air pollution associated with construction and increased vehicular traffic poses a serious health risk to residents, especially those with pre-existing conditions.

In terms of safety, the increased traffic flow near schools and residential areas poses a risk that cannot be overlooked. I urge you and your office to reconsider the re-zoning plan and explore alternatives that prioritize the safety and quality of life for all community members.

Also, I implore you to drive the area and follow up with a drive to PV high school during school dismissal. The risk that is being placed on my children's safety can be seen at PV. Please assist in preventing another zoning mistake in the area. There is not only one school at stake but an elementary school in walking distance from the purposes area.

As a member of the community this effects, I appreciate your time considering my view. Thank you for your attention to this important matter.

Best Wishes,
Kim Otis
Fireside Resident

Sent from my iPhone

From: [Brad Burnes](#)
To: [Anthony M Grande](#)
Subject: Opposition to rezoning parcel 12
Date: Thursday, September 26, 2024 2:40:09 PM

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Hi Anthony, I have been a resident of Fireside for over 11 years. I live on 37th St, the closest portion to the proposed development.

I can't stress enough how much my family opposes this development. We already have traffic issues on our street during high school days, and putting a new shopping center there will only force more traffic into the neighborhood street where I live, which will no doubt impact our ability to sell the house at some point.

We will be extremely disappointed in city leadership to allow a cash grab for the land while I suspect a majority of people in the surrounding neighborhoods oppose this development.

Thank you for reading,
Brad Burnes
21717 N 36th St

[Sent from Yahoo Mail for iPhone \[mail.onelink.me\]](#)

From: [Paul Devoe](#)
To: [Anthony M. Grande](#)
Subject: Opposition to Superblock Parcel 12
Date: Thursday, September 26, 2024 1:46:38 PM

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Hello,

I am writing to voice my opposition to Vestar's proposed plans for Superblock 12(Blackmountain/Deer Valley). I went to a meeting in my Fireside neighborhood recently put on by the G&B Law firm. Before this meeting I was open towards the development or somewhat indifferent. However, after the meeting I came away not believing Vestar's intentions were in our best interests and in fact it would be harmful to the area.

First, I was at an AJ's once near Brophy HS when school let out it was mobbed by students who had left the place in shambles and were less than pleasant in the store. I am sure this would be the case or worse for the proposed store and this is why it is unsupported by the Pinnacle Principal.

Second, I believe the traffic would overwhelm the area especially at the hours before and after school. That traffic would also pose a huge safety risk to the students(soon to be my children) when they are walking to and from school. It is already a dangerous area during school days with a mis-placed pedestrian bridge and this would be much much worse. It seems most of the parents who support this development send their children away to private/charter schools.

Third, there were many misleading statements that contradicted their own previous statements during this presentation. This had me very worried that they were simply trying to tell the neighborhood what they thought we wanted to hear and not the truth. I left feeling that Vestar and that development would make this neighborhood a worse place to live.

It is my hope that a better use of this land can be found or it is left alone and the proposed site for this development can be located somewhere else. Thank you for your consideration on this matter.

Sincerely,
Paul Devoe
Fireside resident

Anthony M Grande

Subject: FW: Superblock Parcel 12

From: Robert Krenn <rjkrenn@gmail.com>
Sent: Saturday, September 21, 2024 11:59 AM
To: PDD Zoning Adjustment <zoning.adjustment@phoenix.gov>
Cc: 'Jenn Korducki Krenn' <jennkrenn@gmail.com>
Subject: Superblock Parcel 12

We are residents of Fireside and would highly recommend that the new development include a public library. There is no public library in this area, with the closest being over 5 miles away. We think a new library (even if small in size) would greatly benefit the local community and be a positive presence in the new development.

Thank you for your consideration,

Robert and Jennfier Krenn

Anthony M Grande

Subject: FW: New Development

From: George Linz <george_m_linz@yahoo.com>
Sent: Thursday, September 26, 2024 7:22 PM
To: Anthony M Grande <anthony.grande@phoenix.gov>
Subject: Re: New Development

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I would be OK with the development if a walking overpass was built otherwise 'No'. It is just a matter of time until a serious accident occurs involving a child. Who will take responsibility should that happen?

Sent from my iPhone

From: [T.O](#)
To: [Anthony M Grande](#)
Subject: Opposition to case number GPA-DSTV-3-23-2, GPA-DSTV-2-23-2, Z-39-23-2 .Black Mountain Village Re-zoning
Date: Wednesday, September 25, 2024 3:06:51 PM

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Dear Mr. Anthoy Grande,

I am writing to express my opposition for the proposed re-zoning for Black Mountain Village in our community, case number GPA-DSTV-3-23-2, GPA-DSTV-2-23-2, Z-39-23-2 .

There are significant concerns regarding pedestrian safety, as increased traffic due to a new commercial development will jeopardize the well-being of residents, particularly children commuting to and from school. Ensuring safe walking paths and crosswalks must be a priority in any development plan, adding commercial business to the proposed lot WILL increase the traffic and car versus pedestrian accidents.

Additionally, noise pollution is a critical issue that has not been adequately addressed. The potential for increased noise levels from commercial activities could disrupt the peace and quality of life we currently enjoy. It is vital that we consider the long-term impact on our community as a whole. We need development that respects the existing neighborhood character and prioritizes the needs of residents.

There are plenty of nearby and convenient commercial properties in our immediate area, such as the 1.2 million sq foot Desert Ridge Market Place 2.5 miles away, that includes 110 restaurants and businesses. Putting another shopping center with the possibility of a grocery store would saturate the area and be a pain to the existing residents.

Thank you for your attention to these important issues. I urge you to listen to the voices of our community and take a thoughtful approach to the planned development.

Best regards,
Captain Trent Otis, City of Phoenix Fire Department
Fireside Resident

From: [V.S](#)
To: [PDD Planning Commission](#); [Council District 2 PCC](#); [Anthony M Grande](#)
Subject: OPPOSE Black Mountain Village – City of Phoenix Case Nos. GPA-DSTV-2-23-2, GPA-DSTV-3-23-2, and Z-39-23-2
Date: Thursday, September 26, 2024 2:56:22 PM

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Hi City team,

I am a resident of Sky Crossing and I adamantly oppose the rezoning of the parcel on the southwest corner of Black Mountain Parkway and Deer Valley Rd. It is zoned residential and we'd like it kept that way. Vestar and their attorneys recently presented to us their ideas for the land but admitted that although there won't be a drive through initially, there will be after they get use permits. They essentially admitted that the changes they recently made to their plan were to appease local residents and are only temporary as they will get what they want in the end.

Last October there was a 9-1 vote to defeat the proposal at the Village Planning Commission. Then Vestar stalled and a year later they are asking for approval again. Please deny this request to show respect for the residents who did not buy in this residential only area only to have it changed to accommodate light pollution, noise pollution, traffic increase, and commercial development greed.

At their presentation this week, they did not answer direct questions and led the audience to believe that if they don't build on the property it will more than likely be apartments. This of course is 100% incorrect and intentionally misleading.

They said they would "sponsor" crossing guards to make sure students get across Mayo Blvd safely. They did not state for how long this commitment would be.

I do not feel we were taken seriously at the meeting but rather the meeting was to make them look like they are "trying" yet they didn't allow enough time for Q and A, they didn't give answers to many questions that were asked, and one speaker held up a piece of paper stating the same thing over and over again about zoning which did not answer a single question about zoning. In her frustration with the direct questions about zoning, she was even bold enough to say "I'll call Anthony Grande's Boss."

Many of us have put up a long hard fight over this rezoning as we don't want a commercial center in our residential area. We bought into the Desert Ridge Master Plan. Please deny the rezoning request and keep our area residential.

Thank you for your time,
Vicki

From: [Debbie Bolde](#)
To: [Anthony M Grande](#)
Subject: GPA-DSTV-2-23-2 SW Black Mountain & Deer Valley
Date: Friday, September 27, 2024 12:04:01 PM

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Anthony Grande, to follow up from our conversation last week regarding the proposed Black Mountain Village development, the major concern I still have is that we don't end up having multiple drive thru's. Typically drive thru's are associated with Banks, coffee shops and most often fast food. A coffee shop or Bank would certainly fit into this upscale shopping center, where as multiple fast foods would not. It would pull lots of traffic from surrounding areas as well which would create a traffic problem. I hope this can be a condition of the rezoning.

Sincerely Debbie Bolde.
602 361 1825

From: [Biju Paulose](#)
To: [PDD Planning Commission](#); [Council District 2 PCC](#); [Anthony M Grande](#)
Subject: Black Mountain Village - Request to deny the revised proposal.
Date: Friday, September 27, 2024 6:00:09 PM

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Ref: Case GPA-DSTV-2-23-2 and Case GPA-DSTV-3-23-2 and Case Z-39-23-2

Dear Planning committee members, Mayor, Councilman,

This is regarding the Black Mountain Village rezoning proposal. We urge you to reject the rezoning proposal. This proposal will change the character of our neighborhood and adding a busy shopping center near a high school and elementary school will cause additional safety issues and traffic congestion in our area. Because of the additional demand for groceries in the Desert Ridge neighborhood, we may add to the zone zoned for commercial use (corner of Cave Creek Road and Pinnacle Peak Road). When we chose Sky Crossing for our home, we did our research and noticed that all the surrounding vacant parcels were zoned as single home properties. Therefore, it is agreed that change of nature of the above mentioned parcel is not acceptable. Please consider this request and reject the rezoning proposal.

Thank you,
Biju Mon Payyappilly Paulose
3533 E Tina Dr, Phoenix 85050

From: [candysfamily](#)
To: [Anthony M Grande](#); candysfamily@cox.net
Subject: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 BLACK MOUNTAIN VILLAGE
Date: Saturday, September 28, 2024 6:34:41 PM
Attachments: [Year 2 Blmb update 2024 send.pdf](#)

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Mr Grande,
Please include my attached letter for the proposed Village planning meeting on October 1st.

Kind regards,
Candy Huether

Good Evening Mr Chairman and Members of the Desert View Village Planning Meeting. My Name is Candy Huether and My backyard backs up to the wash on Black mountain blvd. We signed documents that the land across the street was zoned residential, we also paid a lot premium and where told that our view fence was the perimeter fence for desert ridge and we could not touch it or put in a block wall. We also signed these such documents that said no more than 3 acres for commercial conveniences. Early on in living here we had such a problem with all the high schoolers parking up and down the street that we had to initiate no parking signs not because we could not park in front of our house but because of the safety for my family. You see every day the local drug dealer would pull in an set up shop right in front of my house or across the street on the corner. I witnessed many fights till one day the knives

came out and someone got hurt. Well you can bet the drug dealer will come back and set up shop on the proposed property and let me tell you that Arizona ranks 13th for human trafficking in the nation, children account for half of all sex trafficking as young as 9 yrs, and there is a elementary school right around the corner, traffickers biggest intimidation threat I will hurt your family, well now they know exactly where they live, since they watch them walk home, and one of the traffickers preferred spots is close to a freeway so they can easily take the children to and unknown place, well the 51 on ramp is steps away.

Traffic is already at grid lock even in my neighborhood, In may they put another police officer on said property and he said “ Im here to protect the children cross Black mtn blvd,” this is NOT where the proposed Hawk light will go, of coarse not its across mayo blvd so

it can funnel the kids right into the proposed stores.

Maricopa county instituted a Care for clean air campaign to reduce idling at schools because Arizona is the 2nd most polluted state in the US, Idling costs consumers and businesses more than \$20 billion each year. Studies have shown that consistent exposure to polluted air can impact children's cognitive development. MCCs P-21 ordinance states No diesel engine over 14000 pds shall idle more than 5 consecutive min or receive fines, we already see that with the school buses and greyhounds at the school and most parents, now we will have more with a grocery store and fast food, and all the delivery trucks for all those stores. Kids are at school at 5am for track and football and who knows what else. After school sports, band, clubs go till 9pm. Football games,

performances, clubs bring traffic well into the night, there is traffic all day long. If approved can you imagine how much more pollution, traffic, crime there will be, All compromising the children's cognitive development, when there is new commercial zoning approved 2 miles away and, and 2 grocery stores within 2 miles and 9 grocery stores within a 4 mile radius. In the desert view master plan produced by phoenix.gov it states that pinnacle high school has inadequate access, which we see everyday. At the city council meeting last year they commanded Vestars attorneys to work with us that spoke and come up with a plan, they made sure they had our contact info, they have Still to this day, not contacted me when my family is one of the most impacted, and there new plan is just the original plan they proposed. Please save our children from what's to come. You know they all are going

there after school since it's so close. We have all seen the fights, drugs, abductions at desert ridge. I ask you, is it really worth it next to a high school and a grade school right around the corner to risk our future leaders lives when we have so much commercial all around? You all didn't think so last year? Please do the right thing again and vote no.

From: [Jeff Smith](#)
To: [Anthony M. Grande](#)
Cc: [Council District 2 PCC](#)
Subject: Fwd: Case Numbers GPA-DSTV-2-23-2, GPA-DSTV-3-23-2, and Z-39-23
Date: Saturday, September 28, 2024 4:47:52 PM
Attachments: [PHX Desert Ridge Zoning Ltr.pdf](#)

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Dear Mr. Grande,

I am writing you once again to express my opposition to the above reference zoning changes. Vestar's recent plan modifications have not ameliorated my basic concerns: unnecessary increased levels of dangerous traffic and an undesirable change from residential to commercial zoning. I have included my original letter below which outlines my unchanged views on this subject.

Thank you for your attention.

Jeff Smith
3749 E Covey Ln
Phoenix, Az 85050

Sent from my iPad

Begin forwarded message:

From: Jeff Smith <jsmith3557@gmail.com>
Date: August 7, 2023 at 9:16:18 AM MST
To: anthony.grande@phoenix.gov
Subject: Case Numbers GPA-DSTV-2-23-2, GPA-DSTV-3-23-2, and Z-39-23

Dear Mr. Grande,

Attached, please find my letter in opposition to the above referenced zoning changes.

Thank you,
Jeff Smith

Jeffrey Smith
3749 E Covey Ln
Phoenix, AZ 85050
August 7, 2023

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

Re: Case Number GPA-DSTV-2-23-2, GPA-DSTV-3-23-2, and Z-39-23

Dear City of Phoenix Planning and Development Department:

I recently became aware, through your notification, of Vestar's application to have the above referenced parcel rezoned from residential to commercial. After attending the Desert View Planning Committee meeting on August 1st and listening to Vestar's presentation I wish to register my strong opposition to this rezoning change.

The property in question sits directly north of Pinnacle High School and butts up against two short stretches of major roads that lead in and out of the adjacent neighborhoods. These two roads are (and have been for 10+ years) choked with traffic to the point of gridlock twice a day with the start and end of the school session. Adding a commercial development with multiple businesses and around 500 parking spaces would simply add to the congestion already present. The current traffic situation has led to numerous accidents and unsafe practices and is unacceptable. To add to it would be irrational.

Additionally, Vestar made the claim that the businesses brought in would offer the high school students options before, during, and after school. I submit that such options to allow students to "hang out" are not beneficial to our community.

Lastly, to change from residential to commercial after the fact is also unacceptable. As homeowners, we bought in a master planned community because of the master plan and its planned land use. Changing the land use from the master plan violates the conditions under which we made our decisions and has the potential to materially impact our home values in a negative way.

For these reasons and others that were expressed at the Planning Committee meeting, I urge the Department to oppose these requests for rezoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Smith", written in a cursive style.

Jeffrey Smith

From: [karen bottesch](#)
To: [Anthony M Grande](#)
Subject: Desert Ridge / GPA-DSTV-2-23-2 | GPA-DSTV-3-23-2 | Z-39-23-2 / Black Mountain Village
Date: Sunday, September 29, 2024 8:42:45 PM
Attachments: [Troy Bales PV School District.pdf](#)

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Dear Mr. Grande, Mayor Gallego, Councilman Jim Waring, and the Planning Commission:

We will be there again this year, on the evening of October 1st at the Desert View Village Planning Committee meeting.

Many residents attended same meeting last fall and spoke of their opposition against this rezoning request by Vestar.

There were a 'very' few who were 'for' the project while the overwhelming majority were against.

I will say, the whole process feels like big government, big corporations, and big lawyering, up against residents that do not have the power, influence, and funding resources as those organizations have.

What we have is our voice. I would more than 'suggest' that what the City of Phoenix, Vestar, and the Gammage and Burnham law firm are required to do is to follow the Prudent Man Rule.

"Prudent man rule refers to a legally guiding principle which states that a fiduciary or trustee should **manage the entrusted assets, investments, or cases (of another individual) with the same degree of care, intelligence, and diligence** as a reasonable person would have taken to administer their assets or matters."

I have seen no evidence that is present by any of those 3 parties.

After the Desert View Village Planning Committee voted AGAINST this project late last year, and PLEASE see attached, the City Council voted to allow Vestar to go back and rework the plan. **Why did the City allow this?** Where does the Prudent Man Rule apply here? The residents spoke, the Committee spoke, **the Council did not honor the outcome. Why?**

Instead, the Council gave Vestar MONTHS to re-work their plan. Have you looked and compared the plans to see that they essentially eliminated the fuel station and added yet even more pads for fast food, etc.? Vestar presented very minimal changes to an already **unwelcome plan.**

I can easily understand how residents who do not live near the project, school, or homes in the immediate area would be 'for' the project; the project will not be in their face and impact them yet it will impact so many others. I do not have children, I do not live near the project, I have flexibility to work from my home office or not, and **I remain against the project.**

I understand why parents would not want such a project near a high school. Have you traveled to the area to see how close the school/parking/and football practice field is to the 'project'? If you have not done so, why?

Have you canvassed the area to see that there are SEVERAL other sites where this project could go without being next to a high school or so close to homes? If you have not done so, why?

Have you visited the Albertson's in Desert Ridge to see for yourself what the parking and lines are? If you have not done so, why?

I have lived in Fireside since Sept 2009, I continue to enjoy and have NO PROBLEM parking and shopping at Albertsons. Sure, I like options. I could easily drive to Pinnacle Peak and somewhere off of Cave Creek where there is empty land, and no high school.

Myself, and many others, want the ORIGINAL ZONING TO STAND. The master plan is why we are here. High school students have enough distractions. **We all know a home builder wants to build the land. Why are you not honoring the original zoning and letting this happen?**

Let us not pretend. If you move forward with this zoning change, you move forward for \$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$ reasons with no regard to the RESIDENTS, MASTER PLAN, and PRIOR VOTE. How can you judge yourself as entities operating under the Prudent Man Rule when all that appears to be considered here is the increased revenue you will make from the project? The City will still generate revenue from a home builder, just not as much.

Let's consider the land around TSMC. No existing communities to the degree of a Fireside/Aviano/master plan therefore different decisions CAN be made. The City will make HUGE revenues here and in many other locations from the semiconductor industry fueling Arizona's growth.

There is land around us to choose from. Protect the homeowners, the high school students, the original master plan.

This is NOT hard. This is about the City standing up for zoning that was and is already in place. There are over 1,000 residents AGAINST the Vestar project. Please make your money elsewhere. This project is not welcome and will leave residents very disappointed in the PHOENIX City Council and all those related should you not honor the original master plan. It is not hard to figure out that Vestar is focused on this spot due to all of the traffic that will drive by and that they will attract - **all for negative reasons relative to the existing population that live here.**

Other choices can be made. You just need to act on all that you say publicly; the growth of AZ, people and businesses moving here. I could site so much from GPEC and ACA websites. The City will make money regardless. Make it elsewhere. This project is NOT welcome.

Please respect the original master plan, please respect the NO vote last year, please respect City of Phoenix residents IN Fireside, Aviano, Sky Crossing, and more.

Please respect your role as the Prudent man/woman.

Thank you,
Karen Bottesch
3902 E. Cat Balue Drive
Phoenix, AZ 85050
M 602.315.0774
Resident in Fireside since 2009

[Below is my email following last years Desert View Village Planning Committee meeting.](#)

From: karen bottesch <kbottesch@hotmail.com>
Sent: Monday, January 1, 2024 6:32 PM
To: pdd.planningcomm@phoenix.gov <pdd.planningcomm@phoenix.gov>; mayor.gallego@phoenix.gov <mayor.gallego@phoenix.gov>; council.district.2@phoenix.gov <council.district.2@phoenix.gov>
Subject: Desert Ridge / GPA-DSTV-2-23-2 | GPA-DSTV-3-23-2 | Z-39-23-2

Hello Mayor Gallego, Councilman Jim Waring, and the Planning Commission:

I am writing to officially and formally communicate and record my vote against the zoning change and proposed Vestar project along Black Mountain Road and Deer Valley. INCLUDING their request to remand/revert BACK to the Desert View Village Planning Committee that they have asked of you to consider at this coming meeting On Thursday, Jan 4th.

I attended the **Desert View Village Planning Committee meeting where they voted 9 to 1**

AGAINST the zoning change and proposed Vestar project. This vote took place after Vestar's presentation and after hearing comments from MANY community residents.

I live in Fireside, on the east side, I was against the project the day I received a letter in the mail from the City of Phoenix outlining what was taking place around that property.

I have lived in Fireside since 2009.

- I am not a parent, but saw first-hand the **stress** in the voices and faces of the many parents who spoke out against the zoning change and project.
- The City Council, and the State, have an obligation to stand by the original plan, to honor the Desert View Village Planning Committee vote, and the many residents who signed a petition against the project, and the many residents that showed up to express their reasons why they are against the project.
- One resident, observing current traffic conditions, works from the 2nd floor of her home looking over Deer Valley Road to the south, which looks at Pinnacle High School – she cannot even count the accidents and near misses of accidents in the immediate area including kids nearly being struck by cars from crossing the street(s) in the area. **We do not need more cars in the area.** What would Vestar want? A big project that attracts all kinds of traffic to infiltrate the area and shop, eat, and whatever else. Bad plan for us, the people that live here.
- The Vestar representative presented nothing of value or substance to change anyone's mind in attendance against the zoning change, including mine. Very unattractive project.
- The entire project is loaded with **NUISANCE'S** to the entire community: big lights, more traffic, more noise, more car pollution, litter, accidents, congestion, squawk boxes from drive throughs, ugly big buildings **set right in the middle of a major high school and homes.**
- Parents have enough stress just raising their kids and getting them through school, they do not need all the added stress this zoning change and project would bring to our community
- No longer would it be pleasant to walk, bike, jog, walk the dogs along Black Mountain or Deer Valley – this zoning change serves nothing but developer interests, revenues to Vestar, and revenues to the City/State with no regard to an existing community and the existing plan of the community.
- We all bought our homes here because of the very nature of the Desert Ridge area and having the commerce centralized elsewhere, such as IN the Desert Ridge main shopping center and other shopping venues all around the area.
- There is PLENTY of groceries and fuel options all around the area – we do not NEED more, or this, HERE.
- One of the Desert View Village Planning Committee members is I believe on the Cave Creek School District and confirmed what a **bad idea it is to put a shopping center next to a high school.**
- I have a business associate that is a Commercial Broker in the valley with a significant firm and has loads of commercial real estate experience, this individual agreed **the parcel in question is NOT the place for the Vestar project.**
- The zoning change and proposed project is **not welcome** by numerous, numerous residents.
- We do not need a shopping center here adjacent to Pinnacle High School, existing

neighborhoods, down the street from horse property, and down the street from the Reach 11 soccer fields where you have a bunch of families/KIDS all year round in and out of the area.

- By far the majority of the residents want to see single family housing, preferably, built on the property. I understand that Lennar may have purchased property west of the proposed Vestar project? GREAT. The valley needs more homes, NOT more shopping centers near a high school, homes, and a soccer park. How about having Lennar buy property that Vestar so unjustly wants?
- Even the Superintendent from the PV School District, see attached, does not want Commercial Development, they want homes and students. Please honor what came before Vestar. They, nor any commercial developer, deserves to overturn and trump what came before and was well established.
- Your job is to listen to the 'people', not just big corporations that have millions to spend to get their way.

Where are the city planners? The Desert View Village Planning Committee already designed the area. We want the plan upheld.

If asked what would we accept:

Walking paths, a park area, and more homes. The valley has a shortage of homes, everyone knows that. Rates will be coming down next year, home builders will want this flat land. That is who should be developing the property.

There are other areas to build commerce, this is not it, this project is not welcome here, nor the zoning change.

Please do not mis-use power or make decisions based on revenue here. The city and the state have many other ways to generate revenue. Please be responsible here, you are impacting many, many families and an established community.

This entire process is UNFAIR. Vestar is a large development company with deep pockets. We are residents trying to protect the area, our homes, our well-being. We do not have lawyers and other resources to access to help us fight back.

I believe it is the State's duty to uphold the original plan. Nothing else respects what came WAY BEFORE Vestar AND the residents here.

Please do the right thing – thank you,

Karen Bottesch
3902 E Cat Balue Drive
Phoenix, AZ 85050
M 602.315.0774



Superintendent's Office
District Administrative Center
15002 North 32nd Street
Phoenix AZ 85032
602.449.2298

November 29, 2023

Dear Members of the Desert View Village Planning Committee,

We are unable to attend the upcoming Planning Committee meeting; however, we wish to provide you with an update on the developments since our correspondence dated September 1, 2023.

Following our initial communication, the district engaged in discussions with the proposed developers, Vestar. While Vestar presented plans that address some of the school and district's concerns, the full impact of these measures remains uncertain until their implementation is observed.

Furthermore, during this interim period, we have received communications from residents expressing a disfavor for the proposed retail development at the intersection of Black Mountain Blvd. and E. Deer Valley Dr. Rather, their preference is in favor of residential development. The district has been directly asked about its stance on the matter. On behalf of the district, our preference is for residential development. Given the district's declining enrollment, the introduction of additional housing in the vicinity would contribute positively to our enrollment.

Thank you for your attention to these matters. We look forward to collaborating with you to ensure that this development aligns with the best interests of our students, parents, and the community as a whole.

Sincerely,

A handwritten signature in black ink that reads "Troy J. Bales". The signature is written in a cursive style with a large, prominent initial "T".

Troy J. Bales, Ed.D.
Superintendent
Paradise Valley Unified School District

From: [Bryan Neihart](#)
To: [Anthony M Grande](#)
Subject: Opposition to Rezoning of Superblock Parcel 12
Date: Monday, September 30, 2024 10:23:22 PM

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Dear Mr. Grande,

My name is Bryan Neihart. I am a resident of the Fireside neighborhood across the street from the Superblock Parcel 12. I attended a presentation about this parcel a few weeks ago put on by the Gammage & Burnham Law team and Vestar Development. Having listened to the plans, I write to oppose the development.

The intersections where the development would be located are already congested. With a new development in the area, residents from beyond the Fireside neighborhood will drive to the area, causing further congestion. Furthermore, the Gammage & Burnham Law team were unwilling to include a "no drive-thru" clause in the plan for the development like they did with other types of establishments--i.e., marijuana dispensaries and gas stations. I am very concerned about a drive-thru Starbucks or something similar being included in the parcel which would cause more traffic. I am also concerned about the safety issue of having a new development right next to a high school, right across the street from a residential neighborhood, and right down the road from a major highway.

There is plenty of available space nearby. And I've noticed that most of the new building in the area has been for residences rather than commercial shopping. I recommend using the land east of Desert Ridge to build additional commercial centers. There is plenty of room there and would divert traffic from the neighborhoods. This approach would be better than jamming a new development into a pre-existing neighborhood.

Thank you for your consideration.

Bryan

Anthony M Grande

Subject: FW: New Development

From: George Linz <george_m_linz@yahoo.com>
Sent: Monday, September 30, 2024 2:55 PM
To: Anthony M Grande <anthony.grande@phoenix.gov>
Subject: Re: New Development

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One additional comment concerning an accident: There is financial responsibility, of course, but also moral responsibility should the unthinkable happen. Keep my comments in a permanent file. Take good care, George Linz
Sent from my iPhone

On Sep 26, 2024, at 9:21 PM, George Linz <george_m_linz@yahoo.com> wrote:

I would be OK with the development if a walking overpass was built otherwise 'No'. It is just a matter of time until a serious accident occurs involving a child. Who will take responsibility should that happen?
Sent from my iPhone

From: [Jennifer Larson Popnoe](#)
To: [Anthony M. Grande](#)
Subject: Black Mountain Village GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2
Date: Monday, September 30, 2024 4:02:09 PM

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Dear Mr. Anthony Grande,

My number one concern with the Black Mountain development is safety for our children. When I found out I was pregnant in 2012 it was one of my happiest moments. I was going to finally be a mother. We lived in North Scottsdale at the time and immediately began researching the best place in town to raise a family. After many months of looking, we found Fireside in Desert Ridge. This community was perfect for families with several schools and parks for our children to play in, away from the hustle and bustle of the big city. We were told we were building in a residential only area and that was a huge selling point for us.

Fast forward 12 years and we are now fighting for our family and our tight knit community against the commercial giants wanting to turn our neighborhood into another Desert Ridge Marketplace. They say they will not build a gas station, and we will have a small grocer and coffee shops. In reality after the sale of the land it could become a Winco foods with a 24hr gas station, several fast-food drive thru chains, a vape shop, CVS, Dollar Tree, and tattoo parlor as well. As you know Phoenix is a well-known sex trafficking hot spot. What is terrifying is that Desert Ridge Marketplace less than 2 miles away is a prime location for this activity. The incidents of loitering, assaults, kidnapping here is getting more and more frequent. What better place to abduct children but a location right in the middle of hundreds of homes. Innocent children walking to or from school being targeted by these monsters with easy access to a major freeway. From this location my child could be across the border before I even know he is missing. The opportunity for these criminals is infinite. This once sought after community that people from all over the valley would bring their kids to trick or treat knowing it was safe will not be anymore. I understand the need for change, but this is not the right location for this type of setting. When just up the road is an area zoned for commercial growth away from our kids why is this not being utilized?

How can a company be so thoughtless and unconcerned with the well-being of our youth and future generations? Is money the only concern instead of doing what's right for the community. How can a residential zoned thought-out community get changed because of

deep pockets? What if this was in your community and your children were at risk of being harmed/drugged/kidnapped on a daily basis just by trying to go to school or playing in their Cul de sac?

Please stop this development from happening. From one homeowner to another, please consider the impact if this was your neighborhood.

Sincerely,
Jennifer Larson Popnoe
3622 E Half Hitch Pl
Phoenix, AZ 85050

From: [Jill Bunnell](#)
To: [Anthony M Grande](#)
Subject: Re: GPA-DSTV-2-23-2/GPA-DSTV-3-23-2/Z-39-23-2 Additional Correspondence
Date: Tuesday, October 1, 2024 3:50:36 AM

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Hi Anthony,

I am unable to attend the meeting today as I am out of the country.

Please add my comment to the record.

“I would like the pedestrian overpass moved from its current location to the north side of Mayo Blvd crossing Black Mountain Rd.” It was clearly put on the wrong location. Moving the pedestrian overpass to the north side or even south side of Mayo would provide safe pedestrian crossing of black mountain Blvd. cars turning left would not have to wait for pedestrians which would make the intersection traffic light more effective.

Jill Bunnell

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On Tue, Oct 1, 2024 at 1:49 AM Anthony M Grande <anthony.grande@phoenix.gov> wrote:

Good afternoon, Desert View VPC Members.

Attached is the additional correspondence received since my last email at 5pm on Friday. It includes 6 letters in opposition and 73 letters in support.

Thank you,

Anthony

[\[google.com\]](#)

Anthony Grande, AICP

Planner II – Village Planner

City of Phoenix

Planning & Development Department

Long Range Planning

Office: 602-256-5648

[200 West Washington Street \[google.com\]](#)

[Phoenix, AZ 85003 \[google.com\]](#)



OCT 01 2024

The following excerpts are taken from the Arizona Supreme Court Opinion in the City of Phoenix v. Fehlner (90 Ariz. 13, 363 P.2d 607) with emphasis on selected portions of the opinion:

- A zoning ordinance or amendment of the present type **creating a small zone of inconsistent use within a larger zone** is commonly designated as "spot zoning." Penning v. Owens, 340 Mich. 355, 65 N.W.2d 831, 836.
- **Spot zoning is almost universally held to be arbitrary, discriminatory and invalid.** Kissinger v. City of Los Angeles, 161 Cal. App. 2d 454, 327 P.2d 10; Rockhill v. Chesterfield Township, 23 N.J. 117, 128 A.2d 473; State ex rel. Miller v. Cain, 40 Wash. 2d 216, 242 P.2d 505; State ex rel. Scandrett v. Nelson, 240 Wis. 438, 3 N.W.2d 765. **It tends to sabotage the fundamental purpose of the zoning statutes requiring the division of land into districts "for trade, industrial, residential or other purposes".**
- [It] affirmatively appears in the record for the city that the ordinance complied as nearly as possible to the **existing uses of the area.**
- We think that even a superficial look at the exhibits in evidence completely rids the zoning here employed of any stain of possible spot zoning **so frequently condemned by the courts.**

OCT 01 2024

Planning & Development
Department

Speech (Short version)

My name is Wouter Roodenburg and I live on 21507 N 39th terrace and am a long term resident in the Fireside community.

I have prepared a package for the committee members; First page is this speech.

Appendix 1; Please find the results of our petition. Over a 1000 people now oppose this proposal.

Appendix 2; This shows various paragraphs from our Desert Ridge master plan highlighting “the inherent conflict between schools and commercial uses’.

It also points out that **C1** “very small” commercial centers should not be adjacent to schools “due to its adverse environmental impact on residential neighborhoods and its detrimental affect, typically associated with commercial development”

Appendix 3 and 4; Our Desert Ridge plan very specifically outlines the limitations of commercial to 3 acres and 7,500 sqft gross and forbids drive throughs.

Vestar is requesting C2 commercial zoning for 65,000 sqft and includes the possibility to host over 200+ shop types and indicates the option of multiple drive throughs.

Appendix 5; As you might know, the city of Phoenix has a specific “general plan” and a “Road Safety Action plan” (called Vision zero). In these plans they **also** identify the risks and detrimental impact of commercial centers. Vision Zero specifically highlights the increased risk of traffic and pedestrian casualties near schools.

Appendix 6; Research showing that zoning changes need to meet 4 specific conditions; the most important one is that again it should not have a detrimental impact to a neighborhood and public welfare in general.

Appendix 7; a map showing numerous commercially zoned parcels at equal distance around desert ridge.

Vestar is very proud to manage 115 acres of market place, why would they be interested in ruining our neighborhood with only 15 acres.

Appendix 8; another quick reminder that lawyers at Burnham and Gammage routinely submit all sorts of change requests after their client is a land owner. In this case I found a request for a use permit for a marijuana dispensary.

Doesn't **that** sound promising for our neighborhood.

Appendix 9; An recent application with the ASLD of a residential builder that is also interested in Superblock 12. They value the land at \$600K per acres whereas Vestar submitted an appraisal for \$313k per acres in their application.

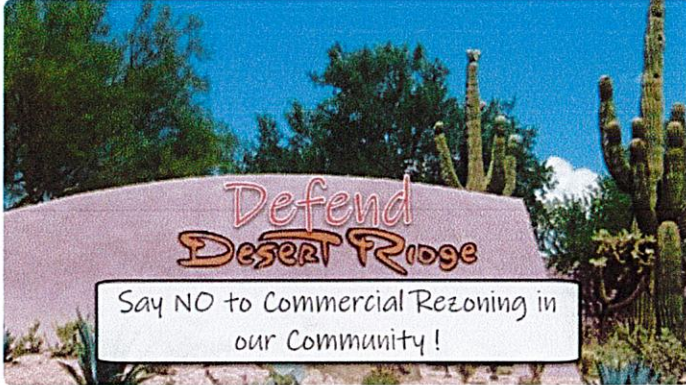
The latest development (Alysium) next to Albertsons on Deer Valley sold for 1mln per acre.

The main point I want to make is that the sale of state land should benefit the children in common education, not hurt them.

We can only decide **once** on the use of this vacant parcel. I trust that the committee will make the decision based on Common Sense vote for the safety of our kids and the next generations.

I compel each of the members to vote against this proposal.

Oppose Commercial rezoning in Desert Ridge



Started September 13, 2023

Why this petition matters

Started by [Defend Desert Ridge](#)

[Media inquiries](#)

Oppose the rezoning request at Black Mountain Blvd / Deer Valley. It is currently zoned residential as part of our Master Plan but a developer is looking to make it Commercial, so that they can put in a new grocer and other big box retailers, fast food restaurants and gas station and other types of shops right near Fireside Elementary and Pinnacle High school and in the middle of your community. This provides liquor and cigarettes near children. Rezoning proposal case GPA-DSTV-2-23-2 and Case GPA-DSTV-3-23-2 and Case Z-39-23-2. Anthony.Grande@phoenix.gov is the city planner assigned to the case in case you have further questions.

1,007 Signatures **1,500** Next Goal

71 people signed this week

Oppose Commercial rezoning in Desert Ridge

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[Tweet to your followers](#)

[Copy link](#)

Appendix 2 - Excerpts from Desert Ridge master Plan

<p>Adjacent to schools forbidden</p>	<p>3. <u>Park Standards</u> - The "close to home park" standard shall be increased from approximately 3.1 acres/1,000 population to the City's desired level of 6.25 acres/1,000 population. The City will purchase the additional acreage to achieve the desired standard. Where possible, neighborhood parks should be located adjacent to elementary schools and be developed in conjunction with school districts.</p> <p>a. In the development of schools and parks, there should be no commercial development located adjacent to them and a significant separation provided between them.</p>
<p>Inherent conflicts between schools and commercial centers</p>	<p>The relationship between the convenience commercial, elementary school and neighborhood park uses will require special attention to inherent conflicts between and among these uses (e.g. school children and park users with vehicular traffic). As a rule, the convenience center will be located a minimum of 300 feet from any school uses. There should be no commercial development located adjacent to elementary schools. Possible relationships between these uses are illustrated on Figures 9 and Figure 10. *1</p> <p>A total of 18 neighborhood convenience commercial acres, or a maximum of 90,000 square feet of gross leasable area, excluding child care facilities, for all of Desert Ridge outside of the Village Center will be allowed subject to the criteria and standards in Chapter 6. This criteria will minimize the adverse environmental impact on the residential neighborhoods typically associated with commercial development. *1</p>
<p>C1 zoning is neighborhood retail and C2 is wider</p>	<p>C.3.B.1 Regulations Imposed by the Phoenix Zoning Ordinance.</p> <p>a. Zoning District: Neighborhood convenience commercial centers shall be zoned "Neighborhood Retail" ("C-1") in accordance with Section 416 of the Phoenix Zoning Ordinance (dated supp. 11-30-88), which is included in the Appendices of this Specific Plan.</p> <p>b. Effective Date: Application of the zoning district to convenience commercial center parcels shall be effective during conducting of "second phase planning" for the areas in which they are to be located, as specified in Chapter 4, Desert Ridge Approval Process and Implementation of this Specific Plan.</p> <p>c. Differing Standards C-1 zoning district standards shall prevail except where modified below.</p>


Appendix 3 – Zoning types

The main difference between C1 and C2 zoning is that **C1 zoning is intended for local shopping needs, while C2 zoning is designed for a wider range of locations:**

C1 zoning

This zoning is intended for local shopping needs and maintaining retail continuity. It's tailored for local retail stores, offices, and businesses that serve the immediate neighborhood, as well as hotels and small clinics.

C2 zoning

This zoning is designed for a wider range of locations where retail continuity may be less important. It's a versatile zone that accommodates a broad range of retail businesses, service stations, garages, and some manufacturing. 

Appendix 4 – Desert Ridge Master Plan Neighborhood commercial requirements

C.3.B.2 Modified City of Phoenix Regulations Imposed by this Specific Plan.

a. Minimum Lots Size/Maximum Lot Size

The minimum lot size shall be one (1) acre exclusive of street rights-of-way. The maximum lot size shall be three (3) acres exclusive of street rights-of-way.

b. Maximum Building Area

Maximum of 10,000 square feet of gross leasable floor area per superblock, exclusive of floor area required for one child care facility per superblock (in other words, the child care facility may be in addition to the 10,000 square feet of gross leasable area); no more than 7,500 square feet of gross leasable floor area per superblock devoted to **convenience market** retail uses. The convenience parcel must be landscaped similar to the surrounding area until development of the parcel occurs. *2

c. Permitted Uses:

Only the following uses are permitted in this district.

- Child Care Center
- Dry Cleaner/Laundry outlet, not plants +2
- **Convenience Market** (selling and display space for beer and wine shall be limited to a maximum of 15% of total selling space) +2
- Delicatessen or other sales of prepared food limited to maximum of 1,000 square feet exclusive of outdoor dining areas *2
- Bakery, retail sales +2
- Beer and wine sales only; no hard liquor sales
- Beauty/Barber Salon
- Video tape rentals as part of **convenience market**.
- Florist
- Pharmacy
- Shoe Repair
- Booksellers and Rentals, except adult bookstores +2
- Candy Shops/Confectioneries, retail sales +2
- Gift Shops/Novelties/Stationers, retail sales +2
- Hobby Goods Stores +2

Development Parcel Regulations

- Ice Cream Shops +2
- Picture Framing, custom +2
- Residential Office +9
- Travel Bureau +2
- The Boys and Girls Club +10

d. Prohibited Uses:

Other than the uses listed above as permitted uses, all uses are expressly prohibited including the following:

- Mechanical or electronic video games or arcade - type devices for amusement purposes.
- Drive-through uses
- Sales of package liquor other than beer or wine.



NO DRIVE
THROUGH
USES

Extract Vision Zero - Road Safety Action Plan

A Message From Mayor Kate Gallego

When it comes to population growth, economic development and innovation, the city of Phoenix has always ranked at the top. Unfortunately, Phoenix has also ranked in the top three cities in our nation for roadway fatalities, behind only Houston and Los Angeles.

Data from 2021 show fatalities on our city roadways are consistently on the rise. In comparing 2021 data with the previous year's, fatalities related to motor vehicle crashes, as well as fatalities involving pedestrians and cyclists, saw a dramatic increase of 25 percent. The numbers are alarming and very tragic.

It was clear that immediate steps needed to be taken to protect anyone and everyone using our roadways.



Since becoming Mayor of the 5th largest city in the U.S. in 2019, I have supported the installation of 34 HAWKs (High-intensity Activated crossWalks) by our Street Transportation Department, bringing the total number to 77 HAWKs installed across the city. We also have added 120 miles of bike lanes throughout our roadways to encourage the use of active transportation as an alternative and more environmentally friendly mode to travel. Most importantly, Phoenix was at the forefront of cities to establish the Office of Pedestrian Safety as a resource hub that educates residents on a variety of traffic safety issues through community engagement, and promotes increased driver, pedestrian, and bicyclist awareness, especially around school zones and residential neighborhoods.

As Phoenix continues to be one of the fastest growing cities in population and economy in the nation, my commitment to providing safe roadways for everyone is stronger than ever. In March 2021, my colleagues in the City Council and I supported the development of the Road Safety Action Plan (RSAP), a roadmap that includes attainable goals and strategies that fit the unique characteristics of Phoenix's roadways and roadway users. This is the roadmap Phoenix needs to systematically provide guidance and direction on continuously lowering traffic-related fatalities. Spearheaded by the Phoenix Street Transportation Department, this RSAP is the result of the great collaboration among city departments, state agencies, engineering consultants, and more importantly, the many Phoenix residents and stakeholders who provided their input every step of the way.

Road Safety Action Plan: Moving To Vision Zero | City of Phoenix | September 2022

FOCUS AREA :

3. PEDESTRIANS & BICYCLISTS

OBJECTIVE 3.A REDUCE CRASH RISK INVOLVING PEOPLE WALKING & BIKING BY EXPANDING SAFE ROUTES TO SCHOOL EFFORTS



Implement safety improvements at 20 schools per year focused on schools on arterials, collectors, within mobility areas, and with high equity need.

Appendix 6 – Zoning change requirements

BASIS FOR ZONING ADJUSTMENT ACTIONS ON VARIANCE AND USE PERMIT REQUESTS

NOTE: Approval of a request does not replace the need for acquiring the appropriate building permits, site plan approval, liquor license or any other licenses required by governmental agencies. In case of liquor request, approval of a use permit does not guarantee the CITY OF PHOENIX will recommend approval of the liquor license.

VARIANCES:

A variance is a request to allow a deviation from a development standard required by the Zoning Ordinance. The Arizona State Statutes and the Zoning Ordinance **require that four (4) conditions exist on the subject property for a variance to be approved.** The Zoning Administrator or Hearing Officer must find that these four conditions exist on the subject property to rule favorably on a variance request. It is the burden of the applicant to prove his or her case. The four conditions are as follows:

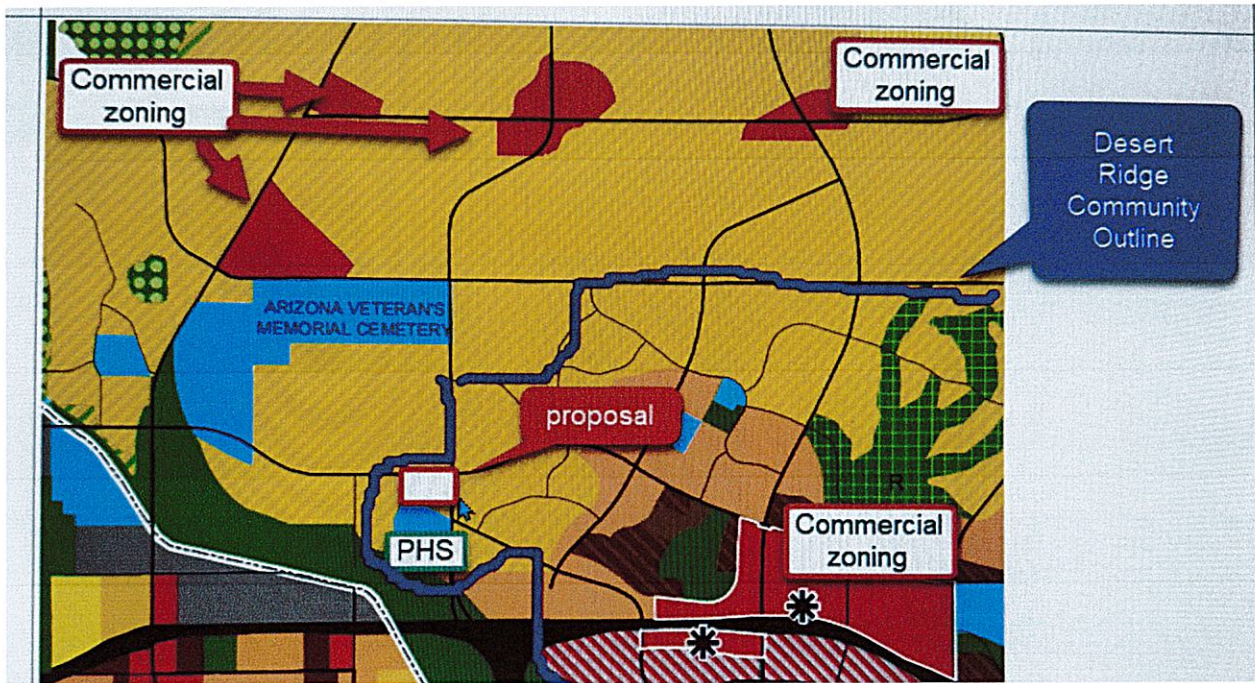
Page 2 of 9 This and other forms can be found on our website: <https://www.phoenix.gov/pdd/planning-zoning> Revised 9/20/13

Planning & Development Department – Zoning Division – 200 W. Washington Street, 2nd Floor, Phoenix, Arizona 85003 – 602-262-7131 #6 pz00267

1. There are special circumstances or conditions applying to the land, building, or use of the subject property which do not apply to other similar properties in the same zoning district. (Special circumstances or conditions would include, for example: an unusual lot size, shape, or topography. This condition is considered a property hardship and it must be a condition relating to the property that is so unique it cannot be replicated on any other similarly zoned land in the City.)
2. The special circumstances or conditions described above were not created by the applicant, owner, or any previous owner of the property. The property hardship cannot be self-imposed.
3. The authorization of a variance is necessary in order for the owner or applicant to enjoy reasonable and substantial property rights. (In other words, without the granting of a variance the property cannot be reasonably used. There is no cause for a variance if the property can be used, even if it is in a manner other than that desired by the owner or applicant.)
4. The authorization of a variance will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general. (A variance which will not be compatible with the surrounding development or will create an adverse impact on other properties cannot be approved.)

ALL FOUR CONDITIONS MUST BE SATISFIED BY THE SUBJECT PROPERTY FOR A VARIANCE TO BE GRANTED.

Appendix 7 – Commercial Zoning map



Appendix 8 – Change Requests

10. Application #: ZA-310-23-7
 Existing Zoning: C-2
 Location: 4908 West Baseline Road
 Quarter Section: 1-17(D5)
 Proposal: 1) Use permit to allow a medical marijuana dispensary facility. Use permit required. 2) Variance to allow a medical marijuana dispensary facility within 500 feet of a residentially zoned district. Minimum 500 feet of separation required. 3) Variance to allow a medical marijuana dispensary within 1,320 feet of a public park. Minimum 1,320 feet of separation required.


 Ordinance Sections: 623.D.124.a 623.D.124.f 623.D.124.g
 Applicant: Michelle Santoro, Gammage & Burnham, PLC
 Representative: Lindsay Schube, Gammage & Burnham, PLC
 Owner: All Other Property Limited Liability Partnership

For further information please call Eric Morales, Planner III, Planning and Development Department at 602-262-7927 or to request a reasonable accommodation, please contact Angie Holdsworth at 602-495-5622, angie.holdsworth@phoenix.gov TTY: Use 7-1-1.

Appendix 9 – Arizona State Land department Applications

Lennar ASLD application : 53-124-423

Land Values estimated \$600k per acres

<p>Katie Hobbs Governor</p>  <p>Arizona State Land Department 1110 West Washington Street, Phoenix, AZ 85007 (602) 542-4651</p> <p>NOTIFICATION OF PENDING APPLICATION</p> <p>Central Arizona Project ATTN: Land and Records 23636 N. 7th Street Phoenix, AZ 85024-3899</p> <p>Date: <u>August 25, 2023</u></p> <p>Applicant Name: <u>Lennar Arizona, LLC</u></p> <p>Application No.: <u>53-124423-00-100</u></p> <p>Purpose: <u>Single Family Residential Development</u></p> <p>The Arizona State Land Department has received an application for the use or purchase of State Land which may affect land near the CAP canal.</p> <p>Above is information submitted to the Department which identifies the applicant and purpose request. A legal description, map or plat, if available, is enclosed.</p> <p>Thank you.</p>	<p>Proposed Use of Land</p> <p>What is the proposed use, timeline, and reason for purchasing this State Land? With demand in the market for state land in the Desert Ridge masterplan the current demand for single family residential in Desert Ridge we believe this parcel is optimal. Lennar intends to develop Superblock 12, Parcel (proposed 55.24) acres into single family residential homes in accordance with the Desert Ridge Specific Plan.</p> <p>Please attach site plan or layout if available and any additional information pertinent to the evaluation of this application. Proposed SB12 Parcels.png</p> <p>Special Considerations and Other Factors</p> <p>What is your estimated value of this land? 600,000 per acre</p>
---	---

Vestar’s application : 53-123-263

Land value \$313k per acres

Based on the agreed-to Scope of Work, and as outlined in the report, we developed the following opinions:

Value Conclusions			
Appraisal Premise	Real Property Interest	Date of Value	Value Conclusion
Market Value As-Is - Vacant Land	Fee Simple	February 23, 2023	\$4,850,000
Value per Gross Acre			\$240,325
Value Per Net Acre			\$313,936
Value Per Gross Square Foot			\$5.52
Value Per Net Square Foot			\$7.21

Compiled by Cushman & Wakefield of Arizona, Inc.

2 Major Dev. Coming Near Loop 101 North - AZBEX

In October, Garden Communities was the sole bidder for a roughly 41-acre property at the NEC of Deer Valley Drive and Tatum Blvd. just north of Desert Ridge Marketplace in north Phoenix. The land sold for the minimum bid of \$44.1M, and the developer recently submitted the initial paperwork for an 882-unit multifamily development.

From: wroodenburg@cox.net
To: [Anthony M Grande](#); [PDD Long Range Planning](#)
Cc: [Council District 2 PCC](#); [PDD Desert View VPC](#)
Subject: 1000+ signatures to Defend Desert Ridge - Oppose Commercial rezoning in Desert Ridge : Petition Results
Date: Tuesday, October 1, 2024 9:36:08 AM
Attachments: [PetitionSignaturesOpposingVestar.pdf](#)

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Anthony, for the meeting tonight, please find attached the 1001 petition signatures opposing Black Mountain Village case : GPA-DSTV-2-23-2 and Case GPA-DSTV-3-23-2 and Case Z-39-23-2

[Petition · Oppose Commercial rezoning in Desert Ridge - Phoenix, United States · Change.org \[change.org\]](#)

Kind regards,

Wouter Roodenburg

21507 N 39th terrace, phoenix, 85050

From: wroodenburg@cox.net <wroodenburg@cox.net>
Sent: Friday, September 22, 2023 12:15 AM
To: anthony.grande@phoenix.gov; pdd.longrange@phoenix.gov
Cc: 'Council District 2 PCC' <council.district.2@phoenix.gov>
Subject: Defend Desert Ridge - Oppose Commercial rezoning in Desert Ridge : Petition Results

Please find attached the petition results with regards to Black Mountain Village case : GPA-DSTV-2-23-2 and Case GPA-DSTV-3-23-2 and Case Z-39-23-2

These 473 votes opposing the proposal are not the final results but our residents wanted to make sure it makes it into the case file for the October 3rd meeting.

[Petition · Oppose Commercial rezoning in Desert Ridge · Change.org \[change.org\]](#)

Kind regards,

Wouter.

Name	City	State	Postal Cod	Country
Defend Desert Ridge				US
Eliza Bozzelli	Phoenix	AZ	85001	US
Candy Hamer-Huether	Phoenix	AZ	85004	US
Taylor Morgan	Phoenix	AZ	85009	US
Brielle Cam	Kailua		96734	US
Emily Sheets	Columbus		43231	US
Wais Zadrán	El Dorado Hills		95762	US
Robin Harding	Milford		1757	US
gwyneth rolins	Kailua Kona		96740	US
george vong	Norcross		30093	US
Petro Volokh	Silver Spring		20904	US
Karen Smith	Indianapolis		46201	US
Coreen Gartner	Phoenix	AZ	85015	US
Susan Ze	Phoenix	AZ	85050	US
Larry Gartner	Phoenix	AZ	85015	US
Robert Schmitz	Phoenix	AZ	85050	US
Gabby Zamora	Whittier		90603	US
Rosie Lopez	Las Vegas		89142	US
sophilia ashley	Shonto		86054	US
Kayla Shuch	Phoenix		85029	US
Martina Gorman	Ganado		86505	US
Heather McDonough	Phoenix	AZ	85050	US
Dan Richards	Phoenix	AZ	85050	US
Jovan Shashaguay	Phoenix	AZ	85050	US
Michael Coppola	Phoenix	AZ	85050	US
Austin Ward	Corvallis	OR	97330	US
Praveen Mahadevaiah	Phoenix	AZ	85050	US
Rajesh Gadde	Phoenix	AZ	85006	US
Rajendra Danda	Phoenix	AZ	85050	US
Kavita Chandak	Phoenix	AZ	85050	US
Arvind Sharma	Phoenix	AZ	85001	US
Mahitha Valluri	Desert ridge	AZ	85050	US
Rohit Aggarwal	Los Angeles	CA	90060	US
Dattatraya Kale	Phoenix	AZ	85001	US
Mrinalini Kale	Phoenix	AZ	85050	US
Vinesh Soni	Phoenix	AZ	85009	US
Krishan Kumar	Phoenix	AZ	85001	US
A Sha	Phoenix	AZ	85050	US
Kristen Combes	Fishers	IN	46038	US
Rashmi Vaidya	Phoenix	AZ	85050	US
Gomathi Selvam	Phoenix	AZ	85003	US
Nandita Khera	Phoenix	AZ	85050	US
Vin Kode	Phoenix	AZ	85001	US
Kalyani Moola	Phoenix	AZ	85017	US
Pradeep Chandra	Sky Crossing	AZ	85050	US
Silpa Alapati	Phoenix	AZ	85050	US

Prakash Kannan	Phoenix	AZ	85009 US
Dolly Yalamanchi	Phoenix	AZ	85008 US
Pooja verma Rajput	Phoenix	AZ	85050 US
Eric Damko	Phoenix	AZ	85050 US
Hatim Kapadia	Phoenix	AZ	85008 US
Manika Patel	Phoenix	AZ	85036 US
Sam M	Phoenix	AZ	85050 US
Neeraj Chandak	Phienix	AZ	85050 US
Varun Jindal	Phoenix	AZ	85001 US
Sra Vana	Phoenix	AZ	85050 US
Matthew Chitwood	Phoenix	AZ	85050 US
Raju Omkaram	Highland Park	IL	60035 US
Amy Mitchell	Gilbert	AZ	85295 US
Archana Nagarajan	Phoenix	AZ	85050 US
Mabry Biggs	Spring Hill		37174 US
Alec Wiley	Albany		12208 US
Maria karla Gomez	Hollywood		33020 US
Anna Laidler	East Stroudsburg		18301 US
Poja Singhvj	Phoenix	AZ	85001 US
David Tucker	Boone		50036 US
Ollie Kettle	Barrington		60010 US
Karen Martin	Roanoke		24015 US
Connor Macaluso	Marion		43302 US
Pee shti	Alhambra		91801 US
my nam jef	West Plains		65775 US
Alvie Williams	Columbus		31907 US
Elizabeth Werkstell	Phoenix	AZ	85001 US
Alex Bowles	Urbana		43078 US
Adam Friedlander	Phoenix	AZ	85001 US
Shelley Flecky	Phoenix	AZ	85050 US
Justin Popnoe	Phoenix	AZ	85050 US
Jeffrey Leitner	Phoenix	AZ	85017 US
Mike Bozzelli	Phoenix	AZ	85001 US
Michael Bauschka	Phoenix	AZ	85003 US
Susan Smith	Phoenix	AZ	85050 US
Amie Miksta	Phoenix	AZ	85001 US
Jeff Miksta	Phoenix	AZ	85001 US
John Casler	Los Angeles	CA	90060 US
Laura Richards	Phoenix	AZ	85050 US
Christi Robinson	Phoenix	AZ	85008 US
Lokesh Anand	Phoenix	AZ	85050 US
Prerna Mehla	Phoenix	AZ	85050 US
Kerry Baker	Phoenix	AZ	85001 US
Archana Gangadhar	Phoenix	AZ	85050 US
Susan Sheroff	Phoenix	AZ	85041 US
Natalie Walker	Phoenix	AZ	85050 US
Mokhtar Boukhari	Phoenix	AZ	85001 US

Heidi Van Newkirk	Phoenix	AZ	85050 US
Zubair Shora	Miami		33197 US
Lindsey Prock	Myrtle Beach		29588 US
Suchithra Kumar	Phoenix	AZ	85050 US
Taiya Wooden	Hollywood		33027 US
Joseph Zandlo	Kansas City		66104 US
Diego Morales	Los Angeles		90028 US
Journey Johnson	Moultrie		31768 US
Tom George	Rowlett		75089 US
Courtney Osaki	Phoenix	AZ	85050 US
Livan Peraza	Miami		33138 US
Wouter Roodenburg	Phoenix	AZ	85001 US
Manmeet Duggal	Phoenix	AZ	85001 US
Sarah Jewett	Phoenix	AZ	85001 US
Kamna Gaur	Phoenix	AZ	85001 US
Neeraj Umarjekar	Phoenix	AZ	85050 US
Wenjie Tang	Phoenix	AZ	85016 US
Lulu Wang	Phoenix	AZ	85001 US
Yu Chieh Phan	Phoenix	AZ	85016 US
Peter Khuu	Phoenix	AZ	85050 US
Katelyn Chen	Phoenix	AZ	85050 US
Man Feng	Phoenix	AZ	85050 US
Melissa Ruetten	Phoenix	AZ	85016 US
Mary Shullaw	Phoenix	AZ	85001 US
Kari Williams	Phoenix	AZ	85036 US
Biju Mon Payyappilly Paulose	Phoenix	AZ	85050 US
Rashi Agar	Phoenix	AZ	85007 US
Andrea Keegan	Phoenix	AZ	85050 US
Sara Millett	Phoenix	AZ	85050 US
Marisa OConnor	Phoenix	AZ	85003 US
Brad Berg	Phoenix	AZ	85001 US
Rebecca Mauck	Phoenix	AZ	85001 US
Remie Loudy	Phoenix	AZ	85009 US
Daniela Betancourt	Holland		49423 US
Margaret Allen	Phoenix	AZ	85001 US
Addison Spradlin	Cantonment		32533 US
Thomas Tredrea	Batavia		60510 US
meghan parker	Hobart		46342 US
Gunja Maskay	Phoenix	AZ	85040 US
Alexis Quijano	Austin		78703 US
Melody Mendez	bristol		6010 US
Brooke Williams	Phoenix	AZ	85009 US
Miguel Sierra	Bedford		76021 US
Jody Wilmes	Phoenix	AZ	85041 US
Buthaina Salem	Phoenix	AZ	85001 US
Girish Mour	Phoenix	AZ	85050 US
Nicole Koolick	Phoenix	AZ	85001 US

N K	Phoenix	AZ	85003 US
Srini Moola	Phoenix	AZ	85050 US
Saba Joshaghani	Alhambra		91803 US
Samson Afeworki	Aurora		80010 US
Khairmohammad Akhondzada	West Valley City		84128 US
Mamta Jain	Phoenix	AZ	85001 US
Tiffany Andersen	Phoenix	AZ	85001 US
Alyse Meislik	Phoenix	AZ	85050 US
Shea McCormick	Phoenix	AZ	85050 US
Elliott Cropp	Phoenix	AZ	85017 US
Jennifer Reams	Phoenix	AZ	85001 US
Yan Dai	Phoenix	AZ	85050 US
Jane Soukup	Phoenix	AZ	85001 US
Joshua Reedy	Phoenix	AZ	85069 US
Kathy Nassar	Phoenix	AZ	85036 US
Melissa Chandlee	Phoenix	AZ	85050 US
Rebecca Reedy	Phoenix	AZ	85069 US
Mallorie LaForest	Phoenix	AZ	85001 US
Ariana Bowie	Phoenix	AZ	85001 US
Layla Saikley	Phoenix	AZ	85001 US
Gina Walstad	Phoenix	AZ	85050 US
Vikas Upadhyaya	Phoenix	AZ	85003 US
Meredith Pollov	Phoenix	AZ	85050 US
Natalee Karre	Fredonia		66736 US
Abi P	Houston		77099 US
Esther Fatokun	Terre Haute		47807 US
Terry Blaze	Secaucus		7094 US
Alessandra Villar	Hialeah		33012 US
Debbie Miller	Phoenix	AZ	85002 US
Celeste Cesario	Phoenix	AZ	85050 US
Ryan Waddington	Phoenix	AZ	85050 US
Jingyi Shi	Phoenix	AZ	85001 US
Robert Markus	Phoenix	AZ	85001 US
Bharathi Jayaraman	Phoenix	AZ	85050 US
Terra Sosa	Mesa	AZ	85050 US
Darren Powell	Kenai		99611 US
Corey Emslie	Mobile		36612 US
Laura Drachler	Phoenix	AZ	85001 US
addison castoe	Diamondhead		39525 US
Oluwakemi Adedoyin	Indianapolis		46255 US
Stacy Taouil	Phoenix	AZ	85007 US
Melissa Wozniak	Phoenix	AZ	85050 US
Zak House	Phoenix	AZ	85050 US
Manasi K	Phoenix	AZ	85001 US
Maritza Lopez	Houston		77052 US
HEY WHY SUNSHINE	Dallas		75270 US
Your Mother	Akron		44307 US

Alan Walstad	Phoenix	AZ	85050 US
Kristi Huebner	Phoenix	AZ	85001 US
Brady Pollov	Phoenix	AZ	85017 US
Helana Doyle	Phoenix	AZ	85001 US
Michelle Bach	Phoenix	AZ	85066 US
Debbie Bolde	Phoenix	AZ	85050 US
Leslie Ziff	Phoenix	AZ	85050 US
Mike Bolde	Phoenix	AZ	85050 US
Paige Casler	Cave Creek	AZ	85331 US
Rusty Benton	Phoenix	AZ	85001 US
Greg Nelson	Phoenix	AZ	85001 US
Melissa Schwan	Phoenix	AZ	85006 US
Robert Abbott	Phoenix	AZ	85041 US
Manisha Gowlikar	Phoenix	AZ	85029 US
Emily Mohr	Phoenix	AZ	85050 US
KellyAnn Laffey	Phoenix	AZ	85050 US
DeAnna Schaefer	Palmer		99645 US
katarina melian	Oakland		94610 US
Carmen Allen	Phoenix	AZ	85001 US
Joshua Curphey	Peterborough		PE7 US
Sabrina Sundquist	Phoenix	AZ	85016 US
Celine Beverly	Phoenix	AZ	85001 US
Kelci Hunter	Phoenix	AZ	85050 US
George Mcnamara	Phoenix	AZ	85050 US
Qingyang Li	Phoenix	AZ	85050 US
Mayra Boukhari	Phoenix	AZ	85041 US
Jill Young	Phoenix	AZ	85050 US
Dana Epstein	Phoenix	AZ	85008 US
William Kelly	Phoenix	AZ	85001 US
Rahul Menon	Scottsdale	AZ	85254 US
Xi Zhu	Phoenix	AZ	85050 US
Asmita S	Phoenix	AZ	85254 US
Michele Riordan	Phoenix	AZ	85050 US
Mark Allen	Phoenix	AZ	85050 US
Lisa Ormsby	Phoenix	AZ	85050 US
Paul Ormsby Jr	Phoenix	AZ	85050 US
Andy Mesecher	Phoenix	AZ	85050 US
Dean Terzic	Phoenix	AZ	85050 US
Slaven Gusak	Phoenix	AZ	85008 US
Valerie Givens	Phoenix	AZ	85001 US
Kiran Uppal	Phoenix	AZ	85054 US
Belinda Curtis	Phoenix	AZ	85050 US
Taylor Ungerer	Phoenix	AZ	85032 US
Carol Ferraco	Phoenix	AZ	85050 US
Chris O'Connor	Phoenix	AZ	85050 US
Erica Cooper	Phoenix	AZ	85024 US
Jennifer Budiac	Phoenix	AZ	85001 US

Gregory Budiac	Phoenix	AZ	85050 US
Linda Montgomery	Phoenix	AZ	85050 US
Lavanya Udupa	Phoenix	AZ	85001 US
Natalie Leitner	Phoenix	AZ	85001 US
Kelsey Mathis	Phoenix	AZ	85001 US
Jenna Stoneberg	Phoenix	AZ	85009 US
Lauren Knapp	Phoenix	AZ	85007 US
Chris Kay	Phoenix	AZ	85050 US
Chris Knapp	Phoenix	AZ	85050 US
Curt Knapp	Scottsdale	AZ	85261 US
Claudia Pack	Phoenix	AZ	85008 US
Susan Knapp	Scottsdale	AZ	85261 US
Rebecca Eldridge	Phoenix	AZ	85001 US
Kelene Otterson	Prescott	AZ	86302 US
Sudha Ugendran	Phoenix	AZ	85050 US
Jia Zeng	Phoenix	AZ	85050 US
Nicole Burnes	Phoenix	AZ	85001 US
Sara Buchanan	Phoenix	AZ	85024 US
Meghann Jones	Phoenix	AZ	85001 US
Kristy McCool	Phoenix	AZ	85040 US
Amy House	Phoenix	AZ	85050 US
Klair Moses	Phoenix	AZ	85050 US
Kimber Devoe	Phoenix	AZ	85001 US
Laura Ray	Phoenix	AZ	85006 US
Tanya Romero	phoenix	AZ	85027 US
Preeti Menon	Phoenix	AZ	85050 US
Katherine Hutchins	Phoenix	AZ	85050 US
Sridhar Yadav	Phoenix	AZ	85016 US
Shannon Adams	Scottsdale	AZ	85254 US
Vivek Varshney	Phoenix	AZ	85050 US
Rebecca Tischler	Phoenix	AZ	85050 US
Amitava Kundu	Phoenix	AZ	85080 US
Brandon Raper	Phoenix	AZ	85050 US
Tylor Tuttle	Phoenix	AZ	85050 US
Linnaea Godwin	Phoenix	AZ	85050 US
Melissa Postler-Pierce	Phoenix	AZ	85950 US
Robyne Schultz	Los Angeles	CA	90011 US
Jayeeta Kundu	Phoenix	AZ	85080 US
Rhonda Waldersen	Scottsdale	AZ	85262 US
David Stine	Phoenix	AZ	43054 US
Michelle Stelnik	Phoenix	AZ	85050 US
Jennifer Willis-Jost	Phoenix	AZ	85050 US
Stefani Zucker	Phoenix	AZ	85017 US
Laura Reynoso	Phoenix	AZ	85050 US
Lorri Bucholz	Phoenix	AZ	85050 US
Melissa Berglind	Phoenix	AZ	85050 US
Cydney Hubbard	Phoenix	AZ	85050 US

Sharon Knecht	Phoenix	AZ	85001 US
Catherine Dee	Phoenix	AZ	85001 US
Kyle Reichert	Phoenix	AZ	85001 US
Rebecca de Jesus	Phoenix	AZ	85001 US
Kim Anderson	Phoenix	AZ	85068 US
Kevin Jost	Phoenix	AZ	85001 US
Robin Bowie	Phoenix	AZ	85004 US
Evelyn Grier	Phoenix	AZ	85050 US
Paul Bierbusse	Phoenix	AZ	85050 US
Sarah Gavigan	Phoenix	AZ	85050 US
Shuo Yang	Phoenix	AZ	85001 US
Krystle Edmonds	Phoenix	AZ	85050 US
Jennifer Doolan	Phoenix	AZ	85001 US
Elizabeth Nelson	Seattle	WA	98199 US
Linda Houston	Denver	CO	80206 US
Danielle Deacon	Phoenix	AZ	85001 US
John Pilzner	Phoenix	AZ	85050 US
Jared Lewis	Phoenix	AZ	85006 US
Jada Lewis	Phoenix	AZ	85040 US
Andrea Remke	Phoenix	AZ	85001 US
Amanda Kaiser	Phoenix	AZ	85001 US
Wendy Moyer	Phoenix	AZ	85007 US
Robert Houston	Denver	CO	80218 US
Briana Brownell	Phoenix	AZ	85001 US
Shannon Lauer	Phoenix	AZ	85050 US
Alexandra Daniels	Phoenix	AZ	85001 US
Jeanne Comstock	Phoenix	AZ	86314 US
Wendy Coyle	Phoenix	AZ	85050 US
Lisa McIntyre	Northville	MI	48168 US
David Francyk	Phoenix	AZ	85050 US
Hillary Grossman	Scottsdale	AZ	85251 US
Stephanie Mason	Phoenix	AZ	85050 US
Sandra Itkowitz	Phoenix	AZ	85001 US
Hargun Kaur	Southington		6489 US
Marisela E.	The Bronx		10451 US
Yamilko Lugo	Miami		33102 US
Rachel Steinberg	Manhattan		60442 US
Hicham Mafhoum	Chicago		60625 US
Jameson Lutz	Melbourne Beach		32951 US
Isaac Sanchez	Fremont		43420 US
Jesus Jesus	Lewisburg		37091 US
Pamela Stewart	Houston		77064 US
cayla garcia	Miami		33169 US
Aimee Miranda	Aventura		33161 US
Daniel Pope	Provo		84604 US
Glen Pinckney	Atlanta		30301 US
Jan Cerva	Phoenix	AZ	85331 US

Brooke Yule	Phoenix	AZ	85024 US
Brandi Jenkins	Scottsdale	AZ	85254 US
Jilanne Rose	Phoenix	AZ	85001 US
Brandina Wade	Phoenix	AZ	85001 US
Pete Cedor	Phoenix	AZ	85050 US
Larry Ladd	Chico		95928 US
J Brown	San Francisco		94109 US
araya habte	Los Angeles		90002 US
Miguelina Espiritu	The Bronx	NY	10452 US
Sheila Bethancourt	Phoenix	AZ	85050 US
Bob Davis	Phoenix	AZ	85001 US
Sheila Long	Phoenix	AZ	85050 US
Ashlee Francisco	Phoenix	AZ	85050 US
Christine Alexander	Phoenix	AZ	85006 US
kristi downing	Phoenix	AZ	85001 US
Britney Jacobs	Phoenix	AZ	85050 US
Hailey Yost	Phoenix	AZ	85007 US
Shelly Jin	Phoenix	AZ	85001 US
Chelsea Randall-McWherter	Phoenix	AZ	85001 US
Chan Jin	Phoenix	AZ	85050 US
Maria Toro Toro	Phoenix	AZ	85080 US
Cindy Ponciano	Phoenix	AZ	85001 US
Brianna Makos	Phoenix	AZ	85024 US
Wendy Piermarini	Phoenix	AZ	85001 US
Dawn Martinez	Phoenix	AZ	85068 US
Mike Haug	Phoenix	AZ	85001 US
Ivy Biritz	Phoenix	AZ	85024 US
Jason Epstein	Phoenix	AZ	85050 US
Divya Yoder	Phoenix	AZ	85050 US
Jennifer Kindle	Phoenix	AZ	85001 US
Teresa Swingler	Phoenix	AZ	85050 US
Kristen Thielen	Phoenix	AZ	85050 US
cristian achim	Phoenix	AZ	85050 US
Julie Richards	Phoenix	AZ	85050 US
Bob Giammarco	Phoenix	AZ	85050 US
Darlene Saucier	Phoenix	AZ	85001 US
Laura Pierce	Phoenix	AZ	85001 US
Christine Cowley	Phoenix	AZ	85001 US
keith schmolze	Phoenix	AZ	85050 US
Jenny Naber	Phoenix	AZ	85041 US
Jennifer Jost	Phoenix	AZ	85050 US
Allison Griswell	Phoenix	AZ	85001 US
Nidhi Krishna	Phoenix	AZ	85050 US
KAUSHIK DILIP	Phoenix	AZ	85050 US
Ella Richards	Tempe	AZ	85281 US
Audrey Hammond	Tempe	AZ	85281 US
Deb Kozak	Phoenix	AZ	85001 US

Erin Ruebbelke	Phoenix	AZ	85050 US
Nirmalji Odedra	Phoenix	AZ	85054 US
Jennifer Larson	Phoenix	AZ	85050 US
Bethany Lauber	Phoenix	AZ	85001 US
Justin Lauber	Phoenix	AZ	85050 US
Kathleen Brink	Bozeman	MT	59715 US
lisa tims	Missoula	MT	59801 US
Kayna Popnoe	Fort Worth	TX	76127 US
Nick Popnoe	Phoenix	AZ	85050 US
Jim Popnoe	Fort Worth	TX	76033 US
Audrey Boyd	Fort Collins	CO	80527 US
Luis Hernandez	Cape Coral		33914 US
Elizabeth Ducar	Scottsdale	AZ	85260 US
Scott Clark	Phoenix	AZ	85050 US
Nikolay Kapashikov	Phoenix	AZ	85001 US
Jennifer Francyk	Phoenix	AZ	85001 US
Sarah Torrilhon	Phoenix	AZ	85024 US
Rebecca Cornell	Phoenix	AZ	85001 US
Mara Tucker	Phoenix	AZ	85005 US
Des D	Phoenix	AZ	85032 US
Alicia Penner	Johnston	IA	50131 US
Andrea Anderson	Phoenix	AZ	85008 US
Aaron Bruhn	Phoenix	AZ	85029 US
Allison Popnoe	Seattle	WA	98136 US
Adrian Daniels	Phoenix	AZ	85050 US
Ricky Barber	Los Angeles		90065 US
Rosa Angulo	Tampa		33606 US
Nick Sterry	Minneapolis		55408 US
Michael O'Neil	Phoenix	AZ	85034 US
Julia Levene	Phoenix	AZ	85069 US
Vrinda Arora	Phoenix	AZ	85036 US
Jessica Quint	Phoenix	AZ	85024 US
Sheri Bernstein	Phoenix	AZ	85030 US
Luke Richards	Phoenix	AZ	85050 US
Noah Richards	Phoenix	AZ	85050 US
Hank Richards	Phoenix	AZ	85004 US
Saeda Ward	Phoenix	AZ	85076 US
Misty Manes	Phoenix	AZ	85004 US
Hannah Farfour	Phoenix	AZ	85001 US
David Baron	Phoenix	AZ	85001 US
Annette Burton	Phoenix	AZ	85030 US
Alma Armenta	Phoenix	AZ	85008 US
Kelly Sanders	Phoenix	AZ	85009 US
Bryant De Piazza	Phoenix	AZ	85050 US
ANSHUL ARORA	Phoenix	AZ	85050 US
Michelle Suzuki	Phoenix	AZ	85001 US
Rachael Slosky	Phoenix	AZ	85050 US

Ann Fisher	Phoenix	AZ	85007 US
Patricia Diamant	Phoenix	AZ	85001 US
Deanna Dalzell-Chan	Phoenix	AZ	85050 US
Winston Chan	Phoenix	AZ	85050 US
Rajesh Vaidya	Phoenix	AZ	85001 US
Raymond Brooks	Phoenix	AZ	85024 US
James Taylor	Scottsdale	AZ	85261 US
Jaydatt Joshi	Phoenix	AZ	85001 US
Krutarth Joshi	Phoenix	AZ	85040 US
Kimberly Johnson	Phoenix	AZ	85003 US
Cole Johnson	Phoenix	AZ	85001 US
Gage Johnson	Phoenix	AZ	85050 US
Olga Rempel	Phoenix	AZ	85050 US
Michael Kiperman	Chandler	AZ	85224 US
Timari Rusak	Phoenix	AZ	85050 US
Claire Grant	Storrs		6269 US
Wesley Orozco	Lynn		1902 US
Isabella Romine	Bradenton		34201 US
Amy Najera	Bell		90201 US
Danielle Flinn	Phoenix	AZ	85040 US
Michelle Sounart	Phoenix	AZ	85001 US
Cynthia Bennette	Phoenix	AZ	85050 US
Cheree Brown	Cave Creek	AZ	85331 US
Brenda Schmalz	Scottsdale	AZ	85261 US
Kaci Oldroyd	Phoenix	AZ	85008 US
Sandy Campbell	Phoenix	AZ	85050 US
michael boeder	Phoenix	AZ	85050 US
Daniel Welker	Phoenix	AZ	85050 US
Dave Moyer	Phoenix	AZ	85050 US
Blythe Lipman	Phoenix	AZ	85050 US
Taylor Moskovich	Phoenix	AZ	85008 US
Molly Fine	Phoenix	AZ	85050 US
Aliza Neufeld	Phoenix	AZ	85050 US
Jayme Mesecher	Phoenix	AZ	85050 US
Sheena Lovett	Phoenix	AZ	85009 US
Michael Henein	Merrick		11566 US
Dana Huether	Phoenix	AZ	85001 US
David Britton	Phoenix	AZ	85069 US
Eva Britton	Phoenix	AZ	85069 US
Alex Britton	Phoenix	AZ	85069 US
Paul Surdakowski	Phoenix	AZ	85050 US
Kayla Grande	Phoenix	AZ	85024 US
Rhonda Dimmick	Desert Hills	AZ	85086 US
Jack MacDonald-Hilton	Worcester		1609 US
Hannah Soliman	Charlotte		28075 US
Andrew Floyd			US
Cathy Zou	Phoenix	AZ	85001 US

Victoria Ivanova	Phoenix	AZ	85009 US
michelle ivanova	Tempe	AZ	85281 US
Larissa Ivanova	Phoenix	AZ	85050 US
Jan Ford	Phoenix	AZ	85001 US
Rachel AlbrechtRossi	Phoenix	AZ	85050 US
Marci Hersh	Phoenix	AZ	85001 US
Stephanie Fishkind	Phoenix	AZ	85050 US
Tiffany Salmon	Phoenix	AZ	85050 US
Dena Weiderhoft	Phoenix	AZ	85050 US
Mike Gann	Phoenix	AZ	85050 US
Peter Feldman	Phoenix	AZ	85001 US
Christian Klein	Phoenix	AZ	85069 US
Yasmin Rivera	Phoenix	AZ	85069 US
Mary Rodan	Scottsdale	AZ	85260 US
John Cesario	Phoenix	AZ	85069 US
Andrea Engelman	Phoenix	AZ	85001 US
Doug dresser Dresser	Phoenix	AZ	85001 US
Dipanwita Das	Phoenix	AZ	85050 US
Tiffany Toporek	Phoenix	AZ	85027 US
Shawna Galaviz	Phoenix	AZ	85027 US
Adam Rusak	Phoenix	AZ	85050 US
Syed Shah	Scottsdale	AZ	85261 US
Alexis Spence	Phoenix	AZ	85040 US
Lisa Rapp	Phoenix	AZ	85050 US
Kristena Malmgren	Phoenix	AZ	85050 US
Shannon Merry	Phoenix	AZ	85008 US
Lisa Andreas	Denver	CO	80403 US
Alisha Duryea	Phoenix	AZ	85001 US
Janet Blacklock Blacklock	Phoenix	AZ	85041 US
Sarah Schall	Phoenix	AZ	85034 US
Arianne Martori	Phoenix	AZ	85001 US
Bridget Solomon	Phoenix	AZ	85004 US
Janet Curd	Phoenix	AZ	85050 US
Christy Weems	Phoenix	AZ	85001 US
Mike Lambert	Phoenix	AZ	85050 US
Nimit Bhatt	Phoenix	AZ	85016 US
Ce'la Allgood	Phoenix	AZ	85001 US
vicki hanley	Phoenix	AZ	85025 US
Yana Dashevsky	Phoenix	AZ	85007 US
Carolyn Henry	Walkersville	MD	21793 US
Mark Newbauer	Phoenix	AZ	85006 US
Min Yoo	Phoenix	AZ	85014 US
Josh Chandlee	Phoenix	AZ	85036 US
Mara Michaels	Phoenix	AZ	85001 US
Tony Derezinski	Phoenix	AZ	85001 US
Tiffany Soderman	Phoenix	AZ	85001 US
Erin Johnston	Phoenix	AZ	85008 US

Jennifer Jakobsen	Phoenix	AZ	85001 US
Amy Kenney	Phoenix	AZ	85001 US
Laurie Smith	Phoenix	AZ	85001 US
Rachel Hoffman	Phoenix	AZ	85050 US
Jamie Bauschka	Phoenix	AZ	85050 US
Ashley Bray	Phoenix	AZ	85069 US
Elizabeth Schnepf	Phoenix	AZ	85001 US
Sudeep Barge	Phoenix	AZ	85050 US
Dipti sapte	Pasadena	CA	91101 US
Jackie Zicarelli	Phoenix	AZ	85001 US
Jeff Zicarelli	Phoenix	AZ	85001 US
Lior Zicarelli	Phoenix	AZ	85001 US
Mikayla Peters	Phoenix	AZ	85001 US
shawn kline	phoenix	CA	85050 US
Kris McCurdy	Phoenix	AZ	85001 US
Chris McCurdy	Phoenix	AZ	85036 US
Gabriel Lee	Scottsdale	AZ	85250 US
Xinyue Xu	Phoenix	AZ	85050 US
Mamta Jain			US
crystal lehman	Phoenix	AZ	85001 US
Tara Hunt	Phoenix	AZ	85041 US
Laura Stagg	Phoenix	AZ	85050 US
Toni Soderman	Phoenix	AZ	85050 US
Brandon Minzer	Phoenix	AZ	85050 US
debra ogledzinski	Phoenix	AZ	85001 US
Robert Miller	Phoenix	AZ	85001 US
Jeff Pynn	Phoenix	AZ	85050 US
Melanie Herschorn	Phoenix	AZ	85050 US
Evan Freedman	Phoenix	AZ	85001 US
Adam Carlat	Phoenix	AZ	85050 US
Kalen Carlat	Phoenix	AZ	85001 US
Rafael Villamar	Phoenix	AZ	85050 US
Shahrukh Rajabally	Phoenix	AZ	85009 US
Kristin Trautman	Phoenix	AZ	85001 US
Chris Genaro	Phoenix	AZ	85001 US
Venkatesh Baskar	Phoenix	AZ	85041 US
Sachin Rathi	Phoenix	AZ	85004 US
Dean Allen	Phoenix	AZ	85001 US
Michele Elliott	Phoenix	AZ	85050 US
Julie Dillon	Phoenix	AZ	85050 US
Pat Perez	McAllen		78501 US
De'Aja Chappell	Las Vegas		89108 US
Nolan Teeples	Utica		48316 US
Sally Fisher Flett	Grants Pass	OR	97527 US
Lindsey Fuchs	Scottsdale	AZ	85050 US
Sameer Mehta	Phoenix	AZ	85050 US
Sapna Gupta	Phoenix	AZ	85001 US

Tarun Gupta	Chandigarh		140603 India
Mary Kelly	Phoenix	AZ	85050 US
Debbie Miller	Phoenix	AZ	85001 US
Michael Rousselle	Phoenix	AZ	85050 US
Edward Simko	Phoenix	AZ	85050 US
Sabrina Freiberg	Phoenix	AZ	85078 US
Kim Lowe	Phoenix	AZ	85008 US
Derek Lowe	Phoenix	AZ	85001 US
Melissa Adams	Phoenix	AZ	85041 US
Carrie Lheureux	Phoenix	AZ	85050 US
Audrey Somers	Vernon Hills	IL	60061 US
Lauren Packer	Phoenix	AZ	85050 US
Jeff Salvano	Phoenix	AZ	85050 US
Scott Garreton	Mission Viejo		92692 US
Melissa Mitschke	Phoenix	AZ	85041 US
David Newby	Phoenix	AZ	85001 US
Jason Shaffer	Phoenix	AZ	85034 US
Brandi Mazzarella	Phoenix	AZ	85001 US
Taylor Hipp	Phoenix	AZ	85001 US
Thomas Buttino	Phoenix	AZ	85050 US
Jill Wehner	Phoenix	AZ	85009 US
Marifer Torrealba	Lawrenceville		30045 US
Ediverto Galvez	Panorama City		91402 US
Jeremy Gratteau	San Antonio		78230 US
Ellie Harris	Denver		80211 US
Josh Broad	Porter Ranch		91326 US
Tim Fischer	Arlington		US
Mars .	Edmond		73034 US
Linda Kasakewitsch	Phoenix	AZ	85001 US
Charles Davidson	Phoenix	AZ	85050 US
Melanie Barkl	Phoenix	AZ	85050 US
Paul Dunn			US
Dillon Brobeck	Albuquerque		87108 US
Julian Marquez	Mesa		85204 US
Chrisiya Williams	Natchez		39120 US
Winston Thomas	Michigan		48198 US
Kristina Simko	Phoenix	AZ	85001 US
Janat Garcia	Phoenix	AZ	85024 US
Jessica Poe	Phoenix	AZ	85050 US
Lynn Callahan	Phoenix	AZ	85041 US
Liane Stein	Phoenix	AZ	85050 US
Julie Bertocchi	Phoenix	AZ	85050 US
Diana Sacks	Phoenix	AZ	85050 US
Justin Scott	Phoenix	AZ	85001 US
Vicki Hanley	Phoenix	CA	90060 US
Larry Gartner	Phoenix	AZ	85009 US
Divya Sharma	Phoenix	AZ	85001 US

Michael Weiland	Phoenix	AZ	85001 US
Dee Mellas	Phoenix	AZ	85050 US
Carlos Hernandez	Phoenix	AZ	85050 US
Doris Pezza	Phoenix	AZ	85050 US
Aanya Yalamanchili	West Chester		19382 US
Joseph Feigelman	Phoenix	AZ	85060 US
Lucy Livermore	Scottsdale	AZ	85331 US
Stephen Giunta	Phoenix	AZ	85050 US
Stephanie Devich	Phoenix	AZ	85024 US
Amal Halaby	Phoenix	AZ	85001 US
Mark Devich	Phoenix	AZ	85001 US
Andrew Royal	Phoenix	AZ	85080 US
Rhonda Scott	Phoenix	AZ	85001 US
Paula Allen	Phoenix	AZ	85050 US
Ellen Schwartz	Phoenix	AZ	85050 US
Mary Burrell	Phoenix	AZ	85001 US
Linda Laverty	Phoenix	AZ	85001 US
Laura Craig	Phoenix	AZ	85054 US
Francesca Werz	Phoenix	AZ	85009 US
Allyson Donelson	Cave Creek	AZ	85331 US
Scott Hurley	Phoenix	AZ	85001 US
Kevin Kiriluk	Phoenix	AZ	85009 US
David Pacheco	Phoenix	AZ	85007 US
Debbie Hines	Phoenix	AZ	85001 US
Joni Bell	Phoenix	AZ	85008 US
Susan Diamant	Los Angeles	CA	90057 US
Joletta Morton	Phoenix	AZ	85054 US
Mary Holinger	Phoenix	AZ	85024 US
Mike Poe	Phoenix	AZ	85001 US
Benjamin Cresswell	Phoenix	AZ	85024 US
Laurie Wickler	Phoenix	AZ	85001 US
Lorri Bucholz	Phoenix	AZ	85001 US
Edward Lounds	Phoenix	AZ	85001 US
Penelope McCain	Phoenix	AZ	85003 US
Kathy Winslow	Phoenix	AZ	85050 US
Tom Darga	Phoenix	AZ	85024 US
Virginia Finan	Phoenix	AZ	85001 US
Jeff Larsen	Phoenix	AZ	85009 US
Kristen Armstrong	Phoenix	AZ	85001 US
Robert Finan	Phoenix	AZ	85050 US
Russell Haedt	Phoenix	AZ	85050 US
Elizabeth Kuzio	Phoenix	AZ	85001 US
Curt Bobo	Phoenix Don't tread on me	AZ	85001 US
Julie Hart	Cave Creek	AZ	85331 US
Mary jo Fasani	Phoenix	AZ	85024 US
Travis Blaser	Phoenix	AZ	85001 US
Mary Larsen	Phoenix	AZ	85071 US

Gail O'Rourke	Phoenix	AZ	85041 US
Thomas O'Rourke	Phoenix	AZ	85041 US
Jill Mirza	Phoenix	AZ	85001 US
John Alexander	Pasadena	CA	91103 US
Hugh Ryan	Independence	MO	64055 US
Shana Ryan	Phoenix	AZ	85050 US
Bonnie Irwin	Denver	CO	80211 US
jessica delgiorno	Phoenix	AZ	85001 US
Allen Tigges	Gilbert	AZ	85234 US
Renee Oppenheim	Phoenix	AZ	85050 US
Susan Mccann	Phoenix	AZ	85026 US
Rebecca Oakes	Phoenix	AZ	85050 US
Greg Burgdoerfer	Phoenix	AZ	85050 US
Brandon Sechrist	Mesa	AZ	85203 US
Molly Rastogi	Phoenix	AZ	85050 US
Jacquelynn Copeland	Phoenix	AZ	85001 US
Lisanne Farr	Phoenix	AZ	85001 US
Christine Moss	Phoenix	AZ	85050 US
Carl Mulac	Phoenix	AZ	85050 US
Jeff Gaunt	Phoenix	AZ	85071 US
Scott Farr	Phoenix	AZ	85050 US
Scott Gable	Phoenix	AZ	85006 US
JOYCE SUGGS	Phoenix	AZ	85050 US
Garth Stenehjem	Phoenix	AZ	85071 US
Sheila Podolak	Las Vegas	NV	89101 US
Carrie Lumpert	Phoenix	AZ	85026 US
Gail Nelson	Phoenix	AZ	85003 US
Carolyn Dunn	Phoenix	AZ	85050 US
Anita McNeill	Phoenix	AZ	85013 US
Karl Kasowski	Phoenix	AZ	85006 US
LESLEY ANDERSON	Phoenix	AZ	85050 US
Eloise Figueroa	Phoenix	AZ	85004 US
Kristen Lee	Phoenix	AZ	85050 US
rita hachem	Phoenix	AZ	85050 US
Terri hurvitz	Scottsdale	AZ	85251 US
Sam Zytcer	Phoenix	AZ	85001 US
Katie Quigg	Phoenix	AZ	85001 US
Marvin Anzel	Phoenix	AZ	85050 US
Mendee Abele	Phoenix	AZ	85024 US
Sye Khan	Phoenix	AZ	85004 US
Christy Stokes	Phoenix	AZ	85050 US
Viktoriya Tutev	Phoenix	AZ	85050 US
Sara Cagirici	Trenton		8644 US
Jill Trombino	Phoenix	AZ	85050 US
Juanita Gagnard	Phoenix	AZ	85008 US
Deborah Arekat	Phoenix	AZ	85050 US
Corey DeLuca	Phoenix	AZ	85026 US

Allison Lubenow	Allison	AZ	85050 US
Michele Silva	Phoenix	AZ	85001 US
Natale Briggs	Phoenix	AZ	85024 US
Ameena Arekat	Phoenix	AZ	85001 US
Amanda Tucker	Phoenix	AZ	85050 US
Chad Modra	Phoenix	AZ	85009 US
Diana Coruccini	Phoenix	AZ	85050 US
Nicole Hill	Phoenix	AZ	85050 US
Fleet Davis	Phoenix	AZ	85001 US
Lalo R	Phoenix	AZ	85050 US
Jacob Modra	Manhattan	KS	66502 US
Beth Modra	Kansas City	MO	64108 US
Linda Rehak	Phoenix	AZ	85050 US
Lawrence Bokser	Phoenix	AZ	85080 US
Amie Miksta	Phoenix	AZ	85050 US
Ken Miller	Phoenix	AZ	85050 US
Mike Richards	Phoenix	AZ	85050 US
Frances Rokicki	Buffalo	NY	14221 US
Logan Miller	Tucson	AZ	85719 US
dana schuessler	Phoenix	AZ	85015 US
Marion Kruse	Phoenix	AZ	85004 US
Kathy Foster	Phoenix	AZ	85001 US
Jack Foster	Phoenix	AZ	85041 US
Aidan Foster	Phoenix	AZ	85050 US
C hun Pi Chang	Phoenix	AZ	85050 US
Mike Paluscio	Phoenix	AZ	85050 US
Dina Weiss	Phoenix	AZ	85009 US
Rhett Paladino	Phoenix	AZ	85050 US
Diane Cash	Scottsdale	AZ	85261 US
Meghan Paladino	Phoenix	AZ	85050 US
Janice Gale	Phoenix	AZ	85026 US
Shirley Koch	San Diego	CA	92113 US
Marlee Mauvis	Phoenix	AZ	85001 US
Mary J Arbogast	Phoenix	AZ	85003 US
Ryan Wozniak	Phoenix	AZ	85050 US
Elonia Lasku	Arizona	AZ	85050 US
Mariya Murdzheva	Phoenix	AZ	85041 US
Renny Bagchi	Phoenix	AZ	85025 US
Diane Skoog	Albuquerque	NM	87198 US
Charles Smith	Tucson		85755 US
Jyoti Dobriyale	Phoenix	AZ	85024 US
Sarah Anderson	Phoenix	AZ	85001 US
Patricia Blanck-Miller	Phoenix	AZ	85024 US
Brooke Khazanovich	Phoenix	AZ	85004 US
Denise Von Linsowe	Phoenix	AZ	85024 US
Da-Wei Liao	Phoenix	AZ	85050 US
Kristin Ellis	Phoenix	AZ	85050 US

Kerry Hut	Phoenix	AZ	85050 US
Mike Whinnie	Phoenix	AZ	85050 US
James Hutelmyer	Phoenix	AZ	85001 US
Carlee Lill	Phoenix	AZ	85009 US
Jackie Lester	Phoenix	AZ	85050 US
Nicole Flores	Phoenix	AZ	85050 US
Thomas Gambrel	Phoenix	AZ	85001 US
Scott Wessels	Phoenix	AZ	85040 US
Kaci Oldroyd	Phoenix	AZ	85001 US
Randal Spence	Phoenix	AZ	85001 US
Mollie Conrad	Phoenix	AZ	85001 US
Deborah Winegarden	Phoenix	AZ	85003 US
Gary Gribble	Phoenix	AZ	85001 US
Melissa Weissman	Phoenix	AZ	85024 US
Marti Harris			US
Marcos Breguez	Phoenix	AZ	85026 US
Marissa Falcone	Phoenix	AZ	85063 US
McKenzie Galvan	Phoenix	AZ	85024 US
Stacey Dowdell	Phoenix	AZ	85001 US
Steven Bialecki	phoenix	AZ	85050 US
Sebastian Brugliera	Phoenix	AZ	85071 US
Carrie Remarke	Phoenix	AZ	85001 US
Dale Stanten	Lynn	MA	1902 US
Judith Titus	San Diego	CA	92101 US
Kyle Brewer	Scottsdale	AZ	85256 US
Kelly Chong	Brooklyn		11221 US
Lorie Anderson	Phoenix	AZ	85050 US
Rhonda Patterson	Phoenix	AZ	85050 US
Corinne Romig	Brained		56401 US
Daniel Fish	Lexington		40509 US
Matthew Ciraolo	Poughkeepsie		12601 US
Heba Dakhlallah	Brooklyn		11203 US
Erika Rikhiram	Clermont		34711 US
Claire J	Chicago		60666 US
Nayeli Guillen	Lufkin		75904 US
Pra Kulka	Phoenix	AZ	85050 US
Jignesh Tanna	Phoenix	AZ	85001 US
Andrea Zolkiewski	Phoenix	AZ	85024 US
Anjana Sidapara	Phoenix	AZ	85050 US
Paragi Shah	Phoenix	AZ	85001 US
Sheetal Parekh	Phoenix		85050 US
Meeta Patel	Phoenix	AZ	85001 US
Anjali Gupta	Phoenix	AZ	85001 US
Seema Anand	Phoenix	AZ	85050 US
Dallas E.	Auburn		98092 US
Hema Patel	Phoenix	AZ	85050 US
Nirali Soni	Minneapolis	MN	55478 US

Suneet Dullet	Phoenix	AZ	85050 US
Jit Kabra	Mesa	AZ	85202 US
Leo Wruk	Clovis		93619 US
Aimee Dargitz	Kennet Square		19348 US
Bridget Brown	Phoenix	AZ	85009 US
Matt DeLuca	Phoenix	AZ	85008 US
Sonal Modi	Phoenix	AZ	85041 US
Bryan Obi	Carrollton	TX	75007 US
Camille Nassif	Phoenix	AZ	85001 US
wendy v	Sacramento		95824 US
Dan Gleason	Phoenix	AZ	85050 US
Isabella Grendzinski	Saint Augustine		32095 US
Gregory Hinton	Carmel Valley		93924 US
Tommie Braswell	Trinity	AL	35673 US
Laurie Foster	Cave Creek	AZ	85331 US
Jeannette Vespalec	Phoenix	AZ	85050 US
Barbara Iverson	Sun City	AZ	85372 US
Taryn Roberts	Mesa	AZ	85210 US
Elizabeth McCaffrey	Phoenix	AZ	85050 US
Darren Quigg	Phoenix	AZ	85024 US
Mark Ferraco	Phoenix	AZ	85050 US
Daniel Kalfayan	Phoenix	AZ	85024 US
Carrie Kalfayan	Phoenix	AZ	85009 US
Natalie Wong	Phoenix	AZ	85050 US
Meredith Schweda			US
Jila Farahi	Reno	NV	89502 US
Jodi Jennings	Charlotte		28270 US
Ronald Diamant	Phoenix	AZ	85015 US
Lisa Miller	Phoenix	AZ	85050 US
Ricardo Vasquez		CA	US
Gina Ritchie	Somerton		85350 US
Sam Oart	Mishawaka		46544 US
Ducarnel1 Jeanbaptiste	Jupiter		33458 US
Igor Moskovich	Phoenix	AZ	85050 US
Shirley Sanderson	Phoenix	AZ	85050 US
Sasha Sanderson	Tucson	AZ	85719 US
Nadia Sanderson	Tucson	AZ	85719 US
Flemming Sanderson	Phoenix	AZ	85050 US
Pritesh Patel	Phoenix	AZ	85050 US
Omar Mahfouz	Phoenix	AZ	85050 US
Tracy Kaczmarek	Phoenix	AZ	85050 US
Andy Mesecher	Phoenix	AZ	85050 US
Mellissa Holden Leborgne	Phoenix	AZ	85012 US
Adrian Gillette	Phoenix	AZ	85003 US
Michael OTJEN	Phoenix	AZ	85050 US
Lydia Veratti	Phoenix	AZ	85054 US
Aji Paul	Phoenix	AZ	85050 US

Arunima Reghunath	Scottsdale	AZ	85254 US
Lisa Fink	Phoenix	AZ	85050 US
Connie Gurule	Scottsdale	AZ	85260 US
Karen Bottesch	Phoenix	AZ	85050 US
Lisa Cyr	Phoenix	AZ	85050 US
jill angelichio	charlotte		28204 US
Stephen Applebaum	Phoenix	AZ	85050 US
Diana Marisol Torres Guerrero	Kearns		84118 US
Michael Graham			US
Flavio Domingos	San Francisco	CA	94122 US
Sang Yi	Phoenix	AZ	85042 US
Mary Hanson	Oak Lawn		60453 US
Marlena Robles	Montebello		90640 US
Khristian Faulk	Duncan		73533 US
Diana Gonzalez	Salinas		93908 US
Eddy Mendez	Trenton		8619 US
Raudel Rojas	Brentwood		94513 US
Efrain Garcia	Minneapolis		55405 US
Jennifer Gonzalez	Los Angeles		43207 US
Hylari Villamar	Phoenix	AZ	85050 US
Emily Knochel	Phoenix	AZ	85050 US
Yaalym Hernandez	Phoenix	AZ	85050 US
Karissa Ma	Prescott	AZ	86301 US
Notma Jiron	Phoenix	AZ	85024 US
K Saunders	Denver	CO	80206 US
Lynn Applegate	Phoenix	AZ	85050 US
Tammy Gilbreath	Phoenix	AZ	85022 US
Antonette Schwartz	Phoenix	AZ	85050 US
Monique Kohler	Phoenix	AZ	85050 US
Jessica Whipple	Phoenix	AZ	85024 US
Kyla Geise	Phoenix	AZ	85050 US
Patricia Keyes	Los Angeles	CA	90060 US
Angela Berlese	Phoenix	AZ	85021 US
Elizabeth Trevorrow	Phoenix	AZ	85050 US
Kristi Hickson	Phoenix	AZ	85086 US
Erin Regan	Phoenix	AZ	85022 US
Nicole Miller	Phoenix	AZ	85024 US
Wendy Griffin	Scottsdale	AZ	85255 US
David Evans	Phoenix	AZ	85029 US
Gary Cloud	Phoenix	AZ	85050 US
Kimberly Otis	Phoenix	AZ	85050 US
William De piazza	Phoenix	AZ	85050 US
Jenna Stoneberg	Phoenix	AZ	85050 US
Michael Moskowitz	Phoenix	AZ	85050 US
Laurie Smith	Phoenix	AZ	85050 US
Esmat Mustafa	Phoenix	AZ	85016 US
Kush Agrawal	Phoenix	AZ	85032 US

Ghazwan Elias	Phoenix	AZ	85050 US
Charles Gagnard	Phoenix	AZ	85015 US
Chintan Patel	Phoenix	AZ	85020 US
Khaled hamze	Phoenix	AZ	85050 US
Kevin Yu	Phoenix	AZ	85015 US
Treye Elzenga	Phoenix	AZ	85050 US
Nick Arekat	Phoenix	AZ	85050 US
Zachary Stahmer	Phoenix	AZ	85050 US
Julie Aronoff	Phoenix	AZ	85015 US
Brian Stewart	Phoenix	AZ	85050 US
Emma Stewart	Phoenix	AZ	85050 US
Ginger Vo	Phoenix	AZ	85021 US
Jessica Hoffman	Phoenix	AZ	85015 US
Rebecca Eldridge	Phoenix	AZ	85050 US
Michael Hoffman	Phoenix	AZ	85050 US
Heather Moss McCrae	Phoenix	AZ	85051 US
Waddah Hajja	Phoenix	AZ	85028 US
John Bibb	Phoenix	AZ	85016 US
Karina Ferguson	Yakima	WA	98903 US
Juanita Gagnard	Phoenix	AZ	85050 US
Patricia Banks	Tuscaloosa	AL	35405 US
Braudrick Coleman	Las Vegas	NV	89121 US
Penelopi Varga	Roscoe	IL	61073 US
James Fulkman		VA	US
James Ham	Riverdale	GA	30296 US
Nick Harder	Phoenix	AZ	85050 US
Jenny Buttino	Phoenix	AZ	85003 US
Mallorie LaForest	Phoenix	AZ	85050 US
Todd LaForest	Phoenix	AZ	85050 US
Shelly Jin	Phoenix	AZ	85050 US
Rosie's McConnon	Phoenix	AZ	85050 US
Jamie Overson	Phoenix	AZ	85016 US
Lisa Mitchell	Phoenix	AZ	85050 US
Ann Wong	Phoenix	AZ	85050 US
Sherry Lucas	Phoenix	AZ	85032 US
Rebekah Lewis	Phoenix	AZ	85050 US
Jay Zandell	Phoenix	AZ	85014 US
Joanne Lerer	Phoenix	AZ	85032 US
Thomas Buttino	Phoenix	AZ	85050 US
Ravinder Raj Dawke	Phoenix	AZ	85050 US
ANIV MASKAY	Phoenix	AZ	85050 US
Sruthi Bokkha	Phoenix	AZ	85045 US
Raghava Cittineni	Gilbert	AZ	85296 US
Rachel Lunderborg	Phoenix	AZ	85050 US
Jayanthi Jayakumar	Phoenix	AZ	85050 US
Jyotshna Venkata	Phoenix	AZ	85050 US
Neha Sharma	Mesa	AZ	85204 US

Kimberly Adams	Phoenix	AZ	85013 US
Jane Berkowitz	Phoenix	AZ	85050 US
Jared Berkowitz	Phoenix	AZ	85050 US
sharon Elisco	Phoenix	AZ	85013 US
Kowshik Gur	San Tan Valley	AZ	85050 US
Sri Movva	Phoenix	AZ	85027 US
Naveen Kencha	Phoenix	AZ	85050 US
Karthy Jayaraman	Phoenix	AZ	85050 US
Sudeep Jain	Phoenix	AZ	85050 US
Sarvesh Amaraj	Phoenix	AZ	85050 US
Sankar Mullagura	Phoenix	AZ	85041 US
Nandita Khera	Phoenix	AZ	85050 US
Lillian Wang	Phoenix	AZ	85050 US
Nishant Garg	Phoenix	AZ	85041 US
Tricia Burns	Phoenix	AZ	85050 US
Deepali Karandikar	Phoenix	AZ	85050 US
Veronica Torres	Phoenix	AZ	85041 US
Kiran Kishore Miryala	Phoenix	AZ	85050 US
Smitha Paudel	Gilbert	AZ	85050 US
Prerna Mahajan	Mesa	AZ	85201 US
Kevin Draper	Scottsdale	AZ	85254 US
Buvanendiran Ramamoorthy	Phoenix	AZ	85050 US
Jenna Reynolds	Phoenix	AZ	85050 US
Walter Reynolds	Phoenix	AZ	85050 US
Adam Kaluba	Burleson	TX	76028 US
Brynne Sininger	Phoenix	AZ	85050 US
Jessica Zeman	Phoenix	AZ	85050 US
Elanah Otero	Phoenix	AZ	85054 US
Amit Pradhan	Phoenix	AZ	85050 US
Theresa Leblanc	Phoenix	AZ	85050 US
Sonu S	Fullerton	CA	92832 US
Harshad Agashe	Phoenix	AZ	85008 US
Ralphie Beam	Cumberland	MD	21502 US
Dana Huether	Phoenix	AZ	85016 US
Emma Wilson	Fishers	IN	46038 US
Wendy Moyer	Phoenix	AZ	85013 US
Ryan Hohag	Phoenix	AZ	85050 US
Lisette Mendez	Bridgeport	CT	6605 US
Livvy Miller	Osceola	IN	46561 US
Arielle Hendricks	Phoenix	AZ	85054 US
Debbie E	Felton	DE	19943 US
Shaunick Dawke	Phoenix	AZ	85050 US
julia Brooke Biggs	Thompsonville	IL	62890 US
Manjula Pannala	Phoenix	AZ	85050 US
Sumanasa Ranjani Kanchana	Phoenix	AZ	85032 US
Monica Ravula	Indio	CA	92201 US
Rakesh Jayaram	Phoenix	AZ	85050 US

Prathiba Yadav	Phoenix	AZ	85050 US
Smruti Snigdha	Phoenix	AZ	85050 US
Russ Ferrara	Phoenix	AZ	85050 US
Glenn Hickman	Phoenix	AZ	85029 US
Maggie Ferrara	Phoenix	AZ	85050 US
Patrick Bauldwin	Minneapolis	MN	55478 US
Austin Liberto	Cortez	CO	81321 US
Evelyn Mares	Channelview	TX	77530 US
Dakota Smith	Athens	OH	45701 US
Jennifer Popnoe	Phoenix	AZ	85050 US
Blake Huether	Phoenix	AZ	85050 US
Mckenna HUETHER	Phoenix	AZ	85050 US
Joyce Hamer	Phoenix	AZ	85050 US
Tod Huether	Phoenix	AZ	85050 US
James Madison	Jonesboro	AR	72401 US

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From: [Michael Coppola](#)
To: [Mayor Gallego](#); [PDD Planning Commission](#); [Council District 2 PCC](#); [Anthony M Grande](#)
Subject: Black Mountain Village Cases DSTV2-23-2, 3-23-2 & Z-39-23-2
Date: Wednesday, October 2, 2024 8:15:48 AM

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Last night I attended the Desert View Planning Committee meeting regarding the above reference cases. I was appalled at the conduct of the meeting whereby the Chair allowed the applicant unrestricted time to present a nominal revision to a plan they rejected a year ago and then limited the community an individual maximum of 1 1/4 minutes to make a statement. The most disturbing aspect was the last speaker who was former councilwoman from District 2 that was allowed to speak without time restriction and who was clearly positioned by the developer given all her comments if praise about Vestar.

I am adamantly opposed to this development that constitutes spot zoning in an area that is a residential district per the Desert Ridge Specific Plan. The developer has not reduced the size of this proposed development it is still over 90,000 sq. ft. They have sought to appease neighbors by limiting any one store to 65,0000 sq. ft.

A zoning ordinance or amendment of the present type creating a small zone of inconsistent use within a larger zone is commonly designated as "spot zoning" Penning v. Owens 340 Mich 355, 65, NW 2d 831,836

I urge the Planning Committee to reject this proposal.

Mike Coppola

From: [Sean Yu](#)
To: [Anthony M Grande](#)
Subject: Rezoning proposal case - OPPOSITION
Date: Friday, October 11, 2024 6:52:24 PM

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Hello Anthony,

Hope this email finds you well!

I am a resident in the desert ridge neighborhood and I would like to express my **opposition** to the **Rezoning proposal case GPA-DSTV-2-23-2 and Case GPA-DSTV-3-23-2 and Case Z-39-23-2.**

I strongly believe that it's not a good idea to rezone that area for commercial purposes. Looking at the presented plans, and even with the planned lane increases and separate sidewalks, it's very clear that traffic is going to be a huge issue in the surrounding area. Currently all residents are driving away from Pinnacle High School to do their grocery shopping. If there is a supermarket right next to the high school, not only are the people who live in the surrounding communities going to drive there, it's also going to draw people from even further away.

Increasing traffic on all surrounding streets also means increasing the risk of accidents, highly likely with HS students involved too during school hours, and definitely increasing pollution and noise to the neighborhood. Not to mention people gathering and there will be a higher risk of violent/police-involved incidents/crimes happening as we have seen multiple cases in Desert Ridge Marketplace. I would like to keep everything as it is, with the area being zoned for single family homes. Thank you for your consideration!

Sean Yu

From: Treye Elzenga <treye.elzenga@gmail.com>
Sent: Monday, October 28, 2024 9:49 AM
To: PDD Planning Commission
Subject: Desert View - Deny Black Mountain Village Project (GPA-DSTV-2-23-2; GPA DSTV 3-23-2; Z-39-23)

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Hello Phoenix Planning Commission,

While our Desert View Village Planning Committee approved this project (Black Mountain Village Project (GPA-DSTV-2-23-2; GPA DSTV 3-23-2; Z-39-23), this small group of non-elected committee members represent their interests not the sentiments of our community at large who are opposed to this commercial development. I want to express my strong **opposition** to this project. It was fundamentally flawed from the start and approving this project will only provide short-term rewards for Vestar and Gammage & Burnham associates not the community.

Each project has multiple perspectives, when I reviewed positive comments in the case file for this commercial development, they are not material and only superficial in nature. Multiple comments were made naming specific retailers for example, 'I like XYZ company' and no additional rationale. None of the comments had true depth on how this development would benefit our community. While I can appreciate multiple perspectives we need to live in reality where data and facts drive outcomes not smoke and mirrors. Over 1,000 residents have signed a petition in opposition, provided public comments, along with detailed letters which outline how this development will impact their lives today, tomorrow, and for future decades. Commercial development on this proposed parcel has no place, no real need, and only increases risks. In the original Desert View General Plan this parcel was zoned correctly as residential. Residents counted on those plans when establishing roots with their families in this community.

I am hopeful you will review this proposal with more facts-based rigor that aligns with our City of Phoenix values that creates safe, livable, and sustainable communities. We do not always need to say 'yes' to development especially projects that provide no documented benefit or need.

Taxpayer Waste I Documented Need for Housing on Existing Zoned Residential Parcel

Phoenix City Council Women, Ann O'Brien recently noted our cities dire need for housing to meet the needs of a growing population in reference to a proposed Lennar Homes residential housing project near Hurricane Harbor which will provide 300 much needed additional units to our community. Gammage and Burnham flippantly disregards our civic leaders' facts-based leadership in their revised proposal by stating 'conversion of this property from residential to commercial and the subsequent loss of 236 dwelling units is negligible'. Gammage and Burnham has also represented Lennar Homes on projects in Phoenix and appears to pick and choose when housing projects are valuable to our community based on their interests not residents. Clearly City leaders and Arizona's own Department of Housing identified shortages of over 270,000 housing units across our state in recent facts-based studies. As Phoenix metro comprises over 2/3rds of our state's population, we require over 175,000 units to meet the needs of the citizens. We clearly have work to do in an effort to meet that shortage. Rezoning existing housing parcels to commercial property in the heart of a well-established family-friendly community only introduces unnecessary risks and creates taxpayer waste in the zoning review process.

Safety I Pre-School and Elementary School Children

Nowhere in this proposal does it acknowledge the most at-risk to traffic related injuries amongst us the pre-school and elementary school children who walk, bike, and run to Fireside Elementary. Living in this community, safety should always be our number one concern as residents. Omitting Fireside Elementary from the traffic studies and written rezoning application responses is negligent and shows clear disregard for our children's safety. Within four hundred yards of this proposed project, we have two schools, Pinnacle High School and Fireside Elementary, which educate pre-school children as young as four years old. Each morning and afternoon families walk their children to these schools from the surrounding homes from the north, south, east, and west. In the bias traffic study completed in November 2022 they fail to acknowledge slower traffic patterns based on holidays, people traveling outside of Phoenix to visit family, and winter residents not yet arriving to the area in addition traffic patterns have evolved after two years. Throwing money at the HAWK system does not solve the problem of increased transient traffic flow, especially off the high-speed HWY 51 into this area, statistically increasing risks for residents, especially our younger children. Simply there is no compelling argument for this project and only increased risk.

No Documented Need for Services | Multiple Services Easily Available Today

While developers will make the case for additional services and unsubstantiated benefits to our community, we must consider the abundance of commercial services that are already available in Desert Ridge Marketplace, along Cave Creek Road, and HWY 51 south. In addition, all these commercial properties have clearly defined borders which create increased safety as to not blend housing, schools, parks, and daily life, with commercial development. Within Desert View we have an abundance of services of all commercial types within one mile. Making the argument that driving one mile creates hardship is another unsubstantiated claim by the developer and fails to acknowledge the abundance of delivery services if someone prefers alternative commercial services that are not available within one mile. Desert View is different from an urban core, such as downtown Phoenix. Lack of concrete detail is consistent throughout the rezoning application, while there is an abundance of words and feelings including 'potentially' and 'we feel' it fails to acknowledge the facts on how this development will impact our community for decades.

Past Development Failures | Small Parcel Increased Risk

Vestar owns Desert Ridge Marketplace and Gammage and Burnham outlines in their own words the developments failures to manage traffic congestion and parking. Why would we trust the same developer to deliver different results when they themselves acknowledge these failures. Fool me once let's not make it twice especially next to our children's schools and family homes.

Thank You For Putting Residents First | Deny Black Mountain Village (GPA-DSTV-2-23-2; GPA DSTV 3-23-2; Z-39-23),

We have an opportunity to put families and our youngest citizens first by **DENYING** this project.

Thank you for your thoughtful consideration of the data, facts, and real impact on our community for the long-term. I appreciate your support in **DENYING** this rezoning request.

Trey Elzenga

Resident City of Phoenix - Desert Ridge

From: Richard Starr <rtstarr@hotmail.com>
Sent: Tuesday, November 5, 2024 10:57 AM
To: PDD Planning Commission
Subject: GPA-DSTV-2-23-2 / Z-39-23-2 Black Mountain Village - NEW MEDIAN on MAYO

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Planning Commission:

The applicant's revised site plan has new medians on Mayo Boulevard. This Mayo median will impact student, bus and shopping center turning movements as left turns into high school parking (students and busses) from Mayo will no longer be permitted. Some students and busses will have to go the long way (Left on Deer Valley and Left onto 34th Street and Left on Mayo).

A new traffic study should be a prerequisite before any P.C. approval. The high school, including special events in evenings, creates atypical traffic patterns which should be accounted for in a new study. Also, the existing median on Black Mountain Pwky, the new median on Mayo and the roundabout at 51 ramps, all create unusual traffic patterns for students and busses coming north to intersection of Mayo/Black Mountain. Further, because the applicant has deferred on approval of drive-thrus to Zoning Administrator, the traffic impacts of huge traffic generators, such as Dutch Bros and Chick-fil-A, should be evaluated now before any P.C. approval.

Thank you.