

## Attachment G

**David O Simmons**

---

**From:** matt.j.lupo@wellsfargo.com  
**Sent:** Friday, December 10, 2021 4:09 PM  
**To:** David O Simmons  
**Cc:** ngriemsmann@swlaw.com; pjaramillo@swlaw.com  
**Subject:** RE: Request for Link for Zoning Case Z-48-21-1

Hello David,

I apologize I had a family emergency come up last night so I was not able to attend the call. I would like to show my support of the Toll Brothers and their proposed project on 19<sup>th</sup> ave. I believe Toll brother builds a great product and confident that it will bring quality living spaces to the area.

Thank you

Matt Lupo

Branch Manager  
22<sup>nd</sup> Ave And Happy Valley

Wells Fargo Bank, N.A | 2123 W. Happy Valley Rd | Phoenix, AZ 85085  
Mac S4104-011  
Tel 623-587-3700 | Fax 623-587-3707  
NMLS ID 774377

[Matt.j.lupo@wellsfargo.com](mailto:Matt.j.lupo@wellsfargo.com)

---

**From:** David O Simmons <david.simmons@phoenix.gov>  
**Sent:** Tuesday, December 7, 2021 8:26 AM  
**To:** Lupo, Matthew J. <matt.j.lupo@wellsfargo.com>  
**Cc:** Griemsmann, Noel <ngriemsmann@swlaw.com>; Jaramillo, Paola <pjaramillo@swlaw.com>  
**Subject:** RE: Request for Link for Zoning Case Z-48-21-1

Mr. Lupo,

Thank you for reaching out in regard to Rezoning Case No. Z-48-21-1 and GPA-V-2-21-1. I have saved your comments below to the case file to be included as part of the public record. I have also cc'd the applicant so they are aware of your support.

The Deer Valley Village Planning Committee (DV VPC) will hear the cases at the December 9, 2021 meeting. I have added your name to the speaker roster for the December 9, 2021 meeting. Please click on the registration link on the attached agenda to register for the meeting.

The Planning Commission will hear the case at the January 6, 2022 meeting and the City Council will make a final decision on February 2, 2022.

The applicants hearing draft of the development narrative can be reviewed here:  
<https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases>

The cases are filed by case number (Z-48-21-1)

Please let me know if you have additional questions or concerns.

Respectfully,

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



---

**From:** [matt.j.lupo@wellsfargo.com](mailto:matt.j.lupo@wellsfargo.com) <[matt.j.lupo@wellsfargo.com](mailto:matt.j.lupo@wellsfargo.com)>  
**Sent:** Monday, December 6, 2021 5:50 PM  
**To:** David O Simmons <[david.simmons@phoenix.gov](mailto:david.simmons@phoenix.gov)>  
**Subject:** Request for Link for Zoning Case Z-48-21-1

Hello David,

I would like to request a link for case Z-48-21-1, items #3,4 and request to speak in support of Proposed project at 19<sup>th</sup> ave and Happy Valley road.

Thank you

Matt Lupo

Branch Manager  
22<sup>nd</sup> Ave And Happy Valley

Wells Fargo Bank, N.A | 2123 W. Happy Valley Rd | Phoenix, AZ 85085  
Mac S4104-011  
Tel 623-587-3700 | Fax 623-587-3707  
NMLS ID 774377

[Matt.j.lupo@wellsfargo.com](mailto:Matt.j.lupo@wellsfargo.com)

## David O Simmons

---

**From:** RS B <rsbatl2012@gmail.com>  
**Sent:** Wednesday, December 15, 2021 8:34 AM  
**To:** Council District 1 PCC  
**Cc:** David O Simmons  
**Subject:** Toll Brothers project

Dear Councilmember O'Brien.

My name is Rosa Somohano and I am a resident in North Phoenix

Our area is growing tremendously and I am thankful for the many employers moving into the area. What is needed now is more housing options. I received a presentation on the proposed Toll Brothers projects to be located at Happy Valley Rd. and 19<sup>th</sup> Ave and I really like it. It has so many great amenities and most importantly is a higher end development. This will encourage and promote safety for our area and be attractive to the many employees who are now working in our area.

I also appreciate that they will be screening residents for income and criminal history, developing out some of 19<sup>th</sup> Ave and once finished, will enhance that corner that is badly in need of development.

I hope you will consider supporting this project, which I believe will be perfect for our area

Thank you for your time. Happy Holidays.

Best,

Rosa Somohano

2526 W Rancho Laredo Dr

Phoenix, AZ 85085

(770)595-2384

## David O Simmons

---

**From:** SCIA <sonorancitizens@gmail.com>  
**Sent:** Wednesday, December 15, 2021 1:45 PM  
**To:** Council District 1 PCC  
**Cc:** David O Simmons  
**Subject:** Please support Toll Brothers at 19th Avenue and Happy Valley Road

Dear Councilmember O'Brien,

My name is Clif Freedman and I am the President of Sonoran Citizens Improvement Association. We represent the area of zip code 85085.

Our mission is to advocate for proper development that supports the housing needs in our area.

With the large number of employers moving into Phoenix and particularly into the North Valley, it is imperative we offer housing options.

A mixture of options is necessary to support the various preferences of those individuals moving into the area. When looking at multi family, we specifically prefer controlled environments that promote and ensure the safety and aesthetics our northern area enjoys. For this and many other reasons we whole heartily support the proposed Toll Brothers project located at 19<sup>th</sup> Ave and Happy Valley Rd.

This project will:

- Maintain a Gated Entry
- Will be Screening residents for income and criminal history
- Provides an amazing building design that includes enhanced landscape and superior architecture
- It's height is appropriate for the area
- IT will promote walkability in the area
- It also offers an extensive menu of amenities that screams "high end" housing.

Further:

- It takes an undeveloped piece of land and enhances that corner
- It is a downzoning – which is incredibly important to our association. The downzoning will decrease traffic in the area
- This project will be building out 19<sup>th</sup> Ave – which is incredibly valuable for current traffic needs
- Toll Brothers is a reputable company who holds a reputation of building and managing beautiful properties.

For these reasons – I encourage your support of this project.

The additional housing is greatly needed in the area and this is exactly the type of multi housing we should celebrate.

Thank you for your time.

Clif Freedman  
1716 West Buckhorn Trail  
Phoenix, AZ 85085  
623-444-9445

Clif Freedman, President

Sonoran Citizens Improvement Association SCIA  
[SonoranCitizens@gmail.com](mailto:SonoranCitizens@gmail.com)

## David O Simmons

---

**From:** matthew crook <matthewcr623@gmail.com>  
**Sent:** Wednesday, December 15, 2021 4:13 PM  
**To:** David O Simmons; Council District 1 PCC  
**Subject:** Case #Z-48-21-1 Toll Brothers Happy Valley and 19th Ave

Council Members O'Brien and Simmons,

I support this project at 19th Ave and Happy Valley. It's a needed improvement to the area. More housing and business for the area.

Matthew Crook  
General Manager IHOP 3083  
2103 W Happy Valley Rd, Phoenix, AZ 85085

## David O Simmons

---

**From:** brebek3@aol.com  
**Sent:** Wednesday, December 15, 2021 4:48 PM  
**To:** Council District 1 PCC; David O Simmons  
**Subject:** Case # z-48-21-1, Toll Brothers - Happy Valley and 19th ave

Working for businesses in the area at 19 ave and Happy Valley. I support this project. This type of housing is needed in the area. This also supports revenue for businesses in the area

## David O Simmons

---

**From:** Amer Atwan <amer@eatmrmesquite.com>  
**Sent:** Thursday, December 16, 2021 6:12 PM  
**To:** Council District 1 PCC; David O Simmons  
**Subject:** Reg: Case # Z-48-21-1 Toll Brothers Happy Valley And 19th AVE

Council Members: O'Brien and Simmons

I support this project. House of this type is needed in this neighborhood. It will also create more revenue for the businesses and city

Amer atwan: Director Of Operations

Mesquite Fresh Street Mex

1730 West Happy Valley Rd  
Phoenix Az, 85085

--

**Amer Atwan**  
**Corporate team member**  
**Phone Number: (602) 775 3019**



## David O Simmons

---

**From:** Jennifer Hammond <jen5hammond5@gmail.com>  
**Sent:** Friday, December 17, 2021 1:22 PM  
**To:** Council District 1 PCC  
**Cc:** David O Simmons  
**Subject:** Case # z-48-21-1

I support this project. Housing of that type is needed in this area. It will also create more revenue for the businesses and city.

Thank you,  
Jennifer Hammond  
IHOP  
2103 w Happy Valley Rd, Phoenix, AZ 85085

## David O Simmons

---

**From:** Scott Dennin <sdennin@smartstop.com>  
**Sent:** Friday, December 17, 2021 2:55 PM  
**To:** council.district.1@phoenix.gov  
**Cc:** David O Simmons  
**Subject:** Toll Brothers Happy Valley and 19th Ave

Counsel Members: O'Brien and Simmons

We support this project. Housing of that type is needed in this neighborhood. It will also create more revenue for the business and city.

**Scott Dennin - District Trainer**  
**AZ - District 015**  
**SmartStop Self Storage**  
(602) 657-6725 - Cell  
[www.smartstop.com](http://www.smartstop.com) [[smartstop.com](mailto:smartstop.com)]

## David O Simmons

---

**From:** Lan Ngo <lankngo@yahoo.com>  
**Sent:** Friday, December 17, 2021 3:11 PM  
**To:** Council District 1 PCC  
**Cc:** David O Simmons  
**Subject:** Reg: Case # Z-48-21-1

Toll Brothers Happy Valley and 19th Ave  
Council Members: O'Brien and Simmons

I support this project. Housing of that type is needed in this neighborhood. It will also create more revenue for the businesses and city.

Name: Lan Ngo

Company:  
Happy Feet Nails & Spa 3  
1730 W Happy Valley Rd Suite 103  
Phoenix AZ 85085

623-248-54209