

## ATTACHMENT G

**From:** [Ricardo](#)  
**To:** [Matteo Moric](#)  
**Cc:** [randy@reziopro.com](mailto:randy@reziopro.com)  
**Subject:** #Z-100-24-3  
**Date:** Monday, July 14, 2025 8:28:42 AM

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To Whom It May Concern:

Please accept this as an amendment to last line of previous email withdrawing invitation for involved parties meeting at my residence regarding above noted case.

I will give my input within the framework already established at hearings or writing should process continue on this case or address allowing for full transparency and documentation.

Sincerely,

Ricardo Bocardo  
13435 N 21st Pl.  
Phoenix,Az,85022

From: [Ricardo](#)  
To: [Matteo Moric](#)  
Cc: [randy@reziopro.com](mailto:randy@reziopro.com)  
Subject: Application #Z-100-24-3  
Date: Friday, July 11, 2025 9:35:37 AM

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Dear Mr. Matteo,

My name is Richard Bocardo, and I reside at 13435 N 21st Pl., Phoenix, Arizona. I was recently at the Village Planning Committee Hearing held on July 7 at the Paradise Community Center which you staffed. I was the sole neighborhood person to voice my opinions after the proposal was presented by the representative for Rezio LLC.

I'm writing to share firstly how impressed I was by the professionalism and knowledge exhibited by the committee as a whole evidenced by the questions they were asking and secondly to inform that, as stated that night, I am not in opposition of "a" project at that location should it meet R-3 zoning.

The questions being asked by the committee members quickly put me at ease in that became soon apparent to me that known zoning codes were being used as a standard by which to measure the request. I had minimal knowledge of same and am under no illusions that my opposition to parts of proposal were a deciding factor.

My understanding is that Rezio LLC can ask for a continuance and/or present new plans that would meet the concerns raised by the committee and the denial recommendation has been forwarded to the Planning Commission.

I want to make myself available to both parties should input be helpful if new plans will be in the works especially as it pertains to the north side of any construction including number of car exits onto Eugie Terrace and balconies on second floor. I would also add that Agave Townhomes on Sharon could be used as a model for consideration as to impact on safety and privacy facing north on Sharon drive.

I welcome a visit to my property by any party which might further clarify some of my concerns. Feel free to email, call or text.

Sincerely,  
Richard (Ricardo) Bocardo

602-330-1905

**Subject:** FW: Z-100-24-3  
**Attachments:** IMG\_20250820\_082847.jpg; IMG\_20250820\_083028.jpg; IMG\_20250820\_081229.jpg;  
IMG\_20250820\_083131.jpg; IMG\_20250820\_083214.jpg

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**From:** Ricardo <rcb9line@aol.com>  
**Sent:** Wednesday, August 20, 2025 9:33 AM  
**To:** Racelle Escobar <racelle.escobar@phoenix.gov>  
**Subject:** Re: Z-100-24-3

Good morning,  
Please consider adding these pictures to my appeal file.

These apply to the claim by the applicant that a 4 story building would not affect ones privacy with their tenants looking North or South out their windows or being on their balconies .

The first two pictures are only to show the development of my home and property.

As I mentioned at the Village Planning Committee hearing since my property is considered on the foothills it slopes upward towards the East .

In the third photo one can see the top floor in white and black of a two story complex recently finished on Sharon and 21st Place. A little difficult to see due to neighbors oleanders. I include these only to show that our single family homes have already endured development and view disruption.

The last 2 photos are facing East towards the proposed complex. In those photos between the large green tree and the top of the umbrella one can see a grey shingled roof which belongs to the one story house on the site of proposed complex. It doesn't take much to see that a 3 to 4 stories would tower above. The neighbors at 13451 have also voiced to me concern regarding the towering building over them.

Thank you for considering only a 2 story complex at that site. Also want to reiterate that the only 3 or 4 story building in this area is far north of Sharon Drive .

Sincerely,  
Richard Bocardo



















