

ATTACHMENT E

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Lennar's Paseo Heights project 36th Avenue/Pinnacle Peak Road

From: Korin Blair <korinspahr@hotmail.com>
Sent: Wednesday, July 31, 2024 6:29 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Lennar's Paseo Heights project 36th Avenue/Pinnacle Peak Road

Dear Planning Commission members,

My name is Korin Blair and I'm reaching out as a resident of the City of Phoenix to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

This project proposes 294 new single-family homes at a time when Arizona and Phoenix are facing a housing shortage with increasing home prices. The [average Arizona home value \[zillow.com\]](https://www.zillow.com) is \$434,773, up 3.9% over the last year. In Phoenix, a [household earning the median income \[azcentral.com\]](https://www.azcentral.com) would have to put down 40% or as much as \$186,000 to afford monthly payments on a median priced home.

This is unsustainable, and we must combat rising home prices by increasing supply. The availability of new market-rate housing in a given neighborhood can help steady the prices of existing homes, reducing drastic property value increases and the resulting property tax increases and easing financial pressures for existing residents.

Phoenix has seen massive population growth over the last decade, but housing construction has not kept pace. [Nearly 200,000 people \[census.gov\]](https://www.census.gov) have moved to the Phoenix region since 2020, yet the region has [built only 254,300 new housing units \[azmag.gov\]](https://www.azmag.gov) since 2012. We have to continue to build new housing to make up for the current shortage and plan for future growth.

While this project alone will not solve this crisis, every new housing unit approved is a new place for an Arizonan to be at home so that they're able to live a stable, purposeful life.

I support this project.

Sincerely,

Korin Blair, Esq.
10 W. Georgia Ave #27
Phoenix, AZ 85013
(602)509-6848

Racelle Escolar

From: st.flaaen@gmail.com
Sent: Tuesday, July 30, 2024 9:10 PM
To: PDD Planning Commission
Subject: RE: Application # GPA-DV-1-24-1

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Planning Commission members,

My name is Stephen Flaaen and I'm reaching out as a resident of the Deer Valley Village to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

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I support this project.

Sincerely,
Stephen Flaaen
17635 N 2nd Ave, Phoenix, AZ 85023

Racelle Escolar

From: Samantha Jackson <sjackson@vsuw.org>
Sent: Tuesday, July 30, 2024 4:52 PM
To: PDD Planning Commission
Subject: Support for Paseo Heights

CAUTION: This email originated outside of the City of Phoenix.

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[Report Suspicious](#)

Dear Planning Commission members,

My name is Samantha Jackson and I'm reaching out as a housing advocate through Valley of the Sun United Way to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

At a time when there is a housing shortage in the Phoenix area along with sustained demand, we need more supply to strengthen our market. For many, home/rent prices are out of reach. And while this is not an "affordable" project, adding supply lessens the demand burden within our community.

New housing will likely stabilize prices in that neighborhood while staving off high property taxes which will ease the financial pressures on families in that area.

Phoenix could not have prepared for this boon of new residents; Maricopa County is setting records with its growth. Every new unit of housing matters now, helping to assure individuals in the Valley can live stable, purposeful lives.

I support this project.

Sincerely,

Samantha Jackson (she/her)
Community Development & Engagement Director, Housing & Homelessness

VALLEY OF THE SUN UNITED WAY
3200 E. Camelback Road, Suite 375
Phoenix, AZ 85018-2328
480.276.9930 voice/text
sjackson@vsuw.org

Until homelessness is gone for good.

See how you can help
at **vsuw.org**.

Valley of the Sun
United Way



[\[vsuw.org\]](https://vsuw.org)



[\[vsuw.org\]](https://vsuw.org)



[\[facebook.com\]](https://facebook.com)



[\[instagram.com\]](https://instagram.com)



[\[linkedin.com\]](https://linkedin.com)



[\[x.com\]](https://x.com)



[\[youtube.com\]](https://youtube.com)

Racelle Escolar

From: PDD Planning Commission
Subject: FW: In Support of GPA-DV-1-24-1

From: Courtney Anderson <cmande56@gmail.com>
Sent: Tuesday, July 30, 2024 10:56 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: In Support of GPA-DV-1-24-1

Dear Planning Commission members,

My name is Courtney and I'm reaching out as a resident of the City of Phoenix to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

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I support this project.

Sincerely,
Courtney Anderson
2202 N 28th St.
Phoenix, AZ 85008

--

Courtney Anderson
email: cmande56@gmail.com
phone: 602.980.3125

Racelle Escolar

From: Amy Schwabenlender <aschwabenlender@gmail.com>
Sent: Monday, July 29, 2024 5:33 PM
To: PDD Planning Commission
Cc: Amy Schwabenlender
Subject: GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

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Dear Planning Commission members,

My name is Amy Schwabenlender, and I'm reaching out as a resident of the City of Phoenix to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

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I support this project.

Sincerely,
Amy Schwabenlender
25604 N. 55th Drive,
Phoenix 85083

From: [Abby Wilkymacky](#)
To: [Matteo Moric](#)
Subject: Housing
Date: Tuesday, July 16, 2024 11:58:58 AM

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[Report Suspicious](#)

Dear Mr. Morric,

My name is Abby Wilkymacky, and I'm reaching out as a resident of the City of Phoenix to express my support for the Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Deer Valley Village Planning Committee Meeting Agenda for July 16, 2024.

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I support this project.

Sincerely,

Abby Wilkymacky

Phoenix Resident and Small Business Owner

2514 N 15th St. Phoenix, AZ 85006



Abby Wilkymacky

Founder, Facilitator

abby@mindflowerstudio.com

513-265-0438 (mobile)

Phoenix, Arizona

www.MindflowerStudio.com [mindflowerstudio.com]

@MindflowerStudio

FACILITATING AND ILLUSTRATING TO HELP TEAMS SOLVE PROBLEMS

From: [Amy Schwabenlender](#)
To: [Matteo Moric](#)
Cc: [Amy Schwabenlender](#)
Subject: GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Deer Valley Village Planning Committee Meeting Agenda for July 16, 2024.
Date: Monday, July 15, 2024 5:42:22 PM

CAUTION: This email originated outside of the City of Phoenix.

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Dear Mr. Morric,

My name is Amy Schwabenlender, and I'm reaching out as a resident of the City of Phoenix to express my support for the Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Deer Valley Village Planning Committee Meeting Agenda for July 16, 2024.

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I support this project.

Thank you,

Amy Schwabenlender

25604 N 55th Drive, Phoenix, AZ 85083

From: [Courtney Anderson](#)
To: [Matteo Moric](#)
Subject: In Support of GPA-DV-1-24-1
Date: Monday, July 15, 2024 5:27:50 PM
Attachments: [image001.png](#)

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VL IMPACT MAKER

In partnership with:



Dear Mr. Morric,

My name is Courtney and I'm reaching out as a resident of the City of Phoenix to express my support for the Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Deer Valley Village Planning Committee Meeting Agenda for July 16, 2024.

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I support this project.

Sincerely,
Courtney Anderson

Home Address: 2202 N 28th St, Phoenix 85008

Courtney Anderson, PE | Development Services Project Manager

Entellus, Inc [\[entellus.com\]](https://entellus.com) | 3033 N. 44th St, Ste 250 | Phoenix, AZ 85018

Main: 602.244.2566 | Direct: 602.595.3076 | Cell: 602.980.3125

Intelligent. Innovative. Inclusive

From: [Stephen W. Anderson](#)
To: [Matteo Moric](#)
Subject: FW: Lennar Paseo Heights - SWC of 36th Avenue and Pinnacle Peak Road - School District Response Form and Site Plan Attached
Date: Monday, July 15, 2024 1:29:44 PM

CAUTION: This email originated outside of the City of Phoenix.
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Stephen W. Anderson

Gammage & Burnham | [Profile \[gblaw.com\]](#)

602.256.4422 Direct

From: Jim Migliorino <Jim.Migliorino@dvusd.org>
Sent: Monday, July 15, 2024 1:28 PM
To: Robert Lane <rlane@gblaw.com>; Stephen W. Anderson <SAnderson@gblaw.com>; Todd Skoro(todd.skoro@lennar.com) <todd.skoro@lennar.com>; vickey.morris@lennar.com
Subject: RE: Lennar Paseo Heights - SWC of 36th Avenue and Pinnacle Peak Road - School District Response Form and Site Plan Attached

Mr. Anderson:

We are definitely in support of this development, and our Governing Board approved this agreement at our July 9, 2024 Board Meeting:

<https://go.boarddocs.com/az/dvusd/Board.nsf/goto?open&id=D6NRGU6DFC84> [linkprotect.cudasvc.com]

Thanks,

Jim Migliorino

Deputy Superintendent of Fiscal and Business Services

Deer Valley Unified School District

(623) 445-4958

Our mission is to provide extraordinary educational opportunities to every learner.

>>> "Stephen W. Anderson" <SAnderson@gblaw.com> 7/15/2024 10:25 AM >>>

CAUTION: This email originated from outside the DVUSD Organization. Exercise caution when opening attachments or on clicking links from unknown senders.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or

clicking links, especially from unknown senders.

Jim:

Good morning. Would it be possible for you to send Todd Skoro a brief letter confirming the District's support for Lennar's project?

-Stephen Anderson

Stephen W. Anderson

Gammage & Burnham | Profile [\[linkprotect.cudasvc.com\]](https://linkprotect.cudasvc.com/)

602.256.4422 Direct

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over \$30,000,000 for our public education system through the sale of this land.

We are seeing the demand for housing continue to grow exponentially in our area. It is an exciting time with the relocation of major corporations, growth in our economy and a very strong job market. If we are going to keep attracting businesses to our community, we are going to need to be able to provide safe, reliable and well-built communities.

What Lennar is proposing will blend very nicely with our existing homes and will be compatible to what is already out here. It will be especially great to have more families who can take advantage of the county park and all of its amenities.

Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature

Sarah Huish

Name

Sarah Huish

Address

4425 W Charlotte Dr.

City

Glendale

State

AZ

Zip

85310

Date

6/28/24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix
Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over \$30,000,000 for our public education system through the sale of this land.

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Sincerely,

Signature Elle Layton

Name Elle Layton

Address 4414 W Park View Ln.

City Glendale State AZ Zip 85310

Date 6.28.24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix
Planning & Zoning Commission and City Council,

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Sincerely,

Signature Mariana Bates

Name Mariana Bates

Address 4023 W Parth view Ln

City Glendale State Arizona Zip 85310

Date 6/28/24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix
Planning & Zoning Commission and City Council,

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Sincerely,

Signature

Name

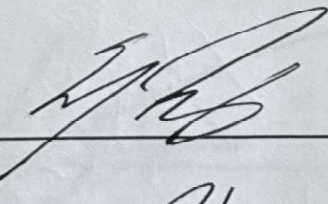
Address

City

State

Zip

Date



Lady Philiz

4224 W. Saguaro Park Ln.

Glendale

AZ

85310

7/11/24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

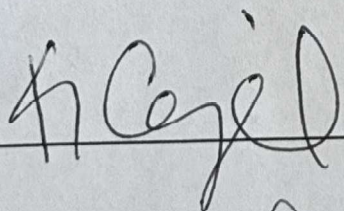
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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature 

Name Kierdra Curick

Address 24432 N. 45th Ln

City Gln State AZ Zip 85310

Date Co. 24. 24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix
Planning & Zoning Commission and City Council,

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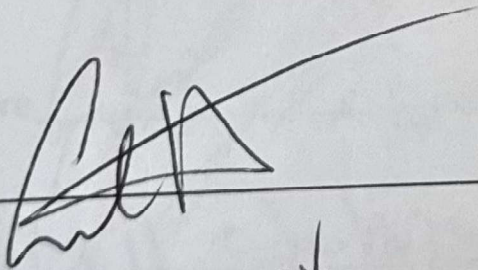
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thank you for your service to this community.

Sincerely,

Signature



Name

CAROL HANCOCK

Address

4124 W PARK VIEW LN

City

GLendale

State

AZ

Zip

85310

Date

6/28/24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix
Planning & Zoning Commission and City Council,

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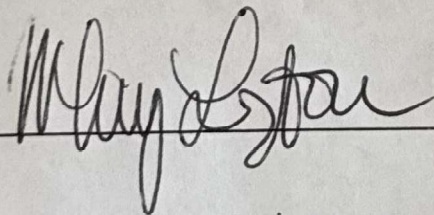
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Sincerely,

Signature



Name

Whitney Layton

Address

4414 W. Park View Ln.

City

Glendale

State

AZ

Zip

85310

Date

6.28.24

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Sincerely,

Signature

Jaclyn Roush

Name

Jaclyn Roush

Address

4717 W Villa Linda Dr

City

Glendale

State

AZ

Zip

85310

Date

10-28-24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix
Planning & Zoning Commission and City Council,

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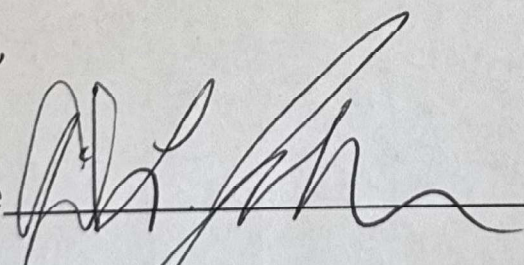
Address

City

State

Zip

Date



April Johnson

5501 W. Northwood Dr.

Glendale State AZ Zip 85310

6/28/24

From: [Josh Hansma](#)
To: [PDD Deer Valley VPC](#); [Matteo Moric](#)
Cc: [Layla Villasenor](#); [Kyle Moyer](#)
Subject: Lennar at Paseo Heights
Date: Thursday, July 11, 2024 7:33:26 AM
Attachments: [image001.png](#)
[FDV Lennar Paseo Heights Support Letter 07-10-2024.pdf](#)

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Hello—my name is Joshua Hansma, and I am the Executive Director of the Friends of Deer Valley. I am writing to you to today to express our organization's support for the Lennar Project at Paseo Heights which will be before your Village Planning Committee at your next meeting. Attached to this email you will find our organization's letter of support for the project. We look forward to your thoughtful examination of this project and urge you to support the project as well. Thank you for your time and consideration.

Joshua Hansma

Josh Hansma

Associate, Kyle Moyer & Company



(616) 540-5825

Josh@kylemoyer.com

KyleMoyer.com [kylemoyer.com]



Deer Valley Village Planning Committee
City of Phoenix
200 West Washington
Phoenix, Arizona 85003

Dear Members of the Village Planning Committee,

On behalf of the Friends of Deer Valley we are writing this letter in support of Lennar at Paseo Heights project. The Friends of Deer Valley is a non-profit organization, formed in 2022 with the goal of giving residents a voice in the Deer Valley region in support of economic development through collaboration building and community outreach.

The Lennar at Paseo Heights Project is an extremely well-planned project which will be a welcomed addition to the Deer Valley region. We were happy to have been included as part of the ongoing community outreach by Lennar regarding the entitlement of this project, and we are pleased to offer our full support and endorsement of their development plan. We hope that the Village Planning Committee, the Planning Commission and the Phoenix City Council will support this project as well. This development will be a positive step in addressing housing affordability and access.

Respectfully,

Kyle Moyer
Chairman, Friends of Deer Valley

Cc: Mark Davenport
Cc: Trilese DiLeo
Cc: Al Field
Cc: Gregory Freeman
Cc: Keith Greenberg
Cc: Joseph Grossman
Cc: Susan Herber
Cc: Sandra Hoffman
Cc: Michael Hoover
Cc: Matthew Kenney
Cc: Stuart Kimball
Cc: Braden Lopez-Biggs
Cc: Ricardo Romero
Cc: Brandon Shipman
Cc: James Sutphen
Cc: Ozzie Virgil

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

As a Phoenix business, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over \$30,000,000 for our public education system through the sale of this land.

As businesses who have seen a shift in purchasing patterns over the last couple of years, we welcome more residents who can walk, bike or drive the short distance to become customers.

Growth in Maricopa County has exploded, and more quality housing is needed to support our economy and businesses. Lennar has an excellent reputation as a quality builder in Arizona. Thank you for joining us in support of this project, the proposed 294 homes, and thank you for your service to this community.

Sincerely,

Signature 

Name Antonio Soto

Business Name PT Pho

Date 6/25/2024



Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

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Sincerely,

Signature

Chris Mobley

Name

Chris Mobley

Business Name

Leslie's Pool Supply

Date

6/25/24



Store 573
NE Glendale/Glendale
3830 Pinnacle Peak Rd
Glendale, AZ 85310

623.580.9476 p
800.537.5437
lesliespool.com

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

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Sincerely,

Signature



Name

Emanuel Levy

Business Name

Prostyles Barbershop

Date

6/25/24

23425 N. 39th. Dr.
Ste. 111
Glendale AZ 85310

(623) 251-5315
ProStylesBarbershop.com

Barber



@/# ProStyles Barbershop

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Sincerely,

Signature 

Name Advan Khan

Business Name Happy Valley Family Dentistry

Date 6/28/2024

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Sincerely,

Signature



Name

Alie Agaciewski

Business Name

for Dominos

Date

6-25-24

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Sincerely,

Signature 

Name Holly Vo

Business Name Polish Room 1

Date 6/25/2024

Polish Room
Mani & Pedi

3632 W Pinnacle Peak Rd
Suite 110
Glendale, AZ 85310
623.587.9619
polishroom.com

Open 7 days a week:
Mon - Fri, 9:30am - 7pm • Sat 9am - 6pm • Sun 11 am - 5pm

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Sincerely,

Signature Jadyn Zimmermann

Name Jadyn Zimmermann

Business Name Taco Bell

Date 6/25/24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

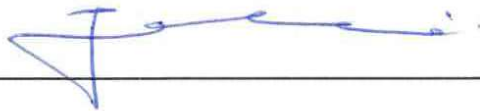
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Sincerely,

Signature



Name

Jun Choi

Business Name

Pinnacle Dry Cleaners

Date

06/25/2024

I've been here 24 years
Please build asap!

Mr. & Mrs. Choi

Pinnacle Dry Cleaners
Professional Dry Cleaning & Laundry Service

23425 N. 39th Drive, #114
Glendale, AZ 85310

Pinnacle Peak Rd. & 39th Dr.
(623) 587-8423

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Sincerely,

Signature

Name

Business Name

Date



BRANDI CARPET
EST. 1971

★ Carpet ★ Tile ★ Wood ★ Vinyl
★ Laminates ★ Dustless Tile Removal

Chris Brown
Phone (602) 475-0931 | Fax (866) 463-4186
info@brandicarpets.com | www.brandicarpets.com
3632 W Pinnacle Peak Rd. #115 | Glendale, AZ 85310

BBB
BONDED & INSURED

ROC: CR8 256766
Bonded & Insured


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Sincerely,

Signature 

Name Charles Teutman

Business Name Saleway #2821

Date 6/28/2024

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Sincerely,

Signature



Name

Wyatt McMurtre

Business Name

McDonald's

Date

6/25/24

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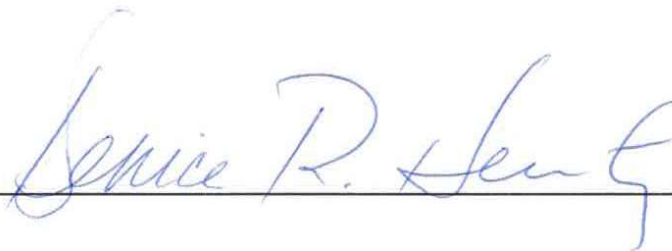
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Sincerely,

Signature



Name

DENICE R HEINTZ

Business Name

4 SONS

Date

28 JUNE 24

From: [Jules Ketcham](#)
To: [Matteo Moric](#)
Cc: council.district1@phoenix.gov
Subject: Rezoning Meeting for Lennar Homes between 36th & 42nd Ave.
Date: Saturday, May 25, 2024 2:55:42 PM
Attachments: [Outlook-pj54roty](#)

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Mr. Moric,

I am a North Canyon Ranch resident (35yrs.) who was present at the Deer Valley Village Planning Committee meeting on Tuesday May 21st in which a number of rezoning items were discussed. The one I wish to comment on is the Lennar Homes project on the land just south of Pinnacle Peak Rd. Between 36th and 42nd Ave.

I went to the meeting admittedly pro-development, expecting to gain further information about the project. The meeting did not disappoint. Lennar's attorney, Stephen Anderson, laid out the facts, answering questions I never knew I had. His presentation was factual and to the point. What I witnessed from the opposition was anything but.

The audience was made up of mostly 55+ yr. old residents (I am 75 yrs. old) who seemed to already have a NIMBY anti-development mindset, no doubt encouraged by Scott Anderson (I believe he was the main speaker for the opposition) who is a community activist from the Saddleback Home Community. What I heard from the various speakers were numerous spiels of emotion encompassing climate change, environment, school overcrowding, traffic congestion/safety, etc. In some instances, the speaker indicated he/she knew more about a specific issue than the experts. Let me just say ignorance and misinformation were on full display. The moderator of the meeting did an excellent job of controlling the sometimes-unruly group - firm, but respectful - allowing everyone who wanted to speak a chance to speak.

Lastly, I came away from the meeting being even more pro-development in support of this project, but with a concern that the lack of education and misinformation will defeat a well-thought-out addition to our community. I firmly believe in participating in the planning of the development rather than opposing it, only to see the homes built

somewhere else. Change is inevitable - better to be a part of it than opposed to it.

Jules Ketcham
4008 W. Electra Ln.
Glendale, AZ 85310
(623) 581-1216

[Reply](#) [Reply all](#) [Forward](#)



x