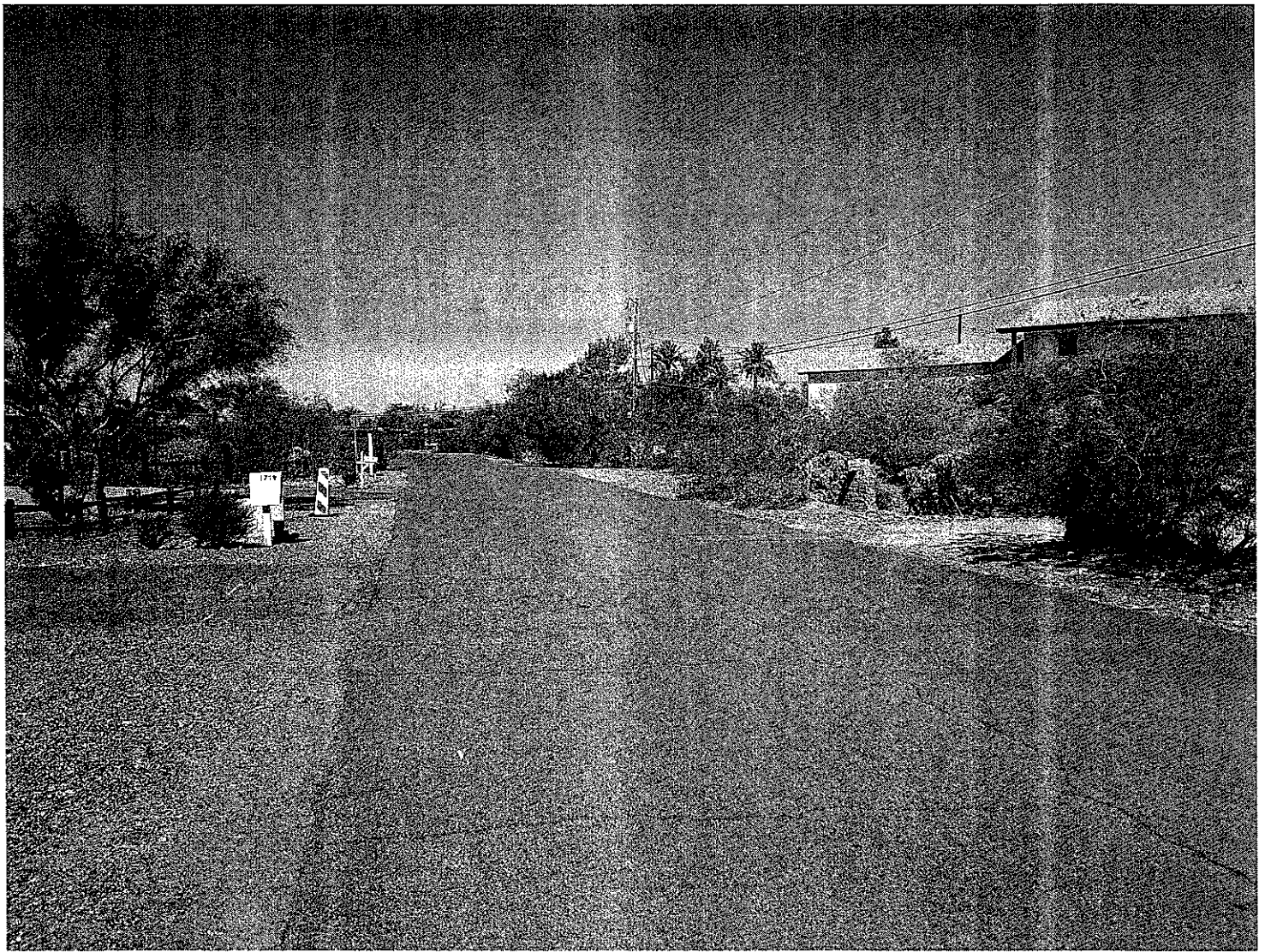


ATTACHMENT G







Regarding Case Z-58-25, signed 7/6/2025

Delay or Deny

We, the neighbors of Griswold Road, petition that the zoning for property 1705 East Griswold Rd, case Z-58-25, referred to as The Property, be delayed until the approval of the property re-zoning of the adjoining lot, parcels 165-21-006 A and portion of parcel 165-21-005 A, referred to as Northern & 17th. This is due to concerns and dependencies of current plans for parking, street access, and the overall structures of The Property being dependent on the approval and consistency of plans for Northern & 17th. Thank you for your consideration.

Alyssa Krehbiel

Robert

Ar R

Mary A. Bickel

- Unable to sign, approval via King

Robert R. Kufli

Michael Kufli

Jim. B.

Joe Feldman

Laura Cohen Hogan

William Hogan

1702 E. Griswold - Alyssa Krehbiel

1724 E. GRISWOLD

1724 E. Griswold Rd.

8202 E. Griswold Rd

1728 E. Griswold

1702 E. Griswold Rd

1702 E. Griswold Rd.

1741 E. Griswold Rd

1741 E. Griswold Rd

8122 N. 18th St.

8122 N. 18th St.

From: [Thomas Kush](#)
To: george@witheymorris.com; bill@wmbattorneys.com
Cc: [Robert H Kuhfuss](#)
Subject: Proposed Landscape at Griswold
Date: Saturday, August 2, 2025 7:37:03 PM
Attachments: [Boxwell Letter.docx](#)

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

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Hello Withey and BILL,

My name is Thomas and I am a member of the Stoney Mountain Neighborhood Association Roundtable. I wrote this letter addressed to Mr. Boxwell regarding the proposed landscaped around the property along 17th St and Griswold Road and was told by Doug Banfelder to pass it along to you all. Thank you all for your time and consideration.

Sincerely,
Thomas Kush

Hello Mr. Boxwell,

I am writing as a resident of the neighborhood adjacent to the proposed rezoning site along 17th Street, from Northern Avenue to Griswold Road. I appreciate the thoughtfulness behind incorporating drought-resistant landscaping in the development plan—it is encouraging to see an effort to align with the xeric character of our region.

While I support most of the proposed plant species, I would like to share concerns about three non-native selections: *Eremophila maculata* (Valentine Emu Bush), *Pistacia x 'Red Push'* (Red Push Pistache), and *Quercus virginiana* (Southern Live Oak).

1. Valentine Emu Bush (*Eremophila maculata*)

Although drought-tolerant, this species is not native to the Sonoran Desert and offers limited ecological benefit to local wildlife. As someone with a degree in ecology and biological conservation, I've studied how native plants play critical roles across all levels of the ecosystem—from pollinators to birds.

Suggested alternatives:

- *Calliandra eriophylla* or *Calliandra californica* (Fairy Duster)
- *Justicia californica* (Chuparosa)

These native shrubs provide the same water-wise benefits while supporting local pollinators and birds with their vibrant flowers.

2. Red Push Pistache (*Pistacia x 'Red Push'*)

In addition to being non-native, this tree produces fruit that tends to attract pigeons—an issue that has been observed around the ASU campus where these trees are planted. Increased pigeon populations can lead to nesting in both the development and surrounding residential areas, creating nuisance and sanitation concerns.

3. Southern Live Oak (*Quercus virginiana*)

While a beautiful tree in its native range, this species does not blend well with the Sonoran Desert aesthetic and provides minimal support for native wildlife. Its appearance may cause the development to visually clash with the surrounding landscape.

Alternative Tree Recommendations

If shade and visual appeal are priorities, several native trees meet those needs while enriching the desert ecosystem:

- *Prosopis spp.* (Mesquite) – fast-growing, dense canopy, available in thornless varieties
- *Parkinsonia spp.* (Palo Verde) – Arizona’s state tree, drought-tolerant, native
- *Olneya tesota* (Ironwood) – hardy, elegant, with seasonal pink blooms
- *Chilopsis linearis* (Desert Willow) – minimal litter, attractive flowers, pollinator-friendly

Since trees are the most prominent elements in a landscape, choosing native varieties will help the development blend seamlessly into the surrounding desert while promoting ecological health and long-term sustainability.

Conclusion

I am encouraged by the overall plant palette, and I appreciate the effort to create a water-wise, attractive design. I respectfully ask that you reconsider the inclusion of the three non-native species listed above in favor of native alternatives that better support the ecological and aesthetic integrity of the area.

Thank you for your time and consideration.

Sincerely,
Thomas Kush

From: [EDWARD TRUMAN](#)
To: [Robert H Kuhfuss](#)
Subject: Z-58- 25 zoning application for SEC of 17th Street and Griswold Rd, Phoenix AZ 85020
Date: Sunday, August 3, 2025 3:47:48 PM

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Robert,

I and my husband Ed Truman live at 1728 E Griswold Rd in Phoenix, AZ 85020. We have been following the planning of the above referenced lot by Boxwell Homes for the past several months.

A neighbor of ours named Jim Feldhan had been lobbying the neighbors on Griswold Road between 17th Street and 18th Street for a gate at either end of our one block street. We think this is a TERRIBLE idea to try to cordon off traffic on our street — it will cause a hassle getting in and out of our one short block and our friends and tradespeople and delivery people will have trouble getting down our street to visit us and make repairs and deliveries.

Jim is stating in his lobbying efforts that “everybody on the block is in favor of this”. That is a complete misrepresentation of the facts. My husband and I are 100% opposed to choking off free and open access into Griswold Rd with gates. I have also spoken with other neighbors on this block who do not want a gate on either end of the block. We do not mind Boxwell's site plan having a fire access only lane in his parking area that keeps his employees from routinely entering or leaving from their Griswold exit, but we think Jim's campaign to cordon off our street is ludicrous. He left me a message today saying he is engaging the help of retired judge Arthur Anderson to pull some strings with the City of Phoenix so that these gates become a reality. I don't know how much of this is hyperbole or wishful thinking on his part but please consider this email written notice that Ruth and Ed Truman are absolutely opposed to putting a gate at each end of our one block street that we've lived in for 43 years. I have been a land development attorney for 40+ years and I have rarely run across a dumber idea. Call me if you have any questions.

Ruth C Truman
Attorney at Law
602-390-4302
Sent from my iPhone

From: [Doug Banfelder](#)
To: [Robert H Kuhfuss](#)
Subject: Z-58-25-6 Boxwell Homes
Date: Monday, August 4, 2025 1:29:15 PM

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Hi Robert:

Checking in on this application; could you please provide a list of the current stipulations that have been added to it?

Also, do you have any info on the garage bays shown in the East Elevation? Or any insight on possible planned operations within those bays?

The applicant's attorney said that the bays will be used for "storage". Our concerns are noise in the event the applicant is handling/storing steel sheeting there (Boxwell Homes has used this material on at least two projects that we're aware of), or any sort of light industrial use such as pre-manufacturing homebuilding components like walls or roof supports.

Please advise and thank you for your time and attention.

Sincerely -

Doug Banfelder

Facilitator - Stoney Mountains Neighborhood Association