

## Attachment F

**From:** [Milu Simpson](#)  
**To:** [jpcabrera2@aol.com](#); [Sarah Stockham](#); [Carlo Legoretta](#)  
**Cc:** [k\\_bacco@msn.com](#); [lhjo@yahoo.com](#); [daisyspin@gmail.com](#); [rdelgado1349@gmail.com](#); [202duane@gmail.com](#); [Shannahowell24@aol.com](#); [wkolpack@gmail.com](#); [mik3alccal@gmail.com](#); [Connieboden@msn.com](#); [dominicvalley@hotmail.com](#); [Linzejimenez@gmail.com](#); [auterino@msn.com](#); [gbliss78@gmail.com](#); [ccastorena@cox.net](#); [debch1958@gmail.com](#); [gwennferris@gmail.com](#); [chiquita.one86@ymail.com](#); [danh@centurylink.net](#); [dntharg@gmail.com](#); [rogrobked@msn.com](#); [bell33me2@gmail.com](#); [djay7@cox.net](#); [kkimble@live.com](#); [nicolemanhardt@gmail.com](#); [dotmor1@cox.net](#); [cblcaz@gmail.com](#); [michelleprealty@gmail.com](#); [vppollack@hotmail.com](#); [beeromo13@gmail.com](#); [johnrachel@q.com](#); [gregsanders79@gmail.com](#); [tcsaville@gmail.com](#); [serranitoi@yahoo.com](#); [dusty4angel@gmail.com](#); [njeromew@gmail.com](#); [frankwarriner@yahoo.com](#); [jdw9176@aol.com](#); [rickndavid@yahoo.com](#); [Ken Dubose](#); [jabcd5@yahoo.com](#); [victoriastahl45@gmail.com](#); [frannysharpe@gmail.com](#); [danpatch155@cox.net](#); [aliciaprimer1@gmail.com](#); [Alan Gaugert](#); [bigtoe1951@yahoo.com](#); [jefortune2@gmail.com](#); [cb.moore@yahoo.com](#); [mcarwash@gmail.com](#); [flutechick1@cox.net](#); [marciburrough@yahoo.com](#); [shelleyjeffrey52@gmail.com](#); [gpfordyce@shaw.ca](#); [netfish909@gmail.com](#); [merk65@live.com](#); [4309house@gmail.com](#); [dvmx77@gmail.com](#); [jeff.j.otoole@gmail.com](#); [injtumlinson@gmail.com](#); [lu28mom@hotmail.com](#); [jfrance1@msn.com](#); [brian@glockster.net](#); [kateco96@msn.com](#); [overtons@comcast.net](#); [foreverhisglory@gmail.com](#); [azeve2013@gmail.com](#); [vdpphx@gmail.com](#); [execck@gmail.com](#)  
**Subject:** Re: Support Villa de Paz Golf Course - Rezoning  
**Date:** Monday, August 3, 2020 7:36:48 PM

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Hello Ms Stockham,

**I SUPPORT the rezoning that would PREVENT housing from being built on the golf course!**

I bought my home 7 years ago so that I could live in a golfing community.

I also, do not want any buildings and/or new housing built in Villa de Paz including any portion of the golf course. Furthermore, i would also like to know how to permanently have golf course remain as Zero zoning?

How can I as a Vila de Paz owner go about making the Golf Course permanently zoned as non-residential?

Could you please provide names and emails of the Phoenix representatives who will be ultimately voting on the Villa de Paz rezoning?

I agree that the Villa De Paz golf course would be a wonderful natural space that all residents could enjoy by including walking paths.

Hello Ms Stockham.

We hope you and your family are safe and healthy. My family and I live in Villa De Paz. We purchased our condo about two years ago. We support the rezoning plan. We do not want any buildings and/or new housing built in Villa De Paz and including any portion of the golf course. Furthermore, we would like to know how to permanently have golf course remain as Zero zoning?

How would Vila de Paz owners go about making Golf Course permanently zoned as non-residential?

Could you please provide us with names and emails of the Phoenix representatives who will be ultimately voting on the Villa de Paz rezoning?

Ideally, the Villa De Paz golf course would be a wonderful natural space that all residents

could enjoy by including walking paths.

Thank you!

John P. Cabrera and Eileen Del Pino  
owners at Villa De Paz  
4601 N. 102nd Ave.  
Phoenix, AZ 85037

Phoenix, AZ 85037

Sent from my T-Mobile 4G LTE Device  
Get [Outlook for Android \[aka.ms\]](#)

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**From:** Carlo Legoretta <clegor123@yahoo.com>  
**Sent:** Thursday, July 30, 2020 4:17:24 PM  
**To:** jpcabrera2@aol.com <jpcabrera2@aol.com>; sarah.stockham@phoenix.gov <sarah.stockham@phoenix.gov>  
**Cc:** k\_bacco@msn.com <k\_bacco@msn.com>; lhjo@yahoo.com <lhjo@yahoo.com>; daisyspin@gmail.com <daisyspin@gmail.com>; rdelgado1349@gmail.com <rdelgado1349@gmail.com>; 202duane@gmail.com <202duane@gmail.com>; milurose@msn.com <milurose@msn.com>; Shannahowell24@aol.com <Shannahowell24@aol.com>; wkolpack@gmail.com <wkolpack@gmail.com>; mik3alccal@gmail.com <mik3alccal@gmail.com>; Connieboden@msn.com <Connieboden@msn.com>; dominicvalley@hotmail.com <dominicvalley@hotmail.com>; Linzejimeneze@gmail.com <Linzejimeneze@gmail.com>; auterino@msn.com <auterino@msn.com>; gbliss78@gmail.com <gbliss78@gmail.com>; ccastorena@cox.net <ccastorena@cox.net>; debch1958@gmail.com <debch1958@gmail.com>; gwennferris@gmail.com <gwennferris@gmail.com>; chiquita.one86@ymail.com <chiquita.one86@ymail.com>; danh@centurylink.net <danh@centurylink.net>; dntharg@gmail.com <dntharg@gmail.com>; rogrobked@msn.com <rogrobked@msn.com>; bell33me2@gmail.com <bell33me2@gmail.com>; djay7@cox.net <djay7@cox.net>; kkimbler@live.com <kkimbler@live.com>; nicolemanhardt@gmail.com <nicolemanhardt@gmail.com>; dotmor1@cox.net <dotmor1@cox.net>; cblldcaz@gmail.com <cblldcaz@gmail.com>; michelleprealty@gmail.com <michelleprealty@gmail.com>; vppollack@hotmail.com <vppollack@hotmail.com>; beeromo13@gmail.com <beeromo13@gmail.com>; johnrachel@q.com <johnrachel@q.com>; gregsanders79@gmail.com <gregsanders79@gmail.com>; tcsaville@gmail.com <tcsaville@gmail.com>; serranitoi@yahoo.com <serranitoi@yahoo.com>; dusty4angel@gmail.com <dusty4angel@gmail.com>; njeromew@gmail.com <njeromew@gmail.com>; frankwarriner@yahoo.com <frankwarriner@yahoo.com>; jdww9176@aol.com <jdww9176@aol.com>; rickndavid@yahoo.com <rickndavid@yahoo.com>; kbose1@msn.com <kbose1@msn.com>; jabcd5@yahoo.com <jabcd5@yahoo.com>; victoriastahl45@gmail.com <victoriastahl45@gmail.com>; frannysharpe@gmail.com <frannysharpe@gmail.com>; danpatch155@cox.net <danpatch155@cox.net>; aliciaprimera1@gmail.com <aliciaprimera1@gmail.com>; DustyBW@gmail.com

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<jeff.j.otoole@gmail.com>; jnjtumlinson@gmail.com <jnjtumlinson@gmail.com>;  
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<execck@gmail.com>

**Subject:** Re: We Support Villa de Paz Golf Course - Rezoning

I vote yes.

[Sent from Yahoo Mail for iPhone \[eur05.safelinks.protection.outlook.com\]](mailto:eur05.safelinks.protection.outlook.com)

On Thursday, July 30, 2020, 3:01 PM, jpcabrera2@aol.com wrote:

Hello Ms Stockham.

We hope you and your family are safe and healthy. My family and I live in Villa De Paz. We purchased our condo about two years ago. We support the rezoning plan. We do not want any buildings and/or new housing built in Villa De Paz and including any portion of the golf course. Furthermore, we would like to know how to permanently have golf course remain as Zero zoning?

How would Vila de Paz owners go about making Golf Course permanently zoned as non-residential?

Could you please provide us with names and emails of the Phoenix representatives who will be ultimately voting on the Villa de Paz rezoning?

Ideally, the Villa De Paz golf course would be a wonderful natural space that all residents could enjoy by including walking paths.

Thank you!

John P. Cabrera and Eileen Del Pino  
owners at Villa De Paz  
4601 N. 102<sup>nd</sup> Ave.  
Phoenix, AZ 85037

**From:** [Darla Olson](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Neighborhood  
**Date:** Thursday, August 6, 2020 3:35:41 PM

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Ms Stockham,

I was recently informed of the letter sent to you by neighbor Dorothy Morris.

I have been a home owner her for nearly 30 years and support everything in the letter sent to you by Dorothy.

I was one of the neighbors unable to participate in the virtual meeting no matter how many attempts. I could not get through after at least 20 attempts. Frustrating to say the least.

I implore you to read her letter - then read it again.

Thank you for your time,  
Darla Olson  
( 103rd and w. Calle de Plata )  
Villa de Paz

Sent from my iPhone



**From:** [Dorothy Morris](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Overlay  
**Date:** Thursday, August 6, 2020 2:17:42 PM

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Dear Ms. Stockham:

My husband and I strongly support passing the overlay for the Villa de Paz Golf Course. Before I state my reasons I want to comment on the recent virtual meeting. I believe the virtual meeting regarding the Villa De Paz overlay plan was undermined by the problems we experienced in trying to gain access to the meeting. Several neighbors told me they could not get any sound for the meeting. I had the same problem but finally tried it on my phone and could receive sound but could not speak. An additional concern was the numbers in attendance are skewed because there was more than one person using the same computer access to the meeting. So I imagine the numbers are much higher in attendance.

You asked for comments on the property being considered for the overlay. This represents my concern regarding the ability of a California Development Company to use bully tactics and a lawyer with a long history with the City of Phoenix to destroy quality of life in the Villa de Paz Neighborhood.

We moved to Villa de Paz in 1989. The neighborhood was in Maricopa County at that time. The golf course zoning was represented by the developer and Maricopa County as perpetually sustainable. When Phoenix annexed our neighborhood the golf course was put at risk though the Phoenix City Zoning Department. The results is for the past seven years our neighborhood has been in turmoil due to the City of Phoenix providing no protection from developers who have destroyed the community recreation center and the golf course. It should not be so hard for a resident to live in Phoenix.

In spite of City of Phoenix codes that require closed golf courses to maintain property Virtua Partners let the weeds grow and the trees die. It took numerous neighborhood complaints to the City and finally to the County Air Quality Division to make the developer owner remove the weeds and dead trees.

The birds, frogs, lizards and turtles who nested on the golf course are pretty much gone. The shade and grassy areas are gone. The cooler air provided by them...gone. In the absence of golfers we have had homeless people camping on the closed course. ATV's, motorcycles and even cars drive on the closed course. Our dust factor is increased with the loss of grass to hold dust in check.

I have to wonder what is in the dust that is allowed to blow from the closed golf course. Has anyone from the City of Phoenix checked on this? From an article from the *Sun Sentinel* regarding building on a closed former Florida golf course: **"You don't want to build on it, but you can put sod on it and use it as a golf course,"** Koski told the park district's board members Monday. **"As a fairway, that is not something that is going to present you with a problem that is insurmountable."** Arsenic is only one toxin that can be in the ground due to previous herbicide and pesticide use on golf courses. If so then the developer owner is allowing it to blow throughout our neighborhood. If was safe as a manicured golf course then public safety would be better served if it is restored as a golf course.

What happens if the soil is toxic and the CA developer builds on the former VDP Golf Course? Will the City be sued along with the developer for lack of due diligence regarding approval of building on this land in such a scenario? It might be better to investigate this first before you allow homes on the property. If attorney Larry Lazarus thinks the City owes the developer compensation for not allowing them to build then check out the cost the developer will be required to pay if indeed the land should be toxic.

Recent buildings of tiny little rentals in the area have greatly increased traffic and as the new ones are completed will overcrowd schools in the area. Allowing high density housing to be built within Villa de Paz on the former golf course will further reduce resident's quality of life.

I hope the City of Phoenix decision makers will prove they support Phoenix residents and the Villa de Paz neighborhood by approving the overlay for the Villa de Paz Golf course area. It will restore our neighborhood back to the tranquility we lost in the seven years of attack by out-of-state developers.

Sincerely,  
Dorothy Morris

**From:** [Romell Kovachy](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Save Villa De Paz  
**Date:** Friday, August 7, 2020 4:39:59 PM

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Hello,

I live in VDP Golf Course Community, and the reason why we bought our home in this neighborhood was the Golf Course for the beautiful Grass, Ponds, and Large Trees. The Ducks, the Geese, and other little creatures. The tranquil effects and wonderful atmosphere that made us feel good! Since the club was sold and the property wasn't maintained, it can be said that the mood around here has been down right depressing at times, to see the dead grass, the dead trees, and the low ponds.

The lack of maintenance we were promised, and allowing them to close the golf course and get away with it is doing a disservice to our neighborhood. I thought the Golf Course Owners were obligated to maintain this area, and we would be retired and enjoy our golden years in this wonderful paradise that we invested in buying because the area was beautiful with this amenity. I don't want to see anything built on the golf course land. I want the City of Phoenix to protect us as our address is in the City of Phx, Zip Code 85037. Please protect our golf course community and make the developers restore our beautiful scenery, animals, and maintain the grounds properly!

I have a vested interest in this neighborhood, and I don't want to see it destroyed by Developers trying to earn a quick buck while ruining the very essence of what makes our neighborhood wonderful! Bring back the grass, trees, and animals, and the Golfers will come back!

Thank you,

Romell Kovachy  
Tim Carter  
& Family  
10101 W Turney Ave  
Phx AZ 85037

**From:** [Alice](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz golf course  
**Date:** Saturday, August 8, 2020 10:46:22 AM

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Sarah,

Please count my vote as yes on the Golf Course Overlay Zoning. Our golf course provides a unique aspect to our community as it makes it seem more open and a less crowded place to live. My house backs the golf course and I love seeing the nature wild life that comes through provided by the open space.

Thank you,  
Alice Carter

to save our golf course

**From:** [Alma -](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Disc. @ Villa de Paz  
**Date:** Saturday, August 8, 2020 4:32:30 PM

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I Vote "YES" on the Golf Course Overlay Zoning -

(I will also listen by phone....)

Alma Gomez

**From:** [Debra Hill](#)  
**To:** [Sarah Stockham](#)  
**Subject:** villa de paz  
**Date:** Saturday, August 8, 2020 11:05:21 AM

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Sarah, I have owned my home in this neighborhood for 34 years. I have helped with previous attempts at changing the zoning and am proud to see them defeated.. This attempt is no different please vote to insure our golf course is not replaced with additional houses. Thank you for your vote. Debra M HILL

**From:** [gallegosjoe2](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Vote yes  
**Date:** Saturday, August 8, 2020 9:35:56 AM

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I vote yes on the Overlay Zoning for Villa de Paz  
Joe Gallegos  
4439 N. 102nd dr  
Phoenix, Arizona 85037

Sent from my T-Mobile 4G LTE Device

**From:** [Larry Auterino](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Support for Villa de Paz Overlay Proposal  
**Date:** Saturday, August 8, 2020 7:38:05 PM

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Dear Ms. Stockham,

My Wife and I strongly support passing the overlay for the Villa de Paz Golf Course. I was one of many of the neighbors that could not get access to sound or video at the first meeting held and therefore not able to voice my support of the proposal and the disapproval at allowing Developers to destroy our Villa de Paz (VdP) neighborhood by making a high density housing area.

My wife and I have lived in Arizona for 37+ years. We opted to have our home built in Villa de Paz (VdP) and chose a golf course lot on the 14<sup>th</sup> fairway. Although there have been some downsides of living on a fairway lot such as broken windows and dented vehicles, the upside has made it well worthwhile. We enjoyed the openness of the lush fairways, the numerous mix of different types of trees and the abundance of wildlife around the course. It used to be enjoyable to visit the ponds and watch children of all ages interacting with the ducks, swans, and turtles. There used to be hawks( one protected species) that nested in the tall trees and raised their young; quail hid in the bushes and sometimes visited the yards; songbirds were throughout the course; and geese, on their migration north and south used to stop, rest and re-nourish on the fairways entertaining adults and children alike. Before my health interfered, I used to play the golf course whenever I could. It was a fun course, affordable and one of only a few close to home. It was well maintained, a little challenging and drew people from all around West Phoenix. Traveling in and around the area was pleasant. Getting to work and shopping were easy and VdP residents obeyed the law. Children would walk or ride their bikes to school and around the neighborhood with little concern of their safety. All in all, it was a wonderful place to live.

In the last several years all this has changed. The current developers, who are hoping to put in high density housing, have done whatever they could to discourage the people of VdP to have any hope. They have allowed most of the trees on the course to die from the lack of water and then cut them down. They have purposely allowed the ponds to drain until complaints to the city forced them to add water. The greens and fairways have turned to dust and there has been no action taken by these outsiders to prevent the air quality from dust and dirt to deteriorate. They have no regard for Phoenix laws or the residents of the area. They have not posted all access areas to the course as "No Trespassing" and have allowed dirt bikes, ATVs trucks and cars to tear up the fairways and greens creating air quality issues. I am on oxygen 24/7 and extremely sensitive to deteriorating air quality. Complaints by myself and others have been made to the police as well as environmental agencies, but the landowner continues to disregard them. I am deeply concerned about what other laws and ordinances they will ignore if they are allowed to build houses in VdP. This of course is just the beginning of our problems. There has been many housing developments, apartments and condos built around Villa de Paz in the last few years. Will there be enough water pressure to support another 500 to 750 homes as our pressure fluctuates throughout the day now depending on demand. The roadways in and around VdP were not designed to handle the additional traffic as evident by how dangerous 99<sup>th</sup> Ave, Campbell Ave. and 103<sup>rd</sup> Ave have become. I could go on, but I believe you understand my concerns and why I am in support of the Overlay proposal.

Thank you for your time and consideration,



Mr. & Mrs. Larry. Auterino  
10038 West Highland Ave. Phoenix AZ.

**From:** [Patricia Conary](#)  
**To:** [Sarah Stockham](#)  
**Subject:** VDP  
**Date:** Saturday, August 8, 2020 3:46:35 PM

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I am one who supports the golf course staying. I tried to attend the meeting but could not get the connection to work.

Thank you for your time.

Patricia Conary  
10306 W Monterosa Ave  
Phoenix AZ 85037

Sent from my iPhone

**From:** [isaya61](#)  
**To:** [Sarah Stockham](#)  
**Subject:** I vote YES on Overlay Zoning!!  
**Date:** Saturday, August 8, 2020 9:25:14 AM

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I Vote YES On Overlay Zoning!!

Thank you,  
Regina Gallegos  
4439 N 102nd Dr  
PHOENIX, AZ 85037

Sent from my T-Mobile 4G LTE Device

**From:** [Reid Axman](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz golf course  
**Date:** Saturday, August 8, 2020 6:36:00 PM

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Ms. Stockham, I am writing to express that I am in favor of the golf course overlay zoning. Thank you for your consideration.

Reid Axman, Villa de Paz resident

**From:** [herrera.alex91@hotmail.com](mailto:herrera.alex91@hotmail.com)  
**To:** [Sarah Stockham](#)  
**Subject:** Vote yes  
**Date:** Sunday, August 9, 2020 4:18:13 PM

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I want to voté yes on villa de paz golf course zone.

*Sent from my T-Mobile 4G LTE device*

**From:** [Anne Wagman](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Golf Course Zoning  
**Date:** Sunday, August 9, 2020 2:29:35 PM

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Just adding my YES on Golf Course Overlay Zoning issue.

Best,

Carol Wagman

**From:** [btorky3@cox.net](mailto:btorky3@cox.net)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz  
**Date:** Sunday, August 9, 2020 12:10:35 PM

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I've lived here since 1985. The golf course was always a delight to see the green, the duck ponds, the geese flying over to land in their yearly travels. More houses, traffic, and crowded schools are not a pleasing alternative. I joined the original group to oppose the houses. I would have liked to attend the meeting to show support, but at the age of 86, I'm no longer driving at night, or far from home.

Barbara S. Torkelson  
10028 W Roma Avenue  
Phoenix, AZ 85037

**From:** [Becky Glass](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Zoning  
**Date:** Sunday, August 9, 2020 12:11:42 PM

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I do not want houses. I want the golf green again. How do I vote? Home owner. Thank you.  
There are so many post and letters. That it is difficult to tell if yes is yes. Or if yes is no. Like  
so much of the political post.



**From:** [Dan Johnson](#)  
**To:** [Sarah Stockham](#)  
**Cc:** [Dan Johnson](#)  
**Subject:** Villa de Paz Golf Course Overlay  
**Date:** Sunday, August 9, 2020 1:08:17 PM

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Ms Stockham,

On behalf of myself and the ENTIRE Villa de Paz Community, I urge you to pursue to the fullest extent possible the proposed overlay preventing additional housing within/on the Villa de Paz Golf Course.

For the past 24+ years my wife and I have enjoyed the serenity of the golf course, the wildlife, and (yes) the view. What the current owners have done to this area by purchasing then abandoning the golf course is atrocious; and packing in more homes in to an already crowded area will only add to the atrocity.

Gone is the view, gone for the most part is the wildlife. Ponds are dry, landscape unkempt, dead in places and overgrown in others. Trees are dying and the fire hazard is increasing. The property owners have done very little if anything to maintain the area. In fact, it appears the only time they do anything is if a pending court date is approaching and they make a very lame attempt to make it look like they are trying; I assure you they are not. With the other housing developments that have already been completed in our general area, we are already over-crowded. Additional housing will only increase this ever growing problem...particularly traffic and schools.

I implore you and your fellow members to stop the proposed madness of more housing and pass the overlay initiative.

Respectfully

DANIEL C. JOHNSON  
10125 W. Sells Drive  
Phx., Az 85037  
Cell: 302-747-3780

**From:** [paul fried](#)  
**To:** [Sarah Stockham](#)  
**Subject:** please vote YES on Golf Course Overlay Zoning for Villa de Paz  
**Date:** Sunday, August 9, 2020 2:35:53 PM

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thank you.

Please reply to:

**Paul Fried**

4601 N. 102nd Ave. Unit 1001

Phoenix, AZ 85037

[pmfried@hotmail.com](mailto:pmfried@hotmail.com)

**928.300.1982**

**From:** [Josie Lucero](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz golf course  
**Date:** Sunday, August 9, 2020 11:45:34 AM

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I purchased our home 8 years ago one of the reasons was the golf course we enjoyed the green grass and meeting the golfers, why am upset with the care of the course it is a fire hazard and having homeless people in bushes if house or apartment would be built it would over crowded our schools more traffic more break ins and I am against it please help us keep the golf course thank you Gene and Josie Lucero  
Sent from my iPhone

**From:** [Mike Alcala](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Re: Villa de paz golf course  
**Date:** Sunday, August 9, 2020 3:22:10 PM

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Thank you Sarah, I would like to reaffirm my stand in voting YES on Golf Course Overlay Zoning.

On Fri, Jul 31, 2020, 13:37 Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)> wrote:

Thank you Mike, your comment has been included in the case file.

Thank you,

Sarah Stockham  
Village Planner  
City of Phoenix Planning and Development Department  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003  
Phone: 602-261-8701  
[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)

**From:** Mike Alcala <[mik3alccal@gmail.com](mailto:mik3alccal@gmail.com)>  
**Sent:** Thursday, July 30, 2020 3:48 PM  
**To:** Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)>  
**Subject:** Villa de paz golf course

Hi Sarah, I hope you are doing well. I'd like to thank you for being a person of contact for all of us that support the golf course.

I wanted to share with you a why I support the golf coarse at villa de paz. My girlfriend and I had searched for over a year to find a home for us. I grew up in Phoenix and have always looked forward to owning a home in Phoenix. Throughout our house hunting we saw everything from new and used homes in Tempe, Mesa, Glendale, Tolleson (which is where I went to high school) Goodyear and Surprise. The very last house we saw was right here in villa de paz. We love this area! The golf park was the number one reason we decided to purchase THIS house in December of 2019. My girlfriend and I needed quiet home as we are expecting our first baby girl and we are excited to raise our daughter here in this peaceful, quiet neighborhood. This is why I really stand against housing development in the golf course, which is directly behind our house. I really feel a rise in density, traffic, noise from more dwellings and the deficiency of public health and safety buildings, schools and other infrastructure will ruin the neighborhood.

We both look forward to seeing the golf park once again as it was when it was first built!

Thank you for your time, I wish you a great week and I hope you stay safe and healthy during these times.

Mike and Priscilla

Villa de Paz

4721 N. 103rd Dr.

Phoenix, Az

**From:** [Nikki Yearneau](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de paz golf course  
**Date:** Sunday, August 9, 2020 12:28:54 PM

---

Hello,

I recently moved into the Villa De Paz community and wanted to show my support on keeping the golf course from being developed. I am in support of the golf course overlay.

Thank you  
Nicole Yearneau

Get [Outlook for Android \[aka.ms\]](#)

**From:** [Ruth Glose](#)  
**To:** [Sarah Stockham](#)  
**Date:** Sunday, August 9, 2020 1:08:22 PM

---

Hello.

My boyfriend & I bought a house directly facing the Villa de Paz golf course. We do not want housing built on the golf course. We vote yes on the Golf Course Overlay Zoning.

Thank you,  
Ruthie Glose

**From:** [Shelley Autrum](#)  
**To:** [Sarah Stockham](#)  
**Subject:** I vote YES  
**Date:** Sunday, August 9, 2020 12:00:54 PM

---

Hello,

As a resident of Villa De Paz, I vote YES on the golf course rezoning overlay. Please keep this a Golf course and not additional housing.

Thank you,  
Shelley Autrum

[Sent from Yahoo Mail on Android \[go.onelink.me\]](#)



**From:** [arthur.valentino](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Vila Dpaz golf course  
**Date:** Monday, August 10, 2020 5:12:01 PM

---

I have lived in the area since 1999 and have seen many changes one of the worst changes I have seen the multitude of Housing flooding the area and there building a multitude of housing right now at 4747 n.99th ave and going to make more congestion in this area its like driving on the freeway at rush hour around here what we need in the area is more Business not housing all these apartment,s and houses going up it makes me want to start thinking about moving and I real don't want to move because all my Doctors are here and it hard when your a senior to just pick up and go. I wish the Golf Course would stay I really don't no what else to tell you well you have a wonderful day and thank you for letting me have the opportunity to get this off my chest

your's truly  
Arthur Valentino  
623-695-3710

**From:** [Elsa Lorigo](#)  
**To:** [Sarah Stockham](#)  
**Subject:** I vote YES on Golf Course Overlay Zoning for Villa De Paz Maryvale Community  
**Date:** Monday, August 10, 2020 9:56:36 AM

---

Dear Ms. Stockham,

This email is intended to state that I vote yes on the Golf Course Overlay Zoning in the Maryvale community of Villa De Paz.

I feel grateful to live in Villa De Paz, when my family was looking for an affordable house in a good small community we were feeling discouraged because as a blue collar family we could only afford houses in drug ridden communities not suitable to raise a family.

When we found a house in Villa De Paz for \$155,000.00 we felt like we struck gold. This community is part of Maryvale but it feels like its own little community away from the crime seen

in other parts of Maryvale. We are located west of loop 101 between Camelback and Indian School. Our children walk, ride their bikes, scoot and skate board to school with ease.

Neighbors help neighbors. We take pride in our little community. Before the CoronaVirus Pandemic we had parades, family events provided by the church or school. My friends would come over and participate in these events with us because they didn't have this in their community.

I am afraid that if the overlay does not pass this community will be hurting. The added hundreds of houses will bring about more cars that will make it unsafe for our children to walk to school, overcrowd the Villa De Paz school, and bring in more crime.

Please, help us keep our safe little community a place where our children can thrive and our families can continue feeling proud of living here.

Respectfully,  
Elsa Lorigo

**From:** [Kerry Parker](#)  
**To:** [Sarah Stockham](#)  
**Cc:** [Kerry Parker](#)  
**Subject:** VDP Golf Course  
**Date:** Monday, August 10, 2020 8:38:36 AM

---

Hi Sarah,

We bought our property on the 15<sup>th</sup> Tee of the Villa De Paz Golf Course almost 6 years ago.

I was shocked when they closed with no warning to us neighbors, and all the blight and dead tree's that have come along with it.

I believe the council members should take a ride around the neighborhood before even thinking about voting on behalf of the developer.

We don't need more houses, what we need is our quality of life returned, just as the other neighbors say- the animals, the fauna- it was beautiful.

We have/had a beautiful pine tree just of the 14<sup>th</sup>/15th tee that has probably been here for over 50 years and they didn't water it. And now it's dying and it's a shame. They had removed a lot of tree's in the past couple years that the course has been closed, because they died, again because they would not water the tree's. What a shame, the birds would roost in those tree's- owls, hawks and doves.

And now it's nothing but a dry, brown grass-dust bowl, just imagine if we had a monsoon this year how much dust would be kicked up and possibly spread valley fever. And I wonder if neighbors did contract valley fever if we would be able to sue the developer or the City of phoenix for not protecting our health and safety. Just a thought. Thank you for your time and do hope that you take in consideration the feelings and effects this has on our once beautiful neighborhood. WE WANT IT BACK.... Please vote responsibly

**Kerry Parker**

Project Coordinator

Response Team 1

1710 E. Grant St., Ste 100

Phoenix, AZ 85034

Cell: 602.618.5495

**From:** [Lynnette Mueller](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Re: Golf course/ Villa de paz  
**Date:** Monday, August 10, 2020 6:53:51 PM

---

Yes on golf course only!!

On Mon, Aug 10, 2020, 2:17 PM Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)> wrote:

Thank you, your comment has been included in the case file.

Thank you,

Sarah Stockham  
Village Planner  
City of Phoenix Planning and Development Department  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003  
Phone: 602-261-8701  
[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)

**From:** Lynnette Mueller <[lynnettemueller45@gmail.com](mailto:lynnettemueller45@gmail.com)>  
**Sent:** Monday, August 10, 2020 2:09 PM  
**To:** Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)>  
**Subject:** Golf course/ Villa de paz

YES

**From:** [Lynnette Mueller](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Golf course/ Villa de paz  
**Date:** Monday, August 10, 2020 2:09:38 PM

---

YES

**From:** [Margaret Dean](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa De Paz  
**Date:** Monday, August 10, 2020 3:03:18 PM

---

Please help us save the Villa Dr Pax golf course, resident since 1977 and would like to spend my remaining years in this community

**From:** [Olivia Salinas](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de paz golf course!!  
**Date:** Monday, August 10, 2020 7:57:53 PM

---

Dear Sara, My name is Olivia Martinez I live on 10401 w. Calle del oro.. ive been here for 10 years now.. i LOVED the golf course it was one of the BEST things about this neighborhood... please PLEASE DONT put more housing on the golf course!!!! PLEASE!! Count my vote as YES on Golf Course Overlay Zoning! My number is 4807450959 if you need to call me for anything.. thank you -Olivia Martinez

**From:** [phxberki](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Yes on VDP golf course overlay zoning  
**Date:** Monday, August 10, 2020 10:05:45 AM

---

Sent from my MetroPCS 4G LTE Android Device



**From:** [Ralph Griffith](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa Depaz zoning  
**Date:** Monday, August 10, 2020 3:53:12 PM

---

I live at 10535 W Calle Del Sol and I vote YES for golf course zoning

Sent from my iPhone

**From:** [Sonia Abril](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Yes on golf course overlay  
**Date:** Monday, August 10, 2020 9:51:36 PM

---

Please keep Villa de Paz golf course!!!

Thank you,  
Sonia Abril

**From:** [Steve Erspamer](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de paz golf course  
**Date:** Monday, August 10, 2020 12:44:20 PM

---

Dear Sarah,

I have lived at 10331 W Campbell Ave for approximately 10 years. The golf course has been a huge part of the community and I am very much hoping that it will continue to operate as a golf course for many more years to come!! The last two years that the course has been idled has left a void in our community. Please vote to keep all of the land to be zoned for our golf course.

Thank you,  
Steve Erspamer  
10331 W Campbell Ave  
Phoenix, AZ. 85037

**From:** [Twila Grantham](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Golf Course  
**Date:** Monday, August 10, 2020 9:31:23 AM

---

Sarah,

I am a resident of Villa de Paz and have lived in my current home for 27 years. I have a golf course lot and do not wish to have houses built behind me. My family loves not having homes behind us. However, with that being said, we do not like the state of the land that the previous owners have let it go. We believe that they have somehow poisoned the trees and are letting them die.

Thank You for taking my vote in moving forward with the zoning for Villa de Paz to remain a golf course.

--

Twila Grantham, Realtor, EPro  
Arizona Premier Realty Homes & Land  
[GranthamAZ@gmail.com](mailto:GranthamAZ@gmail.com)  
[www.ArizonaHomesnLand.com](http://www.ArizonaHomesnLand.com) [[arizonahomesnland.com](http://arizonahomesnland.com)]  
623-570-3236

**From:** [ANDREA MIRANDA](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Golf Course overlay  
**Date:** Tuesday, August 11, 2020 1:05:12 PM

---

I vote YES!!

Sent from my iPhone

**From:** [Debbie Rachel](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Golf Course Overlay  
**Date:** Tuesday, August 11, 2020 1:43:27 PM

---

Dear Sarah,

We enthusiastically support the Golf Course Overlay for the former Villa de Paz Golf Course. We are very concerned about the possible health concerns that could be posed by development of this property. Our neighborhood has been negatively impacted by the closure of the golf course and significant development in the area. Further development will be detrimental to our quality of life, our school and our roads. We respectfully request that the Overlay be approved.

Sincerely yours,

John & Deborah Rachel

**From:** [Gail](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Golf Course hearing, Z-30-20-5  
**Date:** Tuesday, August 11, 2020 3:02:41 PM

---

I wish to be on record that I support the rezoning plan that will prevent housing from being built on the Villa de Paz Golf Course.

I have lived in my Villa de Paz home for 38 years. I bought it because of the golf course and have stayed here because of the golf course. I selected my location to be on the golf course to enjoy the green space and nature associated with the course.

I am also concerned about the increase in traffic and the stress that would be put on our local schools if the course is developed.

Please forward an approval for the recommendation to change the zoning under review to Golf Course District zoning to the Planning Commission.

Thank you,  
Gail Bliss

Sent from my iPhone

**From:** [Jeanne France](#)  
**To:** [Sarah Stockham](#)  
**Date:** Tuesday, August 11, 2020 4:09:48 PM

---

Re-zoning Villa de Paz

We purchased our home in Villa de Paz in 1983...nearly 37 years ago...to become part of the VdP community and enjoy a golf course community. My husband and sons had played golf many times on this lovely course and we loved having it as "our neighborhood". I am no 84 years old; a widow but still a happy homeowner in the Villa de Paz community.

This letter is my firm SUPPORT of the re-zoning of the VdP golf course to PREVENT housing from being built on our golf course. I am not particularly good with the meetings on line but want my voice heard.....I support the re-zoning and support no new building. Please let my voice be heard among those who attend and voice their opinions.

Sincerely,

Mrs. Jeanne France  
10037 West Highland Avenue  
Phoenix, AZ 85037

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows 10



**From:** [Kate Sullivan](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Golf Course  
**Date:** Tuesday, August 11, 2020 5:07:54 PM

---

Please, please, please help us keep the golf course. We love the green hills to play on. I also love the ponds that have turtles, fish, frogs, ducks. It's great to have the green space to walk my special needs grandson to look at the animals! Thank you so much

Kate Sullivan  
10057 W Minnezona Ave, Phoenix, AZ 85037

**From:** [Marci Burrough](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz resining  
**Date:** Tuesday, August 11, 2020 4:50:44 PM

---

Hi Sarah, my name is Marci Burrough and I won't take up much of your time. I just writing it to show my support of the efforts to rezone the area back to golf course. Thank you so much for your efforts on this.

Sent from my iPhone

**From:** [Maria Soria-Valenzuela](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Golf Coarse NO Housing  
**Date:** Tuesday, August 11, 2020 7:05:26 PM

---

I vote Yes on the Zoning for the Golf Coarse in the Villa de Paz neighborhood. We NO NOT want anymore houses. We prefer to have the Golf Coarse.

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows 10

**From:** [Shanna Howell](#)  
**To:** [Sarah Stockham](#)  
**Subject:** VDP Golf Course Rezone  
**Date:** Tuesday, August 11, 2020 6:40:00 AM

---

Sarah,

I would like my letter included on the record for the Villa De Pas Golf Course rezoning hearing.

When I moved to Arizona four years ago, I had my realtor take me all over including, Mesa, Phoenix, Tempe, Goodyear, and other areas. I settled on Villa De Pas because of the golf course and the country feel of the area.

The new owners of the golf course are not good stewards of the property. They have let the grass and trees die. They do not fill the ponds and wildlife is dying.

Downed tree branches, garbage, and dust is the new norm.

Since the owners cannot in good faith keep the property in good repair, I do not trust them to do anything that would benefit our neighborhood or Phoenix.

Green space helps keep the temps down. Green space keeps dust down.

Green space is a home for wildlife. And, green space provides exercise and tranquility to the residents as well as guests from other cities and other states.

Most of the fields around Villa De Pas are being plowed under to make way for housing. I feel we need this golf course to maintain a green space once those other parcels have converted to buildings.

I am in favor of the city making a zoning change for the golf course to ensure it remains a golf course and the green space is kept.

Sincerely,

Shanna Howell

10212 W. Highlnd Avenue

Sent from AOL Mobile Mail

Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com) [[mail.mobile.aol.com](mailto:mail.mobile.aol.com)]

**From:** [Sharon Gass](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz golf course overlay.  
**Date:** Tuesday, August 11, 2020 6:11:18 PM

---

I absolutely support the golf course overlay.

We bought our home here because of the golf course & the beauty it gave neighborhood. We paid more for home because of proximity to golf course. Our property will lose \$10,000 in value if housing is allowed.

Our beautiful community has seen our area go downhill since developers have been wanting to cram in more housing on the golf course land. They are killing off 50 year old & older trees; refusing to control the insects, weeds & vermin on property causing surrounding residents property to be infested as well.

They are not keeping ponds clean hoping for complaints which will allow them to drain the ponds entirely. Neighborhood used to have song birds in abundance which kept down insects; cranes & hawks which kept down vermin & now they have disappeared because the trees are all dying.

It is a disgrace for the city to allow developers to destroy a community & lower our property values so they can make millions! The developers do not live in area & couldn't care less about the overcrowding & traffic congestion this will cause.

We do not need more housing in this area with all the apartment houses being built & so called "luxury" homes crammed so close together you can step out your back door into the house behind you! There are now 3 of these developments within a little over a mile of each other!! We have gridlock on roads surrounding neighborhood at rush hour every day as it stands now.

What is needed in this area is a recreation area such as a golf course not more housing!!! A golf course could be very lucrative here if actually run as a golf course instead of as an investment for future developers! It was a popular golf course for nearly 40 years until developers bought it & destroyed it.

Sincerely  
Sharon Gass  
Villa de Paz resident for 20 yrs.

[Sent from Yahoo Mail on Android \[go.onelink.me\]](#)

**From:** [Sonia](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Yes on villa de paz overlay  
**Date:** Tuesday, August 11, 2020 10:59:01 PM

---

Hi Sarah!

Im a homeowner in the villa de Paz neighborhood and would like to share my vote/support of yes for the golf course zoning overlay. While golf courses in the hot desert aren't ideal, I do worry about residential overcrowding. There's so much residential development going on around and I wouldn't like to see more of it in my immediate neighborhood. Thank you for your time!

Sonia Munoz

**From:** [lilcowlady@aol.com](mailto:lilcowlady@aol.com)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa De Paz Golf Coarse  
**Date:** Wednesday, August 12, 2020 2:59:38 PM

---

Ms. Sarah  
Please vote to save our golf coarse.

Dempsy Charles  
10607 w. Roma Ave.  
Phoenix,Az

Sent from my iPhone

**From:** [Donna Carr](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Golf Course Zoning  
**Date:** Wednesday, August 12, 2020 5:03:22 PM

---

Hello,

I wanted to contact you in order to voice my support for voting yes on Golf Course Overlay Zoning for the Villa de Paz community, located in Phienix, zip code 85037. The beautiful course was part of why my husband and I chose to reside in this neighborhood, and we would love to see it restored and preserved, as opposed to crowding the neighborhood with additional housing.

Please let me know if there are additional ways we can voice our support. Thank you for your time.

- Donna Carr

[Sent from Yahoo Mail on Android \[go.onelink.me\]](#)



**From:** [JANET WILT](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz golf course overlay opposition  
**Date:** Wednesday, August 12, 2020 7:03:09 PM

---

Hello Sarah,

I received your information through the neighborhood next-door app and wanted to take a moment to express my feelings toward the proposed golf course overlay at Villa de Paz. I am a long time resident of 37 years and I purchased my home as a new build with the idea that the golf course would exist forever. To purchase my lot I was required to pay an additional \$25,000 lot premium and was happy to do so to insure my presence at the edge of the golf course and the assurance of no backyard neighbors and a beautiful view. My heart is deeply saddened and I am extremely distraught at the idea of my home receiving such immense and terrible changes that will include more road noise and people noise and my yard being reduced to a fraction of what it is now. I have done nothing wrong to receive such a punishment and that is what this proposal of development feels like. If you possess any power to stop this action my gratitude would be overflowing and would appreciate any and all help you can provide me with to stop this action and preserve my home and its value.

Sincerely

Janet Wilt

4409 N 106<sup>th</sup> Ave  
Phoenix, AZ 85037  
623-877-3374

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows 10

**From:** [Susan Emerson](#)  
**To:** [Sarah Stockham](#)  
**Subject:** rezoning Villa de Paz golf course overlay  
**Date:** Wednesday, August 12, 2020 3:18:24 PM

---

My husband Craig and I Susan wish to keep this property a golf course with no additional houses to be built.

So this is a Yes vote from each of us to keep the Villa de Paz golf course.

No More Houses, Please.

Sincerely,  
Craig & Susan Emerson

**From:** [Tj Munoz](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Re: Villa de Paz. I vote yes  
**Date:** Wednesday, August 12, 2020 6:11:06 PM

---

Yes to save the golf course.

On Wed, Aug 12, 2020 at 7:10 AM Alicia Primera <[aliciaprimera1@gmail.com](mailto:aliciaprimera1@gmail.com)> wrote:

----- Forwarded message -----

**From:** Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)>  
**Date:** Fri, Jul 31, 2020 at 2:22 PM  
**Subject:** RE: Villa de Paz. I vote yes  
**To:** Alicia Primera <[aliciaprimera1@gmail.com](mailto:aliciaprimera1@gmail.com)>

Thank you, your comment has been included in the case file.

Thank you,

Sarah Stockham  
Village Planner  
City of Phoenix Planning and Development Department  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003  
Phone: 602-261-8701  
[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)

**From:** Alicia Primera <[aliciaprimera1@gmail.com](mailto:aliciaprimera1@gmail.com)>  
**Sent:** Friday, July 31, 2020 2:05 PM  
**To:** Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)>  
**Subject:** Villa de Paz. I vote yes

**From:** [Connie McKee Boden](#)  
**To:** [Sarah Stockham](#); [Connie McKee Boden](#)  
**Subject:** Villa de Paz Golf Course  
**Date:** Thursday, August 13, 2020 3:14:32 PM

---

City of Phoenix  
Attn.: Sarah Stockham

Hello Ms. Stockham,

My husband and I have been out of town, and only today realized that we could reach out to you regarding the Villa de Paz Golf Course.

We have been residents in this community since 1996. It was our pleasure to live on a property that backed up to this golf course. It has been a nightmare living here since developers purchased it and ran the property into the ground. Our area residents have worked hard to push the City of Phoenix to ticket them for their abandonment of this property. It is overgrown with weeds, a dust bowl since it is no longer watered; garbage blows in with the wind and never gets picked up; homeless people live on it and crime has gone up. We do NOT want developers creating a living space out of this acreage. Our local schools are already overwhelmed with students, more residents would not help.

Please feel free to contact us for any questions that you may have.

Respectfully,

Connie M. Boden  
Kent E. Boden II  
[connieboden@msn.com](mailto:connieboden@msn.com)  
623-210-9872

**From:** [Sharon Heydenreich](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa De Paz  
**Date:** Thursday, August 13, 2020 1:27:03 PM

---

I DO NOT want houses behind my house!! The golf course was the reason I bought here!

Sharon Heydenreich  
10208 W Montecito Ave  
602-762-6593

Sent from my iPhone

**From:** [leah mead](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de paz golf course  
**Date:** Saturday, August 15, 2020 10:41:09 AM

---

I live right on the golf course. I vote YES on golf course overlay zoning.

Leah Mead

**From:** [Yvonne Jordan](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Golf Course  
**Date:** Monday, August 17, 2020 4:59:42 PM

---

Please no HOUSING, want the golf course to stay...

Thx you,  
Yvonne B

Sent from my T-Mobile 4G LTE Device  
Get [Outlook for Android \[aka.ms\]](#)



PHOENIX AZ 852  
11 AUG 2020 PM 8 1

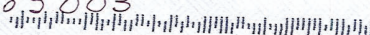


City of Phoenix  
Planning & Development Dept  
Zoning Section  
200 W. Washington St. 2<sup>nd</sup> floor,  
Phoenix, Az

Attn: Mr Stockham

85003-161100

85003





Aug 10, 2020

Ms Stockham,

I have lived at this home in the Villa de Paz planned community since 1984, when my late husband and I relocated from Minneapolis, MN. We moved here because it was a planned community and had been assured by Maricopa County officials that it was a planned community centered around a golf course, and would remain so in perpetuity. Since the city of Phoenix annexed us, we have lost our recreation area through deceptive if not fraudulent action, which the city approved. Then we have the golf course selling to developers which the city approved. I fail to see how this lived up to the original promises made to us.

I was unable to fully access the previous meeting, and very strongly wished to not only see but to be able to express my views and feelings., I could not even hear it until I was able to access it on the phone.

Side issue: I have a pool that is costing me over \$200 a month in maintenance fees to combat the algae and due to the golf course not watering their adjoining tree. It sheds its needles, limbs, seeds and pollen constantly as it slowly dies from the lack of water. My messages have seen no action to correct the problem. Is this company going to be any better about how or what they build or the precautions in the process of building?

We know AS A FACT that this is a general area that has an extremely high level of the pathogen causing Valley fever. It also has had liberal doses of toxic weedkillers applied over the many years the golf course has been in existence and before as farmland.. Disturbing this soil would most likely result in the death of many pets and no few people, due to COVID19 combined with valley fever, and toxicity from those herbicides. A deadly mixture, especially to those small children or elderly living here.

Also, the developers have grossly neglected the ponds existing here. They are a part of a national flyway for migratory birds. This must be maintained by law. They have totally neglected the promises they made to maintain this property, allowing it to become a dry, noxious ragweed and other noxious weed disgrace, and leads any rational person to believe they are not a company to be mindful of their ethics. They cannot be trusted, in my estimate.

High density housing will grossly overcrowd our schools, which are not even well-equipped for the COVID19 epidemic at the present enrollment. This high density housing also needs more roads, which would abut our back yards, contributing to the pollution at close range. Nice to think of a road in your back yard, instead of a well manicured golf course, for which we paid a premium with the intent of a lifelong residence.

I feel ever so strongly that you should support the Villa de Paz Golf Course Overlay. It would prevent the destruction of a neighborhood to line the pockets of out of state developers who have shown they don't care about the people, the neighborhood or our health and other risks involved.

I thank you for your attention to this, and hopefully your support.

Nancy McPhee  
(RD, retired)

CITY OF PHOENIX

AUG 18 2020

Planning & Development  
Department

CITY OF PHOENIX

AUG 19 2020

Planning & Development  
Department

August 18, 2020

Dear City of Phoenix Planning Department,

RE: Application # Z-30-20

As a home owner in the Villa de Paz neighborhood, I wholeheartedly support the change in zoning to GC ( 122.92 a.c.) as outlined in the received notifications from your department.

The environmental, economic, and aesthetic virtues and benefits of the proposed change completely abolish the need for any consideration with respect to congesting the area with additional residences.

Thank you for your diligence in making this positive change a "hole in one"!

Respectfully,



John Nicholas Drilling  
4601 N. 102nd Ave.  
Unit # 1052  
Phoenix, AZ 85037

cc: File



To: The City of Phoenix Planning & Development Dept. Aug. 15, 2020

Please save the Golf Course at Villa de Paz! I have lived here over 30 yrs. & like many others in Villa de Paz, bought Land because of the Golf Course. I was part of the group that fought for this same thing 3 yrs. ago. The Company that sold the golf course did it right under our noses - no one had any idea - One day there will be golfers playing on the next day it was empty & we were told it was already sold! It was never abandoned by us - it was stolen with no warning!! - We do not need more houses & traffic in Villa de Paz! - we need our Golf Course back!!!

CITY OF PHOENIX

SEP - 3 2020

Planning & Development  
Department

- Guyan Ferris  
Hedol N. 103 rd ave.

Gwenn Ferris  
4601 N. 102nd Ave  
Unit 1043  
Phoenix AZ 85037-5205



PHOENIX AZ 85022  
21 AUG 2020 PM 6 L

City of Phoenix Planning  
& Development Dept.  
200 West Washington St.  
2nd floor  
Phoenix, AZ 85003



## Racelle Escolar

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**From:** Dorothy Morris <dotmor1@cox.net>  
**Sent:** Friday, September 25, 2020 5:33 PM  
**To:** PDD Planning Commission  
**Subject:** Item 12, Case #Z-30-20-5

To the Members of the Phoenix Planning Committee: **I am very much in support of the Overlay Plan for Item #12, Case #Z-30-20-5.** For some years now developers and the City of Phoenix have kept this neighborhood in turmoil. It should not be so hard to live in Phoenix. Villa de Paz was marketed to us as a golf course neighborhood and when we purchased our home it was represented to remain a golf course. But once the City of Phoenix annexed Villa de Paz it put this promise at risk. For years our drive into our neighborhood with the beautiful greens, the large trees, ponds and habitat for birds, frogs, turtles and other animals were a factor in our quality of life. The current owner's abandonment of the course for a year to activate the clause that would allow them to replace this area with high density housing has greatly harmed the neighborhood.

The grass, large shade trees and animals, gone. The ponds allowed to drop to low levels of water unless they are reported and now filled with water but murky. Our dust factor is greatly increased as the grass holding the soil died. I must wonder what is in that dust and who is liable if there is a problem of toxicity? Our temperatures are most likely higher without the shade of the trees throughout the course. The owner has let most of the trees die.

Aside from the noise and greatly increased traffic from recent high-density housing in the area is a concern over the soil toxicity from the former golf course. Has anyone in the City Planning Department considered this issue?

This article is from the Sun-Sentinel that covers a problem of developing on a closed golf course: <http://www.sun-sentinel.com/health/fl-reg-golf-courses-decontamination-20170619-story.html> [sun-sentinel.com]

Within the article:

"The public should know that all golf courses contain arsenic and other contaminants in various amounts,"

The conclusion of the article: **"You don't want to build on it, but you can put sod on it and use it as a golf course," Koski told the park district's board members Monday. "As a fairway, that is not something that is going to present you with a problem that is insurmountable."**

Do your own research and you will find articles regarding danger of soil toxicity and the high costs of restoring soil on former golf courses to be safe for development.

I must ask again has anyone in the City of Phoenix done any diligent research into how safe the soil is on the former Villa de Paz Golf Course. Will they do so should any development be allowed on this property? If they do not and untreated toxic soil is found to be causing problems after developing the property this will put taxpayers at risk for damages for the Planning Committee and ultimately the City Council's decision on the Overlay vs. the development of the land.

The Overlay Plan will allow the Golf Course to be restored to a golf course which according to articles I read are safe. I hope you will approve the Overlay Plan, Item #12, Case #Z-30-20-5.

Dorothy Morris

**Racelle Escolar**

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**From:** Liz Waters <[ewaters623@gmail.com](mailto:ewaters623@gmail.com)>  
**Sent:** Friday, September 25, 2020 4:07 PM  
**To:** PDD Planning Commission  
**Subject:** Case # is Z-30-20-5

Please vote to keep our golf course a golf course and not build homes on the land. Our community does NOT want development and we want our course back!

Elizabeth Waters  
14277 W Lexington Ave  
Goodyear, AZ 85395  
[ewaters623@gmail.com](mailto:ewaters623@gmail.com)  
623-518-5676

**Racelle Escolar**

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**From:** jpcabrera2 <jpcabrera2@aol.com>  
**Sent:** Friday, September 25, 2020 4:25 PM  
**To:** PDD Planning Commission; Council District 5 PCC  
**Subject:** Support Item # 12 and case # Z-30-20-5

Hello Honorable Phoenix Vice Mayor Betty Guardado and Phoenix Planning Committee.

We hope all of you are well. We purchased our condo two years ago in Villa De Paz in West Phoenix because we like the green space which was suppose to be a golf course. The investment corporation is now trying to develop the gulf course which would be tragic. Most of us want this to continue to be green space or a golf course. Please support and VOTE YES on Item # 12 and case # Z-30-20-5 so that the zoning will remain designated for a golf course.

Thank you.

John Paul Cabrera and Eileen Del Pino  
4601 N. 102nd Ave. #1030  
Phoenix AZ 85037

Sent from my Sprint Samsung Galaxy S9+.



**Racelle Escolar**

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**From:** Alicia Primera <aliciaprimera1@gmail.com>  
**Sent:** Saturday, September 26, 2020 5:43 AM  
**To:** PDD Planning Commission  
**Subject:** Villa de Paz golf course overlay Item #12 CAs #Z-30-20-5

In Support of item #12 Case #Z-30-20-5

Dear Sir/Madam

We are in Support and are voting YES to the Inlay @ Villa de Paz Golf Course. We would like to see the natural habitat of fish, turtles, ducks and the majestic trees protected for all to enjoy.

Alicia Primera  
T.J Munoz  
Villa de Paz Residents  
10232 W Monterosa St, Phoenix, AZ 85037

**Racelle Escolar**

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**From:** Brian Gollmer <brian@glockster.net>  
**Sent:** Monday, September 28, 2020 12:48 PM  
**To:** PDD Planning Commission  
**Subject:** Item #12, Case # Z-30-20-5  
**Attachments:** PXL\_20200928\_190820699.jpg; PXL\_20200928\_190830839.jpg; PXL\_20200928\_190743194.jpg; PXL\_20200928\_190748323.jpg

I am in support of the golf course overlay for the Villa De Paz golf course land.

My family has resided in the neighborhood for over 20 years.

I submit the attached photos to document the pattern of neglect by the current owner of the property.

















## Racelle Escolar

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**From:** dan johnson <bigtoe1951@yahoo.com>  
**Sent:** Monday, September 28, 2020 2:29 PM  
**To:** PDD Planning Commission  
**Cc:** danponjohnson@hotmail.com  
**Subject:** Item #12, Case #Z-30-20-5

I strongly support this proposal with my YES VOTE and strongly urge each member of the Planning Committee to do the same.

I've lived in Villa De Paz for almost 25 years. One of the strongest selling points, and main reason we bought this home, IS the Golf Course. Over the years we have enjoyed the privacy, wildlife, and serenity living on the golf course has provided. Previous owners have always proven to be "good neighbors" to both the residents of Villa De Paz and the City of Phoenix; current owners have done just the opposite. They've refused to address dying trees, vegetation, environmental concerns, and the impact their abandonment has had on the wildlife unless many complaints and even a lawsuit were filed. The only time they have taken any action has been if there is a pending hearing...and even then only minimal effort. Ponds have been allowed to almost go completely dry thus killing or otherwise adversely affecting wildlife. If there are any "patches of green" left on the course, it's most certainly due to uncorrected water leaks. If they are allowed to build more homes in an already crowded area, we (as a community, City) will surely suffer further damage to the eco system...more over crowded living conditions, crime, and the loss of the peace and serenity we have enjoyed for all these years.

Please. I implore each member to vote YES on this overlay proposal.

Respectfully,

Daniel Johnson  
10125 W Sells Dr  
Phoenix, Az 85037  
Cell: 302-747-3780

Sent from my iPhone

## Racelle Escolar

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**From:** Dulce Ramirez <dramirez2334@yahoo.com>  
**Sent:** Monday, September 28, 2020 10:04 AM  
**To:** PDD Planning Commission  
**Subject:** Item #12 Case # Z-30-20-5

To whom it may concern, My name is Dulce Ramirez and I reside in the Villa de Paz community. I recently purchased a home, in Nov of 2019, in this community after falling in love with one of the homes here. I am in support of the overlay and all requirements therein of this support. Please do not allow for the building of homes in the old golfing sections. The tranquil atmosphere and privacy that the golf course provides; was one of the reasons why I enjoy my new property. My family and I also enjoy seeing the natural wild life enjoy the watering holes and grassy areas. If you have any questions please reach out to me at 210-529-6100 as I will also be attending the virtual meeting on October 1st.

Thank you so much for your time,  
Dulce Ramirez



**Racelle Escolar**

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**From:** Janae Larson <j\_sheree6121@yahoo.com>  
**Sent:** Monday, September 28, 2020 7:35 PM  
**To:** PDD Planning Commission  
**Subject:** Item # 12 Case Z-30-20-5

Please vote in support of the Golf Course Overlay at Villa De Paz. This is mine and my husbands very first home and a huge reason we moved into Villa De Paz is because of the golf course. It is so nice to see the beautiful trees, the ponds, and the green grass. Even though the owner has not been keeping up the property since this all started, the open space in the neighborhood is still nice and better than having hundreds of homes cramped into the space. Having the golf course helps keep the overall temperature of the neighborhood cooler than neighborhoods without them, we all know how important that is in Phoenix. Please vote to keep the golf course.

Thank you.

Janae Fisher

## Racelle Escolar

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**From:** Sharon Gass <ridingspots@yahoo.com>  
**Sent:** Monday, September 28, 2020 5:35 PM  
**To:** PDD Planning Commission  
**Subject:** Item #12 Case Z-30-20-5

To Whom it May Concern:

Am in favor of keeping the Villa de Paz golf course as a golf course.

This community was designed and built around the golf course. It is the reason most of us bought a home here. Since the developers have bought it, our beautiful community has become a ghetto!! Building more homes in here not only lowers our property values but will destroy a once beautiful community; overcrowding school, streets, etc.

Forty year old trees are being left to die (basically murdered) due to lack of water. These trees not only kept our community cooler, but added much needed oxygen into the air. Trees also help absorb carbon dioxide thus helping to improve air quality in the city.

There is a Bald Eagle nesting in trees along canal off 107th Ave, north of Thunderbird Estates and has been seen often fishing in canal and around our ponds. We have golden eagles, Egrets, hawks, Blue Heron, Canadian Geese & owls who have used the golf course ponds as a food source for years. We used to hear birds singing all day long and now there is silence. Birds that kept down the insect population including mosquitoes are now gone! We can't enjoy our back yards because of mosquito & wasp swarms since course closed.

Since course has been closed, temperatures are approx 4-5 degrees higher than posted Phoenix temperatures; my power usage has gone up; have had to pay out hundreds of dollars for weed & insect spray because the developers do not keep course sprayed.

My home has been devalued approx \$10,000 because of loss of golf course. Am very angry that I and other residents have to suffer financial loss so that developers can make millions at our expense.

"Luxury Homes" (housing built so close together you step out back door of one into the front door of house behind it) being built along 99th Ave south of Camelback Rd as well as north of Camelback Rd. A community of them off 99th Ave & Indian School. On 107th Ave S of Camelback Rd. Hundreds of houses crammed together all with a 2 mile radius. We really don't need more housing crammed onto the golf course land.

Thank you for voting to restore our community and golf course!!!!

Sharon Gass

10108 W Sells Dr  
Villa De Paz

**Racelle Escolar**

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**From:** Twila Grantham <granthamaz@gmail.com>  
**Sent:** Monday, September 28, 2020 11:52 AM  
**To:** PDD Planning Commission  
**Subject:** Item # 12, and Case # Z-30-20-5

To Whom It May Concern,

My husband and I are residents in Villa de Paz and have been for the past 28 years. We own a golf course lot home and are in favor of this plan. We would like to see the golf course functioning as a golf course and maintained.

--

Twila Grantham, Realtor, EPro  
Arizona Premier Realty Homes & Land  
[GranthamAZ@gmail.com](mailto:GranthamAZ@gmail.com)  
[www.ArizonaHomesnLand.com](http://www.ArizonaHomesnLand.com) [[arizonahomesnland.com](http://arizonahomesnland.com)]  
623-570-3236

## Racelle Escolar

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**From:** CB Moore <cb.moore@yahoo.com>  
**Sent:** Tuesday, September 29, 2020 3:23 PM  
**To:** PDD Planning Commission  
**Subject:** October 1, 2020 meeting - Item # 12 case # Z-30-20-5

To the Members of the Planning Commission,

I am writing to express my support for the re-zoning of the Villa de Paz golf course into a permanent golf course district.

I believe it was the intent of the original developers that the course be a permanent part of our neighborhood, and it was certainly a factor in the purchase pricing of the homes facing the golf course, including my own. That there is a covenant on this golf course shows that the intent was for it to be a permanent feature.

Additionally, I believe it was the intent of the City of Phoenix to preserve the golf course in the zoning choices that were made when Villa de Paz was annexed by the City of Phoenix. That these choices were seriously muddled at the time they were made is clearly shown by the fact that we have already had to fight off one developer and are now engaged in trying to preserve the golf course from another developer. The City of Phoenix has a duty to make things right for the citizens of our neighborhood by correcting their previous errors and preserving the golf course as was intended.

The rights of many people are being trampled in the current rush to build as many tiny dwellings and apartment buildings as possible. Open spaces such as golf courses and parks are as vital to people's well being as affordable housing is. As the Covid-19 pandemic has shown, people need safe places to get out, to exercise, to walk, and to interact in an appropriate manner with other people. Golfing is certainly an activity that meets this demand.

Speaking economically, the Villa de Paz is one of the closest courses to the Glendale Entertainment District and I believe that a well-maintained public course in this area would be a tourism draw for the City of Phoenix - there are a number of new hotels going up in our area and tourists need things to do before and after the games.

Preserving the Villa de Paz golf course is as important to the City of Phoenix as it is to us.

Respectfully,

Catherine Moore  
10121 W. Roma Ave  
Phoenix, AZ

**Racelle Escolar**

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**From:** Kate Sullivan <ksullivan986@gmail.com>  
**Sent:** Tuesday, September 29, 2020 6:48 AM  
**To:** PDD Planning Commission  
**Subject:** Case # Z-30-20-5

Good morning,

I am writing this email in regards to the Vill de Paz golf course. When we moved here 5 years ago, the golf course was so beautiful and green. People were actively playing golf, and walking in the neighborhood, enjoying the weather. The ponds were full of ducks, fish, turtles, frogs. It was gorgeous to walk along there and take my grandson to feed the ducks and just enjoy the beauty of our community. Now the golf course looks like a bio hazard wasteland. The ponds stink, dry, brittle grass, trees fallen over, very scary. People aren't out walking around enjoying themselves, due to the horrible scene that lays there just screaming HELP ME!! The golf course was the main reason I moved to this community, I am so amazed that Phoenix has allowed this once beautiful course to become a run down bio hazard dump. Please help us bring back the golf course!!

Case # Z-30-20-5

Thank you,

Catherine Sullivan

10057 W Minnezona Ave, Phoenix, AZ 85037

## Racelle Escolar

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**From:** Gail Bliss <gbliss78@gmail.com>  
**Sent:** Tuesday, September 29, 2020 4:39 PM  
**To:** PDD Planning Commission  
**Subject:** Item #12 Case # Z-30-20-5

I wish to be on record that I support the rezoning plan and urge you to vote for item # 12, case # Z-30-20-5, the Golf Course Overlay that will prevent housing from being built on the Villa de Paz Golf Course.

I have lived in my Villa de Paz home for 38 years. I bought it because of the golf course and have stayed here because of the golf course. I selected my location to be on the golf course to enjoy the green space and nature associated with the course.

I am also concerned about the increase in traffic and the stress that would be put on our local schools if the course is developed.

Please pass case # Z-30-20-5 Golf Course District Zoning.

Thank you,  
Gail Bliss

## Racelle Escolar

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**From:** Todd C Saville <tcsaville@gmail.com>  
**Sent:** Tuesday, September 29, 2020 10:59 PM  
**To:** PDD Planning Commission  
**Subject:** Villa de Paz Golf course; Item # 12 case # Z-30-20-5

Hello, my name is Todd Saville. My wife and I live in Villa de Paz on what used to be the 16th hole, a nice and challenging Par 3. We are both avid golfers. We paid a premium for our home on the golf course.

It is a shame and a disgrace to see what the golf course has become, after the willful (abandonment) planned decay by the new owners. Weeds and dirt, dead trees and neglected ponds, wildlife suffering. Not to mention more and more ATV's riding through it.

My Wife Susan and I fully support the rezoning effort to "Golf Course District". We do not need nor want anymore housing in our neighborhood. We have had several power outages this year, due to the aging infrastructure (according to a letter from SRP) and no doubt the added development's of high density housing recently built in the surrounding area.

Please vote to approve the rezoning, to help us revive our neighborhood and hopefully restore the golf course to its former condition.

Thank you,

Todd and Susan Saville  
10019 West Campbell Ave.  
Phoenix, AZ 85037



**Racelle Escolar**

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**From:** JohnnyCenturyLink Customer Rachel <johnrachel@q.com>  
**Sent:** Wednesday, September 30, 2020 5:25 PM  
**To:** PDD Planning Commission  
**Subject:** Item #12; Case Z-30-20-5

Dear Committee Members,

My husband and I would like to express our support for the Golf Course Overlay rezoning for Villa de Paz golf course. We have lived in this community for the past 33 years. It was always a very pleasant and safe neighborhood. The decline of the golf course has impacted our property values. The loss of the green grass and the trees has contributed to hotter temps in our area. In the past we could take a pleasant walk on the golf course in the evening or early morning. It would not be safe to do that now. Please help us restore a sense of community and safety to our neighborhood by rezoning this property as a golf course once again.

Sincerely,

John and Deborah Rachel

**Racelle Escolar**

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**From:** Loretta Pollack <freedom2bme@icloud.com>  
**Sent:** Wednesday, September 30, 2020 6:18 PM  
**To:** PDD Planning Commission  
**Subject:** VDP

Hello

This is residents of VDP Golf Course. Mike & Loretta Pollack have lived in the area since 2010. Purchase the rental home Feb 2018. Then we discovered after closing on our home that the Golf Course Villa De Paz was sold. The reason for our purchase is because we have lived here in our home and didn't want to leave this beautiful view of the Golf Course. Now it's not like before. We want our little area here to stay uncrowned & less traffic.

Our vote is yes for the Overlay...

Sincerely

Mike & Loretta Pollack  
10015 W Campbell Ave  
Phoenix Az 85037  
6028206115

Sent from my iPhone

## Racelle Escolar

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**From:** Alan Gaugert <alan.gaugert@gmail.com>  
**Sent:** Thursday, October 1, 2020 3:50 PM  
**To:** PDD Planning Commission  
**Subject:** Villa de Paz Golf Course Overlay - Item 12 on your agenda

Dear Sirs,

I write to request your support of the VDP Golf Course overlay. As you are aware, there have been multiple attempts to develop the course. Each time the community has expressed its desire that the course remain.

The bottom line:

- 1) Villa de Paz was established as a golf course community and wishes to remain so.
- 2) Stipulations were placed on the parcels to prevent development.
- 3) The purchasers were aware of the stipulations and the desires of the community. Yet - they purchased the land and are surprised the community is not supportive of their development plans.
- 4) The community does not want up to an additional 812 homes, 2000+ residents, 1500 vehicles.
- 5) The owner has not presented the community with a development plan that would benefit the community. Their plan would benefit the City of Phoenix's tax roles and their profits - but not the residents living here.
- 6) Records support the position that a course can be profitable with the appropriate amenities.

I request your support for the establishment of the golf course overlay.

Thank you,

Alan

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Alan Gaugert  
623.330.3622  
Phoenix, AZ 85037

**Racelle Escolar**

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**From:** almacita1231 <almacita1231@q.com>  
**Sent:** Thursday, October 1, 2020 4:02 PM  
**To:** PDD Planning Commission  
**Subject:** Item # 12

Case # 2-30-20-5

I am in support of the Villa de Paz Golf course overlay!

Sent from my Samsung Galaxy smartphone.

## Racelle Escolar

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**From:** Darla Olson <framgam@icloud.com>  
**Sent:** Thursday, October 1, 2020 7:49 AM  
**To:** PDD Planning Commission  
**Subject:** VDP golf course overlay case#12 Z-30-20-5

I strongly support the golf course overlay! Ive been a resident/homeowner for nearly 30 years... and I'm disgusted with what this developer has done to our community by shutting down the course in hopes of getting a big payday by building homes.

It's tragic.

They have consistently been shutting off water to the ponds, hurting our beautiful ducks, geese and turtles that have been there since the 70's !

They have not watered the course and brought in crews to demolish trees deliberately turning our neighborhood into a blight infested eyesore. They should be ashamed !

I purchased my home in VDP so I could live in a quiet, peaceful residential golf course community ... I still have all my original purchase paperwork and sales flyers touting said same.

I implore you to DO THE RIGHT THING at tonight's meeting and vote for and with the community....do not side with developers that are just out to make yet a another fast buck.

Regards,  
Darla Olson  
10309 W Calle de Plata  
Villa de Paz Community  
Phoenix, Az 85037-5544

Sent from my iPhone

## Racelle Escolar

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**From:** Elsa Lorigo <elsalbaz@gmail.com>  
**Sent:** Thursday, October 1, 2020 2:35 PM  
**To:** PDD Planning Commission  
**Subject:** Item # is 12, and Case # is Z-30-20-5

To whom it may concern,

This email is intended to state that I vote yes on the Golf Course Overlay Zoning in the Maryvale community of Villa De Paz.

I feel grateful to live in Villa De Paz, when my family was looking for an affordable house in a good small community we were feeling discouraged because as a blue collar family we could only afford houses in drug ridden communities not suitable to raise a family.

When we found a house in Villa De Paz for \$155,000.00 we felt like we struck gold. This community is part of Maryvale but it feels like its own little community away from the crime seen in other parts of Maryvale. We are located west of loop 101 between Camelback and Indian School. Our children walk, ride their bikes, scoot and skate board to school with ease. Neighbors help neighbors. We take pride in our little community. Before the CoronaVirus Pandemic we had parades, family events provided by the church or school. My friends would come over and participate in these events with us because they didn't have this in their community.

I am afraid that if the overlay does not pass this community will be hurting. The added hundreds of houses will bring about more cars that will make it unsafe for our children to walk to school, overcrowd the Villa De Paz school, and bring in more crime.

Please, help us keep our safe little community a place where our children can thrive and our families can continue feeling proud of living here.

Respectfully,  
Elsa Lorigo-Becerra

## Racelle Escolar

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**From:** Kerry Parker <kerry.parker@callventuri.com>  
**Sent:** Thursday, October 1, 2020 2:41 PM  
**To:** PDD Planning Commission  
**Subject:** Item #12 Case # Z-30-20-5

I wanted to share that I've lived in this neighborhood for the past 7 years, was super excited to move to such a lovely neighborhood. Then the golf course sold with no warning/closed with no warning. And the last 3 years have been horrible allowing the conditions of the neighborhood to deteriorate. They harmed the golf course area, by not watering and allowing all the tree's to die. Now the birds, geese, ducks have nothing. We have nothing but fire hazards, riff raff and I cant imagine if we put more houses in this development. Congestion, kids will be run over-people don't slow down now. What the community needs is to be put back to a normalcy and more houses is not the answer. I hope you vote no on more development. Our property values of the houses on the golf course hold no value, and if this goes through the developer should have to pay restitution for the value we lost.

Thank You

**Kerry Parker**

**Project Coordinator**

**Venturi Restoration – Phoenix**

*(A Response Team 1 company)*



[\[.venturirestoration.com\]](https://www.venturirestoration.com)

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d: 602.429.0199

o: 602.266.5855

Street Address

City, State

ZIP



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



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[\[twitter.com\]](https://www.twitter.com)



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

[www.venturirestoration.com](https://www.venturirestoration.com)

[\[venturirestoration.com\]](https://www.venturirestoration.com)

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**Racelle Escolar**

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**From:** Linda Holland <lhjo1947@gmail.com>  
**Sent:** Thursday, October 1, 2020 3:44 PM  
**To:** PDD Planning Commission  
**Subject:** Ítem #12; Case#Z-30-20-5

My name is Linda Holland and I support the VDP Golf Course Overlay

Sent from my iPhone



October 1, 2020

RE: Item # 12, Case # Z-30-20-5

Dear City of Phoenix Planning Commission:

I am writing this letter to voice my support for Item # 12, Case # Z-30-20-5.

We purchased our home in Villa De Paz on September 15, 2015 and fully renovated the property. We chose Villa De Paz because of the golf course (which was always busy until the closure) and overall aesthetic of the neighborhood. I am a local Realtor and an active golf course increases the value and desirability of the community they are located in. If homes are built on the golf course land our property values will be negatively affected, especially the homes on the golf course.

The developer purchased the golf course and immediately closed it. Their actions show that there was never intent to manage the golf course they purchased. They found a loophole, "abandoned" their own property, and started the development process. There is no way to build additional homes in Villa De Paz and keep with the aesthetic of the community.

This is not a case about property rights it is about a developer taking advantage of a loophole. Obviously, they never thought the community would fight to stop the development. I ask that you give the Homeowner's of Villa De Paz a voice and vote in favor of the Golf Course Overlay Zoning.

Thank you for your time and service to our community.



Michelle Pacheco  
REALTOR

(M) 623-229-4541

michelleprealty@gmail.com

www.MichellePachecoSellsAZ.com

21448 N 75TH AVE SUITE 2  
GLENDALE, AZ 85308



## Racelle Escolar

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**From:** Romell Kovachy <sissyktimc@aol.com>  
**Sent:** Thursday, October 1, 2020 4:56 PM  
**To:** PDD Planning Commission  
**Cc:** Romell Kovachy  
**Subject:** Item # is 12, and Case # is Z-30-20-5: Save Villa De Paz Golf Course Community

Hello,

I live in VDP Golf Course Community for the last 12 years. The reason why we bought our home in this neighborhood was the Golf Course for the beautiful Grass, Ponds, and Large Trees. The Ducks, the Geese, and other little creatures. The tranquil effects and wonderful atmosphere that made us feel good! Since the club was sold and the property wasn't maintained, it can be said that the mood around here has been down right depressing at times, to see the dead grass, the dead trees, and the low ponds.

I was recently reminded at the last meeting I attended, that I was given documents including the Golf Course and property is more expensive here because of the Golf Course. To allow the Developer to take this away from us is not just to the 1000+ homes that paid to be in this area. It took me over 30 years to be able to buy a home in this neighborhood I dreamed of living after growing up in Maryvale Cluster area and living near the Desert West Park with it's tiny Duck Pond. Please don't let them take from us, what took me over half my lifetime to achieve.

The lack of maintenance we were promised, and allowing them to close the golf course and get away with it is doing a disservice to our neighborhood. I thought the Golf Course Owners were obligated to maintain this area, and we would be retired and enjoy our golden years in this wonderful paradise that we invested in buying because the area was beautiful with this amenity. I don't want to see anything built on the golf course land. I want the City of Phoenix to protect us as our address is in the City of Phx, Zip Code 85037. Please protect our golf course community and make the developers restore our beautiful scenery, animals, and maintain the grounds properly!

They bought a Golf Course and should have bought with the expectation of running right, not running it into the ground. The master plan of this Golf Course Community should be retained and prevent homes from being built on it.

I have a vested interest in this neighborhood, and I don't want to see it destroyed by Developers trying to earn a quick buck while ruining the very essence of what makes our neighborhood wonderful! Bring back the grass, trees, and animals, a good Company to run and maintain it well and the Golfers will come back!

P.S. I'm willing to invest in, if we can set up a trust for the future with a Company that wants to help us bring it back to life!

Thank you,

Romell Kovachy  
Tim Carter  
& 6 Family Members  
10101 W Turney Ave  
Phx AZ 85037

**Racelle Escolar**

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**From:** soniaabril10 <soniaabril10@gmail.com>  
**Sent:** Thursday, October 1, 2020 3:59 PM  
**To:** PDD Planning Commission  
**Subject:** Item # is 12, and Case # is Z-30-20-5."

I support the VDP overlay proposal.

Thank you,  
Sonia Abril

Sent from my Sprint Samsung Galaxy S10+.

**Racelle Escolar**

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**From:** merz krom <merk65@live.com>  
**Sent:** Thursday, October 1, 2020 5:07 PM  
**To:** PDD Planning Commission  
**Subject:** Item # is 12, and Case # is Z-30-20-5."

I approve. I am a resident of villa de Paz and have a golf course view.

Thank you,  
Merz Krom

Sent from my iPhone

## Racelle Escolar

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**From:** Josie Lucero <lucjosie@yahoo.com>  
**Sent:** Thursday, October 1, 2020 5:11 PM  
**To:** PDD Planning Commission  
**Subject:** Villa depaz golf course

Hi I am very upset about the golf course we have had homeless people behind our home in a bush, we have had to put up more cameras due to more crime they use the golf course as a dirt bike track which through so up all the dust and dirt which makes me sicker with my copd and I have had to be tested for dessert fever due to being around they dry golf course. I have not been able to enjoy the back yard due to the dirt being blowing the trees out drying out the ponds if this keeps going on we will have more traffic more gangs there is a time when it shouldn't be about money for the builders owners they build collect the money and people who move cause more crowding in schools and traffic please we would have never retired here if it wasn't going to stay a golf course please stand with us home owners. Thank you Mr. Mrs. lucero

Sent from my iPhone

## Racelle Escolar

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**From:** tina fritz <tinamfritz@gmail.com>  
**Sent:** Thursday, October 1, 2020 5:25 PM  
**To:** PDD Planning Commission  
**Subject:** Re: Re:

I just saw this. I am in favor of rezoning the Villa de Paz golf Course back to being a golf course again.

On Thu, Oct 1, 2020 at 12:22 PM PDD Planning Commission <[pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov)> wrote:

Sorry, I forgot to ask, which item and if you are in support or opposed?

Thanks,

Racelle Escolar, AICP  
Planner III

City of Phoenix  
Planning and Development Department  
Planning Division  
(602) 534-2864

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**From:** PDD Planning Commission <[pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov)>  
**Sent:** Thursday, October 1, 2020 12:21 PM  
**To:** tina fritz <[tinamfritz@gmail.com](mailto:tinamfritz@gmail.com)>  
**Subject:** RE: Re:

Will do – thanks.

Racelle Escolar, AICP  
Planner III

City of Phoenix  
Planning and Development Department  
Planning Division  
(602) 534-2864

**From:** tina fritz <[tinamfritz@gmail.com](mailto:tinamfritz@gmail.com)>  
**Sent:** Thursday, October 1, 2020 9:24 AM  
**To:** PDD Planning Commission <[pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov)>  
**Subject:** Re:

I'm going to say yes, but save me for last. Then if I need to add something I feel hasn't been covered yet I will.

Thank you.

On Thu, Oct 1, 2020, 8:23 AM PDD Planning Commission <[pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov)> wrote:

Hi Tina,

Do you want to request to speak on an item?

Thanks,

Racelle Escolar, AICP  
Planner III

City of Phoenix  
Planning and Development Department  
Planning Division  
(602) 534-2864

**From:** tina fritz <[tinamfritz@gmail.com](mailto:tinamfritz@gmail.com)>  
**Sent:** Monday, September 28, 2020 12:49 PM  
**To:** PDD Planning Commission <[pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov)>  
**Subject:**

Committee meeting October 1st. [Tinamfritz@gmail.com](mailto:Tinamfritz@gmail.com). I will be attending.

Tina Fritz

692-214-2681

## Racelle Escolar

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**From:** Larry Auterino <AUTERINO@msn.com>  
**Sent:** Thursday, October 1, 2020 5:39 PM  
**To:** PDD Planning Commission  
**Subject:** VDP Golf Course Overlay

My Wife and I strongly support passing the overlay for the Villa de Paz Golf Course. I was one of many of the neighbors that could not get access to sound or video at the first meeting held and therefore not able to voice my support of the proposal and the disapproval at allowing Developers to destroy our Villa de Paz (VdP) neighborhood by making a high density housing area.

My wife and I have lived in Arizona for 37+ years. We opted to have our home built in Villa de Paz (VdP) and chose a golf course lot on the 14<sup>th</sup> fairway. Although there have been some downsides of living on a fairway lot such as broken windows and dented vehicles, the upside has made it well worthwhile. We enjoyed the openness of the lush fairways, the numerous mix of different types of trees and the abundance of wildlife around the course. It used to be enjoyable to visit the ponds and watch children of all ages interacting with the ducks, swans, and turtles. There used to be hawks( one protected species) that nested in the tall trees and raised their young; quail hid in the bushes and sometimes visited the yards; songbirds were throughout the course; and geese, on their migration north and south used to stop, rest and re-nourish on the fairways entertaining adults and children alike. Before my health interfered, I used to play the golf course whenever I could. It was a fun course, affordable and one of only a few close to home. It was well maintained, a little challenging and drew people from all around West Phoenix. Traveling in and around the area was pleasant. Getting to work and shopping were easy and VdP residents obeyed the law. Children would walk or ride their bikes to school and around the neighborhood with little concern of their safety. All in all, it was a wonderful place to live.

In the last several years all this has changed. The current developers, who are hoping to put in high density housing, have done whatever they could to discourage the people of VdP to have any hope. They have allowed most of the trees on the course to die from the lack of water and then cut them down. They have purposely allowed the ponds to drain until complaints to the city forced them to add water. The greens and fairways have turned to dust and there has been no action taken by these outsiders to prevent the air quality from dust and dirt to deteriorate. They have no regard for Phoenix laws or the residents of the area. They have not posted all access areas to the course as "No Trespassing" and have allowed dirt bikes, ATVs trucks and cars to tear up the fairways and greens creating air quality issues. I am on oxygen 24/7 and extremely sensitive to deteriorating air quality. Complaints by myself and others have been made to the police as well as environmental agencies, but the landowner continues to disregard them. I am deeply concerned about what other laws and ordinances they will ignore if they are allowed to build houses in VdP.

This of course is just the beginning of our problems. There has been many housing developments, apartments and condos built around Villa de Paz in the last few years. Will there be enough water pressure to support another 500 to 750 homes as our pressure fluctuates throughout the day now depending on demand. The roadways in and around VdP were not designed to handle the additional traffic as evident by how dangerous 99<sup>th</sup> Ave, Campbell Ave. and 103<sup>rd</sup> Ave have become. I could go on, but I believe you understand my concerns and why I am in support of the Overlay proposal.

Thank you for your time and consideration,  
Mr. & Mrs. Larry. Auterino

Stay Safe,  
Larry



**Racelle Escolar**

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**From:** Mike Alcala <mik3alccal@gmail.com>  
**Sent:** Thursday, October 1, 2020 5:43 PM  
**To:** PDD Planning Commission  
**Subject:** Case # Z-30-20-5 Item #12

I am a resident in villa de paz and I am in favor of this overlay. DO NOT build houses on the villa de paz golf course. This space is designed and built for a golf course and that is what everyone in villa de paz is in favor for.  
Thank you.

## Racelle Escolar

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**From:** Romell Kovachy <sissyktimc@aol.com>  
**Sent:** Friday, October 2, 2020 4:56 PM  
**To:** PDD Planning Commission  
**Subject:** Re: Item # is 12, and Case # is Z-30-20-5: Save Villa De Paz Golf Course Community

Hello, I just wanted to add my comment for last nights meeting to the record. I really appreciate all the members that voted in our favor with such compassion with exception of one member. I was very moved to see how strongly the panelist felt about us getting this crammed down our throats with absolutely no thought to what this would do to our community, only to make quick millions of dollars and leave us striped of our investment in homes in original master plan design.

They bought a business they had no intent on running, knowing full well they could use the loophole after they destroyed our neighborhood. I don't believe they are interested in running any profitable business that would require them to be part of the community working hard to keep a business operating. I feel the Lawyer lied about there not being a master plan, in both meetings I attended, saying we didn't have a stipulation on record for the 174. It has been said that the annex 151 & 161 areas should be protected with the 174, because we have documents showing those areas make up the 18-hole course of the master plan. I don't know why these were annexed separately, but I would think this shows a codependency of the three areas.

I did register to speak but I donated my time to Gene, because I thought he might need it & I did not have a microphone. I did want to say that in the last 7 years they have been trying to build homes on our stipulated golf course community that I have never received anything from the Golf Course Owners of their intent to build homes. To my knowledge there has not been any community out reach. Last night was the first time I have seen the Developers proposed plans or alternate plans for a park. We already have a park for kids to play on the corner of 107th and Camelback, and I personally feel the neighborhood would be better served to do as the GC allows with so many possibilities to be profitable.

Thank you  
Romell Kovachy

-----Original Message-----

From: PDD Planning Commission <pdd.planningcomm@phoenix.gov>  
To: Romell Kovachy <sissyktimc@aol.com>  
Sent: Thu, Oct 1, 2020 5:04 pm  
Subject: RE: Item # is 12, and Case # is Z-30-20-5: Save Villa De Paz Golf Course Community

Thank you for your input. Your email has been sent to the Planning Commission members and will be saved in the case file.

Sincerely,

Racelle Escolar, AICP  
Planner III

City of Phoenix  
Planning and Development Department  
Planning Division  
(602) 534-2864

**From:** Romell Kovachy <sissyktimc@aol.com>  
**Sent:** Thursday, October 1, 2020 4:56 PM  
**To:** PDD Planning Commission <pdd.planningcomm@phoenix.gov>  
**Cc:** Romell Kovachy <sissyktimc@aol.com>  
**Subject:** Item # is 12, and Case # is Z-30-20-5: Save Villa De Paz Golf Course Community

Hello,

I live in VDP Golf Course Community for the last 12 years. The reason why we bought our home in this neighborhood was the Golf Course for the beautiful Grass, Ponds, and Large Trees. The Ducks, the Geese, and other little creatures. The tranquil effects and wonderful atmosphere that made us feel good! Since the club was sold and the property wasn't maintained, it can be said that the mood around here has been down right depressing at times, to see the dead grass, the dead trees, and the low ponds.

I was recently reminded at the last meeting I attended, that I was given documents including the Golf Course and property is more expensive here because of the Golf Course. To allow the Developer to take this away from us is not just to the 1000+ homes that paid to be in this area. It took me over 30 years to be able to buy a home in this neighborhood I dreamed of living after growing up in Maryvale Cluster area and living near the Desert West Park with it's tiny Duck Pond. Please don't let them take from us, what took me over half my lifetime to achieve.

The lack of maintenance we were promised, and allowing them to close the golf course and get away with it is doing a disservice to our neighborhood. I thought the Golf Course Owners were obligated to maintain this area, and we would be retired and enjoy our golden years in this wonderful paradise that we invested in buying because the area was beautiful with this amenity. I don't want to see anything built on the golf course land. I want the City of Phoenix to protect us as our address is in the City of Phx, Zip Code 85037. Please protect our golf course community and make the developers restore our beautiful scenery, animals, and maintain the grounds properly!

They bought a Golf Course and should have bought with the expectation of running right, not running it into the ground. The master plan of this Golf Course Community should be retained and prevent homes from being built on it.

I have a vested interest in this neighborhood, and I don't want to see it destroyed by Developers trying to earn a quick buck while ruining the very essence of what makes our neighborhood wonderful! Bring back the grass, trees, and animals, a good Company to run and maintain it well and the Golfers will come back!

P.S. I'm willing to invest in, if we can set up a trust for the future with a Company that wants to help us bring it back to life!

Thank you,

Romell Kovachy  
Tim Carter  
& 6 Family Members  
10101 W Turney Ave  
Phx AZ 85037

## Racelle Escolar

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**From:** Milu Simpson <milurose@msn.com>  
**Sent:** Wednesday, October 7, 2020 11:32 AM  
**To:** PDD Planning Commission  
**Subject:** Item # is 12, and Case # is Z-30-20-5

To Whom It May Concern,

I would like for you to vote in support of the Golf Course Overlay zoning that would PREVENT housing from being built on the golf course. I want a YES vote on this overlay.

I bought my home in 2013 because of the golf community. I loved the green surrounding our neighborhood and the wildlife inhabiting the trees and ponds. My plan is to retire in this beautiful community. When I purchased my home there was a community pool and courts for tennis, basketball and volleyball. Somebody was able to sell our community area and rebuilt homes there. It broke my heart to see that happen, but at least I still had the golf course greens and pond habitat.

I use to take my grandchildren to feed the ducks, I don't now for fear of the contamination from the green water because the current owners refuse to keep the ponds full enough to support the fish and frogs and other water living creatures.

Please enforce this area for golf so that I can share the ponds and wildlife with my grandchildren again and so that I can have a beautiful area to live during my retirement.

Thank you in advance for your support,  
Milu Simpson  
4543 N 101<sup>st</sup> Ave  
623-516-4882 home

*I could complain that rose bushes have thorns,  
But...  
I choose to rejoice because thorn bushes have **ROSES!***