

## Attachment G

**David O Simmons**

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**From:** Jennifer Hall <JHall@roselawgroup.com>  
**Sent:** Monday, January 4, 2021 2:08 PM  
**To:** David O Simmons  
**Cc:** Jennifer Hall; Kayla Bertoldo; Tom Galvin  
**Subject:** FW: KHOV Sterling Vista Revised Plan

David,

Happy New Year! Please see email below from Mitzi (Donna) Matthews who lives at 3110 W. Pinnacle Vista Drive (on the NWC of 31<sup>st</sup> Ave and Pinnacle Vista). We have been working with Ms. Matthews on the Sterling Vista project to ensure she has no issues with our proposed community. Please add to the case file and thanks!

**Jennifer Hall**

Senior Project Manager  
Land Development Solutions Group

Direct: 480.505.3938  
Cell: 602.369.0810

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**From:** Mitzi <dmitzim@gmail.com>  
**Sent:** Monday, January 4, 2021 1:04 PM  
**To:** Jennifer Hall <JHall@roselawgroup.com>  
**Subject:** Re: KHOV Sterling Vista Revised Plan

Yes, Everything looks OK to me. The entrances are especially good now.  
mm

On Jan 4, 2021, at 11:42 AM, Jennifer Hall <[JHall@roselawgroup.com](mailto:JHall@roselawgroup.com)> wrote:

Hi Mitzi – Happy New Year!

I just wanted to check in with you to see if you have any additional questions for me. We are scheduled for another Village Planning Meeting next week – 1/14/21. This meeting, like the others, will be virtual.

As mentioned to you, the homebuilder, K. Hovnanian Homes, is willing to restrict ALL of the homes along 31<sup>st</sup> Avenue to single story as you requested in exchange for your support of the project. If you are agreeable please respond to this email.

Thanks so much!

**Jennifer Hall**

Senior Project Manager  
Land Development Solutions Group

Direct: 480.505.3938  
Cell: 602.369.0810

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**From:** Jennifer Hall <[JHall@roselawgroup.com](mailto:JHall@roselawgroup.com)>  
**Sent:** Thursday, December 17, 2020 5:11 PM  
**To:** Mitzi Matthews <[dmitzim@gmail.com](mailto:dmitzim@gmail.com)>  
**Cc:** Jennifer Hall <[JHall@roselawgroup.com](mailto:JHall@roselawgroup.com)>; Kayla Bertoldo <[kbertoldo@roselawgroup.com](mailto:kbertoldo@roselawgroup.com)>  
**Subject:** RE: KHOV Sterling Vista Revised Plan

Hi Mitzi, thanks for your email. Originally, KHOV wanted to have their primary entrance off of 31 Avenue for marketing purposes; however, after speaking with your neighbors just north of you they asked us to remove it and put the access on the Frontage Rd. It's not ideal for the homebuilder but it we are trying to make the neighborhood happy. We had to get approval from ADOT and APS in order to do it and glad it worked out!

Will you be attending the meeting virtually? Thanks again for your comments!

**Jennifer Hall**  
Senior Project Manager  
Land Development Solutions Group

Direct: 480.505.3938  
Cell: 602.369.0810

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**From:** Mitzi Matthews <[dmitzim@gmail.com](mailto:dmitzim@gmail.com)>  
**Sent:** Thursday, December 17, 2020 4:33 PM  
**To:** Jennifer Hall <[JHall@roselawgroup.com](mailto:JHall@roselawgroup.com)>  
**Subject:** Re: KHOV Sterling Vista Revised Plan

Looks very good and practical for all. I was wondering before why there was no access directly to the I-17 access road. i'm Mitzi (Donna) on all documents except haven't got house changed yet. Long story.

On Dec 17, 2020, at 2:17 PM, Jennifer Hall <[JHall@roselawgroup.com](mailto:JHall@roselawgroup.com)> wrote:

Hi Donna,

I'm resending you this information and would love to hear your thoughts. Our team will be presenting this revised plan to the community during this evening's Village Planning Committee hearing.

<Sterling Vista -Site Plan - 2020-12-14.jpg>

## David O Simmons

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**From:** George Cannon <thecannongroupllc@gmail.com>  
**Sent:** Monday, January 11, 2021 2:06 PM  
**To:** David O Simmons  
**Cc:** George Cannon  
**Subject:** Sterling Vista (Case# Z-53-20-1)

Dear Mr. Simmons,

RE: Sterling Vista (Case# Z-53-20-1)

I support this project!

The community being proposed by K. Hovnanian Homes is exactly what the city has envisioned for this area and I believe the home builder has done a fantastic job working with the surrounding neighbors. There have been many changes made to the site plan to resolve concerns voiced by immediate neighbors including moving the access points away from the existing homes and onto the frontage road and restricting the homes along the north and west boundaries to single story. I live in the community and feel that this project will be a real benefit to the surrounding area. It will take a vacant parcel that is currently used as a dumping ground and will bring quality single family homes (not apartments!) that will complement the area. Please support this project!

George Cannon  
3123 W Redbird Rd. Phoenix , AZ 85083

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**George E. Cannon**

C-602-819-3349 - Direct  
[thecannongroupllc@gmail.com](mailto:thecannongroupllc@gmail.com)

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## David O Simmons

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**From:** Jennifer Hall <JHall@roselawgroup.com>  
**Sent:** Tuesday, January 12, 2021 9:11 AM  
**To:** David O Simmons  
**Cc:** Jennifer Hall; Kayla Bertoldo  
**Subject:** Sterling Vista Development Support Letter

Good Morning David,

Please see email in support of our Sterling Vista Case# Z-53-20 and distribute to VPC members, if possible. Mike Doles is one of the adjacent neighbors to the north. Thanks!

### Jennifer Hall

Senior Project Manager  
Land Development Solutions Group

Direct: 480.505.3938

Cell: 602.369.0810

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**From:** dolesrwextoo@aol.com <dolesrwextoo@aol.com>  
**Sent:** Tuesday, January 12, 2021 9:01 AM  
**To:** Jennifer Hall <JHall@roselawgroup.com>  
**Subject:** Sterling Vista Development

Good morning Jennifer!

We have been in contact with this development and its progress through the efforts of Jennifer Hall. There have been some concessions to myself and Danny Enna along the North boundary of this project which make it much more palatable for myself and I assume Mr. Enna. We are the closest of the nearby neighbors.

Jennifer has been speaking on behalf of the developer in a clear and timely manner, with site plans as well as descriptions of everything.

I am in favor of this project and wish them well! A further advantage not discussed is the curtailment of gangs/juveniles that constantly deface that property and race vehicles around the lot. It will also stop unscrupulous developers from dumping their debris all over this acreage!

Thank You,  
Michael Doles  
27632 N. Black Canyon Hwy