

SUPPORT

OCT 05 2026**Planning & Development
Department**

Letter of Support for the 18th PI and Indian School Project

Phoenix City Council and Staff,

As a neighborhood resident, I am writing to support the proposed development at 18th Place and Indian School Road.

For years, this lot has remained vacant—an underutilized space that has presented more problems than potential. After years of thoughtful engagement with residents and community members, we now have a fresh opportunity to transform it into something that adds real value to our neighborhood with Del Pueblo Communities.

This project represents a fresh start—bringing new energy to our area with:

- New housing thoughtfully designed to fit our community
- Safer streets with sidewalks, trees, and landscaping
- A layout that respects neighborhood privacy
- Increased property values for surrounding homes

The updated plan also directly responds to concerns raised by neighbors, including:

- ✓ No on-street parking to keep streets clear
- ✓ Fewer units, which means less traffic in and out
- ✓ Buildings pushed farther from homes
- ✓ More space and shade trees between buildings and neighboring yards.
- ✓ Provide local neighborhood commercial/startup opportunities.
- ✓ A commitment to help fund speed humps on 18th Place
- ✓ A better streetscape with new sidewalks, shade trees, and landscaping

This is an innovative, community-focused project shaped by years of dialogue. It balances neighborhood priorities with long-term improvements for everyone. I strongly support moving forward and urge others to do the same.

Sincerely,

Name: Matt Anonsen

Address: 2228 E Campbell #213

Email (optional): manonsen@yahoo.com

OCT 05 2026

Business Letter of Support

Re: Proposed Development at 18th Place & Indian School Road (Z-58-23)

Planning & Development
Department

To the Phoenix City Council and Planning Staff,

As a local business operating near 18th Place and Indian School Road, we are writing to express our support for the proposed mixed-use development led by Del Pueblo Communities.

This project represents a thoughtful and balanced vision for smart urban growth—one that not only addresses the long-standing vacancy at this corner, but also brings tangible benefits to the surrounding business and residential communities.

We believe the revised plan—which includes 76 market-rate housing units and ground-floor commercial space designed for local-serving businesses—will help:

- Increase foot traffic and visibility for nearby businesses.
- Improve safety and aesthetics along Indian School Road.
- Support the demand for attainable housing near jobs and services.
- Bring new life to a long-neglected parcel that has remained underutilized for years.

We also appreciate the development team's commitment to extensive public outreach, as well as its responsiveness to neighborhood feedback—evident in the reduced unit count, improved setbacks, right-in/right-out traffic controls, and pedestrian-friendly design.

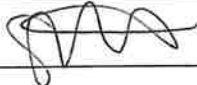
As small business owners, we recognize that thriving neighborhoods and vibrant local economies go hand-in-hand. This project offers an opportunity to strengthen both.

We respectfully urge the City to approve the rezoning request and allow this community-minded proposal to move forward.

Sincerely,

Business Name: HEAVENS CLOSETAddress: 4215 N 16TH ST STE 5 85016

Email (optional): _____

Owner/Manager Signature: 

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Sincerely,

Business Name: TriCore FitnessAddress: 1824 E. Indian School Rd.Email (optional): Stefannie@tricorefit.comOwner/Manager Signature: 

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Sincerely,

Business Name: GMU Down Town Fashion SAddress: 2329 E Indian School Road

Email (optional): _____

Owner/Manager Signature: Herald Ocasio

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Sincerely,

Business Name: Die Trying TrainingAddress: 2119 E Indian School Rd

Email (optional): _____

Owner/Manager Signature: 

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Sincerely,

Business Name: D'ShopAddress: 2133 E. Indian SchoolEmail (optional): crystal@hdf.itgo.comOwner/Manager Signature: 480-299
8814

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Sincerely,

Business Name: Arizona Floor & More

Address: 1801 E. Indian School Rd Phoenix AZ 85016

Email (optional): robert@arizonaflooronline.com

Owner/Manager Signature: Robert Borgerson

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Sincerely,

Name: Olivia GellersonAddress: 1621 E. Montecito Ave. Phoenix AZ

Email (optional): _____

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Sincerely,

Name: GEORGE T. HEWESAddress: 1804 E. TUNNEY AVE 85061

Email (optional): _____

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Sincerely,

Name:

Pamela Cervantez

Address:

1846 E Roma AvePhoenix AZ 85016

Email (optional): _____

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Sincerely,

Name: Lorraine DeBlasiAddress: 1820 E Montecito Ave Phoenix AZ 85016

Email (optional): _____

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Sincerely,

Name:

Regina Thompson

Address:

1915 E. Turney Ave 85016 Phx, AZ

Email (optional): _____

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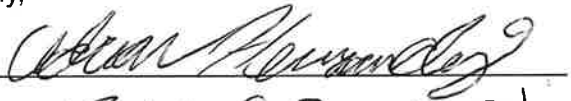
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Name: Address: 1801 E Devonshire 85016

Email (optional): _____

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Name: Martin MaresAddress: 4447 N 18th 85016

Email (optional): _____

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Name: _____

Address: _____

Email (optional): _____

William Wilber
4439 N 18th St - 85016

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Sincerely,

Name: Tricia FishburneAddress: 1843 E Meadowbrook Ave 85016

Email (optional): _____

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Sincerely,

Name: Kelly Fleener

Address: 1908 E. Glenrosa Ave 85016

Email (optional): _____

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Sincerely,

Name: Ashley WaltonAddress: 2025 E Campbell Ave 104

Email (optional): _____

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Sincerely,

Name:

MARNE SPICER

Address:

2130 E TURNER Unit #2

Email (optional):

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Sincerely,

Name: ETHAN COCHRANAddress: 4644 N 22ND ST UNIT 202

Email (optional): _____

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Sincerely,

Name: Leslie MarroquinAddress: 4313 N 18th St 85016

Email (optional): _____

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For years, this lot has remained vacant—an underutilized space that has presented more problems than potential. After years of thoughtful engagement with residents and community members, we now have a fresh opportunity to transform it into something that adds real value to our neighborhood with Del Pueblo Communities.

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This is an innovative, community-focused project shaped by years of dialogue. It balances neighborhood priorities with long-term improvements for everyone. I strongly support moving forward and urge others to do the same.

Sincerely,

Name:

JEFF FRITSCH

Address:

4307 N. 18th ST PHX AZ 85016

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name:

Michael Meyer

Address:

4216 - 18th ST 85016

Email (optional): _____

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Department**

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Sincerely,

Name:

Yesenia Delgado

Address:

4136 N 19th St Phoenix AZ 85016

Email (optional): _____

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Department**

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Sincerely,

Name: Gian DuanAddress: 9116 N. 19th St. Phoenix, AZ 85016

Email (optional): _____

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Sincerely,

Name:

JAMES CONRAD

Address:

1920 E. INDIAN SCHOOL #200 85014

Email (optional):

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Department**

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Sincerely,

Name: Lindsey JohnsonAddress: 1920 E Indian School Rd 2064 85016

Email (optional): _____

OCT 05 2026

Planning & Development
Department

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Sincerely,

Name: Ryan Reetz

Address: 1920 E Indian School Rd Apt 2078 85016

Email (optional): _____

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Department**

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Sincerely,

Name:

Julie Winfield

Address:

1920 E Indian School Rd #2071
85016

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name: Yvonne EscobedoAddress: 1826 E Indianola Pl. # 05016

Email (optional): _____

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Department**

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Sincerely,

Name: JOSHUA FLETCHERAddress: 4401 N 40TH ST PHOENIX AZ

Email (optional): _____

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Department**

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Sincerely,

Name: Kathryn LambertAddress: 2025 E. Campbell Ave

Email (optional): _____

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Sincerely,

Name:

Address:

Email (optional):

Verna Halverson

2025 W Campbell Ave #134

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Department**

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Sincerely,

Name:

Travis Stenger

Address:

2025 Campbell Ave Phoenix 120

Email (optional):

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Department**

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Sincerely,

Name: Colin LambertAddress: 2025 E. Campbell Ave.

Email (optional): _____

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Department**

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Sincerely,

Name: R JohnsonAddress: 2025 ECAMPBEN AVE 361

Email (optional): _____

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Department**

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Sincerely,

Name: Stephanie MooreAddress: 2025 E Campbell #137

Email (optional): _____

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Sincerely,

Name: Estel ParksAddress: 4644 N 22nd St #2098

Email (optional): _____

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Sincerely,

Name: Dimitri PelaezAddress: 7025 east campbell ave Apt. 242

Email (optional): _____

~~242~~ 242 (JP)

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name:

Ann Arnold

Address:

2025#15 East Campbell Ave 350^{up}

Email (optional): _____

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Department**

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Sincerely,

Name:

Address:

Email (optional):



3025 E. CAMPBELL APT. 367

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Sincerely,

Name: Elizabeth A. TathAddress: 4301 N. 21st St. #10, Phoenix AZ 85016

Email (optional): _____

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This is an innovative, community-focused project shaped by years of dialogue. It balances neighborhood priorities with long-term improvements for everyone. I strongly support moving forward and urge others to do the same.

Sincerely,

Name: JARED NEWCANAddress: UNIT # 9 4301 N. 21ST
PHOENIX, AZ

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

Letter of Support for the 18th PI and Indian School Project

Phoenix City Council and Staff,

As a neighborhood resident, I am writing to support the proposed development at 18th Place and Indian School Road.

For years, this lot has remained vacant—an underutilized space that has presented more problems than potential. After years of thoughtful engagement with residents and community members, we now have a fresh opportunity to transform it into something that adds real value to our neighborhood with Del Pueblo Communities.

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Sincerely,

Name:

Josh Gasnell

Address:

4301 N. 21st - #12

Email (optional): _____

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Department**

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Sincerely,

Name: MIKE T LOOT

Address: 2228 E CAMPBELL AVE #231

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name: Antonio FernandezAddress: 2228 E. Campbell Ave ²²⁷ Phoenix

Email (optional): _____

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Department**

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Sincerely,

Name:

Cristan Lee

Address:

1816 E Indian School Ave 85016

Email (optional): _____

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Department**

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Sincerely,

Name: MATTHEW G DONNELLYAddress: 4301 N 21st St #5

Email (optional): _____

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Department**

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Sincerely,

Name: José Carlos Rodríguez

Address: 2025 E Campbell Ave #104

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name: ROBERT ROD

Address: 2228 E Campbell Ave #112 PHX, AZ 85016

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name:

Kathleen Ward

Address:

2227 E Campbell Ave #107

Email (optional):

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Department**

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Sincerely,

Name: Eric WilliamAddress: 2025 E Campbell Ave, B Unit 366

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name: Art CardenasAddress: 2118 E Turnley Ave 85016Email (optional): ✉

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name:

Johnnie Macaulay

Address:

4301 N 21st St

Email (optional):

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Department**

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Sincerely,

Name: _____

Diana HORNER

Address: _____

4301 N 21st St #46

Email (optional): _____

85016

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Department**

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Sincerely,

Name: Ryan JordanAddress: 4301 N. 21st St Unit 45 85010

Email (optional): _____

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Sincerely,

Name:

Colin DeGrassi

Address:

2280 E Sells Dr. 85016

Email (optional):

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Department**

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Sincerely,

Name: Hayden ChristopherAddress: 4144 N 22nd St 1152

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name: Rip McDadeAddress: 48044 N. 22nd Unit 2114 Phoenix, AZ 85016

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name: Hayden SamplesAddress: 4644 N 22nd, unit 2089, Phoenix, AZ, 85016

Email (optional): _____

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Sincerely,

Name:

Kim Draeger Unit 7

Address:

2142 E Turney Ave

Email (optional): _____

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Department**

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Sincerely,

Name: Mallory H.Address: 2142 E Turner Ave

Email (optional): _____

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Sincerely,

Name: MICHAEL ROBERTSON

Address: 1943 E MEDLOCK DRIVE

Email (optional): _____

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Department**

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Sincerely,

Name: Felisa BermudezAddress: 1901 E Modak Drive Phoenix, AZ 85016

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

Letter of Support for the 18th Pl and Indian School Project

Phoenix City Council and Staff,

As a neighborhood resident, I am writing to support the proposed development at 18th Place and Indian School Road.

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This is an innovative, community-focused project shaped by years of dialogue. It balances neighborhood priorities with long-term improvements for everyone. I strongly support moving forward and urge others to do the same.

Sincerely,

Name: Archudta HalimiAddress: 20th Street 2025 E Campbell ^{unit #} 304

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name: SONIA PAHLAddress: 2025 E. CAMPBELL AVE #302

Email (optional): _____

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Sincerely,

Name: Colin NickelAddress: 1827 E GEORGIA AVE PAX

Email (optional): _____

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Sincerely,

Name: Arielle BentleyAddress: 5118 N 18th Pl

Email (optional): _____

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Department**

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Sincerely,

Name: J J BayanAddress: 5150 N 24 ST

Email (optional): _____

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Department**

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Sincerely,

Name:

Crystal Ballo Anaya

Address:

2309 E Mitchell Dr

Email (optional): _____

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Department**

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Sincerely,

Name: America Bello ArayaAddress: 2309 E Mitchell Dr PHX AZ 85016

Email (optional): _____

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Department**

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Sincerely,

Name: Address: 2103 E. HICKORY

Email (optional): _____

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Department**

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Sincerely,

Name:

Christine Ludi

Address:

1933 E Mitchell

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name:

Amy Hamilton

Address:

934 E. McKell Dr. 85016

Email (optional):

N/A

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Department**

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Sincerely,

Name: Jed McKillopAddress: 1918 E Mitchell Phoenix AZ 85016Email (optional): —

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Department**

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Sincerely,

Name: JEFF GERRARDAddress: 1844- E MITCHELL PHX 85016

Email (optional): _____

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Sincerely,

Name: Renee HeimanAddress: 1415 E Grand Ave

Email (optional): _____

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Department**

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Sincerely,

Name: Brent HemmenAddress: 1815 E. Georgia Ave.

Email (optional): _____

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Sincerely,

Name: Leah PayneAddress: 2025 E Campbell Ave #160

Email (optional): _____

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Name:

Address:

Email (optional): _____

Isake
259 205E CAMPBELL AVE

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Sincerely,

Name: Sherrie WittingAddress: 1913 E Coolidge Ave A2 85076

Email (optional): _____

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Sincerely,

Name:

Kristen Wright

Address:

1935 E. Cordage Street

Email (optional): _____

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Sincerely,

Name:

Carissa Taupe

Address:

4128 N 2nd St Phx AZ 85016

Email (optional): _____

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Department**

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Sincerely,

Name:

Address:

Email (optional): _____

Anita Castaneda4128 W 22nd St #8 PH85016

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Sincerely,

Name: Nick FancherAddress: 2203 E Heatherbrae Dr

Email (optional): _____

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This is an innovative, community-focused project shaped by years of dialogue. It balances neighborhood priorities with long-term improvements for everyone. I strongly support moving forward and urge others to do the same.

Sincerely,

Name: Hunter CrossAddress: 2215 E Hatcher Ave

85016

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

Letter of Support for the 18th PI and Indian School Project

Phoenix City Council and Staff,

As a neighborhood resident, I am writing to support the proposed development at 18th Place and Indian School Road.

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Sincerely,

Name: Jerry Attick

Address: 4302 N 21st St 85016

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name:

Guadalupe Castaneda

Address:

2207 E Devonshire Ave 85016

Email (optional): _____

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Department**

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Sincerely,

Name:

Angele Araujo

Address:

2303 E. Devonshire Ave Phx. AZ. 85016

Email (optional): _____

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Department**

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Sincerely,

Name:

Address:

Email (optional):

Inna Corsini
2313 E DEVONSHIRE 85014

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Department**

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Sincerely,

Name:

Jason Burmann

Address:

4120 N 22nd St #5016

Email (optional): _____

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Department**

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Sincerely,

Name: Myle BorowskiAddress: 4120 N 22nd St Phoenix AZ 85016

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name: Imari HeardAddress: 4114 N 92nd St Apt 15

Email (optional): _____

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Department**

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Sincerely,

Name: Perry RayAddress: 2025 E

Email (optional): _____

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Department**

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Sincerely,

Name: Helvin BellawAddress: 2025 E Campbell Ave #3016 Phoenix AZ

Email (optional): _____

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Department**

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Sincerely,

Name: Ragan ViltAddress: 2025 E Campbell Ave. Unit 265

Email (optional): _____

85016
06015

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name: MakaylaAddress: 2025 E Campbell Ave 360

Email (optional): _____

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Department**

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Sincerely,

Name: Dariga BarkerAddress: 2025 E Campbell Ave #268

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name: NANCY CASTROAddress: 2025 E Campbell Ave, PHX, AZ 85016 #167

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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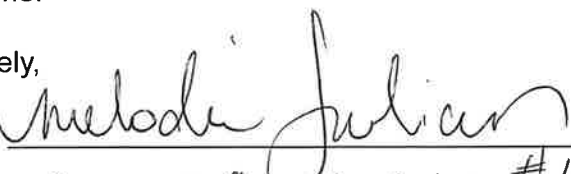
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Sincerely,

Name:



Address:

2025 E Campbell Ave #125 PHX 85016

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name: Cynthia NavarroAddress: 2025 E. Campbell ave. #331

Email (optional): _____

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Department**

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Sincerely,

Name: Jayiah VersnerAddress: 2025 E Campbell Ave, Apt 1010

Email (optional): _____

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Department**

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Sincerely,

Name: Serena StevensAddress: 2025 E Campbell Ave #203

Email (optional): _____

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Sincerely,

Name: Erett WestcottAddress: 3025 E Campbell Avenue, Apt. 356, Phoenix AZ 85016

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name:

Tamera Johnson

Address:

2025 E Campbell 15b

Email (optional): _____

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Department**

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Sincerely,

Name:

ROBERT BLACKCHAMBERS

Address:

2025 E CAMPBELL A #157 85016

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

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This is an innovative, community-focused project shaped by years of dialogue. It balances neighborhood priorities with long-term improvements for everyone. I strongly support moving forward and urge others to do the same.

Sincerely,

Name:

Abbey Yoder

Address:

4600 N 24th St # 85016

Email (optional):

OCT 05 2026**Planning & Development
Department**

Letter of Support for the 18th PI and Indian School Project

Phoenix City Council and Staff,

As a neighborhood resident, I am writing to support the proposed development at 18th Place and Indian School Road.

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Sincerely,

Name:

Joanne Arcangelo

Address:

5150 N. 20th St. #5016

Email (optional): _____

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Department**

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Sincerely,

Name:

Address:

Nancy Ryan
1822 E. Georgia Ave *85018*

Email (optional): _____

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Department**

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Sincerely,

Name: REXIE DAVISAddress: 1834 E GORDON AVE 85016

Email (optional): _____

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Department**

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Sincerely,

Name:

Jeffrey Ferris

Address:

5235 N. 18th Plac, Phoenix, AZ 85016

Email (optional): _____

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Department**

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Sincerely,

Name:

Address:

Email (optional): _____

DYLAN DIWAN5201 N. 18TH PL85016

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Department**

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Sincerely,

Name: Jeff McGuireAddress: 2228 E Campbell Ave #130

Email (optional): _____

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Department**

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Sincerely,

Name: Tim WilliamsAddress: 2025 E Campbell Av 102

Email (optional): _____

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Department**

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Sincerely,

Name: SEAN DEGENERIAddress: 2025 ELANZELLE AVE 222

Email (optional): _____

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Department**

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Sincerely,

Name: Dorothy GalstonAddress: 1811 E. Indianola 85016

Email (optional): _____

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Department**

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Sincerely,

Name: Bob ZwickAddress: 3902 W 19th St, 85-16

Email (optional): _____

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Department**

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Sincerely,

Name: Anthony LoDucaAddress: 3901 N. 19th St Phoenix AZ 85016

Email (optional): _____

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Department**

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Sincerely,

Name: Ashleen ManningAddress: 2310 E Osborn 85016

Email (optional): _____

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Department**

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Sincerely,

Name:

Betty Porcillo

Address:

215 E Osborn St #5016

Email (optional): _____

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Department**

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Sincerely,

Name: Jessica NateresAddress: 1836 E Clarendon Ave 85016

Email (optional): _____

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Sincerely,

Name: Greg JonesAddress: 1808 E Clarendon Ave

Email (optional): _____

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Name:

Omar Vallabrese

Address:

1811 E Clarendon Ave 85016

Email (optional): _____

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Sincerely,

Name:

RANDY ROBINSON

Address:

1937 E. Mitchell Phx. AZ 85018

Email (optional): _____

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Department**

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Sincerely,

Name: Jose F. Garcia IbanezAddress: 5141 N 18 Pl, Phoenix AZ 85016

Email (optional): _____

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Sincerely,

Name:

Tanner Meier

Address:

1830 E. Fairmount Ave 85016

Email (optional): _____

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Sincerely,

Name:

PEGGY LONG

Address:

1946 E. Whitton Ave Phoenix 85016

Email (optional): _____

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Sincerely,

Name:

Robert Schneider

Address:

1916 E Whittan Ave PHX, AZ 85016

Email (optional): _____

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Sincerely,

Name: Pete GottliebAddress: 2050 E Osborn

Email (optional): _____

OCT 05 2026**Planning & Development
Department**

Letter of Support for the 18th Pl and Indian School Project

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Sincerely,

Name: Greg M. KlineAddress: 2027 E Mitchell Dr Phoenix AZ 85016

Email (optional): _____

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Department**

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Sincerely,

Name:

Robin Arroyo

Address:

2050 E. Osborn Rd Rm A2 85016

Email (optional): _____

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Department**

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Sincerely,

Name: Marco VilmosAddress: 2320 E Mitchell Dr Phx Az 85016

Email (optional): _____

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Sincerely,

Name: Travis ChenowethAddress: 2313 E. Mitchell Dr. Phoenix, AZ 85016

Email (optional): _____

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Department**

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Sincerely,

Name:

 monica Salas

Address:

4007 N 19th St Phoenix AZ 85016

Email (optional): _____

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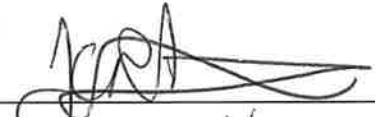
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Name: Address: 2027 E. Mitchell DR

Email (optional): _____

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Sincerely,

Name: Robert H GalarAddress: 2310 E Mitchell Dr

Email (optional): _____

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Sincerely,

Name:



Address:

2309 E. Mitchell Dr.

Email (optional): _____

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Department**

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Sincerely,

Name: K. BoAddress: 2309 E Mitchell Dr Phx AZ 85013

Email (optional): _____

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Sincerely,

Name: Maria FuentesAddress: 1904 E. Indianola Ave 85016

Email (optional): _____

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Sincerely,

Name: RAUL UrquidiAddress: 2034 E MICHAEL STEmail (optional): 602-6195898

OCT 05 2026

Planning & Development
Department

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Sincerely,

Name:

Beverly Wilson

Address:

1920E Indian School

Email (optional):

3022 85016

- Recycling bins mandatory
to Beautify the area (Valley)
- street flow improve
w/ added housing

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name:

James Barnes

Address:

1043 E. Turner Phx AZ 85016

Email (optional):

JamesBarnes66@gmail.com.

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Department**

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Sincerely,

Name: Diane ManesesAddress: 4141 N. 18th St Phoenix AZ 85016Email (optional): diane.maneses@gmail.com

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Sincerely,

Name: Jim LewisAddress: 2130 E Turkey Ave #3Email (optional): JimLewis211@gmail.com

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Sincerely,

Name:

Address:

Email (optional):

Regina Gonzales
reggierose.rrg@gmail.com
2025 E. Campbell Ave

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Sincerely,

Name: Matthew TaylorAddress: 2025 E Campbell Ave 203Email (optional): Tmatthew908@gmail.com

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Sincerely,

Name:

Patrick King

Address:

~~485018~~ 57118th Pl

Email (optional):

pk@king.com

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Sincerely,

Name: THOMAS HARRINGTON

Address: 2228 E CAMPBELL AVE APT 233

Email (optional): berkeleyoverdrive@icloud.com

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Department**

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Sincerely,

Name:

Christopher M. Peterson

Address:

2134 E McIntel

Email (optional):

DAVID.PETERSON@YAHOO.COM

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This is an innovative, community-focused project shaped by years of dialogue. It balances neighborhood priorities with long-term improvements for everyone. I strongly support moving forward and urge others to do the same.

Sincerely,

Name: Cole MoorlagAddress: cmoorlag@my.gcu.eduEmail (optional): 45016

OCT 05 2026**Planning & Development
Department**

Letter of Support for the 18th PI and Indian School Project

Phoenix City Council and Staff,

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Sincerely,

Name: Brenda Brock

Address: 2020 E Glenrosa Ave. #4, Phx., AZ 85016

Email (optional): bb.rox55@gmail.com

OCT 05 2026**Planning & Development
Department**

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Sincerely,

Name:

BOB KRAITZET

Address:

4226 N 22 ST #1, 85016

Email (optional):

BOB KRAITZET @ GMAIL.COM

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Department**

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Sincerely,

Name: Clark Princell

Address: 1919 E Coolidge St

Email (optional): ClarkPrincell@gmail.com

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Sincerely,

Name: LEE TRIBBLEAddress: 4126 N. 22ND (APT. 6), PHOENIX, AZ, 85016Email (optional): LEE-TRIBBLE@YAHOO.COM

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Department**

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Sincerely,

Name:

Travis Hunter

Address:

2035 E Campbell Apt 314
111 Dupont Cir 85 55016

Email (optional):

Daw99feet@gmail.com

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Department**

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Sincerely,

Name: Janie KruegerAddress: 1909 E. McDowell DrEmail (optional): at2@rule@gmail.com

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Sincerely,

Name:

Jenny Lee

Address:

1815 E Oregon Ave

Email (optional):

c568568@yahoo.com

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Sincerely,

Name: OLIVIER ERNOTTE

Address: 4525 N 22ND ST

Email (optional): OLIVIER.ERNOTTE@YAHOO.COM

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Department**

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Sincerely,

Name: Blessing Abiake

Address: 2228 E. Camelback Rd #108

Email (optional): BlessAbiake@gmail.com

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Department**

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Sincerely,

Name:

Address:

Email (optional):

Tyler Williams
2313 E 3rd St Phoenix 85010
tylerwill31@gmail.com

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Sincerely,

Name: Melody DombachAddress: 2230 E Osborn 85016Email (optional): Life4mel@aol.com

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Department**

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Sincerely,

Name: Sheryl ScottAddress: 3806 N. 19th St. Phoenix, AZ 85016Email (optional): Sheryl.Scott23@gmail.com

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Department**

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Sincerely,

Name:

Liz Coos

Address:

1816 E Indian Ave 85016

Email (optional):

liz.c.coos@gmail.com

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Sincerely,

Name:

Rocio Luna

Address:

4201 N 18th St 85016

Email (optional):

lunaro0@gmail.com

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Sincerely,

Name: MARJORIE JONASAddress: 1812 E FAIRMOUNT AVE. 85016Email (optional): mjonas3@centurylink.net

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Department**

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Sincerely,

Name:

Debbie Kimmy

Address:

1907 E. Camelback Ave. #3 85016

Email (optional):

debbiekimmy64@gmail.com

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Sincerely,

Name:

Address:

Email (optional):

Marlain Iglesias
4007 N 18th Street Phx 85007
g.lesiasmarlain53@gmail.com
03/18/1995 *USA*

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Sincerely,

Name: Tyler StewartAddress: 2002 E MitchellEmail (optional): tylerjstewart@outlook.com

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Sincerely,

Name: Arielle JaimeAddress: 2314 E MITCHELL Dr Phoenix AZ 85016Email (optional): jaime.arielle@gmail.com

OPPOSITION / CONCERNS

Adrian G Zambrano

Attachments: Attachment A.pdf; Attachment B.png; Attachment C.png

From: Melissa <melissa.rhodes.az@gmail.com>
Sent: Tuesday, October 6, 2026 9:38 AM
To: PDD Camelback East VPC <camelbackeastvpc@phoenix.gov>
Cc: Anthony M Grande <anthony.grande@phoenix.gov>
Subject: Z-58-23-4 18th place and Indian School proposal

CEVPC members,

I am the homeowner who will be most impacted by this project, as this proposal wants to remove single family zoning next to my home (which I bought in a neighborhood next to homes), and build the project on 2 sides of my property, with a parking lot up to my property line where homes were for decades. I have been dealing with this proposal for 7 years, through 2 separate developer owners. Unfortunately, the developer's attorney, Phoenix Planning, and Councilwoman Pastor have ultimately refused to engage in good faith discussions about my concerns regarding the development of this property, issues the city acknowledged creating when they built the freeway through the neighborhood, or even (at a minimum) the public safety issues it would cause by trapping my neighbors on our street if there is a fire, as if a waiver of proper fire department access removes the safety issues they will cause.

Jason Morris is going to talk to you about community outreach. Meanwhile he has not had one meaningfully engaging conversation with me or anyone in my neighborhood for six years.

Our attempts to ask even basic questions about public safety have been met with contempt, dismissal, and sarcasm. Jason Morris refused to respond to the attached email I sent with concerns in December 2024 (attachment A). When I asked him about responding he called my concerns "an opinion piece" and called my questions "rhetorical" (attachments B and C). He still has never responded to these questions. I don't know what you consider community engagement, but refusing to respond to very straightforward, reasonable concerns from the homeowner most impacted by this proposal seems like a baseline for engagement.

Instead, their community engagement consisted of hiring a woman from Mesa to go door knocking to collect signatures on form letters that people didn't even know what they were signing, and to have a bunch of people who don't live in the neighborhood show up to meetings to "support" the project. VPC members know about these tactics. City Planning knows about these tactics. City Council knows about these tactics, and yet we pretend that we have a genuine public process that considers the impacted residents.

Jason Morris is going to tell you the lots are difficult to develop because of the 51 freeway.

The Piestewa Peak freeway plan specifically acknowledges unique issues created by the city when they built the freeway through my neighborhood, including cutting off exit access in the neighborhood, and specifically mentioning the risk of "speculation on land use," which this proposal is. The developer

bought property with existing known issues created by the freeway, and now wants to exploit the exact things the freeway plan promised to protect my neighborhood from.

Jason will also fail to mention that his client tore down one single family home that was permitted for a duplex to be built, and tore down another functional and operational single-family home that had been rented for years to families in Phoenix. Building single-family homes on these lots, as have existed here since the 1940s and that they are zoned for, are not difficult to develop.

Jason Morris is going to talk to you about blight and vagrancy in the neighborhood.

What he will not mention is that his client has intentionally created, contributed to, and invited the blight they now claim to want to fix. They tore down a single family home that was inhabited and maintained by residents. They have never consistently maintained the lots since then, allowing them to overgrow with weeds, bushes, and be littered with trash for the past six years. They only cleaned up the land in the last week because of the meeting happening today. They want you to forget that this blight has only existed since they purchased the properties in 2020.

I have learned that the “public process” at Phoenix Planning and City Council is a sham. I could have organized my neighborhood and gotten 50 people at VPC tonight, but I know that will not make a difference when politicians consistently choose monied interests over their resident constituents. I’ve seen this happen in districts 6 and 4 personally. The city wants to give an appearance of public engagement while refusing to represent or even engage with the constituents who voted for them. We see this, and I am calling out exactly what is happening. Participating in the process tonight makes me feel like I am just adding to the appearance of legitimacy in a process that is already decided over lunch meetings at Hillstone and backrooms at City Hall.

Sincerely,
Melissa Rhodes
4121 N 18th St
Phoenix, AZ 85016



Melissa <melissa.rhodes.az@gmail.com>

Z-58-23-4 18th place and Indian School proposal

Mel <melissa.rhodes.az@gmail.com>

Wed, Dec 4, 2024 at 5:50 PM

To: jason@wmbattorneys.com, Hannah Bleam <hannah@wmbattorneys.com>, council.district.6@phoenix.gov, Office of Councilwoman Laura Pastor <council.district.4@phoenix.gov>, mayor.gallego@phoenix.gov, Adrian G Zambrano <adrian.zambrano@phoenix.gov>, CamelbackEastVPC@phoenix.gov, PFD.Prevention@phoenix.gov, cpeters@dffm.az.gov

Bcc: "L. B." <eskieowner@gmail.com>, jpaletta1 <jpaletta1@cox.net>, Kathy DeLorey <ksews60@gmail.com>

Hi Hannah and Jason,

I see you have resubmitted the same project again with no changes. I would like to know how you have addressed the fire access issues that were raised years ago in the city fire review, as city fire regulations require you to provide proper access for fire department vehicles, particularly when you are proposing building a project this large and this dense, surrounded by residential homes.

My neighbor and I witnessed the the fire engineers who came out to test access with the short engine (not even a full size fire engine) on 18th Street, and it could not make a full turn in the cul-de-sac, which is, as you know, too small for fire access on a project of this size. The fire truck had to do a 3 point turn to access the property. My home is next door to the property, and this makes me feel very unsafe in my home. This is exactly why fire access regulations exist, to make sure firefighters can safely and quickly do their jobs. They also didn't bring out 7 fire department vehicles when they were observing it either, which is the minimum number of vehicles that are required for any fire at a complex this large. There is no room for proper fire department access to a high density PUD this size on local roads, because it was not designed for high density. Fire access regulations exist in Phoenix for a reason: public safety. If you want to build a project of this size it MUST be in compliance with fire access codes. You need to build proper fire access into the plans you submit to the city. That has not been done.

Additionally, at the informational hearing, the CEVPC members raised and acknowledged issues with only having one entrance/exit into a complex of this size. This has not been changed in the plans. They were also concerned with 600 vehicles being put into local neighborhood streets with no direct access to a main road, and no eastbound or northbound access without sending at least half of that traffic further into the neighborhood, on local streets which were not designed for that density or use.

Your narrative states: "the Project will improve a vacant, infill site adjacent to SR-51 freeway and establish a development with an appropriate mix of uses (residential and neighborhood commercial) for this area."

Regardless of what your narrative says, this is not an infill site. High density high rise infill sites are near public transportation with the infrastructure to handle it, miles away from this location. The infill overlay for this neighborhood is single family attached residential infill. We would love for the developer to use the property under those infill regulations, maintaining the low-mid density zoning that fits the character of the neighborhood. There is no infrastructure to support a project like this in a quiet residential neighborhood on local streets with no access to main roads. Also, you failed to mention in your narrative that the developer tore down much needed single family homes in order to intentionally make the property "vacant." There is a huge need for single family homes in Phoenix, but this proposal is counter to any need the city currently has, and would destabilize an entire neighborhood of working class homeowners who have invested in our neighborhood and our city for decades.

Finally, the proposal blatantly ignores zoning protections the neighborhood has BECAUSE it is adjacent to the SR-51. I recommend referencing the Piestewa Peak Freeway Specific Plan that protects the zoning specifically in our neighborhood. Also, please review protections for "adjacent neighborhoods" that exist in the Camelback East Core Specific Plan, and neighborhood protections in the General Plan that was just updated this year and which did not change our residential neighborhood to a high density infill district.

I would love to discuss how you plan to address these issues.
Sincerely,

Melissa Rhodes
4121 N 18th St
Phoenix, AZ 85016

9:02



JM

Jason >



Do you have any news for me on the 18th Place project? I never got a response on my email last week.

Dec 10, 2024 at 9:18 PM

Thanks for the warm welcome. I received your emails and assumed it was more of an opinion piece and the questions were rhetorical. If you have specific questions I can answer or would like to meet, I'll make myself available.

The fire access issues are real. I'm wondering how they are being addressed since plans haven't changed to comply with fire access code.

I also assumed the developer would consider the input from VPC, so wondering what the approach is. Are they actually planning to proceed ignoring all of those things?



iMessage



Well endeavor to include as

9:02



6

JM

Jason ›



Dec 15, 2024 at 2:05 PM

Well endeavor to include as much of the Village input and neighborhood input as possible while still bringing forward a viable plan.

But you haven't addressed any of the village input or the neighborhood input in the submissions.

And that is secondary to not providing proper fire department access to the project, per regulations.

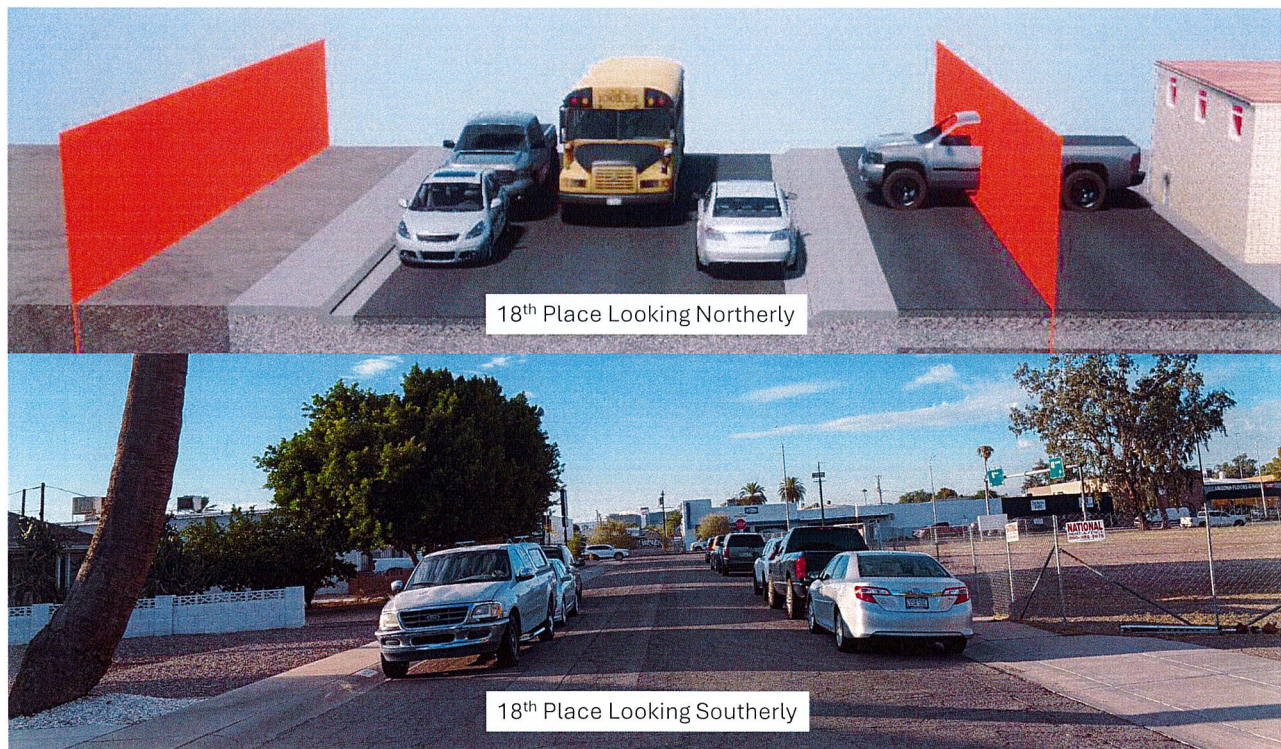
If your developer wants to develop high-rise, high density, they should do it in the infill district, near public transportation, where it is designated. Not try to create arbitrage by destroying my neighborhood.

Tue, Dec 30 at 10:37 AM



iMessage





CITY OF PHOENIX

OCT 06 2026

**Planning & Development
Department**

Citizen participation, a strong voice in shaping the recommendations identified in the plan, has been comprehensive in its scope. This comes, not from months, but years of community involvement. While a number of residents are not satisfied with the degree of freeway compatibility and plan recommendations, they have, however, shown understanding and respond with reasonableness. There is a desire to further mitigate the freeway impacts, yet there is recognition that there is a limit of what can be achieved. This understanding has allowed mass participation to be manageable, and if not monetarily or physically possible, at least mentally acceptable to most of those involved.

The Piastewa Peak Parkway Specific Plan was initiated to address problems encountered by neighborhoods adjacent to the freeway and to maximize the compatibility of the freeway with adjacent and nearby land uses. The plan will be a guide for the City Council and the community, encouraging neighborhood cohesion and stability. The Piastewa Peak Parkway is a five mile freeway segment which will link Interstate 10 (Papago Inner Loop) with State Route 51 (Piastewa Peak Extension). The freeway is located between 18th and 20th Streets from McDowell Road to Glendale Avenue (See Figure 1). The Specific Plan boundaries lie generally between 18th and 22nd Streets from Interstate 10 to Thomas Road, and between 16th and 20th Streets from Thomas Road to Glendale Avenue.

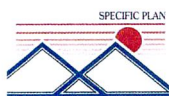
A. BACKGROUND

Freeways have an enormous influence on the structure of a city. They offer great potential benefits. They provide quick access to areas difficult to reach due to congestion. They stimulate opportunities for business and economic investment. They can open up new vistas of the city and they can provide quick access to one-of-a-kind special functions across town, as well as provide for a smooth, efficient commute to and from the everyday workplace. However, these benefits come at a price. Freeways can disrupt the fabric of a community, alter local circulation patterns and bring unwanted noise, lead to increased traffic on nearby streets, and can be the cause for speculation on land use.

C. COMMUNITY INPUT

The community input provided throughout the preparation of this plan has contributed substantially to the development of this document. They guided staff with needed insights and alerted us to specific problems. It is only through the public participation process that we were able to develop this plan.

PIASTEWA PEAK PARKWAY



B. PIASTEWA PEAK PARKWAY LAND USE COMMITTEE RECOMMENDATIONS

The Piastewa Peak Land Use Committee report has played an important role in the Specific Plan development. In June 1987, the City Council appointed twenty citizens to that committee. The committee was to examine land uses adjacent to the freeway, assess the effects of the freeway on the community, and make recommendations on their findings to the City Council. Due to limited specific data available at the time, such as noise studies and final parkway designs, some of their recommendations were not intended to be final. In February 1988, the committee presented their findings to the City Council. This community and committee work has been the precursor to this specific plan effort.

- Indian School to Devonshire, east of freeway to 20th Street.

The committee recommended that the high density residential zoning just north of the commercial property along Indian School Road not be expanded. They suggested that "low-density residential" (probably meaning lower density multiple-family residences) and limited "garden style commercial".

Staff does not believe that the R.3 zoned area on the south side of Devonshire is a threat to the neighborhood to the north. Staff supports the maintenance of existing, predominately single-family residential uses, and maintenance of the existing R.3 zoning.

3. ACKNOWLEDGEMENT OF ADDITIONAL CONCERNS

The committee raised other general concerns about the freeway such as pedestrian and bicycle overpasses and underpasses, bike paths, the intersection with the Paradise Freeway, noise, speed limits, trucks, landscaping, neighborhood accessibility, commercial development and safety. The committee's additional concerns have been addressed, and most are reflected in the Specific Plan.

D. SPECIFIC PLAN GOALS

The Piastewa Peak Parkway Specific Plan responds to explicit impacts of the freeway. The plan supports both the General Plan goals and draft Village plans. By establishing goals for this plan we will be able to respond to the problems at hand.

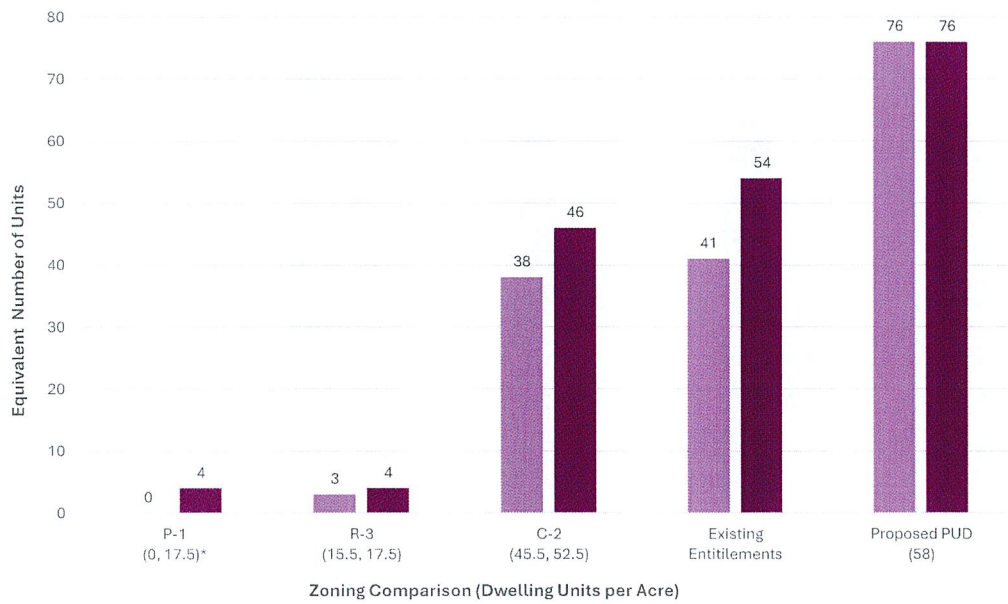
GOAL 1: MITIGATE FREEWAY IMPACTS ON NEIGHBORHOODS RESULTING FROM INCREASED TRAFFIC, NOISE, STREET ROUTING CHANGES, AND THE REDUCTION OF PRIVACY.

GOAL 2: PROTECT AND MAINTAIN VIABLE NEIGHBORHOODS, HOUSING AND OTHER USES.

GOAL 3: REDUCE THE IMPACTS OF THE FREEWAY ON RESIDENCES, PARKS, AND SCHOOLS.

GOAL 4: PROMOTE LAND USE STABILITY THROUGH STRATEGIC LAND USE PLANNING.

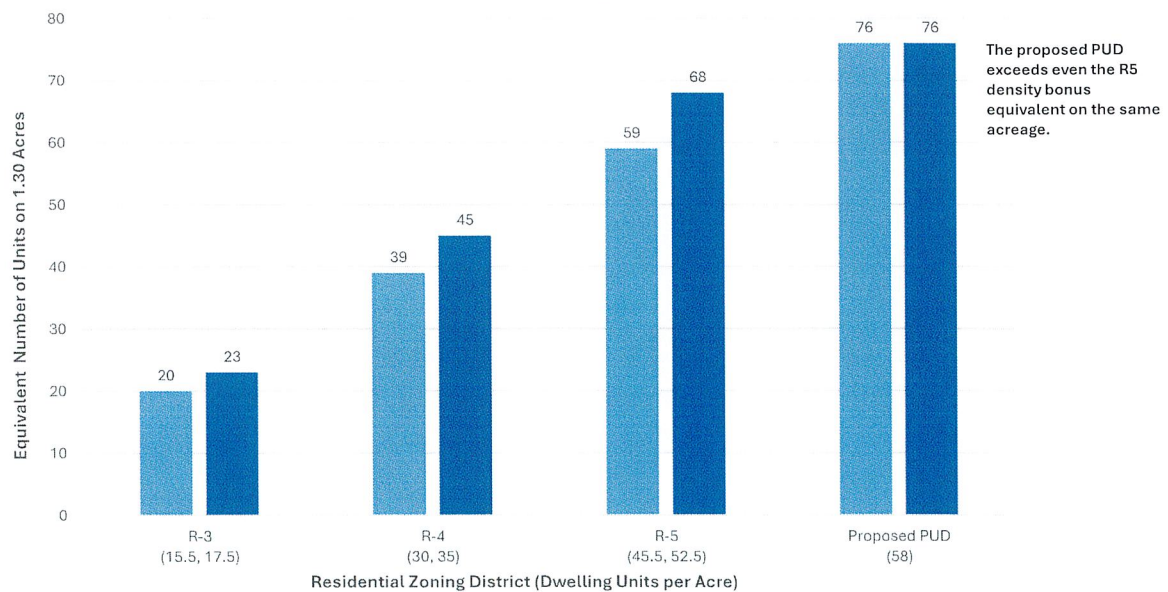
Existing Entitlements vs. Proposed PUD



* P1 does not permit residential use. Standard density is shown as zero. For comparison, the density bonus equivalent applies the R3 bonus density to the P1 acreage.

■ Standard Density

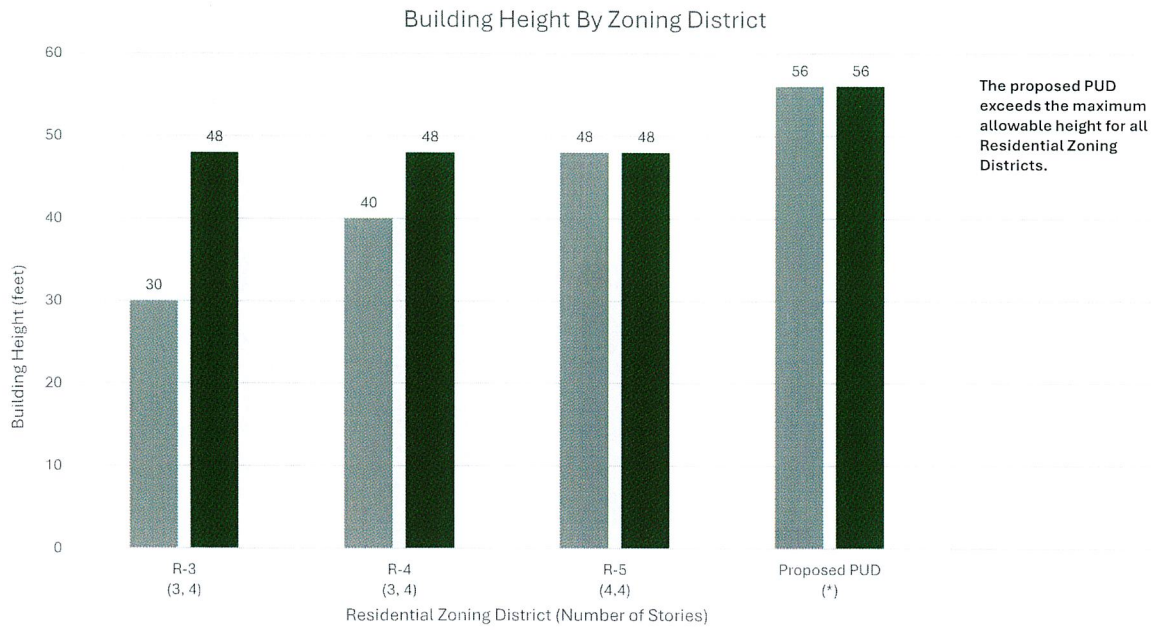
Equivalent Residential Density Comparison



The proposed PUD exceeds even the R5 density bonus equivalent on the same acreage.

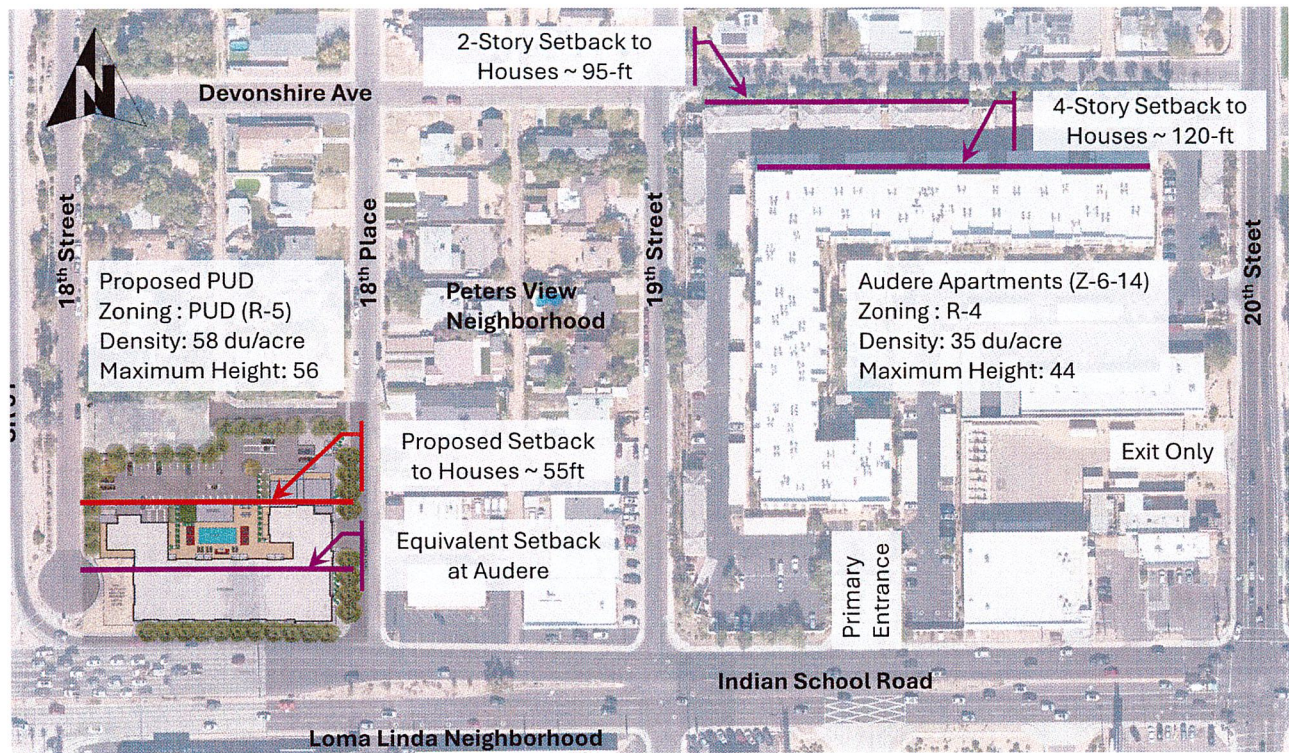
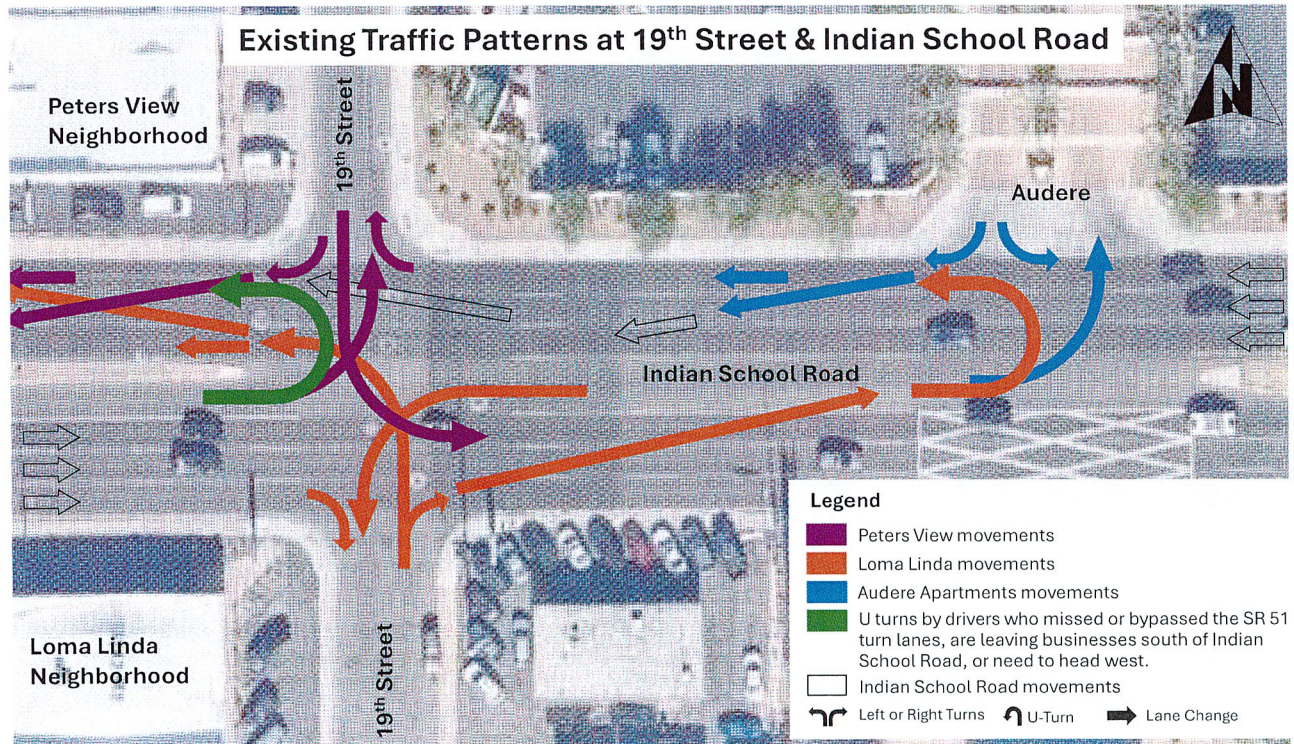
Density comparison based on the 1.30-acre residential development area shown in the applicant's plans. City staff reports 37.44 du/acre based on the full 2.03-acre PUD site.

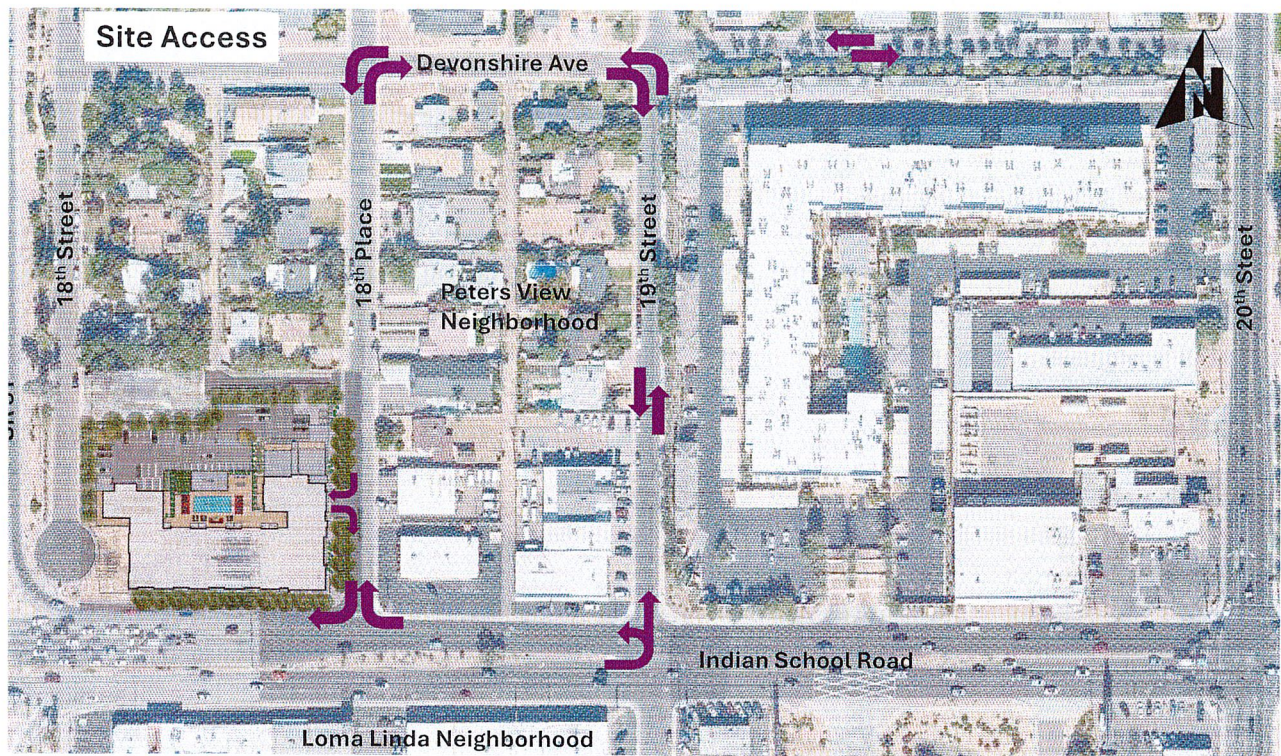
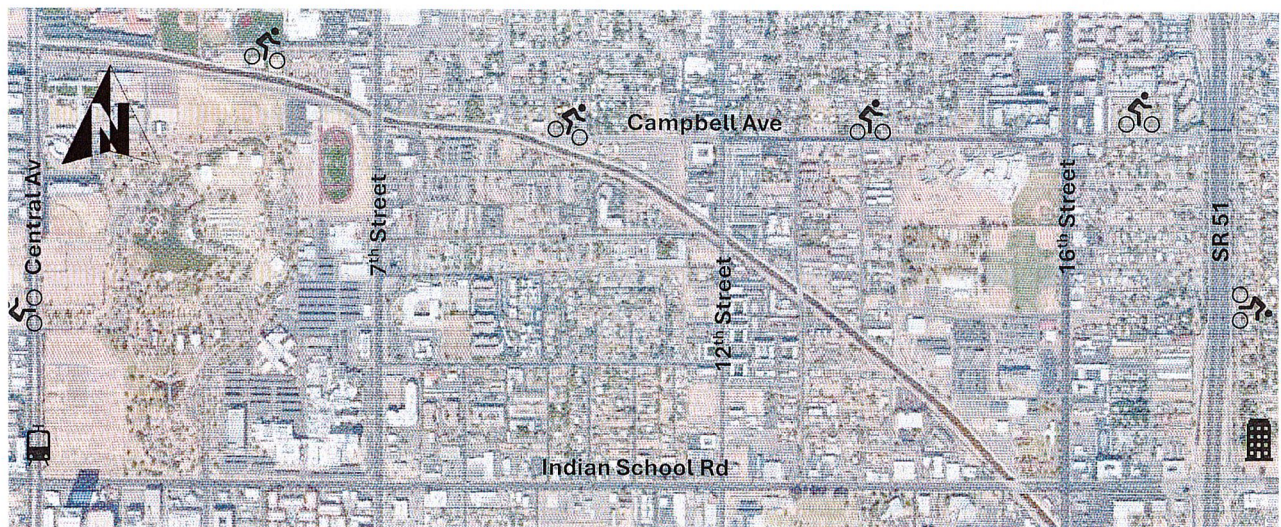
■ Standard ■ with Bonus



* Applicant identifies the building as four stories. The north and south elevations depict five building levels.

■ Base Height ■ Maximum Height





Staff cite “close proximity” to the Central Avenue and Indian School Road light rail station as support for increased density. The report does not identify an adopted distance standard or explain how staff evaluated the actual connection to the station. The bicycle symbols illustrate an alternative to riding along Indian School Road, estimated at approximately 2.5 miles.

Proximity alone does not establish practical access to light rail. Staff should identify the policy supporting this finding and explain how route distance, bicycle facilities, crossings, and personal safety were considered. As a woman, I would not feel comfortable riding this route alone at dusk or after dark. These access constraints must be addressed before light rail proximity is used to justify density beyond current entitlements.