

## Attachment F

**Sofia Mastikhina**

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**From:** geoff mathieux <geoffroymathieux@hotmail.com>  
**Sent:** Monday, December 6, 2021 10:52 AM  
**To:** Sofia Mastikhina  
**Subject:** Case No. Z-60-21 Registration to Speak at CAMELBACK EAST VILLAGE PLANNING COMMITTEE on Tuesday, December 7, 2021, at 6:00 p.m

Hello Sofia,

I am writing to register to speak at the at CAMELBACK EAST VILLAGE PLANNING COMMITTEE meeting on Tuesday, December 7, 2021, at 6:00 p.m. Please register me.

Also I would like to submit the following comment:

I am a neighbor to the property 65'+-West of the SWC of 40th St. & Monterosa St. I support this project as it is a minimal change (only changing one of three zones to enable a high quality housing development which fits nicely in the neighborhood. It will be tasteful and add value to the neighborhood. Please approve the Rezoning application for the proposed townhomes "Monterosa Townhomes".The proposal is to rezone the property from R1-6 (one lot) and R-3 (two lots) to R-3 for all three.

Thank you,  
Geoffroy

Geoffroy Mathieux cell (415) 420-2222

## Sofia Mastikhina

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**From:** Christopher Alt <alt@studioma.com>  
**Sent:** Tuesday, December 7, 2021 10:33 AM  
**To:** Sofia Mastikhina  
**Subject:** agenda item #6, Z-60-21-6

Hi Sofia,

I am writing to let you know that I support the request to rezone to R-3 provided the applicant addresses traffic concerns. Specifically, the traffic issues where the alley meets 40<sup>th</sup> Street. Vehicles very often get backed up at Indian School and it is already challenging for commercial traffic to access/exit from the commercial development there. With the alley entrance right there next to the commercial entrance it is likely to cause additional problems, likely an unsafe condition.

CHRISTOPHER ALT  
AIA  
PRINCIPAL

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alt@studioma.com  
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## Sofia Mastikhina

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**From:** Greg Bruns <greg@arcadianews.com>  
**Sent:** Tuesday, December 7, 2021 11:53 AM  
**To:** Sofia Mastikhina  
**Subject:** Support for item #6, Z-60-21-6

Hi Sofia –

I am unable to speak at the meeting tonight for the rezone request for 40<sup>th</sup> Street & Monterosa, but I hope you are able to consider my support for this project – I know I’m late but I hope you’re able to fit this in.

My property is at 3850 E Indian School Road – less than a block away – and I have lived and worked in the area for 18 years. Through all of the changes over the last two decades, I’ve never had a real estate professional or developer approach me and ask what I thought about their impending purchase/project. I was pleased to see Geoff Edlund do so with his proposal for Monterosa Homes. I remember how that dilapidated property looked for years and the type of people it drew... and now it’s an unattractive vacant lot, so I welcome a smart design from a responsible person who has a stake in the game (he plans to purchase a unit for himself to live there).

I have reviewed the drawings and plans and spoken with Mr. Edlund at length about his intentions and ideas for the area and his property. I like that the project design takes into account the surrounding community and overall desert environment. It includes grass, trees and a keen curb appeal. It doesn’t add to street parking, which is an issue that concerns the neighborhood, and it helps with the larger issue we have in the Valley with sprawl. As we build more multi-family housing in this central Phoenix area, we encourage more pedestrian and bicycle traffic – which has increased tremendously in the last three years. To the west and north (in the 3600-3800 block between Indian School and Campbell Ave), there are many nice examples of multi-family housing lots that are on the street with single-family home lots. Putting multi- and single-family lots next to one another doesn’t allow for a completely uniform design. However, that doesn’t currently exist on Monterosa on the southeast side... with a large office lot and multi-family zoning on the southeast side, there’s also a large billboard and huge retail complex just to the south.

If we have a responsible builder who wants to create something nice that helps our community and that person is willing to work with the neighbors to consider ideas, changes and improvements, I support it.

I understand that we are dealing with rezoning ONE LOT here to add space for his construction of multi-family housing and by rezoning that lot we are deciding if this project is going to be five units or eight. I think the best plan here is to grant the request to allow R-3 multi-housing on the one lot to the west on Monterosa, so Mr. Edlund can build his 8 units.

Thank you –  
Greg Bruns

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**Greg A Bruns**  
*Publisher*  
Arcadia News

**Racelle Escolar**

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**From:** geoff mathieux <geoffroymathieux@hotmail.com>  
**Sent:** Sunday, January 2, 2022 6:23 PM  
**To:** PDD Planning Commission  
**Subject:** Case No. Z-60-21-6 Comment and Registration to Speak on Thursday, January 6th, 2022, at 6:00 p.m ITEM #17

Case No. Z-60-21-6 ITEM #17 Comment and Registration to Speak on Thursday, January 6th, 2022, at 6:00 p.m.

Dear Planning Commission,

I am sending a comment and writing to register to speak at the Planning Commission Hearing on Thursday, January 6th, 2021, at 6:00 p.m.

Below is my comment:

I am a neighbor to the property 65'+-West of the SWC of 40th St. & Monterosa St. I support this project as it is a minimal change (only changing one of three zones to enable a high quality housing development which fits nicely in the neighborhood). It will be tasteful with trees in front and parking in the back, and will add value to the neighborhood. Please approve the Rezoning application for one of three of the proposed townhomes "Monterosa Townhomes" (only one of three actually needs a zoning change).The proposal is to rezone the property from R1-6 (one lot) and R-3 (two lots) to R-3 for all three.

Thank you,  
Geoffroy

Geoffroy Mathieux cell (415) 420-2222