

ATTACHMENT F

To Whom it may concern

12.11.23

My name is Ivan Moreno owner  
of 3522 W. Minton St Lakewood AZ 85339.

I am deeply concern About the new  
building that are going up. I desire that we  
keep our property private by not building  
2 story homes. OR builder can figure a way  
so we can keep our privacy. I would hate  
for people to look over on our side. At the  
VERY least please build a tall wall.

CITY OF PHOENIX



DEC 11 2023

Planning & Development  
Department

Neighborhood Council

## Nayeli Sanchez Luna

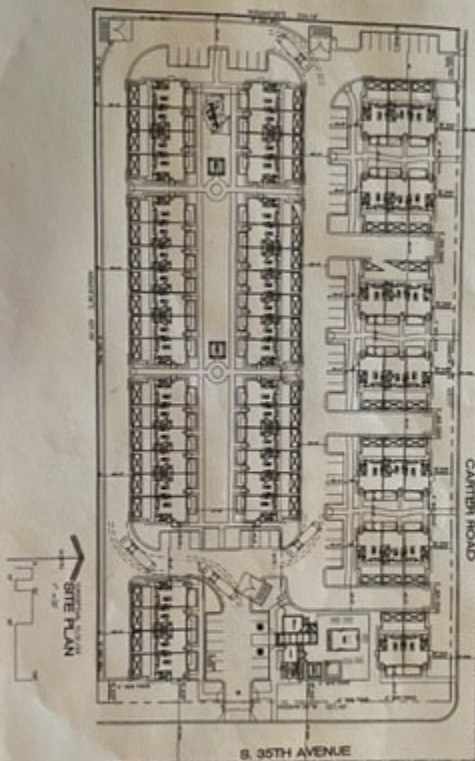
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**From:** Terry Goodwin <Midget2g@outlook.com>  
**Sent:** Thursday, December 14, 2023 11:07 AM  
**To:** Nayeli Sanchez Luna  
**Cc:** Misty Goodwin  
**Subject:** 35 av townhomes phoenix

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This email is in regards to project mentioned above. We unfortunately were out of town during the meeting on the eleventh so were not able to voice our concerns in person. This project affects us directly by limiting our access with large equipment and two way traffic in and out for ourselves and our tenants. The current drive would be moved to the south driving over our irrigation gates and our underground pipe which is not deep enough to be driven on without damage . This also makes for a very unsafe two way traffic situation for ourselves guests and our tenants along with being too narrow it also shows a driver way on the west end next to my property entrance which creates a major traffic volume problem which also increases the unsafe traffic situation. This also makes access to our south property very difficult and will definitely not be able to get any large equipment access to that parcel because the turn is two sharp with things as proposed this driveway too has existed for near 40 years. This alone will minimize the use of this parcel and value. It also directs traffic from the development straight into our property which will cause serious trespassing issues and safety concerns for ourselves and especially our tenant and her two teenage daughters. The lack of security wall on the north west corner gives unfettered access to our property and livestock we deal with constant security issues on the west because the city of phx allowed them to leave that area wide open, I have dealt with theft, trespassing, vandalism, and cow was shot dead on that west end when the Hamiltons owned it, all because of no security wall which gives a direct line of sight into our pasture and this is the exact same situation that is being proposed on the east with this development so we are quite aware of what this means for our property. So if this is allowed to go forward as proposed who will be responsible when these things happen because they will I guarantee it. This was not the original proposed plan the original showed 35th av access and left our driveway intact as it is this new proposal is designed to create issues for our property and damage the value hoping to force the sale of our property to them. I would appreciate your reply and a chance to discuss this further and any other persons who have say in this. This is a very serious and concerning matter to us safety, privacy, livestock safety, tenant safety and privacy, Ingres and egress safety and limiting the access of any kind of large equipment we have hay trucks and trash trucks and motor homes and occasional semi trucks flatbed trailers with equipment regularly and have had for twenty years. They also claim to have 5.4 acres but after the 35th av widening project they do not . Even the county parcel website shows 4.91 acres so how can they build on 5.4 when they only have 4.91. Please contact me to confer on all of this your insight and advice will be greatly appreciated this is very important please take time to study the pictures of the property information I sent you and the notes I made I think it will help you see what I have been describing. Thank you for your time look forward to hearing from you. Terry and Misty Goodwin 623-203-8868

Hello,  
 My name is Ryan Hatch. I am one of the owners of the front 5 Acres. Wanted to ask you a couple questions regarding the power lines and to share w/you our neighbor, the direction we are moving w/our development. Call me when you can. Thank You!



35TH AVE. TOWNHOMES PHOENIX, ARIZONA

PHOENIX, ARIZONA



35TH AVENUE TOWNHOMES  
 PHOENIX, ARIZONA



35TH AVENUE TOWNHOMES  
 PHOENIX, ARIZONA

LAND USE INFORMATION  
 35TH AVENUE TOWNHOMES  
 PHOENIX, ARIZONA



RIDGEWAY  
— CONSTRUCTION —

**Ryan Hatch**

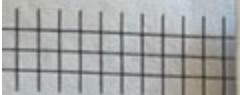
ROC# 332602

3214 N University Ave #104  
Provo, UT 84604

RyanHatchRE@gmail.com  
(480) 236-6483

*To share w/ you our neigh  
w/ our development. Call*

*Hatch  
at 5  
tions*





11/28/23, 7:49 AM

Parcel Viewer

MARICOPA COUNTY  
ASSessor's Office



3625 W CARTER RD

Show search results for 3625 W CARTER RD

Full Screen

Feature Information

(1 of 1)

Clear ?

3625 W CARTER RD

Owner Information

**Owner:** RIDGEWAY INVESTMENTS LLC  
**Address:** 3214 N UNIVERSITY AVE  
117 PROVO UT USA 84604  
**Phone:** 20200633999  
**City:**  
**State:**  
**Zip:** 5

Property Information

**APN:** 33.381682-112.134912  
**Section:** 34 1N 2E  
**County:** NO  
**City/Town:** CITY/TOWN  
**Zone:** RU-43  
**Area:** 0014  
**Acres:** 214802.000000  
**sq ft:** 43,560  
**Acres:** 4.93



112.160081 33.384164

<https://maps.mcasessor.maricopa.gov>

Our Property

Our Current Unice that has existed for the 20 yrs we have owned and 20 yrs before

**front 1**



Correct Plans will eliminate this road and damage our irrigation. This road will fall under prescriptive easement and will create considerable damage to ingress and egress, Irrigation, future utilities and overall property value of our property.

10/17/2020



Sent from my iPhone