

ATTACHMENT E

Samantha Keating

From: Noel Lesniak <noel@lsnk.net>
Sent: Tuesday, March 3, 2020 11:33 AM
To: Samantha Keating
Subject: RE: Emailing: Z-65-19 Drainage & Flood Hydrology Problem.docx, Z-65-19 Stipulation Changes.docx
Attachments: Z-65-19 Stipulation Changes.docx

Hi, Samantha.

I have updated the attached to increase 2" to 4" trees.

Do I need to bring copies of these documents for the committee?

Thanks for your help!

Regards,

Noel

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

From: Noel Lesniak <noel@lsnk.net>
Sent: Monday, March 02, 2020 2:45 PM
To: 'Samantha.Keating@phoenix.gov' <Samantha.Keating@phoenix.gov>
Subject: Emailing: Z-65-19 Drainage & Flood Hydrology Problem.docx, Z-65-19 Stipulation Changes.docx

Hi, Samantha.

Attached are documents I plan to offer to the Desert View Village Committee.

Any thoughts or suggestions?

How many copies should I make for the committee members?

Regards,

Noel

Noel Lesniak
Tel 480 488-7936
noel@lsnk.net

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From: [Samantha Keating](#)
To: [JOHN MAY](#)
Cc: [Kristi Trisko](#); [Sofia Mastikhina](#)
Subject: RE: View Subdivision - Item #4 Desert View Planning Committee March 3rd
Date: Sunday, March 8, 2020 3:47:07 PM

Thank you, Mr. May.

I've added Kristi to this response so you have her email address as well.



Thank you,
Samantha Keating
Principal Planner
Long Range Planning
Office: 602-262-6823
200 West Washington Street
Phoenix, AZ 85003



From: JOHN MAY <johnmay55@icloud.com>
Sent: Thursday, March 5, 2020 9:49 AM
To: Samantha Keating <samantha.keating@phoenix.gov>
Subject: Fwd: View Subdivision - Item #4 Desert View Planning Committee March 3rd

Samantha, Kristi asked us to email her with a list of concerns but the email she gave us is incorrect. Can you get this to her?

thanks in advance

John & Raejean

Begin forwarded message:

From: JOHN MAY <johnmay55@icloud.com>
Subject: Fwd: View Subdivision - Item #4 Desert View Planning Committee March 3rd
Date: March 5, 2020 at 9:44:23 AM MST
To: kristi.tvsvno@phoenix.gov

From: JOHN MAY <johnmay55@icloud.com>
Subject: View Subdivision - Item #4 Desert View Planning Committee March 3rd
Date: March 5, 2020 at 9:42:46 AM MST
To: kristi.tvsko@phoenix.gov

Kristi - Regarding the Peak View Subdivision - Item #4 from Village Planning Committee meeting on March 3rd. These are the issues I told you about during the meeting and said I would email you to document them.

1) We were told in the original meeting with the builders all the homes would be single story in order to blend in with the surrounding homes in the area. We still want all homes to be single story.

2) Regarding the lighting we do not want any lighting installed on Peak View Road in order to help preserve what we have left of a dark sky area. During the original meeting with the builders they said they would only be installing lighting as required by the city of Phoenix within the development and not any on Peak View Road.

3) Regarding the sidewalk on Peak View Road if at all possible we would like to have a dirt trail in addition to the sidewalk or instead of the sidewalk. This is due to the number of horse riders in the area that currently use the dirt along side of that road to ride on.

4) Elevation and drainage. We have seen other developments raise the elevation of the property higher than the current elevation. We do not want that to happen for this development as we are very worried about the natural drainage in the area. Also can the amount of space they are allocating to drainage on the south side of the development be verified to ensure it is adequate as there is a lot of water coming off that property today. We heard the builder say they thought the drainage issues today were being caused by the north side culvert overflowing we have been here 20 years and we have never seen that happen, all the water seems to be coming off that property and not from any overflow from the culvert.

If you have any questions please let me know. (cc'ing Raejean my wife)

John May
4231 East Peak View Road
Cave Creek AZ 85331
480-433-0606

Raejean Prather
4231 East Peak View Road
Cave Creek AZ 85331
480-419-1266

From: [JOHN MAY](#)
To: [Kristi Trisko](#)
Cc: [Raejean Prather](#)
Subject: Re: Peak View Subdivision - Item #4 from Village Planning Committee meeting on March 3rd
Date: Thursday, April 30, 2020 2:16:04 PM

Kristi I just wanted to make sure you still had my original email with our concerns on it. This is what I sent back on 3-5.

Thank you
John May
4231 East Peak View Road
Cave Creek, AZ 85331

> On Mar 5, 2020, at 9:40 AM, JOHN MAY <johnmay55@icloud.com> wrote:

>

> Kristi - Regarding the Peak View Subdivision - Item #4 from Village Planning Committee meeting on March 3rd. These are the issues I told you about during the meeting and said I would email you to document them.

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>

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>

> John May
> 4231 East Peak View Road
> Cave Creek AZ 85331
> 480-433-0606

>

> Raejean Prather
> 4231 East Peak View Road
> Cave Creek AZ 85331
> 480-419-1266

From: [Katie Stevenson](#)
To: [Kristi Trisko](#)
Cc: [John May](#); raejeanprather@gmail.com; grafhouse1@gmail.com; mbuschbacher@hunterengineeringgcp.com
Subject: RE: Peak View Road Project (Rezone Case Z-65-19-2) Planning meeting
Date: Thursday, April 30, 2020 2:01:18 PM

Kristi,

Thank you for working with us on the zoning project Z-65-19-2. I own and live in the house at 4221 E Peak View Rd, Cave Creek, AZ 85331. I am directly across Peak View from the proposed site. In the original meeting with the developer, we discussed several items.

The proposal, as we were told is for 23 single story homes in a gated community. The Cachet and Hunter representatives said that their intent was to create a design in keeping with and in support of the lifestyle currently in the neighborhood. We do appreciate that. My major concerns are:

1. As my neighbor John May stated: "Elevation & Drainage. Increased density will increase the traffic issues already existing. We have seen other developments raise the elevation of the property higher than the current elevation. We do not want that to happen for this development as we are very worried about the natural drainage in the area. Also can the amount of space they are allocating to drainage on the south side of the development be verified to ensure it is adequate as there is allot of water coming off that property today. We heard the builder say they thought the drainage issues today were being caused by the north side culvert over flowing we have been her 20 years and we have never seen that happen, all the water seems to be coming off that property and not from any overflow from the culvert."
2. Drainage is a two-fold issue. Natural drainage comes from the horse farm on the proposed site and flows southward across Peak View Rd into my driveway and the White's property at 4205 E Peak View. A moderate rain floods both properties.
 - a. I suggest that the engineers look at the proposed drainage plan and may need to increase the "great lawn" to accommodate and to work with the city/county to correct the current drainage problems with the south side of Peak View Rd.
 - b. The second source is caused by the drainage coming downhill along the road from the east. This needs to be addressed as well.
 - c. The desert wash to the north, does not contribute to the flooding issue.
2. Traffic is the other primary concern. There are children, horses, dogs, bicycles and pedestrians in this quiet neighborhood. We already have an issue with cars and trucks speeding through. We need traffic calming strategies.
 - a. I suggest posting speed limit signs, speed bumps, or other means of reducing the speed and density of automobile traffic.
 - b. The light at Peak View & Cave Creek was installed but does little good due to the long wait cycle and very short green. I see cars run it or turn around and race back the other way.
3. A sidewalk was suggested, we would prefer a dirt trail for horses on one side or the other.
4. Lighting, we all prefer to keep dark skies and I think the new residents would agree.
5. Density, single story homes are preferred. Converting lots 22 & 23 to additional greenspace would help reduce density and possibly help the drainage concerns.

I would be happy to discuss the drainage issues with the engineers directly.

Thank you,
Katie

Katie Stevenson
Marketing Manager Equine | Central Garden & Pet
301 W. Osborn Road | Phoenix, AZ 85013
O 602.281.3872
M 480.392.6138
kstevenson@central.com

Vita Flex | Farnam | Horse Health

From: Kristi Trisko <kristi.trisko@phoenix.gov>

Sent: Wednesday, April 15, 2020 7:43 AM

To: raejeanprather@icloud.com; Katie Stevenson <kstevenson@central.com>;
grafhouse1@gmail.com; azbbb1313@hotmail.com; ccinvestig@aol.com; ldandrus@aol.com;
secostanzo67@gmail.com; naman_ngo@hotmail.com; csglittenberg@gmail.com;
figure8ranch@gmail.com; flyinneff@yahoo.com; randyschreiber@yahoo.com;
Honeycat79@yahoo.com

Subject: RE: Peak View Road Project (Rezone Case Z-65-19-2)

Raejean and others. I just wanted to share with you the latest affidavit of posting for the project in your neighborhood. This application will be discussed at the Desert View VPC on May 5th. Will go to Planning Commission on May 7th and City Council on May 20th. All of these meetings will be managed 'virtually' as is required by City Council, the Mayor and the Governor. Please call me if you have any questions.

If you'd like to submit comments, please email them to me at least 2 days before May 5th and we will forward them to the VPC. You can also request to speak at the meeting, but will need to do so 2 days prior and will have to join a WebEx meeting to provide comment during the meeting.

Kristi

Kristi Trisko

Long Range Planning – Planner 3

kristi.trisko@phoenix.gov

Phone (602) 534-9938



From: Kristi Trisko

Sent: Friday, March 27, 2020 3:04 PM

To: raejeanprather@icloud.com; kstevenson@central.com; grafhouse1@gmail.com; azbbb1313@hotmail.com; ccinvestig@aol.com; ldandrus@aol.com; secostanzo67@gmail.com; naman_ngo@hotmail.com; csglittenberg@gmail.com; figure8ranch@gmail.com; flyinneff@yahoo.com; randyschreiber@yahoo.com; Honeycat79@yahoo.com

Subject: Peak View Road Project (Rezone Case Z-65-19-2)

Good afternoon.

I just wanted to bring those neighbors who have supplied me with emails, up to speed on the current plans for the Peak View Road Project, at it related to the Desert View Village Planning Commission Meeting.

Due to the current health crisis, the Paradise Valley Community College is closed and will not be available for the Desert View Village Planning Commission Meeting scheduled for April 7th. Therefore, Rezone Case (Z-65-19-2) will need to be forwarded to the next VPC meeting scheduled for May 5, 2020.

The applicants will have to post a new sign on the property and resend notices to all affected neighbors outlining further hearing dates for this project as well. If anyone has further questions or comments, please do not hesitate to reach out to me. Thank you.

Kristi

Kristi Trisko

Long Range Planning – Planner 3

kristi.trisko@phoenix.gov

Phone (602) 534-9938



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