

PETITION IN SUPPORT OF 27th STREET & BASELINE

To the Mayor, City Council and City Clerk:
 We, the undersigned, support the proposed residential development, located near 27th Street and Baseline Road in Phoenix. This project will help fulfill the demand for new housing in the area and bring new benefits for the existing community. By eliminating an existing commercial use adjacent to the canal, this proposed development will be of less impact to the surrounding neighborhoods.

Signature	Printed Name	Address	Date of Signing
<i>Mari Castillo</i>	Mari Castillo	2614 E Beautiful Ln	5/3/21
<i>Jennifer Harris</i>	Jennifer Harris	2618 E Beautiful Ln	6/3/21
<i>Mrs Griffith</i>	Haron Griffith	2611 E Beautiful Ln	6/3/21
<i>[Signature]</i>	Lindsay	2606 E Beautiful Ln	6/9/21
<i>[Signature]</i>	HARRY WASH	7628 S 26 th way PHX AZ	6/3/21
<i>Walter A. Knox</i>	Walter A. Knox	7612 S 26 th way PHX AZ	6/3/21
<i>[Signature]</i>	Heena Patel	2692 E Valenciana DR PHX AZ	6/3/21
<i>Jane Stevenson</i>	IRENE STEVENSON	2722 E Valenciana Dr PHX	6/4/21
	Lilow	7609 S 27 th way PHX.	6/4/21
<i>Camp Foster</i>	Camp Foster	7617 S 27 th way	6/6/21
<i>Rowena dillibridge</i>	ROWENA HILLIBRIDGE	2720 E Branham Ln, Phoenix	6/4/21
<i>[Signature]</i>	Reese Lester	2719 E Branham	6/4/21
<i>Albert Hall III</i>	ALBERT HALL III	2723 E. BRANHAM BRANHAM LN	6/4/21
<i>Maryanne Owens</i>	Maryanne Owens	7600 S 26 way	6/3/21

PETITION IN SUPPORT OF 27th STREET & BASELINE

To the Mayor, City Council and City Clerk:
 We, the undersigned, support the proposed residential development, located near 27th Street and Baseline Road in Phoenix. This project will help fulfill the demand for new housing in the area and bring new benefits for the existing community. By eliminating an existing commercial use adjacent to the canal, this proposed development will be of less impact to the surrounding neighborhoods.

	Signature	Printed Name	Address	Date of Signing
1.		Termini LaFate	2736 E Beautiful Ln	6/4/21
2.		Anthony L. Spalane	2727 S. DENNER DR	6/4/21
3.		ALEX JEROSKAS	7418 S. 27 th WY	6/4/20
4.		Makisha Hillier	2730 E. Ellis St. Phoenix, AZ 85042	6/4/21
5.		Marco Sasoravoreta	7412 S. 27 th PL. PHOENIX, AZ 85042	6/4/21
6.		Chyenne Hill Defender	7416 S 27th PL. PHOENIX, AZ 85042	6/4/21
7.		Christopher Hark	7512 S 27 th PL. PHOENIX, AZ 85282	6/5/21
8.		MARIA ROMAN	7512 S 27 th PL. PHOENIX, AZ 85042	6/5/21
9.		Cedric Warren	7415 S 27 th PL. PHOENIX, AZ 85042	6/5/21
10.				
11.				
12.				
13.				
14.				
15.				

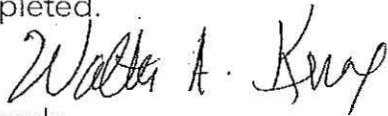
Walter A. Knox
7612 South 26th Way
Phoenix, AZ 85042

May 31, 2021

Dear Mayor and Council:

As a nearby resident, I feel it is my duty to encourage you to support the proposed development near 27th Street and Baseline Road. This project will certainly enhance the area and reduce the impact of the current intense commercial zoning. In addition, this gated community will be a much more pleasant neighbor than the current unappealing vacant lot.

Please vote in support of this exciting project. I look forward to seeing this project completed.



Sincerely,

Mary Kavito
2606 E. Beautiful Lane
Phoenix, AZ 85042

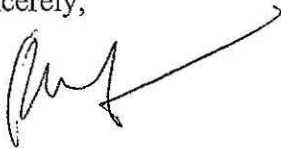
May 31, 2021

Dear Mayor and Council:

As a nearby resident, I feel it is my duty to encourage you to support the proposed development near 27th Street and Baseline Road. This project will certainly enhance the area and reduce the impact of the current intense commercial zoning. In addition, this gated community will be a much more pleasant neighbor than the current unappealing vacant lot.

Please vote in support of this exciting project. I look forward to seeing this project completed.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mary Kavito', with a long horizontal stroke extending to the right.

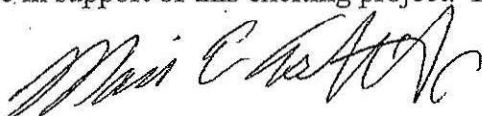
Maria Castillo
2614 E. Beautiful Lane
Phoenix, AZ 85042

May 31, 2021

Dear Mayor and Council:

As a nearby resident, I feel it is my duty to encourage you to support the proposed development near 27th Street and Baseline Road. This project will certainly enhance the area and reduce the impact of the current intense commercial zoning. In addition, this gated community will be a much more pleasant neighbor than the current unappealing vacant lot.

Please vote in support of this exciting project. I look forward to seeing this project completed.

Sincerely, 

Maryanne Quinones
7606 South 26th Way
Phoenix, AZ 85042

June 1, 2021

Dear Mayor and Council:

I am writing this letter to urge your support for the proposed residential project near Baseline Road and 27th Street. I strongly support this exciting project as it will clean up this unattractive vacant property and add a less intense residential use compared to the currently approved commercial use. This development by Leon Capital Group will be an upscale community that we can be proud to have as a neighbor.

Please vote yes for this excellent project.

Sincerely,

Maryanne Quinones

Helene Patel
2632 E. Valencia Drive
Phoenix, AZ 85042

June 1, 2021

Dear Mayor and Council:

As a nearby resident, I feel it is my duty to encourage you to support the proposed development near 27th Street and Baseline Road. This project will certainly enhance the area and reduce the impact of the current intense commercial zoning. In addition, this gated community will be a much more pleasant neighbor than the current unappealing vacant lot.

Please vote in support of this exciting project. I look forward to seeing this project completed.

Sincerely, *HPatel*

Jennifer Harris
2618 E. Beautiful Lane
Phoenix, AZ 85042

June 2, 2021

Dear Mayor and Council:

I am writing this letter to urge your support for the proposed residential project near Baseline Road and 27th Street. I strongly support this exciting project as it will clean up this unattractive vacant property and add a less intense residential use compared to the currently approved commercial use. This development by Leon Capital Group will be an upscale community that we can be proud to have as a neighbor.

Please vote yes for this excellent project.

A handwritten signature in black ink, appearing to read "Jennifer Harris", with a long horizontal line extending to the right.

Sincerely,

Makisha Rian Hiller
2730 E. Ellis Street
Phoenix, AZ 85042

June 2, 2021

**Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003**

Dear Mayor and Council:

I am writing this letter to urge your support for the proposed residential project near Baseline Road and 27th Street. I strongly support this exciting project as it will clean up this unattractive vacant property and add a less intense residential use compared to the currently approved commercial use. This development by Leon Capital Group will be an upscale community that we can be proud to have as a neighbor.

Please vote yes for this excellent project.

Sincerely,

A handwritten signature in black ink that reads "Makisha R. Hiller". The signature is written in a cursive style with a large, stylized initial 'M'.

Larry Marsh
7628 South 26th Way
Phoenix, AZ 85042

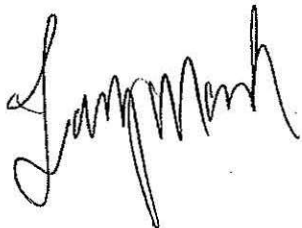
June 2, 2021

Dear Mayor and Council:

I am writing this letter to urge your support for the proposed residential project near Baseline Road and 27th Street. I strongly support this exciting project as it will clean up this unattractive vacant property and add a less intense residential use compared to the currently approved commercial use. This development by Leon Capital Group will be an upscale community that we can be proud to have as a neighbor.

Please vote yes for this excellent project.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Marsh". The signature is written in a cursive, flowing style with a large initial "L" and "M".

Albert Halle III
2723 E. Branham Lane
Phoenix, AZ 85042

June 2, 2021

**Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003**

Dear Mayor and Council:

I am writing this letter to urge your support for the proposed residential project near Baseline Road and 27th Street. I strongly support this exciting project as it will clean up this unattractive vacant property and add a less intense residential use compared to the currently approved commercial use. This development by Leon Capital Group will be an upscale community that we can be proud to have as a neighbor.

Please vote yes for this excellent project.



Sincerely,

Caryn Foster
7647 S. 27th Way
Phoenix, AZ 85042

June 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

As a nearby resident, I feel it is my duty to encourage you to support the proposed development near 27th Street and Baseline Road. This project will certainly enhance the area and reduce the impact of the current intense commercial zoning. In addition, this gated community will be a much more pleasant neighbor than the current unappealing vacant lot.

Please vote in support of this exciting project. I look forward to seeing this project completed.

Sincerely,

A handwritten signature in black ink that reads "Caryn Foster". The signature is written in a cursive style with a large, looping initial "C".

Cheyenne Hill Defender
7416 S. 27th Place
Phoenix, AZ 85042

June 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

As a nearby resident, I feel it is my duty to encourage you to support the proposed development near 27th Street and Baseline Road. This project will certainly enhance the area and reduce the impact of the current intense commercial zoning. In addition, this gated community will be a much more pleasant neighbor than the current unappealing vacant lot.

Please vote in support of this exciting project. I look forward to seeing this project completed.

Sincerely,

A handwritten signature in black ink that reads "Cheyenne Hill Defender". The signature is written in a cursive, flowing style.

Reese Lester
2719 E. Branham Lane
Phoenix, AZ 85042

June 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

As a nearby resident, I feel it is my duty to encourage you to support the proposed development near 27th Street and Baseline Road. This project will certainly enhance the area and reduce the impact of the current intense commercial zoning. In addition, this gated community will be a much more pleasant neighbor than the current unappealing vacant lot.

Please vote in support of this exciting project. I look forward to seeing this project completed.

Sincerely,

A handwritten signature in black ink, appearing to read "Reese Lester". The signature is fluid and cursive, with a long horizontal stroke at the end.

Irene Stevenson
2722 E. Valencia Drive
Phoenix, AZ 85042

June 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

As a nearby resident, I feel it is my duty to encourage you to support the proposed development near 27th Street and Baseline Road. This project will certainly enhance the area and reduce the impact of the current intense commercial zoning. In addition, this gated community will be a much more pleasant neighbor than the current unappealing vacant lot.

Please vote in support of this exciting project. I look forward to seeing this project completed.

Sincerely,

A handwritten signature in black ink, appearing to read "Irene Stevenson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Maria Roman
7512 S. 27th Place
Phoenix, AZ 85042

June 3, 2021

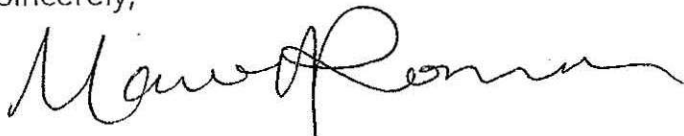
Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

As a nearby resident, I feel it is my duty to encourage you to support the proposed development near 27th Street and Baseline Road. This project will certainly enhance the area and reduce the impact of the current intense commercial zoning. In addition, this gated community will be a much more pleasant neighbor than the current unappealing vacant lot.

Please vote in support of this exciting project. I look forward to seeing this project completed.

Sincerely,

A handwritten signature in black ink, appearing to read "Maria Roman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jennifer La Fate
2726 E. Beautiful Lane
Phoenix, AZ 85042

June 3, 2021

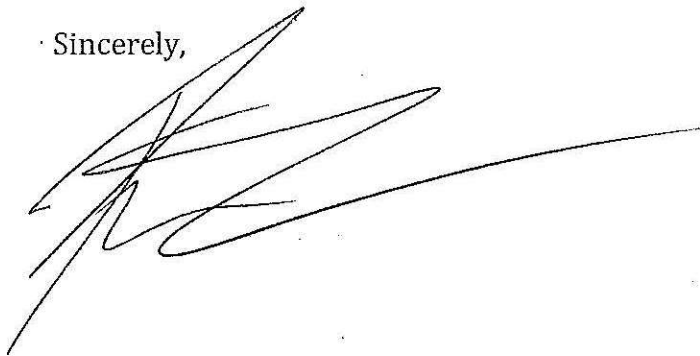
Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

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Please vote yes for this excellent project.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Anthony Siglar
2727 E. Donner Drive
Phoenix, AZ 85042

June 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

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Please vote in support of this exciting project. I look forward to seeing this project completed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Siglar', with a long horizontal line extending to the right.

Alex Bondejas
7418 S. 27th Way
Phoenix, AZ 85042

June 4, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

I am writing this letter to urge your support for the proposed residential project near Baseline Road and 27th Street. I strongly support this exciting project as it will clean up this unattractive vacant property and add a less intense residential use compared to the currently approved commercial use. This development by Leon Capital Group will be an upscale community that we can be proud to have as a neighbor.

Please vote yes for this excellent project.

Sincerely,

A handwritten signature in black ink, appearing to be 'AB', written in a cursive style.

Cedric Warren
7415 S. 27th Place
Phoenix, AZ 85042

June 4, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

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Please vote yes for this excellent project.

Sincerely,

A handwritten signature in black ink that reads "Cedric Warren". The signature is written in a cursive style with a horizontal line at the end.

Li Mano
7609 S. 27th Way
Phoenix, AZ 85042

June 4, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

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Please vote yes for this excellent project.

Sincerely,

A handwritten signature in black ink that reads "Li Mano". The signature is written in a cursive style with a long vertical line extending downwards from the end of the name.

Marko Sredanovich
7412 S. 27th Place
Phoenix, AZ 85042

June 4, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

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Please vote yes for this excellent project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marko Sredanovich', written in a cursive style.

Rowena Lillibridge
2720 E. Branham Lane
Phoenix, AZ 85042

June 4, 2021

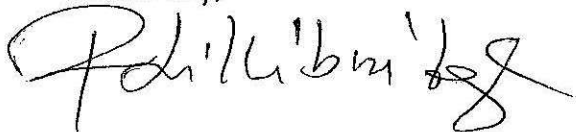
Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

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Please vote yes for this excellent project.

Sincerely,

A handwritten signature in black ink that reads "Rowena Lillibridge". The signature is written in a cursive style with a large initial "R" and a long, sweeping underline.

Christopher Harsh
7512 S. 27th Place
Phoenix, AZ 85042

June 4, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

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Please vote yes for this excellent project.

Sincerely,

 Christopher Harsh

August 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

I live in the Mountain Grove subdivision. I strongly oppose the recent South Mountain Village Planning Committee's recommendation that 27th Street be aligned on the north and south sides of Baseline Road as part of the Leon Capital multifamily residential proposal. Realignment is not necessary for this project and would make this portion of 27th Street busier for both our neighborhood and the new development, creating additional safety hazards. In addition, it is unfair to expect the residents of the Mountain Grove community to drive through a commercial development to gain access to the only gate entering our community. The developer did outreach in our community and overwhelmingly it objected to this alignment. Please listen to the neighbors on this issue!

Sincerely,

Stefan Sbirca
7420 S 27th, our lot nr 59.

480.223.8698



August 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

I live in the Mountain Grove subdivision. I strongly oppose the recent South Mountain Village Planning Committee's recommendation that 27th Street be aligned on the north and south sides of Baseline Road as part of the Leon Capital multifamily residential proposal. Realignment is not necessary for this project and would make this portion of 27th Street busier for both our neighborhood and the new development, creating additional safety hazards. In addition, it is unfair to expect the residents of the Mountain Grove community to drive through a commercial development to gain access to the only gate entering our community. The developer did outreach in our community and overwhelmingly it objected to this alignment. Please listen to the neighbors on this issue!

Sincerely,



Richard Quintanilla

Rick.Quintanilla21@gmail.com

602-332-0180

7504 S. 27th Ter

Phoenix, AZ 85042

August 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

I live in the Mountain Grove subdivision. I strongly oppose the recent South Mountain Village Planning Committee's recommendation that 27th Street be aligned on the north and south sides of Baseline Road as part of the Leon Capital multifamily residential proposal. Realignment is not necessary for this project and would make this portion of 27th Street busier for both our neighborhood and the new development, creating additional safety hazards. In addition, it is unfair to expect the residents of the Mountain Grove community to drive through a commercial development to gain access to the only gate entering our community. The developer did outreach in our community and overwhelmingly it objected to this alignment. Please listen to the neighbors on this issue!

Sincerely,

Ryan Hill Defender


7416 S 27th Pl

Chrysan Hill Defender
Chrysan Hill Defender

7416 S 27th Pl

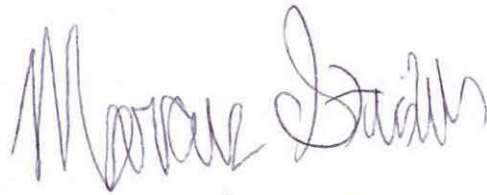
August 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

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Sincerely,



Marcus Strider

7508 S 27th Pl

602 334 6050

August 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

I live in the Mountain Grove subdivision. I strongly oppose the recent South Mountain Village Planning Committee's recommendation that 27th Street be aligned on the north and south sides of Baseline Road as part of the Leon Capital multifamily residential proposal. Realignment is not necessary for this project and would make this portion of 27th Street busier for both our neighborhood and the new development, creating additional safety hazards. In addition, it is unfair to expect the residents of the Mountain Grove community to drive through a commercial development to gain access to the only gate entering our community. The developer did outreach in our community and overwhelmingly it objected to this alignment. Please listen to the neighbors on this issue!

Sincerely,

Painters - Houser.
480-458-8457

August 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

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I live in the Mountain Grove subdivision. I strongly oppose the recent South Mountain Village Planning Committee's recommendation that 27th Street be aligned on the north and south sides of Baseline Road as part of the Leon Capital multifamily residential proposal. Realignment is not necessary for this project and would make this portion of 27th Street busier for both our neighborhood and the new development, creating additional safety hazards. In addition, it is unfair to expect the residents of the Mountain Grove community to drive through a commercial development to gain access to the only gate entering our community. The developer did outreach in our community and overwhelmingly it objected to this alignment. Please listen to the neighbors on this issue!

Sincerely,



7508 S 27th Ter
Phoenix, AZ 85042
pkoh@cox.net

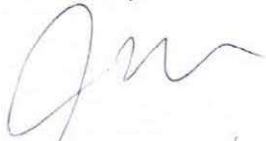
August 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

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Sincerely,



Joe Mintzer

480-467-9768

7425 S. 27th Ter,

~~Pho.~~
Phoenix, AZ 85042

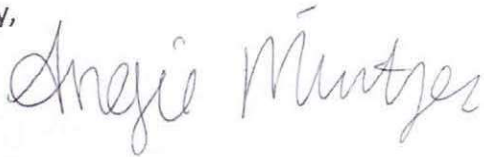
August 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

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Sincerely,

A handwritten signature in cursive script that reads "Angie Mintzes". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

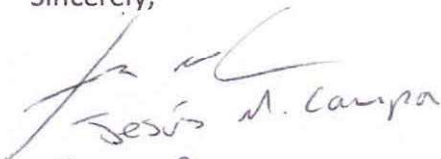
August 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

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Sincerely,



Jesus M. Campa

Joanne Campa

7421 S. 27th Terrace
Phoenix, AZ 85042

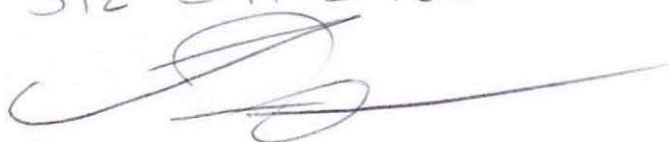
August 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

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Sincerely,

Terrence Donner
2730 E Ellis St
Phoenix, AZ 85042
theehilldonners@gmail.com
312 391 2900


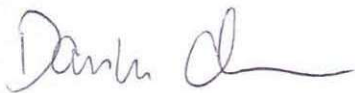
August 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

I live in the Mountain Grove subdivision. I strongly oppose the recent South Mountain Village Planning Committee's recommendation that 27th Street be aligned on the north and south sides of Baseline Road as part of the Leon Capital multifamily residential proposal. Realignment is not necessary for this project and would make this portion of 27th Street busier for both our neighborhood and the new development, creating additional safety hazards. In addition, it is unfair to expect the residents of the Mountain Grove community to drive through a commercial development to gain access to the only gate entering our community. The developer did outreach in our community and overwhelmingly it objected to this alignment. Please listen to the neighbors on this issue!

Sincerely,



812-369-1792

2723 E Donner Dr , Phoenix AZ, 85042

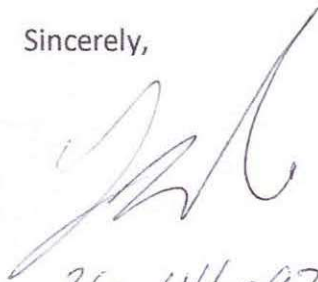
August 3, 2021

Mayor and City Council Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor and Council:

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Sincerely,

A handwritten signature in black ink, appearing to be the initials 'JL' or similar, written in a cursive style.

260-416-9201

2723 E Donner Dr, Phoenix AZ, 85042

Law Offices of Rhonda Neff, PLLC

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August 4, 2021

Mayor and City Council Members
City of Phoenix
200 West Washington Street
Phoenix, AZ 85003

Re: Change of Address

Dear Mayor and Council,

My husband and I are residents of the Mountain Grove subdivision off 27th Street and Baseline. Our residential address is 7503 S. 27th Terrace, Phoenix, AZ 85042. We strongly oppose the recent South Mountain Village Planning Committee's recommendation that 27th Street be aligned on the north and south sides of Baseline Road as part of the proposed development of a mixed commercial and multifamily residential plan. I attended the South Mountain Planning Committees hearing, but was not able to speak. I was very disappointed when our Mountain Grove HOA president, and member of the South Mountain Planning Committee, Martin spoke up and insinuated that he was speaking on behalf of our development that we wanted the alignment. Nothing could be further from the truth. That was a personal opinion of Martin and not the position of our HOA or the members within our development. At no point has the Mountain Grove HOA or its officers sought the opinion of its members on this nor was he authorized to speak on our behalf in this regard. What was even more concerning was that the Planning Committee took the word of Martin, a sitting member, over the extensive outreach done by the developer. The developer's outreach was one of the largest and most comprehensive that I have ever seen. According to the developer's statements at the hearing, it confirmed that an overwhelming number of residents in our development, as well as the one south of Baseline, objected to this alignment. Despite that, the Planning Committee voted to require as a stipulation for approval that the road be aligned. There is no need and no justification for this stipulation for alignment and it will only raise more issues for those of us that live here.

There are many reasons for the objection to the alignment. First, we purchased in this development because of its central location and its rise in development. The only entry and exit from this development is the gate on 27th Street. Under the new stipulation for the alignment, we would be required to drive through a commercial development in order to access our house. There would be no other way into our development except by driving through the commercial development. This is not only a concern because of the increase in traffic that it would cause, but also because of the potential impact to housing values. There is also a possible increase in crime as a result. It is inconceivable that the City would require owners to drive through a commercial

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development in order to access their residence rather than taking the road currently built that leads directly to the development – a road that has been being used since this development was founded more than a decade ago. Second, there is a lot of concern that the commercial structure that would be put on the east side of the road after the realignment would impact our development. While there is a stipulation currently for the number of drive thru locations, which I agree with, there is no stipulation that would prevent a restaurant or other smell emitting business from being built right up against our development wall. Placing a building directly against the development wall, whether a restaurant or otherwise, would directly affect the houses along that fence line. That could decrease those property values because, again, no one wants a commercial building in their backyard.

In addition, the alignment would cause traffic issues for those of us that have been using 27th Street since living in this development. We have gotten used to using 27th Street as it is. We have the ability to make a left hand turn out of the development without impacting traffic on the south portion of 27th Street. We also have a dedicated lane to make a left hand turn from Baseline onto the north portion of 27th Street. While there is some congestion and dangers associated with crossing Baseline at 27th Street, those are minor in comparison to the other issues caused by the alignment. They are also primarily only an issue during peak hours, such as rush hour. It is unlikely that the 27th Street alignment would qualify for a traffic light because of its proximity to 24th Street's major intersection, but also because we lack the traffic to qualify for one. Even if we had a light at 27th Street, it would only cause more congestion on Baseline than what already exists. The current traffic patterns and ingress and egress on 27th Street work great as it is currently designed.

As you will see from the number of letters being provided to you from members of our development, we strongly oppose this stipulation and the alignment of 27th Street. This issue has come up before when the prior plan went through the approval process and it was well known that we opposed the alignment. The developer took our input and or objections into account when formulating the most recent plan for approval. The developer acknowledged to the South Mountain Planning Committee that the reason for changing the alignment in this proposal was due to these objections. The developer is trying to work with our development and consider our concerns. In the event this alignment is required, it may require an easement or other right of way of our development property, which from the opinions of our neighbors would not pass through our HOA. In the event a vote of our HOA was required, I believe it would fail and, thus, the new development would fail with it.

The land to the west of 27th Street across from our development has been a public nuisance and a danger for several years because of the squatters and other illegal activity at the vacant house on the lot. It has been the subject of numerous police raids and has brought danger to our community. The development as planned, with some adjustments, would be a good addition to our neighborhood. I strongly agree with the stipulation limiting the number of drive thru locations on the property and would ask that you keep that requirement. Otherwise, the development is a welcome change.

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Mayor and City Council Members

August 4, 2021

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Please strongly consider the position of myself and my husband, and the numerous other neighbors, that have provided objections to this alignment. Consider our housing values, our gate location, and the requirement to drive through a commercial development to get to our housing gates. Please do not allow an alignment of 27th Street!

I will be available to answer any questions that you have. Please do not hesitate to reach out to me with questions.

Sincerely yours,

LAW OFFICES OF RHONDA NEFF, PLLC



Rhonda Elaine Neff



Andrew Witte

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