

Attachment F

From: [carmen haugan](#)
To: [Carmen Haugan](#); [Brad Pilon](#); [Daniel Eastburn](#); [Enrique A Bojorquez-Gaxiola](#); [Racelle Escobar](#)
Subject: Prairie Partners Response to Josef Sehnal's opposition letter
Date: Thursday, September 2, 2021 3:25:36 PM

To the City of Phoenix Village Planner and all parties above:

This email is in response to the Aug 25, 2021 letter from Josef Sehnal opposing the Prairie Partners Case Z-34-21-7 for A-2 Zoning.

There are several items in the letter that do not pertain to the issue of changing from A-1 Zoning to A-2 Zoning by the City of Phoenix but I will do my best to address each of these issues.

Paragraph 1 of his letter, the canal, grading and drainage: Stated in a letter from SRP, SRP abandoned the canal and Prairie Partners now owns the canal parcel which has since been covered to avoid hazards and to comply with grading and drainage requirements on our parcel. As far as we know, it is not our responsibility to handle our neighbors' drainage problems. We have spent in excess of \$200,000 to comply with City of Phoenix grading and drainage requirements. Elevations were all approved at completion a few months ago. Apparently there is no grading and drainage or retention pond to handle even a small amount of rain on his property. Water does not flow from our property to his property. He had been supplied the pertinent drawings and paperwork regarding the grading and drainage of our property by and according to Daniel Eastburn, our

contracted architect.

Paragraph 2, drawings request: Stated above at the end of my paragraph 1.

Paragraph 3, flood zone: Yes, it is common knowledge that we are in the Salt River flood zone. We pay for flood insurance on our properties in that area.

Paragraph 4, gate and right of way on S. 39th Ave: At the time the gate was installed, Prairie Partners was the only owner of property at the end of that road, S. 39th Ave. Yes, we did obtain a revocable permit from the City of Phoenix and were and still are paying an annual fee for that permit, also we insure it. Yes, we removed the gate when ordered to by the City of Phoenix.

Paragraph 5, east half of right of way: No one got half of S. 39th Ave. for free. The east half (approximately the last 200 feet at the south end) of S. 39th Ave. right of way at 3425 S. 39th Ave. was acquired through a trade between the previous owner, Mike Gannon, and the City of Phoenix for the Miami St. right of way. Prairie Partners had nothing to do with that agreement, it happened years prior to Prairie Partners owning it. This has Concerning the west half of the right of way, that is owned by the City of Phoenix. Josef Sehnal was ordered to abandon the west half owned by the City of Phoenix.

Also in paragraph 5 of his letter, he states there is not enough space for emergency vehicles to turn around in

his property, yet he has enough room for large semi trucks with trailers to come in and turn around on his property when they make large steel deliveries, etc. Yes, for about 15 years, Prairie Partners has rightfully owned the property on 3 sides of his property. In 2017, the property at issue was offered for sale to Josef's son Dennis Sehnal but a ridiculously low price was offered and his low offer was declined. It is currently not for sale and will not be for sale. It is our right and privilege to continue owning the property we purchased 15 years ago.

All of the above issues have nothing to do with the zoning request at hand but I felt I needed to clarify and correct the erroneous information stated in his letter.

Paragraph 6, concerning zoning on a diesel repair shop: We had a 3 year lease with a truck diesel repair company and did not renew their lease due to ongoing grading and drainage work, which is part of the permitting process for the property and building, which we are trying to complete and satisfy all the requirements of the City of Phoenix. The types of diesel repair businesses we would potentially lease to would do cement mixer truck repair which would require an A-2 Zoning due to a potentially higher decibel level than other diesel repair shops. The "unknown improvements" he is concerned about apparently are what is required of the City of Phoenix in the permitting processes that need to be completed in order to satisfy the City of Phoenix building codes, water line/fire line, sewer, fire hydrants,

grading and drainage. These are positive improvements to the property which benefit all surrounding property owners. Prairie Partners is not aware of who these "representatives" are that he is referring to in his letter.

Paragraph 7, his request to deny Prairie Partners A-2 Zoning: In an effort to get all items up to code for the City of Phoenix, and in order to be able to offer this property to a variety of potential renters in the future, we are requesting approval for A-2 Zoning for this parcel. All properties on every side of it are already at A-2 Zoning. It makes sense to approve this parcel also for A-2 Zoning as it fits with the master plan of the village community.

Your time and consideration of Prairie Partners' request to move ahead with approval for A-2 Zoning at 3550 S. 39th Ave. is sincerely appreciated.

Best Regards,

Mr. Carmen Haugan, Manager
Prairie Partners, LLC