

# **CITIZEN PARTICIPATION FINAL REPORT**

**NWC 67<sup>TH</sup> AVE & MARYLAND AVE**

**67 Flats and Juniper Square**

## **PROPOSED MINOR GENERAL PLAN AMENDMENT (GPA22-04), REZONE (ZON22-07) AND DESIGN REVIEW (DR22-24)**

Northwest Corner of 67<sup>th</sup> Avenue and Maryland Avenue  
Vacant (Agricultural) Property

Applicant:  
Dominium Development & Acquisition

Prepared by:  
Gammage & Burnham  
40 North Central Avenue, 20<sup>th</sup> Floor  
Phoenix, AZ 85004  
Tel: (602) 256-4446  
[dnewcombe@gblaw.com](mailto:dnewcombe@gblaw.com)

Contact: Dennis M. Newcombe

First Submittal: June 15, 2022

Final Submittal: July 22, 2022

## **1. Brief Description of Proposed Project**

On behalf of Dominion Development & Acquisition (“Dominium” or “Applicant”), this Citizen Participation Plan documents the implementation of public outreach for Minor General Plan Amendment (GPA22-04), Rezoning (ZON22-07) and Design Review (DR22-24) applications (“Applications”). The Applicant intends to develop an affordable housing community on the approximate 30 acres of vacant agricultural land surrounding the southeast corner of 67<sup>th</sup> Avenue and Maryland Avenue (the “Property”). The vicinity map is attached in Tab A.

The Applicant is requesting the following:

- Minor General Plan Amendment to change the land use designation of approximately 14.894 gross acres (13.084 net acres) of the eastern portion of the Property from High Density Residential: 12.0 – 20.0 du/ac (HDR 20) **to** High Density Residential 20.0 – 30.0 du/ac (HDR 30); and
- Rezone to Planned Area Development rezoning to develop a 605-unit multifamily residential community, comprised of 221 age-restricted, independent senior living units for adults 55 years and older and 384 multifamily residential units; and
- Design Review for detailed review of proposed development.

## **2. Describe Public Notices, Meetings, Related Other Publicity**

A project notification list was created that includes property owners within 500 feet of the subject site. The list was derived from public records on file with the Assessor’s Office of Maricopa County. Please see Tab B for the mailing list that was generated for this public outreach effort. A copy of the Neighborhood Meeting notification letter is provided in Tab C. Public notification was completed through mailing notifications via the U.S. Postal Service and a neighborhood meeting. The Neighborhood and Notification Area map is attached in Tab D.

## **3. Identify Who May/Will Be Directly and Indirectly Affected by Your Proposal and Anyone Who Expressed Interest or Believes They Will Be Affected**

Notification was sent to all parties who may be affected, including property owners within 500 feet, Home Owners Associations, Registered Neighborhoods and Neighborhood Leaders, all of the Neighborhood Meeting attendees, and any additional interested parties who directly or indirectly expressed interest or concern. During the course of the public participation process, the Applicant maintained a list of individuals who expressed comments and concerns and followed up with those who requested more information at the Neighborhood Meeting.

#### **4. Identify Any Concerns the Above Individuals May Have**

The Applicant and development team have thoughtfully contemplated the project from the perspective of individuals affected or otherwise interested, as well as some of the concerns these individuals may have. At this time, the Applicant is not aware of any apparent development issues. However, any concerns or issues which arose from public participation have been recorded and are addressed in the Citizen Participation Plan.

#### **5. How Will They Be Provided an Opportunity to Discuss the Proposal with the Applicant If Issues or Questions Continue or Suddenly Arise After Distribution of the Notification Letter.**

Following the initial filing notification, interested parties and residents within 500 feet of the Property were sent a notification of application for review and comment. Individuals were free to call the Applicant or the City of Glendale Planning Division at any time during the application review process. A public neighborhood meeting was held to inform the area stakeholders about the development proposal and to provide an opportunity for citizen comments and / or ask questions regarding the project. See Tab E, Neighborhood Meeting Attendee Sheet.

The Project site will have notice signs posted as required to inform residents of the proposal and public hearing dates. Public notices will be mailed and published, by the City of Glendale, to notify residents of Planning Commission and City Council hearing dates.

#### **6. How Will These Individuals be Informed of Any Changes After the Initial Contact?**

If any material changes or amendments to the proposed development had occurred after the Applicant's initial notice of filing had been mailed to residents and interested parties ("affected parties"), the affected parties would have been informed of those changes during the neighborhood meeting and would have been given opportunities to comment or ask questions regarding the project. If any such changes occur after the neighborhood meeting, the Applicant will contact the affected parties by letters, phone calls, personal visits or a meeting (if necessary).

#### **7. How Will You Keep Glendale Planning Staff Updated on the Status of Your Citizen Participation Efforts?**

The Applicant has informed Glendale Planning Staff of the status of their Citizen Participation efforts via phone calls and e-mails as needed, and through this Citizen Participation Final Report.

### **SUMMARY/FINAL REPORT**

The Applicant hosted a virtual neighborhood meeting via Zoom on July 6, 2022, at 6:00 p.m. The meeting began at 6:00 p.m. and ended at 7:00 p.m. Six residents attended. The Applicant provided a presentation on the project and then took questions from the

audience. The attendees had questions about building height, traffic, bus stop locations, graffiti, illegal dumping, stormwater drainage and the PAD process. The Applicant answered all questions and provided their contact information for residents to continue to reach out with questions and/or comments.

### **8. Implementation Schedule / Dates of Completion**

Below is the project schedule as it relates to public involvement and citizen participation:

1. Pre-application submitted	11/16/2021
2. Citizen Participation Plan submitted for approval	06/15/2022
3. Distribution of Initial Notices	06/21/2022
4. Number of weeks allowed for responses	2 weeks
5. Cut-off date for responses	07/20/2022
6. Citizen Part. Plan Final Report Submitted	07/22/2022

### **EXHIBITS**

**Tab A** – Vicinity Map

**Tab B** – Mailing Notification List

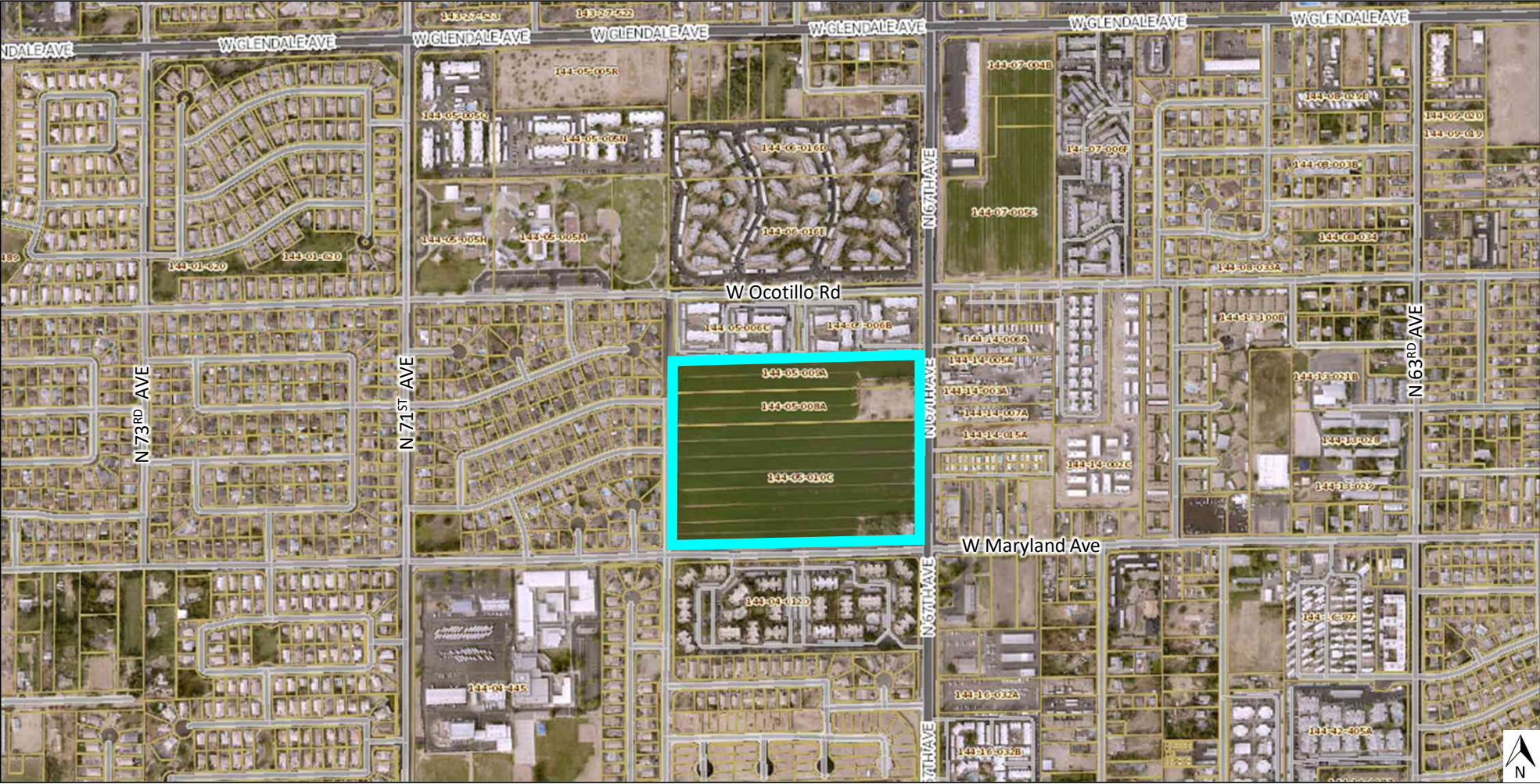
**Tab C** – Notice of Filing and Virtual Neighborhood Meeting Notification Letter

**Tab D** – Neighborhood and Notification Area Map

**Tab E** – Neighborhood Meeting Attendee Sheet

**Tab F** – Neighborhood Meeting Summary and Follow Up

# VICINITY MAP



67 Flats and Juniper Square (6504 N. 67th Avenue)



# PLANNING DIVISION

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) GPA22-04, ZON22-07 and DR22-24

Project Name: 67 Flats & Juniper Square

I, Dennis Newcombe certify that I am the authorized applicant /

*representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance and a copy of the letter and mailing labels has also been submitted.*

Applicant/Representative Signature: 

# GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

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WRITER'S DIRECT LINE  
(602) 256-4446  
dnewcombe@gbllaw.com

June 21, 2022

**Re: Northwest Corner of 67<sup>th</sup> and Maryland Avenues – 67 Flats and Juniper Square  
Applications for Minor General Plan Amendment (GPA22-04), Rezoning to PAD (ZON22-07) and Design Review (DR22-24)**

## **Notice of Filing and Virtual Neighborhood Meeting Invitation**

Dear Property Owner or Interested Party:

This firm represents Dominion Development & Acquisition (“Applicant”), one of the nation’s largest and most innovative multi-family housing development and management companies. The Applicant currently manages over 30,000 residential units across 23 states and continues to create housing opportunities that exceed expectations of quality, design and amenities by understanding the needs of the communities in which they develop. The Applicant is excited to develop the approximate 30-acre, vacant property at the northwest corner of 67<sup>th</sup> Avenue and Maryland Avenue (the “Property”) into a high-quality housing development that will fulfill the City’s need for family and senior housing. Specifically, the proposal includes a family housing development called 67 Flats, and a senior housing development called Juniper Square. (See Attached: Property Location Map and Proposed Site Plan.) The Property is currently designated in the City of Glendale’s General Plan for “High Density Residential 12-20 dwelling units per acre” and is zoned R-4 (Multiple Residence) district which will allow for a multi-residence development(s).

The purpose of this letter is to inform you that we recently filed applications with the City of Glendale (“City”) to develop the Property in order to make the proposed housing opportunity possible. The proposed Minor General Plan Amendment (GPA22-04) will change a portion of the Property’s land use designation from High Density Residential 12-20 dwelling units per acre (HDR 20) to High Density Residential 20.0 – 30.0 du/ac (HDR 30) on a portion of the Property specifically fronting 67<sup>th</sup> Avenue to accommodate the senior housing and the proposed overall density on the Property. (See Attached: Proposed General Plan Map.) With that said, the Applicant is proposing to develop 605 residential senior and family units on the Property, resulting in a density of 20.31 dwelling units per acre within three (3) and four (4) story residential buildings to maintain openness. It should be noted, the R-4 Zoning District allows for buildings 30 feet in height and the Planned Area Development (PAD) will allow a minor increase in height as well as parking modification to accommodate the senior/family housing proposal (ZON22-07). (See Attached: Proposed Site Plan and Conceptual Rendering.) The Design Review application (DR22-24) will allow for architectural and other development details to be reviewed and approved by the City to ensure that the project is compatible with the surrounding area.

This letter is being sent to all property owners within 500-feet of the Property and additional persons at the request of the City of Glendale Planning Department. We are required to use the Maricopa County

Assessor's Tax Parcel information to create our mailing notification list for owners of property location within the notification area. If you know a neighbor who did not receive notice or if you have sold this property in the interim, please forward this correspondence to the neighbor or current property owner.

I have included a site plan with this letter for your review. A virtual neighborhood meeting will take place on Wednesday, July 6, 2022, at 6:00 p.m. via Zoom. If you have any concerns or questions for the Applicant, please call me at (602) 256-4446 or e-mail me at [dnewcombe@gblaw.com](mailto:dnewcombe@gblaw.com).

You are invited to attend a **virtual** neighborhood meeting:

**NWC 67<sup>th</sup> Avenue & Maryland – 67 Flats and Juniper Square Virtual Neighborhood Meeting  
Wednesday, July 6, 2022, at 6:00 p.m. via Zoom**

**<https://www.gblaw.com/67thandmaryland/>**

*Instructions to join the Zoom meeting:*

1. Type in the Zoom meeting address listed above.
2. Fill out the registration form that appears. This is a virtual sign in sheet that must be filled out prior to joining the meeting. If you do not complete this form, you will NOT be able to join the meeting.
3. Submit the form and join the meeting!

The meeting registration form will be shared with the City and will also be used to keep you informed of future meetings and hearings via e-mail, as well as traditional mail. At the beginning of the meeting, we will provide a brief overview of the meeting procedures and instructions for asking questions.

You may also make your opinions known to the City of Glendale by contacting George Gehlert, the Planner Project Manager, at (623) 930-2597 or [ggehlert@glendaleaz.com](mailto:ggehlert@glendaleaz.com). Your comments will be made part of the case file.

Sincerely,  
GAMMAGE & BURNHAM PLC

By

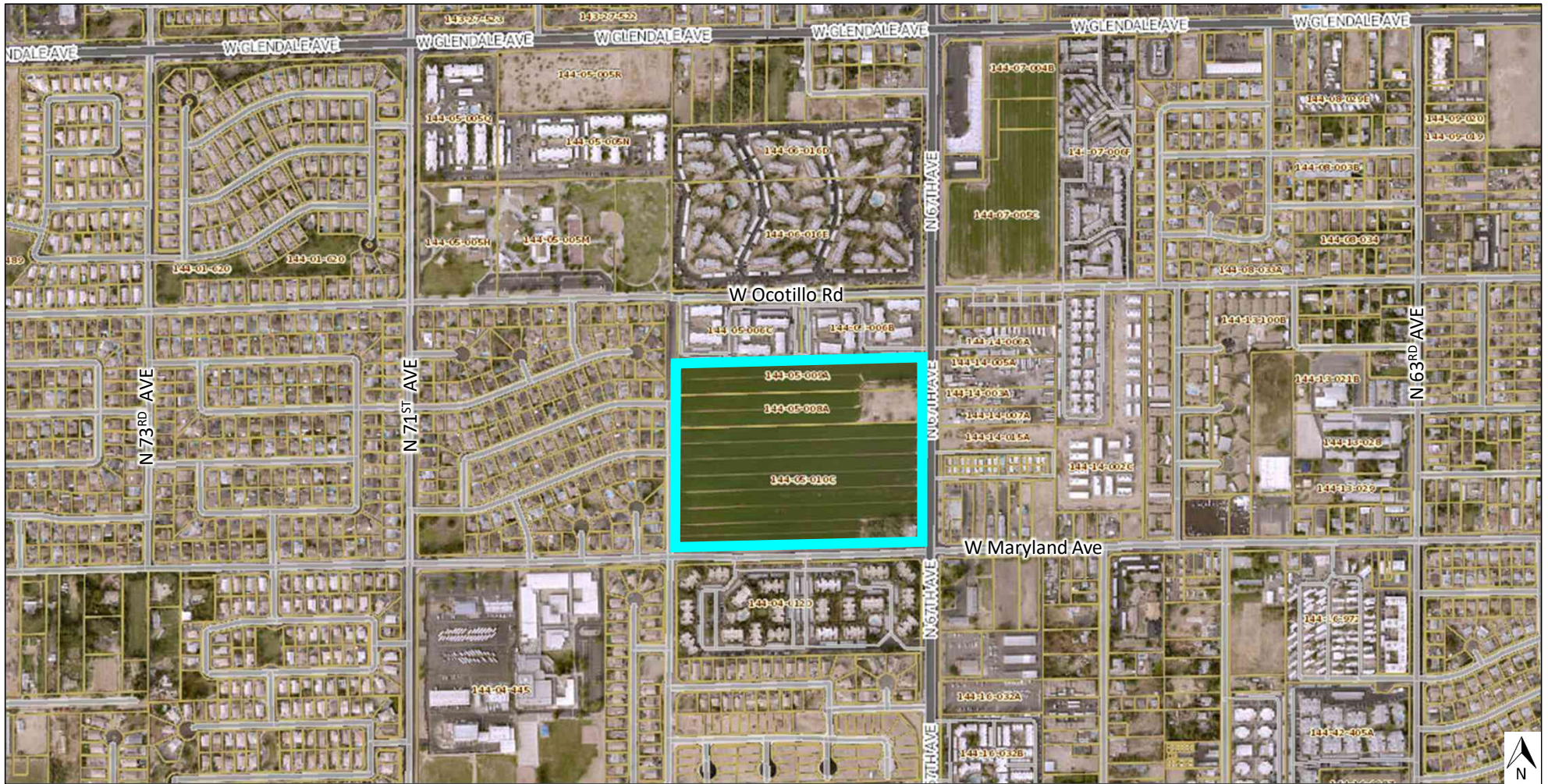



Dennis M. Newcombe  
*Senior Land Use Planner*

**Enclosures:**

Property Location Map  
Proposed General Plan Map  
Proposed Site Plan  
Conceptual Rendering

# PROPERTY LOCATION MAP



 Subject Property (6504 N. 67<sup>th</sup> Avenue)

# Proposed General Plan Land Use Map

**General Plan Categories**

**Residential**

- LDR 1 - Low Density Residential 0 - 1 du/ac
- LDR 2.5 - Low Density Residential 1 - 2.5 du/ac
- MDR 3.5 - Medium Density Residential 2.5 - 3.5 du/ac
- MDR 5 - Medium Density Residential 3.5 - 5.0 du/ac
- MHDR 8 - Medium-High Density Residential 5.0 - 8.0 du/ac
- MHDR 12 - Medium-High Density Residential 8.0 - 12.0 du/ac
- HDR 20 - High Density Residential 12.0 - 20.0 du/ac
- HDR 30 - High Density Residential 20 - 30.0 du/ac

**Office**

- OFC - Office
- BP - Business Park

**Commercial**

- GC - General Commercial
- PC - Planned Commercial

**Industrial**

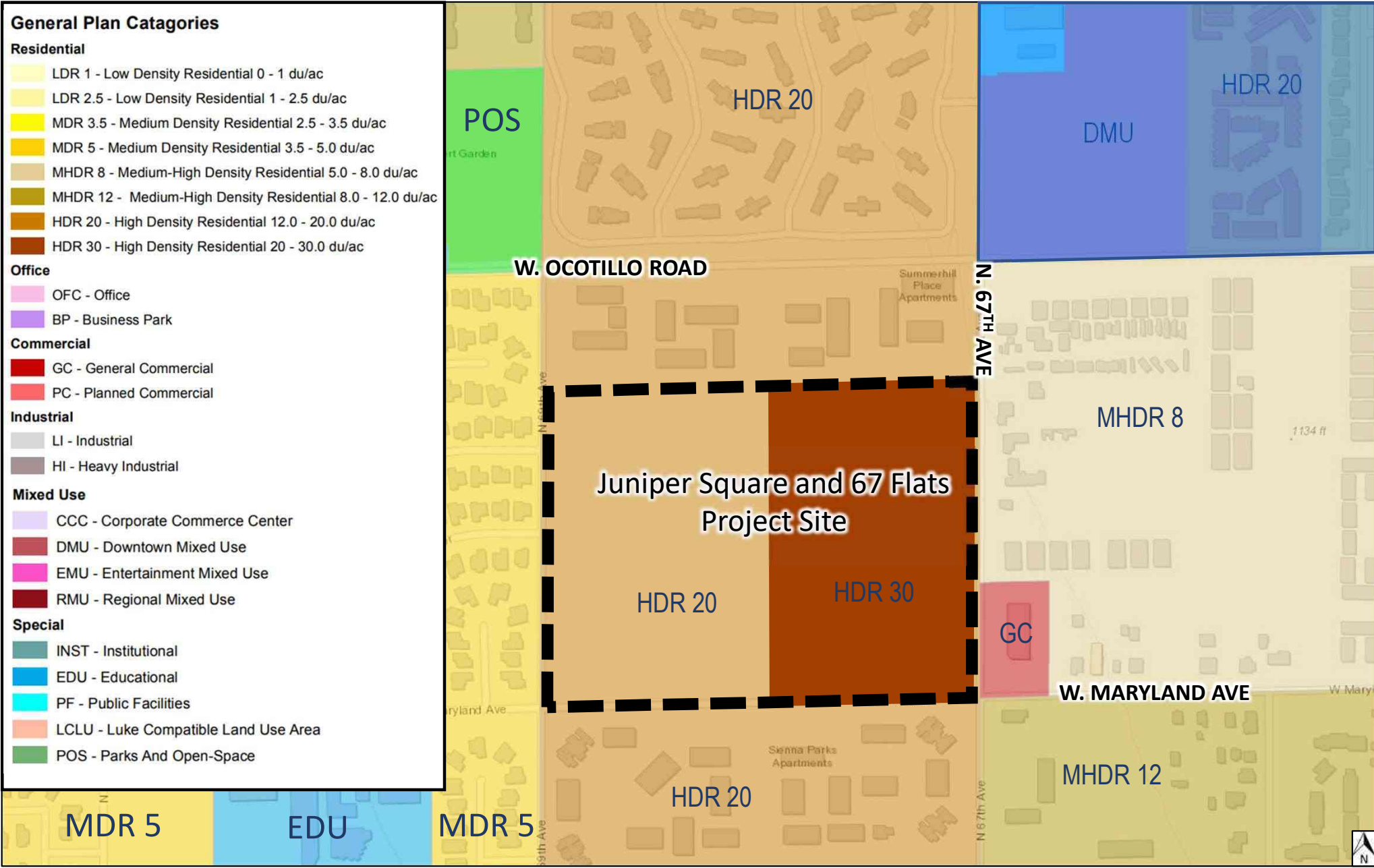
- LI - Industrial
- HI - Heavy Industrial

**Mixed Use**

- CCC - Corporate Commerce Center
- DMU - Downtown Mixed Use
- EMU - Entertainment Mixed Use
- RMU - Regional Mixed Use

**Special**

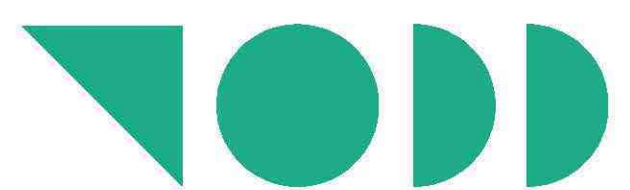
- INST - Institutional
- EDU - Educational
- PF - Public Facilities
- LCLU - Luke Compatible Land Use Area
- POS - Parks And Open-Space



 Subject Property

 Centerline Overlay District





**TODD +  
ASSOCIATES**

602-952-8280 / TODDASSOC.COM

21-2052-02



**DOMINIUM**

FAMILY LIVING

**67 Flats**

SENIOR LIVING

**& Juniper Square**

Glendale, AZ

**67 FLATS**  
ENTRY PERSPECTIVE

Preliminary Not For Construction

**A.08**

*NEIGHBORHOOD NOTIFICATION AREA*

NAME OF REQUEST:

APARTMENTS AT NWC OF 67<sup>TH</sup> AVENUE AND MARYLAND

LOCATION:

VACANT PROPERTY AT THE NORTHWEST CORNER OF 67<sup>TH</sup> AVENUE AND MARYLAND AVENUE

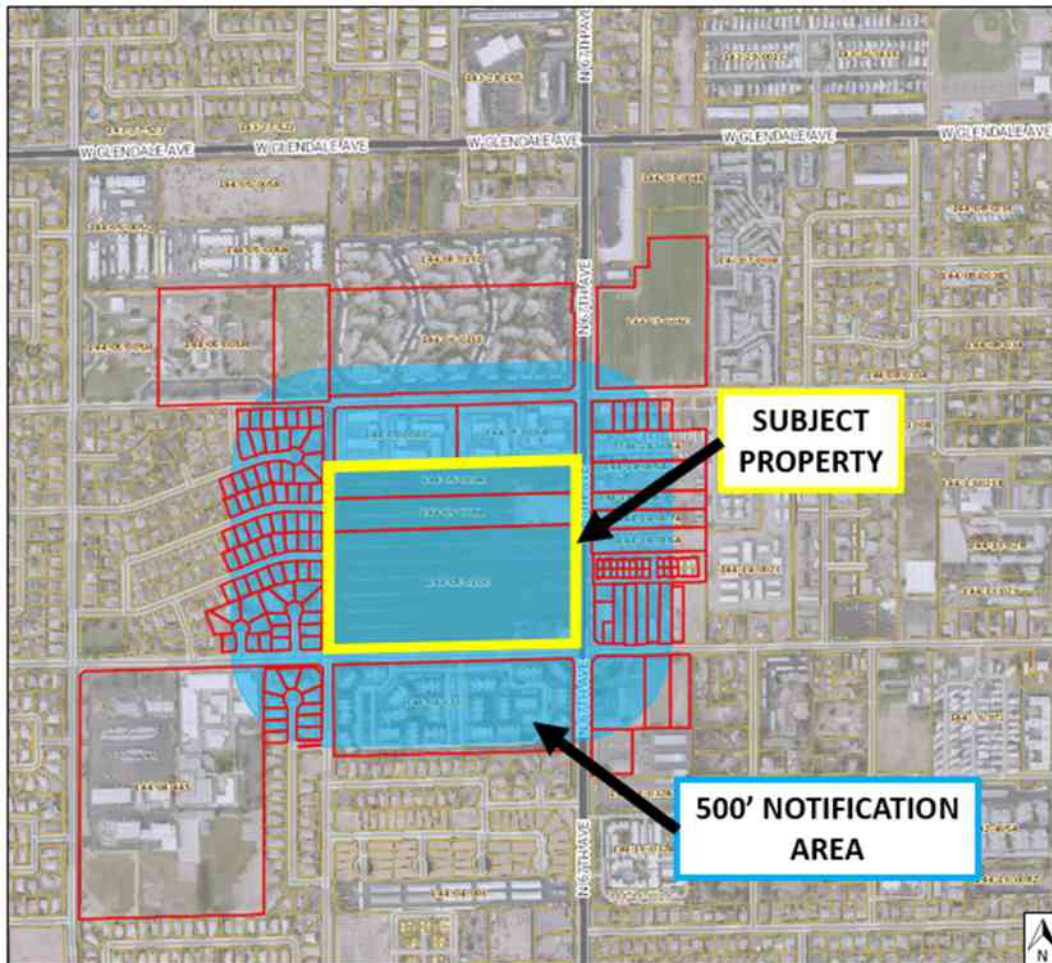
REQUEST:

The Applicant is requesting 1) a Minor General Plan Amendment from High Density Residential 12-20 dwelling units per acre (HDR 20) to High Density Residential 20.0 – 30.0 du/ac (HDR 30) on a portion of the Property; and 2) a Rezoning from R-4 to PAD.

ZONING DISTRICT: R-4

COUNCIL DISTRICT: Ocotillo

**FORMAL APPLICATION SUBMITTED:** Rezone and DR submitted 03/17/2022; GPA submitted 06/15/2022



**Zoom Neighborhood Meeting Resident Sign In Sheet - July 6, 2022**  
**GPA22-04 and ZON22-07**

<b>Attendee</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
Ted Morcomb (Current Property Owner)	4737 N Placita De Concha	Tucson	AZ	85745
Edwin Morcomb (Current Property Owner)	2184 Augusta Place	Santa Clara	CA	95051
Anna Quast (Current Property Owner)	23815 Piper St.	Eastpointe	MI	48021
Carole Speth	7019 West Sierra Vista Drive	Glendale	AZ	85303
Leslie Sheeler	6946 W. Maryland Ave	Glendale	AZ	85303
Edythe Kohler	6928 W. McLellan Rd	Glendale	AZ	85303

**RESULTS/SUMMARY**  
**OF**  
**VIRTUAL NEIGHBORHOOD MEETING JULY 6, 2022, AND**  
**FOLLOW UP**

**A. ATTENDANCE/PARTICIPANTS.**

**Development Team/Reps.**

Rodrigo Dorador Madrigal (Dominium Developer)  
Kaitlyn Tveit (Dominium, Developer)  
Sarah Shambrook (Dominium, Developer)  
Brent Bieser (Todd and Assoc., Architect)  
Tom Bilsten (Bilsten Consulting, Outreach Consultant)  
Ashley Marsh (Gammage & Burnham, Legal Rep. for Dominium)  
Dennis Newcombe (Gammage & Burnham, Senior Land Use Planner)  
Cheryl Griemsmann (Gammage & Burnham, Land Use Planner)

**Current Property Owners.**

Ted Morcomb - 4737 North Placita De Concha, Tucson, AZ  
Edwin Morcomb - 2184 Augusta Place, Santa Clara, CA  
Anna Quast - 23815 Piper Street, Eastpointe, MI

**Community/Residents.**

Leslie Sheeler - 6946 West Maryland Avenue, Glendale, AZ  
Carole Speth - 7019 West Sierra Vista Drive, Glendale, AZ  
Edythe Kohler - 6928 West McLellan Road, Glendale, AZ

**B. QUESTIONS/ITEMS OF CONCERN**

Out of 151 notification letters mailed, three (3) community/residents participated in the July 6, 2022, virtual neighborhood meeting. The questions/items of concern were centered around, in no particular order, the following:

1. Will the property be gated?
2. How close to transit bus stop locations?
3. Density and height discussion.
4. Zoning and General Plan designations currently/proposed.
5. Access points to Maryland Avenue and 67<sup>th</sup> Avenue
6. Drainage and flooding concerns in the area.
7. Traffic, busy street, and school is close-by.
8. Schools in the area and capacity issues.
9. Landscaping and parking.
10. Quality of design, maintenance, and graffiti.

### C. RESPONSES AND ITEMS DISCUSSED

1. Both properties' (i.e., the family and senior living developments) will be gated with view fencing or split solid block with view fencing.
2. There are existing transit stops along 67<sup>th</sup> Avenue and within easy walking distances to both properties.
3. The overall density is consistent with what has already been approved on the entire property (i.e., 20 du/acre). The proposed PAD zoning district will utilize many of the existing R-4 zoning district development standards, or better. The deviations included in the PAD are to create not only a nice design, but also to create the two (2) distinct housing proposals and products, each utilizing and considering building scale for optimal development/openness. The Minor General Plan Amendment is necessary for the senior living portion, which is located at the hard corner of 67<sup>th</sup> Avenue and Maryland Avenue is slightly over the density allowed of 20 du/acre with a proposed density of 22 du/acre (whereas the family portion is under 20 du/acre). The request for increased density is designed to support the senior living use and would increase the number of allowed units from 600 units to 605 units. Moreover, the overall density (i.e., of both developments) is at 20.31 du/acre or slightly over the 20 du/acre.

There are also significant building setbacks along 69<sup>th</sup> Avenue, open space, landscaping, and a slight increase in building height for these buildings to 40-feet (whereas residential subdivisions allow up to 30-feet). The increased height is proposed for the senior living development within two (2) 4-story buildings at the immediate corner of 67<sup>th</sup> Avenue and Maryland Avenue, away from the neighborhood. Typical senior living communities have said building heights which provide for interior amenities within a climate-controlled environment for seniors (e.g., dining rooms, game rooms, etc.), as well as provide for openness outside for outdoor amenities (e.g., pool/spa, game courts, etc.). Typical senior living buildings are taller to shorten walking distances to the elevators, common space, and parking.

4. Property is currently zoned R-4 Multiple Residences with a density allowance of 20 du/ac. The Minor General Plan Amendment request is for the Senior community to be at 22 du/acre and along 67<sup>th</sup> Avenue as a transition area.
5. The access points along both 67<sup>th</sup> Avenue and Maryland Avenue disperses traffic efficiently, and meets the fire department code, which requires multiple access points. The entrances will allow for better flow of traffic, spacing, and will be safer overall for the proposed residents of these communities and the neighborhood.
6. We will be adhering to the city's technical codes/reviews as well as any other additional reviews/approvals from other entities (i.e., SRP). To date, preliminary reviews by our engineer and the city engineering dept. have not indicated any issues with the design. The development will evaluate the drainage situation as well as be designed to maintain its onsite water retention, as required by the City code.

7. Traffic report completed by our traffic engineer has been reviewed by the city, which has preliminary been accepted by the city. The abutting remaining ½-streets to the overall property will be fully improved along with sidewalks installed, etc. (specifically Maryland Avenue and 69<sup>th</sup> Avenue). Moreover, the R-4, high density zoning has been planned for years so the streets network was planned/ designed to accommodate the proposed traffic. In addition, multiple access points help to disperse traffic.
8. We reached out to the school districts and the elementary district requested a school bus stop, which we have provided for on Maryland Avenue.
9. The proposed PAD limits the density, design, height, and generally sets the development standards so if major changes occur later, then the PAD must be amended, which requires public involvement.

The parking study confirms that the two (2) proposed developments will meet the current market demand/ observations of “real-world” parking demand in the vicinity area. The senior living community provides more parking than the city’s requirement but is necessary for Dominion and the market demand. The design of the overall property with additional building heights allows for more open space areas/ landscaping.

10. High quality design and amenities for both developments by Dominion and the design team, which have created a nice overall cohesive development.

#### **D. FOLLOW UP**

Following the neighborhood meeting, we reached out to the three (3) attendees to address any additional questions/ concerns. Attached are emails from/ to Ms. Leslie Sheeler whom we reached out to independently (via Tom Bilsten) as well as in response to a specific request from the City Planner (George Gehlert).

Tom Bilsten also talked on the telephone with both Ms. Carole Speth and Ms. Edythe Kohler on July 19, 2022, who attended the virtual neighborhood meeting to address any additional comments/ concerns. Both were receptive to continued discussions along with possible in person meetings, as needed, and they will advise us on how they want to proceed (if at all) in the future (e.g., via emails or in person meetings).

Finally, we have made ourselves available and will continue to do so for any future discussions/ meetings with anyone, as requested.

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----- Forwarded message -----

From: **LESLIE E SHEELER** <[safetypest@msn.com](mailto:safetypest@msn.com)>

Date: Tue, Jul 12, 2022 at 10:36 AM

Subject: Re: Dominion Glendale - Request for meeting

To: Tom Bilsten <[tom.bilsten@gmail.com](mailto:tom.bilsten@gmail.com)>

Mr. Blisten,

I made my concerns quite clear in the "Neighborhood" meeting as difficult as Mr. Newcombe made it. His replies on the part of Dominion were also quite clear. It was also reiterated in my reply to you.

Again, I appreciate your offer. I will keep your contact information should the need arise.

Respectfully,

H. Leslie Sheeler

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**From:** Tom Bilsten <[tom.bilsten@gmail.com](mailto:tom.bilsten@gmail.com)>

**Sent:** Tuesday, July 12, 2022 12:28 PM

**To:** LESLIE E SHEELER <[safetypest@msn.com](mailto:safetypest@msn.com)>

**Subject:** Re: Dominion Glendale - Request for meeting

You are obviously entitled to collect whatever information that you would like from the City, however, they do not always have the ability to answer questions on behalf of the developer or the ability to listen to the concerns of the community and see if any modifications can be made. We would still appreciate the opportunity to get to know you better and hear your concerns firsthand. No pressure, we just wanted to make ourselves available if you wanted to meet.

Best,  
Tom Bilsten  
Bilsten Consulting  
Cell-602-561-3932

On Tue, Jul 12, 2022 at 9:58 AM LESLIE E SHEELER <[safetypest@msn.com](mailto:safetypest@msn.com)> wrote:

Dear Mr. Blisten,

I appreciate the offer. I'm not very keen on your project and do not relish the 3 and 4 story buildings along with the added density in my community so, I'm not too sure that a meeting is in either of our best interests.

I will be getting the information I need from the City.

Sincerely,

H. Leslie Sheeler

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**From:** Tom Bilsten <[tom.bilsten@gmail.com](mailto:tom.bilsten@gmail.com)>  
**Sent:** Tuesday, July 12, 2022 11:50 AM  
**To:** [safetypest@msn.com](mailto:safetypest@msn.com) <[safetypest@msn.com](mailto:safetypest@msn.com)>  
**Subject:** Dominion Glendale - Request for meeting

Dear Leslie,

My name is Tom Bilsten and I am assisting Dominion with some of their community outreach regarding their proposed project in Glendale. I was on the virtual neighborhood meeting and listened to your questions that night. I have also heard that you have reached out to the City of Glendale with some additional questions. We would love the opportunity to sit down and discuss this project with you. We would really appreciate hearing the questions from you to see if there are any that we already have answers to as well as what questions we need to do some additional research on to get you the answers you are looking for.

It would most likely be myself and Rodrigo from Dominion. I have listed a few dates and times below for you to see if it works within your schedule. We were thinking of the [Aloha Tea & Coffee](#) or [Dapper & Stout Coffee](#).

- Monday, 7/18, from 8-9am, 1:30-7pm
- Thursday, 7/21, from 4-7pm

Please let me know what you think. We really appreciate your time.

Tom Bilsten  
Bilsten Consulting  
Cell-602-561-3932

## Dennis M. Newcombe

---

**From:** Dennis M. Newcombe <dnewcombe@gblaw.com>  
**Sent:** Thursday, July 14, 2022 6:01 PM  
**To:** LESLIE E SHEELER  
**Cc:** ggehlert@glendaleaz.com  
**Subject:** Re: 67th and Maryland

Dear Ms. Sheeler,

Thank you, let me know if you have any issues.

As always, I appreciate your continued time and consideration.

Be well.

Thank you again.

### Dennis M. Newcombe

Senior Land Use Planner

602.256.4446 Direct

[dnewcombe@gblaw.com](mailto:dnewcombe@gblaw.com) | [Profile](#) | [www.gblaw.com](http://www.gblaw.com)

### *Sent from my iPhone*

On Jul 14, 2022, at 5:55 PM, LESLIE E SHEELER <safetypest@msn.com> wrote:

Mr. Newcombe,

I will try the link; thank you.

By the way, my name is Ms. Sheeler. Respect goes along way doesn't it?

H. Leslie Sheeler

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**From:** Dennis M. Newcombe <dnewcombe@gblaw.com>  
**Sent:** Thursday, July 14, 2022 7:37 PM  
**To:** LESLIE E SHEELER <safetypest@msn.com>  
**Cc:** Gehlert, George <GGehlert@glendaleaz.com>  
**Subject:** RE: 67th and Maryland

Leslie,

We uploaded the neighborhood meeting video to the landing page of our website where you originally went to register for the neighborhood meeting.

The link is: <https://www.gblaw.com/67thandmaryland/>

You will see a click “[here](#)” hyperlink to see the video.

Let me know if you have any questions.

Thank you again, and be well.

**Dennis M. Newcombe**

Senior Land Use Planner

**Gammage & Burnham** | [Profile](#)

602.256.4446 Direct

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**From:** Dennis M. Newcombe <dnewcombe@gblaw.com>

**Sent:** Wednesday, July 13, 2022 5:28 PM

**To:** LESLIE E SHEELER <safetypest@msn.com>

**Cc:** Gehlert, George <GGehlert@glendaleaz.com>

**Subject:** Re: 67th and Maryland

Leslie,

I am on the road to a meeting in Goodyear this evening, but I will figure out with the office tech. person tomorrow.

Thank you again.

Be well, and keep cool (it is hot out).

**Dennis M. Newcombe**

Senior Land Use Planner

602.256.4446 Direct

[dnewcombe@gblaw.com](mailto:dnewcombe@gblaw.com) | [Profile](#) | [www.gblaw.com](http://www.gblaw.com)

***Sent from my iPhone***

On Jul 13, 2022, at 4:59 PM, LESLIE E SHEELER <[safetypest@msn.com](mailto:safetypest@msn.com)> wrote:

Mr. Newcombe,

Thank you. Would you also have the address/link to the video of that meeting?

H. Leslie Sheeler

---

**From:** Dennis M. Newcombe <[dnewcombe@gblaw.com](mailto:dnewcombe@gblaw.com)>

**Sent:** Wednesday, July 13, 2022 6:11 PM

**To:** [safetypest@msn.com](mailto:safetypest@msn.com) <[safetypest@msn.com](mailto:safetypest@msn.com)>

**Cc:** Gehlert, George <[GGehlert@GLENDALEAZ.com](mailto:GGehlert@GLENDALEAZ.com)>

**Subject:** 67th and Maryland

Leslie,

George Gehlert, with the city of Glendale, contacted me and asked that I send you the list of attendees from last week's meeting.

Rodrigo Dorador Madrigal (Dominium developer)  
Kaitlyn Tveit (Dominium, Developer)  
Sarah Shambrook (Dominium, Developer)  
Brent Bieser (Todd and Assoc., Architect)  
Ashley Marsh (G&B Legal Rep. for Dominium)  
Tom Bilsten (Bilsten Consulting)

Ted Morcomb (current property owner) - 4737 North Placita De Concha, Tucson, AZ  
Edwin Morcomb (current property owner) - 2184 Augusta Place, Santa Clara, CA  
Anna Quast (current property owner) - 23815 Piper Street, Eastpointe, MI

Leslie Sheeler - 6946 West Maryland Avenue, Glendale, AZ  
Carole Speth - 7019 West Sierra Vista Drive, Glendale, AZ  
Edythe Kohler - 6928 West McLellan Road, Glendale, AZ

Let me know if you any additional questions.

Thank you again for your time, consideration, and (most importantly) your patience - I apologize for any inconvenience/technical difficulties.

**Dennis M. Newcombe**

Senior Land Use Planner

602.256.4446 Direct

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