

October 26, 2022

City of Glendale: Development Services Department  
5850 W. Glendale Avenue, Suite 212  
Glendale, Arizona 85301  
Attn: Alex Lerma  
[alerma@glendaleaz.com](mailto:alerma@glendaleaz.com)

Jennifer R Parkin  
HOA President  
Shadow Run HOA

RE: SEC Glendale Ave. & 75<sup>th</sup> Ave Shopping Center – APN: 144-01-001A – Enhanced  
Landscape Wall

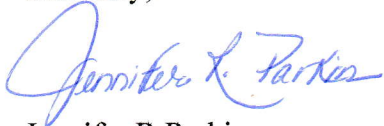
Dear City of Glendale & SimonCRE JC Tucker IV, LLC:

The purpose of this letter is to provide support for SimonCRE's proposed enhanced landscape along the existing southern and eastern 6-foot concrete masonry unit (CMU) boundary wall adjacent to the new commercial shopping center at the SEC of 75<sup>th</sup> Ave and Glendale Ave in lieu of constructing an additional 8-foot CMU wall. The provided solution of the enhanced landscape along the existing southern and eastern 6-foot wall is being proposed by the commercial Developer, SimonCRE JC Tucker IV, LLC. As it stands now, the City of Glendale code requires SimonCRE to construct a new 8-foot CMU wall interior to the existing 6-foot CMU wall.

The proposed solution from the City of Glendale of the additional adjacent 8-foot CMU wall is problematic due to the amount of separation needed to exist between the two walls. The proposed distance would range from 18-inches to 24-inches between the two CMU walls structures. This creates a significant gap that presents several concerns; potential large amount of debris build up between the two walls, possible location for vagrants, safety concerns for both children and animals, and lack of long-term maintenance. We as the Shadow Run HOA, have serious concerns that all of these concerns could present long term issues for our residents.

The Developer, SimonCRE JC Tucker IV, LLC, is proposing a solution to perform a PAD Amendment, which would lower the required height of the wall from 8-feet to 6-feet, then provide an enhanced landscape wall interior to the existing wall. SimonCRE JC Tucker IV, LLC has provided the attached Landscape Plan document that displays this proposed enhanced landscape wall. As you can see, the proposed landscape plan goes well above the City of Glendale code required for landscape between our two sites and we feel it will provide more than adequate screening between the properties. We feel their solution will provide a positive long-term experience for our neighborhood.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer R. Parkin". The signature is written in a cursive style with a large initial "J" and a stylized "P".

Jennifer R Parkin  
HOA President  
Shadow Run HOA

Encl: Landscape Site Plan