

From: [Justin G](#)
To: [Derek Scheerer](#)
Subject: PAD Amendment Stonegate Mixed-Use Center (Reference Case: PAD24-05)
Date: Tuesday, April 30, 2024 10:50:27 AM

Hello,

I am the owner and occupant of the property located at 42759 W Cowpath Road Maricopa, AZ 85138. I am unsure that I will be able to make the meetings on this but I want to express my deep concerns for the proposed change. 1. I bought my home in 2008 with the understanding that the property would not further restrict access to Maricopa Casa Grande Highway, nor was this to affect the Senita or Glenwilde Subdivisions further, as we were a PLANNED Unit Development, Changing the rules now seems to be unfair to those of us who bought our homes with the understanding that things were all set.

Maricopa Casa Grande Highway is already too busy and at times unsafe due to aggressive drivers, speeding, and simply too much volume. It is very easy to have an accident turning off of Santa Rosa Parkway onto Maricopa Casa Grande Highway in either direction. This will be further impeded with this proposal. I am adamantly opposed to such changes. This development can be relocated to a more suitable area near the casino. Not every new shop needs to be built on Maricopa Casa Grande Highway. The area is becoming too condensed and congested.

My 78 year old mother Dixie Steffey lives and owns 42538 W Santa Fe St Maricopa, AZ 85138, she is also opposed to the idea of the proposed changes and development. Having lived in our homes since 2008 we are frustrated with the City's Planning thus far. There has been little consideration for the original plans, which sold us on living here. The days of the "Dark Sky" community have been obliterated by lights from Copper Sky and the other city parks. Large Box stores have created an asphalt jungle and yet more bright lights. The once peaceful rural community is turning into Central Phoenix. This is by no means why we decided to live here.

So with this being said we would like to register our strong objection to the proposed changes and ask that the development be turned down. There are plenty of other suitable locations within Maricopa.

Thank you,

Justin Gushard and Dixie Steffey