



Planning and Development Department

DATE: 10/11/22

TO: Board of Adjustment

FROM: Joel Landis, Planner

SUBJECT: TU2022034 – Nelson Laydown Yard
Agenda Item: 6

Since the publishing of the staff report for the above case, staff received an e-mail of opposition to the case from an area resident. The e-mail has been attached to this handout.

Attachment: 1 e-mail of opposition (1 page)

Opposition to TU2022034

Eric M. Monroe <emmonroe@gmail.com>

Fri 10/7/2022 5:28 PM

To: Joel Landis (PND) <Joel.Landis@maricopa.gov>; Eric M. Monroe <emmonroe@gmail.com>

Arizona Board of Supervisors
Maricopa County Planning and Zone Department
201 W. Jefferson St
Phoenix, AZ. 85003

Dear Maricopa County Planning and Zoning Department:

I am the property owner closest to the property at 15953 E Lonesome Lane, Gilbert, AZ. 85298.
I strongly oppose temporary use permit TU2022034 being extended until May 2023 for several reasons.

These include but are not limited to:

- **Failure to notify.** Applicant failed to provide proper notification by mail. As a property owner adjacent to the property, I expected to be notified but did not receive any notification.
- **Safety.** This site has limited visibility from Lonesome Lane onto Greenfield Rd. Commercial vehicle traffic is a danger to residents.
- **Site ingress / egress limitations.** This site is not currently engineered for commercial trucks and equipment.
- **Property damage.** Subdivision trees along the north edge of Lonesome Lane are routinely hit by commercial trucks leaving the property due to a limited egress / access right of way from north end of property.
- **Sound/Noise.** Commercial equipment and vehicles can be heard throughout the day, starting at 5am.
- **Lighting.** Applicant constructed a 25' high light fixture without a permit.
- **Dust.** Commercial vehicles stir up dust from gravel yard in property every day.
- **Visual appearance.** Operating of training exercises with a commercial grade bucket lift.
- **Business operation and training.** On-site commercial training using bucket lift.

I believe the property owner has had ample time to reconcile the violations. In addition, their actions should speak louder than words. Since their initial three violations, they have constructed a 25' high light fixture without a permit. These behaviors lead me to conclude there is no attempt being made in good faith to bring their property into compliance. Instead, they continue to perform actions in violation of their zoning. I am asking for the Board of Supervisors to weigh these additional facts and DENY the application for an extension of temporary use permit and enforce remediation actions immediately.

Best regards,

Eric M. Monroe
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