

## **Orangewood Estates Homeowners' Association Board of Directors**

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February 13, 2015

Mr. Thomas Dixon  
City of Glendale Planning Department  
5850 West Glendale Avenue  
Glendale, AZ 85301

**Subject: Hancock Properties Parkside Subdivision aka Proposed Development 77<sup>th</sup> Lane & Myrtle Avenues, Glendale Arizona**

Dear Mr. Dixon:

It has come to the attention of the Orangewood Estates Homeowners' Association that the Hancock Company is proposing to develop and place thirteen homes on a 3.5 acre piece of property on North 77<sup>th</sup> Lane, just South of Myrtle Avenue. Orangewood Estates is pleased to see this vacant property developed and look forward to working with the Hancock Company on this project.

We, however, have a couple of concerns that need to be considered and addressed prior to approval of this plan. The proposed development abuts our property on its northern edge for approximately 240 feet. The plans obtained from the City of Glendale, Planning Department seems to indicate a CMU block wall would be constructed on the developer's property line and stand six foot tall in accordance with the information provided. Upon further review, it should be noted the front perimeter walls are decorative in their construction and appearance.

Based on the information provided in the plan, our Association would like to suggest the following items be taken into consideration:

- The perimeter wall along the Northern edge of the property be constructed in a more aesthetic design to be somewhat similar in appearance to that of the front wall(s). This would provide continuity of the development and be more esthetically pleasing to Orangewood Estates.
- We suggest this wall be set back two feet from our property line to insure that current proposed construction and future maintenance of their wall would not infringe onto our property. The proposed two foot buffer zone could be covered with granite landscape stone and would allow unrestricted access to the developer's wall.

Kindly note; the area that will abut the proposed development on its Northern boundary is a retention area that is owned and maintained by Orangewood Estates Homeowner's Association. There appears to be some confusion on the part of the City and or Hancock companies that this is a park. It seems reasonable to request our proposed neighbor provide a perimeter wall that is esthetically pleasing and appropriately set back to avoid any potential perceived problem into the future.

Orangewood Estates Homeowners' Association  
To: Mr. Thomas Dixon-page 2

If you have any questions or we can provide any further information, please feel free to contact us.  
% Mr. Ed Curlis, President, Orangewood Estates Homeowners' Association, 7626 West Northview  
Avenue, Glendale, AZ 85303, telephone 623-937-0428, or e-mail [casinotime@cox.net](mailto:casinotime@cox.net)

Sincerely,

Orangewood Estates Homeowners' Association  
Board of Directors

Ed Curlis, President  
Martha Cook, Vice President  
Wes Hawkinson, Secretary/Treasurer

Cc: Mr. Greg Hancock, President  
Hancock Companies  
6360 East Thomas Road, Suite 318  
Scottsdale, AZ 85251

Jack Martino  
Orangewood Estates  
Landscaping and Special Projects Liaison