



Louis Andersen
County Manager

MEETING DATE: NOVEMBER 19, 2020

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-003-19, PZ-PD-003-19 (Wales Ranches)**

CASE COORDINATOR: Sangeeta Deokar, Planner

Executive Summary:

Wales Ranches (PAD) overlay is a request to rezone 639.7± acres with multiple zoning districts with a Planned Area Development overlay district to provide flexibility for residential, commercial and industrial development consistent with the property's adjacent residential to the east and west. The proposed rezone and planned area development is situated at the North-east corner of Kenworthy and Combs Road in the San Tan Valley area.

If This Request is Approved:

The applicant will apply for building permits under the amended PAD and design standards.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the Wales Ranches PZ-003-19 and Planned Area Development (PAD) overlay amendment PZ-PD-003-19, with attached stipulations.

LEGAL DESCRIPTION: Parcel of land situated in Section 28, Township 02 South, Range 08 East, G&SRB&M.

TAX PARCEL: 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, 104-22-007F

LANDOWNER/AGENT: Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP

APPLICANT: Ty Wilson, Hilgart Wilson

REQUESTED ACTION & PURPOSE: (Two cases)

PZ-003-19 – PUBLIC HEARING/ACTION: Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting a, approval of a rezone of 51.5 acres from **GR PAD (General Rural Zone)** (Case PZ-005-99, PZ-PD-005-99) to **RU-10 PAD (Rural Zoning District)**, 41.1± acres from **GR PAD (General Rural)**, **CR-1 PAD (Single Residence Zone)**, **CR-5 PAD (Multiple Residence Zone)**, **CB-1 PAD (Local Business Zone)** (Case PZ-005-99, PZ-PD-005-99) to **MD PAD (Mixed Dwelling Zoning District)**, 13.2± acres from **CB-1 PAD (Local Business Zone)** and **CR-3 PAD (Single Residence Zone)** (Case PZ-005-99, PZ-PD-005-99) to **C-3 PAD (General Commercial Zoning District)**, 52.9± acres from **GR PAD (General Rural)**, **CR-1 PAD (Single Residence Zone)** and **CR-2 PAD (Single Residence Zone)** (Case PZ-005-99, PZ-PD-005-99) to **I-1 PAD (Industrial Buffer Zoning District)** and 481± acres from **CR-2 PAD (Single Residence Zone)** (Case PZ-005-99, PZ-PD-005-99) to **R-7 PAD (Single Residence Zoning District)**, to allow for 2,262 single family residential, mixed multifamily dwelling units, general commercial uses and industrial uses; situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax

COMMUNITY DEVELOPMENT
Planning Division

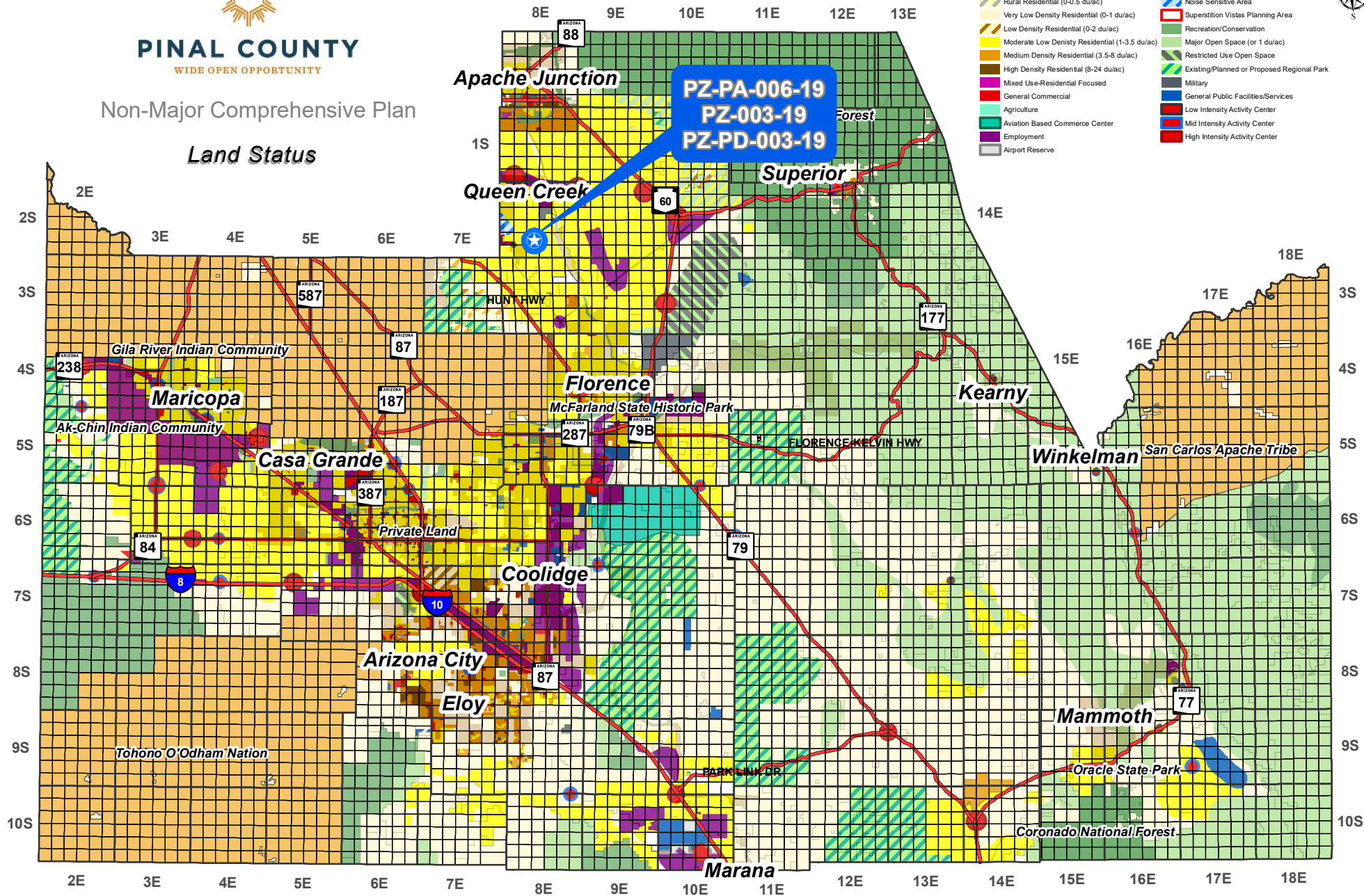


PINAL COUNTY

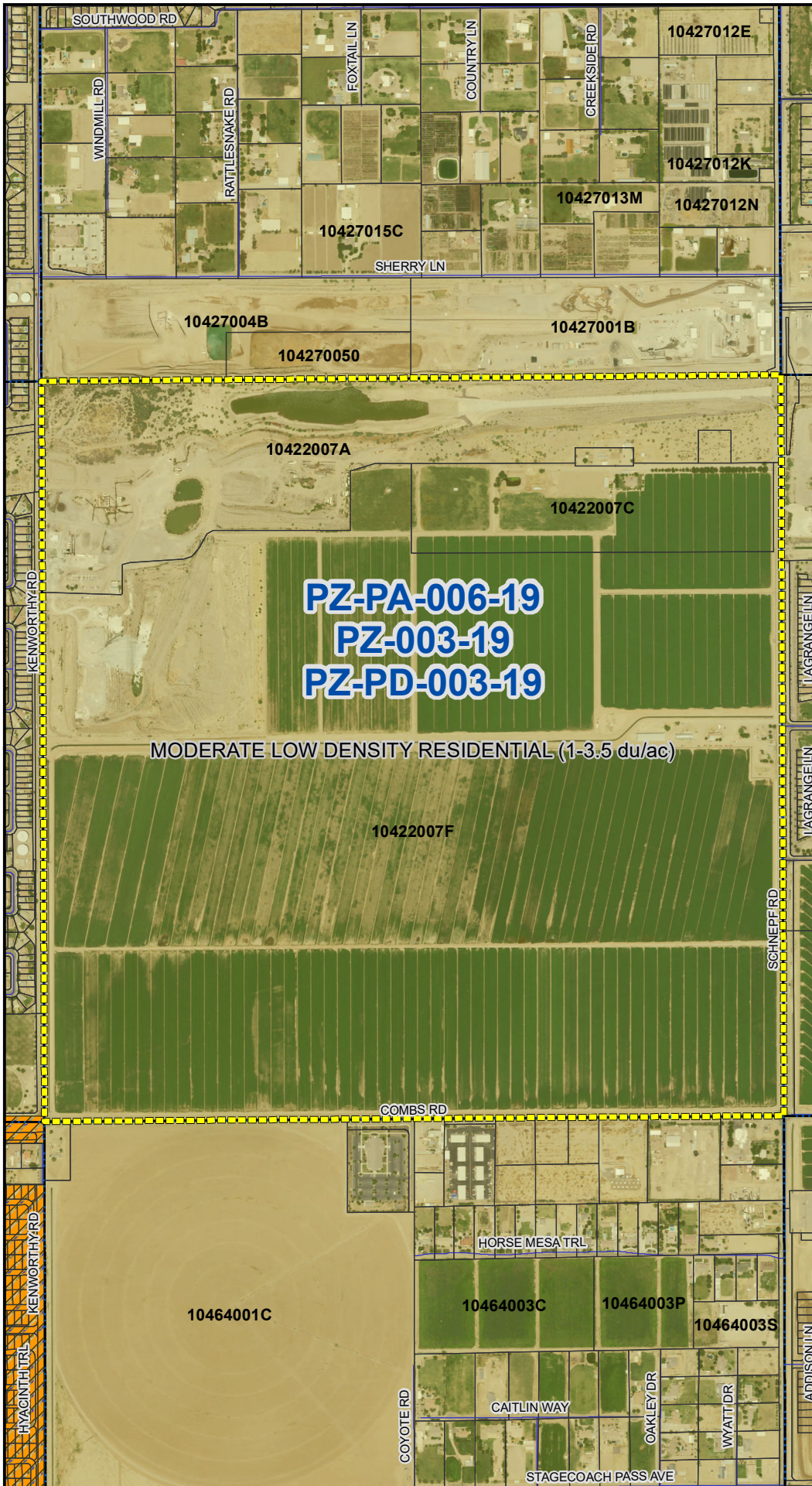
WIDE OPEN OPPORTUNITY

Non-Major Comprehensive Plan

Land Status



Case Number: PZ-PA-006-19, PZ-003-19, PZ-PD-003-19



PZ-PA-006-19
PZ-003-19
PZ-PD-003-19

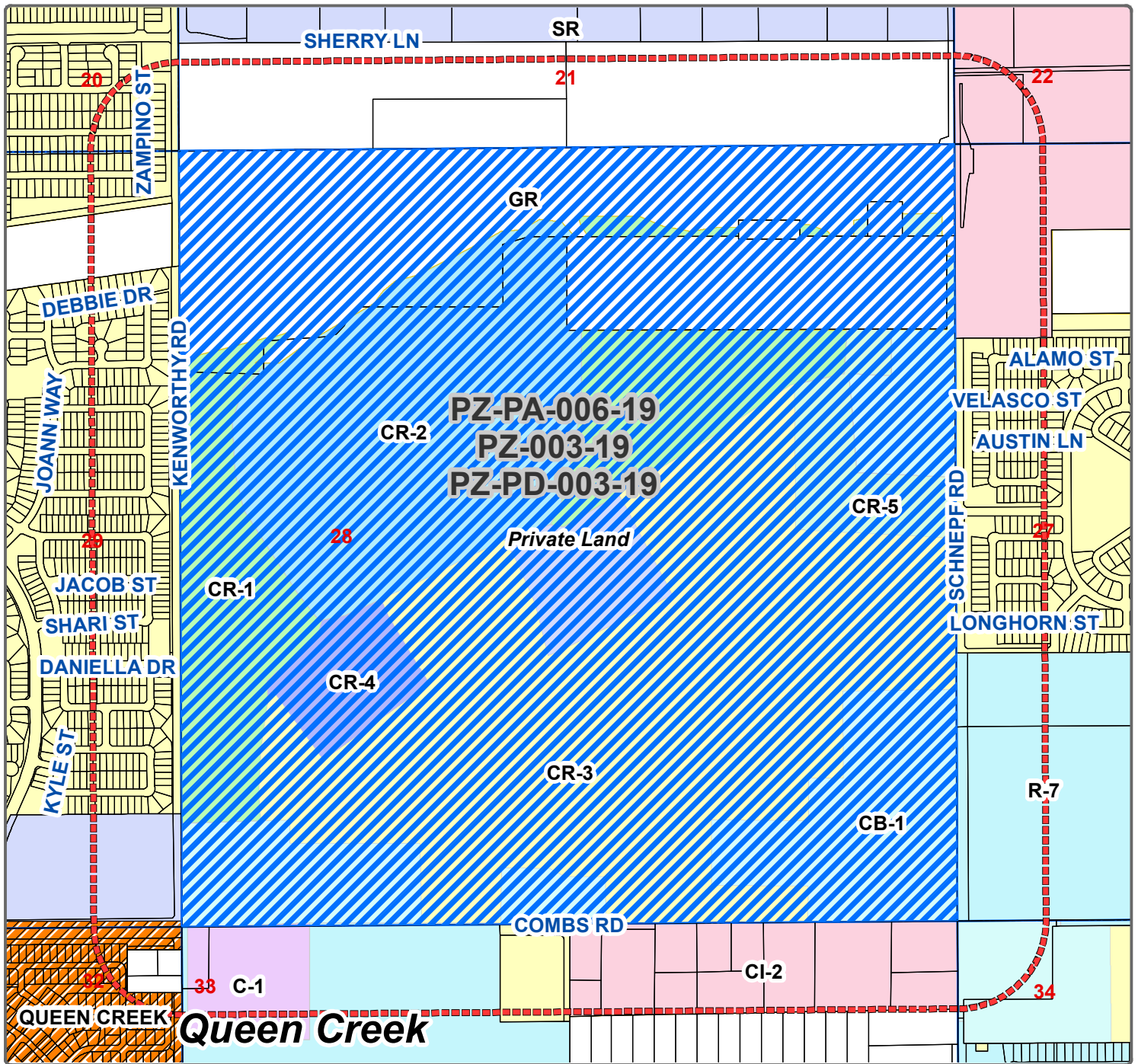
FROM:

SUBURBAN
NEIGHBORHOOD
RESIDENTIAL,
RURAL LIVING,

TO:

EMPLOYMENT
CENTER,
COMMUNITY
CENTER,
SUBURBAN
NEIGHBORHOOD,
URBAN
TRANSITIONAL





REZONE

PZ-PA-006-19 – PUBLIC HEARING/ACTION: Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting Non-Major Comprehensive Plan Amendments to the San Tan Valley Special Area Plan for 639.7± acres to designate 44.5± acres of Suburban Neighborhood Residential, 8.4± acres of Rural Living to Employment Center, 13.2± acres from Suburban Neighborhood Residential to Community Center, 33.6± acres from Rural Living to Suburban Neighborhood, 10.1± acres from Rural Living and 31.0± acres of Suburban Neighborhood Residential to Urban Transitional, situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-220-07A, 104-220-07C, 104-220-07D, 104-220-07E, 104-220-07F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area.

Current Zoning: GR, CR-1, CR-2, CR-3, CR-4, CR-5, CB-1

Requested Zoning: REZONE

Current Land Use: MLDR



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

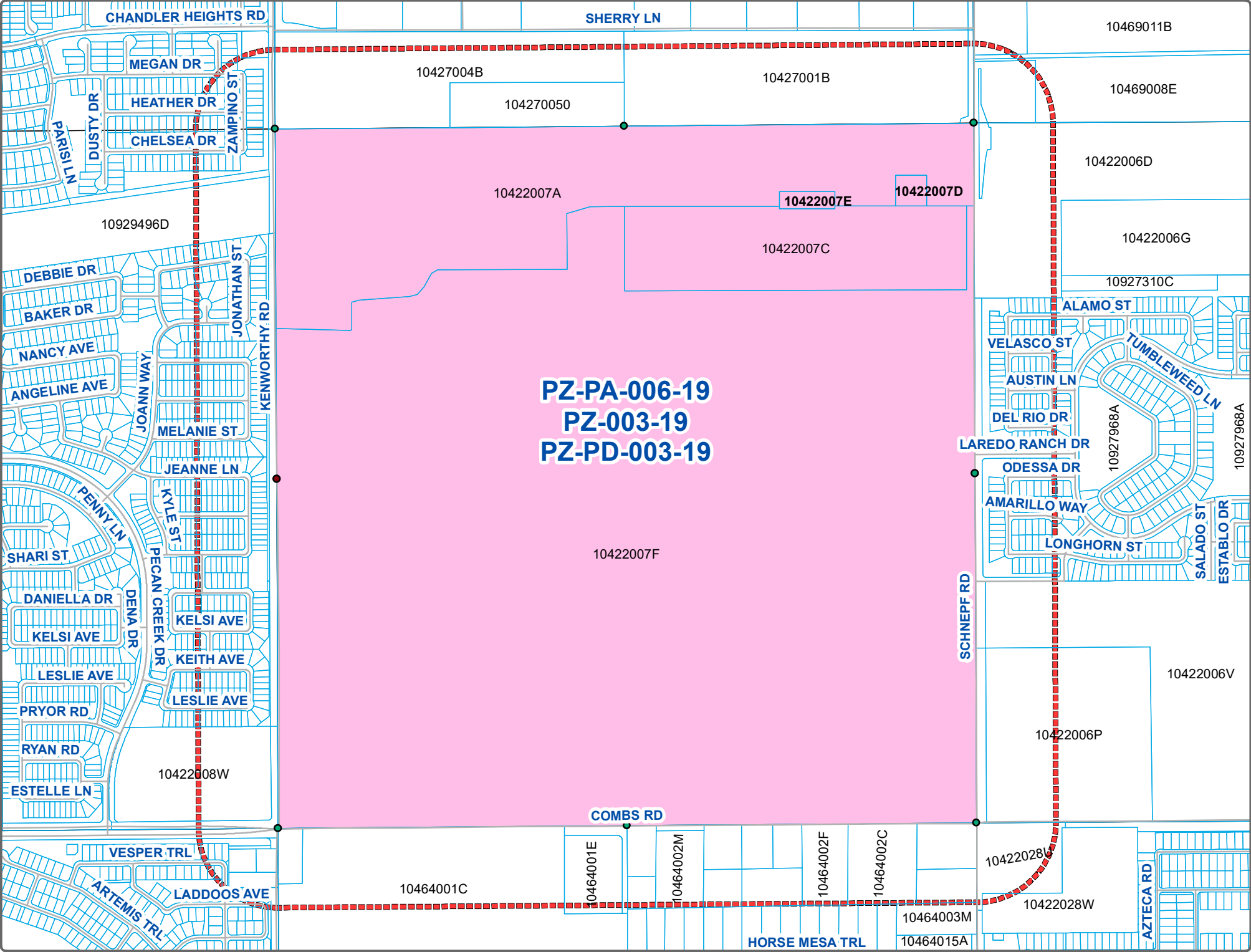
Situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-220-07A, 104-220-07C, 104-220-07D, 104-220-07E, 104-220-07F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area.

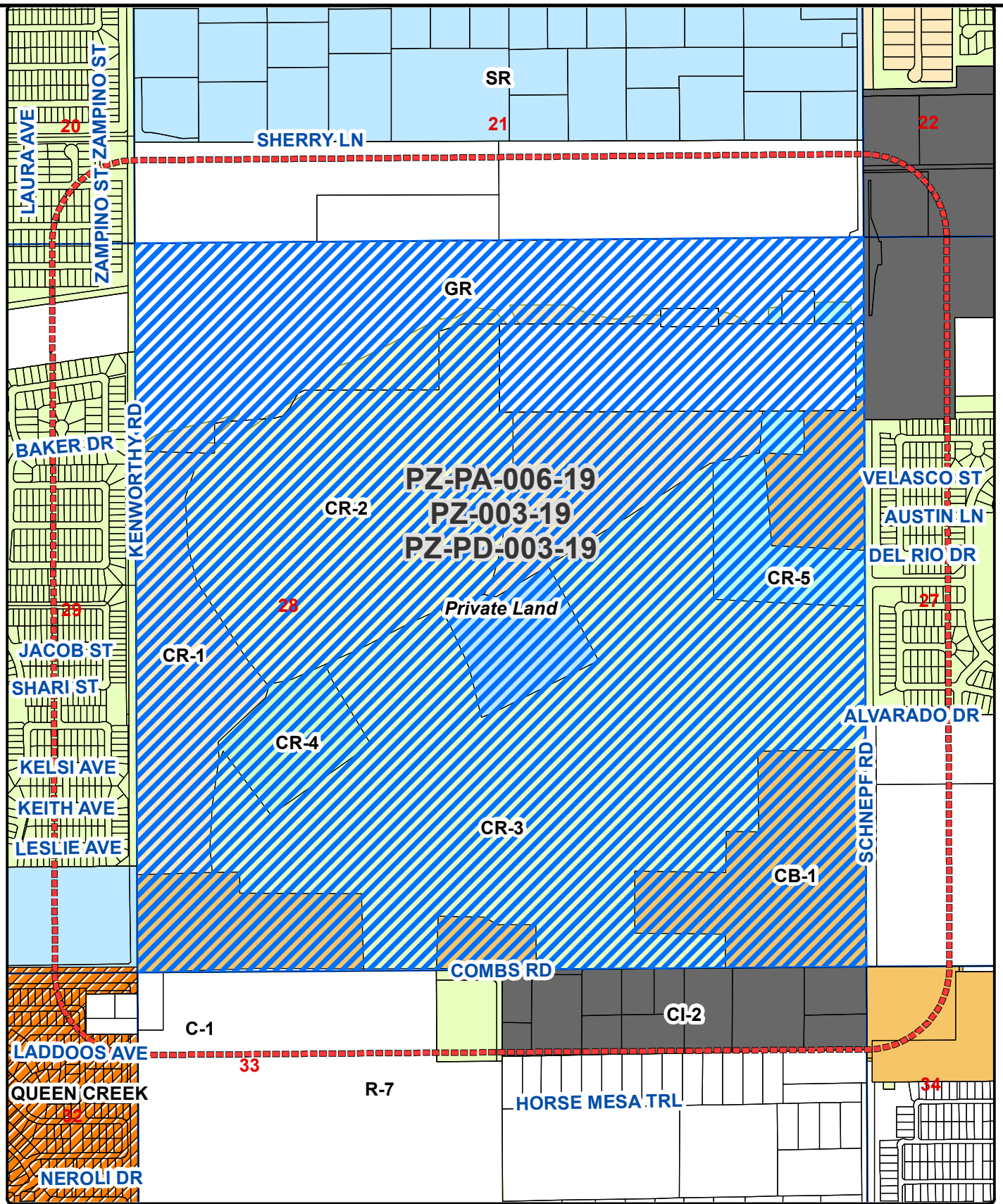


Sheet No.
1 of 1

Owner/Applicant: MARY ANN WALES, SPIKE H ENTERPRISES, WALES RANCHES / TY WILSON		
Drawn By: GIS / IT / LJT	Date: 10/23/2020	
Section 28	Township 02S	Range 08E
Case Number: PZ-PA-006-19, PZ-003-19, PZ-PD-003-19		







REZONE

Mary Ann Wales, Spike H Enterprises,
Wales Ranches / Ty Wilson

GIS/IT - LJT

10/23/2020

Section Township Range
28 02S 08E

PZ-PA-006-19_PZ-003-19_PZ-PD-003-19

Legal Description:

Situated in portion of Sections 28, T02S, R08E G&SRB&M;
(legal on file). Tax parcels 104-220-07A, 104-220-07C, 104-
220-07D, 104-220-07E, 104-220-07F, located north-east
corner of N Kenworthy road and East Combs road in the
San Tan Valley Area.



Sheet No.
1 of 1



Current Zoning: GR, CR-1, CR-2, CR-3, CR-4,
CR-5, CB-1
Requested Zoning: REZONE
Current Land Use: MLDR

parcels 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, 104-22-007F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area.

And

PZ-PD-003-19 – PUBLIC HEARING/ACTION: Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting approval of **Wales Ranches Planned Area Development (PAD) Overlay Zoning District** (Case PZ-005-99, PZ-PD-005-99), of 639.7± acres to allow for 2,262 single family residential, mixed multifamily dwelling units, general commercial uses and industrial uses; situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, 104-22-007F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area.

LOCATION: North-east corner of Kenworthy and Combs Road in the San Tan Valley area.

SIZE: 639.7± acres.

COMPREHENSIVE PLAN: The San Tan Valley Special Area Plan designation for the subject site is Suburban Neighborhood with development Intensity for Residential is 1 - 4 du/ac (Single Family Detached) and 4-8 du/ac (Single Family Attached) and Rural Living with development Intensity for Residential is 0-1 du/ac (Residential) and Non-Residential is 0.30 Floor Area Ratio (FAR).

EXISTING ZONING AND LAND USE: Subject property has multiple zones: GR PAD, CR-1 PAD, CR-2 PAD, CR-3 PAD, CR-5 PAD, CB-1 PAD and is an active Alfalfa farm.

SURROUNDING ZONING AND LAND USE:

- North: General Rural (GR) Residential
- South: Neighborhood Commercial Zoning District (C-1), Industrial Zone (CI-2), Single Residence Zoning District (R-7), Single Residence Zone (CR-3)
- East: Single Residence Zone (CR-3) Residential, Industrial Zone (CI-2), Single Residence Zoning District (R-7)
- West: Single Residence Zone (CR-3) Residential, Suburban Ranch (SR)

PUBLIC PARTICIPATION:

- Neighborhood Meeting(s): April 03, 2019
- Mail out: Week of October 26, 2020
- Newspaper Advertising: Week of October 26, 2020
- Site posting, Applicant: Week of October 26, 2020
- Site posting, County: Week of October 26, 2020

FINDINGS:

SITE DATA AND RELATIONSHIP TO SURROUNDING:

FLOOD ZONE: "X" an area that is determined to be outside the 100 and 500 year flood plain.

ACCESS: Primary access point to Wales Ranches will be provided via Combs Road and Schnepf Road, both designated as Regionally Significant Routes (RSR), with secondary access points provided via Kenworthy Road, also designated as an RSR.

LOCATION:

Wales Ranches property is located at north-east corner of Kenworthy and Combs Road in the San Tan Valley area. Surrounding area is developed with similar residential densities to the east and west. Approval of Wales Ranches PAD would increase the housing stock and provide alternatives for residential that are currently lacking in the area.

HISTORY: The subject site is currently zoned General Rural (GR), Suburban Ranch (SR), Single Residence Zoning District (CR-1, CR-2, and CR-3), Multiple Residence Zoning District (CR-4, CR-5), and Local Business Zone (CB-1). (Case PZ-005-99, PZ-PD-005-99). The 140.8 ± acres property is currently being used as an active alfalfa farm. To the west of the property lies the Pecan Creek Community and J O Combs Elementary School, to the east lies the Laredo Ranch and Industrial zone and Single Residence zone, to the north lies the partially developed Suburban Ranch Zone and to the south lies Commercial, Industrial and residential zone. The Wales Ranches proposal envisions the property to become a thriving master planned residential community that would allow for 2,262 single-family dwelling units coupled with mixed-uses that include medium density residential, and multifamily dwellings, community commercial uses.

REZONE/PAD ANALYSIS:

The **San Tan Valley Special Area Plan** (STV SAP) was adopted by the Board of Supervisors in 2018 and has been effective since January 2019. The San Tan Valley Special Area Plan document analysis outlines the need for diversity in housing stock. San Tan Valley's population has a growing number young families and adult community.

The Wales Ranches PAD overlay zoning district is for the entire development of 639.7 acres and will amend the development standards for the proposed zoning from GR PAD, SR PAD, CR-1 PAD, CR-2 PAD, CR-3 PAD, CR-4 PAD, CR-5 PAD, CB-1 PAD to R-7 PAD, RU-10 PAD, MD PAD, C-3 PAD and I-1 PAD creating master planned residential community that includes medium density residential, and multifamily dwellings, community commercial uses interspersed with open spaces which will equate in a diverse residential development with several housing type options. The development will have 2,262 lots with a mix of seven lot sizes, 4,750 sf, 5,175 sf, 5,400 sf, 6,000 sf, 6,750 sf, 6,875 sf and 7,700 sf based on the market demand in the San Tan Valley Area. The proposed residential density of 3.5 du/ac is also similar to the existing surrounding development to the east and west.

The development will have public dedicated streets and the open space areas will set a standard for Pinal County quality development. Exceeding the Pinal standard, approximately 25 % Total Open Space will be provided for the community, consisting of 160 acres. Conservation Open Space and Developed Open Space will consist of 48.00 acres and 115.2 acres, respectively. Developed open space consists of recreation areas, trails, retention/detention areas, entryway and streetscapes.

Thus, Wales Ranches project addresses not only the housing diversity but also the integration of Commercial and Industrial needs of the area.

SCHOOL:

Wales Ranches project is located in the J.O.Combs Unified School District. The Master Planned community includes a 12.0 acre proposed school site located conveniently adjacent to the main collector road of the community on its northern and eastern boundaries. At this time no formal school agreement has been reached; however should the J.O. Combs demand model verify that a school is required, then either a formal agreement will be executed with the J.O. Combs School District or a state authorized charter school.

PUBLIC SERVICES:

Rural Metro's Fire Station is located 1.5 miles to the southwest on N Gantzel Road. The Pinal County Sheriff's office is located 3 miles to the northwest on Ironwood road. Other Community services include the Banner Ironwood Hospital and Medical Center located 1 mile to the west, the Queen Creek library 5 miles to the west and multiple

churches within 10 mile radius. Right Away Disposal and Waste management have provided will serve letters for the solid waste disposal.

UTILITIES AND SERVICES:

Utilities and Services will be provided for the Wales Ranches as shown below:

Service	Provider	Contact Name	Contact Number	Contact Email
Water	Town of Queen Creek	Darren Farar	480-358-3450	Darren.farar@queencreek.org
Wastewater	Johnson Utilities	Katherine Nierva	480-998-3300	Knierva@azvision.net
Electric	Salt River Project	Tony Alvarado	602-236-2373	Tony.Alvarado@srpnet.com
Natural Gas	City of Mesa	Lori Bonilla	480-644-2652	Lori.Bonilla@mesaaz.gov
Telecom	CenturyLink	Dan Constance	520-838-3016	Daniel.constance@centurylink.com
Telecom	Cox	Wayne Doran	623-328-3807	Wayne.doran@cox.com
Police	Pinal County Sheriff's Department	Public Information Officer	520-866-5208	
Fire	Rural Metro	Luther Moorhead	480-606-3398	Luther.moorhead@ruralmetrofire.com
Schools	Combs Unified School District	Karla Slovitsky	480-987-5302	kslovitsky@jocombs.org
Solid Waste	Right Away Disposal	Larry Williams	480-983-9100	Larry@rightawaydisposal.com

RECREATIONAL AMENITIES:

Recreational amenities at Wales Ranches meets the minimum requirements. It will have usable open space areas including neighborhood pocket parks along with a network of multi-use trails to provide connections between the amenities and residential neighborhoods. The applicant has provided an Open Space and Recreation Plan (OSRP) Book to further define the recreation standards that will be followed as this project concludes the entitlement process and vertical construction begins move forward. This OSRP Book will be included in the Planning Commission packet.

Conservation Open Space:

Conservation areas for this development include includes the Queen Creek Wash. This area is planned to remain in its current natural state, conserving it entirely. Connectivity to this area will through pedestrian walkways that residents can enjoy the views while traversing the neighborhood. A planned trail along the southern boundary of the wash connects the residential neighborhoods. Queen Creek wash acts as a scenic location to enjoy view. A 6' multi-use trail is planned that meander along the corridor with the natural grades of the wash, inclusive of the Bike loop with racks. Areas disturbed by trail development or previous mining activities will be revegetated with arid plant materials, to provide continuity with the surrounding natural vegetation and will be constructed in a manner that minimizes cut and fill slopes adjacent to the trail.

Recreation Open Space:

Significant effort has been given to the design and programming of the recreational amenities for the project. The Recreation Open Space area is comprised of the four separate amenity areas: Community parks, Neighborhood parks, Pocket Parks and multi-use trails throughout the site.

All amenity areas exceed the minimum requirement of 10,000 square feet each and are designed to target users of all ages. The amenity areas include large turf areas for open play, shade structures with picnic furniture and

shaded play structures. Visually pleasing, low water use/drought tolerant plants and landscaping will enhance the amenity areas and will include shrubs with a minimum size of 5 gallons and will be planted at a rate of 3 shrubs per tree, vegetative groundcover shall be planted to cover a minimum of 25 percent of the landscape area. A minimum 2-inch depth of ½-inch minus, or larger, decomposed granite will be specified on the landscape plans for all planted areas. To provide variety to the landscape, the clustering of trees and shrubs is provided.

Trees are strategically located to buffer the street frontage, to organize and define use areas on the recreation area site, to provide protection from wind and sun, and as a visual amenity to the recreation area.

Developed Open Space

Developed open space is characterized as a passive amenity that provides an enhanced aesthetic to the community in the form of landscaping in the common area tracts of the community. Activities and uses include Recreation area, Multi-use trails, retentions/detentions areas and Entryways and Streetscapes.

The largest Community Park will be constructed in Phase 1

Live, drought tolerant, vegetative plant material follow the Planting Criteria as shown in the table:

Location	Minimum Criteria
Collector and Arterial Street Frontages/ROWs	1 tree (24-in box min.), 5 shrubs (5 gal min.) per 30 LF
Paseo/Retention Areas	1 tree (24-in box min.), 5 shrubs (5 gal min.) per 5,000 SF
Commercial areas	1 tree (24-in box min.) per 1,000 SF
Industrial areas	1 tree (24-in box min.) per 1,000 SF

Additional plant material would be a) a minimum of 50% vegetative groundcover that does not exceed 18-inches in height, and b) no more than 50% trees and shrubs. Tree and shrub coverage area will be determined by calculating two thirds (2/3) the mature canopy size of the tree and/or shrub. Shrubs with a minimum size of 5 gallons will be planted at a rate of 3 shrubs per tree. To provide variety to the landscape, the clustering of trees and shrubs will be provided. Regular on-center spacing or linear placement of trees and shrubs in retention/detention basins will be limited in favor of natural spacing.

Amenity Details:

Staff notes that in order to ensure this project is developed with the envision of the County for desired amenities for this case, staff has asked to list all the types of amenities that will be used for this development in Section 13.0 for the Wales Ranches (PAD Revision 5).

The site is dedicated to meeting the open space requirements as listed in PCDSC 2.176.100 as listed and defined in the Open Space and Recreation Plan (OSRP) Book.

Staff notes the end builder will create a Home Owners Association with approved Covenants, Conditions and Restrictions (CC&R's) for The Wales Ranches. Open space common areas within The Wales Ranches will be maintained by the Homeowners Association. All local roads and streets within The Wales Ranches are proposed to be dedicated to Pinal County upon approval by Pinal County Public Works Department and will be constructed in accordance with Pinal County standards. Development and construction of common areas and streets will be the responsibility of the developer.

To date, no letters in opposition and none in support have been received from property owner within the notification area.

Staff notes all Pinal County Departments have commented and said comments will be reflected as stipulations at the end of this report.

The proposal is located outside of the municipal planning boundary (west of Town of Queen Creek). As of the writing of this report, no response has been received.

The proposal is located within the J.O. Combs Unified School District. As of the writing of this report, no response has been received.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this PAD amendment, request under Planning Cases **PZ-003-19 and PZ-PD-003-19**. Furthermore, the Commission must determine that this zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING**
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE**
- C) NEIGHBORHOOD IMPACT**
- D) FLOOD CONTROL**
- E) TRAFFIC IMPACT**
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN**
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY**

STAFF SUMMARY: The applicant, Ty Wilson, Hilgart Wilson, has submitted the application and sufficient evidence to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Rezone/PAD.
2. To date, no letters in opposition or support have been received.
3. The property has legal access from Combs Road on the south, Schnepf Road on the east and Kenworthy on the western boundary of the project.
4. The subject property is located within the “Suburban Neighborhood” and “Rural Living” Land Use designation (pending re-designation approval to “Urban Transitional”, “Community Center” and “Employment Center” from the BOS).
5. Granting of the Rezone/PAD will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (PZ-003-19): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then

staff recommends that the Commission forward PZ-003-19 to the Board of Supervisors with a favorable recommendation with the attached stipulations:

*To Deny: I move the Planning and zoning commission forward a recommendation of **denial** of Case **PZ-003-19** to the Board of Supervisors*

*To Approve: I move the Planning and Zoning Commission forward a recommendation of **approval** of Case PZ-003-19 with the attached 1 stipulations as listed in the staff report.*

1. Approval of this zone change (**PZ-003-19**) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (PZ-PD-003-19): Staff finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-003-19** to the Board of Supervisors with a favorable recommendation.

If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward **PZ-PD-003-19** to the Board of Supervisors with a recommendation of denial.

Sample Motion:

*To Deny: I move the Planning and zoning commission forward a recommendation of **denial** of Case **PZ-PD-003-19** to the Board of Supervisors*

*To Approve: I move the Planning and Zoning Commission forward a recommendation of **approval** of Case **PZ-PD-003-19** with the attached 20 stipulations as listed in the staff report.*

1. Approval of this PAD (PZ-PD-003-19) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation supporting documentation and approvals including but not limited to zone change approval, PAD overlay district, site plan, walls/fencing, signage, lighting, and landscaping plans, as applicable;
2. Wales Ranches PAD (PZ-PD-003-19) is to be developed in general conformance with the site plan/development plan submitted on May 15, 2019, along with the applicants other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
3. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-003-19;
4. the property is to be developed with an approved Wales Ranches Planned Area Development (PAD) (PZ-PD-003-19), in accordance with the applicable criteria set forth in Chapter 2.176 of the PCSDC and the applicant's submittal documents;
5. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;

6. Dust registration is required if 0.1 acres or more land is disturbed.
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. The above proposed Site Plan Review case(s) should have a paved road arterial access to the project, paved road access within the project and paved parking lots;
9. Prior to the development of the I-1 zoning, the owner/developer/applicant shall submit an Industrial Development guidelines subject to review and approval of the Community planning Director.
10. No Minor Land division would not be allowed in the I-1 zone.
11. Developers/Owners of the Wales Ranches PAD residential subdivision will required two (2) access points for the Wales Ranches PAD along Combs Road, Schnepf and Kenworthy Roads.
12. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completes at the developers cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat going before the Planning and Zoning Commission;
13. A drainage report will be required to be submitted to the County Engineer at the time of Final Plat submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the first Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
14. Half street right –of-way dedication and road improvements will be required along COMBS ROAD (southern boundary), SCHNEPF ROAD (eastern boundary), and KENWORTHY ROAD (western boundary). The required minimum half street right-of-ways are 75' for COMBS ROAD and 55' for both SCHNEPF ROAD and KENWORTHY ROAD. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
15. COMBS ROAD has been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the current "Access Management Manual" or as approved by the County Engineer;
16. The right-of ways (Combs Rd. and Schnepf Rd.) adjacent to the C-3 PAD shall be dedicated with the final plats (Unit 2/Phase 2) directly adjacent to the parcel or at the time when a traffic signal is warranted at the intersection of Combs Rd. & Schnepf Rd., whichever comes first;
17. The right-of-way (Schnepf Rd.) adjacent to the MD PAD shall be dedicated with the final plats (Unit 3/Phase 3) directly adjacent to the parcel or as identified in the approved traffic report, whichever comes first;
18. The right-of-way (Kenworthy Rd.) adjacent to the I-1 PAD shall be dedicated with the final plat (identified as 3.7 in the PAD) or with the development of the I-1 PAD (Phase 4), whichever comes first;
19. All right-of-way dedication shall be free and unencumbered;

20. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.

Date Prepared: 11/6/2020 SD

Revised: 11/9/2020 SD



PROCEDURE OUTLINE

FOR A PROPOSED ZONE CHANGE IN UNINCORPORATED PINAL COUNTY

1. Submit a **Concept Review Application** for a Concept Review (pre-application) meeting with the Planning Department and other affected County agencies. - *(The Concept Review Application is a separate application prior to applying for a PAD Overlay District).*
2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [2.176.050 (D)] of the PCDSC.
3. Submit a **Zone Change Application** with the required supporting documentation using the attached forms.
4. Submit the following fees made payable to Pinal County in accordance with Section [2.151.010(l)(2)a] of the PCDSC:
 - a. 0-499 mail-outs: \$4,478.00
 - b. 500 or more mail-outs: \$4,880.00
5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - *(Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).*
6. Attend **Board of Supervisors Public Hearing** for decision. – *(Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).*

NOTE: A Zone Change is not effective until 31 days after approval by the Board of Supervisors

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

**APPLICATION FOR CHANGE OF ZONING REGULATIONS
IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

*(All applications **must** be typed or written in ink.)*

1. Pinal County Staff Coordinator: _____
2. Date of Concept Review: ____ / ____ / ____ Concept Review No.: CR - ____ - ____
3. The Legal Description of the Property: _____

4. Tax Assessor Parcel No(s): _____
5. Current Zoning *(Please provide Acreage Breakdown)*: _____
Requested Zoning *(Please provide Acreage Breakdown)*: _____
6. Parcel Size(s): _____
7. The existing use of the property is as follows: _____

8. The exact use proposed under this request: _____

9. Is the property located within three (3) miles of an incorporated community?
☐ YES ☐ NO
10. Is an annexation into a municipality currently in progress?
☐ YES ☐ NO
11. Is there a zoning violation on the property for which the owner has been cited?
☐ YES ☐ NO

If yes, zoning violation # _____
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. _____

13. Explain why the proposed development is needed and necessary at this time. _____

RECEIPT #:

AMT:

DATE:

CASE:

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public:

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan:

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan:

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

5. What type of landscaping are you proposing to screen this use from your neighbors?
Community landscaping.

6. What type of signage are you proposing for the activity? Where will the signs be located?
Community entry monuments at the entrances.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:


8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested:

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department? ☐ YES ☐ NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☐ YES ☐ NO

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Mary Ann Wales 38932 N. Schnepf Road 602-680-2223

Name of Landowner (Applicant)	Address	Phone Number
-------------------------------	---------	--------------



mawales11@aol.com

Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

Ty Wilson, HILGARTWILSON, LLC 2141 E. Highland Ave. 602-490-0535

Name of Agent	Address	Phone Number
---------------	---------	--------------



Signature of Agent	E-Mail Address
--------------------	----------------

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. *Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.*

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Mary Ann Wales

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 40 acres located at
Schnepf and Combs, and

further identified 38932 N. Schnepf Road San Tan Valley 85140

[Insert Address of Property]

as assessor parcel number 104-22-007C, 104-22-007D, 104-22-007E and legally described as follows:

[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints HILGARTWILSON, LLC

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

Mary Ann Wales

[Signature]

Dated: 4/17/19

[Signature]

Dated: _____

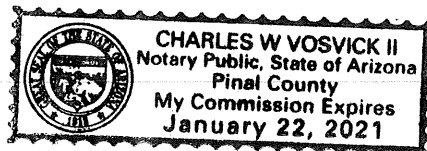
STATE OF Arizona)

COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me this 17 day of April, 2019
by Mary Ann Wales

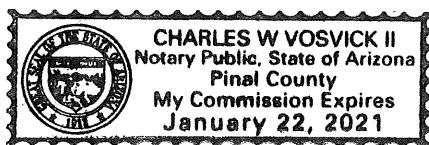
[Insert Name of Signor(s)]

My commission expires 01-22-21



[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Mary Ann Wales
[Insert Company or Trustee's Name]



By: MA Wales
[Signature of Authorized Officer or Trustee]

Its: Trustee
[Insert Title]

Dated: 4/17/19

STATE OF Arizona)
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me, this 17 day of April, by

MA Wales Trustee
[Insert Signor's Name] [Insert Title]
Wales Ranches, LLP, an Arizona
[Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

[Signature]
Notary Public

My commission expires: 01-22-21

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, _____, before me, the undersigned, personally appeared

[Insert Signor's Name] Who acknowledged himself/herself to be

[Title of Office Held] of _____
[Second Company]

As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public

My commission expires: _____

Exhibit A – Mary Ann Wales 40 acres

104-22-007C

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TO POB TH S-632.53 TH W-2584.37 TH N-638.12 TH E-1168.50 TH S-20 TH E-418.85 TH N-2 20 TH E-996.91 TO POB, 37.5 AC

104-22-007D

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TH W-302.78 TO POB TH CONT W-233.35 TH N-233.35 TH E-233.35 TH S-233.35 TO POB 1.25 AC

104-22-007E

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TH W-996.91 TO POB TH S-20 TH W-418.85 TH N-130 TH E-418.85 TH S-110 TO POB 1.25 AC

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Spike H Enterprises 25 S Arizona Pl, Ste 324 Chandler, AZ 480-963-6594

Name of Landowner (Applicant)	Address	Phone Number
-------------------------------	---------	--------------

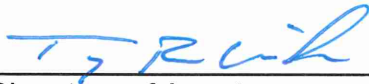


mawales11@aol.com

Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

Ty Wilson, HILGARTWILSON, LLC 2141 E. Highland Ave. 602-490-0535

Name of Agent	Address	Phone Number
---------------	---------	--------------



Signature of Agent	E-Mail Address
--------------------	----------------

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. *Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.*

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Spike H enterprises Arizona

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 103.57 acres located at
Kenworthy and Combs, and
further identified 38721 N KENWORTHY RD SAN TAN VALLEY AZ 85140
[Insert Address of Property]
as assessor parcel number 104-22-007A and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints HILGARTWILSON, LLC

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]
Dated: _____

[Signature]
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

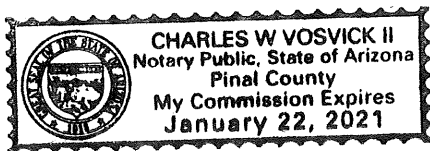
The foregoing instrument was acknowledged before me this _____ day of _____,
by _____
[Insert Name of Signor(s)]

My commission expires _____

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Spike H Enterprises

[Insert Company or Trustee's Name]



By: M A Wales
[Signature of Authorized Officer or Trustee]

Its: General Partner
[Insert Title]

Dated: 4-17-19

STATE OF Arizona)
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me, this 17 day of April, by

Mary Ann Wales

General Partner

[Insert Signor's Name]

[Insert Title]

Spike H Enterprises

, an Arizona

[Insert Name of Company or Trust]

[Insert State of Incorporation, if applicable]

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

[Signature]
Notary Public

My commission expires: 01-22-21

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
COUNTY OF _____) ss.

On this ____ day of _____, _____, before me, the undersigned, personally appeared

[Insert Signor's Name] Who acknowledged himself/herself to be

[Title of Office Held] of [Second Company]

As _____ for _____, and who being
[i.e., member, manager, etc.] [Owner's Name]

authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public

My commission expires: _____

Exhibit A – Spike H Enterprises

BEG @ NE COR SEC 28 2S 8E TH S 625.67 TH W 55 TH W 302.78 TH N 233.35 TH W
233.35 TH S 233.35 TH W 460.79 TH N 110 TH W 418.85 TH S 110 TH W 1431.08 TH S
73D W 181.01 TH S 423.82 TH W 978.80 TH S 63D W 50.71 TH S 29D W 117.63 TH S 41D
W 78.59 TH S 74D W 60.35 TH S 82D W 379.27 TH S 76D W 58.41 TH S 207.53 TH S 52D
W 12.22 TH N 88D W 569.20 TH N 1552.57 TH E 5278.40 TO POB, EXC: BRIDGE ROW TO
PINAL COUNTY IN WARRANTY DEED 2008 046130, 103.57

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Wales Ranches, L.L.L.P 25 S Arizona Pl, Ste 324 Chandler, AZ 480-963-6594

Name of Landowner (Applicant)	Address	Phone Number
-------------------------------	---------	--------------



mawales11@aol.com

Signature of Landowner (Applicant)

E-Mail Address

Ty Wilson, HILGARTWILSON, LLC 2141 E. Highland Ave. 602-490-0535

Name of Agent	Address	Phone Number
---------------	---------	--------------



Signature of Agent

E-Mail Address

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. *Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.*

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Wales Raches, LLLP an Arizona Limited Liability Limited Partnership

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 494.4 acres located at
Schnepf and Combs, and
further identified 38342 N SCHNEPF RD SAN TAN VALLEY AZ 85140
[Insert Address of Property]
as assessor parcel number 104-22-007F and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints HILGARTWILSON, LLC

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]
Dated: _____

[Signature]
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

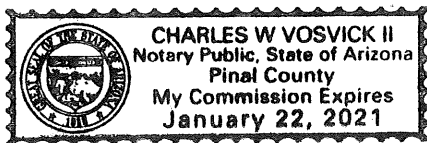
The foregoing instrument was acknowledged before me this _____ day of _____,
by _____
[Insert Name of Signor(s)]

My commission expires _____

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Wales Ranches, LLLP

[Insert Company or Trustee's Name]



By: M. Wales
[Signature of Authorized Officer or Trustee]

Its: General Partner
[Insert Title]

Dated: 4-17-19

STATE OF Arizona)
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me, this 17 day of April, by
Mary Ann Wales General Partner

[Insert Signor's Name]

[Insert Title]

Wales Ranches, LLLP

, an Arizona Limited Liability Limited Partnership

[Insert Name of Company or Trust]

[Insert State of Incorporation, if applicable]

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

[Signature]
Notary Public

My commission expires: 01-22-21

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
COUNTY OF _____) ss.

On this ____ day of _____, _____, before me, the undersigned, personally appeared

[Insert Signor's Name] Who acknowledged himself/herself to be

[Title of Office Held] of [Second Company]

As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public

My commission expires: _____

Exhibit A – Wales Ranches, LLLP

COM @ NE COR SEC 28-2S-8E TH S-625.67 TO THE POB CONT S-2020.45 T TH S-2641.54
TH W-2639.54 TH W-2639.65 TH N-2641.60 TH N-1089.20 TH S 88D E-569.20 TH N 52D E-
12.22 TH N-207.53 TH N 76D E-58.41 THN 82D E-379.27 TH N 74D E-60.35 TH N 41D E-
78.59 TH N 29D E-11 17.63 TH N 63D E-50.71 TH E-978.80 TH N-423.82 TH N 73D E-
181.01 TH E-262.58 TH S-638.12 TH E-2584.37 TH N-632.53 TH E-55 TO POB, ,494.4

APPLICATION CHECKLIST

FOR A PROPOSED ZONE CHANGE IN UNINCORPORATED PINAL COUNTY

☐

A. Check the appropriate item:

- ☐ This Zone Change is being submitted without a PAD request
- ☐ This Zone Change is being submitted in conjunction with a PAD request.
The applicant must complete a PAD application. – ***(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).***

☐

B. Hold a Neighborhood/Community Meeting:

- ☐ 1. Notify all property owners within 1200' (feet)
- ☐ 2. Hold the meeting within five (5) miles of the subject property
- ☐ 3. Hold the meeting between 5:00 pm – 9:00 pm
- ☐ 4. Include with the application the following:
 - ☐ a. Copy of Notice of Neighborhood/Community Meeting
 - ☐ b. List of property owners notified - ***(Use page 5 of this application)***
 - ☐ c. Minutes of the meeting
 - ☐ d. Attendance sign-in sheet with names & addresses

☐

C. **Submit** a completed “**Agency Authorization**” form *(if applicable)*.

☐

D. **Submit** a written **Narrative** concerning the proposed development ***(if not submitting in conjunction with a PAD Application)*** to include:

- ☐ 1. Title Page
- ☐ 2. Purpose of Request
- ☐ 3. Description of Proposal
 - ☐ a. Nature of the Project
 - ☐ b. Proposed Land Use
 - ☐ c. Conformance to adopted Comprehensive Plan
 - ☐ d. Answers to the questions from the **Supporting Information** sheet
- ☐ 4. Location & Accessibility

- ☐ 5. Utilities & Services
- ☐ 6. Neighborhood Meeting Information
- ☐ 7. Appendix, as applicable



E. Submit a Site Plan (if not submitting in conjunction with a PAD Application).

The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

- ☐ 1. Legal Description of total site.
- ☐ 2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- ☐ 3. North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- ☐ 4. Location of all Existing & Proposed Structures & Buildings
- ☐ 5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- ☐ 6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- ☐ 7. All Points of Ingress & Egress.
- ☐ 8. Location & Types of Existing & Proposed Landscaping.
- ☐ 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- ☐ 10. Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.



F. Submit the following information regarding Water Supply:

- ☐ 1. Identify the water service provider
- ☐ 2. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- ☐ 3. Provide information about water supply and source, including renewable and non-groundwater supplies

- ☐ 4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:

- ☐ a. Depth to bedrock
- ☐ b. Depth to groundwater
- ☐ c. Known fissures or land subsidence in the area
- ☐ d. Known wells in the area, available information on status and water levels
- ☐ e. Summary of data-gathering efforts and sources of information

☐

- G. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.

☐

- H. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.

☐

- I. **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - (*This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well*).

☐

- J. **Complete** and **Submit** the "**Comprehensive Plan Compliance Checklist**"

☐

- K. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.

☐

- L. **Submit** one **(1) hard copy** of all documentation outlined in the Zone Change application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD**.

☐

- M. **Submit** one (1) CD which contains:

- ☐ 1. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

- ☐ 2. An AutoCAD (.dwg file), which includes the following layers:

- ☐ a. Parcel
- ☐ b. Right-of-way
- ☐ c. Sub-perimeter

- ☐ d. Centerlines
- ☐ e. Section Lines
- ☐ f. Street names
- ☐ g. Lot-numbers
- ☐ h. Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.
(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).



- N. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** *(See page 12 & 13 of this application for illustrative details).*



- O. Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

Signature

T. R. Wil

Date

4/29/19



PROCEDURE OUTLINE

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY

1. Submit a **Concept Review Application** for a Concept Review (pre-application) meeting with the Planning Department and other affected County agencies. - *(The Concept Review Application is a separate application prior to applying for a PAD Overlay District).*
2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [2.176.050 (D)] of the PCDSC.
3. Submit a **Planned Area Development Application** for a Planned Area Development Overlay District with the required supporting documentation.
4. Submit the application filing fee made payable to Pinal County in accordance with Section (2.176.230) of the PCDSC:
 - A. Without accompanying zone change, 0-499 mail-outs: \$4,478.00
 - B. Without accompanying zone change, 500 or more mail-outs: \$4,824.00
 - C. With accompanying zone change: \$888.00
5. Submit a \$545.00 advertising fee made payable to Pinal County (*only for PAD Amendments*).
6. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - *(Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).*
7. Attend **Board of Supervisors Public Hearing** for decision. – *(Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).*

NOTE: A PAD is not effective until 31 days after approval by the Board of Supervisors

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

**APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT
IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

*(All applications **must** be typed or written in ink.)*

1. Pinal County Staff Coordinator: _____
2. Date of Concept Review: ____ / ____ / ____ Concept Review No.: CR - ____ - ____
3. The Legal Description of the Property: _____

4. Tax Assessor Parcel No(s):: _____
5. Current Zoning *(Please provide Acreage Breakdown)*: _____
Requested PAD Overlay District *(Please provide Acreage Breakdown)*: _____
6. Parcel Size(s): _____
7. The existing use of the property is as follows: _____

8. The exact use proposed under this request: _____

9. Is the property located within three (3) miles of an incorporated community?
☐ YES ☐ NO
10. Is an annexation into a municipality currently in progress?
☐ YES ☐ NO
11. Is there a zoning violation on the property for which the owner has been cited?
☐ YES ☐ NO

If yes, zoning violation # _____
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. _____

13. Explain why the proposed development is needed and necessary at this time. _____

RECEIPT #:

AMT:

DATE:

CASE:

AMENDED DEVELOPMENT STANDARDS

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between in Feet)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
RU-10	10 AC	51.5 AC	100	100	Front: 40	Front: 40	30	30	Main Building: 7	Main Building: 7	N/A	N/A
					Side: 20	Side: 20			Front Lot Line: 50	Front Lot Line: 50		
					Rear: 40	Rear: 40			Rear & Side Lot Lines:	Rear & Side Lot Lines:		
					Front:	Front:		4 feet if not used to house poultry or small animals; 15 feet to side and rear lot lines if used to house poultry or small animals; 20 feet to side and rear lot lines if used to house livestock	Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		

AMENDED DEVELOPMENT STANDARDS

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between in Feet)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
R-7 PAD Category Type A	7000	4500	50	45	Front: 20	Front: 20/10	30	30	Main Building: 7	Main Building: 7	N/A	N/A
					Side: 10	Side: 5			Front Lot Line: 60	Front Lot Line: 60		
					Rear: 25	Rear: 20			Rear & Side Lot Lines: 4	Rear & Side Lot Lines: 4		
R-7 PAD Category Type B	7000	6000	50	55	Front: 20	Front: 20/10	30	30	Main Building: 7	Main Building: 7	N/A	N/A
					Side: 10	Side: 5			Front Lot Line: 60	Front Lot Line: 60		
					Rear: 25	Rear: 20			Rear & Side Lot Lines: 4	Rear & Side Lot Lines: 4		
R-7 PAD Category Type C	7000	7000	50	65	Front: 20	Front: 20/10	30	30	Main Building: 7	Main Building: 7	N/A	N/A
					Side: 10	Side: 5			Front Lot Line: 60	Front Lot Line: 60		
					Rear: 25	Rear: 20			Rear & Side Lot Lines: 4	Rear & Side Lot Lines: 4		

AMENDED DEVELOPMENT STANDARDS

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between in Feet)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
MD PAD Single-Family Detached	7000	4500	50	45	Front: 20	Front: 20/10	30	30	Main Building: 7	Main Building: 7	N/A	N/A
					Side: 10 each	Side: 5/5			Front Lot Line: 60	Front Lot Line: 60		
					Rear: 25	Rear: 20			Rear & Side Lot Lines: 4	Rear & Side Lot Lines: 4		
MD PAD Single-Family Attached	3500	3500	25	25	Front: 20	Front: 20/10	30	30	Main Building: 7	Main Building: 7	N/A	N/A
					Side: 0' attached side/10' unattached side	Side: 0' attached side/5' unattached side			Front Lot Line: 60	Front Lot Line: 60		
					Rear: 25	Rear: 10			Rear & Side Lot Lines: 4	Rear & Side Lot Lines: 4		
MD PAD Multi-Family	7000	7000	50	50	Front: 20	Front: 20/10	30	30	Main Building: 7	Main Building: 7	N/A	N/A
					Side: 10 each	Side: 5/5			Front Lot Line: 60	Front Lot Line: 60		
					Rear: 25	Rear: 10			Rear & Side Lot Lines: 4	Rear & Side Lot Lines: 4		

AMENDED DEVELOPMENT STANDARDS

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between in Feet)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
I-1 PAD	10000	5000	None	None	Front: 20	Front: 20	35	35	Main Building: 7	Main Building: 7	N/A	N/A
					Side: Development abuts a rural or a residential district: 25' and development abuts any other district: 0'	Side: Development abuts a rural or a residential district: 25' and development abuts any other district: 0'			Front Lot Line: 20	Front Lot Line: 20		
					Rear: 25	Rear: 25			Rear & Side Lot Lines: 15' street side and 4' to rear lot	Rear & Side Lot Lines: 15' street side and 4' to rear lot		
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		

AMENDED DEVELOPMENT STANDARDS

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between in Feet)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
C-3	None <small>(without detached accessory dwelling)</small> 3,500 <small>(with detached accessory dwelling)</small>	None <small>(without detached accessory dwelling)</small> 3,500 <small>(with detached accessory dwelling)</small>	None	None	Front: 20	Front: 20	40	40	Main Building: 7	Main Building: 7	N/A	N/A
					Side: <small>None, except where the commercial use abuts rural or residential zones then 15' is required; 7' each for detached accessory dwellings</small>	Side: <small>None, except where the commercial use abuts rural or residential zones then 15' is required; 7' each for detached accessory dwellings</small>			Front Lot Line: 20	Front Lot Line: 20		
					Rear: 25	Rear: 25			Rear & Side Lot Lines: 4	Rear & Side Lot Lines: 4		
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		

AMENDED PERMITTED USE LIST

Proposed Zoning	Uses that will <u>NOT</u> be permitted in this Planned Area Development
R-7 PAD	<p>Only uses permitted per Pinal County Development Services Code. Special uses are subject to the P&Z review process.</p> <p>Wireless Communication Facilities are not permitted.</p>
I-1 PAD	<p>Only uses permitted per Pinal County Development Services Code. Special uses are subject to the P&Z review process.</p>
MD PAD	<p>Only uses permitted per Pinal County Development Services Code. Special uses are subject to the P&Z review process.</p> <p>Wireless Communication Facilities are not permitted.</p>


AMENDED PERMITTED USE LIST

Proposed Zoning	Uses that will <u>NOT</u> be permitted in this Planned Area Development
C-3 PAD	<p>Only uses permitted per Pinal County Development Services Code. Special uses are subject to the P&Z review process.</p> <p>Self Storage Facilities are not permitted.</p> <p>Heavy truck parking, staging and point of operation for trucking operations and their accessory equipment are not permitted.</p>
RU-10	<p>Only uses permitted per Pinal County Development Services Code. Special uses are subject to the P&Z review process.</p>

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Mary Ann Wales 38932 N. Schnepf Road 602-680-2223

Name of Landowner (Applicant)	Address	Phone Number
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mawales11@aol.com

Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

Ty Wilson, HILGARTWILSON, LLC 2141 E. Highland Ave. 602-490-0535

Name of Agent	Address	Phone Number
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Signature of Agent	E-Mail Address
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The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. *Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.*

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Mary Ann Wales

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 40 acres located at
Schnepf and Combs, and

further identified 38932 N. Schnepf Road San Tan Valley 85140

[Insert Address of Property]

as assessor parcel number 104-22-007C, 104-22-007D, 104-22-007E and legally described as follows:

[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints HILGARTWILSON, LLC

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

Mary Ann Wales

[Signature]

Dated: 4/17/19

[Signature]

Dated: _____

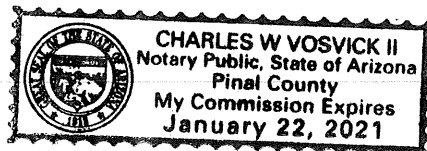
STATE OF Arizona)

COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me this 17 day of April, 2019
by Mary Ann Wales

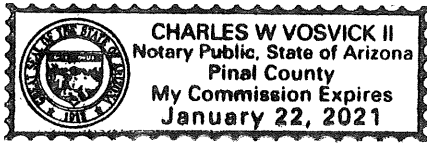
[Insert Name of Signor(s)]

My commission expires 01-22-21



[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Mary Ann Wales
[Insert Company or Trustee's Name]



By: MA Wales
[Signature of Authorized Officer or Trustee]

Its: Trustee
[Insert Title]

Dated: 4/17/19

STATE OF Arizona)
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me, this 17 day of April, by

MA Wales Trustee
[Insert Signor's Name] [Insert Title]
Wales Ranches, LLP, an Arizona
[Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

[Signature]
Notary Public

My commission expires: 01-22-21

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, _____, before me, the undersigned, personally appeared

[Insert Signor's Name] Who acknowledged himself/herself to be

[Title of Office Held] of _____
[Second Company]

As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public

My commission expires: _____

Exhibit A – Mary Ann Wales 40 acres

104-22-007C

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TO POB TH S-632.53 TH W-2584.37 TH N-638.12 TH E-1168.50 TH S-20 TH E-418.85 TH N-2 20 TH E-996.91 TO POB, 37.5 AC

104-22-007D

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TH W-302.78 TO POB TH CONT W-233.35 TH N-233.35 TH E-233.35 TH S-233.35 TO POB 1.25 AC

104-22-007E

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TH W-996.91 TO POB TH S-20 TH W-418.85 TH N-130 TH E-418.85 TH S-110 TO POB 1.25 AC

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Spike H Enterprises 25 S Arizona Pl, Ste 324 Chandler, AZ 480-963-6594

Name of Landowner (Applicant)	Address	Phone Number
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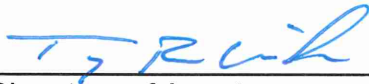


mawales11@aol.com

Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

Ty Wilson, HILGARTWILSON, LLC 2141 E. Highland Ave. 602-490-0535

Name of Agent	Address	Phone Number
---------------	---------	--------------



Signature of Agent	E-Mail Address
--------------------	----------------

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. *Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.*

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Spike H enterprises Arizona

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 103.57 acres located at
Kenworthy and Combs, and
further identified 38721 N KENWORTHY RD SAN TAN VALLEY AZ 85140
[Insert Address of Property]
as assessor parcel number 104-22-007A and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints HILGARTWILSON, LLC

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]
Dated: _____

[Signature]
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

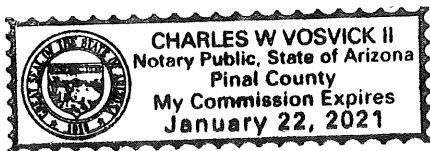
The foregoing instrument was acknowledged before me this _____ day of _____,
by _____
[Insert Name of Signor(s)]

My commission expires _____

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Spike H Enterprises

[Insert Company or Trustee's Name]



By: M A Wales
[Signature of Authorized Officer or Trustee]

Its: General Partner
[Insert Title]

Dated: 4-17-19

STATE OF Arizona)
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me, this 17 day of April, by

Mary Ann Wales

General Partner

[Insert Signor's Name]

[Insert Title]

Spike H Enterprises

, an Arizona

[Insert Name of Company or Trust]

[Insert State of Incorporation, if applicable]

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

[Signature]
Notary Public

My commission expires: 01-22-21

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
COUNTY OF _____) ss.

On this ____ day of _____, _____, before me, the undersigned, personally appeared

[Insert Signor's Name] Who acknowledged himself/herself to be

[Title of Office Held] of [Second Company]

As _____ for _____, and who being
[i.e, member, manager, etc.] [Owner's Name]
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public

My commission expires: _____

Exhibit A – Spike H Enterprises

BEG @ NE COR SEC 28 2S 8E TH S 625.67 TH W 55 TH W 302.78 TH N 233.35 TH W
233.35 TH S 233.35 TH W 460.79 TH N 110 TH W 418.85 TH S 110 TH W 1431.08 TH S
73D W 181.01 TH S 423.82 TH W 978.80 TH S 63D W 50.71 TH S 29D W 117.63 TH S 41D
W 78.59 TH S 74D W 60.35 TH S 82D W 379.27 TH S 76D W 58.41 TH S 207.53 TH S 52D
W 12.22 TH N 88D W 569.20 TH N 1552.57 TH E 5278.40 TO POB, EXC: BRIDGE ROW TO
PINAL COUNTY IN WARRANTY DEED 2008 046130, 103.57

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Wales Ranches, L.L.L.P 25 S Arizona Pl, Ste 324 Chandler, AZ 480-963-6594

Name of Landowner (Applicant)	Address	Phone Number
-------------------------------	---------	--------------



mawales11@aol.com

Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

Ty Wilson, HILGARTWILSON, LLC 2141 E. Highland Ave. 602-490-0535

Name of Agent	Address	Phone Number
---------------	---------	--------------



Signature of Agent	E-Mail Address
--------------------	----------------

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. *Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.*

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Wales Raches, LLLP an Arizona Limited Liability Limited Partnership

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 494.4 acres located at
Schnepf and Combs, and
further identified 38342 N SCHNEPF RD SAN TAN VALLEY AZ 85140
[Insert Address of Property]
as assessor parcel number 104-22-007F and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints HILGARTWILSON, LLC

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]
Dated: _____

[Signature]
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

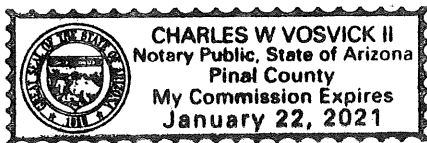
The foregoing instrument was acknowledged before me this _____ day of _____,
by _____
[Insert Name of Signor(s)]

My commission expires _____

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Wales Ranches, LLLP

[Insert Company or Trustee's Name]



By: M. Wales
[Signature of Authorized Officer or Trustee]

Its: General Partner
[Insert Title]

Dated: 4-17-19

STATE OF Arizona)
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me, this 17 day of April, by
Mary Ann Wales General Partner

[Insert Signor's Name]

[Insert Title]

Wales Ranches, LLLP

, an Arizona Limited Liability Limited Partnership

[Insert Name of Company or Trust]

[Insert State of Incorporation, if applicable]

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

[Signature]
Notary Public

My commission expires: 01-22-21

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
COUNTY OF _____) ss.

On this ____ day of _____, _____, before me, the undersigned, personally appeared

[Insert Signor's Name] Who acknowledged himself/herself to be

[Title of Office Held] of [Second Company]

As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public

My commission expires: _____

Exhibit A – Wales Ranches, LLLP

COM @ NE COR SEC 28-2S-8E TH S-625.67 TO THE POB CONT S-2020.45 T TH S-2641.54
TH W-2639.54 TH W-2639.65 TH N-2641.60 TH N-1089.20 TH S 88D E-569.20 TH N 52D E-
12.22 TH N-207.53 TH N 76D E-58.41 THN 82D E-379.27 TH N 74D E-60.35 TH N 41D E-
78.59 TH N 29D E-11 17.63 TH N 63D E-50.71 TH E-978.80 TH N-423.82 TH N 73D E-
181.01 TH E-262.58 TH S-638.12 TH E-2584.37 TH N-632.53 TH E-55 TO POB, ,494.4

APPLICATION CHECKLIST

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY

☐

A. Check the appropriate item:

- ☐ This PAD is being submitted without a zone change request
- ☐ This PAD is being submitted in conjunction with a zone change request.
The applicant must complete a zone change application. – ***(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).***

☐

B. Hold a Neighborhood/Community Meeting:

- ☐ 1. Notify all property owners within 1200' (feet)
- ☐ 2. Hold the meeting within five (5) miles of the subject property
- ☐ 3. Hold the meeting between 5:00 pm – 9:00 pm
- ☐ 4. Include with the application the following:
 - ☐ a. Copy of Notice of Neighborhood/Community Meeting
 - ☐ b. List of property owners notified - ***(Use page 6 of this application)***
 - ☐ c. Minutes of the meeting
 - ☐ d. Attendance sign-in sheet with names & addresses

☐

C. **Submit** a completed “**Agency Authorization**” form *(if applicable)*.

☐

D. **Submit** a “**PAD Book**” (written narrative) concerning the proposed development to include the following sections – *Refer to Chapter 2.176.240 (B) of the PCDSC for further clarification (NOTE: Please No Spiral Binding):*

- ☐ 1. Title Page
- ☐ 2. Purpose of Request
- ☐ 3. Description of Proposal
 - ☐ Nature of the Project
 - ☐ Proposed Land Uses
 - ☐ Building Types & Densities
 - ☐ Conformance to adopted Land Use Plans
 - ☐ Circulation and Recreation Systems

- ☐ 4. Relationship to surrounding properties within one mile
- ☐ 5. Schools
- ☐ 6. Public Services
- ☐ 7. Community Services and how will the need for these services be addressed
- ☐ 8. Location & Accessibility
- ☐ 9. Compliance with RSRS, Access Management Manual, October 2008
- ☐ 10. Utilities & Services
- ☐ 11. Ownership & Control – [See Section 2.176.240 (B)11]
- ☐ 12. Timing of Development (Phasing Schedule)
- ☐ 13. Conformance with the Comprehensive Plan
- ☐ 14. Recreational Amenities
- ☐ 15. Fences, Walls & Screening
- ☐ 16. Total number of dwelling units
- ☐ 17. Maximum Residential Density of each planning unit
- ☐ 18. Total number of parking spaces for recreational facilities
- ☐ 19. Type of landscaping
- ☐ 20. Preliminary hydrologic data and a statement on drainage
- ☐ 21. Additional Information for Commercial & Industrial Uses *(if applicable)*:
 - ☐ Total Area in acres proposed *(Commercial & Industrial Separated)*
 - ☐ Approximate retail sales floor area *(Commercial)*
 - ☐ The uses proposed based on permitted uses in the base zone.
 - ☐ The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- ☐ 23. Tables:
 - ☐ **a.** Land Use Table(s) to include the following:
 - 1) Total Acreage of the site
 - 2) Total Area of arterial & collector streets
 - 3) Total Area & Percent of Open Space
 - 4) Total Number of each type of dwelling unit

- 5) Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
- 6) The Overall proposed Density

- ☐ **b.** Amended Development Standards Table comparing proposed and current zoning code standards for:
 - 1) Minimum Lot Area
 - 2) Minimum Lot Width
 - 3) Minimum Building Setbacks
 - 4) Maximum Building Height
 - 5) Minimum Distance between main & detached accessory buildings
 - 6) Buildable Area
- ☐ **c.** Amended Use Tables:
 - 1) Permitted Uses
 - 2) Non-Permitted Uses
- ☐ **d.** Utilities & Services Table of type and source:
 - 1) Sewer
 - 2) Water
 - 3) Electric
 - 4) Telephone
 - 5) Police
 - 6) Fire
 - 7) Schools
 - 8) Solid Waste Disposal

- ☐ 24. Appendix, as applicable



- E. Submit a map** that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain the following information:

- ☐ 1. Zoning Boundaries
- ☐ 2. Street Alignment
- ☐ 3. Open Space
- ☐ 4. Trails



- F. Submit a current preliminary Title Report** (*dated within 60 days prior to application*)



- G. Submit a Development Plan.** The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than **24" X 36"** with **11" X 17"** reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:

- ☐ **1. Site Plan:**
- ☐ **a.** Title of project as shown in the narrative report, such as ***“Planned Area Development for (insert name of Development)”*** in bold letters.
 - ☐ **b.** Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
 - ☐ **c.** North Arrow, Scales (*written & graphic*), Preparation Date & Subsequent Revision Dates.
 - ☐ **d.** Vicinity Map showing project, surrounding development and applicable zoning districts (*scale no less than 1" = 2,000'*)
 - ☐ **e.** Existing Zone designation & requested zone change (*as applicable*)
 - ☐ **f.** Legal Description of total site
 - ☐ **g.** Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
 - ☐ **h.** All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
 - ☐ **i.** Location & Identification of all existing and proposed utilities, location and width of associated easements.
 - ☐ **j.** Location of all existing structures and significant natural features.
 - ☐ **k.** Nearest regional significant routes to proposed development as projected in RSRS Final Report, December 2008.
 - ☐ **l.** All points of ingress and egress.
 - ☐ **m.** Parking Areas.
 - ☐ **n.** Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
 - ☐ **o.** Indicate and/or label (*as applicable*):
 - 1) Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
 - 2) Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
 - 3) Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
 - 4) Phase Lines (*as applicable*).
 - ☐ **p.** Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
 - 1) Each type of dwelling unit
 - 2) Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur).

- ☐ **q.** Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- ☐ **r.** Indicate location, type, height, and materials for proposed walls, fences, and signs.
- ☐ **s.** Location and types of existing and proposed landscaping.
- ☐ **t.** Designated Flood Zone
- ☐ **2. Quantitative Development Data Tables**
 - ☐ **a.** Land Use table to include:
 - 1) Total Gross Acreage of site
 - 2) Total Area of Streets (Public & Private)
 - 3) Total Area of Public Open Space
 - 4) Total Net Area of all intended uses
 - 5) Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
 - 6) Total Dwelling Units permitted under base zoning district
 - 7) Total number of each dwelling type including range and mixture of lot sizes within each base zone
 - 8) Grand Total of Dwelling Units
 - 9) Overall Density proposed
 - ☐ **b.** Zoning Comparison Table of Existing & Proposed to include:
 - 1) Lot area per dwelling unit
 - 2) Setbacks
 - 3) Minimum Lot Widths
 - 4) Maximum Building Heights
 - 5) Parking
 - ☐ **c.** Utility & Services Table indicating type and source:
 - 1) Sewer
 - 2) Electric
 - 3) Telephone
 - 4) Water
 - 5) Police/Security
 - 6) Fire
 - 7) Schools
 - 8) Solid Waste Disposal
 - ☐ **d.** Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.



H. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176.250 (B) (25) of the PCDSC for further clarification:

- ☐ **1. Reviewed** the Pinal County Open Space & Recreational Area Guideline Manual (OSRAM).

☐ **2. Site Analysis**

- ☐ **a. Aerial Photo**
 - 1) Preferred scale of 1"=50' (*maximum scale of 1"=100'*)
 - 2) Site Analysis should be produced in an **8½" X 11" format for text**
 - 3) Site Analysis should be produced in an **24" X 36" format for plans**
- ☐ **b. Total acreage of proposed development**
- ☐ **c. Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.**
- ☐ **d. A concept drawing of the proposed development including:**
 - 1) Gross Site Area
 - 2) Number of proposed lots
 - 3) Proposed Arterial & Collector street circulation system
 - 4) Proposed lot size(s),
 - 5) Proposed Retention/detention areas
 - 6) Proposed Development Phasing
- ☐ **e. The Target Market of the proposed development – (*See OSRAM Guideline Manual*)**
- ☐ **f. Existing and proposed developed or conservation open space areas and multi-use path and trail corridors within proximity to the proposed development:**
 - 1) within one (1) mile in proximity of the proposed development of less than 800 gross acres
 - 2) within three (3) miles in proximity of the proposed development of 800 gross acres or more.
- ☐ **g. Narrative Describing:**
 - 1) How the proposed development will integrate into the County's overall open space and trail system as depicted in the plan
 - 2) How the requirements for Developed and/or Conservation Open Space, recreation areas and multi-use path and trails are met.
- ☐ **h. A pedestrian circulation system**
- ☐ **i. A Slope Analysis identifying the following slope categories:**
 - 1) 0% - 5%
 - 2) 5% - 10%
 - 3) 10% and greater
- ☐ **j. Identification of wash corridors and preliminary hydrologic information for the contributing watershed.**
- ☐ **k. Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.**
- ☐ **l. Identification of potential view corridors.**

- ☐ **m.** Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- ☐ **n.** A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys.
- ☐ **o.** The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions.
- ☐ **p.** The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.



I. Submit a Landscape Plan that includes – *Refer to Chapter 2.176.240 (C) of the PCDSC for further clarification:*

- ☐ **1.** A Vegetation Salvage Plan
- ☐ **2.** Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.)
- ☐ **3.** Extent and location of all plant materials and other landscape features.
- ☐ **4.** Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- ☐ **5.** Location of Water Outlets.



J. Reviewed, Met, and/or Addressed the following in Chapter 2.176 of the PCDSC:

- ☐ **1.** Minimum requirements for Open Space – *(Section 130)*
- ☐ **2.** Uses permitted within open space areas – *(Section 140)*
- ☐ **3.** Uses prohibited within open space areas – *(Section 150)*
- ☐ **4.** Minimum requirements for recreation areas – *(Section 160)*
- ☐ **5.** Minimum requirements for multi-use paths and trails – *(Section 170)*
- ☐ **6.** Minimum requirements for storm water retention & detention basins – *(Section 180)*
- ☐ **7.** Minimum requirements for streetscapes & entryways – *(Section 190)*
- ☐ **8.** Minimum requirements for conservation open space – *(Section 200)*



K. Submit a Master Sign Plan detailing the location and type of all proposed signage for the project.



L. Submit a Preliminary Drainage Report

- ☐ M. **Submit a Preliminary Traffic Impact Assessment (TIA)**
- ☐ N. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of the PAD boundary.
- ☐ O. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.
- ☐ P. **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - (*This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well*).
- ☐ Q. **Submit** separate preliminary reports or master plans for:
- ☐ 1. Storm water drainage
 - ☐ 2. Wastewater
 - ☐ 3. Domestic water service.
- ☐ R. **Submit** additional materials required for specific types of commercial and industrial uses as follows (*as applicable*):
- ☐ 1. **Commercial Uses:**
 - ☐ a. Retail sales floor area and total area proposed for commercial development
 - ☐ b. Type of uses proposed
 - ☐ 2. **Industrial Uses**
 - ☐ a. Total Area proposed for industrial uses
 - ☐ b. Types of uses proposed
 - ☐ c. Anticipated employment for development per major phases
 - ☐ 3. **Standards of:**
 - ☐ a. Height
 - ☐ b. Open Space
 - ☐ c. Buffering
 - ☐ d. Landscaping
 - ☐ e. Pedestrian & Vehicular circulation
 - ☐ f. Off-street parking & Loading

- ☐ g. Signs
- ☐ h. Nuisance Controls

- ☐ S. **Complete and Submit the “Comprehensive Plan Compliance Checklist”**
- ☐ T. Non-Refundable \$1,000.00 filing fee for a Planned Area Development
- ☐ U. **Submit one (1) hard copy** of all documentation outlined in the PAD application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD**.
- ☐ V. **Submit one (1) CD** which contains:
 - ☐ 1. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection
 - OR**
 - ☐ 2. An AutoCAD (.dwg file), which includes the following layers:
 - ☐ a. Parcel
 - ☐ b. Right-of-way
 - ☐ c. Sub-perimeter
 - ☐ d. Centerlines
 - ☐ e. Section Lines
 - ☐ f. Street names
 - ☐ g. Lot-numbers
 - ☐ h. Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.
(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).
- ☐ W. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (See page 13 of this application for illustrative details).
- ☐ X. Signature at the end of the “**Checklist**” stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted.

Signature

Date

- ☐ g. Signs
- ☐ h. Nuisance Controls

- ☒ S. **Complete and Submit the "Comprehensive Plan Compliance Checklist"**
- ☒ T. Non-Refundable \$1,000.00 filing fee for a Planned Area Development
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- ☐ 1. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

- ☐ 2. An AutoCAD (.dwg file), which includes the following layers:
 - ☐ a. Parcel
 - ☐ b. Right-of-way
 - ☐ c. Sub-perimeter
 - ☐ d. Centerlines
 - ☐ e. Section Lines
 - ☐ f. Street names
 - ☐ g. Lot-numbers
 - ☐ h. Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.
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I certify that I have submitted all the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted.

T. R. Wil
Signature

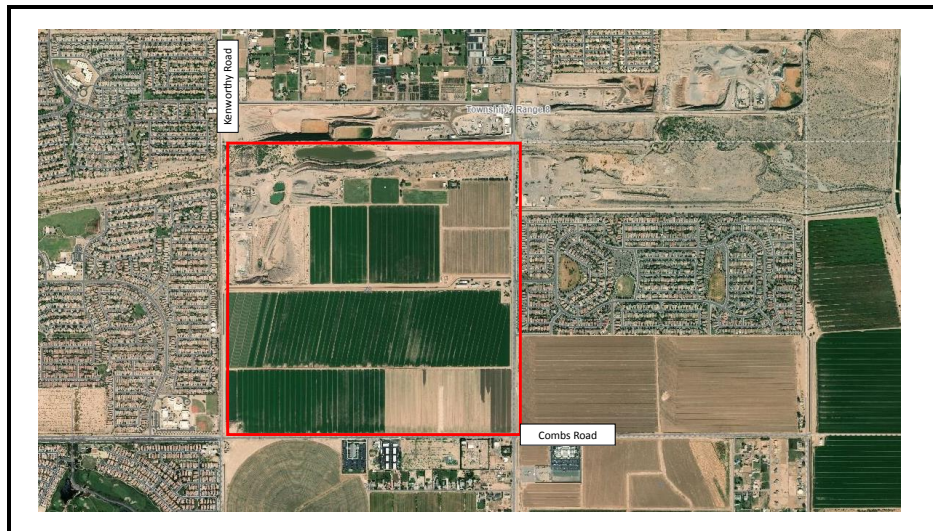
4/29/19
Date

March 20, 2019

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Pew & Lake, on behalf of our client, Wales Ranch Limited Partnership, is pleased to invite you to a neighborhood meeting regarding a proposed development in your area. The property of approximately 640 acres is located at the northeast corner of Combs and Kenworthy Roads, in Pinal County and is shown in the graphic below:



The property currently has a variety of zoning designations: CR-1, CR-2, CR-3, CR-4, CB-1, SR and GR. These zoning districts, as outlined in the old version of the Pinal County Development Services Code, allow for a variety of residential uses, as well as some commercial uses. We will be requesting to rezone the property to a Planned Area Development (PAD) that will include a Single Residence Zoning District (R-7), Mixed Dwelling Zoning District (MD) and Community Commercial Zoning District (C-2). Additionally, we will be requesting a Major Comprehensive Plan Amendment to change the Land Use Designation on the property from Moderate Low Residential (1-3.5 dwelling units per acre), to Medium Density Residential (3.5-8 dwelling units per acre). These requests, if approved, will allow for the development of a planned community featuring a mix of commercial and residential uses.

The neighborhood meeting will be held at the time and place listed on the next page to discuss our proposal and provide more details about the development. At the meeting we will have exhibits for you to view and will be able to answer questions you may have about the plan.

DATE: Wednesday, April 3RD, 2019

TIME: 6:30 PM

**LOCATION: Combs Traditional Academy; Multipurpose Room/Cafeteria
37327 N Gantzel Rd
San Tan Valley, AZ 85140**

If you have any questions regarding the neighborhood meeting, please contact me at 480-461-4670, or Mr. Nguyen Lam, the Civil Engineer for this project at Hilgart Wilson at 602-490-0535.

Sincerely,

W. Ralph Pew
Pew & Lake, PLC

,	,	LOVELESS DAREK J & LAUREN ... 3311 E HORSE MESA TRL SAN TAN VALLEY, AZ 85140
,	,	VAN METER CHRISTOPHER & A... 3282 E HORSE MESA TRL SAN TAN VALLEY, AZ 85140
,	,	JOHNSON UTILITIES LLC 5230 E SHEA BLVD 200 SCOTTSDALE, AZ 85254
,	,	MERITAGE HOMES OF ARIZON... 8800 E RAINTREE DR STE 300 SCOTTSDALE, AZ 85260
,	,	MERITAGE HOMES OF ARIZON... 8800 E RAINTREE DR STE 300 SCOTTSDALE, AZ 85260
,	,	ZAMBRANO LEONARDO & LUC... 2668 E HORSE MESA TRL SAN TAN VALLEY, AZ 85140
,	,	ESPARZA FELIPE PO BOX 87 QUEEN CREEK, AZ 85142
,	MARTIN JEFFERY E 3255 E HORSE MESA TRL QUEEN CREEK, AZ 85140	SANCHEZ CYNTHIA R 2746 E HORSE MESA TRL SAN TAN VALLEY, AZ 85140
,	POBSTMAN CHRISTOPHER J 3311 E HORSE MESA TRL SAN TAN VALLEY, AZ 85140	DE ANDA ALEX & MARICELA 2798 E HORSE MESA TRL SAN TAN VALLEY, AZ 85140
,	FANCINI MORGAN MAIL RETURN	BOYLE DEBORAH ANN 2842 E HORSE MESA TRL SAN TAN VALLEY, AZ 85140

PALOMO DEBRA
2862 E HORSE MESA TRL
SAN TAN VALLEY, AZ 85140

MILLER MIKE
10501 E MAGMA RD
FLORENCE, AZ 85132

BASELINE 2005 LLC
8110 N MOHAVE RD
PARADISE VALLEY, AZ 85253

DELGADO JAMES D TR
2902 E HORSE MESA TRL
SAN TAN VALLEY, AZ 85140

BASELINE 2005 LLC
8110 N MOHAVE RD
PARADISE VALLEY, AZ 85253

BASELINE 2005 LLC
8110 N MOHAVE RD
PARADISE VALLEY, AZ 85253

HANSON JOAN A
2950 E HORSE MESA TRL
SAN TAN VALLEY, AZ 85140

WORMLEY THOMAS
3715 E SAGE BRUSH AVE
QUEEN CREEK, AZ 85140

MEDIACOM ARIZONA CABLE N...
1 MEDICOM WAY
MEDIACOM PARK, NY 10918

STEINKE DALE
2984 E HORSE MESA TRL
SAN TAN VALLEY, AZ 85140

BASELINE 2005 LLC
8110 N MOHAVE RD
PARADISE VALLEY, AZ 85253

HEIMERL BETTY JO TR
3291 E COMBS RD
SAN TAN VALLEY, AZ 85140

PARKINSON JEDD K
2998 E HORSE MESA TRL
SAN TAN VALLEY, AZ 85140

COLAZO SERGIO & ALICIA
PO BOX 1218
QUEEN CREEK, AZ 85142

COMBS GREG
3359 E COMBS RD
QUEEN CREEK, AZ 85140

DIGHT CHARLES & MONIQUE
3110 E HORSE MESA TRL
SAN TAN VALLEY, AZ 85140

CHURCH OF JESUS CHRIST LA...
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

VIAL STEPHANIE MARGARET E...
4707 E DESERT PARK PL
PARADISE VALLEY, AZ 85253

CARR RON
1740 DOWN RIVER DR
WOODLAND, WA 98674

ROHRBACH RONNIE L & CORE...
2769 E COMBS RD BOX 3
SAN TAN VALLEY, AZ 85140

MERITAGE HOMES OF ARIZON...
8800 E RAINTREE DR STE 300
SCOTTSDALE, AZ 85260

NEYENS GARY L
3200 E HORSE MESA TRL
SAN TAN VALLEY, AZ 85140

SALT RIVER PROJECT AG IMP ...
PO BOX 52025, PAB 350
PHOENIX, AZ 85072

PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132

GROSECLOSE STEVEN JAY & T...
MAIL RETURN
,

MILLER MICHAEL T
10501 E MAGMA RD
FLORENCE, AZ 85132

J O COMBS ELEMENTARY SCH...
301 E COMBS RD
SAN TAN VALLEY, AZ 85140

CLARK DAVID R
37290 N SCHNEPF RD
SAN TAN VALLEY, AZ 85140

BASELINE 2005 LLC
8110 N MOHAVE RD
PARADISE VALLEY, AZ 85253

DESIENA LOIS A
1621 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

WOOD TIMOTHY & KATRINA
1635 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

GINNETT NEPHI & ANGEL
1759 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

MONTES MATTHEW JOHN
1614 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

JOHNSON JEFF
1649 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

SHAW JEROLD S JR
1773 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

ATUH JENEVE
1632 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

PENROD KYLE D
1663 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

O'NEIL JENNIFER
1593 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

MCDONALD DANIEL S & CATRI...
38263 N ARMADILLO DR
SAN TAN VALLEY, AZ 85140

SARID URI
319 WYCLIFFE
IRVINE, CA 92602

LESLIE-E1791 LLC
732 W SMOKE TREE RD
GILBERT, AZ 85233

ROGERS SHAWN & GREEN RIK...
1660 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

CONNOLLY CARTER T
1691 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

BUEHLER SCOTT
37793 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

1674 LESLIE LLC
3729 E HARRISON ST
GILBERT, AZ 85295

FLORES RAUL
512 LEAHY LN
BALLSTON SPA, NY 12020

KLEISLER KEITH & SARAH
37811 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

MCCOLLUM DESIREE
1688 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

JANDU NARINDER SINGH & JA...
8565 116 ST
DELTA, BC

SCANLON THOMAS D II
3064 E BLACKHAWK DR
GILBERT, AZ 85298

GAMBLE RYAN DAVID & ABRA ...
1700 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

IH6 PROPERTY PHOENIX LP
1325 N FIESTA BLVD STE 103
GILBERT, AZ 85233

VIZCARRA JOSE
37825 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

FLORES EDWIN N & MARLENE
1714 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

RUSLAR INVESTMENTS LLC
20198 E AVENIDA DEL VALLE
QUEEN CREEK, AZ 85142

MESSIER ELISA
37828 N KYLE ST
SAN TAN VALLEY, AZ 85140

BERNARDO MATTHEW
1328 W NIDO AVE
MESA, AZ 85202

BARNES COLLEEN M
1745 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

PINKSTON JAMES & DORA
41971 N MODENA RD
SAN TAN VALLEY, AZ 85140

LAND JAMES M
3158 SLEEPING RIDGE WAY
INDIANAPOLIS, IN 46217

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

DKS BRECKENRIDGE PROPER...
1661 E KEITH AVE
SAN TAN VALLEY, AZ 85140

BALLARD JOSHUA C
37881 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

RICHARDS CRAIG & TRINA
1770 E LESLIE AVE
SAN TAN VALLEY, AZ 85140

PARVIN STACEY
1675 E KEITH AVE
SAN TAN VALLEY, AZ 85140

COTEAU PROPERTIES I LLC
1001 8TH AVE NW
JAMESTOWN, ND 58401

GILLETE BRENDA L
37844 N KYLE ST
SAN TAN VALLEY, AZ 85140

MCANDREW DAVID
1689 E KEITH AVE
SAN TAN VALLEY, AZ 85140

PENA STEVEN S & EMMALYN M...
1745 QUIET TRAIL DR
CHULA VISTA, CA 91915

PECAN CREEK SOUTH HOA
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

SANCHEZ IMELDA
1701 E KEITH AVE
SAN TAN VALLEY, AZ 85140

MOORE PAM
800 BRIDGEVIEW AVE
PIERRE, SD 57501

TERRY MONICA B
37853 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

ZOLENSKI DONALD M & SHERI ...
1715 E KEITH AVE
SAN TAN VALLEY, AZ 85140

JOHNSON DONALD E & JOSLYN...
37899 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

BROWN KYLE-SCOTT PETER
37867 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

PEREZ BALTAZAR & MYRNA
1729 E KEITH AVE
SAN TAN VALLEY, AZ 85140

LAMOREAUX JORDAN
37914 N KYLE ST
SAN TAN VALLEY, AZ 85140

PECAN CREEK SOUTH HOA
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

SMITH DUSTIN SCOTT
1743 E KEITH AVE
SAN TAN VALLEY, AZ 85140

SIEMEN JOHN & DENISE
4063 E SIDEWINDER CT
GILBERT, AZ 85297

TAH 2018-1 BORROWER LLC
1508 BROOKHOLLOW DR
SANTA ANA, CA 92705

PROPERTY OWNER 5 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

MACDOUGALL SCOTT JR
1622 E KEITH AVE
SAN TAN VALLEY, AZ 85140

CLAUNCH JOHN A & RENEE L
MAIL RETURN
,

NEDEAU MICHAEL S
1771 E KEITH AVE
SAN TAN VALLEY, AZ 85140

SIQUEIROS GUILLERMO A
MAIL RETURN
,

LOPEZ TONY A
8314 BOTANY LN
HOUSTON, TX 77075

SHIFFLETT JUSTIN MATTHEW
37876 N KYLE ST
SAN TAN VALLEY, AZ 85140

FERGUSON KERRI & ROSS
1650 E KEITH AVE
SAN TAN VALLEY, AZ 85140

GRESZLER JEFF
1664 E KEITH AVE
SAN TAN VALLEY, AZ 85140

PGTL COMBS RANCH LIMITED ...
#1212 - 450 SW MARINE DR
VANCOUVER, BC

MICATROTTO SAMANTHA A
1707 E KELSI AVE
SAN TAN VALLEY, AZ 85140

PEARCE CHRISTOPHER M
1678 E KEITH AVE
SAN TAN VALLEY, AZ 85140

HISER LLOYD & MICHELLE
1499 E KELSI AVE
SAN TAN VALLEY, AZ 85140

BRITO LUIS A COVA
1721 E KELSI AVE
SAN TAN VALLEY, AZ 85140

KETCHUM BRYAN J
1708 E KEITH AVE
SAN TAN VALLEY, AZ 85140

DISHUN KEVIN & CHRISTINA
3412 N STONE GULLY
MESA, AZ 85207

PEABODY JAQUELYN S TR
1735 E KELSI AVE
SAN TAN VALLEY, AZ 85140

LANDA RYAN R
1722 E KEITH AVE
SAN TAN VALLEY, AZ 85140

H & M INV LLC
2826 S CARRIAGE LN STE 100
MESA, AZ 85202

DARCAM LLC
633 E RAY RD STE 108
GILBERT, AZ 85296

MARTINEZ JOSE M PADILLA
1736 E KEITH AVE
SAN TAN VALLEY, AZ 85140

PROPERTY OWNER 5 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

GONZALES ERIK S
1765 E KELSI AVE
SAN TAN VALLEY, AZ 85140

RUSSELL GARY & WANDA
43950 ROAD 797
BROKEN BOW, NE 68822

ANDERSON MARILYN D
1635 E KELSI AVE
SAN TAN VALLEY, AZ 85140

TAFOYA BOBBI E & JACOB
1603 E KELSI AVE
SAN TAN VALLEY, AZ 85140

WASHBURN SCOTT A & TRACI ...
1764 E KEITH AVE
SAN TAN VALLEY, AZ 85140

BERK JACQUELINE A
22041 E ESTRELLA RD
QUEEN CREEK, AZ 85142

FONTAINE PATIENCE M & MICH...
1799 E KELSI AVE
SAN TAN VALLEY, AZ 85140

MINSON MICHAEL T & KARA B
1778 E KEITH AVE
SAN TAN VALLEY, AZ 85140

IH6 PROPERTY PHOENIX LP
1121 W WARNER RD STE 110
TEMPE, AZ 85284

GOMEZ PEDRO C & JUANA
37979 N DENA DR
SAN TAN VALLEY, AZ 85140

1796 E KEITH AVE LLC
MAIL RETURN
,

ALLEN SARAH M
10252 E LOMITA AVE
MESA, AZ 85209

PECAN CREEK SOUTH HOA
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

PGTL COMBS RANCH LIMITED ...
#1212 - 450 SW MARINE DRIVE
VANCOUVER, BC

PRENGEL TRACY L
1779 E KELSI AVE
SAN TAN VALLEY, AZ 85140

FLAKE RUSTY M
37970 N KYLE ST
SAN TAN VALLEY, AZ 85140

ARP 2014-1 BORROWER LLC
30601 AGOURA RD STE 200PT
AGOURA HILLS, CA 91301

MEMOLI HILDA
1668 E KELSI AVE
SAN TAN VALLEY, AZ 85140

OFFERPAD (SPVBORROWER1) ...
2212 E WILLIAMS FIELD RD BLD...
GILBERT, AZ 85295

COVERT PATRICIA A
37990 N KYLE ST
SAN TAN VALLEY, AZ 85140

IH6 PROPERTY PHOENIX LP
1121 W WARNER RD STE 110
TEMPE, AZ 85284

M & H INVESTMENTS LLC
2826 S CARRIAGE LN STE 100
MESA, AZ 85202

ELIAS FADI G
21645 S 215TH ST
QUEEN CREEK, AZ 85142

WAITE-PURTEE KIM
4318 W 140TH ST
CLEVELAND, OH 44135

GONZALEZ LUIS M
38037 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

STEEN DEREK W
38002 N KYLE ST
SAN TAN VALLEY, AZ 85140

KESSINGER LEONARD & ROCI...
1710 E KELSI AVE
SAN TAN VALLEY, AZ 85140

FLAKE NORMAN F & CYNTHIA ...
2542 E HERMOSA VISTA DR
MESA, AZ 85213

BEENEY JASON T
38009 N DENA DR
SAN TAN VALLEY, AZ 85140

CLARKE FORREST & BRITTANY
1724 E KELSI AVE
SAN TAN VALLEY, AZ 85140

JACKSON STEPHEN & DARYL
38053 N DENA DR
SAN TAN VALLEY, AZ 85140

VILLEGAS MYLES J & ALEJAND...
38009 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

COTA JULIETA & RAMON JR
1740 E KELSI AVE
SAN TAN VALLEY, AZ 85140

WELLMAN AVERY & NICHOLAS
38051 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

MOFFETT JASON & JESSICA J
38016 N KYLE ST
SAN TAN VALLEY, AZ 85140

RICCOBONO NICK & TASHA
1756 E KELSI AVE
SAN TAN VALLEY, AZ 85140

SALAZAR ROBERTO V
1623 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

POBSTMAN JOSHUA
1622 E KELSI AVE
SAN TAN VALLEY, AZ 85140

DAGGS ROSA M
302 N SYCAMORE UNIT 1
MESA, AZ 85201

DIAZ DANIEL & CHELSEA
1637 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

LAWYER JESSICA L
1638 E KELSI AVE
SAN TAN VALLEY, AZ 85140

CLIFT GREG A
38025 N DENA DR
SAN TAN VALLEY, AZ 85140

JOHNS JAMES M JR
MAIL RETURN
,

WOODS J C
1652 E KELSI AVE
SAN TAN VALLEY, AZ 85140

WOLFE JACOB
13235 ADAMS ST
QUANTICO, VA 22134

BLAIR RYAN S & REBECCA K
1665 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

ADAMS RYAN
1681 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

CASILLAS MARIA & MIGUEL
38067 N DENA DR
SAN TAN VALLEY, AZ 85140

YAHRMARKT MELODY S
1690 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

TOBEY STEVEN L
1695 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

INNIS DAIN D
2110 DESERT HILLS RD
GRAND JUNCTION, CO 81507

PETERSON CONRAD B
1704 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

DA-RE ISRAEL
6889 S ONYX DR
CHANDLER, AZ 85249

PGTL COMBS RANCH LIMITED ...
#1212 - 450 SW MARINE DR
VANCOUVER, BC

PROPERTY OWNER 7 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

MAZZAFERRO VINCENT
1725 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

CHI CONSTRUCTION COMPAN...
20410 N 19TH AVE STE 100
PHOENIX, AZ 85027

SHAH JYOTSNA J TR
700 S ABEL ST UNIT 318
MILPITAS, CA 95035

THROCKMORTON RACHAEL A...
48 W UNIVERSITY DR
MESA, AZ 85201

PGTL COMBS RANCH LIMITED ...
#1212 - 450 SW MARINE DR
VANCOUVER, BC

SPARR KENNETH WAYNE & ES...
1746 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

HEBNES PROPERTIES LLC
2070 INNES CIR
ANCHORAGE, AK 99515

BELTRAN FRANCISCO
38085 N DENA DR
SAN TAN VALLEY, AZ 85140

PATRONE JAMES E
1760 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

TORRES JORGE DENIZ
1769 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

PARKER CAROLINE NOEL
1618 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

HASTINGS JOSEPH KEITH & KA...
1774 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

HUBBARD ELISABETH
38058 N KYLE ST
SAN TAN VALLEY, AZ 85140

MENENDEZ RICARDO T
3405 BROADWAY APT C
NEW YORK, NY 10031

GALLOWAY PARL
3580 S HIGHWAY 89
WELLSVILLE, UT 84339

BATES RICHARD
38065 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

JANUSZ NATHANIEL
1646 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

JUNE ARTHUR V
3787 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

PECAN CREEK SOUTH HOA
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

DE LEON MARCO & RENTERIA ...
1660 E DANIELLA DR
SAN TAN VALLEY, AZ 85140

TAH MS BORROWER LLC
1508 BROOKHOLLOW DR
SANTA ANA, CA 92705

WEIHING GEORGE II
3815 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

LARSON NICHOLAS CARY & BR...
3569 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

SCHILLING KATHY A
1661 E SHARI ST
SAN TAN VALLEY, AZ 85140

PADILLA TERESA R
3755 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

BATES ESMERALDA
3583 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

BEAL CHRISTIAN A
2801 E HIGHLAND AVE
PHOENIX, AZ 85016

MARTINEZ JASON
38099 N DENA DR
SAN TAN VALLEY, AZ 85140

BOWEN SUSAN M
MAIL RETURN
,

MENDOZA RICHARD
MAIL RETURN
,

HUNT CHARLES K & BONNIE R
3737 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

CALA ANGELO PETER
3611 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

GARRARD TRAVIS JESSE
1715 E SHARI ST
SAN TAN VALLEY, AZ 85140

CENDEJAS CARLOS A
3719 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

HARRIS MATTHEW C JR & JULI...
3625 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

COWIE THOMAS E IV & RENA A
1727 E SHARI ST
SAN TAN VALLEY, AZ 85140

NGUYEN KIEU-MAI
MAIL RETURN
,

PECAN CREEK SOUTH HOA
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

SHANLEY EVELYN
1739 E SHARI ST
SAN TAN VALLEY, AZ 85140

MCMAHON TODD M & ELLIOT ...
3683 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

AMARILLAS GUILLERMO & ENE...
1611 E SHARI ST
SAN TAN VALLEY, AZ 85140

MENADUE JOHN T
1751 E SHARI ST
SAN TAN VALLEY, AZ 85140

LAREDO RANCH HOMEOWNER...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

VILLALBA ARTHUR & ANA
1623 E SHARI ST
SAN TAN VALLEY, AZ 85140

PIERSON DEREK
1763 E SHARI ST
SAN TAN VALLEY, AZ 85140

LYBBERT LARRY H & REN E
3541 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

HERBST RYAN & JENNIFER
1635 E SHARI ST
SAN TAN VALLEY, AZ 85140

TEBBS DALTON J & ELISHA MA...
1775 E SHARI ST
SAN TAN VALLEY, AZ 85140

WEGENER BRYANN S
3555 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

DUANGPHOXAI STEVEN & PHIL...
1647 E SHARI ST
SAN TAN VALLEY, AZ 85140

COMBS CHRISTOPHER
1471 E SHARI ST
SAN TAN VALLEY, AZ 85140

LEON ANTHONY & JAMIE
38162 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

KILGORE HAROLD
3734 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

PIFER PHILIP & AMANDA
3584 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

TOWN OF QUEEN CREEK
22350 S ELLSWORTH RD
QUEEN CREEK, AZ 85142

LUJAN ANTHONY MICHAEL
3345 S VAL VISTA DR STE 300
GILBERT, AZ 85297

MORGAN RONALD & JAMIE
3598 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

HILBRAN ALICIA M
1488 E PENNY LN
SAN TAN VALLEY, AZ 85140

ROARK CURT M
3712 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

BOTTOMS RICHARD
3612 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

NAFZIGER BAILEY JO & NOEL
38173 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

GRATTON WAYNE J & SUSAN J
309 POPLAR AVE
MILTON, ND 58260

GOOD RYAN & BRITTNEY
38197 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

HANCOCK JOHN F & BRENDA ...
38178 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

SANCHEZ ANNETTE M
38192 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

BLOUNT NICHOLAS RYAN & KR...
1610 E SHARI ST
SAN TAN VALLEY, AZ 85140

LAFUZE MICHAEL E & LINDA
25444 S MONTANA AVE
SUN LAKES, AZ 85248

RAMIREZ DORA
1476 E PENNY LN
SAN TAN VALLEY, AZ 85140

LCT PECAN LLC
18716 E OLD BEAU TRL
QUEEN CREEK, AZ 85142

PIEL SAMUEL B
3822 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

MCAFEE STAN & KAYE TRUST
1987 170TH ST
WATERBURY, NE 68785

WANG ZHONG JUN
8554 E 127TH ST S
BIXBY, OK 74008

STEFFEL REYNOLD G & SUSAN...
8920 MURRAY DR
PLATTSMOUTH, NE 68048

MARTIN DIANE M
PO BOX 30790
FLAGSTAFF, AZ 86003

LOYA CELESTE C
43754 N TERRACE VIEW AVE
SAN TAN VALLEY, AZ 85140

PEREZ LAWRENCE A
21370 E RUSSET RD
QUEEN CREEK, AZ 85142

SMITH JONATHAN K
3556 E LONGHORN ST
SAN TAN VALLEY, AZ 85140

PROPERTY OWNER 7 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

MCCLAIN PROPERTIES LLC
15866 MCCLAIN LN
PEOSTA, IA 52068

DOC SID PROPERTIES LLC
6428 E WALTANN LN
SCOTTSDALE, AZ 85254

QUINTANA JUAN D
1670 E SHARI ST
SAN TAN VALLEY, AZ 85140

LAJQI RABIJE
1682 E SHARI ST
SAN TAN VALLEY, AZ 85140

LAREDO RANCH HOMEOWNER...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

MILLER DEVIN & RUTHANN
3555 E AMARILLO WAY
SAN TAN VALLEY, AZ 85140

VILLALVAZO GUILLERMO
1694 E SHARI ST
SAN TAN VALLEY, AZ 85140

COLAZO SERGIO A & DULCE M
MAIL RETURN
,

BEAZER PRE-OWNED HOMES L...
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

BLAKE SEAN
1706 E SHARI ST
SAN TAN VALLEY, AZ 85140

VELASQUEZ JOHN M & JACKIE ...
38212 N KYLE ST
SAN TAN VALLEY, AZ 85140

ASKELAND KELLY D & JENNY
3583 E AMARILLO WAY
SAN TAN VALLEY, AZ 85140

STATEN GARELL E
1718 E SHARI ST
SAN TAN VALLEY, AZ 85140

GUTNIK MARTIN & CORRINA MI...
201 PORTAGE AVE 18TH FL
WINNIPEG, MB

DUCOING BRENT & AMI LIV TR...
3818 E CORONADO ST
ANAHEIM, CA 92807

BEAL CHRISTIAN A
2801 E HIGHLAND AVE
PHOENIX, AZ 85016

CLEARY ROBERT & MARLENE ...
38220 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

FISHER DANNY L & YOLANDA A
3663 E AMARILLO WAY
SAN TAN VALLEY, AZ 85140

KEASTER TYLER
1742 E SHARI ST
SAN TAN VALLEY, AZ 85140

POPE JOHN B & CARLI B
38221 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

JOGUI06 LLC
20248 E APPALOOSA DR
QUEEN CREEK, AZ 85142

CECENA COSME
1754 E SHARI ST
SAN TAN VALLEY, AZ 85140

ROSENTHALER IAN S
38226 N KYLE ST
SAN TAN VALLEY, AZ 85140

DEPKA JONATHAN
1605 E JACOB ST
SAN TAN VALLEY, AZ 85140

NEVITT MALINDA
MAIL RETURN
,

LAREDO RANCH HOMEOWNER...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

BARROR GEOFFREY
1621 E JACOB ST
SAN TAN VALLEY, AZ 85140

MANN SEAN T
1466 E PENNY LN
SAN TAN VALLEY, AZ 85140

PRUITT DONALD E & REBECCA...
3541 E AMARILLO WAY
SAN TAN VALLEY, AZ 85140

PROPERTY OWNER 7 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

CATES JULIAN RAY & SARAH F
38208 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

HALL STEVEN D & VICKI M
3611 E AMARILLO WAY
SAN TAN VALLEY, AZ 85140

PERRY KIMBERLEY A
3167 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

RUTKOWSKI RONALD & LORET...
881 E PASTURE CANYON DR
SAN TAN VALLEY, AZ 85143

VANDERBECK NEAL & SHAWNE
38238 N KYLE ST
SAN TAN VALLEY, AZ 85140

RAY AARON S
38238 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

BEAL CHRISTIAN A
2801 E HIGHLAND AVE
PHOENIX, AZ 85016

ALDAMA FABIOLA
38234 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

BAUGHN JEREMY F & TESSA L
MAIL RETURN
,

DAKOTA BOYS LLC
PO BOX 1355
PINE, AZ 85544

DEL TORO EDUARDO & OFELIA
38224 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

HAZELIP MARY ANN
3664 E AMARILLO WAY
SAN TAN VALLEY, AZ 85140

FOSTER NATHAN & LUCINDA
1695 E JACOB ST
SAN TAN VALLEY, AZ 85140

BELTRAN FAUSTINO & INES
38225 N TUMBLEWEED LN
SAN TAN VALLEY, AZ 85140

BARCO HUGO A
38262 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

HYDE MAUDEAN & GERRICK M
1707 E JACOB ST
SAN TAN VALLEY, AZ 85140

LAREDO RANCH HOMEOWNER...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

TAKAHASHI STEVE
38268 N KYLE ST
SAN TAN VALLEY, AZ 85140

NEGRON JOSE G
1719 E JACOB ST
SAN TAN VALLEY, AZ 85140

CHAPMAN ERIC
MAIL RETURN
,

PECAN CREEK SOUTH HOA
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

PFEIFF DIANE MARIE
1731 E JACOB ST
SAN TAN VALLEY, AZ 85140

LEAVITT FORREST & ARIANNA
38245 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

COLLAZO JAMES
38248 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

FELIX ARTHUR
1743 E JACOB ST
SAN TAN VALLEY, AZ 85140

HIGGINS JONATHAN W & TRAC...
38230 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

BELL MORGAN LEE & HEATHER...
38269 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

LOPEZ ROBERT B
1755 E JACOB ST
SAN TAN VALLEY, AZ 85140

JENSEN JUSTIN & ANNIE
38248 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

LAREDO RANCH HOMEOWNER...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

BOUGAS MANTHEOS
1769 E JACOB ST
SAN TAN VALLEY, AZ 85140

UNION SYLVESTER C & ELEAN...
38258 N KYLE ST
SAN TAN VALLEY, AZ 85140

SANCHEZ MARK & KELSEY
38278 N KYLE ST
SAN TAN VALLEY, AZ 85140

CZERWINSKI PETER & CANDIC...
38276 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

CARMICHAEL MARVIN & JOYCE
38264 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

GOMEZ DOMINIC A
38281 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

VALTIERRA VALERIE M
1582 E JACOB ST
SAN TAN VALLEY, AZ 85140

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

ZACHMAN THOMAS P & JACQU...
3542 E AMARILLO WAY
SAN TAN VALLEY, AZ 85140

PINARELLI NICKOLAS & ANECI...
1598 E JACOB ST
SAN TAN VALLEY, AZ 85140

HOWELL TREVOR
1718 E JACOB ST
SAN TAN VALLEY, AZ 85140

CUMMINGS ROBERT B
3556 E AMARILLO WAY
SAN TAN VALLEY, AZ 85140

MONTANO MONIQUE
1610 E JACOB ST
SAN TAN VALLEY, AZ 85140

CARPENTER TINA
1730 E JACOB ST
SAN TAN VALLEY, AZ 85140

SWANK JANINE A & MICHAEL D...
3570 E AMARILLO WAY
SAN TAN VALLEY, AZ 85140

CAMPBELL KATELYNN
1622 E JACOB ST
SAN TAN VALLEY, AZ 85140

TAH 2018-1 BORROWER LLC
1508 BROOKHOLLOW DR
SANTA ANA, CA 92705

LAGUNAS MORENO JUAN Y
3584 E AMARILLO WAY
SAN TAN VALLEY, AZ 85140

STUCKI JARED D
1634 E JACOB ST
SAN TAN VALLEY, AZ 85140

CARPENTER APRIL & CHRISTO...
1754 E JACOB ST
SAN TAN VALLEY, AZ 85140

BULLARD MARK S JR & HEATH...
3598 E AMARILLO WAY
SAN TAN VALLEY, AZ 85140

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

CERDA GERMAN
7615 WESTMAN AVE
WHITTIER, CA 90606

RIVERA ARNALDO & SANDRA
3612 E AMARILLO WAY
SAN TAN VALLEY, AZ 85140

CONNOLLY ROBERT & MARISE...
1658 E JACOB ST
SAN TAN VALLEY, AZ 85140

WASIELEWSKI JOSEPH & MAR...
38234 N TUMBLEWEED LN
SAN TAN VALLEY, AZ 85140

HALLOCK DANNY W & MONICA
3632 E AMARILLO WAY
SAN TAN VALLEY, AZ 85140

BEAZER PRE-OWNED HOMES L...
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

MAGRI MICHAEL & CHRISTINE
38288 N KYLE ST
SAN TAN VALLEY, AZ 85140

KALES SHARYN L
3650 E AMARILLO WAY
SAN TAN VALLEY, AZ 85140

SCHROEDER BRENNEN
1682 E JACOB ST
SAN TAN VALLEY, AZ 85140

TERUYA LORENZO D
38293 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

WOJTKUN RICHARD A & PAMEL...
38290 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

GREENE PALMER L
3573 E ODESSA DR
SAN TAN VALLEY, AZ 85140

EYRE CHRISTINE
448 SHAWMUT AVE
BOSTON, MA 02118

HENDRY FARREL L
550 W BASELINE RD STE 102-1...
MESA, AZ 85210

MCPHERSON MALVERN
3589 E ODESSA DR
SAN TAN VALLEY, AZ 85140

CORTINAS EDDIE R
1633 E JEANNE LN
SAN TAN VALLEY, AZ 85140

LORONA TANISSA R & ENRIQU...
38280 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

RHODES KATE
3605 E ODESSA DR
SAN TAN VALLEY, AZ 85140

HALL ANGELIA DIANE
1645 E JEANNE LN
SAN TAN VALLEY, AZ 85140

ACEVEDO ABIMELEC
689 W DESERT BASIN DR
SAN TAN VALLEY, AZ 85143

GRATTON RONALD
107 OAKLAND AVE
MILTON, ND 58260

RIVERA JOHN
4939 FLOWER CT
ROHNERT PARK, CA 94928

BOHLMAN ROBERT J & CAROL...
641 11TH ST NE
THOMPSON, ND 58278

THARALDSON RICHARD C & LI...
3637 E ODESSA DR
SAN TAN VALLEY, AZ 85140

DAVIES JONATHAN E & RYALEE...
1669 E JEANNE LN
SAN TAN VALLEY, AZ 85140

MCGUIRE JOHN & JENNIFER
38304 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

BENZ VERGIL C & DELORES M
3651 E ODESSA DR
SAN TAN VALLEY, AZ 85140

AMERICAN RESIDENTIAL LEASI...
30601 AGOURA RD STE 200PT
AGOURA HILLS, CA 91301

MANDARINO JOSEPH R & MICH...
38307 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

HEINZE NATHAN THOMAS & KY...
1585 E JEANNE LN
SAN TAN VALLEY, AZ 85140

SULLIVAN CAROLYN R TRUST
1078 COLLINGWOOD DR
NAPERVILLE, IL 60540

HANSEN MICHAEL P & HANSEN...
4985 W JUDD RD
QUEEN CREEK, AZ 85142

DANIELS JOEL T
1597 E JEANNE LN
SAN TAN VALLEY, AZ 85140

ZHENG MEI YING
1707 E JEANNE LN
SAN TAN VALLEY, AZ 85140

UPELL MARY ELLEN
3541 E ODESSA DR
SAN TAN VALLEY, AZ 85140

MORRIS ROBERT S & KARALEE...
1573 E JEANNE LN
SAN TAN VALLEY, AZ 85140

YOUNG JANIS M
1719 E JEANNE LN
SAN TAN VALLEY, AZ 85140

WALES TATUM
3557 E ODESSA DR
SAN TAN VALLEY, AZ 85140

GLORIA ANDREA
1609 E JEANNE LN
SAN TAN VALLEY, AZ 85140

CHEWNING TIFFANY
149 W JASPER DR
CHANDLER, AZ 85225

MOHR TIMOTHY K
1743 E JEANNE LN
SAN TAN VALLEY, AZ 85140

SPETH BRANDON
3554 E ODESSA DR
SAN TAN VALLEY, AZ 85140

FITZGERALD BRIDGETTE
MAIL RETURN
,

FIGURELLA TRACY
1755 E JEANNE LN
SAN TAN VALLEY, AZ 85140

ZERBA MICHELLE D
3568 E ODESSA DR
SAN TAN VALLEY, AZ 85140

VEGA EDWARD C II
1614 E JEANNE LN
SAN TAN VALLEY, AZ 85140

MARTIN VIVIAN D
1769 E JEANNE LN
SAN TAN VALLEY, AZ 85140

PRECISION FUND 1 LLLP
MAIL RETURN
,

JOHNSON ANDREA SUE
1626 E JEANNE LN
SAN TAN VALLEY, AZ 85140

BARLEY GEORGE M & PATRICI...
38319 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

AGUILAR ALEJANDRO & BRAN...
3596 E ODESSA DR
SAN TAN VALLEY, AZ 85140

RICHARDSON JERRY F & NATA...
2011 E AZALEA DR
CHANDLER, AZ 85286

PACK JARRETT & PRISCILLA
38318 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

HINTERMEISTER PHILIP D TRU...
2326 EUNICE DR
ALBERT LEA, MN 56007

WARREN JODY
1650 E JEANNE LN
SAN TAN VALLEY, AZ 85140

PECAN CREEK SOUTH HOA
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

MCCLELLAN GREGORY M JR
3624 E ODESSA DR
SAN TAN VALLEY, AZ 85140

CHAVIRA SERGIO
11124 E SEBRING AVE
MESA, AZ 85212

GARCIA PETE & REBECCA
38331 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

VASQUEZ ALEXANDER & INEZ ...
3638 E ODESSA DR
SAN TAN VALLEY, AZ 85140

MORRIS SUSAN Y
1674 E JEANNE LN
SAN TAN VALLEY, AZ 85140

GARDNER TAYLOR
38331 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

STYLER BARBARA & RICHARD
3652 E ODESSA DR
SAN TAN VALLEY, AZ 85140

DOESN'T MATTER LLC
PO BOX 1758
QUEEN CREEK, AZ 85142

LAREDO RANCH HOMEOWNER...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

2018-3 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

ZAIDEL GLENN J OR JANET R T...
4088 E MIA LN
GILBERT, AZ 85298

AMH 2014-2 BORROWER LLC
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

RHOADES SONYA
1590 E JEANNE LN
SAN TAN VALLEY, AZ 85140

CULVER BRODERICK
1712 E JEANNE LN
SAN TAN VALLEY, AZ 85140

CARRELL JARED
1724 E JEANNE LN
SAN TAN VALLEY, AZ 85140

ROGERS PAUL MONTE
38407 N DENA CT
SAN TAN VALLEY, AZ 85140

VAUGHAN BECKY TR
18625 COUCH MARKET ROAD
BEND, OR 97703

NELSON MARY
1736 E JEANNE LN
SAN TAN VALLEY, AZ 85140

PECAN CREEK SOUTH HOA
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

DUTRA BLAINE A
1703 E MELANIE ST
SAN TAN VALLEY, AZ 85140

COUSINO RONALD & JANIS
1748 E JEANNE LN
SAN TAN VALLEY, AZ 85140

MOORE TRASK
1581 E MELANIE ST
SAN TAN VALLEY, AZ 85140

STREIGHT JEAN ANN
1717 E MELANIE ST
SAN TAN VALLEY, AZ 85140

SANCHEZ CYNTHIA
1760 E JEANNE LN
SAN TAN VALLEY, AZ 85140

LAMASCUS ANDY
1593 E MELANIE ST
SAN TAN VALLEY, AZ 85140

MELANIE LLC
PO BOX 31009
PHOENIX, AZ 85046

HANSON MICHAEL PETER & BE...
4985 W JUDD RD
QUEEN CREEK, AZ 85142

WEST CLEAR CREEK PROPER...
21918 N MOLLY LN
RATHDRUM, ID 83858

MELTER'S PROPERTIES LLC
3085 E WINGED FOOT DR
CHANDLER, AZ 85249

ZINCHENKO VASILY & KELSI
1788 E JEANNE LN
SAN TAN VALLEY, AZ 85140

LAMOREAUX JORDAN P
3336 E CHANDLER HEIGHTS R...
GILBERT, AZ 85298

GALLAGHER GARY & BETTY TR...
6446 E TRAILRIDGE CIR UNIT 4...
MESA, AZ 85215

PANASEWICZ NOAH T
38349 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

PARK PLACE HOLDINGS LLP
409 BURTON RD
EDMONTON , AB

PISKORSKI ROBERT
1773 E MELANIE ST
SAN TAN VALLEY, AZ 85140

GONZALEZ CARMEN & ROSALE...
1566 E JEANNE LN
SAN TAN VALLEY, AZ 85140

MCCANN DOUGLAS T & CONNI...
1647 E MELANIE ST
SAN TAN VALLEY, AZ 85140

RUFFONI PAUL G
1789 E MELANIE ST
SAN TAN VALLEY, AZ 85140

YANEZ HENRY G
38360 N JOANN WAY
SAN TAN VALLEY, AZ 85140

SHUTTLEWORTH MARK
1661 E MELANIE ST
SAN TAN VALLEY, AZ 85140

LOCKLEAR NANCY K
38390 N JOANN WAY
SAN TAN VALLEY, AZ 85140

MALLON BRENDAN M & KRYSTI...
38376 N JOANN WAY
SAN TAN VALLEY, AZ 85140

CRUZ MACARIO M & ALICE B
1675 E MELANIE ST
SAN TAN VALLEY, AZ 85140

MCKNIGHT THOMAS & LEANNE
38427 N DENA CT
SAN TAN VALLEY, AZ 85140

HAJNY DAVID & MARIE
PO BOX 1489
ENNIS, MT 59729

TORRES PEDRO
3641 E DEL RIO DR
SAN TAN VALLEY, AZ 85140

MEYER MATTHEW
1616 E MELANIE ST
SAN TAN VALLEY, AZ 85140

PRECISION FUND 2 LLLP
1325 23RD ST S STE C
FARGO, ND 58103

DOMINGUEZ ROBERT & GAUN...
38430 N JOANN WAY
SAN TAN VALLEY, AZ 85140

SCHMITT THOMAS E & KATHLE...
1630 E MELANIE ST
SAN TAN VALLEY, AZ 85140

HERNANDEZ MARINA M
MAIL RETURN
,

SCHNEE SCOTT R & BEATRICE
38445 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

MCDEVITT JAMIE R
1644 E MELANIE ST
SAN TAN VALLEY, AZ 85140

JIMENEZ JUAN & DANIELLE
38431 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

MORENO BERNARDINO G & MA...
38451 N DOLORES DR
SAN TAN VALLEY, AZ 85140

PFLUGFELDER ERICH & SHAN...
1658 E MELANIE ST
SAN TAN VALLEY, AZ 85140

PADILLA MARTIN & CYNTHIA
3541 E DEL RIO DR
SAN TAN VALLEY, AZ 85140

HOELTJE LORA G & MATTHEW ...
38454 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

RODBERG STUART B
1672 E MELANIE ST
SAN TAN VALLEY, AZ 85140

MANGAN HALEY RAE
3555 E DEL RIO DR
SAN TAN VALLEY, AZ 85140

TSIMBOUKAKIS FOTIOS
11079 TONDINO RD
SAN DIEGO, CA 92131

CHERASO MITCHEL A & ANNET...
2937 E LONGHORN DR
GILBERT, AZ 85297

ARRIETA HEATHER A
3569 E DEL RIO DR
SAN TAN VALLEY, AZ 85140

LAROSA ANTHONY
38451 N DENA CT
SAN TAN VALLEY, AZ 85140

DAVIS RONALD A II & LISA A TR...
1700 E MELANIE ST
SAN TAN VALLEY, AZ 85140

VERGARA GUILLERMO
3583 E DEL RIO DR
SAN TAN VALLEY, AZ 85140

SPITLER TRACY
38459 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

OLDFATHER WILLIAM
1714 E MELANIE ST
SAN TAN VALLEY, AZ 85140

SOLORIO MARIA E & MARTINE...
3597 E DEL RIO DR
SAN TAN VALLEY, AZ 85140

GMJK LLC
245 CREEKVIEW CT
HIAWATHA, IA 52233

ROMERO JESUS B & IRMA G
38467 N DOLORES DR
SAN TAN VALLEY, AZ 85140

ADD0 THELMA
3611 E DEL RIO DR
SAN TAN VALLEY, AZ 85140

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

BOWERS INVESTMENTS ONE L...
4339 E SHIPROCK ST
APACHE JUNCTION, AZ 85119

FROST ADAM M
1740 E MELANIE ST
SAN TAN VALLEY, AZ 85140

YOCOM KRISTINA DIANE
3542 E DEL RIO DR
SAN TAN VALLEY, AZ 85140

PECAN CREEK SOUTH HOA
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

HANSEN JENNIFER
PO BOX 128
QUEEN CREEK, AZ 85142

DEL CARMEN FOX MONSERRA...
3556 E DEL RIO DR
SAN TAN VALLEY, AZ 85140

MENDOZA ARISTEO VICTORIA...
1587 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

LAHEY DAVID E & KATHLEEN S
3535 WRIGHT WAY
DARBY, MT 59829

LEE DAVID B
3570 E DEL RIO DR
SAN TAN VALLEY, AZ 85140

MUNDEN JAMES C
1603 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

HERNANDEZ VICTOR & JOY
5213 W SIERRA ST
GLENDALE, AZ 85304

SHAPIRO CASEY ANN
3584 E DEL RIO DR
SAN TAN VALLEY, AZ 85140

HACKETT ORLANDO JONATHA...
1617 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

TSIMBOUKAKIS ELENI I & FOTI...
11079 TONDINO RD
SAN DIEGO, CA 92131

MONTIERTH MELISSA JILL
3598 E DEL RIO DR
SAN TAN VALLEY, AZ 85140

WALLER GEORGE & JERI DEE
1631 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

MASSEY MICHAEL F & EARLEN...
38461 N DENA CT
SAN TAN VALLEY, AZ 85140

SILVA NANCY
3612 E DEL RIO DR
SAN TAN VALLEY, AZ 85140

JENKINS MARK A
1645 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

HARPER MELISSA & TRAVIS
38473 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

BARRIENTES ROBERT
38487 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

KROLL TYLER & ARIANNA
1659 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

BERTRAND SAVANA M
38481 N DOLORES DR
SAN TAN VALLEY, AZ 85140

BUTLER KAYLA TR
33507 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

KVEK MALLORY & ALEX
1673 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

DURAN RANDY
10 SPRINGSTEIN AVE
REGINA, SK

LANE EDWARD
7804 W MEAD AVE
YAKIMA, WA 98908

WOODSON DAVID
1687 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

WILLEY DONNA & VERN R
38472 N JOANN WAY
SAN TAN VALLEY, AZ 85140

TRIMBLE THOMAS RUSSELL & ...
38486 N JOANN WAY
SAN TAN VALLEY, AZ 85140

EHRHART NANCY
1701 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

SCHMIDT DONOVAN F
448 19TH AVE W UNIT E
WEST FARGO, ND 58078

PECAN CREEK SOUTH HOA
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

ANDERSON SCOTT A
38516 N JOANN WAY
SAN TAN VALLEY, AZ 85140

RICO TED S JR
1729 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

COMEAU RONALD T
451 N MERIDIAN RD APT 123
APACHE JUNCTION, AZ 85120

MORGAN DAVID & CRYSTAL
38513 N DENA DR
SAN TAN VALLEY, AZ 85140

YOUNG DOUGLAS
1008 S LEBARON
MESA, AZ 85210

WILLIS LANDEN T
38522 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

DUCOING BRENT W & AMI L TR...
3818 E CORONADO ST
ANAHEIM, CA 92807

2017-1 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

VOILE JONI S
3541 E AUSTIN LN
SAN TAN VALLEY, AZ 85140

PENNER BRADLEY
4946 E GRANDVIEW ST
MESA, AZ 85205

GOSSMAN DAVID ALEXANDER
1767 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

TAFESSE MAKONIN
3555 E AUSTIN LN
SAN TAN VALLEY, AZ 85140

PFAUTZ ASHLEY
38530 N JOANN WAY
SAN TAN VALLEY, AZ 85140

STRINGHAM JAMES R & KATHL...
1119 E ELI CT
GILBERT, AZ 85295

RUTHVEN WILLIAM & JANICE
3569 E AUSTIN LN
SAN TAN VALLEY, AZ 85140

JONES JEREMIAH
38535 N DENA DR
SAN TAN VALLEY, AZ 85140

TYE LLC
41498 N VICKI ST
SAN TAN VALLEY, AZ 85140

THURECHT MITCHEL A & KARE...
3583 E AUSTIN LN
SAN TAN VALLEY, AZ 85140

LAREDO RANCH HOMEOWNER...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

MUNIZ JOSE A & MONICA
3597 E AUSTIN LN
SAN TAN VALLEY, AZ 85140

ZAMBRANO RACHEL AP
38517 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

LEWIS JERRLYN A FAMILY LIVIN...
38500 N JOANN WAY
SAN TAN VALLEY, AZ 85140

JJC PROPERTY MANAGEMENT ...
2133 E CORTEZ DR
GILBERT, AZ 85234

HARTMAN OLIVIA
38545 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

DE LA TORRE CESAR RUIZ & A...
1487 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

NORTON JEREMIAH & KIMBER...
38523 N DOLORES DR
SAN TAN VALLEY, AZ 85140

BAGGETT DOUGLAS
PO BOX 1490
BIG TIMBER, MT 59011

RICE GLENN A & VICTORIA C T...
38529 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

LAURIB ENTERPRISES LLC
20198 E AVENIDA DEL VALLE
QUEEN CREEK, AZ 85142

BOOHER ROBERT J
38564 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

ARAGUNDI IVAN M JR & DAISY ...
38544 N JOANN WAY
SAN TAN VALLEY, AZ 85140

ROMEO THOMAS D & TOMMIE ...
7293 BASSANO DR
GOLETA, CA 93117

ALLEN JAMES G & CINDY LUU
38560 N JOANN WAY
SAN TAN VALLEY, AZ 85140

MIKLA JEFFREY DAVID & ROSE...
1588 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

DEANS MICHELLE A
1730 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

BORGEN WAYNE A
26338 FLOYD LAKE POINT RD
DETROIT LAKES, MN 56501

WARREN SHAYLA P
1604 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

GOODMAN MARK
1742 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

JENSEN SUSAN M
38567 N DENA DR
SAN TAN VALLEY, AZ 85140

DULANEY & DULANEY LLC
4279 S LAS ARBOLEDAS TRL
GOLD CANYON, AZ 85118

BURCHFIELD NICHOLAS R
MAIL RETURN
,

HOLT KEVIN T
38553 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

HANSEN FAMILY TRUST
4985 W JUDD RD
QUEEN CREEK, AZ 85142

JASTER SHAUNA M
1768 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

PROVENCHER TIMOTHY J
MAIL RETURN
,

VOIGT CORINNA R & JEFFREY ...
1646 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

LONG THOMAS C
24654 N LAKE PLEASANT PKW...
PEORIA, AZ 85383

CHASE KIMBERLY SUE
3556 E AUSTIN LN
SAN TAN VALLEY, AZ 85140

BRANSON DAVID
1660 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

KNOLL KHRISTOPHER M J & S...
38559 N DOLORES DR
SAN TAN VALLEY, AZ 85140

BRENNAN DANIEL J
3570 E AUSTIN LN
SAN TAN VALLEY, AZ 85140

MOORE CHERYL A TRUST
1674 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

PARKER NICHOLAS & TAZIA L
38559 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

MILLER SHARADAWN TR
3584 E AUSTIN LN
SAN TAN VALLEY, AZ 85140

SMITH GALE L & LAWRENCE
1688 E ANGELINE AVE
SAN TAN VALLEY, AZ 85140

GUNN KENNETH & LINDA
RR 2 LCD MAIN BOX 23 SITE 20...
SASKATOON, SK

WOODARD JORDAN
3598 E AUSTIN LN
SAN TAN VALLEY, AZ 85140

LONG DARNA & CHRISTOPHER
3612 E AUSTIN LN
SAN TAN VALLEY, AZ 85140

ACEDO MARINA T
1701 E NANCY AVE
SAN TAN VALLEY, AZ 85140

BAXTER ERNEST M & B CHARL...
41186 MCQUEEN DR
SWEET HOME, OR 97386

EGGLESTON RICHARD J & HEL...
38591 N DOLORES DR
SAN TAN VALLEY, AZ 85140

LORANC JOANNA B
1715 E NANCY AVE
SAN TAN VALLEY, AZ 85140

GASTELUM RODOLFO SALAS &...
38573 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

CHAVIS KRISTOPHER & ASHLE...
1589 E NANCY AVE
SAN TAN VALLEY, AZ 85140

BYERS ARLINE A REV TRUST
1729 E NANCY AVE
SAN TAN VALLEY, AZ 85140

HOMEIER ROBERT ALAN & LIN...
38578 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

ALLEN DEBORAH & WILLIAMS ...
1603 E NANCY AVE
SAN TAN VALLEY, AZ 85140

MARTINEZ MARCO G
1741 E NANCY AVE
SAN TAN VALLEY, AZ 85140

ONTIVEROS MARK & ANDERA
38574 N JOANN WAY
SAN TAN VALLEY, AZ 85140

KENT JASON ALLEN & REBECC...
1617 E NANCY AVE
SAN TAN VALLEY, AZ 85140

FERNANDES GINO J JR
1755 E NANCY AVE
SAN TAN VALLEY, AZ 85140

TRUESDELL MARK
38565 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

IBARRA BEATRIZ L & JESUS
1631 E NANCY AVE
SAN TAN VALLEY, AZ 85140

SPANIER JAMES
1200 17TH ST
LANGDON, ND 58249

BULLEN ANDREW H & KAROL L
715 RIFORD RD
CRAIG, CO 81625

FIFIELD ROBERT A
1647 E NANCY AVE
SAN TAN VALLEY, AZ 85140

DENSMORE MICHAEL & BREE
38592 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

HARRIS LOWELL L & JANET L
38582 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

MACIAS LOUIS E
1661 E NANCY AVE
SAN TAN VALLEY, AZ 85140

FELDERMAN R JEFF & VICKIE A
18530 406TH AVE
DOLAND, SD 57436

HERSHBERGER VICKIE L
1110 W 14TH ST #4
SAN PEDRO, CA 90731

SCHWENK TIMOTHY A & CATH...
1675 E NANCY AVE
SAN TAN VALLEY, AZ 85140

OPENDOOR PROPERTY C LLC
405 HOWARD ST STE 550
SAN FRANCISCO, CA 94105

BENSE JOSHUA & JAMIE
38620 N TUMBLEWEED LN
SAN TAN VALLEY, AZ 85140

RILEY LEON M & DEBORAH K
3125 S 67TH ST W
BILLINGS, MT 59106

LOPEZ MONICA R
38606 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

WEISHEIPL STEVEN L
38607 N DOLORES DR
SAN TAN VALLEY, AZ 85140

ACEDO JESUS A
38615 N DENA DR
SAN TAN VALLEY, AZ 85140

MARQUEZ RONALD R & MICHE...
1676 E NANCY AVE
SAN TAN VALLEY, AZ 85140

STEWART KEITH
38602 N JOANN WAY
SAN TAN VALLEY, AZ 85140

OPENDOOR PROPERTY C LLC
405 HOWARD ST STE 550
SAN FRANCISCO, CA 94105

MAYBERRY MICHAEL S
1648 E NANCY AVE
SAN TAN VALLEY, AZ 85140

GAMILIAN SAHAG & JUDITH
38598 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

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HOLGUIN VICTORIA A
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GOLD CANYON, AZ 85118

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3541 E VELASCO ST
SAN TAN VALLEY, AZ 85140

COX ROBERT W
118 MONTGOMERY AVE
SELKIRK, MB

CHAPPELL HUBERT & BEVERL...
3051 W CANYON AVE
SAN DIEGO, CA 92123

GOTTLIEB MARY E TRUST
3555 E VELASCO ST
SAN TAN VALLEY, AZ 85140

VINCENT ELIZABETH
38619 N JOANN WAY
SAN TAN VALLEY, AZ 85140

EX HOWARD
1702 E NANCY AVE
SAN TAN VALLEY, AZ 85140

BEAZER PRE-OWNED HOMES L...
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

ALDRIDGE BOBE & BRAD
38623 N DOLORES DR
SAN TAN VALLEY, AZ 85140

CHAPMAN AMANDA E & JASON...
1716 E NANCY AVE
SAN TAN VALLEY, AZ 85140

CAHALAN ANDREW P & SHANN...
3583 E VELASCO ST
SAN TAN VALLEY, AZ 85140

FEDELE SUSAN L
38634 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

DELONGORIA JUANA E
1730 E NANCY AVE
SAN TAN VALLEY, AZ 85140

BEAZER PRE-OWNED HOMES L...
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

HARRIS VANITA
38618 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

DOMINGO LAWRENCE
1742 E NANCY AVE
SAN TAN VALLEY, AZ 85140

BERRONEES ALEJANDRO IVAN
MAIL RETURN
,

MRAZ MICHAEL H & BELINDA
38628 N NUEVO LAREDO LN
SAN TAN VALLEY, AZ 85140

TALIVAA JOSEPH D
PO BOX 1906
HAMILTON, AL 35570

BROWN BRITTANY L & CALEB B...
38597 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

RUSSELL DENNIS F & WANDA ...
2025 MULLAN RD APT 209
MISSOULA, MT 59808

TERRANOVA LOUIS
2127 23RD ST
ROCKFORD, IL 61108

SANDERS DEVIN & SUZANNAH ...
1784 E NANCY AVE
SAN TAN VALLEY, AZ 85140

EDWARDS ROGER WILLIAM & ...
3612 E VELASCO ST
SAN TAN VALLEY, AZ 85140

MARTIN MELISSA
1641 E BAKER DR
SAN TAN VALLEY, AZ 85140

BLACKSTAR GROUP LLC
1797 E CARLA VISTA DR
CHANDLER, AZ 85225

WATSON LOURDES V
3626 E VELASCO ST
SAN TAN VALLEY, AZ 85140

WATSON LINDA
1657 E BAKER DR
SAN TAN VALLEY, AZ 85140

JOHNSON DIANE MARIE
38648 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

INGRAM HERB & JILL
38662 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

JONES MARK M & CINDY
1677 E BAKER DR
SAN TAN VALLEY, AZ 85140

BRANDVIG ARDIS T REV LIV TR...
421 VALLEY AVE
MOORHEAD, MN 56560

LAREDO RANCH HOMEOWNER...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

HOOPER PAUL & MARIA CHANI...
1693 E BAKER DR
SAN TAN VALLEY, AZ 85140

LEIDAL LEROY C & LONNA L
3542 E VELASCO ST
SAN TAN VALLEY, AZ 85140

MIKLA KAITLYN & JASON
38660 N ALAMO CT
SAN TAN VALLEY, AZ 85140

MOELLER KYLE
1709 E BAKER DR
SAN TAN VALLEY, AZ 85140

CENTER STEPHANIE
3556 E VELASCO ST
SAN TAN VALLEY, AZ 85140

PATTERSON MATTHEW & ALEX...
38659 N ALAMO CT
SAN TAN VALLEY, AZ 85140

TAYLOR JACKIE LYNN & TIMOT...
1725 E BAKER DR
SAN TAN VALLEY, AZ 85140

SANCHEZ JOSE CASILLAS
3570 E VELASCO ST
SAN TAN VALLEY, AZ 85140

ARP 2014-1 BORROWER LLC
30601 AGOURA RD STE 200PT
AGOURA HILLS, CA 91301

HAMELTON KIMBERLY
478-405 ALTA DR
SUSANVILLE, CA 96130

WATSON MICHELLE AMY LIV T...
38643 N JOANN WAY
SAN TAN VALLEY, AZ 85140

BARLOW ERIK PAUL & SANDI L
38678 N ALAMO CT
SAN TAN VALLEY, AZ 85140

KEMPER JUSTIN
1757 E BAKER DR
SAN TAN VALLEY, AZ 85140

LANE KAYLA A & JAMES J JR
3584 E VELASCO ST
SAN TAN VALLEY, AZ 85140

FIGUEROA OSCAR H
1605 E BAKER DR
SAN TAN VALLEY, AZ 85140

HORSFALL BRANDON
1773 E BAKER DR
SAN TAN VALLEY, AZ 85140

MYRTIL FLOCIE
3598 E VELASCO ST
SAN TAN VALLEY, AZ 85140

SKVORZOV ALEX
748 S MEADOWS PKWY STE A9...
RENO, NV 89521

RILE WILLIAM A & KATHLEEN R
38690 N LA GRANGE LN
SAN TAN VALLEY, AZ 85140

HARVEY CURTIS JR
1795 E BAKER DR
SAN TAN VALLEY, AZ 85140

GOODMAN BRIAN
38691 N ALAMO CT
SAN TAN VALLEY, AZ 85140

BAKONYI JOSEPH JR
38708 N RUSS CT
SAN TAN VALLEY, AZ 85140

PIO DONALD & SHARON
3541 E ALAMO ST
SAN TAN VALLEY, AZ 85140

LEWIS ROBERT
26017 S GREENCASTLE DR
SUN LAKES, AZ 85248

COX TIMOTHY C
5512 NORMANDY ST
BISMARCK, ND 58503

SPETH BRANDON
3554 E ODESSA DR
SAN TAN VALLEY, AZ 85140

ANSPACH JUANITA LOUISE
3765 E ALAMO ST
SAN TAN VALLEY, AZ 85140

BARKER JERRY D & KENDRA M
38709 N RUSS CT
SAN TAN VALLEY, AZ 85140

HUDSON CYNTHIA D
3569 E ALAMO ST
SAN TAN VALLEY, AZ 85140

BROOKS TERESITA P
3779 E ALAMO ST
SAN TAN VALLEY, AZ 85140

MORENO RICARDO
PO BOX 827
QUEEN CREEK, AZ 85142

HOLZNER YUPAJANTR
3583 E ALAMO ST
SAN TAN VALLEY, AZ 85140

HARROP ANDREW S & SERINA ...
38689 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

AMADOR MARCO & CRISTINA
38717 N DENA DR
SAN TAN VALLEY, AZ 85140

CLUFF GARY & DEBORAH
7567 OVERLAND TRL
DELAWARE, OH 43015

STAGECOACH PROPERTIES LL...
3080 E SAN PEDRO CT
GILBERT, AZ 85234

HUNT LORI
38724 N JOANN WAY
SAN TAN VALLEY, AZ 85140

MARUYAMA BRANDON & FELE...
MAIL RETURN
,

38701 N DENA DRIVE LLC
42423 N JACKRABBIT RD
SAN TAN VALLEY, AZ 85140

REYNA MANUEL & LORENA
MAIL RETURN
,

RDB VENTURES LLC
13410 E SORREL LN
SCOTTSDALE, AZ 85259

PECAN CREEK SOUTH HOA
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

CORMIER SEAN
38727 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

ALBRECHT COLLEEN ALONNA
3639 E ALAMO ST
SAN TAN VALLEY, AZ 85140

,
COTEAU PROPERTIES II LLC
1001 8TH AVE NW
JAMESTOWN, ND 58401

RIVENBURGH ROGER
38692 N ALAMO CT
SAN TAN VALLEY, AZ 85140

FREEMAN KEVIN B & JENNIFER...
38707 N JOANN WAY
SAN TAN VALLEY, AZ 85140

CHAPMAN NELVIN & LINDA
38735 N DENA DR
SAN TAN VALLEY, AZ 85140

ARCHER ASHLEY
38734 N JOANN WAY
SAN TAN VALLEY, AZ 85140

JOHNSON JONATHAN D
3630 E ALAMO ST
SAN TAN VALLEY, AZ 85140

STEIL GEORGE A SR CO-TRS
609 E SILVER CREEK RD
GILBERT, AZ 85296

HOLMES B DEAN & ROCHELLE ...
38728 N RUSS CT
SAN TAN VALLEY, AZ 85140

WILLIAMSON STEWART J & SA...
3642 E ALAMO ST
SAN TAN VALLEY, AZ 85140

VILLALVAZO FRANCISCO
3784 E ALAMO ST
SAN TAN VALLEY, AZ 85140

LAREDO RANCH HOMEOWNER...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

PROPERTY OWNER 6 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

ASISTIN NELSON G
3798 E ALAMO ST
SAN TAN VALLEY, AZ 85140

DGZ HOLDINGS LLC
2465 E DRAKE ST
GILBERT, AZ 85234

MUNROE NELLIE E
3672 E ALAMO ST
SAN TAN VALLEY, AZ 85140

VICK ROBERT J & SHANNON L
38729 N RUSS CT
SAN TAN VALLEY, AZ 85140

LEVINE JODI L
3546 E ALAMO ST
SAN TAN VALLEY, AZ 85140

FRAZER KASIE D
3686 E ALAMO ST
SAN TAN VALLEY, AZ 85140

AH4R-AZ 7 LLC
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

ZENTENO ALFREDO & MARIA D...
3560 E ALAMO ST
SAN TAN VALLEY, AZ 85140

ST LEDGER LYMAN EDWARD & ...
3700 E ALAMO ST
SAN TAN VALLEY, AZ 85140

JAUREQUI-RODRIGUEZ JENNIE
38743 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

HELM DELANO & MARIA
3574 E ALAMO ST
SAN TAN VALLEY, AZ 85140

NEWMAN CLIFFORD LIVING TR...
3714 E ALAMO ST
SAN TAN VALLEY, AZ 85140

HOLTON STEVEN A & MARIA Y
38746 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

BEDNAREK REBECCA L
3588 E ALAMO ST
SAN TAN VALLEY, AZ 85140

LONG CHARLES EDWARD REV...
3728 E ALAMO ST
SAN TAN VALLEY, AZ 85140

HIFLER ROBERT M III & HEATH...
38759 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

MONTOYA GILBERT & DIANA
MAIL RETURN
,

NIEMEYER STEVEN H & BETHA...
3742 E ALAMO ST
SAN TAN VALLEY, AZ 85140

SMITH ANTHONY & JOSETTE
38764 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

MILLER SHAUNA
3616 E ALAMO ST
SAN TAN VALLEY, AZ 85140

EAGAR TARA D & JABON D
41378 N ELIANA DR
SAN TAN VALLEY, AZ 85140

PETERSON SCOTT & CATHI
38759 N JOANN WAY
SAN TAN VALLEY, AZ 85140

CUPOLI DAVID C & TERRI
38771 N DENA DR
SAN TAN VALLEY, AZ 85140

MILLER PAUL & JACQUELINE
38791 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

MORALES JOSE
10708 OLD RIVER SCHOOL RD
DOWNEY, CA 90241

ARMENTA JOSPEH R
38770 N JOANN WAY
SAN TAN VALLEY, AZ 85140

LAREDO RANCH HOMEOWNER...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

MURPHY THOMAS B & MARY J...
1725 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

FRANKLIN G & D FAMILY TRUST...
38750 N RUSS CT
SAN TAN VALLEY, AZ 85140

KASOWSKI MARLON & CARRIE
MAIL RETURN
,

BARNETT YVETTE & BILLY
1743 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

CHAPMAN SCOTT & REBECCA
38764 N RUSS CT
SAN TAN VALLEY, AZ 85140

NARANJO NATHAN PAUL SR & ...
1617 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

JOHNSON HANK & LESLIE
1763 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

AVILA ALMA CARDENAS
38775 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

BACA DAVID T & KORTE YASMI...
1635 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

MOORE JASON G
38827 N JONATHAN ST
QUEEN CREEK, AZ 85140

Redacted
Redacted
,

TIMMINS WILLIAM & KATHLEEN
1653 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

MELL GORDON & DEANN
1490 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

WRIGHT RUSSELL H & TAMRA ...
38788 N JOANN WAY
SAN TAN VALLEY, AZ 85140

LAWRENCE CRAIG & ALLISON
1671 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

OWENS DAVID MICHAEL
38811 N DENA DR
SAN TAN VALLEY, AZ 85140

LAREDO RANCH HOMEOWNER...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

BLAIR DANIEL CARL TRS
38809 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

HYLAND SHANA
MAIL RETURN
,

HASTY TIMOTHY U JR & SHAW...
38782 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

HANSEN SHERWOOD DANE
PO BOX 233321
ANCHORAGE, AK 99523

WORNSON BRANDI L FAM TRU...
1584 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

STARR LYND SAY M
38789 N DENA DR
SAN TAN VALLEY, AZ 85140

TRAIL GEORGE R & LANA K TR...
38804 N JOANN WAY
SAN TAN VALLEY, AZ 85140

BACON JEFFREY DALE JR & A...
1602 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

DONOHU DIANE
1618 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

MURPHY EDWARD MARK JR & ...
1782 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

WALES JIM & MARYANN
PO BOX 142
QUEEN CREEK, AZ 85142

GARCIA ENRIQUE CALZADA
1636 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

WIK LORETTA
38857 N JONATHAN ST
SAN TAN VALLEY, AZ 85140

2018-3 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

GRANDSTAFF JOSHUA G
1654 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

PECAN CREEK SOUTH HOA
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

JENSEN DAVID J & CRISTIE L
39061 N DUSTY DR
SAN TAN VALLEY, AZ 85140

SANDERSON CLARA J
1670 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

WALES JIM V
PO BOX 142
QUEEN CREEK, AZ 85142

LOCKHART JESSICA LYN & RIC...
39073 N DUSTY DR
SAN TAN VALLEY, AZ 85140

WOOD GREGORY A & KATHLEE...
149 MAPLEWOOD DR
BOLINGBROOK, IL 60440

WALES RANCHES LIMITED PAR...
25 S ARIZONA PL STE 324
CHANDLER, AZ 85225

GUEVARA ROSSANA
1493 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

CISECKI DAVID P & PENNY
PO BOX 3252
NIPAWIN, SK

CALIFORNIA PORTLAND CEME...
1501 BELVEDERE RD
WEST PALM BEACH, FL 33406

MEGGE DANIEL J & PAMELA
1509 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

WILLENBRING FAMILY FARM RE...
28404 OLDE CASTLE RD
DYERSVILLE, IA 52040

WALES JIM V
25 S ARIZONA PL STE 324
CHANDLER, AZ 85225

HUNZEKER LANCE M
1525 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

FLAMER ERIC SR & ELARIA G
1736 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

BRYAN STEPHEN ALLEN & KYLI...
39023 N DUSTY DR
SAN TAN VALLEY, AZ 85140

MACK JEFFERY LEE & CHRISTI...
1543 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

CHIZEN KENNETH G
BOX 214
THORHILD, AB

GALLAGHER HEAVEN E
39035 N DUSTY DR
SAN TAN VALLEY, AZ 85140

O'GRADY ROSANE LORIE
1559 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

DUROSINMI LATEEF FEMI & BR...
1766 E DEBBIE DR
SAN TAN VALLEY, AZ 85140

PECAN CREEK COMMUNITY AS...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

JENSEN MICHAEL C & PATRICIA...
1577 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

DUKE ANGELA B
1593 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

KISHPAUGH JOHN J AND DARC...
39097 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

PISTELLO JOHN A
1592 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

BAUTISTA MARISOL
1609 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

PERKINS KATELYN ELAINE
39111 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

PERRY MICHAEL A & ALMA G
MAIL RETURN
,

MITCHELL FRED
1627 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

TROPPMANN LLOYD
8716 26TH AVE
EDMONTON, AB

FRONTCAK BRIAN T
1626 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

PETTIT CHRISTOPHER P & HEI...
1643 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

SHOPE JOSEPH D AND REBEC...
1474 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

ROBARTS BRENT
7049 E SUMMIT TRAIL ST
MESA, AZ 85207

COCHRAN RENIS
1661 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

EBEL TYLER P & NICOLE P
1492 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

LYONS HEATHER M & DUSTIN L
1660 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

MANZER LEE H & MATTHEW W
1677 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

POTLURI MAHESH UMA VENKA...
508 WINTERTHUR WAY
HIGHLANDS RANCH, CO 80129

HADDOW CATHERINE MERRY
1676 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

PROGRESS RESIDENTIAL 2015...
PO BOX 4090
SCOTTSDALE, AZ 85261

OREJEL VERONICA
1524 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

BILLINGS CHRISTOPHER & AM...
1694 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

BOSECK MICHAEL W SR AND R...
1711 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

LORENC SOANA & STEVEN
1542 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

RODRIGUEZ LAURIE LEA
1710 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

BYRNE CHRISTOPHER
1727 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

ARP 2014-1 BORROWER LLC
30601 AGOURA RD STE 200PT
AGOURA HILLS, CA 91301

HAMRICK CLIFFORD D & NANC...
1726 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

TAH 2018-1 BORROWER LLC
1508 BROOKHOLLOW DR
SANTA ANA, CA 92705

MORALES JAIME & JARIS
1576 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

STEVENSON PAULA
1744 E CHELSEA DR
SAN TAN VALLEY, AZ 85140

WHITING LIZABETH M, MICHAEL...
811 W HARVARD AVE
GILBERT, AZ 85233

KITTS GABRIEL BLAIR & AKEAR...
1593 E HEATHER DR
SAN TAN VALLEY, AZ 85140

LARUE RENADA RAE & DONALD...
40528 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

SPIKE H ENTERPRISES
MAIL RETURN
,

ASHIAGBOR EMMANUEL
900 S 94TH ST #1042
CHANDLER, AZ 85224

BIVINS TRAVIS
39189 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

VIGNEUX KAILA A & RODNEY C
39157 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

LEE JASON
1627 E HEATHER DR
SAN TAN VALLEY, AZ 85140

STEARNS STEVEN DENNY & P...
39203 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

BACKSTROM JOHN R & PENEL...
1475 E HEATHER DR
SAN TAN VALLEY, AZ 85140

TAING KEO & THAI KIEU
810 GREENBANK RD
NEPEAN, ON

EDDINGS JURIE MARGARET
1492 E HEATHER DR
SAN TAN VALLEY, AZ 85140

STOLZ TERA L
1493 E HEATHER DR
SAN TAN VALLEY, AZ 85140

PFLUM BRIAN
1661 E HEATHER DR
SAN TAN VALLEY, AZ 85140

CHITTI HEATHER LLC
13835 S CANYON DR
PHOENIX, AZ 85048

BEJARANO DAVID
MAIL RETURN
,

SCHUPP MICHAEL
1677 E HEATHER DR
SAN TAN VALLEY, AZ 85140

BOOTH DONALD AND TERESA
1524 E HEATHER DR
SAN TAN VALLEY, AZ 85140

HENDERSON JAMES LEE
1525 E HEATHER DR
SAN TAN VALLEY, AZ 85140

GRIMES KENNETH JR & KAREN
4115 CIMARRON RD
FALLON, NV 89406

PINA ANTHONY & JENNA
1542 E HEATHER DR
SAN TAN VALLEY, AZ 85140

BEHLAU THOMAS
1543 E HEATHER DR
SAN TAN VALLEY, AZ 85140

TELA CARLTON T & CYNTHIA C
1711 E HEATHER DR
SAN TAN VALLEY, AZ 85140

ARMER LESLEY & JONATHAN
1558 E HEATHER DR
SAN TAN VALLEY, AZ 85140

ADELL JANAE A
1559 E HEATHER DR
SAN TAN VALLEY, AZ 85140

HALL DAVID W & SHAWNA R
1727 E HEATHER DR
SAN TAN VALLEY, AZ 85140

MARTIN OWEN AND AMY
227 BUTCH CASSIDY DR
ANNA, TX 75409

AMESTOY JULIE M
1577 E HEATHER DR
SAN TAN VALLEY, AZ 85140

MULLINS ROBIN
1745 E HEATHER DR
SAN TAN VALLEY, AZ 85140

FISCHER PAUL A & JOYCE WRS
1592 E HEATHER DR
SAN TAN VALLEY, AZ 85140

FLETCHER CASSANDRA M
1608 E HEATHER DR
SAN TAN VALLEY, AZ 85140

SELLIER BRIAN S & KATHRYN E
958 E TEAKWOOD DR
CHANDLER, AZ 85249

GONZALES LEONARD P
1627 E MEGAN DR
SAN TAN VALLEY, AZ 85140

SPINCK MICHAEL J
1655 W LINDNER AVE
MESA, AZ 85202

MIDWEST LAND TRUST LLC
85 W COMBS RD STE 101-444
SAN TAN VALLEY, AZ 85140

KEMPF DAVID V
1643 E MEGAN DR
SAN TAN VALLEY, AZ 85140

NUAKO KOFI W
111 LAKE PARK DR
MARTIN, TN 38237

FRY RONALD K
1493 E MEGAN DR
SAN TAN VALLEY, AZ 85140

DAVID DRAGAN VUJANOV & AS...
3055 N RED MTN UNIT 137
MESA, AZ 85207

HALE SEAN M
1660 E HEATHER DR
SAN TAN VALLEY, AZ 85140

BEAZER PRE-OWNED HOMES L...
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

GROFF DAVID D AND ANGELA
1677 E MEGAN DR
SAN TAN VALLEY, AZ 85140

CLUFF ANTHONY AND CORRIN...
1676 E HEATHER DR
SAN TAN VALLEY, AZ 85140

SHUMWAY KAY T & ALISHA C
1525 E MEGAN DR
SAN TAN VALLEY, AZ 85140

KELSEY JESSE L JR
1695 E MEGAN DR
SAN TAN VALLEY, AZ 85140

NINO BRITANY M
1694 E HEATHER DR
SAN TAN VALLEY, AZ 85140

LUYANDA WILFREDO & MARIA ...
1543 E MEGAN DR
SAN TAN VALLEY, AZ 85140

SPH PROPERTY ONE LLC
4343 N SCOTTSDALE RD STE 3...
SCOTTSDALE, AZ 85251

RICHARDS WILLIAM STEVEN & ...
1710 E HEATHER DR
SAN TAN VALLEY, AZ 85140

SWARTZENTRUBER ROGER L ...
1559 E MEGAN DR
SAN TAN VALLEY, AZ 85140

GRIFFIN LATEEF D
1727 E MEGAN DR
SAN TAN VALLEY, AZ 85140

CASTILLO GINO G
1726 E HEATHER DR
SAN TAN VALLEY, AZ 85140

BAILEY HEATHER
1577 E MEGAN DR
SAN TAN VALLEY, AZ 85140

FERGUSON ETHAN L & BRITTN...
1745 E MEGAN DR
SAN TAN VALLEY, AZ 85140

AVILA WENDY J
1744 E HEATHER DR
SAN TAN VALLEY, AZ 85140

BEAZER PRE-OWNED HOMES L...
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

2018-2 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

LEATHAM ARAK A & MIRRA A
39219 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

SPECK ADAM WILLIAM
1609 E MEGAN DR
SAN TAN VALLEY, AZ 85140

LEVENSON AUDREE
39265 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

BERNAT MARIE B
39279 N LAURA AVE
SAN TAN VALLEY, AZ 85140

COLEY HASHIM
1564 E MEGAN DR
SAN TAN VALLEY, AZ 85140

GUNNELS JAMES MICHAELAND...
39329 N JAY CIR
SAN TAN VALLEY, AZ 85140

ROMERO ERIK R AND MARY A...
39278 N LISLE CIR
SAN TAN VALLEY, AZ 85140

CROFT ADAM & RACHEL
1580 E MEGAN DR
SAN TAN VALLEY, AZ 85140

ROVEGNO SUSAN & MARCO
39328 N LAURA AVE
SAN TAN VALLEY, AZ 85140

KNUDSEN DENNIS G & MARIEL...
2531 ALISTER AVE
TUSTIN, CA 92782

MANUEL ANTHONY & MKENZIE
39313 N LAURA AVE
SAN TAN VALLEY, AZ 85140

SATHER KEITH AND MICHELLE
39347 N JAY CIR
SAN TAN VALLEY, AZ 85140

SANCHEZ FELIPE DE JESUS M...
39279 N LISLE CIR
SAN TAN VALLEY, AZ 85140

CHICK MATTHEW & LARSON B...
39312 N LISLE CIR
SAN TAN VALLEY, AZ 85140

TELLEZ DIONNA
39346 N LAURA AVE
SAN TAN VALLEY, AZ 85140

RMI REAL PROPERTY HOLDIN...
MAIL RETURN
,

MORGAN STACY & BRENDON D...
39313 N LISLE CIR
SAN TAN VALLEY, AZ 85140

JOVANOVSKI STEVEN & KERRY...
39347 N LISLE CIR
SAN TAN VALLEY, AZ 85140

DOBBINS MICHAEL T
39295 N LAURA AVE
SAN TAN VALLEY, AZ 85140

ORWIN JEREMY & SHEILA
39313 N JAY CIR
SAN TAN VALLEY, AZ 85140

LORA LUCIA L
39347 N LAURA AVE
SAN TAN VALLEY, AZ 85140

CORTEZ JUAN ROBERTO & SIB...
39294 N LISLE CIR
SAN TAN VALLEY, AZ 85140

STINTON DONALD A LIV TRUST
PO BOX 62
WALDEN, CO 80480

CAMPANO DANNY M JR & ACO...
39346 N LISLE CIR
SAN TAN VALLEY, AZ 85140

CRAIG DAVID & CARRIE ANN
39295 N JAY CIR
SAN TAN VALLEY, AZ 85140

MARTINEZ RUBEN
2702 SUNBRIGHT DR
DIAMOND BAR, CA 91765

PECAN CREEK COMMUNITY AS...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

SCHAFER GARY AND CHRISTI...
39295 N LISLE CIR
SAN TAN VALLEY, AZ 85140

HEGSETH LOREN
6850 COUNTY ROAD 29
WYNDMERE, ND 58081

MIDWEST LAND TRUST LLC
85 W COMBS RD STE 101-444
SAN TAN VALLEY, AZ 85140

GALLETTI DAVID A
4024 LARWIN AVE
CYPRESS, CA 90630

SADLER LAURIE C
39329 N LISLE CIR
SAN TAN VALLEY, AZ 85140

PECAN CREEK COMMUNITY AS...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

TOWN OF QUEEN CREEK
22350 S ELLSWORTH RD
QUEEN CREEK, AZ 85142

MULRINE ERLINDA T
1673 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

JEHL TIMOTHY J
3234 E SHERRY LN
SAN TAN VALLEY, AZ 85140

MIDWEST LAND TRUST LLC
85 W COMBS RD STE 101-444
SAN TAN VALLEY, AZ 85140

NICKELLS KIMBERLY J
1687 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

KERN ALLISON
39422 N SCHNEPF RD
SAN TAN VALLEY, AZ 85140

HERNANDEZ SALVADOR R
39409 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

NITZEL TYLER & TALISSA
1699 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

MALLOY KELLY JEAN
39467 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

CENICEROS SUZANA
39423 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

ARIZONA SW PROPERTIES LLC
28150 N ALMA SCHOOL PKWY ...
SCOTTSDALE, AZ 85262

QUEEN CREEK GROWERS INC
2764 E SHERRY LN
SAN TAN VALLEY, AZ 85140

GARIBO MERCEDES R
1591 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

SKELLY JAMES A III
1727 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

MONTOYA CHERISE MONIQUE
1644 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

SHINE RACHEL & MICHAEL E J...
1605 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

FISTE ERIC D
1741 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

SHINBERG AMY
1658 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

ESPARZA OSCAR J & CHRISTY ...
1619 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

PEREZ MARIO & MARGARITA
39439 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

FITZER STEPHEN
1672 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

MORENO DEBORA R
1631 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

JOHNSON SEAN P & NANCY AN...
39453 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

MCCLAIN PROPERTIES LLC
15866 MCCLAIN LN
PEOSTA, IA 52068

PIPPETT SHAUN K
1645 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

PINON TREE LLC
PO BOX 2280
MESA, AZ 85214

COURTNEY SHAUN & CARA
MAIL RETURN
,

HAMILTON TYLER
1659 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

QUEEN CREEK GROWERS INC
2764 E SHERRY LN
SAN TAN VALLEY, AZ 85140

NITTA JENNIFER
1712 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

PECAN CREEK COMMUNITY AS...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

ZVIDA NISSIM & ELANA REV TR...
9010 E FOOTHILLS DR
SCOTTSDALE, AZ 85255

SLAUGHTER DAVID HENRY
1754 E BRADSTOCK WAY
SAN TAN VALLEY, AZ 85140

NEISWONGER PAULINE L
39495 N OXFORD WAY
SAN TAN VALLEY, AZ 85140

THELANDER TED C & NANCY E ...
39589 N WINDMILL RD
SAN TAN VALLEY, AZ 85140

REMIERES TYLER D
39483 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

HOFFMANN KENNETH C & TRU...
39511 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

PINKERTON DERIC & AMANDA
39533 N KENWORTHY RD
SAN TAN VALLEY, AZ 85140

WAGNER TED & BECKY
3885 E PHELPS ST
GILBERT, AZ 85295

RICHINS TROY L & CANDICE A
39416 N RATTLESNAKE RD
SAN TAN VALLEY, AZ 85140

PECAN CREEK COMMUNITY AS...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

CHURCH OF JESUS CHRIST LA...
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

BRINKERHOFF JEREMY DEAN
39524 N OXFORD WAY
SAN TAN VALLEY, AZ 85140

CASTLEGATE COMMUNITY ASS...
77 E THOMAS RD STE 112
PHOENIX, AZ 85012

LARSON BARRY L & SHERYL A
2836 E SHERRY LN
SAN TAN VALLEY, AZ 85140

FRANKS DAIDRIA SHAVON
39523 N RATTLESNAKE RD
SAN TAN VALLEY, AZ 85140

CALIFORNIA PORTLAND CEME...
1501 BELVEDERE RD
WEST PALM BEACH, FL 33406

ANDERSON SCOTT A & GENEV...
39497 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

LARSON BARRY & SHERYL
MAIL RETURN
,

ROCKY MOUNTAIN MINING CO ...
PO BOX 2280
MESA, AZ 85214

GARCIA LORENZO & ALVAREZ ...
22241 SISANTE
MISSION VIEJO, CA 92691

CIRCLE R INVESTMENTS LLC
20301 E SUPERSTITION DR
QUEEN CREEK, AZ 85142

QC SIERRA VISTA DR LLC
PO BOX 40730
MESA, AZ 85274

HANSON ROBERT L
1725 E ANASTASIA ST
SAN TAN VALLEY, AZ 85140

LARSON BARRY & SHERYL
2836 E SHERRY LN
SAN TAN VALLEY, AZ 85140

MIDWEST LAND TRUST LLC
85 W COMBS RD STE 101-444
SAN TAN VALLEY, AZ 85140

JONES JOSHUA
1753 E ANASTASIA ST
SAN TAN VALLEY, AZ 85140

ENTRUST ARIZONA LLC IRA 13...
20860 N TATUM BLVD STE 240
PHOENIX, AZ 85050

MIDWEST LAND TRUST LLC
85 W COMBS RD STE 101-444
SAN TAN VALLEY, AZ 85140

ABSHIRE PATRICK REV TRUST
72 SOLANO SQ
BENICIA, CA 94510

HERBUT SHARON & DENNIS
840 WHEELER RD
EDMONTON, AB

MCEWEN COLETTE P
8118 100 AVE
FORT SASKATCHEWAN, AB

SKIPWORTH DAVID M & SOND...
1755 E ATOLE PL
SAN TAN VALLEY, AZ 85140

DAVIS SHERI L
1761 E HARMONY WAY
SAN TAN VALLEY, AZ 85140

BEHRENS ROBERT & TERI
1673 E LADDOOS AVE
SAN TAN VALLEY, AZ 85140

NUGENT W J & DI
730 DALHOUSIE WAY NW
EDMONTON, AB

BYE GLEN R & JOANNE A
PO BOX 10475
FARGO, ND 58106

MAGNUM OPUS INVESTMENTS...
150 JOHNS RD
SASKATOON , SK

UMBERGER DANIEL W JR & SU...
1789 E ATOLE PL
SAN TAN VALLEY, AZ 85140

SAYERS BRAD & LINDA
PO BOX 563
APSLEY, ON

HUGHBANKS LEROY & TERRY ...
1783 E LADDOOS AVE
SAN TAN VALLEY, AZ 85140

GROFF GARY & GAYLE TRS
1660 E ATOLE PL
SAN TAN VALLEY, AZ 85140

SABUCO ROY A
213 OSAGE ST
MINOOKA, IL 60447

PASSIAK ROBERT C
1535 E LUMINOUS LN
SAN TAN VALLEY, AZ 85140

DALY FRANCIS ALOYSIUS & KA...
1680 E ATOLE PL
SAN TAN VALLEY, AZ 85140

LUTHER TARA L
1626 E HARMONY WAY
SAN TAN VALLEY, AZ 85140

LAGGER DAVID & NANCY A
2837 JOELA DR
NEW LENOX, IL 60451

BROOME JOHN D
6523 WESTHILL DR SW
OLYMPIA, WA 98512

ANDERSON ALBERT L & TONIA ...
1432 HEIDI LN
COLORADO SPRINGS, CO 809...

ALDAG WILLIAM VAUGHN
606 HAMILTON DR
SWIFT CURRENT, SK

SABO JO ANNE REVOCABLE S...
1760 E ATOLE PL
SAN TAN VALLEY, AZ 85140

MCDOWELL BETH ANN
1548 E ARTEMIS TRL
SAN TAN VALLEY, AZ 85140

FISET MARTIN J & ANGELA E
PO BOX 2981
NEW LISKEARD, ON

STORER SUSAN H
1776 E ATOLE PL
SAN TAN VALLEY, AZ 85140

MICHAELS MALCOLM I & JENNI...
1764 E HARMONY WAY
SAN TAN VALLEY, AZ 85140

MEYER ROBERT W
1524 E VESPER TRL
SAN TAN VALLEY, AZ 85140

PFEIL JAMES F & ARLENE M C...
1790 E ATOLE PL
SAN TAN VALLEY, AZ 85140

KJENNER CHARLENE & BLAIR
5703 CAPILANO CRESENT
EDMONTON, AB

WOOFF DENNIS A
3200 JAMES TER
ALTON, IL 62002

SMYTHE WILLIAM HENRY & HE...
17012 FOSBERY RD
SUMMERLAND, BC

SHELDON SCOTT & MICHELLE ...
1572 E VESPER TRL
SAN TAN VALLEY, AZ 85140

MILLER KENNETH E
PO BOX 2329
JACKSONVILLE, FL 32232

,

PANTANO WARE LLC
3202 S KIMBERLEE WAY
CHANDLER, AZ 85286

,

ENCANTERRA COMMUNITY AS...
551 E COMBS RD
QUEEN CREEK, AZ 85140

LLOYD LARRY L
18 MAPLEGLLEN CRT
WHITBY, ON

LUCKE DEAN & PATRICIA REV T...
1560 E LUMINOUS LN
SAN TAN VALLEY, AZ 85140

ENCANTERRA COMMUNITY AS...
551 E COMBS RD
QUEEN CREEK, AZ 85140

**Wales Ranch
NEC of Combs and Kenworthy Roads
Pinal County, AZ
Summary of Neighborhood Meeting
April 3, 2019, Combs Traditional Academy**

The meeting began at 6:30 p.m.

Attendees from the Development team included: W. Ralph Pew and Vanessa MacDonald, Pew & Lake, PLC; Nguyen Lam and Tyler Wilson of Hilgart-Wilson, and 16 interested neighbors.

Mr. Pew began the meeting by making introductions and thanking participants for their participation in the meeting.

Mr. Pew gave a presentation using the attached PowerPoint. The presentation focused on:

1. The location and size of the parcel.
2. The existing Comprehensive Plan Designation for the parcel.
3. The existing zoning on the parcel. Mr. Pew pointed out the multitude of different zoning districts on the parcel.
4. The eventual requests that will be made to Pinal County.
5. The previously approved Homeplace PAD land plan and the details of that plan.
6. A comparison of the land uses allowed in the existing/approved plan and the one that will be proposed to the County.
7. The proposed zoning of the parcel.
8. The proposed Development Plan
9. The estimated timing for the entitlement approvals.

Mr. Pew then opened the discussion to questions (?) and comments (C) from the attendees. They are shown below, with responses to them shown in **bold** text. All responses are from Mr. Pew, unless otherwise noted.

?- What is the plan for sewer service for this development?

(Mr. Lam)- This development is proposed to be served by Johnson Utilities and is planned for their Pecan wastewater treatment plant. We are in the process of working with Johnson to verify that they would have capacity for this project.

- C- We already have backflow from Johnson. They will tell you that they will work with you, but they can't handle this many homes.

We will also be working with the County engineers as well as the State. They will give us direction in this regard. The bottom line is that if Johnson remains the only provider in this area then we are obligated to obtain sewer service from them.

- ?- Have you done a traffic study yet?

No, we have not. We will include one with our formal submittal. We are confident that the County will require us to provide a traffic study.

- ?- Will Kenworthy be improved with this development?

In a typical development, we would likely be asked to improve the eastern half of Kenworthy Road. However, since there is no bridge at the wash, we may ask to do a cash-in-lieu payment for the road improvements on Kenworthy until such time that the County installs a bridge at the wash. Since the County has not decided if a bridge is needed in this area, we will wait for them to give us more direction on this issue.

- ? Do traffic studies only look at the immediate area, or do they look at a larger area as well?

Traffic engineers do look at the larger areas. They study intersections and evaluate their existing and proposed levels of service. If warranted, the County will ask us to provide traffic signals or other traffic improvements like deceleration lanes.

- ?- Would the traffic improvements occur before the homes are built?

The improvements would be installed at the same time the subdivisions improvements (streets, curb, gutter, sidewalk, stormdrains...) are installed.

- ?- Do traffic studies take into account projects that are pending? There are a lot of different proposals being evaluated for this area.

(Mr. Lam) Only projects that have approved zoning are factored into a traffic study. There are too many reasons that a project won't happen that study that included project under consideration wouldn't paint an accurate picture.

- ?- If this project is approved by the Board of Supervisors, what would the timeline for construction be?

It really depends on the state of the real estate market and the appetite that homebuilders have for this project. The family will likely sell off various parcels to different homebuilders. Even if a homebuilder is ready to purchase a parcel, it would

be at least another year until a preliminary plat, final subdivision plat and construction documents are approved.

?- Has the property sold yet?

No. It has been in the same family for generations. They will likely sell it in smaller parcels after the approval of this master plan.

? Are there plans to change the wash?

No. There will be no improvements made to the wash. It has already been improved to accommodate the floodplain.

?- What will be the effect on this property if it's annexed into Queen Creek?

Typically, Queen Creek would determine if there is a public benefit to annexing this property. If it would be annexed by the Town, the Town would be required to place zoning on the property that is comparable to what exists on the property at the time of annexation.

? Do these proposals have expiration dates?

No. Zoning remains on the property until such time as the owner would want to rezone it for something else. That owner would have to take it through an entirely new zoning approval process.

? Would Rural Metro provide fire service for this development?

We can sign an agreement with Rural Metro or any other contract service provider. We haven't decided that issue yet.

?- Ware Farms is proposed as having a school in its development. If this project develops, would the County want both schools?

The County does not decide where the schools will go. School districts evaluate their need and decide if they need a school or not. In the course of this rezoning process, we will be required to notify the school districts in the vicinity to see what their needs are and if they can accommodate the projected increase in student population that would be generated by this development.

The meeting adjourned at 7:11 p.m., at which time a couple of neighbors had informal conversations with members of the development team.

**WALES RANCH
NEIGHBORHOOD MEETING**

Sign-In Sheet

Applicant:

Wales Ranch Limited Partnership

Property Location:

NEC Combs and Kenworthy Roads in Pinal County

Date:

April 3, 2019

Meeting Location:

**Combs Traditional Academy
MRP/Cafeteria
37327 N Gantzel Rd
San Tan Valley, AZ 85140**

Time:

6:30 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Lowell Harris	38582 N. Nuevo Laredo LN	85140		
2	Janet Harris	"	"	"	
3	Linda Hurley	4947 E. Odessa Dr. San Tan Valley, AZ	85140		
4	Phil Hintermeister	"			
5	WAYNE GRATTON	3690 E Longhorn St.	85140		
6	Deric Pinkerton	39533 N. Kenworthy Rd	85140		
7	Amanda Pinkerton	"	"	"	"
8					
9					
10					
11					
12					

**WALES RANCH
NEIGHBORHOOD MEETING**
Sign-In Sheet

Applicant:

Wales Ranch Limited Partnership

Property Location:

NEC Combs and Kenworthy Roads in Pinal County

Date:

April 3, 2019


Meeting Location:

**Combs Traditional Academy
MRP/Cafeteria
37327 N Gantzel Rd
San Tan Valley, AZ 85140**

Time:

6:30 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Cagolyn Cox	38608 N. Nuevo Laredo Lane	85140		
2	RONNIE GATTON	3621 E ODESSA DR	85140		
3	Barry Larson	2836 E. Sherry Ln	85140		
4	Dick & Joan Hanson	2950 E Horse Mesa Trl	85140		
5	Jon Deplen	1605 E Jacob ST	85140		
6	Tracy Gorman	3359 E Combs Rd	85140		
7					
8					
9					
10					
11					
12					