



MEETING DATE: SEPTEMBER 4, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-032-23 & PZ-PD-007-23 (JOHNSON RANCH MULTI FAMILY)**

CASE COORDINATOR: GLENN BAK

SUPERVISOR DISTRICT: 4 MCCLURE

Executive Summary: LDR-SWC Hunt Hwy & G.C., LLC , landowner, Paul Gilbert, Gilbert Blilie PLLC, agent, requesting a Rezone and a Planned Area Development to allow for development standards for a mixed use development.

If This Request is Approved:

The applicant will apply for a site plan application and applicable permits under the new development and design standards.

Staff Recommendation/Issues for Consideration/Concern:

The Planning and Zoning Commission voted 5-3, to recommend approval of PZ-032-23 with one stipulation based upon the record as presented. The Planning and Zoning Commission voted 5-3, to recommend approval of PZ-PD-007-23 with seventeen stipulations based upon the record as presented. Stipulations #3 and #13 were modified slightly prior to and at hearing, and a 17th stipulation was added at the hearing. Staff offers no further recommendation.

LEGAL DESCRIPTION: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Two Cases)

1. **PZ-032-23 – PUBLIC HEARING/ACTION:** LDR-SWC Hunt Hwy & G.C., LLC , landowner, Paul Gilbert, Gilbert Blilie PLLC, agent, requesting approval of a rezone from Local Business (CB-1) to Multiple Residence (MR) on 17.64 ± acres, to allow a mixed use development plan, situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area; and
2. **PZ-PD-007-23 – PUBLIC HEARING/ACTION:** LDR-SWC Hunt Hwy & G.C., LLC , landowner, Paul Gilbert, Gilbert Blilie PLLC, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 17.64 ± acres, to allow flexible standards in a mixed used development, situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area.

Tax Parcel: 210-20-0200

LOCATION: Located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area.

SIZE: 17.64± acres

COMPREHENSIVE PLAN: Johnson Ranch multi-family is a proposed development located within Pinal County's San Tan Valley Special Area Plan, which is a companion policy document to the Pinal County Comprehensive Plan. Proposed multi-family project is currently designated as "Community Center" under the San Tan Valley Special Area Plan.

EXISTING ZONING AND LAND USE: The subject is currently zoned as Local Business (CB-1) Zone and is vacant land.

SURROUNDING ZONING AND LAND USE:

North: Local Business (CB-1) Zone - Subdivision
 South: Single Residence (CR-3) Zone - Subdivision
 East: Single Residence (CR-3) Zone - Subdivision
 West: Single Residence (CR-3) Zone - Subdivision

PUBLIC PARTICIPATION:

Neighborhood Meeting:	May 17, 2022 & March 12, 2024
Property Mail out:	September 28, 2023 & May 24, 2024
Newspaper Advertising:	October 2, 2023, May 29, 2024, & August 15, 2024
Site posting, Staff/Applicant:	October 2, 2023, May 28, August 14, 2024

At the time this report was written, staff had received items of opposition from approximately 143 households and 9 items of support from that number of households. Additionally, staff received a petition with 28 signatures stating no opposition. It should also be noted however that some items submitted are difficult to read and so difficult to tabulate. A number of individuals submitted multiple items, and in some cases submitted both items of support and opposition.

COMMISSION ACTION/RECOMMENDATION: (PZ-032-23) At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 5-3, to recommend approval of **(PZ-032-23)** based upon the record as presented, with 1 stipulation.

1. *Approval of this zone change (PZ-032-23) 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.*

COMMISSION ACTION/RECOMMENDATION (PZ-PD-007-23): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 5-3, to recommend approval of (PZ-PD-007-23) based upon the record as presented, with the 16 stipulations included in the staff report, and a 17th stipulation added at the hearing.

1. The stipulations enumerated herein pertain to the area described in case PZ-032-23 & PZ-PD-007-23;
2. Approval of this PAD (PZ-PD-007-23) 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;
3. Johnson Ranch BTR Planned Area Development (PAD) Overlay District (PZ-PD-007-23) is to be developed as shown by the site plan/development plan dated April 1, 2024, the PAD Narrative dated April 9, 2024, along with the other supplementary documentation as modified by the revised site plan submitted to the County on July 7, 2024, to remove the access point on Johnson Ranch Boulevard and provide a new right in/right out access from Hunt Highway in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;

4. 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-032-23;
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. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. Half-street right-of-way dedication will be required for HUNT HIGHWAY. The required minimum half-street right-of-way is Sixty-Five Feet (65') for HUNT HIGHWAY along the development's frontage (Northern Boundary). Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis) for HUNT HIGHWAY shall be the responsibility of the applicant;
9. HUNT HIGHWAY 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;
10. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's 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 Site Plan approval;
11. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
12. All right-of-way dedication shall be free and unencumbered;
13. A traffic signal shall be installed at no cost to Pinal County at the primary entrance to the development on HUNT HIGHWAY in accordance with Pinal County standards, subject to engineering design review and approval by the County Engineer;
14. 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;
15. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a grading & drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to or concurrent with Site Plan approval. The approved Drainage Report and grading & drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area in accordance with the current Pinal County Drainage Manual or as approved by the County Engineer; and
16. In addition to the primary entrance, the Johnson Ranch Multi-Family development shall provide an additional permanent cross-access from Johnson Ranch Multi-Family to Hunt Highway in the northwest portion of the development. The cross-access shall be for the exclusive use of residents of Johnson Ranch Multi-Family.
17. Developer to provide an emergency only access point to Johnson Ranch Boulevard. Said access will be for emergency vehicles only.

Date Prepared: 8/13/2024 GB

Revised:

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 249810)

Regular Meeting

9:00 a.m.

Thursday, July 18, 2024

Emergency Operations Center

301 E. 11th Street, Florence, Arizona

INDEX:

CALL TO ORDER & ROLL CALL: p. 1

PLANNING MANAGER REPORT: p. 1-2

CONTINUED CASES:

- PZ-032-23 & PZ-PD-007-23 - pp. 2-65

NEW CASES:

- PZ-PZ-011-23, PZ-045-23 & PZ-PD-006-24 - pp. 65-81

2024 MAJOR COMPREHENSIVE PLAN AMENDMENTS:

- PZ-PA-005-24 (Ore Town Solar) - pp. 83-89
- PZ-PA-006-24 (I-8 and Montgomery) - pp. 89-96
- PZ-PA-007-24 (Cactus Flower Solar) - pp. 96-101
- PZ-PA-008-24 (Project Bella) - pp. 101-109
- PZ-PA-009-24 (Tap Solar) - pp. 109-110
- PZ-PA-010-24 (Frontier West Solar) - pp. 110-113
- PZ-PA-011-24 (Frontier East Solar) - pp. 113-115
- PZ-PA-012-24 (Sunhill Project) - pp. 115-118

ADJOURNMENT: p. 121

TRANSCRIPTION PROVIDED BY

Julie A. Fish

Quick Response Transcription Services

829 East Windsor Avenue

Phoenix, Arizona 85006

602-561-2283

ORIGINAL PREPARED FOR:

PINAL COUNTY, ARIZONA

1 ??: Thank you, welcome everybody. We'll go ahead
2 and call the meeting to order. Do we roll call?

3 OLGIN: Yes sir. Good morning, Gilbert Olgin, I'll
4 do the roll call. Chairman Riggins. Vice Chair Mennenga.
5 Member Del Cotto. Member Hartman.

6 HARTMAN: Here.

7 OLGIN: Member Keller.

8 KELLER: Here.

9 OLGIN: Member Klob.

10 KLOB: Here.

11 OLGIN: Member Lizarraga.

12 LIZARRAGA: Here.

13 OLGIN: Member Schnepf. Member Davila.

14 DAVILA: Here.

15 OLGIN: Member Mooney.

16 MOONEY: Here.

17 OLGIN: Chairman Riggins.

18 RIGGINS: Present.

19 OLGIN: We have a quorum.

20 ??: Okay, thank you Gilbert. At this point, my
21 interim Chairmanship is now over. The real Chairman's here,
22 so thank you Scott.

23 OLGIN: Thank you, sir. Well done.

24 RIGGINS: Thank you. Okay, do we have a Planning
25 Manager Report?

1 OLGIN: Yes we do. So at the end of the meeting,
2 and I'll re-announce it as we start, we're doing work sessions
3 on the Major Comprehensive Plan cases that we have. It's a
4 yearly process that we go through. As a matter of fact, most
5 towns, cities and counties go through this process every year.
6 So it's just an informational report on the cases that we
7 have. There's no decision on our side, or even true analysis.
8 So that'll be at the end of the meeting. I also wanted to
9 mention that the work on our update continues. We have work
10 sessions coming up in August. It'll be August 1st and the 8th,
11 and we hope you all can make it as it's a work session, so
12 quorum's not required. And I also wanted to mention a
13 conference, the APA, the Arizona APA conference is coming up
14 and I do know there's a few of you that would like to go.
15 We'll let you know probably by Monday who was picked to go. I
16 have enough money to send two people from our team, hopefully
17 next year we can send more. But it's in Tucson and we're
18 paying pretty much for all expenses. So you'll get those
19 emails soon enough. And that's all I have for my report.

20 RIGGINS: Commissioners, any questions concerning
21 the planning report, or comments? None being, let's go ahead
22 and move into our continued case today. There are three cases
23 being heard as one - two cases being heard as one, pardon me,
24 and it begins with case PZ-032-23.

25 BAK: Good morning Mr. Chair, Commissioners. PZ-PD-

1 007-23, and PZ-032-23, Johnson Ranch Multi Family. This a
2 proposed rezone from CB-1 to MR on 17.64 acres to allow a
3 mixed use development, and as well as approval of a planned
4 area development overlay over the same. The location is west
5 of Hunt Highway and south of West Golf Club Drive in the San
6 Tan Valley area. The owner is LDR-SWC Hunt Hwy & G.C., LLC.
7 Paul Gilbert of Beus Gilbert is here to present the case.
8 This is a map showing the general location of the proposed.
9 The case map. Aerial photo showing you, you'll note the
10 existing commercial to the north. This is a conceptual plan
11 which was, modified very recently. So with the proposed
12 change now, the proposed former emergency access to the west
13 will be eliminated, and instead they will create a new access
14 point, a full access point, to the western-most portion of the
15 development that abuts the eastern-most of these commercial
16 properties. This is showing the building mixture of the
17 different one stories and two stories. An open space plan.
18 And this is looking to the northwest. Generally to the south.
19 Across the Hunt Highway to the east. And to the west. Items
20 of consideration. The subject site had been zoned CR-5/PAD
21 since 1997, which allows multifamily and in 2008 it was
22 rezoned to CB-1. Multifamily stock has been lacking in the
23 San Tan area, and also these projects can generate large
24 volumes of traffic and noise which may impact roadways and
25 communities. Proposed project would build one story type

1 units and some two story located near the commercial and Hunt
2 Highway. Staff has no recommendation for the PZ-032-23, and
3 recently has modified stipulation number 3 contained in its
4 entirety in your staff report. No recommendations remaining
5 for PZ-PD-007-23. And staff would be happy to entertain any
6 questions the Commissioners may have.

7 RIGGINS: Commissioners questions on the staff
8 report? Yes.

9 BILLINGSLEY: Mr. Chairman, Members of the
10 Commission, there's a couple of things that I'd like to take
11 the opportunity to add. First one, a correction. Yes, it is
12 proposed to remove the emergency access off of Johnson Ranch
13 Boulevard and provide a separate secondary access point
14 directly to Hunt Highway, but that is not a full access. That
15 is a right in/right out access. So I just wanted to clarify
16 to everyone that the secondary access has been resolved, but
17 it is not a full access. The second one is, this case has
18 been heard previously and was continued to this date. There
19 were a number of things that were brought up by the Commission
20 and staff has worked diligently with the applicant to try and
21 mitigate those prior to today's meeting. That's all I have.

22 RIGGINS: Any questions (inaudible)? On the staff
23 report, do we have a - do we have a diagram (inaudible) map
24 that shows precisely -

25 ?? Excuse me?

1 OLGIN: Chair, Vice Chair, if I may.

2 RIGGINS: Do we have anything that shows precisely
3 where this is going to be?

4 OLGIN: So we had asked for that specifically from
5 the applicant just to have an updated, and they weren't able
6 to bring it to us in time, so they just modified their image
7 through a - I was informed, sir, that your mic is not on.

8 RIGGINS: It is now.

9 OLGIN: Okay, thank you.

10 RIGGINS: Yes, it was not on.

11 OLGIN: So, as I mentioned earlier, we had asked for
12 that image to be updated. We will require it to be updated
13 when it goes to the Board of Supervisors after today's
14 meeting, just so we have that clarity and it's in the record
15 that the change is there, but we did ask for that. They
16 showed Pete's markups on this, on the old rendering that they
17 had, but as I had mentioned to them, it just doesn't provide
18 that level of clarity that's needed, I think, for a decision
19 like this.

20 RIGGINS: Well, I guess the applicant can explain it
21 to us then.

22 OLGIN: Yes.

23 RIGGINS: Any other questions, Commissioners? None
24 being, we'll go ahead and have the applicant come on up and
25 let us know what their ideas are.

1 GILBERT: Thank you Mr. Chairman, nice to be here
2 again. Paul Gilbert, 701 North 44th Street in Phoenix, and
3 with me is Kurt Waldier, a planner in my office who will be
4 assisting me in the presentation. And we will go through and
5 answer your question in the course of this presentation, Mr.
6 Chairman, in detail.

7 RIGGINS: Thank you.

8 GILBERT: At the last hearing, we spent a lot of
9 time discussing the merits of this case. I thought rather
10 than bore you with going through the repeat presentation of
11 last time, I would try to very cogently summarize the main
12 points and focus on the issues that were left dangling, so to
13 speak, based on the last hearing. The last issues dealt
14 simply with access, and we have got that worked out. We spent
15 a lot of time with your staff, very pleased today that Chris
16 Wanamaker is here, and I'm sure he will be pleased - pardon me
17 for being presumptuous to speak for him, but I think he'll be
18 pleased to answer any questions that you may have. But the
19 important thing is we've spent time working through those
20 access issues, and it is the access issues that we will spend
21 the bulk of our presentation on today. However, I'd like to
22 quickly just reiterate a few of the major salient facts that
23 we presented at the last hearing. First, and importantly, as
24 Glenn pointed out to you in his presentation, we're proposing
25 to revert the property back to the original zoning in the

1 Johnson Ranch Master Plan. So what we're proposing today was
2 the original proposal in the master plan. We came in and said
3 we'd like to change it to commercial, and we did a good job of
4 developing the commercial, but we ran out of users. So now we
5 would like to go back to the original zoning that was placed
6 there on the original master plan. So this proposal simply
7 goes back to the original proposal, and that is for
8 multifamily on the subject property. Importantly, as the
9 staff made very clear in its report to you, this proposal is
10 consistent with the San Tan Valley Area Plan approved by the
11 Board of Supervisors. To quote the staff report, this
12 proposal, quote, fosters many of the goals and objectives
13 outlined in the Comprehensive Plan and creates a compatible
14 community with surrounding subdivisions. Another point we
15 made dealt with the traffic. The number one issue in the many
16 meetings that we've had on this case dealt with the traffic
17 issue. As we pointed out to you in the last presentation,
18 that this development will generate a whopping 80 percent less
19 traffic on Hunt Highway compared to an allowable commercial
20 development in the current CB-1 zoning. For example, as
21 submitted in our traffic report, from as much as 12,600 trips
22 to just 1,329 trips per day. If you want a project that
23 reduces traffic, that's what most of the neighbors claim they
24 would like to see, you should therefore accordingly vote for
25 this proposal. We also bought the property for commercial

1 uses. My client, Mr. Gary Davidson, is here. Raise your
2 hand, Gary, so they can see what a nice guy you are. Mr.
3 Davidson is a commercial developer. He bought the property to
4 develop it as a commercial and he, for what, more than almost
5 15 years has worked diligently to develop this property as
6 commercial. He was quite successful. We rezoned this to CB-1
7 over 15 years ago, and in the 15 year interim, we have
8 developed nine acres of commercial on this site. So we did
9 what we could do, but the well's dry. If we could develop it
10 - a d I can't stress this point enough - if we could develop
11 this property as commercial, we would do it. That's what Gary
12 Davidson is, he's a commercial developer. My son-in-law, Mike
13 Ord, who's the broker on this makes a lot more money if we
14 develop it as commercial. Believe me, if we could develop it
15 as commercial, we would. We've done a good job of developing
16 these nine acres, but there is no more significant market that
17 we can try, and so we're going to go back, pursuant to this
18 application, to residential. Now with that, let's go to the
19 access issues. We want to be clear right from the beginning
20 that contrary to some comments that were made at the last
21 hearing, we never had any intention of misleading the
22 neighbors. We've tried to be very transparent, and we've
23 worked real hard to make sure that the presentation before you
24 today is very transparent, and that we are going to go forward
25 if this is approved with the development as we have proposed

1 it to the neighbors. So let's look at what we're proposing.
2 Here's the plan, it's up before you now. We submitted this
3 plan to the staff after discussions with them on July - we
4 submitted the plan on July 7th, which was preceded by
5 discussions on access. That's the issue that is before us
6 today. So one, we will remove the emergency access-only point
7 on Johnson Ranch Boulevard completely. You see that in the
8 bottom corner there with the little circle. We needed to have
9 two access points, we got some feedback from the County
10 Engineer on that - I'll talk about that in just a moment - but
11 we are in agreement that there will be absolutely no access at
12 all along Johnson Ranch Boulevard. This site plan, which is
13 the site plan we're submitting, shows that and the only access
14 that shows on that site plan is emergency access, and now
15 we're even removing that. Bottom line is, no access along
16 Johnson Ranch Boulevard. Instead, we were asked to provide
17 the second point of access. We had meetings with the staff to
18 determine where that would go, and we're proposing to put a
19 new driveway with access from Hunt Highway, adjacent to the
20 Black Rock Coffee development that you see up along Hunt
21 Highway there. We are proposing the roadway - and we didn't
22 come to this conclusion, Mr. Chairman, until just a few days
23 before the hearing, so we didn't have time to draw the whole
24 thing, but we are showing exactly where that driveway will go.
25 I am comfortable, and want to emphasize to you, that the

1 location of that driveway as a second access is acceptable to
2 the staff in general, and to the County Engineer, again, who
3 is here today and we're here with his full support and
4 approval. This access will be restricted to right in/right
5 out only, so there will be no conflicts with the left turns on
6 Hunt Highway at this access point. We have submitted a
7 traffic report and our traffic engineer is here today and
8 available to answer questions, Scott Kelley, but he has
9 provided a report that this access point works, is safe and it
10 is justified at this location. Your County Engineer has
11 reviewed that report and agrees with this assessment. So
12 lastly, we are still committing to installing the traffic
13 light at our main entrance, which is further down the street
14 on Hunt Highway and is pictured there on the drawing. Are
15 there any questions as to those three proposals?

16 RIGGINS: Commissioners?

17 KLOB: Through the Chair.

18 RIGGINS:. Commissioner Klob.

19 KLOB: Paul, thank you for your presentation on
20 this. My question is kind of towards you and also staff at
21 the same time. (A) You know, I like the idea of having the
22 ability to bring the drives directly off of Hunt Highway, the
23 access points directly off on Hunt Highway. My concern is
24 from a staff question initially with the commercial
25 development, Black Rock Coffee having the drive cuts so close

1 together, and then an additional drive cut with a decel lane
2 going into the light intersection. Has that been
3 investigated? Is that going to be allowed? Is that going to
4 be problematic? And my second question is, from a design
5 standpoint, we are - I can't read the number, I'm going to say
6 it's roughly 768 feet, linear feet from - or at least that
7 property line is along Johnson Ranch Boulevard, having a
8 straight in - having to have a fire truck be able to go
9 straight in and back out that entire distance. I think fire
10 might have some challenges here. What I'm trying to do is I'm
11 trying to head off a problem before you get all the way into
12 this thing and then make, you know, assurances to people that,
13 you know, could become problematic. So I don't know if you
14 want to jump in or staff wants to jump in on those two
15 comments.

16 GILBERT: I take the easy way out, when you address
17 a question to both me and the staff, I'll defer to the staff.
18 So, I assume, Chris, you're going to answer that.

19 WANAMAKER: Good morning Chairman, Members of the
20 Commission. Chris Wannamaker, County Engineer. So yes, we
21 have looked at their proposed revised access and are in
22 agreement with it. So this proposed new curb cut, new
23 driveway, is about 155 feet from the existing access into the
24 commercial, and the fact that it's going to be right in/right
25 out only, with a median to prevent those left turn conflicts,

1 shows that it's going to be - that it'll function and be okay,
2 and that's what the traffic engineer also concluded in his
3 report. So we're okay with it at that location. It's - this
4 is probably the best we're going to be able to get, I should
5 point that out to you, given all the site constraints and the
6 public concerns, especially with Johnson Ranch Boulevard, you
7 know, that we do need to have two access points. It's very
8 important for a development like this, so this is probably the
9 best solution. Any questions?

10 KLOB: And then the follow up question I was, was
11 having, that 750-800 foot straight in for fire access.

12 WANAMAKER: Are you, you're talking about that
13 southern portion where there's no turnaround?

14 KLOB: Correct.

15 WANAMAKER: Yeah, so in our design manual, there is
16 a requirement that there be turnarounds provided for fire,
17 meet fire code, so by elimination of that access point, they
18 may have to make some modifications to make sure that works.
19 That's part of the site plan review process. So it is in our
20 design manual, so they'll have to do that, make sure there's a
21 turnaround.

22 GILBERT: May I supplement that answer, Mr. Chairman
23 and Commissioner? We understand that and we're fully - we're
24 not asking for any modification from the design standards, so
25 whatever we have to do to accommodate the fire trucks there,

1 we will do it and we have the ability to do that when we come
2 in for site plan review, which is the typical time when that
3 would be addressed. So we're fully on board with that, we're
4 aware of it and that will not be a problem for us.

5 KLOB: Thank you.

6 WANAMAKER: Yep, thank you.

7 GILBERT: Okay. So with these changes, we need to
8 talk just briefly about the stipulations. Given this new site
9 plan, and with these changes to the access points, we would
10 like to recommend a correction to stipulation number 3.
11 Stipulation number 3 has some language in it that gave some
12 concern to some of the members of the Planning Commission at
13 our last hearing because it had this language in there that
14 said - and it still does - I'm sorry, I'm trying to find
15 stipulation number 3 here.

16 ??: He's got it up on the PowerPoint.

17 OLGIN: It's on the PowerPoint.

18 GILBERT: Okay, this is the - okay. This is our
19 proposed modification of the stipulation.

20 OLGIN: Yes. It was given to us this morning, so we
21 put it on there for you.

22 GILBERT: Okay, thank you. Most appreciated Mr.
23 Olgin. So we propose to change stipulation number 3 so that
24 it will now read, Johnson Ranch BTR Planned Area Development
25 (PAD) Overlay District, blah blah blah, is to be developed as

1 shown on the site plan dated April 1, 2024, the PAD narrative
2 dated April 9th, along with other supplementary documentation.
3 So that reads just like it reads now, and then, as modified by
4 the revised site plan submitted to the County on July 7, 2024,
5 to remove the access point on Johnson Ranch Boulevard and
6 provide a new right in/right out access from Hunt Highway in
7 accordance with the applicable criteria set forth in..., and
8 then that gives the code reference from your code. So
9 stipulation number 3 needs to be modified with this language
10 to incorporate the new site plan dated July 7th. I repeat that
11 this language is acceptable to the staff and does exactly what
12 we are proposing. So that slight modification needs to take
13 place with stipulation three. Additionally, we would like to
14 make clear on stipulation 13 that we will be installing a
15 traffic light at our main entrance along Hunt Highway. We
16 recommend removing the phrase, subject to the approval of the
17 County Engineer. When we talked before, some of you were
18 worried that that phrase, subject to the approval of the
19 County Engineer, meant the County Engineer could step in and
20 say nope, we're not going to have that access there. So we're
21 proposing removing that phrase to make sure that can't happen.
22 Mr. Wanamaker is here and is in accord with removing that. He
23 is in full agreement, as he testified to you earlier, that not
24 only is this location for a traffic light a good idea, but it
25 solves a very serious problem. The people on the west side of

1 Hunt Highway, that's their main access point, so when they
2 come out that large subdivision on the west side, they don't
3 have a light. So they stop there, stop sign, and they have to
4 wait until there's a break in the traffic. This solves that
5 problem for them. It also is a win-win because it makes the
6 traffic function better, consistent with our traffic report
7 for our proposal. So with these changes, which are fairly
8 minor and consistent with the approved plan of July 7th, we
9 believe we have accurately, fully addressed the concerns you
10 had with regard to access at the last meeting. We spent the
11 time to work this through with the planning staff, and we are
12 here in full accord with their support for these changes.
13 That concludes my updated presentation, Mr. Chairman, we'd be
14 very pleased, of course, to answer any further questions that
15 anyone might have.

16 RIGGINS: Commissioners? Commissioner Mooney.

17 MOONEY: Thank you. On stipulation number 8, and
18 this again may be for both the County and the presenter, the
19 half street right-of-way dedication will require - required
20 for Hunt Highway is 65 feet, so really, will there be a
21 entrance lane all the way from the new entrance proposed to
22 the traffic light? Or is it going to jut in and out? I
23 didn't quite catch how far apart those two entrances were, I'm
24 sorry.

25 GILBERT: Sure, good question. I did well having

1 the staff answer it last time, I'm going to repeat that. So
2 I'll turn it over to them. Welcome back from your sabbatical,
3 Chris.

4 WANAMAKER: Chris Wanamaker, County Engineer. So I
5 would need to look at the traffic report to see what the
6 distance is between the two driveways, but the 65 feet is for
7 basically the half street right-of-way. So the turn lane
8 that's required, that's based on the traffic analysis and I
9 don't know offhand how long it is, maybe the traffic engineer
10 knows that.

11 KELLEY: There's 440 feet -

12 GILBERT: Wait, wait. Well Mr. Chairman, would you
13 like our traffic engineer to supplement that answer?

14 RIGGINS: If the traffic engineer needs to come up
15 to give that information, he needs to step up to the podium.

16 GILBERT: I understand, that's why -

17 RIGGINS: And sign in.

18 GILBERT: That's why I stopped him, yeah.

19 MOONEY: So just to clarify my question -

20 GILBERT: And by the way, he has signed in.

21 RIGGINS: Oh he is signed in.

22 GILBERT: He is signed in.

23 RIGGINS: Then he just needs to come up and identify
24 himself.

25 MOONEY: I just want to know if they're going to be

1 connected. The length that the one for this new turn, I mean
2 I understand is - but are they going to be just one, like
3 almost a third lane?

4 WANAMAKER: I don't believe so, it'll be a separate
5 turn lane. See what their traffic engineer -

6 MOONEY: Thank you.

7 GILBERT: I submit, however, that that's the very
8 type of thing that will be determined at the site plan
9 hearing. We need to process the site plan. That's an issue
10 that's normally done at the site plan, but let's see what our
11 engineer has to say.

12 RIGGINS: And could you give us your name and
13 address before you begin, please?

14 KELLEY: Yes. Scott Kelley with Green Light Traffic
15 Engineering, 14050 North 83rd Avenue, Peoria, Arizona 85381.
16 The study that has been reviewed by the County currently shows
17 a 100 foot right turn lane for the Red Road new driveway A for
18 the project, the main intersection where the signal is
19 proposed. We will not need to have continuous right turn lane
20 along the project frontage. There's roughly 440 feet between
21 where the proposed new right in/right out driveway is and the
22 Red Road driveway are going to occur, so it would be a
23 separate right turn lane, not a continuous lane along the
24 frontage.

25 MOONEY: Thank you.

1 KELLEY: Thank you.

2 GILBERT: Does that answer your question?

3 MOONEY: Yes, thank you.

4 RIGGINS: Other Commissioners? Commissioner
5 Mennenga. Vice Chair Mennenga.

6 MENNENGA: Well, I'm not real thrilled about another
7 driveway out on Hunt Highway. That's kind of a train wreck
8 the way it is, but if you're all happy with that. The natural
9 here was a driveway out onto Johnson Ranch Boulevard. I
10 know you got some people didn't want that out there, but that
11 really is kind of the natural way to go with this. So anyway.

12 GILBERT: That's right, if I may just supplement
13 that, many of the neighbors felt that was a trainwreck, so...

14 MENNENGA: It's also, everybody's needs to
15 understand, this is a growth area, it's going to grow.

16 GILBERT: That's right, I don't disagree with you.

17 MENNENGA: Now, we get people here every month, like
18 we don't want this, we don't (Inaudible). You're living in a
19 growth area, it's going to grow, so you're going to have to
20 deal with some of the traffic (inaudible) stuff. So anyway,
21 just a comment. I mean I (inaudible) approving your project
22 and stuff, but kind of silly.

23 RIGGINS: Other Commissioners?

24 GILBERT: Okay.

25 RIGGINS: I got questions from myself.

1 GILBERT: Oh, I'm sorry Mr. Chairman, go right
2 ahead.

3 RIGGINS: Moving down to your proposed change to
4 stipulation 13, I can certainly see where a person doesn't
5 want to have the concept where a light that will be installed
6 can be decided by the County Engineer that it won't be
7 installed. I have no problem with that at all. I also have a
8 great deal of difficulty having the County Engineer have no
9 say in the approval of that traffic light. So I suggest that
10 what you wanted to do is not appropriate at all. You can
11 actually change it with one word. You can change it to where
12 Pinal County standards, subject to design approval by the
13 County Engineer.

14 GILBERT: Excellent, I -

15 RIGGINS: That's all it takes.

16 GILBERT: That does it, we're very happy with that.
17 Thank you.

18 RIGGINS: That's one thing. And could we go back to
19 your proposed site plan?

20 GILBERT: Yes.

21 RIGGINS: Could you tell me offhand from the
22 entrance point off of Hunt Highway to the western-most
23 north/south lateral, the number of dwelling units and number
24 of people occupying that remaining western extension that is
25 strictly a cul-de-sac without a turnaround?

1 GILBERT: You're talking about the leg, then, that
2 runs along the Johnson Ranch Boulevard?

3 RIGGINS: I'm talking about, you come in from Hunt
4 Highway and you have a square of access.

5 GILBERT: Yes.

6 RIGGINS: From that southwestern corner of the
7 square, the number of people that dwell along that western
8 extension, number of units that are in that. Approximately,
9 not to the precise number, but approximately.

10 GILBERT: Boy I, I am sorry, I don't know. I could
11 sit down and look at the site plan -

12 RIGGINS: Well each - or do I count each one of
13 these as a unit is each one of these - some of these are -

14 GILBERT: I'm guessing 60.

15 RIGGINS: 60.

16 GILBERT: Yeah.

17 RIGGINS: Okay, 60 units?

18 GILBERT: Yeah.

19 RIGGINS: Okay.

20 GILBERT: That's a -

21 RIGGINS: And that's close enough. That's
22 absolutely close enough. Not a problem at all. I suppose
23 I've been on this Commission for a while and I have seen many,
24 many cases where single access small subdivisions with a nice,
25 generous, big turn around at the end of them with 15 to 20

1 homes are turned down because they are an extended cul-de-sac
2 and they are dangerous, and they don't meet the health, safety
3 and welfare of the people that are going to live there. I see
4 this as a fire trap. I see this as a dangerous design, and
5 unfortunately the new curb cut that's being proposed does help
6 a portion of this development, but it doesn't help all the
7 rest of it. And the shape of that, to me, makes it dangerous
8 to the public that lives here. I'm not discussing how it
9 might help the access in and out as far as Hunt Highways is
10 concerned, but we have a great big, long, blind cul-de-sac
11 without even an adequate turnaround for a fire truck. And
12 obviously that adequate turnaround for a fire truck would
13 necessitate knocking out a bunch of units on that far side,
14 and it would still only be a cul-de-sac.

15 GILBERT: Well, my immediate re - oh excuse me.

16 MENNENGA: I agree. That's the point I was trying
17 to make. If I brought a subdivision in, for what I count,
18 there's 47 units back in there, okay? If I submit a
19 subdivision with 47 units on a cul-de-sac -

20 RIGGINS: Turned down.

21 MENNENGA: You'd throw it out in a heartbeat. You
22 have really designed a bottleneck in here. I mean I - you
23 know, you really have. Even if you put a big ol' cul-de-sac
24 in there, as I said, I know they don't want that access point
25 on Johnson Ranch back there, but sorry, I don't like what

1 you've done, period.

2 KLOB: And (inaudible) chime in.

3 RIGGINS: Commissioner Klob.

4 KLOB: That was kind of where my question was also
5 leading that, you know, that dead end and a possible solution
6 to this - and I'm not here to design your project, but, you
7 know, as a full emergency, we do knock boxes and, you know,
8 knock down gates for emergency access on projects all the
9 time. It's not a public access, but it would only be there
10 for the use of an emergency vehicle. I don't know how the
11 Commission's, you know, purview of that, but that might be a
12 solution here to give the safety, give the privacy to the
13 residents along Johnson Ranch Boulevard, but also the safety
14 of these new residents. Because I share the same concern, I
15 think it's a bad design to having that head in that far, you
16 know, 800 feet.

17 GILBERT: Well, commenting on that, we would have no
18 problem with going back and putting an emergency access in, as
19 you suggested. And by the way, that would not be inconsistent
20 with what we represented to the neighbors, because we told the
21 neighbors there would be no access on Johnson Ranch Boulevard,
22 except for emergency access. So we've always had that in the
23 plan all along. We would not be adverse to putting that back
24 in, we were just trying to simplify the issue and alleviate that
25 neighborhood concern, But if that's a concern, we would be

1 very pleased to stipulate to put the emergency access in.

2 RIGGINS: No, no, no, no, I'm looking back for
3 comments, questions on that.

4 DAVILA: Mr. Chair, if I may.

5 RIGGINS: Commissioner Davila.

6 DAVILA: To address my fellow Commissioners'
7 concerns, I would reference them to stipulation number 5,
8 which does state that they must meet the requirements of the
9 International Fire Code as adopted by Pinal County and
10 administrated by the Building Safety Department. So, I mean I
11 think there is a recourse to protect this board and the public
12 from any kind of potential disaster that could be faced by
13 your concerns.

14 GILBERT: Thank you, and we've agreed to that
15 stipulation. So it could be - we should be able to cover that
16 during the site plan review. Thank you.

17 RIGGINS: I also at this point, I won't pretend to
18 be in the same sphere of planning as a traffic design
19 consultant.

20 GILBERT: Me neither.

21 RIGGINS: But I don't believe it takes much of a set
22 of eyes to see that the proposed new curb cut to get some sort
23 of circulation in here, at least half of what it does is it
24 just overloads your already existing cut that goes in with the
25 traffic light. All the right outs have to go there. How many

1 people are going to go to that traffic light and try to make a
2 U-turn left? How are they going to actually make things worse
3 on Hunt Highway because they're bottlenecked in and they're
4 going to try to use that to beat something on the other side.
5 This is - what is I'm afraid happening here is we have a very,
6 very difficult site to do what you want to do and you're
7 coming up, you're validly trying to come up with attempts, but
8 the things that are coming up just don't fit health, public,
9 safety of this County. They're difficult. I see the
10 potential here for there to be an issue of more difficulty at
11 the main entrance because of this cut, not less, to be more.
12 And when we talk about traffic reduction over the commercial
13 site, I think we're being, we'll just call it, we'll
14 graciously call it to be somewhat difficult to maybe see the
15 reality in a traffic count. There's not only a traffic count,
16 there's also the timing of a traffic count. One thing about a
17 commercial development there, that is timed through a great
18 big portion of the day. People come in and out all day long.
19 More people, but they come in all day long. A residential
20 development like this, an enormous amount of the in and out
21 happens at rush hour both sides of the day. People coming and
22 people going. So just to make the comment that we've greatly
23 lessened the traffic problem on Hunt Highway, I believe that's
24 a statement that can be argued quite a bit.

25 GILBERT: Okay. May I respond to that Mr. Chairman?

1 RIGGINS: Oh, certainly. Certainly.

2 GILBERT: We know that - we're very familiar with
3 that issue, and that's why our traffic report takes into
4 account the AM peak hour differential and analyzes that and
5 still concludes that it works. You also have your County
6 Engineer indicating that it works. We've also agreed - thank
7 you for pointing that stipulation out, Commissioner - we've
8 agreed when we come in for design rev - or for site plan
9 approval, we will address those issues. If we have to lose
10 some units, we'll have to lose some units. But we can make it
11 work and thus far all our professionals that are analyzing
12 this says it does work. So we have to rely on them and we are
13 relying on them, and we feel comfortable that as we go through
14 the site planning process, those details can be worked out so
15 that it works. We believe it works now, but if it doesn't,
16 you get a full crack at us when we come in for the site plan
17 review process. And our traffic engineer, I want to repeat,
18 addresses the very issue in his report that you brought up.

19 RIGGINS: Well, one of the things about a planning
20 case is at this level, it is a public participation event. We
21 have both the applicant and we have the affected population
22 that lives in this area. They have both the presence to be
23 here and also a certain say to at least give opinions and be
24 in a democratic situation where things go back and forth. To
25 pass this with various apparent difficulties attached to it

1 and then make the statement, well once it finally gets to an
2 administrative point to where all we can do it, we can do it
3 administratively, it's out of the public's sight then. We
4 have not made it so we have adequately taken care of the
5 issues that the public are here to see taken care of, and to
6 keep stating, don't worry we can take care of it
7 administratively. That doesn't warm a lot of people. They
8 would like to see things taken care of in the public venue,
9 which we don't seem to be doing here. And I'll - and I'm
10 going to quit on this and I'll let you respond to what I said,
11 and I'll let it go forward after this.

12 GILBERT: Yeah. To answer your question, candor
13 necessitates that I just point out, this is a zoning process,
14 it's not a design review or a site plan process. These issues
15 are traditionally taken care of during the site plan process.
16 That's the way your ordinance is structured, that's the way
17 it's done, we're conforming to that process. If you're
18 concerned that we're not being transparent with the neighbors,
19 we're very happy to hold a meeting again with the neighbors.
20 We like meeting with them, and reviewing the site plan with
21 them that is approved by the County. We're happy to bring
22 that to their attention. Would be an unusual process, but
23 what you're requiring also is an unusual process, and you're
24 requiring a lot of detail that isn't typically done at the
25 zoning level, and that's the level we're at now. I end too

1 with the fact that we're not oblivious to these concerns and
2 that's why we have our traffic engineer review them and
3 address them in his report. He says that it can work. So
4 that report has been submitted to and is not being challenged
5 by your staff.

6 RIGGINS: And I was going to just let you respond
7 without saying anything, but you made -

8 GILBERT: I was hoping you would.

9 RIGGINS: But you made an assertion that I have to
10 respond to.

11 GILBERT: Then I get to respond to yours too.

12 RIGGINS: Of course you can. Of course you can. If
13 you wish to. As far as what the normal process is here, yes,
14 there's always things that get dealt with at the site plan
15 review, beyond the shadow of a doubt. But not major details.
16 Minor details get dealt with at site plan review. I have seen
17 Commissions after Commissions with so many names and faces
18 that I don't remember them all, and no one would have passed
19 something that is a cul-de-sac design like this with the
20 difficulties of access on one of the worst traffic situations
21 in Pinal County, in this fashion and just say, let's just do
22 it and we'll figure it all out at site plan review. I've
23 never sat on a Commission that would have done that. So to
24 say our normal course of business is to just pass it and let
25 it be done at site plan review, I believe is categorically

1 false. And I'll let you go ahead and state on to that.

2 GILBERT: Kind of you to give me that opportunity,
3 Mr. Chairman, thank you.

4 RIGGINS: Certainly.

5 GILBERT: This is very frustrating because we're
6 playing by the rules, and this is a zoning case. We've given
7 a site plan, that site plan has been reviewed by your staff.
8 There are a plethora of stipulations here that are designed to
9 protect this. We're not asking for a waiver from any of your
10 requirements. We've done everything that we were required to
11 do. We have a traffic report that says it works. It's been
12 reviewed by your staff, they indicate that they had no
13 problems with it, and we've got this whole line of
14 stipulations that are designed to protect the case as it goes
15 forward. So we're playing by the rules, and we believe we've
16 more than satisfied our burden to present to you this case,
17 and I'll leave it at that. Unless you've got some more
18 remarks, I'm ready to come back again.

19 RIGGINS: No I don't.

20 GILBERT: All right.

21 RIGGINS: No I don't.

22 GILBERT: We'll end it there.

23 RIGGINS: There was no assertions made that time, so
24 I don't need to respond.

25 GILBERT: Okay.

1 RIGGINS: I will ask if any of the other
2 Commissioners - Commissioner Mooney.

3 MOONEY: Okay, this - I'm new to the Commission, and
4 with this being presented, I feel, as a new Commissioner, that
5 we are looking at this whole plan and we discussed this last
6 month and changes were made. So I agree with the Chairman
7 that the assumptions, well then why weren't the assumptions
8 just made last month and we didn't come back to the County,
9 we'll just figure out the entrances. One of the concerns with
10 the emergency only gate was that the County could then go, oh
11 it's just going to become a full access. So putting that
12 emergency gate back in with the stipulation that it wouldn't
13 become full access and would be as other Commissioners have -
14 I wouldn't have, I wouldn't have an issue with that and I'm
15 not sure how the residents would feel. And then my third
16 point is, I just live three miles from this, so I know how
17 every single one of these turn lanes, and everybody gets in
18 the left lane to come out and do a U-turn, even though it says
19 no U-turn, that's the entire Hunt Highway. So both entrances
20 on Hunt Highway I just don't think are the right proposition
21 for this. And then third, lastly, some of the points that I
22 made last month were the number of units, of apartments. I
23 know you said these really aren't apartments, but we're going
24 to call them apartments.

25 GILBERT: No, that's fair, call them what -

1 MOONEY Currently we have 2,046 apartments in San
2 Tan Valley. There are 178 homes in an Edgewood area, and on
3 the boundary in Queen Creek there are 870 apartments already
4 approved. Most of the apartments are still under construction
5 and aren't built, so I just am frustrated as a San Tan Valley
6 resident saying there aren't enough. They aren't even rented
7 or full yet to say, wow, we're - I mean I don't want you to
8 wait until there's no housing and now we have to build it.
9 But, so I just have a hard time with that. And the commercial
10 part of it, yes it was apartments 15 years ago, as you stated
11 in this multiuse. The demographics in San Tan Valley has
12 changed immensely. I've lived here for 15 years and so that
13 whole strip has changed so much and we are losing so many
14 locations to apartments, or being reverted back to single
15 family housing units, that I just don't feel - sorry sir that
16 has been doing the commercial - that it's spent. WinCo is
17 coming just up the road. That whole development is growing.
18 In front of San Tan Heights, that commercial development is
19 growing. We are just now getting back to the turn, I feel, of
20 commercial coming out this way, and I would really hate to see
21 this converted to this use. With that, I'm done. Thank you.

22 GILBERT: May I respond to that, Mr. Chairman?

23 RIGGINS: Certainly.

24 GILBERT: Let me begin with your last point. The
25 County commissioned a major study to analyze the commercial

1 and the need for commercial. That study did indicate that
2 there was a need for commercial. Importantly, though, that
3 study didn't even cite this case or this location as an
4 appropriate site for commercial expansion. That, I can rest
5 my case I think with complete confidence, by saying your own
6 study didn't pick this site as a site for potential commercial
7 expansion. We have sitting here in this audience one of the
8 most capable, experienced commercial developers in this whole
9 area. No one, no one has brought more commercial to this area
10 than Gary Davidson. He knows it. He knows it much better
11 than any of us sitting here. And he has tried, and he's
12 located nine commercial acres, but there is just not an
13 opportunity for other commercial to come. People, for
14 example, you cited WinCo, well WinCo can't go on a site like
15 this, this is a very limited site and we've tried. So the
16 fact is, if we could develop it as commercial, we would, and
17 your own study doesn't pick this site as a site for commercial
18 development. Then, with regard to your comment on the number
19 of apartments in the area, may I defer to the staff report?
20 I'm reading from page 3. It says, the housing stock in San
21 Tan Valley is dramatically skewed, with detached single family
22 homes accounting for 99.5 percent of all units, leaving only
23 .5 percent dedicated to multifamily units such as duplexes,
24 townhomes and apartments. So furthermore, examining the
25 characteristics of the San Tan Valley housing stock is central

1 to the task of embracing existing neighborhoods, while
2 preparing for the diverse needs of future residents. The
3 proposal brings a different housing type to the housing
4 market. So your own staff has made you - has provided
5 empirical data indicating there's a need for this type of
6 product. So that's my response.

7 DAVILA: Mr. Chair, if I may.

8 RIGGINS: Commissioner Davila.

9 DAVILA: I would like to mention to my fellow
10 Commissioners that I do have a concern regarding the position
11 we may be putting ourselves as a Commission by overstepping
12 our roles and getting involved in the site planning aspect of
13 these cases. We may want to consult with our legal counsel as
14 to where that could put us going forward, because I do believe
15 it would be setting a dangerous precedent.

16 RIGGINS: I will certainly listen to legal counsel
17 when he holds his hands up and say you guys better be careful,
18 we'd better go into executive session. And I will defer to
19 his opinion on that when he feels he needs to exert it. Vice
20 Chair Mennenga.

21 MENNENGA: Well, I'd like to make a motion for
22 approval.

23 RIGGINS: We haven't -

24 ??: Your mic sir.

25 MENNENGA: Okay, I just want to add a stipulation.

1 ??: Your mic is pointed upward.

2 MENNENGA: There you go. Is that better? Okay. So
3 I'm not sure how we - what process you want to go through that
4 with, but I would like - how many stipulations we've got, 16?

5 GILBERT: Yes.

6 OLGIN: There's 16.

7 DAVILA: Mr. Chairman.

8 RIGGINS: Vice Chair has the floor, I'll get back to
9 you right after him.

10 MENNENGA: I would propose we add another
11 stipulation to put the emergency access cut along Johnson
12 Boulevard back in.

13 GILBERT: That is absolutely acceptable to us. It
14 was from the beginning, thank you.

15 RIGGINS: But in no way can be changed to anything
16 other than.

17 MENNENGA: That's right. That's correct.

18 GILBERT: That is right.

19 RIGGINS: Okay. Would you like any response to that
20 or have you done so?

21 GILBERT: I am enthusiastically in support of that
22 suggestion.

23 RIGGINS: Okay, then I will get back to Commissioner
24 Davila.

25 DAVILA: No, I'm fine. I simply thought

1 Commissioner Mennenga was making a motion without the public
2 hearing, so I apologize.

3 RIGGINS: Okay. No we have, we still have other
4 things to do. So you were quite right to be noticing of it.

5 MOONEY: Chairman?

6 RIGGINS: Yes, Commissioner Mooney.

7 MOONEY: Thank you for your response and answers to
8 my concerns. I will say that I'm not quite sure why this
9 property was left off, but I have spoken with the folks in my
10 district and I believe it was inadvertently left off, but
11 nonetheless, you are correct it was left off the study.
12 However, with that being said, Plan San Tan was also done six
13 years ago and things have changed a lot, so I am just putting
14 my concerns out there with that. I'm not arguing or disputing
15 the fact that a Plan San Tan was done. Many things that were
16 done with Plan San Tan, many of those properties - or I
17 shouldn't say many - a lot of them have been changed, and that
18 has become a concern with the residents here in San Tan
19 Valley. And so I just wanted to - that study is old and
20 things have changed a lot in the last six years here, so
21 that's all. Thank you.

22 GILBERT: May I respond to that? Thank you. You
23 put me in a very awkward position, Commissioner. We're
24 guided, and the law says that we are supposed to zone in
25 conformance with the plans adopted by the County. That San

1 Tan Plan is the current adopted plan, and is the plan that is
2 currently guiding this zoning process. To say it's old may be
3 accurate, but it is still the plan. That's why the staff
4 refers to it several times in the staff report. That's the
5 current guideline, that's what we're supposed to be using. So
6 we've used it. Thank you.

7 RIGGINS: Okay. Any more comments? Any more
8 questions? Yes, Gilbert.

9 OLGIN: Chair, Vice Chair, Commission, Gilbert
10 Olgin. Just want to provide some clarity because some
11 statements were made that I just want to make sure going
12 forward you do understand. We don't support the case. We've
13 said no recommendation, so we have no position on this case.
14 We also don't support the site plan. We're in agreement with
15 the stipulations that we have today, yes, but it was said that
16 we support. The site plan isn't being reviewed today. Today
17 we're looking at access and we're looking at the use. That's
18 it. So we're not in agreement with the site plan because it
19 still has to go through a process to be approved. So - and
20 there is a very good reason why staff does not have a position
21 on this case. So I want to make that very clear that moving
22 forward, I know it's been suggested that we're in agreement,
23 but not - we're not giving you a yes or no or support or no
24 support on this case. But there's a lot of moving parts with
25 this case. It's commercial, it used to be multifamily and it

1 is multifamily. They call it BTR, but it's multifamily, it's
2 a type of multifamily. So just want to be very clear that
3 that's understood moving forward.

4 RIGGINS: And I thank you for that clarification.

5 GILBERT: And we understand that.

6 RIGGINS: Yep, okay. Very good. So does the
7 Commission have any further questions of the applicant? There
8 none being, I thank you very much.

9 GILBERT: My pleasure.

10 RIGGINS: And I will certainly let you come back up
11 after the public participation.

12 GILBERT: Kind of you. Thank you.

13 RIGGIN: And so we will at this time open the public
14 participation portion of this case and ask all those who wish
15 to come up and speak to it to do so. I, just for a management
16 point of view, I'd like to see hands of how many people wish
17 to speak today on this. Okay, then that's fine. We'll just
18 go ahead and go forward with it then.

19 GILBERT: Good to see you again.

20 RIGGINS: And remember to get your name and address
21 down in the log, and then give that to us before you begin,
22 please.

23 STOCKTON: I've written it down already.

24 RIGGINS: Okay.

25 STOCKTON: My name's Jeanne Stockton, I'm s resident

1 in Johnson Ranch, 29709 North Gecko Trail, San Tan Valley,
2 Arizona. I've been here since 2009. There's a couple of
3 things that were brought up today, and the first I would like
4 to touch on is whenever a plan is changed, I was under the
5 impression that the developer had to have a meeting with the
6 people in the community. They don't have their plan
7 solidified, so I think it's a little premature for them to
8 come here today and ask you to approve it when they haven't
9 had a subsequent meeting with the people in Johnson Ranch.
10 The people in Johnson Ranch may or may not be supportive of
11 this. How do they know? They haven't met with us. The other
12 point is, I've been taking notes, I'm sorry, I'm just one of
13 those people that do that.

14 RIGGINS: It is your time to speak, so you just take
15 your time and bring up what you need to.

16 STOCKTON: Okay. So the other thing, I thought the
17 County is supposed to post on those big yellow boards when
18 there's meetings that the public should attend for planning
19 and zoning. I don't believe there was a notice put on that
20 big yellow board for this meeting today. I do know that prior
21 to last month, the only meeting notice that was put on that
22 yellow board was back in October of 2023. But they did post
23 the previous meeting for June. So notifying the people of
24 these meetings and getting the people to participate in these
25 meetings is extremely difficult if we don't have our County

1 ambassadors making sure that we get notified of the meetings.

2 So those -

3 RIGGINS: May I interrupt you just for a moment?

4 STOCKTON: Certainly.

5 RIGGINS: Gilbert?

6 OLGIN: Sir.

7 RIGGINS: Just a question because I don't know what
8 protocol is on this. Do we update the postings, the big black
9 and yellow signs, when there's a continuance? Do we update
10 those signs?

11 OLGIN: Chair, Vice Chair, we do not, but in this
12 case we did update the website posting to make sure it was
13 updated that this meeting was going on.

14 RIGGINS: And that's what I was going to get into.

15 OLGIN: So (inaudible).

16 RIGGINS: I did not think it has ever been a policy
17 that after the initial sign goes up that they - if there's
18 continuances, there's delays, there's various things, I've
19 never known it to be a policy to where they go out to the sign
20 and make changes on the sign. But I can assure you that on
21 pinalcountyaz.gov they are incredibly adept at making sure the
22 agendas, meeting times, topics, are all very easily
23 discernible and for updates. And I would, you know, back in
24 the days when it used to take, you had to look in the
25 newspaper, you know, you had to take a trip down here or

1 something, those postings bore more relevance to how you might
2 keep yourself apprised. But that website, they do a
3 magnificent job with it, and those people that are interested
4 in it, they need to know to look to that.

5 STOCK: Well, I agree with you. In my past life, I
6 worked for IBM, I was a change manager and did project
7 management and all of that. I'm really familiar with using
8 the internet and using the website and social media, but a lot
9 of the people in our community are not, you know. So perhaps
10 I'll take this offline and discuss it with Tricia and with
11 Hayley to see if the Board of Supervisors can make a
12 recommendation that it be posted on the notification boards,
13 as well as social media and the internet. So thank you for
14 that.

15 RIGGINS: That would be the direction to approach
16 that.

17 STOCKTON: Okay, thank you. Several apartment
18 dwellings have been approved in the San Tan Valley area since
19 that plan was published, the Special Area Plan, as
20 Commissioner Mooney has pointed out. The demands for
21 apartments typically aligns with the need for workers. There
22 are very few jobs in San Tan Valley for people to work at.
23 This will require residents of those complexes to travel
24 outside of San Tan Valley to work, which in the long run will
25 contribute to the retail leakage of disposable income that

1 Pinal County has been fighting for numerous years. The
2 property will better serve the community as a piece of
3 commercial property, as opposed to bringing 200 to 400
4 additional residents and their vehicles. We are not being
5 unreasonable, we're trying to be practical. When the
6 developer's representatives said that it would bring an
7 increase of traffic, I believe everybody in this room knows -
8 or in this room know that when you're driving down the road,
9 you stop and shop on your way home. So the people that would
10 be shopping in that commercial area would be people that are
11 going to travel by there anyway. We're not going to be
12 marketing to Flagstaff or, you know, areas outside of the
13 Johnson Ranch community. We need commercial properties that's
14 going to satisfy the needs of the people that live in that
15 area. Let's see. The Red Mountain, that Red Mountain way,
16 that road they're talking about, they call it Red Road, the
17 people that live on that side of the road typically they come
18 out and they turn right and they head towards Queen Creek on
19 Hunt Highway. Very few of them turn left to go towards
20 Florence. As they're going home, they have a left hand turn
21 lane off from Hunt Highway that would give them access into
22 their development. So to say that they really need that
23 traffic light, no, they need the traffic light for the
24 additional residents that are going to be living there. It
25 really is not going to provide that much of a benefit for the

1 people that are already there. And just so you guys know,
2 there's a heavy flow of traffic on Hunt Highway from 5 a.m. to
3 10 p.m. daily. We have three two lane roads turning into a
4 one lane road into golf course, which feeds into Johnson Ranch
5 Boulevard. Keep that in mind because I'm going to point out
6 some information I got on the internet because I like the web.
7 Hunt Highway and Gary Road, from January 1st to January 17th,
8 2024, according to LexisNexis Community Crime Map, 295
9 accidents, which is 198 days equals 1.48 accidents per day.
10 That's four lanes going to four lanes. Okay? East Hunt
11 Highway and North Gantzel, July 1st to July 17th, 193 accidents
12 in 198 days, which is .97 accidents per day. Again, that's
13 four lanes and four lanes. Hunt Highway and Red Mountain,
14 there have been 30 accidents in 198 days, 0.15 accidents per
15 day. That doesn't really warrant a traffic light, but...
16 Ocotillo and Gantzel, a little bit further away from us, but
17 it gives you an idea - 263 accidents in 198 days, 1.32
18 accidents per day. Hunt Highway and Bella Vista. We got a
19 bingo. 361 accidents in 198 days is 1.82 accidents per day.
20 Are we here to improve the quality of life, to sustain the
21 quality of life, or to decrease it or diminish it? And by the
22 addition of all these residents and all these apartments, I
23 don't think that it's silly of us to stand up here and
24 advocate for commercial property to become a little more
25 creative on how that plot would be divided up to attract

1 commercial property, instead of bringing more people to the
2 chokehold. And I have personally been a witness to a deadly
3 accident in that area. I was innocently going to the grocery
4 store to get some coleslaw dressing, and was a first responder
5 to an accident where a man on a motorcycle lost his life. And
6 I sat there and consoled him and told him help was on the way,
7 and he died. How many of us have to be exposed to something
8 like that for people to understand? We're not being silly, we
9 are trying to preserve our neighborhood and our quality of
10 life. And I think that's all I'm going to say before I get
11 choked up. Any questions?

12 RIGGINS: Thank you very much. Commissioners, any
13 questions? Thank you very much.

14 STOCKTON: Thank you.

15 RIGGINS: Who else would like to come up and speak
16 to this case? Please come up.

17 RIGGINS: Thank you for signing in.

18 ANDRADE: Thank you guys for seeing me. Good
19 morning Commissioners and members of the board. My name's
20 Daniel Andrade, I live in the properties right behind, west of
21 Johnson Boulevard. The address is 30685 North Maple Chase
22 Drive in San Tan Valley, Arizona. It's hard to be civil right
23 now, but I'm gonna be very civil. I just see what the
24 developer says, and I can just not stop rolling my eyes or
25 brush away the lies that they're feeding us. One of the first

1 slides on the PowerPoints was that there's a lack of
2 multifamily units in San Tan Valley. I don't know how
3 outdated that is. If you drive past San Tan Valley, you will
4 see a whole cluster of apartments or multifamily units coming
5 up. I get what the developer is trying to do, you can see how
6 many units are being crammed into that one area. As a
7 developer, I would want to get profit too. But is that what's
8 really right for the community and for San Tan Valley? I
9 don't think so. And the reason why, it's like points have
10 been brought up before, those people there, the majority of
11 those people come - I'm not going to say 100 percent of the
12 people - a majority of those people are going to go to work
13 and come back from work at the same time. Everybody else
14 does, and that's during rush hour access, so that is going to
15 create more traffic around the timeframe. Yes, business will
16 create more traffic, but that's spread over the day, not
17 during certain times when we need rush hour traffic to be
18 alleviated. Another light too, how are you going to say that
19 you're going to lessen traffic by putting more people in that
20 area? How does that make sense? So, I'm just (inaudible)
21 about the lies that we're being fed. I hope you guys don't
22 buy into that, or you know, or say you know what, this is a
23 lie, but we're still going to brush it off and we're going to
24 keep on going with it anyways. I hope that's not the case. I
25 appreciate Commissioner Mooney about she's a resident of the

1 San Tan Valley area, and she knows what we see everyday. The
2 developers, they probably don't even live close to this area,
3 so they could care less what happens to that land, but a lot
4 of us do live in that area and if those units get filled, what
5 are we going to see later on? Do people like living around
6 apartments? No. If you build apartments like that, I feel
7 like it's going to degrade that area. A lot - maybe our
8 residence will decrease in value. Maybe crime and vandalism
9 will go up. And I know that for sure, because I'm in the
10 nature of where I work at. Another thing too, the nature of
11 where I work at, I also speak with a lot of enforcement off -
12 law enforcement deputies and sheriffs, and they gave me input
13 on this. I don't know if I should say what they told me
14 because I don't want to put - I don't want to give out their
15 names, but they are against this because they know apartment
16 complexes and multifamily units bring to an area. So I'll
17 just leave it like that. Also, the quality of life will very
18 diminish. You could see that there's two story buildings in
19 that area. We're not - we're going to lose privacy on that as
20 well. And today they had a lot of time to come up with an
21 exact plan to address you guys and see this is our plan, let's
22 move forward. They can't even do that. So how are we
23 supposed to look at something if it's not fully finished or
24 if, you know, or later on they're gonna say, oh we're gonna
25 change it this way without us knowing? And all that stuff

1 doesn't seem right to me. Like I said, I'm trying to be civil
2 about this because it's real hard to talk right now because
3 it's starting to get to me. And mostly because of the quality
4 of life will diminish in that area. I guarantee. I lived
5 close to apartment complexes growing up, and it's nothing
6 good, you know. There is a good people live in apartment
7 complexes, but you also get the not so great people, and you
8 know, and it will affect our community. I just hope today
9 that with this hearing, we start listening to more of being
10 moral and then instead of more being profitable to somebody's
11 pocket. There's a lot more things I want to do, but since I'm
12 so worked up right now, it's hard to think about other stuff
13 that's important for me to say. I just hope you guys make the
14 right decision for this community and you guys see behind all
15 the lies and see what it really comes down to. Us as a
16 community, we do not want a residential community. We will
17 rather see a commercial, but if that - if they're having a
18 hard time bringing commercial in, sell that property to
19 somebody that can bring commercial in, or sell it back to the
20 County, you know. That could help you out right there. But
21 as you guys see, they cannot come up with a great plan to show
22 us. And so how can we go forward with this if they bring up
23 something and then later on say, oh we have to change it and
24 make it worse. You know? God forbid there's a fire in there
25 and, you know, people, if you don't have access points or

1 barely available areas to go through, what are you guys
2 looking at? You know? You guys gotta think about all that
3 stuff, so... I know politics don't have the right image
4 sometimes, but you guys here can make a difference on that.
5 And the community does not stand for multifamily apartments in
6 the area. And that's all I've got to say guys.

7 RIGGINS: Thank you very much. Any questions,
8 Commissioners? Thank you.

9 ANDRADE: Thank you.

10 RIGGINS: And just to have the one person left?
11 Okay, thank you very much.

12 O'TOOLE: Good morning ladies and gentlemen. My
13 name is Tom O'Toole, I reside at 30393 North Maple Chase Drive
14 in San Tan Valley, Arizona. I bought my house over seven
15 years ago, and I enjoy living in this community. I'm just
16 filling this out, so just bear with me a second. All right, a
17 couple of things I want to say. I was here last month at the
18 meeting, and I guess I'll first say is this, is that in
19 remembering the meeting you guys said there had to be two
20 access points going in and out, forget the emergency. So
21 therefore, based upon what they proposed, they only have 1.5,
22 because there's only a right in and right out. Therefore I
23 think that's pretty simple. If you cannot comply, you must
24 deny. It's that simple. You know? If you want to use what
25 Johnnie Cochran said, you know, you can't acquit - if it

1 doesn't fit, you must acquit. Well, this is the same thing.
2 Like I said, you guys said there had to be two, and I believe
3 that was somewhere in the Pinal County rules or regulations.
4 I'm not an attorney, so I don't know everything, but if you
5 don't have the two, then it - one and a half is not two.
6 Okay? So that's (inaudible). Mr. Davidson, I know you're a
7 developer, okay? You're here to make money, I have no problem
8 with that. But to kind of piggyback what Daniel just said,
9 you know what, if it's not going to fit, it's not going to be
10 community - beneficial to the community, you might want to
11 sell it, you might want to sell it back to the County, maybe
12 just to get it off your balance sheet. It's just a
13 suggestion, that's all that is. Commissioner Mooney, you
14 mentioned something, I know you said you live by, in San Tan
15 Heights, I'm assuming somewhere, behind the Walmart. I don't
16 know how many units are being built over there, but from this
17 person who drives there occasionally, probably looks like a
18 couple thousand because they even put - initially some of the
19 units were designed for two stories, now they're actually
20 three stories. So I'm sure for every story they built,
21 there's probably 5 to - 500 to 1,000 more units. So with that
22 many more units, that brings the amount of apartments
23 available to San Tan Valley increases. Okay? Last, you know,
24 like I said, we're all here, we bought our houses. I know
25 this is going to impact my quality of life because I live on

1 Maple Chase Drive and basically I could take one step out of
2 my back door, I look to the left, I can see the Superstition
3 Mountains. That's a nice quality of life I don't have, so now
4 I'm going to have obstructed views. I didn't bargain for that
5 when I bought my house. Just like everyone else. Okay? I
6 mean (inaudible).

7 RIGGINS: We need to keep it direct.

8 O'TOOLE: I understand, but I wasn't - when he was
9 talking, I didn't speak, so I'd just like the same courtesy.

10 RIGGINS: Certainly.

11 O'TOOLE: Okay? Someone mentioned something about
12 the traffic. In your traffic, the consultant, the traffic,
13 I'll ask you a question. I wonder who pays your compensation.

14 RIGGINS: No, don't, don't look back there.

15 O'TOOLE: Okay, well that's, because that to me,
16 that's a fair question. Because if the developer is paying
17 his compensation, whatever their fees are, I would think
18 they're going to skew it towards the developer. Now, when he
19 did his traffic study, did he take in any of those traffic
20 concerns along the roundabout from West Golf Club Drive to
21 Johnson Ranch Boulevard? Everything's on Hunt Highway. Yes,
22 that's the main artery there, and it's going to cause
23 accidents as Jeanne said in her statement. But no one's ever
24 brought up about West Golf Club Drive around that roundabout,
25 and that's very important because that's how people get in and

1 out of Johnson Ranch Boulevard. And there's a guy, like I
2 said, my house backs up to Johnson Ranch Boulevard, I can see
3 the traffic, I can hear the traffic. I don't want any more.
4 That's really about it. Like I said, the last thing, I'll
5 reiterate again, there's only 1.5 access, that's not two,
6 therefore, if you cannot comply, you must deny. I'll take any
7 questions.

8 RIGGINS: Thank you sir. Commissioners, any
9 questions? Thank you very much.

10 O'TOOLE: Thank you. Oh, can I say one last thing?

11 RIGGINS: One last thing.

12 O'TOOLE: If he's going to - if the attorney's
13 allowed to speak again, do we get an opportunity to speak
14 again, maybe to rebut what he says?

15 RIGGINS: No, that's not in the process.

16 O'TOOLE: Okay, but he can. And we can't?

17 RIGGINS: That is in the process, it's always been
18 that way.

19 O'TOOLE: Okay. Well then the last thing I'll just
20 say, like I said, if he can't comply, must deny. I make a
21 motion to dismiss.

22 RIGGINS: Okay, thank you very much.

23 O'TOOLE: Oh, you don't take a vote on it?

24 RIGGINS: No.

25 O'TOOLE: Okay.

1 RIGGINS: Okay, last call for anybody to come up to
2 speak to this case. Anybody else at all? There none being,
3 we'll close the public participation portion of this case, and
4 we'll ask the applicant if he would like to come up with some
5 closing remarks.

6 GILBERT: Have you ever seen the applicant not come
7 up, given an opportunity for closing remarks?

8 RIGGINS: Not often, but sometimes.

9 GILBERT: Well, I'm here and happy to give some
10 closing remarks. And I will limit my comments to the three
11 speakers that have spoken earlier. First of all, I want to
12 make the point that we've held all the required community
13 meetings, I think that goes without saying. And the minor
14 changes we've made to the site plan have all been consistent
15 with what we were doing by responding to neighbors' requests.
16 So the procedure, as I understand it, is that when you have a
17 hearing and you announce - and it's continued, and you
18 announce the date of the next meeting, then it doesn't require
19 reposting. So just wanted to say that for the record. All
20 right. The problem with everyone that's spoken is they don't
21 take into account that - sorry, would you get the site plan
22 back up? Thank you. The problem that everyone is overlooking
23 is that we are left to develop the least desirable portion of
24 this commercial development. Scott's Golf Club doesn't go
25 anywhere, so it's not good access. And you, I think one of

1 the Commissioners mentioned WinCo. That's a case in point.
2 That's where all the commercial is going. First of all,
3 you've got a major anchor attraction in WinCo, that's where
4 the kind of tenants that we tried to attract go. It's better
5 access there. So this is the least desirable site, and I
6 submit, one of the reasons why it wasn't mentioned as a
7 potential commercial development in the staff study. I've got
8 to say, I take major umbrage with the comment that these
9 people that live on the west side along Red Road - east side,
10 excuse me, thank you, a lot of pressure up here, Mr. Chairman
11 - a lot of the people that live on the east side of Hunt
12 Highway very, very much want that light. We've been out in
13 that community and we got overwhelming support. Also, in
14 talking with your County Engineer, he also has indicated that
15 there is a need for a light there. So it's very clear that
16 that light is a win-win situation and helps improve the
17 situation there substantially. One of the speakers indicated
18 that there is a heavy flow of traffic on Hunt Highway and
19 regaled us with a plethora of traffic accidents and
20 statistics. I don't dispute any of those basic premises, but
21 what I want to maintain, that's what makes this case so good,
22 is we are reducing the amount of traffic. No one has
23 challenged that basic premise. We've submitted a traffic
24 report, it's been reviewed by the County. And let me just
25 summarize the traffic, and I want to focus on the points you

1 brought up earlier, Mr. Chairman, on the am/pm difference in
2 the traffic and so on, which is a fair point. The traffic
3 generation comparison from our traffic report indicates that
4 if the project is developed as residential, the AM peak hour
5 trips will be 88. If it is developed as currently permitted
6 as commercial, there would be 503 trips, a difference of 415
7 during the AM peak. The same basic statistic holds true for
8 the PM peak hour trips. If it's developed as residential, it's
9 105 trips. If it's developed as commercial, it's 676 trips
10 for a total of 571 more trips. So if traffic is your concern
11 along Hunt Highway, this case should be approved because there
12 is no question that a residential project - and I stand by
13 this emphatically - reduces the amount of traffic. And those
14 statistics are empirically borne out, and that traffic report
15 was submitted and reviewed by your staff. The point was made
16 about cramming units in. We point out that this property was
17 originally master planned for a density of approximately 18 to
18 20 units per acre. We're providing 11, so we're not cramming
19 units in this, we're put in less units than what was
20 originally a master planned. I know you're aware of this, but
21 I've got to respond that there is no empirical evidence that
22 people that live in these build to rent units cause more crime
23 than commercial causes. There's just no back up empirically
24 for that. Next we've been told well we're concerned because
25 these units are two story and will perhaps cause problems with

1 privacy. We point out that there are one, two story units in
2 Johnson Ranch, that the height - maximum height of our two
3 story units is 24 feet. Commercial is allowed to go 30. Then
4 this comment that we only have right in/right out so we don't
5 fully comply with the two required access points, I just want
6 to read from your ordinance 3.35.020, and it doesn't say
7 anything about the number of right ins/right outs, full outs,
8 it just says paved all weather public access shall be provided
9 to and from the subdivision. A minimum of two permanent
10 access points shall be provided for ingress and egress from
11 the subdivision to existing public roads. So it doesn't
12 matter, and you're not required to have more than right in and
13 right out. We meet that requirement. We clearly meet the
14 ordinance requirements for the two access points. And then
15 the last point that is rather obvious, we paid for the traffic
16 report. He worked for us, he was our consultant. We admit
17 that, that's rather obvious. But what the speaker that
18 referenced that point overlooks, is that that traffic report
19 must be submitted and reviewed and approved by your staff. So
20 even though we paid for the traffic report, that traffic
21 report was approved - I'm sorry, was reviewed by your staff.
22 In summary, I think we have done a job and that is to be
23 commended - pardon my hubris - of working with the many, many
24 of the neighbors. Not all of them obviously are in agreement,
25 but their major concern was traffic. We've addressed that and

1 we're reducing the traffic. The other concern that was
2 brought up is that many people were concerned about access. I
3 think with this new plan and with the concurrence of your
4 County Engineer, we have solved those access problems. We are
5 in full agreement to putting back in the emergency only access
6 onto Johnson Ranch Boulevard. With that, I conclude my
7 presentation. Be pleased to answer any further questions you
8 may have.

9 RIGGINS: Thank you. Commissioners, and comments?
10 Commissioner Mooney.

11 MOONEY: I have comments. They weren't questions
12 for any of the presenters, but I just have some comments on
13 some of the things that were brought up, if I may. The first
14 speaker mentioned leakage, and in doing some research between
15 the meetings, this is from my district Supervisor's office.
16 In 2022 our retail leakage from San Tan Valley alone was just
17 over \$1.3 billion. This specifically, for those leaving our
18 community, purchasing goods and services outside of Pinal
19 County. This has nothing to do with online sales tax. So
20 this is in-person spending. So think about the impacts this
21 could have on our roads, parks and other community amenities
22 going forward by changing, converting this out of commercial.
23 How to attract commercial, I'm not sure. I learned this from
24 actually my district Supervisor's gal. Home Depot was in the
25 process of listing that piece of property, and they asked them

1 to come and see the site, and when they came and actually saw
2 the amount of homes in that area, they realized, wow, and
3 immediately - I don't, I shouldn't say immediately, but at
4 that point decided not to sell and build. I want to address
5 the WinCo comment. I wasn't saying WinCo could go here, I'm
6 saying WinCo is building and the rest of that complex is now
7 being sought after to be built. So there are other
8 properties. So I'm just curious if anybody has been - and you
9 don't have to answer, but has anybody ever been invited out to
10 the site to see what it is and see the amount of homes and
11 what's happening here? I see a head waving in the background,
12 so okay, thank you. And the traffic, I'm not going to dispute
13 the traffic study by any means, but depending on the types of
14 businesses that come, there may be some outside people that
15 will come into San Tan Valley to shop at those locations.
16 However, depending on what they are, it could be a lot of the
17 local residents. Yes, there'll still be traffic, but I just
18 watch people go from Walmart to Home Depot, back and forth all
19 the time, and sure, there's outside traffic coming in as well,
20 but I think a lot of it will be locals, so the numbers might
21 not be as impactful as we may think. And lastly, residents
22 look at the - not all, but a lot of residents will look at the
23 areas when they're purchasing, and knowing that that might
24 have been commercial space might have helped choose to
25 purchase in the area that they did, knowing that eventually

1 that would be filled out. I know I did when I bought mine,
2 and I've been here 15 years and it's just now getting built
3 out. But I know that it was going to be retail. So those are
4 just my comments that I wanted to make. I just hate to lose
5 commercial space in San Tan Valley. Thank you.

6 RIGGINS: And would you like to respond to that?

7 GILBERT: Yes, just very briefly.

8 RIGGINS: Thank you for that.

9 GILBERT: I'll be very brief. On the leakage that
10 she talked about, there is leakage going on, but our site
11 isn't the cause of that. Again, believe me, if we could
12 develop this as commercial, we would do so. I've made that
13 point perhaps at nauseum. I don't know this information on
14 Home Depot, but Home Depot could never, ever fit on our site,
15 I just confirmed that with Mr. Davidson. It was never even
16 considered for this site. The traffic report, we stand by
17 those figures. No one has challenged those figures with any
18 empirical counter data. I think the traffic report stands.
19 And lastly, when you comment on well some people may have
20 bought relying on the commercial, others may have bought
21 knowing full well that it was originally master planned when
22 their homes were built for residential and apartments. So
23 they knew too that that possibility existed because it was
24 there on the master plan. Those are just some comments.

25 RIGGINS: Commissioners, other questions. Anybody?

1 Thank you very much.

2 GILBERT: Thank you.

3 RIGGINS: Okay, we'll turn it back to the Commission
4 for any questions of staff, any discussion among ourselves, or
5 a motion. Before we get there, I would just like to make one
6 observation I see, and it's a very brief observation, but this
7 entire testimony and discussion today has been whether this
8 remains commercial or is this, that we have in front of us?
9 It's a polarity, it's either this or this. Where indeed
10 that's not the case. There's other potentials as well that
11 possibly could fit into this site. So to say that the only
12 two things that could happen here are the existing commercial
13 with its difficulties, or this exact plan with its
14 difficulties, is an inaccurate statement because there's other
15 variables that can be addressed and put into it to go in
16 different directions. So I just wanted to point out that I
17 think there's been a little bit too much discussion of the
18 polarity of only two potentials, because there's a great deal
19 more than that. And then I will turn it over to whoever would
20 like to say anything. Commissioner Mooney.

21 MOONEY: I just wanted a clarification. If - I
22 know how I would vote, but I think that it's not going to go
23 that way. On the stipulation 17, could I get that read back,
24 please?

25 BILLINGSLEY: Yes ma'am, Mr. Chairman, Commissioner

1 Mooney. I will actually read all three that were mentioned to
2 make - into the record, to make sure that those are clear and
3 if there is a motion made, so that you could reference those
4 as I've read them into the record.

5 RIGGINS: Excellent.

6 BILLINGSLEY: Okay. First one is stipulation number
7 3: Johnson Ranch BTR Planned Area Development Overlay
8 District, PZ- PD-007-23, is to be developed as shown on the
9 site plan/development plan dated April 1, 2024, and the PAD
10 narrative dated April 9, 2024, along with other supplementary
11 documentation as modified by the revised site plan submitted
12 to the County on July 7, 2024, to remove the access point on
13 Johnson Ranch Boulevard and provide a new right in/right out
14 access from Hunt Highway in accordance with the applicable
15 criteria set forth in Chapter 2.176 of the Pinal County
16 Development Services Code. That's the first one.

17 RIGGINS: That's number 3.

18 BILLINGSLEY: On to number 13. Number 13 would
19 read: A traffic signal shall be installed at no cost to Pinal
20 County at the primary entrance of the development on Hunt
21 Highway in accordance with the Pinal County standards, subject
22 to engineering design review and approval by the County
23 Engineer. Is that satisfactory?

24 RIGGINS: Mm hm.

25 BILLINGSLEY: And then it was requested that a

1 potential stipulation 17 be added, I put something together
2 real quick. Developer to provide an emergency only access
3 point to Johnson Ranch Boulevard. Said access will be for
4 emergency vehicles only.

5 KLOB: Through the Chair.

6 RIGGINS: Commissioner Klob:

7 KLOB: Brent, or could we put stipulation number 3
8 back up on the screen?

9 MENNENGA: That needs to go away.

10 KLOB: I just wanna make sure we're not - the
11 emergency access isn't conflicting with anything we have here.

12 BILLINGSLEY: My thought was, since this didn't call
13 out the emergency access, but actually is reflecting the stip
14 from last time, that adding the emergency access stip I don't
15 think would counterbalance this.

16 KLOB: Okay, I just wanted to make sure. Thank you.

17 RIGGINS: Any other questions or comments?

18 KLOB: I'd like to actually -

19 RIGGINS: Commissioner Klob.

20 KLOB: So one of the challenge, you know, one of the
21 challenges that I have with this project - and I shouldn't say
22 challenge I have with the project, it's more of a challenging
23 project, the nature of it, the size of it, as a design
24 professional to come up with something that actually does
25 work, is functional with this dogleg site, kind of weird

1 thing, is an issue. And I think a lot of the challenges that
2 come with it are design-related. And where I'm having some
3 reluctance here is not necessarily in the type of product or
4 the design of the product, but it's more of a kind of design
5 on the fly mentality of this project where a fundamental
6 aspect of this design is the flow of traffic in and out of
7 this site, and the safety of it. And whereas I realize this
8 isn't necessarily a design review hearing, we were presented
9 with something that has fundamental ramifications for this
10 community and the traffic around it. And I hate to kick this
11 thing to the curb again because I think this has been
12 continued almost since October, but on the flip side of this,
13 I think for the public at large, for the Commissioners here,
14 and I think even for staff to actually have tangible
15 direction, I think we kind of need to see what this tangible
16 direction is going to be and how that traffic is going to
17 flow, and these drive cuts and emergency cuts and things like
18 that, that are such an integral part to this site, rather than
19 just leave it arbitrarily and say staff will figure it out
20 administratively. I think that puts undue burden onto our
21 staff. So I just wanted to bring that point out. I just have
22 some - I don't necessarily have challenges with the project
23 itself, I just have some challenges letting it go forward with
24 so much arbitrary aspects to it.

25 RIGGINS: Let me ask Gilbert, have we reached the

1 limit of continuances yet?

2 OLGIN: Per statute, I believe it's two continuances
3 and then you have to re-advertise.

4 RIGGINS: Okay, and how many times has this been
5 continued?

6 OLGIN: Well, it was continued early on, and then
7 they withdrew, and they came back with the full app - with the
8 (inaudible) application. So I believe this would be the
9 second?

10 BILLINGSLEY: If we continued today, that would
11 constitute the second continuance because the previous case
12 with was withdrawn.

13 RIGGINS: Okay, was withdrawn. Okay, so that is a
14 potential then. That is a potential for a continuance, so -

15 MOONEY: May I?

16 RIGGINS: Commissioner Mooney.

17 MOONEY: Again I'm new, but I understood that this
18 would be a completed presentation when it was coming back in
19 the month and to me it's not completed, as my fellow
20 Commissioner Klob stated and so it does leave some holes in
21 it. And we had, you know, 30 days we were given that it would
22 be prepared, and so I would agree with Commissioner Klob.

23 RIGGINS: Discussion over here? I am going to -
24 well, okay. Vice Chair Mennenga.

25 MENNENGA: Well (inaudible) comments, but we've kind

1 of looked at this and I've taken a lot of projects to Pinal
2 County, and I'm pretty confident staff can address those.
3 With that said, I'd like to move for approval for case PZ-032-
4 23 to the Board of Supervisors for approval with 17
5 stipulations, and the three as read in by Brent.

6 RIGGINS: Could you give the numbers of the
7 stipulations that were modified?

8 MENNENGA: 3, 13 and 17, I believe.

9 RIGGINS: Okay, we have a motion, do we have a
10 second?

11 DAVILA: I'll second that motion.

12 RIGGINS: Commissioner Davila seconds. Let's do a
13 roll call vote on this, I believe.

14 OLGIN: Okay.

15 MOONEY: What was the number? Because I think the
16 first approval only has one stipulation, and then the second -

17 RIGGINS: I - she is very correct. She's very
18 correct. We moved down, we moved down and heard - you made a
19 motion on the second case first. So that - can we just
20 retract that totally?

21 BILLINGSLEY: He needs to withdraw his motion.

22 RIGGINS: Okay, could you withdraw your motion?

23 MENNENGA: I'll withdraw that motion.

24 RIGGINS: And do we have a withdrawal of the second?

25 DAVILA: I'll second it.

1 RIGGINS: Okay. So yes, technically we're
2 incorrect. We went to the PZ-PD, so we need to first vote on
3 the PZ case.

4 MENNENGA: Do you want me to remake the motion?

5 RIGGINS: (Inaudible).

6 MENNENGA: I move the Planning and Zoning Commission
7 forward a recommendation of approval to the Board of
8 Supervisors for case PZ- 032-23, with one stipulation.

9 RIGGINS: So we have a motion, do we have a second?

10 DAVILA: I'll second that.

11 RIGGINS: Okay, we have a motion and second, and we
12 have a roll call vote.

13 OLGIN: Yes. Chairman Riggins.

14 RIGGINS: No.

15 OLGIN: Vice Chair Mennenga.

16 MENNENGA: Yes.

17 OLGIN: Member Del Cotto. Member Hartman.

18 HARTMAN: Yes.

19 OLGIN: Member Keller?

20 KELLER: Yes.

21 OLGIN: Member Klob.

22 KLOB: No.

23 OLGIN: Member Lizarraga.

24 LIZARRAGA: Yes.

25 OLGIN: Member Schnepf. Member Davila.

1 DAVILA: Yes.

2 OLGIN: Member Mooney?

3 MOONEY: No.

4 BILLINGSLEY: Five yeses.

5 OLGIN: We have five yeses.

6 BILLINGSLEY: Five yeses.

7 RIGGINS: And three no's, so that motion passes. Do
8 we have a motion for the second?

9 MENNENGA: I move that the Planning and Zoning
10 Commission forward a recommendation of approval to the Board
11 of Supervisors for case PZ-PD-007-23 with 17 stipulations.

12 RIGGINS: And those stipulation numbers being?

13 MENNENGA: 3, 13, and 17.

14 RIGGINS: Okay. We have a motion, do we have a
15 second?

16 DAVILA: I'll second that.

17 RIGGINS: Commissioner Davila seconds, and we'll go
18 ahead and have the roll call again, please.

19 OLGIN: Yes. Chairman Riggins.

20 RIGGINS: No.

21 OLGIN: Vice Chair Mennenga.

22 MENNENGA: Yes.

23 OLGIN: Member Del Cotto. Member Hartman.

24 HARTMAN: Yes.

25 OLGIN: Member Klob.

1 KLOB: No.

2 OLGIN: Member Lizarraga.

3 LIZARRAGA: Yes.

4 OLGIN: Member Schnepf. Member Davila.

5 DAVILA: Yes.

6 OLGIN: And Member Mooney.

7 MOONEY: No.

8 OLGIN: Same vote.

9 RIGGINS: Same vote. So those votes pass and they
10 will proceed to the scheduled meeting that they're heard with
11 the Board of Supervisors, and the public that wishes to
12 continue in this particular zoning case, this is simply a
13 advisory to the Board of Supervisors from the Planning and
14 Zoning Commission, and the actual decision on this case will
15 be made at that time. And I imagine that everyone would
16 probably like a ten minute break.

17 MENNENGA: Yes.

18 RIGGINS: So it's ten minutes to 11, we will adjourn
19 for ten minutes and come back at 11:00.

20 [Break]

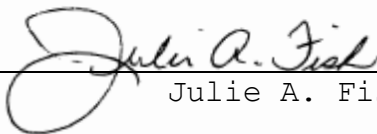
21 RIGGINS: ...reconvene the regular meeting of the
22 Pinal County Planning and Zoning Commission on July 18, 2024
23 at just past 11 a.m. Our next case on the agenda is three
24 cases being heard is one, and it begins with case PZ-PA-011-
25 23. Please go ahead.

1 I, Julie A. Fish, Transcriptionist, do hereby
2 certify that the foregoing pages constitute a full, true, and
3 accurate transcript in the foregoing matter, and that said
4 transcription was done to the best of my skill and ability.

5 I FURTHER CERTIFY that I am not related to nor
6 employed by any of the parties hereto, and have no interest in
7 the outcome hereof.

8

9
10


Julie A. Fish

11
12

13

14

15

16

17

18

19

20

21

22

23

24

25



MEETING DATE: JULY 18, 2024 (CONTINUED FROM JUNE 20, 2024)

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-032-23 & PZ-PD-007-23 (JOHNSON RANCH MULTI FAMILY)**

CASE COORDINATOR: GLENN BAK

SUPERVISOR DISTRICT: 4 MCCLURE

Executive Summary: LDR-SWC Hunt Hwy & G.C., LLC , landowner, Paul Gilbert, Gilbert Blilie PLLC, agent, requesting a Rezone and a Planned Area Development to allow for development standards for a mixed use development.

If This Request is Approved:

The applicant will apply for a site plan application and applicable permits under the new development and design standards.

Staff Recommendation/Issues for Consideration/Concern:

Staff offers no recommendations for Zone Change (PZ-032-23) and Planned Area Development (PAD) overlay (PZ-PD-007-23), with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Two Cases)

1. **PZ-032-23 – PUBLIC HEARING/ACTION:** LDR-SWC Hunt Hwy & G.C., LLC , landowner, Paul Gilbert, Gilbert Blilie PLLC, agent, requesting approval of a rezone from Local Business (CB-1) to Multiple Residence (MR) on 17.64 ± acres, to allow a mixed use development plan, situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area; and
2. **PZ-PD-007-23 – PUBLIC HEARING/ACTION:** LDR-SWC Hunt Hwy & G.C., LLC , landowner, Paul Gilbert, Gilbert Blilie PLLC, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 17.64 ± acres, to allow flexible standards in a mixed used development, situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area.

Tax Parcel: 210-20-0200

LOCATION: Located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area.

SIZE: 17.64± acres

COMPREHENSIVE PLAN: Johnson Ranch multi-family is a proposed development located within Pinal County's San Tan Valley Special Area Plan, which is a companion policy document to the Pinal County Comprehensive Plan. Proposed multi-family project is currently designated as "Community Center" under the San Tan Valley Special Area Plan.

EXISTING ZONING AND LAND USE: The subject is currently zoned as Local Business (CB-1) Zone and is vacant land.

SURROUNDING ZONING AND LAND USE:

North: Local Business (CB-1) Zone - Subdivision
South: Single Residence (CR-3) Zone - Subdivision
East: Single Residence (CR-3) Zone - Subdivision
West: Single Residence (CR-3) Zone - Subdivision

PUBLIC PARTICIPATION:

Neighborhood Meeting:	May 17, 2022 & March 12, 2024
Property Mail out:	September 28, 2023 & May 24, 2024
Newspaper Advertising:	October 2, 2023 & May 29, 2024
Site posting, Staff/Applicant:	October 2, 2023 & May 28, 2024

FINDINGS/SITE DATA:

History:

The property in its entirety is 17.64 ± acres was purchased by LDR-SWC Hunt Hwy & G.C., LLC. The subject site was zoned from CR-5/PAD to CB-1 on September 19, 2008 by Ordinance 2008 – PZ-003-08. This application will rezone the site to Multiple Residence (MR) to allow for multi-residential development.

Flood Zone X:

The Project site is located entirely within Zone X which is described by FEMA as "The areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood". Currently the site drains to the northeast along the berm of an irrigation ditch controlled by New Magma Irrigation and Drainage District (NMIDD). The irrigation ditch is located parallel and along the south side of West Hunt Highway. West Hunt Highway is a paved roadway with split flows, the flows to the west are collected in an irrigation ditch adjacent and on the south side of the road, and the east flows into a farm field adjacent to the roadway. Off-site flows from the residential subdivision south of the site drains toward the southeast corner of the site and eventually drains north along the edge of the NMIDD irrigation ditch. All the storm water discharge from the property eventually collect in an area immediately north of the site and is conveyed in box culverts across West Hunt Highway to a retention basin of the single-family residential subdivision.

ANALYSIS:

Use

Proposed is a build to rent multi-family development with attached and detached garden style rental homes ranging from 1 to 3 bedroom units, totaling approximately 181 units at a density of approximately 11.05 du/acre. Units are is connected via a network of sidewalks traversing open spaces and amenities. Most dwellings have a private backyard, similar to a single-family home. The proposed includes a mix of one and two-story units with the single story located largely along the perimeter where closest to single-family homes and the two-story units closer to the commercial uses.

Access:

The project's primary entrance is on Hunt Highway, which according to analysis by an independent traffic engineer, has capacity to serve this project. A private entry drive with a landscaped center median leads to internal private drives that loop throughout the site. The layout of the onsite driveways offers efficient vehicular

access to homes and space for utility easements. An additional access point had been provided for emergency purposes only, as labeled on the site plan is provided along Johnson Ranch Blvd; however after discussion it was decided this would be eliminated, and instead, the County Engineer proposed that the development provide permanent cross-access via the commercial properties to the northwest. In subsequent discussions with the owner and agent, the owner indicated that access through the commercial parcels may not be possible, and so the option of providing access through the northwestern most portion of the development along Hunt Highway was discussed and offered. Ultimately, the development plan will comply with applicable fire safety standards. Onsite driveways and parking comply with Pinal County standards.

Comprehensive Plan

The Property is currently designated in the Pinal County Comprehensive Plan as “Community Center”.

Staff notes that this place type includes various housing types that establish a smooth transition from lower to higher intensity residential development; while also accommodating a cross section of incomes, life styles, and life cycles. Per the STV Area Plan, at the time it was written, the housing stock in San Tan Valley is “dramatically skewed with detached single family homes accounting for 99.5% of all units, leaving only 0.5% dedicated to multi-family units, such as duplexes, town homes and apartments.” Furthermore, “examining the characteristics of San Tan Valley’s housing stock is central to the task of embracing existing neighborhoods, while preparing for the diverse needs of future residents”. The proposed brings a different housing option/type to the housing market.

Multi-family with a density of 8-16 dwelling units per acre is a compatible use in the Community Center designation and helps support to the future commercial area within proximity. The proposed residential community has a density of 11.05 dwelling units per acre which complies with the development density recommended under the San Tan Valley Area Plan.

Staff is however concerned in that the proposal seeks to somewhat reduce the acreage of commercial, as recent studies have fueled substantial concern with commercial leakage in the San Tan Valley area. Staff also notes that a portion of overall original property has been developed as commercial and the proposed seeks to revert the remainder back to multifamily.

Rezone & PAD

The applicant requests a rezone from CB-1 to MR PAD. The project complies with the PAD overlay’s intent to implement the Comprehensive Plan goals by encouraging:

“Imaginative and innovative planning of neighborhoods, the provision of open space and recreational amenities, permitting flexibility in the development standards, and the availability of a variety of housing opportunities.” (Pinal County Development Services Code, Section 2.176.020).

This narrative and the development plan documents submitted herewith, such as the Preliminary Site Plan, Preliminary Landscape Plan, and conceptual imagery are preliminary in nature. They demonstrate how the requested zoning designation could be implemented consistent with the community themes and character. The elements of the PAD will create a unique and innovative development that will foster many of the goals and objectives outlined in the Comprehensive Plan and create compatible community with surrounding subdivisions.

The requested PAD overlay will facilitate certain necessary deviations from the MR development standards. Requested deviations from the development standards include minimum lot size, front yard setbacks, rear yard setbacks and side yard setbacks.

Development Standards

Section 2.285.040 outlines the Development Standards for MR zoning district. Below are the MR standards along with the proposed PAD standards for Sanctuary at Johnson Ranch:

Table 1. Johnson Ranch BTR PAD Development Standards

Development Standards	MR	Johnson Ranch BTR PAD
Min. Lot Area	7,000 sf	7,000 sf
Min. Land Area per Individual Dwelling	1,750 sf	<u>3,500 sf</u>
Min. Lot Width	50'	50'
Min. Front Setback	25'	<u>20'</u>
Min. Side Setback	10' each	<u>20'</u>
Min. Rear Setback	25'	<u>20'</u>
Min. Distance Between Main Buildings	20'	<u>10'</u>
Max. Building Height	36'	<u>30'</u>
Min. Required Open Space	18% of net site area	<u>25%*</u>

*Required open space does not include private open spaces

Justification for Modified Development Standard

Building Separation

Proposed is a minimum 10-foot building separation, which is an integral component of the development's multi-faceted open space plan and its efficient and cohesive design. This zoning standard is intended to replace the bulky appearance of large apartment buildings close to one another. This development proposes smaller single-family homes with connecting pathways and open space areas in between. Individual buildings will be clustered and oriented toward pedestrian and open space pathways, and they will comply with all applicable building code requirements.

The proposed standard is comparable to single family homes on lots with five-foot side setbacks like a typical residential subdivision comparable to others in the vicinity. The scale of the homes and open space plan that exceeds standards mitigates any perceived impacts on the surrounding properties. Between the buildings, sidewalks will be laid out with landscaping, shading, and a pattern of shared common area spaces. Some two-story buildings have been proposed more or less centralized locations, and in the western portion more adjacent to existing commercial. The provided open space areas will provide the benefits of light, space, views, and amenities.

Private parking will be distributed evenly throughout the site to avoid larger parking fields. Located at or near each unit, the parking plan minimizes travel distances to the homes. Proposed parking standards will be met with the private garages and remaining at parking stalls nearby. Where approximately 353 spaces are required, approximately 358 are provided. 184 of those parking spaces are planned as covered spaces.

SCHOOLS:

The developer will work with Florence Unified School District No. 1 to ensure that adequate educational facilities are provided for the community.

UTILITIES AND SERVICES:

The public utilities and services areas available to the Sanctuary at Johnson Ranch include the following:

Water	Epcor
Sewer:	Epcor
Electric:	SRP
Police:	Pinal County Sherriff's Department
Fire:	Rural Metro
Solid Waste:	TBD

RECREATIONAL OPEN SPACE:

A total of approximately 6.25 acres of open space has been proposed, or 38% of the total MR acreage. 1.13 acres will be active open space, 3.85 acres common open space, and the remaining 1.27 acres private open space. The development plan will incorporate a hierarchy of open space with both common and private open space features that combine to make an attractive living environment for the residents.

List of Amenities:

- Clubhouse
- Fitness Center
- Co-Working Space
- Billiards Table
- Cinema Room
- Pool & Spa
- Cabanas
- Multi Use Trail
- Ramadas
- BBQ Grills
- Cornhole Court
- Bocce Ball Court
- Pickleball Court
- Tot Lot
- Dog Park
- Park Benches/Seating Areas
- Putting Green

Staff notes Open Space and Recreation Plan is provided for further detail.

Items for Commission Consideration:

- Multi-family housing stock is lacking in San Tan Area with a population as high as 100,000 residents.
- Multi-Family and Commercial projects typically generate large volumes of traffic and noise which may impact the roadways and the communities nearby.
- The proposed project will include one-story units adjacent to existing homes and two-story units more distant from existing homes.
- The site was previously zoned CR-5/PAD Multiple Residence.
- Staff has received numerous items of opposition to the proposal.
- Two points of ingress/egress have been proposed with one being emergency only.
- The applicant has made modifications to the original project design to help with Public concern and co-exist with surrounding communities.

PUBLIC PARTICIPATION

Staff notes in regards to public participation, a solicitation for comments and questions period was offered by the applicant prior to the formal submittal for this project. Letters were sent out to all property owners within 1,200 feet of the site notifying neighbors of the solicitation period and providing a general description of the request as well as contact information should they have questions at any time during the process.

A neighborhood meeting was held on May 17, 2022. Nonetheless, to address neighborhood comments, the applicant modified the plans and attempted to assuage concerns by:

- Pointing out that nearest two-story units are approximately 150 feet from nearest home
- Pointing out that commercial uses could develop up to 30' in height
- Pointing out that commercial uses currently allowed to be developed would more likely adversely affect property values; whereas, precedent suggests no diminution of property values near proposed housing product
- Community will be gated, with on-site security, and background checks done for renters
- If developed with current zoning, an estimated 9,800 to 12,600 trips would be generated; whereas, proposed would generate an estimated 1,329 Average Daily Trips (ADT)
- Community will be professionally managed with full time maintenance

At the time this report was written, staff had received items of opposition from 139 households and 9 items of support from that number of households. Additionally, staff received a petition with 28 signatures stating no opposition. It should also be noted however that some items submitted are difficult to read and so difficult to tabulate. A number of individuals submitted multiple items, and in some cases submitted both items of support and opposition.

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 Rezone (PZ-032-23) and PAD amendment (PZ-PD-007-23). 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: LDR-SWC Hunt Hwy & G.C., LLC, landowner, Paul Gilbert, Beus Gilbert McGroder PLLC agent, have submitted the proper application and evidence sufficient 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 and Planned Area Development.
2. At the time this report was written, e-mails expressing opposition had been received from 56 households.

3. At the time this report was written, no items of support had been received.
4. The property has legal access.
5. The subject property is currently “Community Center” and this application is compatible per the San Tan Valley Special Area Plan.
6. Granting of the 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-032-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff forwards no position of this request.

*To Approve: I move the Planning and Zoning Commission forward a recommendation of **approval** of case PZ-032-23.*

*To Deny: I move the Planning and Zoning Commission forward a recommendation of **denial** of case PZ-032-23 and to the Board of Supervisors.*

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-032-23 to the Board of Supervisors with a favorable recommendation with the attached 1 stipulation.

1. *Approval of this zone change (PZ-032-23) 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-007-23): I move the Pinal County Planning and Zoning Commission forward no position of this request.

*To Approve: I move the Planning and Zoning Commission forward a recommendation of **approval** of case PZ-PD-007-23.*

*To Deny: I move the Planning and Zoning Commission forward a recommendation of **denial** of case PZ-PD-007-23 and to the Board of Supervisors.*

Should the Commission find 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-007-23 to the Board of Supervisors with a favorable recommendation with the attached 16 stipulations.

1. The stipulations enumerated herein pertain to the area described in case PZ-032-23 & PZ-PD-007-23;
2. Approval of this PAD (PZ-PD-007-23) 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;
3. Johnson Ranch BTR Planned Area Development (PAD) Overlay District (PZ-PD-007-23) is to be developed as shown by the site plan/development plan dated April 1, 2024, the PAD Narrative dated April 9, 2024, along

with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;

4. 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-032-23;
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. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. Half-street right-of-way dedication will be required for HUNT HIGHWAY. The required minimum half-street right-of-way is Sixty-Five Feet (65') for HUNT HIGHWAY along the development's frontage (Northern Boundary). Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis) for HUNT HIGHWAY shall be the responsibility of the applicant;
9. HUNT HIGHWAY 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;
10. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's 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 Site Plan approval;
11. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
12. All right-of-way dedication shall be free and unencumbered;
13. A traffic signal shall be installed at no cost to Pinal County at the primary entrance to the development on HUNT HIGHWAY in accordance with Pinal County standards subject to approval by the County Engineer. Review and approval of the Traffic Signal Plans shall occur prior to or concurrently with approval of the Site Plan;
14. 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;
15. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a grading & drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to or concurrent with Site Plan approval. The approved Drainage Report and grading & drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area in accordance with the current Pinal County Drainage Manual or as approved by the County Engineer; and
16. In addition to the primary entrance, the Johnson Ranch Multi-Family development shall provide an additional permanent cross-access from Johnson Ranch Multi-Family to Hunt Highway in the northwest portion of the development. The cross-access shall be for the exclusive use of residents of Johnson Ranch Multi-Family.

Date Prepared: 6/3/2024 GB

Revised: 7/11/24 GB

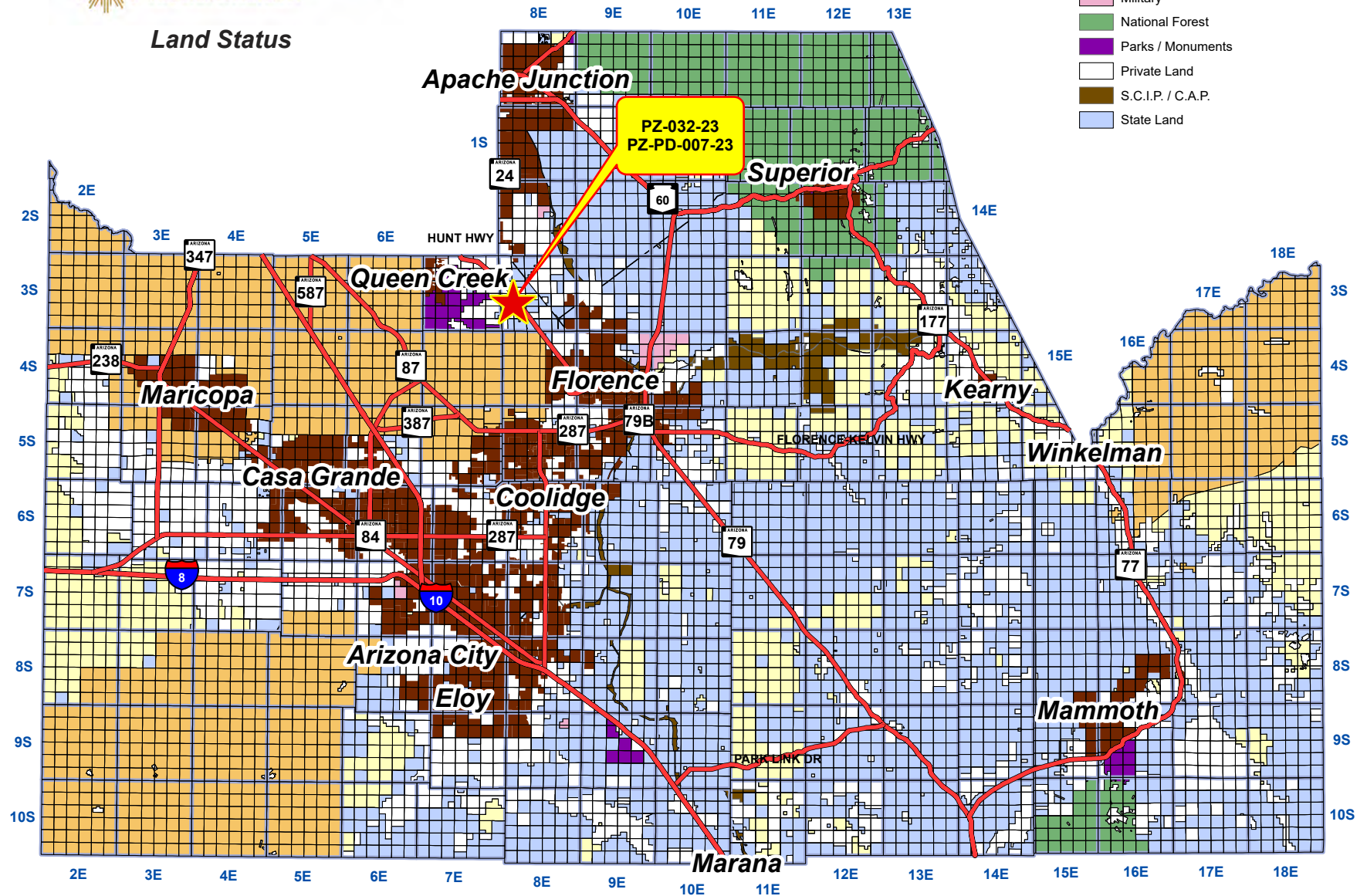


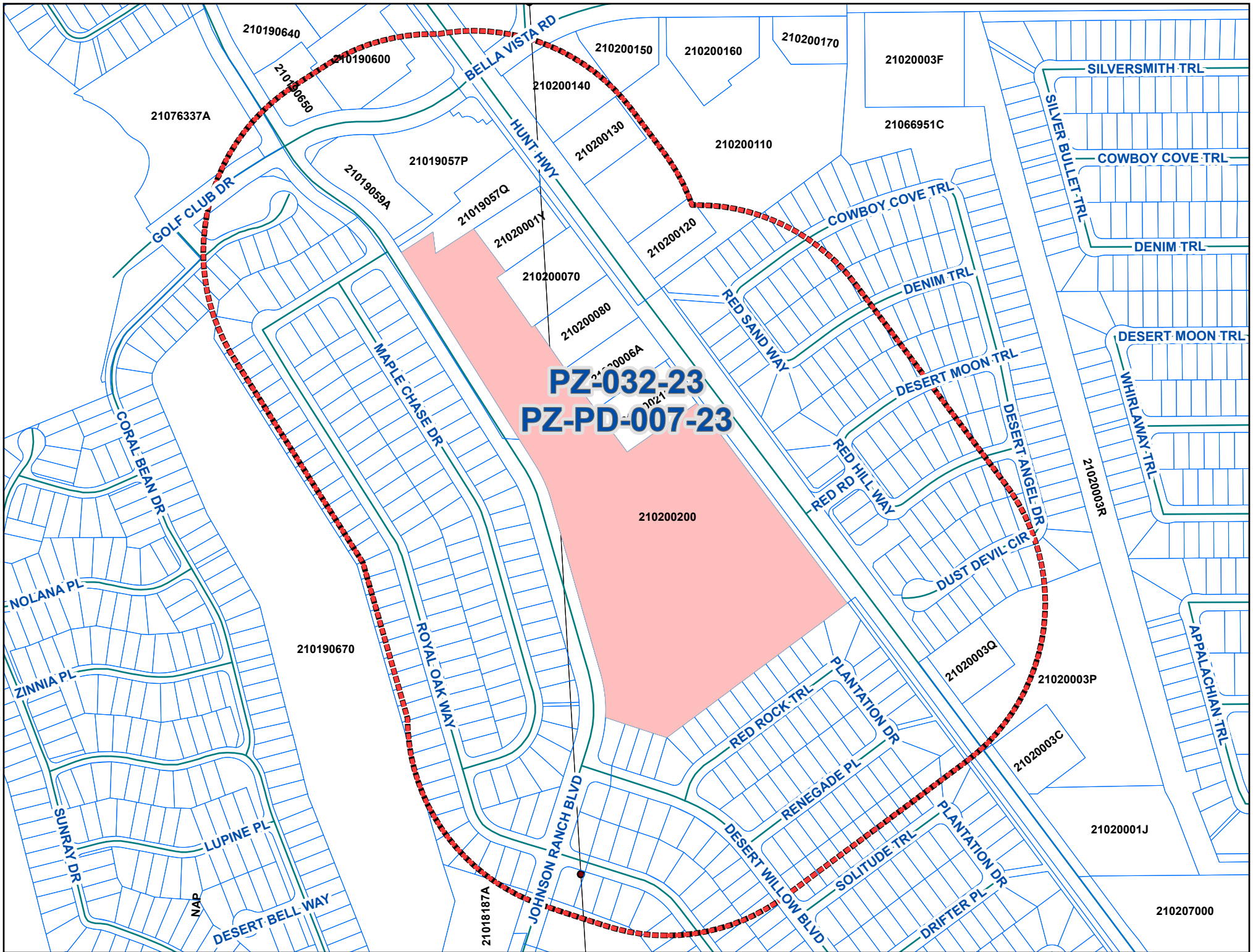
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

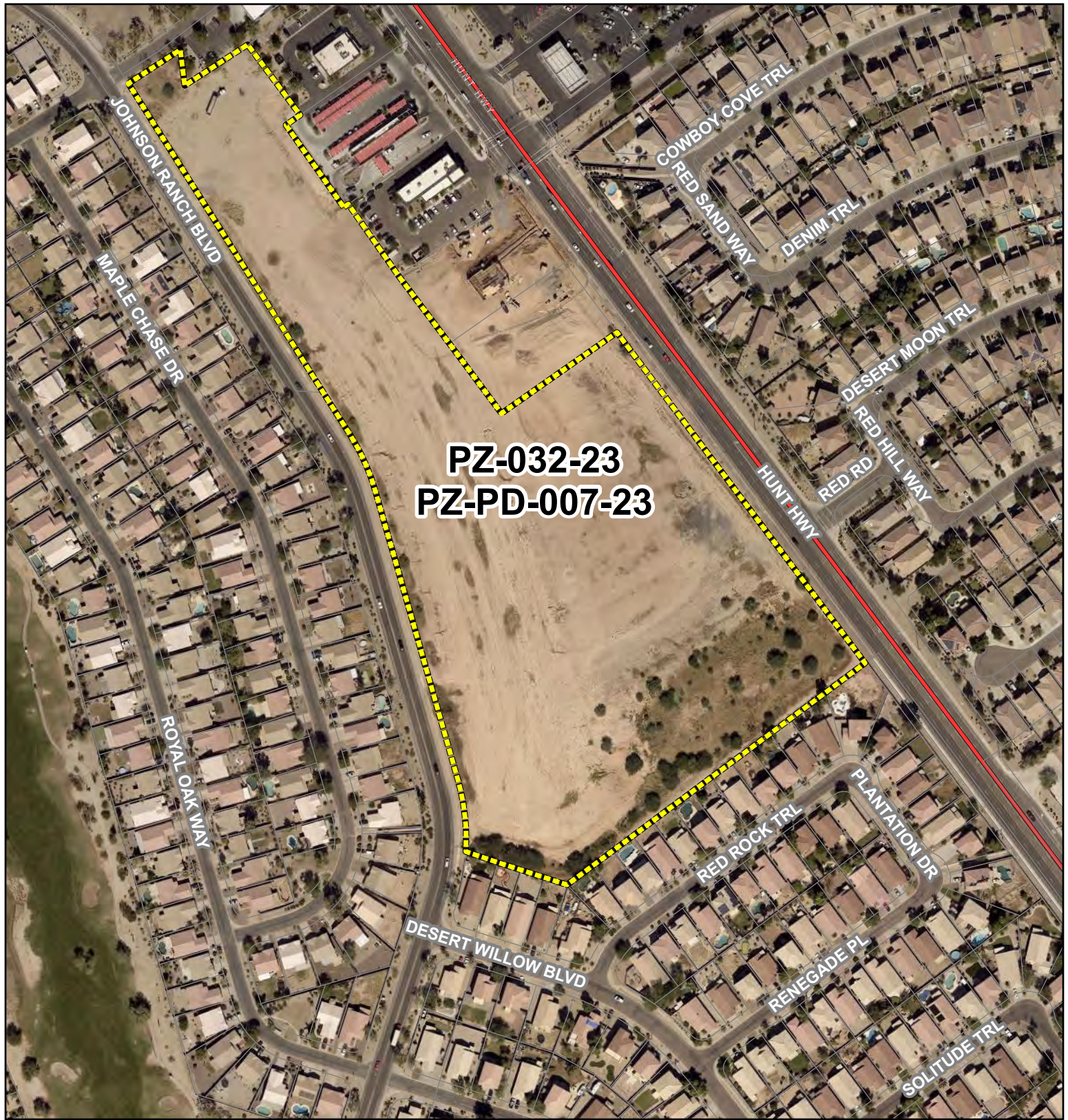
Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land





PZ-032-23
PZ-PD-007-23

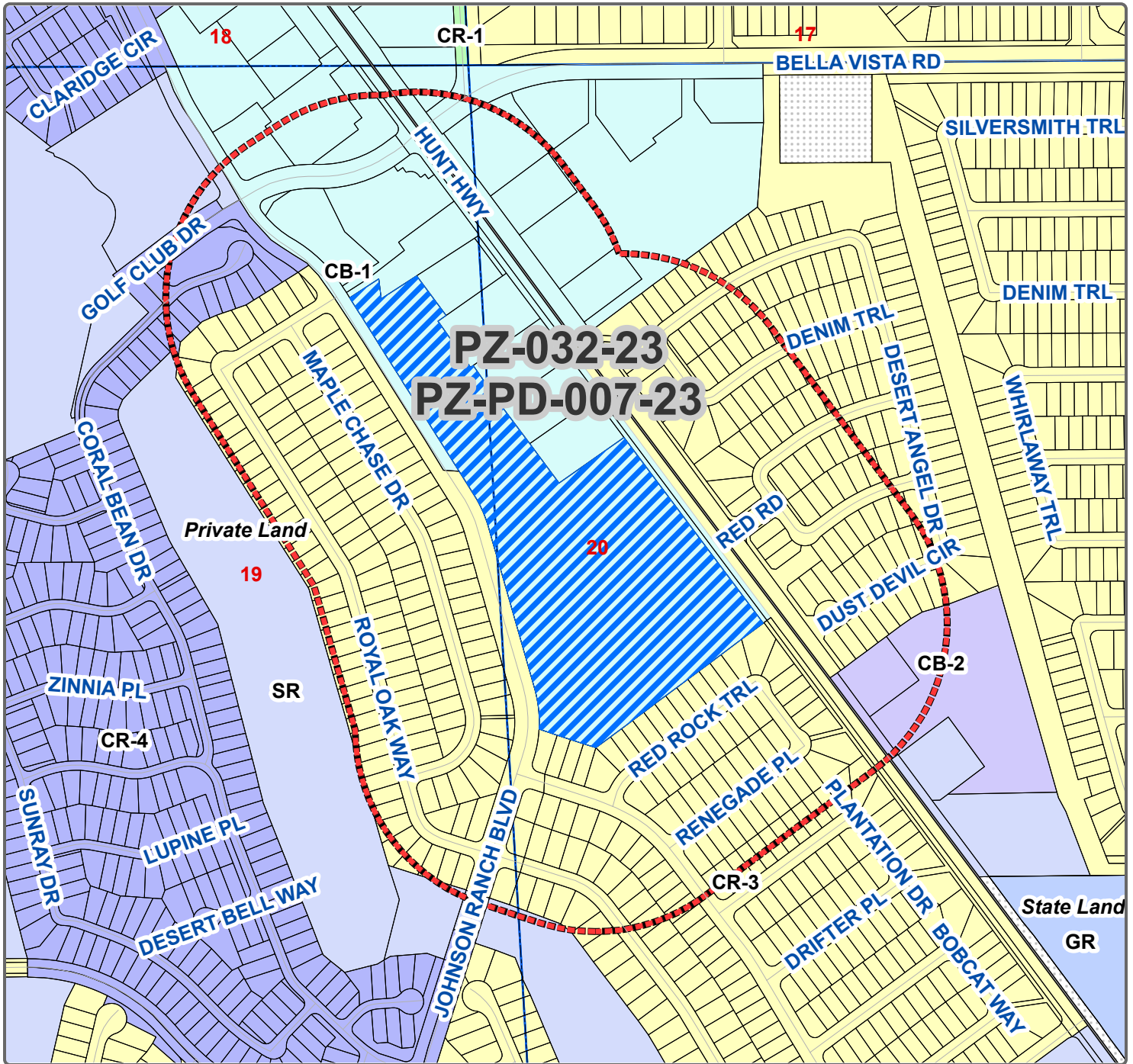


Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-032-23
PZ-PD-007-23



Community Development

PZ-032-23 – PUBLIC HEARING/ACTION: LDR-SWC Hunt Hwy & G.C., LLC, landowner, Paul Gilbert, Beus Gilbert McGroder PLLC, agent, requesting approval of a rezone from Local Business (CB-1) to Multiple Residence (MR) on 17.64 ± acres, to allow a mixed use development plan, situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area.

PZ-PD-007-23 – PUBLIC HEARING/ACTION: LDR-SWC Hunt Hwy & G.C., LLC, landowner, Paul Gilbert, Beus Gilbert McGroder PLLC, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 17.64 ± acres, to allow flexible standards in a mixed used development, situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area.

Current Zoning: CB-1

Requested Zoning: Rezone

Current Land Use: STV SAP Community



Legal Description:

Situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area.

SEC 20, TWN 03S, RNG 08E



Owner/Applicant:

LDR-SWC HUNT HWY & G.C., LLC, LANDOWNER,
KURT WALDIER, BEUS GILBERT MCGRODER PLLC, AGENT

Drawn By:

GIS / IT / SAH

Date:

09/20/2023

Section

20

Township

03S

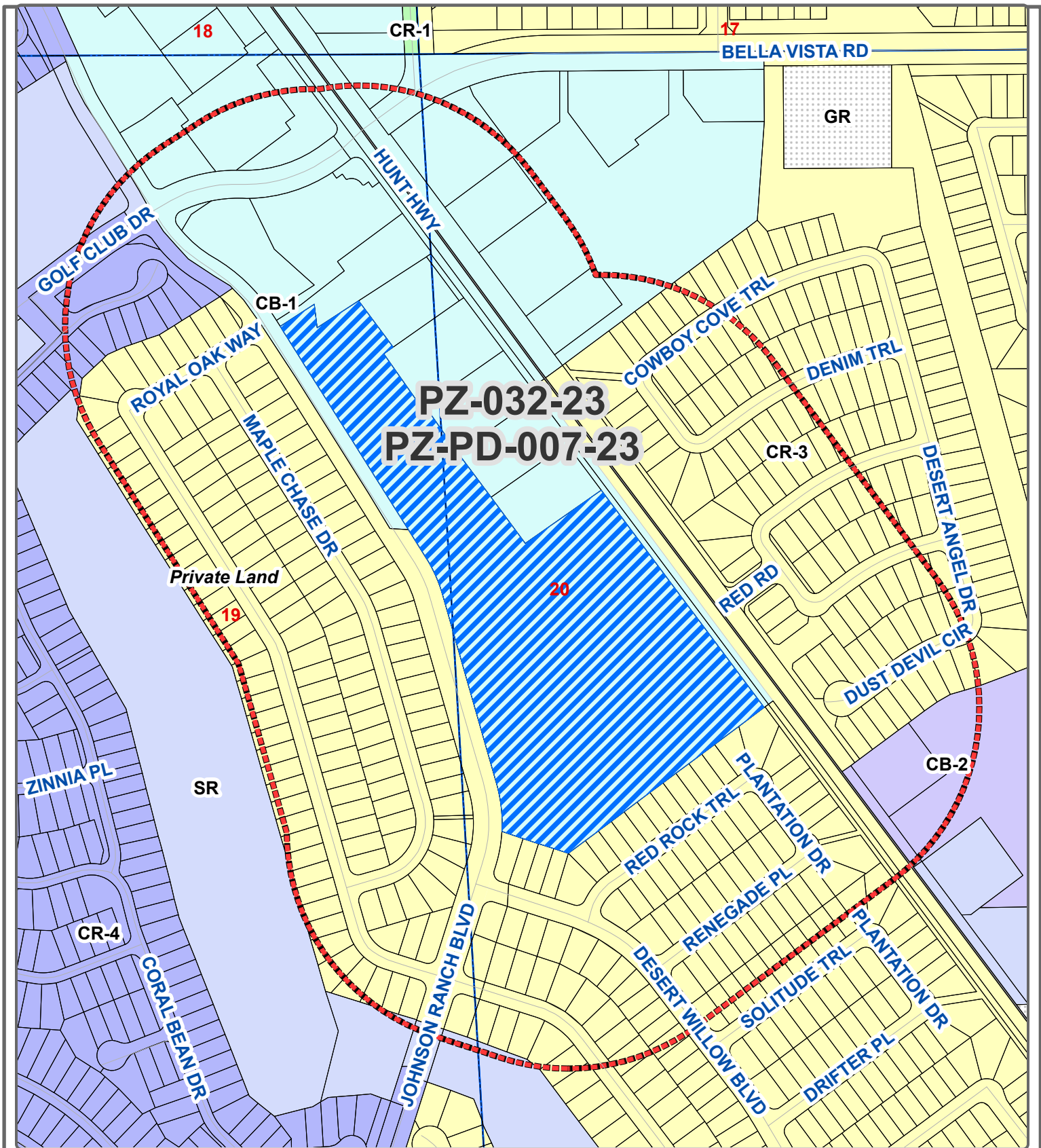
Range

08E

Case Number:

PZ-032-23, PZ-PD-007-23

Sheet No.
1 of 1



Community Development

LDR-SWC Hunt Hwy & G.C., LLC, landowner,
Kurt Waldier, Beus Gilbert McGroder PLLC, agent.

GIS/IT - SAH 09/20/2023
Section 20 Township 03S Range 08E

PZ-032-23, PZ-PD-007-23

Legal Description:

Situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area.

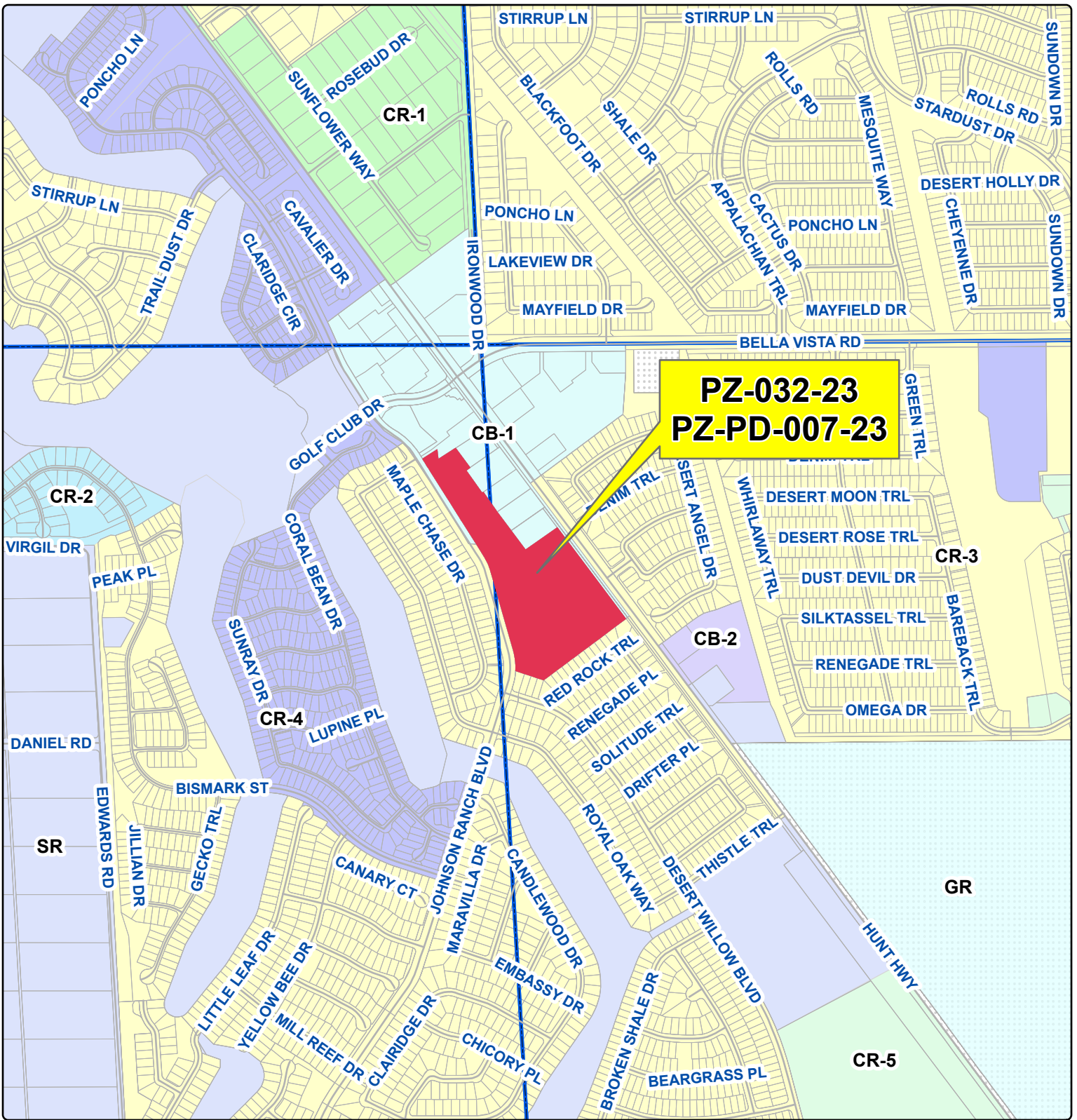
SEC 20, TWN 03S, RNG 08E



Sheet No.
1 of 1



Current Zoning: CB-1
Request Zoning: Rezone
Current Land Use: STV SAP
Community Center



Community Development



Legal Description:

Situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area.

SEC 20, TWN 03S, RNG 08E



Sheet No.

1 of 1

Owner/Applicant: LDR-SWC HUNT HWY & G.C., LLC, LANDOWNER, KURT WALDIER, BEUS GILBERT MCGRODER PLLC, AGENT

Drawn By: GIS / IT / SAH

Date: 09/20/2023

Section 20

Township 03S

Range 08E

Case Number: PZ-032-23, PZ-PD-007-23

Johnson Ranch BTR

Planned Area Development

PZ-032-23 & PZ-PD-007-23



First Submittal: April 14, 2022
Resubmittal: September 27, 2023
Resubmittal: January 18, 2024
Resubmittal: April 9, 2024

Submitted by:
Gilbert Blilie PLLC
701 N 44th St
Phoenix, AZ 85008
480.429.3000
Contact: Paul Gilbert / Kurt Waldier

Principals and Development Team

PROPERTY OWNER

LDR-SWC HUNT HWY & G.C., LLC
1110 E MISSOURI AVE, SUITE 700
PHOENIX, AZ 85014

APPLICANT AND LEGAL REPRESENTATIVE

Gilbert Blilie PLLC
701 N 44th St.
Phoenix, AZ 85008
www.gilbertblilie.com
(480) 429-3000

LAND PLANNER/ARCHITECT

Synectic Design Incorporated
1111 W University Dr. Suite 104
Tempe, AZ 85281
www.sdiaz.us
(480) 948-9766



LAND PLANNING AND ENGINEERING

Bowman Consulting Group Ltd
1600 N. Desert Drive, Suite 210,
Tempe, AZ 85288
www.bowman.com
(480) 629-8830

Bowman

Table of Contents

A. Purpose of Request	4
B. Location and Context	4
C. Description of Proposal	7
D. Infrastructure	13
E. Ownership and Maintenance	15
F. Conformance with Adopted Plans	15

Figures

Figure 1. Site Aerial

Figure 2: Adjacent Commercial Establishments

Figure 3. Red Rd Level-of-Service Analysis

Figure 4. San Tan Valley Area Plan Land Use Plan Map

Exhibit

Exhibit A. Site Plan

Exhibit B. Traffic Generation Comparison

Appendix

Appendix I. Ordinance 2008-PZ-003-08

Appendix II. San Tan Valley Retail Recruitment Retention and Execution Strategy – Study Presentation

A. Purpose of Request

The purpose of this request is to revert the zoning back from the current commercial designation of CB-1 to the previously approved multifamily zoning in the original Johnson Ranch PAD of MR (CR-5 equivalent) on a skipped-over infill property in San Tan Valley along Hunt Hwy, approximately 1,200 feet southwest of Bella Vista Rd/Golf Club Dr. The approval of this request will result in the development of a build-to-rent residential community across 16.4 net acres, referred to as the Johnson Ranch Build-to-Rent (BTR). This project has been revised to address neighbors' number one concern, which is traffic congestion both on Hunt Hwy and Johnson Ranch Blvd. The revised project implements a two-fold solution to make a significant accommodation in addressing this key issue by: (1) Eliminate vehicles (except for emergency access) from the Johnson Ranch BTR project to Johnson Ranch Blvd and (2) install a traffic signal at our main entrance along Hunt Hwy. In addition to addressing this major issue in the community, the approval of this request for a Zone Change from CB-1 to MR with PAD Overlay will:

- Support the continued prosperity and viability of the existing businesses surrounding the intersection of Hunt Hwy and Bella Vista Rd by increasing the population density in proximity to the commercial intersection;
- Create an appropriate land use and intensity transition between the adjacent single-family Johnson Ranch community to the south and west and the commercial intersection at Hunt Hwy and Bella Vista Rd/Golf Club Dr;
- Provide needed diverse housing options and opportunities in San Tan Valley as recognized by Pinal County Staff in their Staff Report and in the San Tan Valley Retail Recruitment Retention and Execution Strategy;
- Minimize traffic congestion issues on Hunt Hwy as much as 75% by limiting the expansion of high-traffic-generating uses;
- Revert property entitlements to align with the original Johnson Ranch Master Plan; and
- Utilize an nonviable commercial property for a needed use (multifamily) that will support other existing commercial development in the vicinity.

B. Location and Context

The site, APN 210-20-0200, is located approximately 1,200 feet south of the southwest corner of Hunt Hwy and Bella Vista Rd/Golf Club Dr in the San Tan Valley area (see Figure 1. Site Aerial). The site is bordered by Johnson Ranch Blvd to the west, Royal Oak Way to the north, Hunt Hwy and commercial uses to the east, and single-family homes in the Johnson Ranch community to the south.

Figure 1: Site Aerial



Commercial Viability

The site sits on an undeveloped infill property, which was skipped over by development. The property was subject as part of a broader rezoning in 2008 (PZ-003-08, PZ-PD-003-08) from CR-5 (multifamily) to CB-1 (commercial) for retail uses (See **Appendix I**), as well as a 2017 PAD amendment (PZ-PD-010-17) to allow for additional uses on a CB-1 zoned property, including automotive services, express carwashes, childcare centers, community service facilities, health care facilities or urgent/emergency facilities, health and fitness centers, and medical facilities.

The current property owner of the subject site has developed the majority of the commercial uses in the vicinity and has maximized commercial development on the viable land in the immediate vicinity, as well as surrounding the commercial intersection of Hunt Hwy and Bella Vista Rd. These commercial establishments developed by the current property owner include Walgreens, Fry's, O'Reilly Auto Parts, Bank of America, Black Rock Coffee, Café Rio, San Tan Mountain Dental, Shawn's Pool Shop, Fire Stone, Chase Bank, AutoZone, Super Star Carwash, and Black Rock Coffee among several others. See **Figure 2** showing the saturation of commercial establishments surrounding the Hunt Hwy and Bella Vista Rd intersection developed by the current property owner.

This remnant undeveloped infill lot is not viable for commercial uses by the current property owner, an experienced commercial developer, despite expanding the potential allowable commercial uses in 2017 for a multitude of factors, including the current saturation of commercial uses in the immediate area and the distance of the subject site from the major commercial corner of Hunt Hwy and Bella Vista Rd. Basically, if the current property could develop retail on the subject property, he would have done so already. Furthermore, a presentation given on the San Tan Valley Retail Recruitment Retention and Execution Strategy presented to Pinal County did not identify the subject property as a commercial property available (see excerpt of Slide 13 in **Appendix II**), exemplifying additional evidence that this subject site is not viable for commercial retail uses.

Given the noted issues to develop commercial retail uses on the site, this zone change is being requested to effectively revert the zoning on the subject property back to the original zoning in the Johnson Ranch PAD pre-2008 when it was zoned CR-5, which was the densest residential zoning at the time. Pinal County has since updated the Development Services Code, and the equivalent zoning district to CR-5 is MR, which is what this request is seeking with the PAD overlay.

Relationship to Surrounding Properties

	Land Use Category	Zoning	Existing Conditions
Site:	Community Center	CB-1	The site is currently vacant and undeveloped.
North:	Community Center	CB-1	North of the site includes a plethora of commercial businesses, including the aforementioned businesses, as well as Fry's, Walgreens, Bank of America, Jack-in-the-Box, McDonalds, Firestone, O'Reilly Auto Parts, Biscuits Café, Brickies Smoke House and Grill, Subway, Papa John's Pizza, Johnson Ranch Animal Clinic, Serenity Hair Design, Springfield Pediatrics, and Greek Islands Grills among several others.
South:	Suburban Neighborhood	CR-3	South of the site includes single-family homes within the Johnson Ranch community with lot sizes generally between 5,000 to 6,000 square feet in area. Johnson Ranch Elementary School is located approximately one-third of a mile south along Hunt Hwy, making it a walkable destination for future school-aged residents. Walker Butte K-8 School is also walkable from the site, located approximately one-half mile south along Hunt Hwy.

East:	Suburban Neighborhood	CR-3	East of the site includes additional single-family homes across Hunt Hwy with lot sizes generally between 5,000 and 6,000 square feet.
West:	Suburban Neighborhood	CR-3	West of the site across Johnson Ranch Blvd includes additional single-family homes within the Johnson Ranch community with lot sizes generally between 5,000 and 6,000 square feet. The Johnson Ranch Golf Club and Course is also located in proximity to the site approximately 600 feet west.

Figure 2: Adjacent Commercial Establishments



Schools

The site is located within the Florence Unified School District. The developer will work with the school district to ensure the schools contain adequate facilities to support the residential development. Additionally, this development will greatly increase the annual property assessments of the site, which will contribute to the long-term sustainability of local schools. The proposed PAD is not anticipated to have a major impact on local schools.

Public Utilities and Services

The public utilities and services areas available to the Johnson Ranch BTR project include the following:

Water	Epcor
Sewer:	Epcor
Electric:	SRP
Police:	Pinal County Sherriff's Department
Fire:	Rural Metro
Solid Waste:	TBD

C. Description of Proposal

According to the Pinal County Development Services Code Chapter 2.176, the purpose of the PAD overlay zoning district is to allow flexibility in development of land consistent with the goals, objectives and policies of the comprehensive plan and this title by permitting flexibility in the development standards of the underlying zones. The PAD overlay zoning district encourages imaginative and innovative planning of neighborhoods; the provision of open space and recreational amenities close to residential use, establishing a unique identity for the development; innovation in residential development that results in the availability of a variety of housing opportunities and innovation in commercial development to be consistent with the theme of the community. This proposed PAD will develop a unique and innovative residential neighborhood that offers new and diverse housing options and opportunities for San Tan Valley area residents within a park-like, well-landscaped setting and with integrated resort-like amenities.

Pinal County Planning & Zoning Staff recommended this project for approval on October 19, 2023 upon making the finding 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. Nonetheless, the applicant made two key modifications to this project related to site access in an effort to further improve and address neighbors’ number one concern – traffic. As such, this project was revised to eliminate access from the Johnson Ranch BTR to Johnson Ranch Blvd (except for emergency access only) to ensure no additional traffic will be added to the adjacent local roadway. Additionally, this project will install a new traffic light at the main entrance to the site along Hunt Hwy in alignment with Red Rd. This traffic signal will also greatly support the ingress and egress of the Johnson Ranch Units 35 and 36 subdivision east of Hunt Hwy at Red Rd, which is the one single access point in and out of their community.

The Johnson Ranch BTR project is planned to be a build-to-rent residential community consisting of a combination of 181 attached duplexes and detached garden-style residential homes, ranging from 1-bedroom to 3-bedroom units, for a density of 11.1 dwelling units per acre (See **Exhibit A. Site Plan**). The dwelling units are placed within a well-landscaped, park-like setting among an abundance of open space and community amenities spaced throughout the site. Each unit is connected to a network of interconnected sidewalks that weave through the open spaces and landscaping and connect each unit to the common amenities. In addition, each dwelling unit features an enclosed private backyard, much like a single-family home, differentiating this housing product from a traditional multifamily apartment complex.

The purpose of limiting the community to duplex and detached residential units is to create the look and feel of a single-family community for future residents seeking a single-family subdivision lifestyle without the commitment of a long-term mortgage and the convenience of the common, resort-like amenities apartment buildings often offer. In addition, the reduced scale and massing of the buildings helps blend the development with the adjacent Johnson Ranch community. This concept is furthered by carefully locating the two-story units on the site to avoid encroaching on the adjacent single-family homes in Johnson Ranch. The two-story homes are located internal to the site and adjacent to the commercial uses north and east, whereas single-story units are generally located along the perimeter where adjacent to existing single-family homes. A wide 78-foot landscaped retention area is provided along the southernmost portion of the site to provide an enhanced buffer between this development and the immediately adjacent single-family homes abutting the site.

The development of this residential build-to-rent community will provide new housing diversity not currently available today in Johnson Ranch, nor across San Tan Valley. San Tan Valley is dominated by single-family housing. Although Johnson Ranch was originally planned and zoned (CR-5) for multifamily development on this very site, a multifamily residential community never came to fruition. In fact, the San Tan Valley Retail Recruitment Retention and Execution Strategy Study cites in the SWOT analysis that “little to no existing multifamily units available” is a weakness in attracting new retail development (page 26), and that “San Tan Valley does need multifamily development” (page 23). It should be noted that the Stella Apartments located near Gary Rd and Hunt Hwy are currently under construction and planned to open in late 2024. However, this multifamily development is a traditional three-story apartment complex. There are two other small build-to-rent communities approved in the San Tan Valley area, but have yet to begin construction. These two projects also required a Comprehensive Plan Amendment (San Tan Valley Area Plan) to Community Center for approval. The Johnson Ranch BTR project will provide much needed housing diversity and density in an area already designed Community Center in the San Tan Valley Area Plan, and on a property that was originally planned for multifamily in the Johnson Ranch community master plan.

Multifamily housing located in this vacant, underutilized infill lot within an identified Community Center of the San Tan Valley Area Plan will significantly support the prosperity and vitality of the existing commercial and retail establishments in the immediate vicinity of Hunt Hwy and Bella Vista Rd in many ways. First, this proposed multifamily residential community is within walking distance of dozens of retail establishments. Future residents of this community will enjoy the convenience of the close proximity of these businesses, particularly those immediately adjacent and which are provided direct access from the proposed community via three pedestrian gates. In addition to the increased population base supporting these businesses, employers and employees of these businesses will enjoy new alternative housing opportunities beyond single-family housing, which is currently the only available housing option available today for employees.

The development of the Johnson Ranch BTR community will also greatly benefit the adjacent neighbors in Johnson Ranch in many ways, in addition to removing traffic from this property to Johnson Ranch Blvd and adding a traffic light at Red Rd as discussed previously. First by utilizing a vacant dirt lot that has attracted dumping and homelessness in the past, detracting from the safe, well-kept community. Additionally, the development of this small-scale multifamily community will prevent unwanted commercial businesses from locating immediately adjacent to single-family homes, such as schools, gyms, gas stations, hotels/motels, liquor stores, and/or fast-food restaurants, all of which would generate far more traffic impacts than this proposed multifamily residential community. According to a traffic comparison memo prepared by Greenlight Traffic Engineering (**Exhibit B. Traffic Generation Comparison**), commercial development of this site would be expected to generate significantly more throughout the day, including more than 5 times the AM peak hour trips and more than 6 times the PM peak hour trips, which would severely impact traffic on Hunt Hwy and particularly for the immediately adjacent residents.

Neighbor Accommodations

In addition to the aforementioned benefits to the community this project will provide, the development team has diligently worked to address and accommodate neighborhood concerns and feedback, ensuring this project is compatible with the Johnson Ranch community. The following list summarizes these efforts.

- Adjusted lighting poles away from neighbors on the south, and will be installing fixtures that minimize light pollution onto adjacent properties
- Moved two-story buildings towards the center of the property and along the eastern edge of the property adjacent to the commercial uses to preserve privacy
- Incorporated a major 78-foot landscaped buffer along the southern property boundary where the site abuts existing single-family residential homes
- Added pedestrian amenities and a multiuse path within the southern buffer area to ensure that the landscaping will be adequately maintained long term
- Provided a dense layer of trees and other landscape elements approximate to our neighbors to help block light and views of units
- Internalized the pool and clubhouse amenities towards the center of the site to attenuate potential noise from the nearest neighbors
- Eliminated access to Johnson Ranch Blvd (except for emergency only access) to minimize and mitigate the already overburdened traffic situation on the roadway
- Located Oak and Willow Acacia trees, as opposed to Palo Verde and Mesquite trees, closest to abutting residential properties to prevent leaves “dumping” into backyards
- Incorporated pedestrian access points to the adjacent retail along Hunt Hwy to encourage walkability and minimize vehicular traffic
- Added a traffic light to the main entrance along Hunt Highway and in alignment with Red Rd supporting significantly improved ingress and egress for residents living in the Johnson Ranch Units 35 and 36 subdivision

Project Need

Build-to-rent communities (“BTR”) are a hybrid between apartments and single-family homes. This is a new type of housing option that offers the “missing middle” housing opportunities between apartments and single-family homes. This housing option offers a highly desirable lifestyle to residents, and appeals to a broad array of residents, including young married couples, students, empty nesters, retirees, young single professionals, teachers, first responders, doctors, and lawyers to name a few. Where other housing types focus on limited demographic profiles, BTR communities remain attractive housing options for a broad range of demographics due to its larger interior layout, multiple bedrooms, private backyards, and other favored single-family characteristics, but without a significant initial investment, regular maintenance costs, nor long-term commitment. The Johnson Ranch BTR will be a highly desirable community by numerous individuals for the following additional reasons:

- Offers between 200 to 600 square feet more than a traditional apartment on average, and in some cases offer garages.
- Provides increased privacy given the absence of any upstairs or downstairs neighbors
- Supports pet ownership by incorporating doggie doors for each unit and the accessibility of a dog park within the community
- Fosters a sense of community with residents
- Removes maintenance responsibilities from residents
- Offers back-office support for residents who work from home

- Features high-tech packages with internet and Ring doorbell systems included with each home, which is desired by today's technological based population
- Installs a needed traffic signal at Red Rd to better facilitate ingress and egress for residents living in the Johnson Ranch Units 35 and 36 subdivision

Allows residents to enjoy the financial flexibility and lifestyle ease of renting versus owning. The vast benefits of BTR communities are highly valued by residents. Furthermore, BTR community experiences an average retention rate of approximately 65% to 70%, as compared to an average retention rate of 35% to 45% for conventional multi-family apartment complexes.

The Johnson Ranch BTR development will be well positioned to fill a pressing need for multifamily and build-to-rent type housing units in the San Tan Valley area, as noted in the San Tan Valley Retail Recruitment Retention and Execution Strategy and discussed previously. The Johnson Ranch BTR community will be maintained to provide a luxury experience for residents through the use of high-quality construction materials and finishes, such as stainless-steel appliances, wood type flooring, back patios, and a high-tech entertainment package.

Building Types and Densities

This PAD proposes 181 dwelling units, generally configured as duplexes, meaning each unit only has one adjoining wall between dwellings. There are some standalone units as well with no adjoining walls with other units, much like a single-family home. Each unit will also feature a private backyard, also reminiscent of a single-family home.

These 181 dwelling units across 16.4 net acres results in approximately 11.1 dwelling units per acre, or over 3,900 square feet of land area per unit, which is well above the minimum land area per individual dwelling permitted in the MR Zoning District pursuant to Development Services Code Section 2.285.040 of just 1,750 square feet.

Circulation

This project maintains a single gated resident access point along Hunt Hwy aligned with the Red Rd intersection located approximately 1,700 feet southeast of the Bella Vista Rd/Golf Club Dr intersection. A traffic signal is proposed at this location to facilitate ingress and egress from both this project and the Johnson Ranch Units 35 and 36 subdivision. According to the Traffic Impact Analysis submitted with this application, a traffic light at this location will improve the level-of-service at the Red Rd intersection from an F to a C as summarized in Figure 3 below.

Figure 3: Red Rd Level-of-Service Analysis



A secondary emergency only access point is provided along Johnson Ranch Blvd approximately 600 feet south of the Johnson Ranch Blvd roundabout with Golf Club Dr, and which the property owner agreed will not permit any resident access unless for emergency purposes.

In addition, the main entrance to the community includes two gated access points with connectivity to the public sidewalk along Hunt Hwy. All entrances to the community are securely gated with controlled access.

Land Uses

Permitted Uses

Permitted uses shall only be those consistent with the MR – Multiple Residence Zoning District in the Pinal County Development Services Code, Section 2.285.020. All other uses shall be prohibited.

Development Standards

The proposed PAD meets or exceeds the development standards for the MR zoning per Development Services Code Chapter 2.285 with the exception of the minor deviations to the development standards noted in **Table 1** below. Specific deviations are identified in bold and underline.

Table 1. Johnson Ranch BTR PAD Development Standards

Development Standards	MR	Johnson Ranch BTR PAD
Min. Lot Area	7,000 sf	7,000 sf
Min. Land Area per Individual Dwelling	1,750 sf	<u>3,500 sf</u>
Min. Lot Width	50'	50'
Min. Front Setback	25'	<u>20'</u>
Min. Side Setback	10' each	<u>20'</u>
Min. Rear Setback	25'	<u>20'</u>
Min. Distance Between Main Buildings	20'	<u>10'</u>
Max. Building Height	36'	<u>30'</u>
Min. Required Open Space	18% of net site area	<u>25%*</u>

*Required open space does not include private open spaces

Justification

This PAD provides a major enhancement to the MR development standards. The only three standards this PAD is proposing to reduce are to the front setbacks by just five feet, rear setback by just five feet, and the minimum distance between main buildings by 10 feet. However, the Johnson Ranch BTR PAD is also proposing to increase the minimum side setbacks by 10 feet, reduce the allowable density and building height to be more compatible with the adjacent single-family homes, and increase the minimum open space by 7%, which more than compensates for the deviations to the MR development standards. In total, the proposed development standards for this PAD will result in a far superior and innovative residential community as a hybrid between single-family homes and a traditional multifamily community.

As Staff acknowledges in their Staff Report, “the elements of the PAD will create a unique and innovative development that will foster many of the goals and objectives outlined in the Comprehensive Plan and create compatible community with surrounding subdivisions.”

Parking

Parking shall be in accordance with Chapter 2.140 of the Pinal County Development Services Code. General parking for residents is provided by 184 covered surface spaces dispersed equitably across the site along the drive aisles, which offers parking in proximity to each dwelling unit and helps avoid large parking surface parking lots. In addition, there are 70 secure garage spaces beneath the 20 carriage units, 20 of which provide private access to the carriage units above. The plan also provides 96 guest parking spaces and 8 accessible spaces throughout the site. In total, the proposed residential community will provide 358 total parking spaces, which exceeds the minimum number of required parking spaces per Chapter 2.140 of the Pinal County Development Services Code.

Open Space and Landscaping

This development will meet or exceed Pinal County's requirements for open space and landscaping. The Johnson Ranch BTR community will include a plethora of open space dispersed across the site, including a total open space area of 217,087 square feet, which is inclusive of 49,350 square feet of active/recreation open space (7.9%) and 167,737 square feet of common landscaped open space (26.3%), exceeding the County's open space requirements per PCDCS 2.176.130. Additional open space includes 55,238 square feet of private open spaces for individual units, but which does not factor into the open space calculation.

Table 2. Open Space Requirements

Open Space Standard	Minimum Required Open Space (0% - 5% Slope)	Provided in the Johnson Ranch BTR PAD
Conservation Open Space	0% if disturbed 3% minimum if undisturbed	0%
Recreation Area Open Space	7% minimum	7.9%
Total Open Space	18% minimum	30.4%

The provided open space will be developed and landscaped for residents of the Johnson Ranch BTR community, including lush drought-tolerant xeriscaping in common open spaces. This community will also provide and maintain a wide variety of high-quality amenities dispersed across the community for all residents to enjoy. These amenities include the following and are graphically illustrated in the Open Space and Recreation Plan submitted with this application:

- Clubhouse
- Fitness Center
- Co-Working Space
- Billiards Table
- Pool & Spa
- Cabanas
- Multi-Use Trail
- Ramadas
- BBQ Grills
- Cornhole Court
- Bocce Ball Court
- Pickleball Court
- Tot Lot
- Dog Park
- Park Benches/Seating Areas
- Putting Green

Residents will be well connected to the abundant open spaces and amenities throughout the community. The Open Space and Recreation Plan for the project features an interconnected pedestrian network linking each dwelling unit to the open spaces and amenities across the site. This pedestrian network will be designed in compliance with the requirements in the Pinal County Open Space and Recreation Area Guideline Manual for urban walking/hiking trails.

This robust open space will feature lush landscaping spread evenly across the site, creating aesthetic walking paths with an abundance of shade for a comfortable and enjoyable pedestrian experience. The landscape plan submitted with this application features a wide variety and combination of native, low-maintenance trees and shrubs, including a combination of Willow Acacia, Date Palms, and Live Oaks to name a few. This robust landscaping plan will contribute to a visually aesthetic, well-landscaped, high-quality community that future residents will enjoy and appreciate, and which will complement and enhance the overall landscape of the broader Johnson Ranch community. The placement of large trees adjacent to residential homes was also carefully considered as to prevent overhang and leaves dropping on abutting private yards.

The following landscape standards shall apply:

- Minimum of 2 trees and 7 shrubs per unit
- Minimum 24" box trees on site
- Minimum 36" box trees within setbacks where abutting residential homes
- Minimum 1 tree per 30 linear feet along the site perimeter

Fences, Walls, and Screening

The Johnson Ranch BTR community will be equally attractive from the public right-of-way along both Hunt Hwy and Johnson Ranch Blvd as it will be internally. The landscaping along the west side of Hunt Hwy and east side of Johnson Ranch Blvd will include both 2-inch caliper Mulga trees and 2-inch caliper Live Oak trees to provide shade along the public sidewalk, along with a variety of shrubs and ground cover that complement the theme border wall.

D. Infrastructure

Roadway Improvements

Site access to the surrounding roadway network will be provided along Hunt Hwy with the addition of a traffic signal to facilitate ingress and egress to the site. This driveway and traffic signal will be aligned with Red Rd across Hunt Hwy from this project, supporting improved ingress and egress for the Johnson Ranch Units 35 and 36 subdivision. A secondary emergency only access will also be provided along Johnson Ranch Blvd.

Both Johnson Ranch Blvd and Hunt Hwy are fully built-out adjacent to the site, so no major roadway expansions or improvements will be required. The half-street right-of-way width along Hunt Hwy is already 65 feet, which is consistent with the adjacent development along Hunt Hwy throughout the San Tan Valley area. An 8-foot-wide sidewalk will be installed adjacent to Hunt Hwy within the 65-foot half-street right-of-way that will complete the pedestrian connection along Hunt Hwy between the retail establishments north/east of the site and the Johnson Ranch subdivision to the south.

To better facilitate safe right-turns into the future community, this development will provide a 100-foot southbound right-turn deceleration lane along Hunt Hwy as it approaches and intersects with the main entrance.

Utilities

Water

There is an existing 12-inch public water line along Hunt Highway and Johnson Ranch Blvd, as well as in an easement through the north end of the proposed development. The site will connect to the existing water lines in Hunt Highway, and along the north end of the project site.

The proposed onsite distribution system will utilize 4-inch private water mains and 8-inch private fire lines throughout the project. The proposed development is anticipated to be serviced by two domestic water meters and backflow preventors to provide a looped service.

The proposed distribution system will be designed in accordance with the requirements of EPCOR. During the final engineering design of the proposed development, a water model will be prepared with a recent fire flow test in the vicinity of the project site. The water model will ensure that the proposed infrastructure provides a minimum pressure of 20 psi during the max day plus fire flow condition and 40 psi during the peak day demand.

Sanitary Sewer

The project site is proposed to connect to an existing 12" sewer line adjacent to the property. All proposed sanitary sewer mains for the development will be a minimum of 8-inches in diameter. Slopes will be designed to ensure a minimum velocity of 2.0 ft/sec and maximum velocity of 10 ft/sec is maintained while flowing full. Additionally, the ratio of flow depth to pipe diameter (d/D) shall not exceed 0.75. The onsite sewer system will be privately owned and maintained by the development's maintenance staff. 8-inch sanitary sewer mains will be designed with a 0.37% minimum slope. The proposed sanitary sewer system will be designed in accordance with the requirements of EPCOR.

Grading and Drainage

The site is within Flood Zone X according to the Federal Emergency Management Agency Flood Insurance Rate Map data, meaning it is outside the 100-year floodplain. Both Johnson Ranch Blvd and Hunt Hwy are fully developed along the project frontage. Off-site drainage along Johnson Ranch Blvd are collected in existing curb openings and conveyed to existing temporary retention basins within the project site. Hunt Hwy was recently improved by Pinal County, and a storm drain system was designed to capture local runoff within the public roadway and convey the runoff to a regional retention basin.

Onsite storm water runoff from the project site will be conveyed into a retention basin and into underground retention tank via catch basins and storm drain pipes. In accordance with the Pinal County criteria, the parking lots will be designed to allow all weather access and to convey the 10-year peak flow below the top of curb. 100-year peak flows will be conveyed with a maximum depth of 8-inches. Street runoff will be conveyed into the proposed underground retention tanks via inlet structures such as catch basins and storm drain pipes. Storm water storage basins are proposed within the project site to accommodate the storm water runoff volume of the 100-year, 2-hour storm per Pinal County criteria. The 100-year retention volume will be drained through surface percolation and drywells, within a time not to exceed 36 hours.

Phasing

This residential community will be constructed in one single phase, which is anticipated to commence in 2025 upon acquiring all prerequisite approvals for development.

E. Ownership and Maintenance

The Johnson Ranch BTR project and its premises will be owned, managed, and maintained by a single property owner, including the residences, landscaping, amenities, drive aisles and parking spaces, and trash enclosures. The property owner and manager will ensure the property is well maintained in a clean and tidy manner.

F. Conformance with Adopted Plans

Pinal County Comprehensive Plan

The current Pinal County Comprehensive Plan was adopted in 2019, and last updated in 2021. The Comprehensive Plan is the guiding document for future growth and development over time in the unincorporated area of Pinal County. The intent of the Comprehensive Plan is to assist and guide the Planning and Zoning Commission and the Board of Supervisors in pursuing coordinated, adjusted and harmonious development of the unincorporated area of Pinal County. Staff acknowledges in their Staff Report that this project “will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.”

The adopted Comprehensive Plan includes many goals, objectives, and policies for managing future growth and development in the County, and which are consistent with this proposed PAD. Consistency with the Pinal County Comprehensive Plan is demonstrated below.

Land Use Element:

Objective 3.1.3. *Promote mixed use activity centers, planned area developments, and cluster development that provide a mix of housing types and land uses.*

This PAD encourages the creation of a mixed-use activity center surrounding the Hunt Hwy and Bella Vista Rd/Golf Club Dr intersection by providing for new housing typologies and options adjacent and walkable to commercial uses.

Policy 3.1.3.2. *Encourage residential development to include a variety of distinctive neighborhood offering a choice of housing types, sizes, and designs.*

San Tan Valley, in which unincorporated community this site is located, is dominated by single-family housing today, with no other housing choices. The approval of this PAD request will provide for the development of a new housing typology – build-to-rent homes – for current and future San Tan Valley residents.

Policy 3.1.3.4. *Encourage future development to be located near existing developed areas minimizing sprawl and strip development in order to assure the provision of adequate services, preserve agriculture and open space, and maximize the utility of funds invested in public facilities and services.*

This PAD site is located on a skipped-over infill property, completely surrounded by existing development. The provision for residential uses on this infill site supports the reduction of sprawl and strip development by condensing multifamily uses in proximity to commercial uses, and eliminating the possibility for the continuation of strip development running along Hunt Hwy.

Growth Areas Element:

Objective 3.5.1. *Encourage development within Growth Areas to occur in a coordinated and balanced fashion.*

This site is located within the West Pinal Growth Area. The approval of this PAD will support a more balance land use mix in the Growth Area by providing for multifamily housing in proximity to commercial uses.

Policy 3.5.1.17. *Support higher density residential development and land use intensity within Growth Areas where the physical infrastructure (water, sewer, etc.) and public facilities/services can be provided.*

The physical infrastructure and public facilities/services are readily available to service the proposed residential density in this PAD request. In fact, this site was formerly planned for multifamily uses as the Johnson Ranch community was being developed in the original Johnson Ranch PAD. The site was not zoned for commercial uses until 2008.

Policy 3.5.1.18. *Encourage Growth Area infill development to minimize sprawl and maximize the investment that has been made in infrastructure and public facilities.*

The approval of this PAD will result in an infill development that minimizes sprawl and maximizes the investment in the infrastructure and public facilities along Hunt Hwy.

Mobility and Connectivity Element

Objective 4.3.1. *Provide for non-motorized modes of transportation through the designation of bike lanes and bike routes, as well as the construction and expansion of bicycle and pedestrian pathways and equestrian trails.*

The purposed development, with the approval of this PAD, will incorporate an expansive pedestrian network on site, with direct pedestrian connections to the adjacent commercial uses along Hunt Hwy supporting a highly walkable community.

Healthy, Happy Residents Element

Objective 8.1.1. *Support a mix of quality housing opportunities to support economic development efforts.*

This PAD will provide new housing opportunities in proximity to existing commercial development. The San Tan Valley area is dominated by single-family homes, and does not currently contain an adequate mix of multifamily housing that is needed to support successful commercial development. This PAD will provide new housing options and opportunities adjacent to existing commercial development, which will support the viability of the existing businesses.

Policy 8.1.1.1. *Identify appropriate areas for a range of housing in conjunction with the development of Activity Centers.*

The approval of this PAD will provide a greater range of housing in proximity to the commercial intersection of Hunt Hwy and Bella Vista Rd/Golf Club Dr. Currently, the commercial intersection is entirely surrounded by single-family uses.

Objective 8.1.3. *Support a compact residential development pattern in appropriate locations.*

There is no other more appropriate location for compact residential development than on a vacant infill property adjacent to commercial uses and along a major roadway with existing infrastructure and services needed to serve the development.

Policy 8.1.3.4. *Encourage a mix of residential development within the economic Activity Centers.*

The residential development in the San Tan Valley area is currently made of up solely single-family residential homes. The approval of this PAD will contribute towards a better mix of residential options and opportunities.

Objective 8.2.1. *Encourage infill residential development in appropriate locations.*

This site is an appropriate location for infill residential development. The site has been skipped over by development and left vacant for decades, despite the surrounding Johnson Ranch community that has developed around it, as well as robust commercial development along Hunt Hwy. The PAD is proposing a small-scale multifamily community that will provide an appropriate transition from the single-family residential homes in Johnson Ranch to the adjacent commercial activity at the intersection of Hunt Hwy and Bella Vista Rd/Golf Club Dr.

Objective 8.2.2. *Promote quality residential development in well-designed neighborhoods.*

The Johnson Ranch BTR will be developed as a high-quality residential community, providing an abundance of open space, landscaping, and resort-like amenities for residents.

Policy 8.2.2.3. *Encourage new housing units that are designed to respect the mass, scale, siting, and form of other buildings in a neighborhood or area.*

The Johnson Ranch BTR project is designed to reflect and resemble a single-family community by limiting buildings to duplex and detached units to be of similar scale to the surrounding Johnson Ranch community.

Policy 8.2.2.4. *Use buffering, screening, and design standards to mitigate impacts of higher-density residential development on neighboring lower-density residential development.*

This PAD will provide a wide landscaped retention area as a buffer between to immediately adjacent single-family homes to the south, in addition to an aesthetic border wall and perimeter landscaping surrounding the site.

Cost of Development Element

Policy 8.4.1.12. *Encourage infill projects that will have a lower incremental cost to the County than growth in new, outlying areas.*

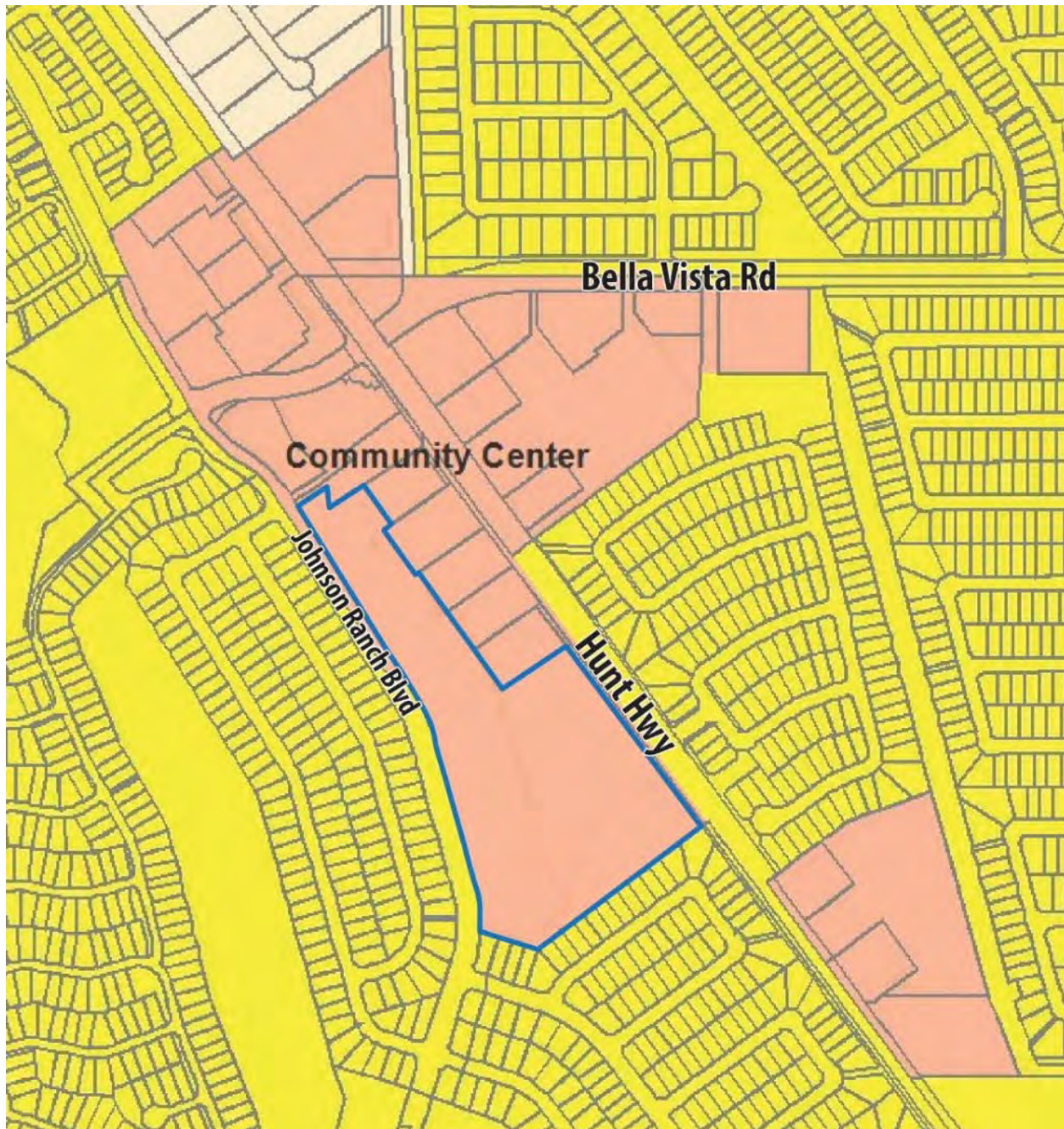
This site is on an infill property and will not require extensions of public infrastructure, facilities, or services to outlying areas where such public utilities and services are not currently provided today, reducing costs to the County.

San Tan Valley Special Area Plan

The site is within the San Tan Valley Special Area Plan, which is adopted and incorporated by reference to the County's Comprehensive Plan. The intent of the San Tan Valley Special Area Plan is to expand on the specific elements of the County's Comprehensive Plan to be more closely associated with community goals and actions that are specific to San Tan Valley and its residents.

The San Tan Valley Special Area Plan designates this site as Community Center on the Land Use Plan Map (see **Figure 3. San Tan Valley Area Plan Land Use Plan Map**). The Community Center land use designation is intended for shopping and entertainment areas or offices that serve neighborhood needs, as well as multifamily residential development that support such uses. Multifamily residential densities intended for the Community Center land use designation range from 8 to 16 dwelling units per acre, which is consistent with the proposed project (11 du/ac), and is compatible with the San Tan Valley Area Plan as recognized by Staff in their Staff Report.

Figure 4. San Tan Valley Area Plan Land Use Plan Map



The San Tan Valley Area Plan recognizes that the San Tan Valley is dominated by single-family homes comprising over 99% of all housing units in the community, whereas multifamily units only make up 0.5% of all housing units, and that additional housing diversity is “central to the task of embracing existing neighbors, while preparing for the diverse needs of future residents.” Staff also highlights this in their Staff Report noting that “the proposed [project] brings a different housing option/type to the housing market.”

This PAD is further compatible with many of the goals of the San Tan Valley Area Plan and strategies for implementation. The consistency between this PAD and the San Tan Valley Area Plan goals and strategies are outlined below.

Goal 1.2: Foster More Housing Diversity

Relevant Strategies:

- *Encourage a greater diversity of housing and dwelling sizes to include both smaller and larger homes*

There are virtually no multifamily housing options in the San Tan Valley area that exist today. San Tan Valley is dominated by single-family uses. This PAD will support the goal of fostering more housing diversity by developing high-quality multifamily housing options that do not exist today.

- *Encourage appropriately designed small lot and multi-family housing to enable San Tan Valley to support various income levels, lifestyles, and age groups*

This PAD will provide the only multifamily housing option in San Tan Valley. The proposed development will offer new housing opportunities for various lifestyles and age groups that are not adequately accommodated for today by the dominance of single-family housing.

- *Guide higher density housing development into Community Center, Urban Transitional, and Urban Center place types that provide proximity to walkable commercial areas*

This site is located within the Community Center land use designation. This PAD also provides for direct pedestrian access to the adjacent commercial areas, supporting a walkable community.

- *Support conversion of commercial land use to other appropriate uses such as multi-family residential in areas where retail use is no longer viable*

Retail opportunities have been exhausted surrounding the Hunt Hwy and Bella Vista Rd/Golf Club Dr intersection. The most viable land for commercial uses surrounding this intersection has already been developed. This site is the remnant portion of land from the 2008 rezoning that is no longer viable for commercial use. This remnant piece of land is not in close enough proximity to the commercial intersection of Hunt Hwy and Bella Vista Rd/Golf Club Dr and is setback behind existing retail buildings, limiting accessibility and visibility, which is critical for successful commercial businesses. The conversion of this remnant land to multifamily residential will support the existing commercial businesses that have developed surrounding the intersection.

Goal 2.1: Enhance Local Spending

Strategies:

- *Locate more housing near existing retail areas in support of neighborhood retail*

This PAD is proposing a multifamily community directly adjacent to existing commercial development. In fact, the proposed residential community will be provided direct pedestrian access to the commercial uses at the southwest corner of Hunt Hwy and Bella Vista Rd/Golf Club Dr.

Goal 3.2: Guide new land development to create greater proximity and ease of access between people and their destinations

Strategies

- *Offer more pedestrian and bicycle travel options by encouraging the placement of higher density residential uses in close proximity to desired non-residential destinations*

This PAD is in close proximity to the major commercial intersection of Hunt Hwy and Bella Vista Rd/Golf Club Dr. This proposed multifamily community will provide future residents pedestrian connectivity to the adjacent commercial uses, encouraging pedestrian activity.

Regionally Significant Routes for Safety and Mobility

Hunt Hwy is identified as an RSR Principal in the Regionally Significant Routes for Safety and Mobility, Final Report. As such, the proposed PAD will comply with the Regionally Significant Routes Access Management Manual. The proposed PAD maintains only one vehicular entrance from Hunt Hwy, which is directly aligned with the existing Red Rd intersection on the opposite side of the street that already maintains full access to Hunt Hwy, which supports the access spacing requirements by limiting new access points along Hunt Hwy.

Development Services Code Section 2.176.070

The Development Services Code Section 2.176.070 includes the criteria and elements the Planning and Zoning Commission and Board of Supervisors shall consider when reviewing applications for a PAD overlay zoning district requests. The proposed PAD is compliant with the criteria as follows:

- The proposed development is consistent with the goals, objectives and policies of the comprehensive plan and the requirements of this chapter.*

Response: As outlined in detail previously in this section, this PAD request is consistent with dozens of goals, objectives, and policies of the Comprehensive Plan, as well as the San Tan Valley Special Area Plan in which this site is located. This PAD request is also consistent with the Community Center land use category, and does not require an accompanying comprehensive plan amendment.

- The arrangement of all uses and improvements reflect the natural capabilities and limitations of the site as well as the characteristics and limitations of adjacent property.*

Response: The site was carefully designed on the site to maximize the buffer between the immediately adjacent abutting single-family homes to the south with the location of a wide, landscaped retention area. The northernmost units were also strategically shifted to the east to be in closer proximity to the adjacent commercial uses and provide additional buffer space between the single-family homes across Johnson Ranch Blvd. The closer proximity to the commercial uses supports pedestrian connections between the proposed residential community and the retail businesses, which fosters a more walkable community.

- The development is compatible with the uses of adjacent properties.*

Response: The site is located between the single-family Johnson Ranch community and the commercial corner of Hunt Hwy and Bella Vista Rd/Golf Club Dr. This proposed PAD is designed to be compatible with both disparate land uses while providing an appropriate transition. The proposed PAD supports increased population density, which supports the enhanced viability of the adjacent retail establishments surrounding the Hunt Hwy and Bella Vista Rd/Golf Club Dr intersection. This PAD is also designed to reflect a single-family community, much like the adjacent homes in Johnson Ranch.

- Transportation improvements and open space areas are arranged on the site to provide connections throughout the planned neighborhoods.*

Response: The small scale of this PAD of just 16 acres will not require significant improvements to the transportation system. However, the proposed PAD incorporates an interconnected network of pedestrian paths on site, connecting every dwelling unit to the abundant open spaces and amenities on site, as well as providing direct pedestrian connections to the adjacent commercial uses.

- e. *There are adequate facilities planned for water, sewer, stormwater and streets.*

Response: The site is located on an infill parcel that has been skipped over by development. The preliminary engineering analysis and reports indicate there are available facilities in close proximity to the site with adequate capacity to support the proposed residential community.

- f. *The project location, design and size are such that the development will be well integrated with the surroundings, is planned and developed with the intention to harmonize with any existing or proposed development in the adjacent neighborhood. If the proposed development departs from the character of surrounding uses, the location and design of the development will adequately reduce the impact of the development so that it will not be detrimental to adjacent properties.*

Response: As stated previously, this residential community is designed to reflect a single-family community, similar to that of the adjacent homes in Johnson Ranch. The dwellings are limited to duplexes and detached units, maintaining a small scale development and the look and feel of a single-family community.

- g. *The proposed streets and thoroughfares are suitable and adequate to serve the proposed uses and the anticipated traffic has been accommodated through the use of appropriately designed streets and the responsibility for maintenance of such streets has been shown.*

Response: The proposed residential community is expected to generate significantly less traffic compared to most commercial uses allowed by right on the site today in the CB-1 zoning district. According to a Trip Generation Comparison that was developed by Greenlight Traffic Engineering (see **Appendix A**), the 181 planned residential units as part of this PAD would generate 5,486 less trips, or 80% less traffic, than if the site is developed commercially as currently permitted.

- h. *Every structure containing residential, office, commercial or industrial uses has direct access to a public street or court, walkway or other common area dedicated to public use or owned and maintained as common ground.*

Response: Every dwelling units is connected to the robust pedestrian network on site. This pedestrian network connects future residents to the parking areas and common drive aisles that provide vehicular connectivity directly to and from Hunt Hwy, as well as Johnson Ranch Blvd. The pedestrian network also directly connects to the public sidewalk along Hunt Hwy.

- i. *Open space is provided as required in this chapter.*

Response: This PAD is proposing to exceed the County's open space requirement by 12% for a total open space area of 30% across the site, which does not include the private open spaces provided to each individual dwelling unit.

- j. *Where applicable, whether the proposed development complies with the Regionally Significant Routes for Safety and Mobility, Final Report, December 2008, and the Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008.*

Response: This project will fully comply with the Regionally Significant Routes for Safety and Mobility, Final Report and the Regionally Significant Routes for Safety and Mobility, Access Management Manual. Only one access along Hunt Hwy will be provided, which is aligned with the existing Red Rd intersection to minimize mobility and safety impacts on Hunt Hwy.

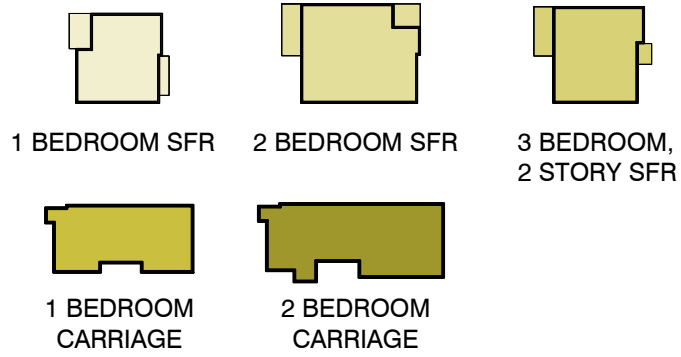
Exhibit A

Site Plan

This drawing is the property of Synectic Design Incorporated, 1111 W University Dr, Suite # 104, Tempe Az, 85281, 480.948.9766. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Synectic Design Incorporated. C 2019
Autodesk Docs://1163 Johnson Ranch/4163_Site_Central22_360.rvt 4/1/2024 9:15:59 AM

PRELIMINARY UNIT MIX SCHEDULE V4								
UNIT	DESIGN	NRSF	TYPE	QTY	TOTAL UNIT GSF	TOTAL NRSF	UNIT MIX %	MIX %
A	1 BDRM/ 1 BATH	692	B	47	32537 SF	32524 SF	47	26%
Carriage	1 BDRM/ 1 BATH	960	B	10	0 SF	9600 SF	10	6%
1 BDRM/ 1 BATH: 57				57	32537 SF	42124 SF	57	31%
B	2 BDRM/ 2 BATH	1088.44	B	59	64218 SF	64218 SF	59	33%
Carriage	2 BDRM/ 2 BATH	1260	B	10	0 SF	12600 SF	10	6%
2 BDRM/ 2 BATH: 69				69	64218 SF	76818 SF	69	38%
C	3 BDRM/ 2 BATH	1391.33	B	55	76523 SF	76523 SF	55	30%
Carriage	3 BDRM/ 2 BATH	55		55	76523 SF	76523 SF	55	30%
PROJECT TOTALS: 181				181	173278 SF	195465 SF	181	100%

UNIT TYPE LEGEND



PARKING PROVIDED

TYPE OF SPACE	# OF SPACES
Accessible Space	6
Accessible Space (Van)	2
Covered Spaces	184
Garage	70
Surface/ Guest Spaces	96
TOTAL	358

DEVELOPMENT TABLE

GROSS LOT AREA:	713,156 SF (16.37 AC)
PRIVATE STREET AREA:	144,406 SF
COMMON OPEN SPACE:	167,737 SF
REQUIRED OPEN SPACE:	128,368 SF
TOTAL DWELLING UNITS:	181 UNITS
1 BEDROOM:	57 UNITS
2 BEDROOM:	69 UNITS
3 BEDROOM:	55 UNITS
PROPOSED DENSITY:	181 / 16.37 = 11.05 DU/AC

ZONING COMPARISON TABLE

ZONING STANDARD	MR	PROPOSED PAD
MIN. LOT AREA	7,000 SF	7,000 SF
MIN. LAND ARE PER DU	1,750 SF	3,500 SF
MIN. LOT WIDTH	50'	50'
MIN. FRONT SETBACK	25'	20'
MIN. SIDE SETBACK	10' EACH	20'
MIN. REAR SETBACK	25'	20'
MIN. DISTANCE BETWEEN MAIN BUILDINGS	20'	10'
MAX BUILDING HEIGHT:	36'	30'

SHEET KEYED NOTES

- DECEL LANE AND 6'-0" WIDE SIDEWALK
- 8" POWER EASEMENT
- 6" BLOCK WALL AT PROPERTY PERIMETER W/ STUCCO FINISH BOTH SIDES
- EXISTING 6" BLOCK WALL
- CLUBHOUSE WITH FITNESS/CO-WORKING SPACE/BILLARDS TABLE/CINEMA ROOM
- POOL & SPA WITH OUTDOOR BBQ SPACE
- POOL CABANA
- RECREATION/RETENTION AREA
- MULTI-USE TRAIL
- RAMADA WITH BBQ GRILL
- CORN-HOLE COURT
- BOOGIE BALL COURT
- DOG PARK
- TOT LOT
- PICKLEBALL
- NON-RESIDENT EMERGENCY GATE (NO RESIDENTIAL VEHICLE ACCESS TO JOHNSON RANCH BLVD)
- PUTTING GREEN
- PARK BENCH
- P.U.E.
- NEW TRAFFIC LIGHTS AT INTERSECTION
- STOP BAR
- 10FT WIDE CROSSWALK

- * DENOTES 2 STORY BLDG TYPE C & CD, MAX HEIGHT = 25'-8"
- ** DENOTES 2 STORY BLDG TYPE D (CARRIAGE), MAX HEIGHT = 26'-0"

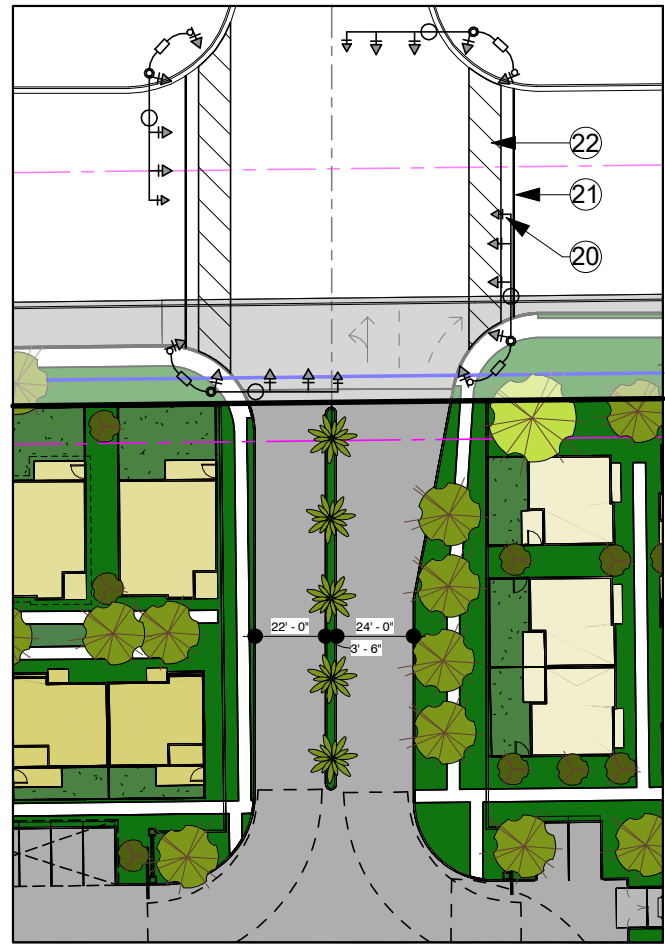
REQUIRED PARKING

1.5 SPACES PER STUDIO/ 1 BEDROOM	1.5 x 57 = 85.5 SPACES
2 SPACES PER 2 BED & 3 BED	2 x 124 = 248 SPACES
1:10 GUEST PARKING	181 x 0.1 = 19

TOTAL REQUIRED PARKING 353 SPACES

REQUIRED ACCESSIBLE PARKING.
(ACCORDING TO TABLE 208.2 IN 2010 ADA STANDARDS)

301 TO 400 SPACES: 8 TOTAL REQUIRED
(6 REG/ 2 VAN)



3 PAD Site Plan - Traffic Light
1" = 60'-0"

PROJECT TEAM

OWNER: LDR-SWC HUNT HIGHWAY & GC, LLC 1110 E MISSOURI AVENUE, SUITE 700 PHOENIX, ARIZONA 85014	ARCHITECT: SYNECTIC DESIGN, INC. 1111 W UNIVERSITY DRIVE, SUITE 104 TEMPE, ARIZONA 85281
CONTACT: GARY DAVIDSON T: 602.263.7826	CONTACT: LANCE BAKER T: 480.948.9766 E: lbaker@sdlaz.us

PROJECT DATA

BUILDING AND SITE BASICS:

PROJECT ADDRESS:	E HUNT HWY & N JOHNSON RANCH BLVD
PARCEL #:	210200200
LOT AREA:	713,156 SF (16.37 AC)
EXISTING ZONING:	CB-1
PROPOSED ZONING:	MR PAD

LEGAL DESCRIPTION

THAT PORTION OF LOT 1, OF THE MINOR LAND DIVISION OF APN 210-20-0060, RECORDED AS FEE NO. 2019-010668, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, LOCATED WITHIN THE EAST HALF OF SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 36 DEGREES 39 MINUTES 14 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 1, ALSO BEING THE RIGHT-OF-WAY LINE OF HUNT HIGHWAY, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 36 DEGREES 39 MINUTES 14 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 918.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 53 DEGREES 20 MINUTES 46 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 696.89 FEET;

THENCE NORTH 72 DEGREES 19 MINUTES 59 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 192.24 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE WESTERLY AND HAVING A RADIUS POINT WHICH BEARS NORTH 86 DEGREES 05 MINUTES 26 SECONDS WEST, A RADIAL DISTANCE OF 400.00 FEET;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, ALSO BEING THE RIGHT-OF-WAY LINE OF JOHNSON RANCH BOULEVARD, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 50 MINUTES 04 SECONDS, AN ARC DISTANCE OF 138.47 FEET TO A POINT OF TANGENCY;

THENCE NORTH 15 DEGREES 55 MINUTES 30 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 548.35 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE WESTERLY AND HAVING A RADIUS OF 400.00 FEET;

THENCE NORTHERLY ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 17 MINUTES 59 SECONDS, AN ARC DISTANCE OF 113.79 FEET TO A PINT OF TANGENCY;

THENCE NORTH 32 DEGREES 13 MINUTES 29 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 766.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 57 DEGREES 30 MINUTES 29 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 116.43 FEET;

THENCE SOUTH 07 DEGREES 25 MINUTES 26 SECONDS EAST, ALONG SAID NORTHERLY LINE A DISTANCE OF 65.92 FEET;

THENCE NORTH 57 DEGREES 46 MINUTES 31 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 137.68 FEET;

THENCE SOUTH 36 DEGREES 39 MINUTES 14 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 161.22 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 54 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 32.96 FEET;

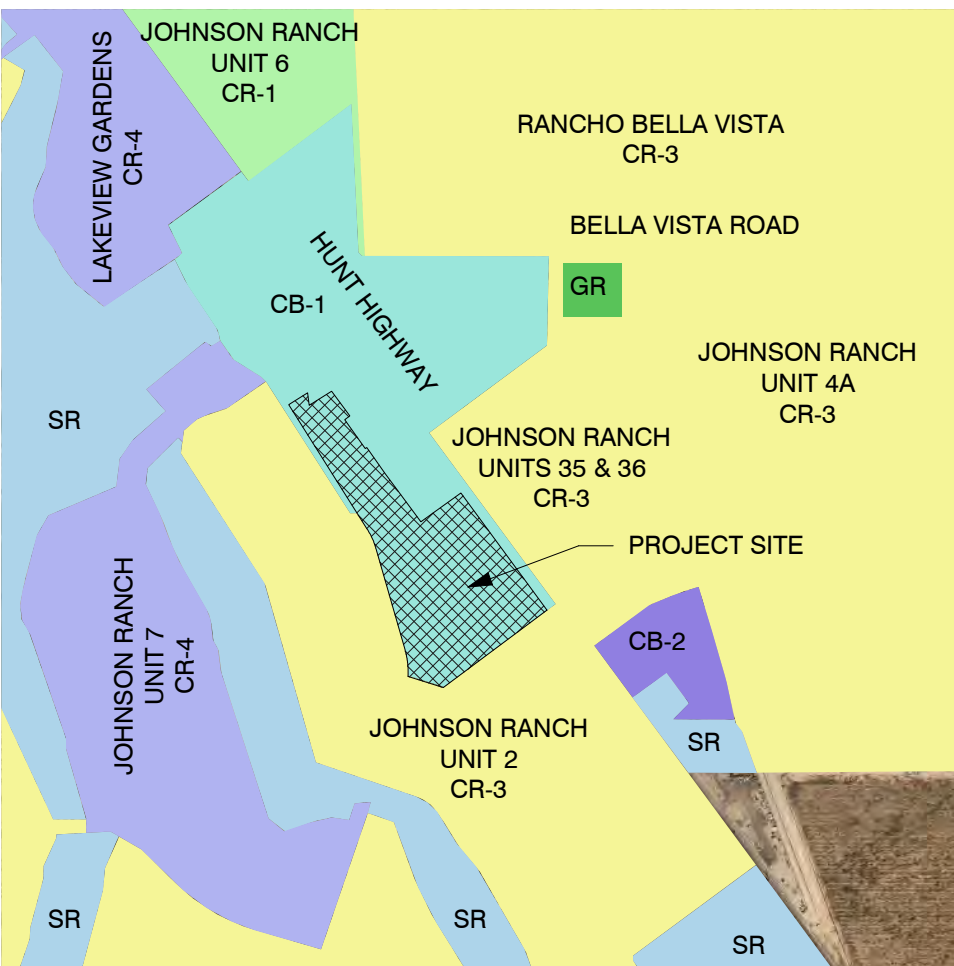
THENCE SOUTH 35 DEGREES 07 MINUTES 36 SECONDS EAST, A DISTANCE OF 184.21 FEET;

THENCE NORTH 54 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 9.67 FEET;

THENCE SOUTH 35 DEGREES 01 MINUTES 30 SECONDS EAST, A DISTANCE OF 166.10 FEET;

THENCE SOUTH 36 DEGREES 39 MINUTES 14 SECONDS EAST, A DISTANCE OF 155.00 FEET;

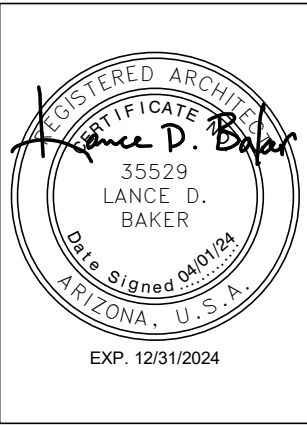
THENCE NORTH 53 DEGREES 45 MINUTES 49 SECONDS EAST, A DISTANCE OF 272.91 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

PLANNED AREA MULTI FAMILY DEVELOPMENT FOR
JOHNSON RANCH - PZ-032-23 & PZ-PD-007-23

E HUNT HIGHWAY AND N JOHNSON RANCH BLVD
ARIZONA



REVISIONS

--	--

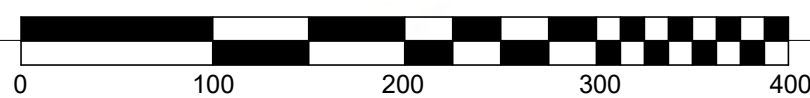
Phase:	PAD
Drawn By:	ANS
Reviewed By:	LDB
SDI Project No:	4163
Date:	04/01/2024

Sheet:

AS1.0A
SITE PLAN



GRAPHIC SCALE



1 PAD Site Plan
1" = 80'-0"

Exhibit B

Traffic Generation Comparison

April 1, 2024

LDR-SWC Hunt Hwy & G.C., LLC
1110 East Missouri Ave, Suite 700
Phoenix, AZ 85014
Contact: Kurt Waldier, kwaldier@gilbertblilie.com, (480) 429-3061

Re: Johnson Ranch BTR | Trip Generation Comparison Memo
SWC Hunt Hwy/Golf Club Dr, Pinal County, AZ
APN 210-20-006B

This Trip Generation Comparison Memo has been prepared for LDR-SWC Hunt Hwy & G.C., LLC (Developer) for the Johnson Ranch BTR development (Project). This memo compares estimated trip generation for the proposed residential and the permitted commercial land uses under existing zoning.

The subject parcel is currently zoned as Local Business Zone (CB-1) commercial use and is seeking a rezone to residential use. The Project is located west of Hunt Highway and south of Golf Club drive, approximately as shown in Figure 1.

Figure 1: Project Location



To evaluate the difference in trip potential between residential and commercial uses, trip generation calculations were performed using rates and equations contained within the ITE Trip Generation Manual, 11th Edition. Results are shown in (Table 1).

Table 1: Trip Generation Comparison

Land Use	AM Peak Hour Trips	PM Peak Hour Trips	Average Daily Trips
Planned Residential	88	105	1,329
Currently Permitted Commercial Uses	503	676	6,815
Differences (+Increase/-Decrease)	+415	+571	+5,486

As shown in Table 1, the alternative commercial use is expected to generate significantly more trips than the proposed residential use.

Sincerely,
Greenlight Traffic Engineering, LLC


Scott Kelley, PE, PTOE
Principal/Senior Project Manager
scottk@greenlightte.com
(602)499-1339



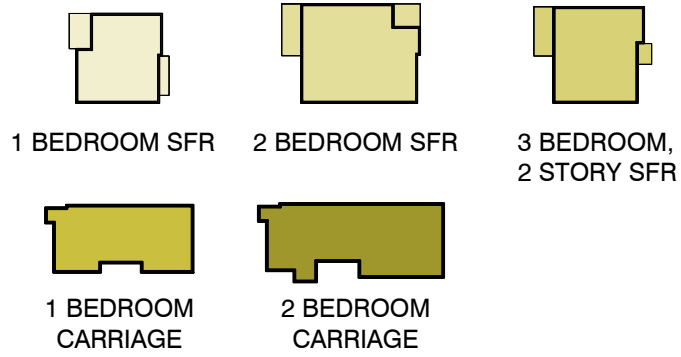
Attachments:

- Planned Residential Site Plan
- Currently Permitted Commercial Site Plan
- Trip Generation Calculations

This drawing is the property of Synectic Design Incorporated, 1111 W University Dr, Suite # 104, Tempe Az, 85281, 480.948.9766. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Synectic Design Incorporated. C 2019
Autodesk Docs://1163 Johnson Ranch/4163_Site_Central22_360.rvt 4/1/2024 9:15:59 AM

PRELIMINARY UNIT MIX SCHEDULE V4								
UNIT	DESIGN	NRSF	TYPE	QTY	TOTAL UNIT GSF	TOTAL NRSF	UNIT MIX %	MIX %
A	1 BDRM/ 1 BATH	692	B	47	32537 SF	32524 SF	47	26%
Carriage	1 BDRM/ 1 BATH	960	B	10	0 SF	9600 SF	10	6%
1 BDRM/ 1 BATH: 57				57	32537 SF	42124 SF	57	31%
B	2 BDRM/ 2 BATH	1088.44	B	59	64218 SF	64218 SF	59	33%
Carriage	2 BDRM/ 2 BATH	1260	B	10	0 SF	12600 SF	10	6%
2 BDRM/ 2 BATH: 69				69	64218 SF	76818 SF	69	38%
C	3 BDRM/ 2 BATH	1391.33	B	55	76523 SF	76523 SF	55	30%
Carriage	3 BDRM/ 2 BATH	55		55	76523 SF	76523 SF	55	30%
PROJECT TOTALS: 181				181	173278 SF	195465 SF	181	100%

UNIT TYPE LEGEND



PARKING PROVIDED

TYPE OF SPACE	# OF SPACES
Accessible Space	6
Accessible Space (Van)	2
Covered Spaces	184
Garage	70
Surface/ Guest Spaces	96
TOTAL	358

DEVELOPMENT TABLE

GROSS LOT AREA:	713,156 SF (16.37 AC)
PRIVATE STREET AREA:	144,406 SF
COMMON OPEN SPACE:	167,737 SF
REQUIRED OPEN SPACE:	128,368 SF
TOTAL DWELLING UNITS:	181 UNITS
1 BEDROOM:	57 UNITS
2 BEDROOM:	69 UNITS
3 BEDROOM:	55 UNITS
PROPOSED DENSITY:	181 / 16.37 = 11.05 DU/AC

ZONING COMPARISON TABLE

ZONING STANDARD	MR	PROPOSED PAD
MIN. LOT AREA	7,000 SF	7,000 SF
MIN. LAND ARE PER DU	1,750 SF	3,500 SF
MIN. LOT WIDTH	50'	50'
MIN. FRONT SETBACK	25'	20'
MIN. SIDE SETBACK	10' EACH	20'
MIN. REAR SETBACK	25'	20'
MIN. DISTANCE BETWEEN MAIN BUILDINGS	20'	10'
MAX BUILDING HEIGHT:	36'	30'

SHEET KEYED NOTES

- DECEL LANE AND 6'-0" WIDE SIDEWALK
- 8" POWER EASEMENT
- 6" BLOCK WALL AT PROPERTY PERIMETER W/ STUCCO FINISH BOTH SIDES
- EXISTING 6" BLOCK WALL
- CLUBHOUSE WITH FITNESS/CO-WORKING SPACE/BILLARDS TABLE/CINEMA ROOM
- POOL & SPA WITH OUTDOOR BBQ SPACE
- POOL CABANA
- RECREATION/RETENTION AREA
- MULTI-USE TRAIL
- RAMADA WITH BBQ GRILL
- CORN-HOLE COURT
- BOOGIE BALL COURT
- DOG PARK
- TOT LOT
- PICKLEBALL
- NON-RESIDENT EMERGENCY GATE (NO RESIDENTIAL VEHICLE ACCESS TO JOHNSON RANCH BLVD)
- PUTTING GREEN
- PARK BENCH
- P.U.E.
- NEW TRAFFIC LIGHTS AT INTERSECTION
- STOP BAR
- 10FT WIDE CROSSWALK

- * DENOTES 2 STORY BLDG TYPE C & CD, MAX HEIGHT = 25'-8"
- ** DENOTES 2 STORY BLDG TYPE D (CARRIAGE), MAX HEIGHT = 26'-0"

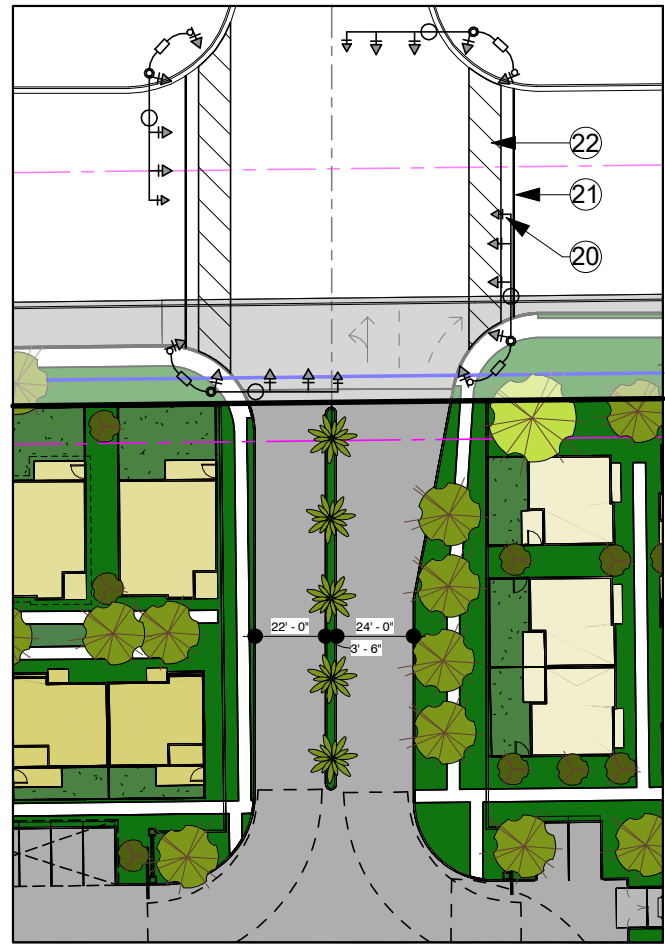
REQUIRED PARKING

1.5 SPACES PER STUDIO/ 1 BEDROOM	1.5 x 57 = 85.5 SPACES
2 SPACES PER 2 BED & 3 BED	2 x 124 = 248 SPACES
1:10 GUEST PARKING	181 x 0.1 = 19

TOTAL REQUIRED PARKING 353 SPACES

REQUIRED ACCESSIBLE PARKING.
(ACCORDING TO TABLE 208.2 IN 2010 ADA STANDARDS)

301 TO 400 SPACES: 8 TOTAL REQUIRED
(6 REG/ 2 VAN)



3 PAD Site Plan - Traffic Light
1" = 60'-0"

PROJECT TEAM

OWNER: LDR-SWC HUNT HIGHWAY & GC, LLC 1110 E MISSOURI AVENUE, SUITE 700 PHOENIX, ARIZONA 85014	ARCHITECT: SYNECTIC DESIGN, INC. 1111 W UNIVERSITY DRIVE, SUITE 104 TEMPE, ARIZONA 85281
CONTACT: GARY DAVIDSON T: 602.263.7826	CONTACT: LANCE BAKER T: 480.948.9766 E: lbaker@sdiaz.us

PROJECT DATA

BUILDING AND SITE BASICS:

PROJECT ADDRESS:	E HUNT HWY & N JOHNSON RANCH BLVD
PARCEL #:	210200200
LOT AREA:	713,156 SF (16.37 AC)
EXISTING ZONING:	CB-1
PROPOSED ZONING:	MR PAD

LEGAL DESCRIPTION

THAT PORTION OF LOT 1, OF THE MINOR LAND DIVISION OF APN 210-20-0060, RECORDED AS FEE NO. 2019-010668, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, LOCATED WITHIN THE EAST HALF OF SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 36 DEGREES 39 MINUTES 14 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 1, ALSO BEING THE RIGHT-OF-WAY LINE OF HUNT HIGHWAY, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 36 DEGREES 39 MINUTES 14 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 918.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 53 DEGREES 20 MINUTES 46 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 696.89 FEET;

THENCE NORTH 72 DEGREES 19 MINUTES 59 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 192.24 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE WESTERLY AND HAVING A RADIUS POINT WHICH BEARS NORTH 86 DEGREES 05 MINUTES 26 SECONDS WEST, A RADIAL DISTANCE OF 400.00 FEET;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, ALSO BEING THE RIGHT-OF-WAY LINE OF JOHNSON RANCH BOULEVARD, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 50 MINUTES 04 SECONDS, AN ARC DISTANCE OF 138.47 FEET TO A POINT OF TANGENCY;

THENCE NORTH 15 DEGREES 55 MINUTES 30 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 548.35 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE WESTERLY AND HAVING A RADIUS OF 400.00 FEET;

THENCE NORTHERLY ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 17 MINUTES 59 SECONDS, AN ARC DISTANCE OF 113.79 FEET TO A PINT OF TANGENCY;

THENCE NORTH 32 DEGREES 13 MINUTES 29 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 766.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 57 DEGREES 30 MINUTES 29 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 116.43 FEET;

THENCE SOUTH 07 DEGREES 25 MINUTES 26 SECONDS EAST, ALONG SAID NORTHERLY LINE A DISTANCE OF 65.92 FEET;

THENCE NORTH 57 DEGREES 46 MINUTES 31 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 137.68 FEET;

THENCE SOUTH 36 DEGREES 39 MINUTES 14 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 161.22 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 54 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 32.96 FEET;

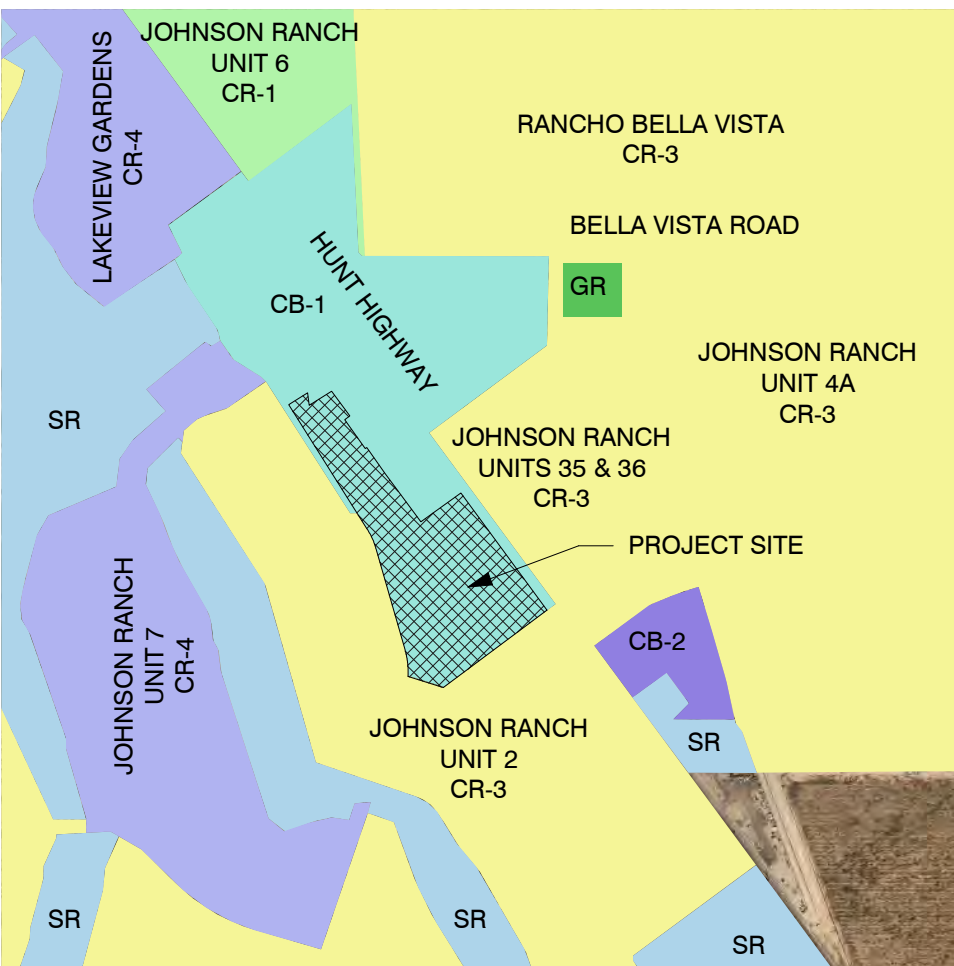
THENCE SOUTH 35 DEGREES 07 MINUTES 36 SECONDS EAST, A DISTANCE OF 184.21 FEET;

THENCE NORTH 54 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 9.67 FEET;

THENCE SOUTH 35 DEGREES 01 MINUTES 30 SECONDS EAST, A DISTANCE OF 166.10 FEET;

THENCE SOUTH 36 DEGREES 39 MINUTES 14 SECONDS EAST, A DISTANCE OF 155.00 FEET;

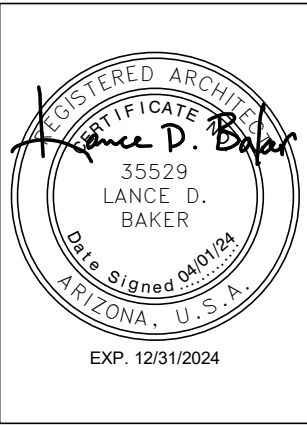
THENCE NORTH 53 DEGREES 45 MINUTES 49 SECONDS EAST, A DISTANCE OF 272.91 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

PLANNED AREA MULTI FAMILY DEVELOPMENT FOR
JOHNSON RANCH - PZ-032-23 & PZ-PD-007-23

E HUNT HIGHWAY AND N JOHNSON RANCH BLVD
ARIZONA



REVISIONS

--	--

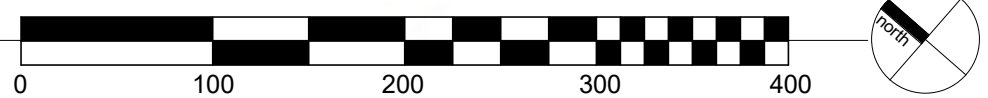
Phase:	PAD
Drawn By:	ANS
Reviewed By:	LDB
SDI Project No:	4163
Date:	04/01/2024

Sheet:

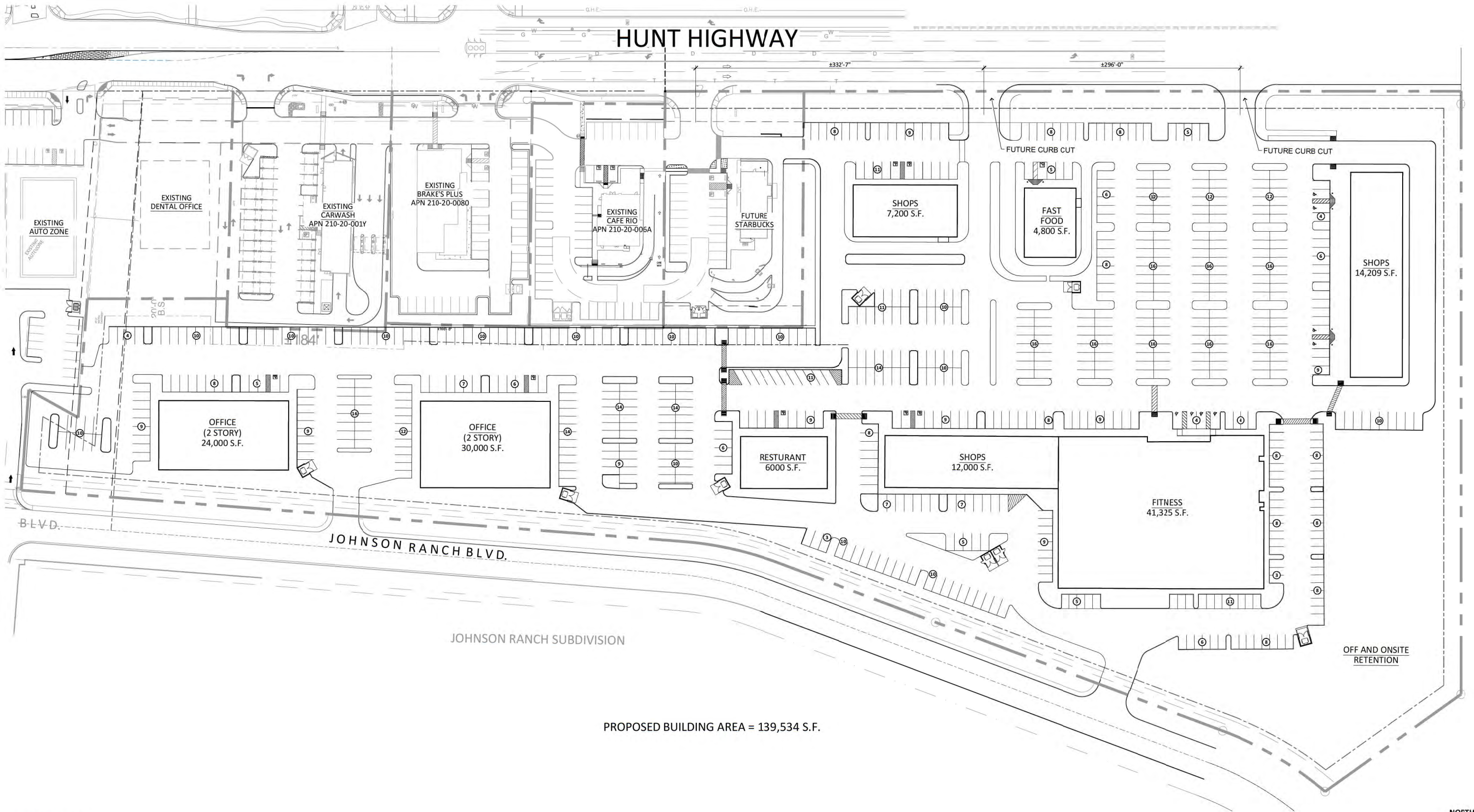
AS1.0A
SITE PLAN



GRAPHIC SCALE



1 PAD Site Plan
1" = 80'-0"



SITE PLAN

SCALE: 1" = 50'-0"

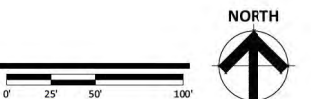


MASTER SITE PLAN
E HUNT HIGHWAY AND GOLD CLUB DR
SAN TAN, AZ
DATE: 06-21-2022 (PRELIMINARY)

SP-1

RKAA# 22174.50

© 2021 RKA
ARCHITECTS, INC. ALL
RIGHTS RESERVED.
THIS DRAWING IS AN
INSTRUMENT OF
SERVICE. IT IS THE
PROPERTY OF RKA
ARCHITECTS, INC. AND
MAY NOT BE
DUPLICATED, USED OR
DISCLOSED WITHOUT
WRITTEN PERMISSION
OF THE ARCHITECT.



Trip Generation Comparison Analysis

Project Name:	Johnson Ranch BTR
Project No:	221023
Originator:	Raunak Betala
Checked:	Scott Kelley, PE, PTOE
Date:	7/7/2022
Data Source:	RKAA Design Site Plan dated 06/22/2022
Reference Manual:	ITE Trip Generation Manual, 11th Edition
Time Period:	Weekday (Monday - Friday), Peak Hour Adjacent Street Traffic
Setting/Location:	General Urban/Suburban

Trip Generation Comparison

Land Use	ITE Code	Quantity	Units	AM Peak Hour Trips	PM Peak Hour Trips	Average Daily Trips
<i>Planned Residential</i>						
Single-Family Attached Housing	215	181	Dwelling Units	88	105	1,329
Planned Land Use Total				88	105	1,329
<i>Currently Permitted Commercial Uses</i>						
Health/Fitness Club ²	492	41.3	KSF GFA	54	143	1,430
General Office Building	710	54.0	KSF GFA	99	100	679
Strip Plaza (<40k)	822	33.4	KSF GFA	79	220	1,819
High-Turnover (Sit-Down) Restaurant	932	6.0	KSF GLA	57	54	643
Fast Food Restaurant with Drive-Through Window	934	4.8	KSF GLA	214	159	2,244
Alternate Land Use Total				503	676	6,815
Differences (+Increase/-Decrease)				+415	+571	+5,486

Notes:

1. Calculations based on rates and equations contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.
2. Average Daily Trips = (PM Peak Hour/10%)
3. The ITE TGM does not contain a trip generation rates for a "Build to Rent" (BTR) use. The available "Single-Family Attached Housing" will have similar trip generation characteristics to the planned BTR use; therefore, it has been used in the above calculations.

Appendix I

Ordinance 2008-PZ-003-08



FILE COPY

October 7, 2008

Katie Landahl
Beus Gilbert PLLC
4800 N. Scottsdale Rd.
#6000
Scottsdale, AZ. 85251

Dear Ms. Landahl:

Planning Case PZ-003-08

This letter is to inform you that the above referenced matter has been **TENTATIVELY APPROVED WITH STIPULATIONS OF UNDERSTANDING** by the Pinal County Board of Supervisors on **September 17, 2008**.

Enclosed is a copy of the **ORDINANCE**, signed by the Board of Supervisors, as recorded by Fee No.: **2008-089358**, in the Pinal County Recorder's Office.

Upon receipt of this letter, please contact the Pinal County Planning & Development Department to confirm validation of **PZ-003-08** or obtain further approval(s) or permits as may be required **BY THE STIPULATIONS OF UNDERSTANDING**.

Thank you for your cooperation in this matter.

Sincerely,

Steve Abraham, Senior Planner

Enclosure

xc: Arlene Kile
Lester Chow
LDR-SWC Hunt Highway & G.C. LLC



DATE/TIME: 09/19/08 1144
FEE: \$0.00
PAGES: 3
FEE NUMBER: 2008-089358

When recorded please
return to the Office of the
Clerk of the Board

ORDINANCE 2008 - PZ-003-08

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA;
RELATING TO ZONING; REZONING PROPERTY (TAX PARCEL 210-20-001W) FROM CR-
5/PAD TO CB-1; IN CASE PZ-003-08; LOCATED APPROXIMATELY ¼ MILE SOUTH OF
GOLD CLUB DRIVE, ADJACENT TO HUNT HIGHWAY AND JOHNSON RANCH BLVD. AT
JOHNSON RANCH; AMENDING PINAL COUNTY ZONING MAP.

IN PURSUANCE OF THE AUTHORITY CONFERRED BY SECTION § 11-829 ARIZONA REVISED
STATUTES. IT IS HEREBY ORDAINED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY,
ARIZONA:

Section 1. That the following described lands:
(see attached exhibit A)

Be reclassified for zoning purposes from (CR-5/PAD) Multiple Residence zone with a
Planned Area Development (PAD) Overlay District to (CB-1) Local Business zone, with
stipulations of understanding for zoning purposes.

Section 2. Rezoning Stipulations of Understanding: (PZ-003-08)

- 1) Approval of this zone change request will require, at the time of application for
development, that the applicant/owner/developer submit and secure from the applicable
and appropriate Federal, State, County and Local regulatory agencies, all required
applications, plans, permits, supporting documentation and approvals; and
- 2) should the requested development not commence within 18 months of the Pinal County
Board of Supervisors approval of this zone change, the Board may schedule a public
hearing to grant an extension, determine compliance with the schedule of development, or
cause the property to revert to its former zoning classification.

Section 3. This Ordinance shall take effect thirty (30) days after the date of its adoption.

Passed and adopted by the Board of Supervisors of Pinal County, Arizona, this 17th day of
September 2008.



Pinal County Board of Supervisors

Chairman

ATTEST:

Shari Clapp
Clerk

David Snider
Sandie Smith

EXHIBIT "A"

Parcel Description
Johnson Ranch
Parcel B Unit 32

P2-003-08

A parcel of land lying within Sections 19 and 20, Township 3 South, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the northeast corner of said Section 19, a 1/2-inch rebar with no identification, from which the northwest corner of said Section 19, a 2-inch General Land Office iron pipe with tag stamped Weckerly & Assoc. LS 32778, bears South 89°46'56" West (basis of bearing), a distance of 5272.27 feet;
THENCE along the east line of said Section 19, South 03°21'50" East, a distance of 459.62 feet, to a point of intersection with the monument line of Hunt Highway as recorded in Fee No. 1997-041711, Pinal County Records (P.C.R.);
THENCE leaving said east line, along said monument line, South 36°39'14" East, a distance of 83.78 feet;
THENCE leaving said monument line, South 53°20'46" West, a distance of 50.00 feet, to a point on the southwesterly right-of-way line of said Hunt Highway, said point being the POINT OF BEGINNING;
THENCE along said southwesterly right-of-way line, South 36°39'14" East, a distance of 1567.94 feet, to the northerly corner of Johnson Ranch Unit 3A as shown on final plat recorded in Cabinet C, slide 041, P.C.R.;
THENCE leaving said southwesterly right-of-way line, along the northwesterly line of said Johnson Ranch Unit 3A, South 53°20'46" West, a distance of 696.89 feet;
THENCE North 72°19'59" West, a distance of 192.94 feet, to the easterly right-of-way line of Johnson Ranch Boulevard as shown on final plat for Johnson Ranch Unit 2 recorded in Cabinet C, slide 040, P.C.R., and a point of intersection with a non-tangent curve;
THENCE leaving said northwesterly line, along said easterly right-of-way line, northwesterly along said curve, having a radius of 400.00 feet, concave southwesterly, whose radius bears North 86°05'26" West, through a central angle of 19°50'04", a distance of 138.47 feet, to the curve's end;
THENCE North 15°55'30" West, a distance of 548.35 feet, to the beginning of a curve;
THENCE northwesterly along said curve, having a radius of 400.00 feet, concave southwesterly, through a central angle of 16°17'59", a distance of 113.79 feet, to the curve's end;
THENCE North 32°13'29" West, a distance of 766.63 feet;
THENCE leaving said easterly right-of-way line, North 57°30'29" East, a distance of 116.43 feet;
THENCE South 07°25'26" East, a distance of 65.92 feet;
THENCE North 57°46'31" East, a distance of 378.40 feet, to the POINT OF BEGINNING.

Containing 21.6416 acres, or 942,708 square feet of land, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the unrecorded ALTA Survey of Johnson Ranch prepared by Wood, Patel & Associates, Inc. (Wood/Patel), dated April 11, 2001, job number E001216.00.082 and other client provided information. This parcel description is located within an area surveyed by Wood/Patel during the month of March, 2001 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\Parcel Descriptions\021546.82 Johnson Ranch Proposed Unit 32.doc

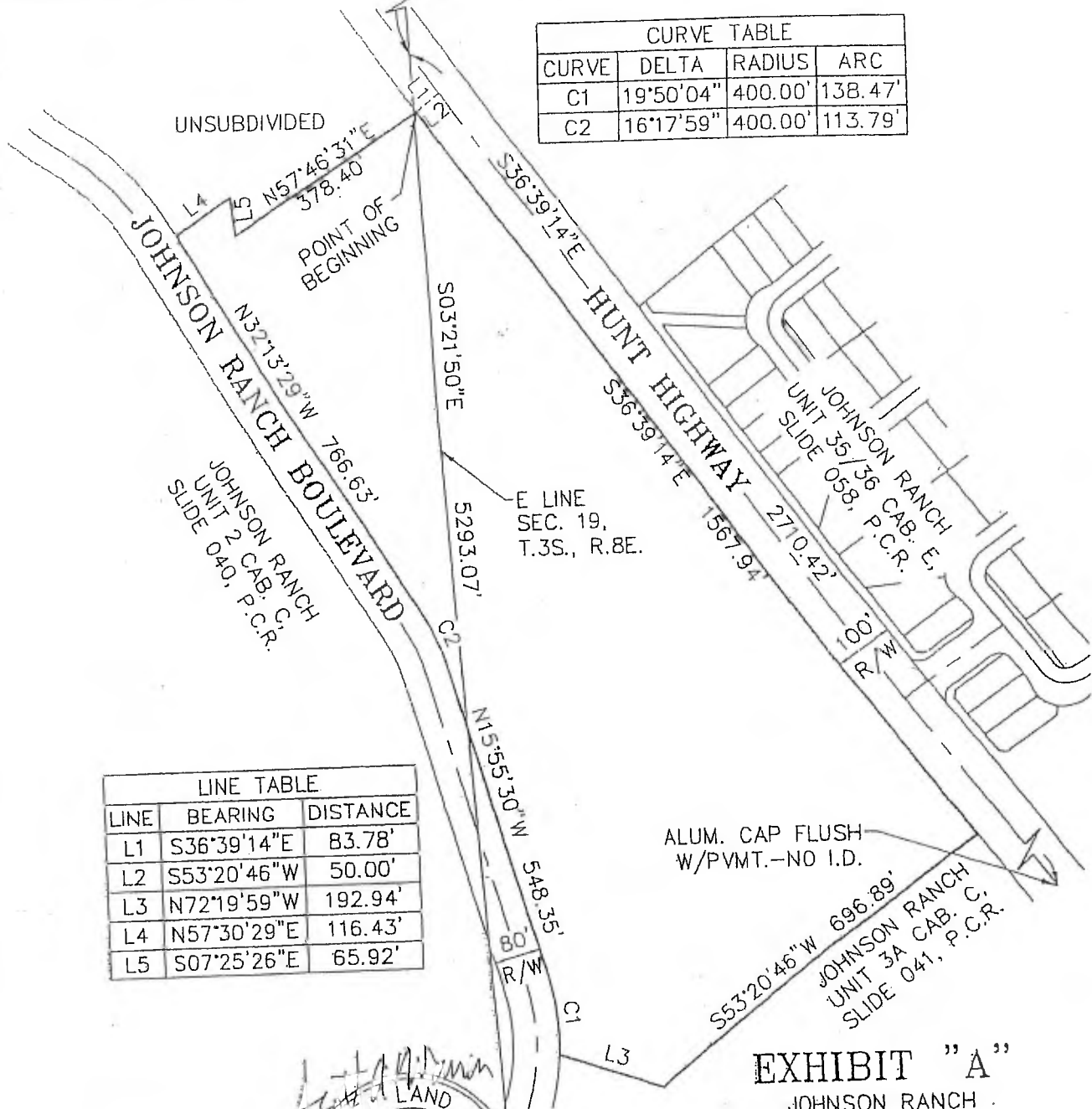


PZ-003-08

S89°46'56"W 5272.27'
 NW COR. SEC. 19, T.3S., R.8E.
 2" G.L.O. IRON PIPE W/TAG
 STAMPED WECKERLY &
 ASSOCIATES LS 32778

NE COR. SEC. 19
 T.3S., R.8E.
 1/2" REBAR-NO I.D.
 POINT OF COMMENCEMENT

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	19°50'04"	400.00'	138.47'
C2	16°17'59"	400.00'	113.79'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°39'14"E	83.78'
L2	S53°20'46"W	50.00'
L3	N72°19'59"W	192.94'
L4	N57°30'29"E	116.43'
L5	S07°25'26"E	65.92'

WOOD/PATEL

2051 West Northern
 Phoenix, AZ 85021
 Phone: (602) 335-8500
 Fax: (602) 335-8580



EXHIBIT "A"

JOHNSON RANCH
 Parcel B Unit 32
 11-08-04
 WP#021546.82
 PAGE 3 OF 3
 NOT TO SCALE

T: \2002\021546\LEGAL\
 1546L05-DB\DWG\1546L05.DWG

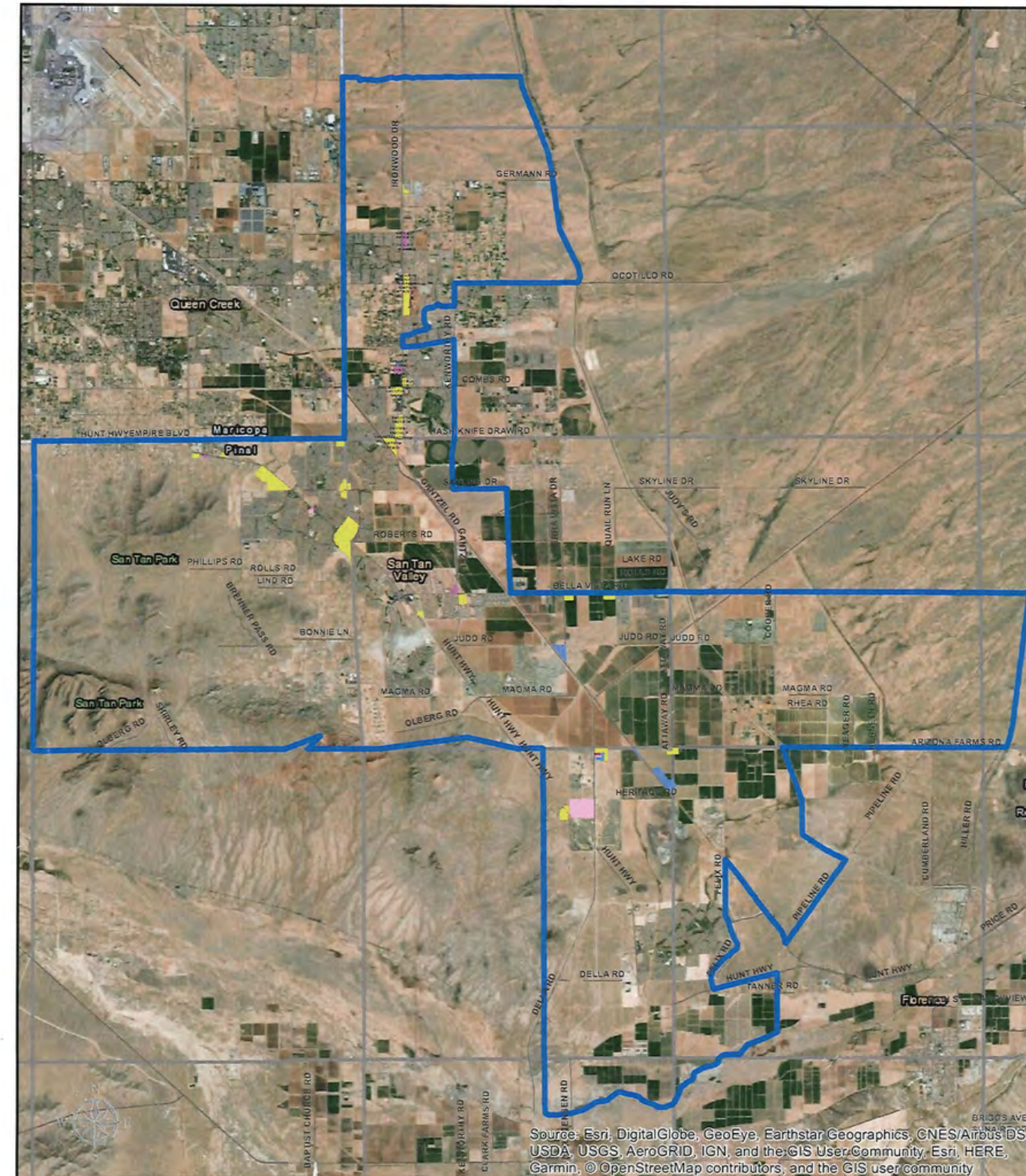
Appendix II

**San Tan Valley Retail Recruitment Retention and
Execution Strategy – Study Presentation
Slide 13**



Supervisor District 2 Commercial Properties

Zoning C-2 C-3 CB-1 CB-2 CI-1 CI-2 I-1 I-3



Hunt and Golf Build-to-Rent

PZ-032-23 & PZ-PD-007-23

Neighborhood Meeting Summary

3/12/2024

The applicant, Gilbert Blilie, held a neighborhood meeting on Tuesday, March 12, 2024 at the Walker Butte Early Childhood Learning Center Multipurpose Facility. There were 89 neighbors in attendance for the meeting. All property owners within 1,200 feet of the site (see **Appendix A**) were invited to attend the meeting via a notification letter (see **Appendix B**) mailed on February 16, 2024. The sign-in sheets filled out by participants at the meeting is provided in **Appendix C**.

The applicant introduced themselves, along with the Development Team in attendance, and presented slides from a PowerPoint presentation (**Appendix D**) identifying two key changes that were made to the previously proposed project prior to taking questions and comments. The two key changes that were presented to the attendees addressed one of the biggest issues in the Johnson Ranch community that we've heard from neighbors, which is traffic on Johnson Ranch Blvd and that the development of the property will add traffic onto Johnson Ranch Blvd. The two-fold solution we presented to the attendees included (1) eliminating vehicles (except for emergency access) from the project to Johnson Ranch Blvd and (2) installing a traffic signal at the main entrance of the project along Hunt Hwy. This solution was relatively well received in the community and from attendees.

The applicant opened the floor to questions and answers following the brief presentation. These questions and comments are summarized below:

Comment: This is considered "Land Leaching", meaning we are rezoning for purposes and uses the land was not intended for.

Response: This property was originally zoned for multifamily purposes in the original Johnson Ranch Master Plan in the late 1990's. It was not zoned for commercial purposes until 2008, which resulted in some commercial development along Hunt Highway. However, we have exhausted the commercial options on this remanent portion of the property and there are no more viable commercial uses.

Comment: New residential development will generate new traffic, whereas commercial development will only pull from existing traffic in the area.

Response: Any new development on a vacant property will generate new and additional traffic. Even a commercial development will attract customers from outside of the local area, and those in the local area will make new and/or additional trips to the newly developed commercial, thus adding more traffic than just the "local" traffic. For example, a hotel/motel use that is allowed by right today will attract trips hundreds of trips per day from those outside of the local area, as well as theaters and gyms. A study of commercial development on the site estimated these types of uses would generate approximately five times as much traffic than the proposed build-to-rent community. So, even if the local community made up half of these trips while just along their daily commute, there will still be over twice as much traffic generated from outside of the community.

Question: What is the unit mix of the 181 total units?

Response: There are a mix of 1-, 2-, and 3-bedroom units ranging in size from 692 square feet and 1,391 square feet. There are 57 1-bedroom units, 69 2-bedroom units, and 55 3-bedroom units.

Question: What will these units be rented for?

These will be rented at market rate. However, it is hard to project what the market will be in two or so years when these finally open. If they were open today, they would be rented for an estimated \$1,700 for a one-bedroom unit. However, this will change over the course of time as materials, market conditions, and demand changes.

Comment: Apartments will decrease property values in the vicinity.

Response: This housing typology is relatively new to the marketplace. But, they have become widely popular in the Phoenix area in the last decade. During this time, there has been no evidence that a high-quality build-to-rent community reduces property values. These units will be rented at a higher rate than the single-family homes currently for rent by owner in the Johnson Ranch neighborhood.

Question: Can we adjust the timing of the traffic lights at Hunt Highway and Golf Club Drive?

Response: This is a recommendation in our Traffic Study we are submitting to the County, but it is ultimately the County's decision whether or not they act on these recommendations.

Question: Can the property owner remove these semitrucks that and park on the vacant property that kick up dust when they drive over the vacant land?

Response: Absolutely. The semitrucks are parked without the property owner's permission, and they will report these violations and have the semitrucks removed as soon as possible.

Question: How much parking are we providing?

Response: We are meeting and exceeding the County's parking requirement, and will have a total of 358 parking spaces on site.

Question: What are we doing about water, and will you reduce the amount of water Johnson Ranch residents have?

Response: We have a Will Serve letter from EPCOR to serve our property with water. They will not commit to serve our property with water without assuring that there is adequate water to supply.

Question: Are there age restrictions for this residential community? The school districts have really low student populations, and are in need of additional school-aged children or are in danger of closing.

Response: This residential community is not age restricted.

Question: Have you discussed this proposal with the School District, and will there be any impacts?

Response: We have notified the school district and they confirmed there are no impacts from the proposed residential development. This type of housing attracts very few families with school-aged children. So, there is already a minor impact on the schools. However, the few school-aged children living in the community will actually help support the school districts and ensure they remain open, as there was a report that the schools within the school district do not have an adequate population of school-aged kids and are in danger of closing.

Question: How will we ensure that the emergency only access on Johnson Ranch is not used by residents?

Response: The driveway will be gated and locked. Only emergency personnel will have access through the gate with either a keycode or similar device. Residents will not be given an access key.

Question: Can the property owner donate the land to Pinal County so it can be used for the community?

Response: The property owner is not interested in donating the property to the County.

Question: Is there any pedestrian access to Johnson Ranch Boulevard?

Response: No, there will be no pedestrian gates along Johnson Ranch Boulevard. The property will be walled off.

Question: Will this community be Section 42 or Section 8?

Response: No, this community will be rented at market rate. The size, design, and high-quality materials used for this development are not suitable for a low-income community.

Question: Are we going to protect mountain views?

Response: These units are no more than two stories in height, no higher than a single-family home in the Johnson Ranch neighborhood. Conversely, a commercial building allowed by right today can be built as tall as 30 feet in height, similar to a 3-story building.

Question: Why can't we build custom homes?

Response: This property is not suitable for a custom home community, and is not the area a custom home building would look for.

Question: Will residents have access to the amenities maintained by the Johnson Ranch HOA?

Response: No, residents of this community will not be members of the Johnson Ranch HOA and will not be provided access to the HOA facilities unless invited in by Johnson Ranch HOA members themselves. This community will maintain a plethora of high-quality amenities for residents right in their backyard. So, there will be no need for these residents to seek out alternatives in the Johnson Ranch neighborhood.

Question: Will there be a right-turn-lane into the residential development?

Response: Yes, we will be developing a right-turn-lane along Hunt Highway to the main entrance.

Comment: I appreciate the fact that these are relatively low-scale multifamily units – mostly one-story with some two-story – compared to a commercial development that can locate their loading docks facing Johnson Ranch Boulevard and build up to 30 feet in height.

Response: Agreed.

Comment: This proposal offers a great solution to the neighborhood concerns. The opposition to this is all about NIMBYism

Comment: Not everyone in the neighborhood is opposed to this project. In fact, most of the neighbors immediately abutting this property do not want to see commercial go in behind their fence. This community offers a much better development than a potential fast-food restaurant in my backyard.

Appendix A

Notification List

BRYANT MARK E & NICOLETTE
443 E EMBASSY DR
SAN TAN VALLEY, AZ 85143

ZUNIGA RODOLFO
548 E EMBASSY DR
SAN TAN VALLEY, AZ 85143

KELDEN DEVELOPMENT INC
86491 AMBERLEY BEACH RD
KINCARDINE, ON

JOSEPH ADAM
3318 MAPLE LILAC CT APT D
MONROE, NC 28110

CORRIDAN PATRICK J TR
534 E EMBASSY DR
SAN TAN VALLEY, AZ 85143

OCEGUEDA ANGEL
407 E EMBASSY DR
SAN TAN VALLEY, AZ 85143

MUNRO W J
2801 MACKAY ST
REGINA, SK

MEANS JAMES ALAN & MARY
29834 N BROKEN SHALE DR
SAN TAN VALLEY, AZ 85143

MEARES ROBERT DEAN & ANN...
371 E EMBASSY DR
SAN TAN VALLEY, AZ 85143

GRAVES THOMAS R
562 E EMBASSY DR
SAN TAN VALLEY, AZ 85143

DAHLSTROM RODNEY W & TE...
5097 RIVER CREST RD
GRAND FORKS, ND 58201

FENLEY PAUL R & LORI D
61 DESIREE DR
GRAND FORKS, ND 58201

AMICO DANIEL L & SANDRA D
730 GALAXY CT
GRAND JUNCTION, CO 81506

LOPEZ CORY JOSEPH
29914 N SEDONA PL
SAN TAN VALLEY, AZ 85143

LEON FAUSTO & ARISPURO PE...
520 E EMBASSY DR
SAN TAN VALLEY, AZ 85143

BRUGGEMAN DOUGLAS A & R...
29875 N SEDONA PL
SAN TAN VALLEY, AZ 85143

WILSON SARAH-LYNN R & BRA...
29870 N BROKEN SHALE DR
SAN TAN VALLEY, AZ 85143

ROMERO RICARDO R
29840 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

PENNI DAVID D & JEANETTE M...
281 E EMBASSY DR
SAN TAN VALLEY, AZ 85143

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

AGREDANO JENNIFER V & WH...
335 E EMBASSY DR
SAN TAN VALLEY, AZ 85143

I&G SFR I BORROWER LLC
1887 WHITNEY MESA DR STE 3...
HENDERSON, NV 89014

AMB DELORES L
29892 N WELTON PL
SAN TAN VALLEY, AZ 85143

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 92735

AMB LESLIE & CYNTHIA
932 146TH AVE NE
PORTLAND, ND 58274

HANSEN FRANK J ETAL
PO BOX 4085
WILSONVILLE, OR 97070

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

GREEN KENNETH R TR
PO BOX 1611
ESTACADA, OR 97023

MEYER MITCHELL & TAYLOR
29900 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

HOSTE STEVE & SUSAN K
29860 N WELTON PL
SAN TAN VALLEY, AZ 85143

TOP STEVE J & SHIRLEY LIV TR...
629 110TH AVE
LUVERNE, MN 56156

WASILKA KERRY & KOREN
7518 RANCH ROAD
ANGLEMONT, BC

WILL DENNIS & SHEILA
22 WESTRIDGE CRESCENT SW
CALGARY, AB

REINHARDT MICHAEL & SANDR...
PO BOX 484
WENDEN, AZ 85357

ANDERSON KEVIN & JENNIFER
29915 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

KOSKO STEVEN M & JENNIFER...
299 E EMBASSY DR
SAN TAN VALLEY, AZ 85143

OD ARIZONA D LLC
MAIL RETURN
,

FKH SFR PROPCO H LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

PHILLIPS THOMAS D & BREND...
21027 107TH AVE SE
SNOHOMISH, WA 98296

JEZIORSKI DANIEL J & JUNE M
1848 SONGBIRD DR
BILLINGS, MT 59101

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

DJUKIC MILAN & ELISE A TRUS...
17954 E COLT CT
QUEEN CREEK, AZ 85142

MCKINLEY SHANNON L
29923 N SEDONA PL
SAN TAN VALLEY, AZ 85143

OBREMSKI DONALD H & DEAU...
29936 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

REISCH JACOB F
375 MAVERICK ST #2
BOSTON, MA 02128

LY INVESTMENT IV LLC
3943 S WHITE DR
CHANDLER, AZ 85286

BENTELE TERRY & REBECCA
MAIL RETURN
,

MEDEIROS HEATH & CAMILLE
29930 N SEDONA PL
SAN TAN VALLEY, AZ 85143

NELSON BILLY N & LINDA
29918 N BROKEN SHALE DR
SAN TAN VALLEY, AZ 85143

THAXTON JOHN D & KAREN G
29942 N BROKEN SHALE DR
SAN TAN VALLEY, AZ 85143

SWITZER KATHERINE ELIZABE...
MAIL RETURN
,

HAACK THOMAS A & KATHRYN ...
137 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

WENTZ CAROLEE & RICHARD ...
4506 57TH AVE
TABER, AB

SIGETTE LESLIE J
29908 N WELTON PL
SAN TAN VALLEY, AZ 85143

DAVIS LESLEY A & KEVIN F
29924 N WELTON PL
SAN TAN VALLEY, AZ 85143

VUCSON RONALD D & PATRICI...
109 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

DEFRANCISCO GARY J
29901 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

WATERS DONALD P
29917 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

WYATT SHAY A
29962 N SEDONA PL
SAN TAN VALLEY, AZ 85143

HERNANDEZ CRISTIAN & LAND...
151 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

MASON ORANLD JIMMIE
244 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

GRASSER KAREN M
216 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

MEGAHEY KONNOR & WARNE...
29920 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

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

SCHUTZ DENNY
29933 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

LOPEZ MONICA N
29906 N BROKEN SHALE DR
SAN TAN VALLEY, AZ 85143

ANAYA JESS & MINA E
123 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

CORMIER JAMES PATRICK
532 MEADOWBROOK BAY SE
AIRDRIE, AB

BLACK PAUL & GISELLE
29931 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

ANDRADE FRANK & RAQUEL
230 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

PALMER GREGORY E & CARME...
19372 E ORIOLE WAY
QUEEN CREEK, AZ 85142

JOEHLIN WILLIAM D
95 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

AEM INVESTMENTS LLC
17836 E HAPPY RD
QUEEN CREEK, AZ 85142

BRANDENBURG NICHOLE & M...
29994 N SEDONA PL
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

GEIGER DANIEL A & MONICA J
188 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

STRONG KATHLEEN
160 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

PUSHING THE LIMIT ENTERPRI...
140 SIMMONS AVE UNIT 621
PEWAUKEE, WI 53072

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

EMMONS LYNNESSA A
745 E THISTLE TRL
SAN TAN VALLEY, AZ 85143

SMITH ROBERT DENNIS
960 LYSANDER DR SE
CALGARY, AB

TICHENOR TODD & CATRINA
709 E THISTLE TRL
SAN TAN VALLEY, AZ 85143

WOODWARD MELANIE
3 EDILOU DRIVE
TORONTO, ON

CHIANO NICHOLAS L & LESLIE ...
81 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

JONES SCOTT
20239 E VIA DEL ORO
QUEEN CREEK, AZ 85142

MPAZ HOMES PHASE II LLC
1136 W BASELINE RD
MESA, AZ 85210

C10 PROPERTIES LLC
18567 E CATTLE DR
QUEEN CREEK, AZ 85142

MORRILL PAMELA
174 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

RIOPTA GERRY & MELISSA
239 E CANARY CT
SAN TAN VALLEY, AZ 85143

WHITE JAMES P & VICTORIA
29952 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

LIN MU-CHIEH
3121 S PENNINGTON DR
CHANDLER, AZ 85248

CALLAHAN CATHERINE K & PAT...
29995 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

OLIVERIO TIMOTHY S & ELIZAB...
PO BOX 31
PLACENTIA, CA 92871

KUHR CHRISTINE B
29968 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

SHORT SUSAN GAIL & DONAV...
29984 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

MCKINLEY RICHARD P TRS
29978 N SEDONA PL
SAN TAN VALLEY, AZ 85143

DURAN GABRIEL
727 E THISTLE TRL
SAN TAN VALLEY, AZ 85143

PARKER SHANNON C
29981 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

NASH DOUGLAS W
PO BOX 1151
BUFFALO POINT, MB

LEMON LORNA M
3383 E SPORTS DR
GILBERT, AZ 85298

PEREZ ROGELIO G TR
132 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

AGUILAR PETER
763 E THISTLE TRL
SAN TAN VALLEY, AZ 85143

BAKER DOUGLAS & TRACI
974 OAKMONT DR
REDDING, CA 96003

DELLAVALLE EUGENE A & LOIS...
4020 AVIATION DR
MADERA, CA 93637

HANSON STEVEN V & JO L
225 E CANARY CT
SAN TAN VALLEY, AZ 85143

HUGHES MARK W & CAROL A
104 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

TOUCHTON RANDALL
10600 W COOPER PL
LITTLETON, CO 80127

SFR JV-2 2022-2 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

REID RYAN
30515 N 65TH ST
CAVE CREEK, AZ 85331

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

RIDOUT TRACY
211 E CANARY CT
SAN TAN VALLEY, AZ 85143

WALDREF ROUDELYNN
2864 W ALLENS PEAK DR
SAN TAN VALLEY, AZ 85142

AIREY JAKE
30032 N YELLOW BEE DR
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

FARRER ROBERT KEVIN & DEB...
5232 DEL NORTE CIR
LA PALMA, CA 90623

KRUSE KYLEE
118 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

DAY JOHN JOSEPH & ELIZABET...
29997 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

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

KERR GLENDA
18-9201 SHOOK RD
MISSON, BC

YOUNG CLAIRE E
4 VALLEY MEADOW CRES NW
CALGARY, AB

LY MAY K
141 E CANARY CT
SAN TAN VALLEY, AZ 85143

MCCLEVE NARVIN J & SANZA B
29994 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

DAVIS GREGG S & ZITA CEPULI...
30013 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

CORTEZ LEONIDES III
30011 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

WILLMORTH JUSTIN MICHAEL ...
30031 N LITTLE LEAF DR
SAN TAN VALLEY, AZ 85143

AXMEAR MITCHELL LANE
30016 N YELLOW BEE DR
SAN TAN VALLEY, AZ 85143

MEDINA CARLOS & CARLOS AB...
90 E ROCK WREN DR
SAN TAN VALLEY, AZ 85143

JONES CURTIS D
30027 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

SHORTS CHERI M
268 E CANARY CT
SAN TAN VALLEY, AZ 85143

KELLY MICHAEL R & JANE C SO...
12506 KELLY DR
NIAGARA, ND 58266

SIEBER BENJAMIN
198 E CANARY CT
SAN TAN VALLEY, AZ 85143

DOWNES VICKIE L
2235 CENTER AVE
NORTHBROOK, IL 60062

GRUETTKE KAREN & GLENN W...
30047 N LITTLE LEAF DR
SAN TAN VALLEY, AZ 85143

LEVAN GARY S & MORRIS-LEVA...
30046 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

TUNICK DANIEL A
127 E CANARY CT
SAN TAN VALLEY, AZ 85143

BRYANT JARONE D
113 E CANARY CT
SAN TAN VALLEY, AZ 85143

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

MOORE HARLEY H
30048 N YELLOW BEE DR
SAN TAN VALLEY, AZ 85143

HOCTOR CEIRRA
226 E CANARY CT
SAN TAN VALLEY, AZ 85143

GREEN ROBERT L & DEBRA J T...
30045 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO J LP
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

ANDERSON DANNY G & TILLMA...
30043 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

KING LEYANNE T
30063 N LITTLE LEAF DR
SAN TAN VALLEY, AZ 85143

KNECHTEL JOSEPH
30024 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

PANUS KIM
30032 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

TIPPETTS IVAN
735 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

ALTENBURG DWIGHT B & SUSAN...
212 E CANARY CT
SAN TAN VALLEY, AZ 85143

GARCIA JOSEPH ALAN
30044 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

KIMBROUGH CHIQUIA L
30003 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

GAONA CECILIA
30042 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

KRAUSE ENGINEERING CORP
15973 E LOYOLA DR
AURORA, CO 80013

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

INGSTRUM THOMAS & KRISTIN...
30064 N YELLOW BEE DR
SAN TAN VALLEY, AZ 85143

SERRANO SOPHIA
30059 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

KNIGHT BRANDY ANN-MARIE
30029 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

ARROTT ROBERT W III & NANC...
99 E CANARY CT
SAN TAN VALLEY, AZ 85143

DRUSHEL JOHN F
30080 N YELLOW BEE DR
SAN TAN VALLEY, AZ 85143

CATT SAMUAL A & DAWNN J
117 BUCKEYE DR
WEATHERFORD, TX 76086

ENGLAND KAREN
156 E CANARY CT
SAN TAN VALLEY, AZ 85143

KIARANG NADER
MAIL RETURN
,

PAVONE-FELDMAN COLLEEN
747 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

RICHEY MICHAEL C
759 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

STENE MELVIN B III & REGINA ...
30051 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

WILLMORTH TIMOTHY E & SHE...
10119 26TH AVE SE
EVERETT, WA 98208

MAY CLIVE
1211 EMERALD CRES
SASKATOON, SK

BROWN MICHAEL ALLAN & NA...
30077 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

DANG HAI & TRAN AL
170 E CANARY CT
SAN TAN VALLEY, AZ 85143

NELSON GARY & RUTHANN
3019 CLOVER DR
GRAND FORKS, ND 58201

ALEXANDER FRED D DECEDEN...
MAIL RETURN
,

CURO TAKOTA
30064 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

TURNER SUZANNE B
20658 E RAVEN DR
QUEEN CREEK, AZ 85142

SFR 2012-1 US WEST LLC
MAIL RETURN
,

SAGE JESSIE & BRIDGETTE
30035 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

HENKEN ERNEST R & VELMA M...
4091 SUCIA DR
FERNDAL, WA 98248

RIVERA DIANA MARIA LIV TRUS...
5540 E HELIOS DR
FLORENCE, AZ 85132

HOYOS GILBERTO & GUADALU...
30058 N SEDONA PL
SAN TAN VALLEY, AZ 85143

SMITH YVETTE M
142 E CANARY CT
SAN TAN VALLEY, AZ 85143

THORENSEN PEGGY JOANN
604 VERA ST
BOTTINEAU, ND 58318

BYERS LESLIE ROY & LOIS EVE...
PO BOX 866 STATION MAIN
WHITECOURT, AB

STEGALL NATHANIEL C REV LI...
629 PRIMROSE LN
MATTESON, IL 60443

MEDEIROS RAYMOND M
783 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

PELLHAM KYLE & KATHERINE
30052 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

SLOCUM CARLYN ROCHELLE
771 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

BHANVADIA ASVIN
MAIL RETURN
,

GUILFORD FAMILY TRUST
30079 N LITTLE LEAF DR
SAN TAN VALLEY, AZ 85143

DISTINCTIVE PROPERTIES USA...
1529 HORNBEAM GLN
ESCONDIDO, CA 92025

HENKEN TREESE SCOTT
4104 SUCIA DR
FERNDAL, WA 98248

BAKER NICOLAS JAMES
MAIL RETURN
,

GUEST CAM & CHRISTINE A
2722 POPLAR PL
REGINA, SK

CAMERON WESLEY J & RUTH A...
105 NATURE CV
CROOKSTON, MN 56716

ANDERSON DEBORAH
795 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

RAMIREZ ARTURO
807 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

BOULTON PROPERTIES LLC
1950 E GREYHOUND PASS STE ...
CARMEL, IN 46033

JOHNSON BERNARD A & ELIZA...
30112 N YELLOW BEE DR
SAN TAN VALLEY, AZ 85143

SORENSEN GORDON S & MAR...
30084 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

VRABEL EUGENE & JEAN REV ...
30084 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

JEZIORSKI DANIEL J & JUNE M
1848 SONGBIRD DR
BILLINGS, MT 59101

YANKE DWIGHT & CAREY
76 BEAVERBROOK RD N
LETHBRIDGE, AB

HESTER HOWARD WAYNE
MAIL RETURN
,

CHUNG ANDERSON
10190 STERLING BLVD
CUPERTINO, CA 95014

GONZALEZ CARLOS & MARIA
758 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

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

VICKREY WILLIAM A
10338 E SUNBURST DR
SUN LAKES, AZ 85248

YOUNG CLAIRE E
4 VALLEY MEADOWS CRES NW
CALGARY, AB

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

MEYER BECKY A & BLOMME K...
30093 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

KLEIS ALLAN L & DAWN M
PO BOX 385
SIREN, WI 54872

OLSON GORDON D & KATHI R
15177 WABASH PL
THORNTON, CO 80602

WILLIAMS ROBERT W
30067 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

ESTRADA ANNA M
819 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

TUIA ALEX S & REAGAN TAYLO...
827 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

BELVIN DEBRA S
30111 N LITTLE LEAF DR
SAN TAN VALLEY, AZ 85143

BOSQUEZ EXGAR E TALAMANT...
30106 N CLOVER WAY
SAN TAN VALLEY, AZ 85143

GRANT CURTIS
30130 N LITTLE LEAF DR
SAN TAN VALLEY, AZ 85143

WAHL MICHAEL
30091 N CLOVER WAY
SAN TAN VALLEY, AZ 85143

ANDERSEN DENISE
84 JENNINGS CRES
RED DEER, AB

HIPP JOSEPH M & CANDACE B
25101 MAMMOTH CIR
LAKE FOREST, CA 92630

BRAUN CHARLES & IRWIN TER...
3431 S CARYSHEA ST
WASILLA, AK 99623

ALEJANDRO GLORIA R & ROD...
30128 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

SPELLERBERG JEROME
215 4TH ST SE
LIDGERWOOD, ND 58053

NUNEZ ANGELA M
30100 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

TOHTSONI MICHELLE
30108 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

THEEDE DAVID
300 WEST CHESTERMERE DRI...
CHESTERMERE, AB

PIERCE DYLAN THOMAS
782 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

PENNER DONALD G & IRIS J
1737 PRINCE OF WALES AVE
SASKATOON, SK

KEEFER CHARLES & BONNIE
30116 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

HARRISON JENNIFER
30118 N CLOVER WAY
SAN TAN VALLEY, AZ 85143

LANZOT JOSE M TR
30118 N MARAVILLA DR
SAN TAN VALLEY, AZ 85143

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

NEGRETTE RUBEN REY
695 E HORIZON HEIGHTS DR
SAN TAN VALLEY, AZ 85143

SPANGLER DAVID A & PATRICE ...
794 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

PANEK GARY & KATHLEEN S T...
1606 LONDON RD
NEW LENOX, IL 60451

SEVERSON SHAWN J
30104 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

HUTTER KATHLEEN S
707 E HORIZON HEIGHTS DR
SAN TAN VALLEY, AZ 85143

FRANKLIN FIRST INVESTMENT...
20832 S TITUS ST
QUEEN CREEK, AZ 85142

PULLINS KRISTINE & JOSEPH
30144 N YELLOW BEE DR
SAN TAN VALLEY, AZ 85143

FLORENCE UNIFIED SCHOOL D...
PO BOX 2850
FLORENCE, AZ 85132

PLOOG GARY E & KAREN M
30141 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

OLSON GREGORY JOEL
839 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

TEO JOSEPH S
851 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

GEIST SCOTT CHARLES & CYN...
30115 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

PADILLA GABRIELA A ESPINOZ...
30125 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

BUCKLEY ELIZABETH S
1214 SPRING LAKE CORS
QUINCY, IL 62305

HENDERSON JACK ALLEN JR &...
30144 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

DANIEL GEORGE L
30099 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

BURTON JOSEPH & JESSICA
30068 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

WENDEL JEANETTE
30060 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

JANOWSKI MARCIN & ANETA
MAIL RETURN
,

WASHBURN MARCELLA E TRU...
30157 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

LAMONTAGNE LEW
6646 77 AVE
EDMONTON, AB

GILA & SALT RIVER HOLDINGS ...
3138 E LA COSTA PL
CHANDLER, AZ 85249

HART DIANE SUE LIV TRUST
830 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

KALLIO WILLIAM P TRUST
743 E HORIZON HEIGHTS DR
SAN TAN VALLEY, AZ 85143

KNUDSEN JONATHAN M & ANG...
30162 N LITTLE LEAF DR
SAN TAN VALLEY, AZ 85143

DECKER PATRICK JAMES
731 E HORIZON HEIGHTS DR
SAN TAN VALLEY, AZ 85143

BRADY SCOTT R AND PAULA S
30140 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

ODELL DENNIS JAMES
818 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

MUNOZ JUAN JOSE JR
30129 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

CARRERA ADRIAN MOLINAR
30121 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

ERVIN ROBERT C III & BIRKHOL...
7761 E ROAMING WAY
PRESCOTT VALLEY, AZ 86314

SANDOVAL HOCEAS
30132 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

MAE MAE ENTERPRISES LLC
660 N NEELY ST STE 3
GILBERT, AZ 85233

SORACE LESLIE & VILLARREAL...
875 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

GARTEN WARREN & ZUTTER S...
11-53223 RR 264
SPRUCE GROVE, AB

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

FARMER JAMES S
30146 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

RUDDER DONALD E
21465 E NIGHTINGALE RD
QUEEN CREEK, AZ 85142

DAILEY MAUREEN LIV TRUST
30173 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

CARTAGENA GLORIMAR
30052 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

CHMELYK LEONARD & FALES D...
30178 N LITTLE LEAF DR
SAN TAN VALLEY, AZ 85143

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

HENDERSON JACK ALLEN JR &...
30144 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

CARROLL JOHN L & MARY A
700 E HORIZON HEIGHTS DR
SAN TAN VALLEY, AZ 85143

BAPTISTE PETER & SHARON
MAIL RETURN
,

COUTURE JOSEPH P & ELISAB...
30132 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

ZUMBRAGEL MARTIN J & KIMB...
887 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

BIGGS BRENDA
854 E TORTOISE TRL
SAN TAN VALLEY, AZ 85143

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

GOPAL NUGGEHALLI & ASHA
4530 E CHUCKWALLA CYN
PHOENIX, AZ 85044

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

SLOWSKI ROBERT & MARLENE
680 COTTONWOOD AVE
SHERWOOD PARK, AB

MENDENHALL CRAIG A & ELISA...
14912 NE 5TH AVE
VANCOUVER, WA 98685

TAH 2018-1 BORROWER LLC
MAIL RETURN
,

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

VAN HORN PENNY A LIV TRUST
728 E HORIZON HEIGHTS DR
SAN TAN VALLEY, AZ 85143

WALTERS-FELLONEY LISA
30164 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

KIM KENNETH L
30113 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

FRISCHKORN JAY RICHARD & L...
2947 W PHILLIPS RD
QUEEN CREEK, AZ 85142

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

DESANTIS JORDAN
716 E HORIZON HEIGHTS DR
SAN TAN VALLEY, AZ 85143

SWING FIRST GOLF LLC
30761 N GOLF CLUB DR
SAN TAN VALLEY, AZ 85143

HARRIGAN MARK S TRS
30155 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

O BRIEN RICHARD
4904 54TH ST
CAMROSE, AB

FKH SFR PROPCO H LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

HOEFLING MITCHELL DOUGLA...
30182 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

PAGAYA SMARTRESI F1 FUND ...
6101 BAKER RD STE 200
MINNETONKA, MN 55345

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

HAGBERG SANDY & ROBERT
30178 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO I LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

OLSON PHYLLIS A & TOM E
771 E HORIZON HEIGHTS DR
SAN TAN VALLEY, AZ 85143

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

HERNANDEZ GUILLERMO HER...
30170 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

GRIJALVA MARIA M
13 W RED MESA TRL
SAN TAN VALLEY, AZ 85143

SIMPSON JUDY A
30153 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

BRANDON RENTAL INC
2850 E BELLERIVE DR
GILBERT, AZ 85298

NAHMIAS MARK L TRS
703 E DRIFTER PL
SAN TAN VALLEY, AZ 85143

MATYUSKA FRANK & ELIZABET...
8 COTTAGE DR E
NEEBING, ON

SAFARI TWO ASSET COMPANY ...
5001 PLAZA ON THE LK STE 20...
AUSTIN, TX 78746

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

AH4R PROPERTIES LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

BRATTVET RANDY
276 E SENNA WAY
SAN TAN VALLEY, AZ 85143

CIARNIELLO TONY
5090 UNION ST
BURNABY, BC

PINE RONALD R & PATRICIA A T...
5686 SIGNAL HILL DR
DUBLIN, CA 94568

HOLLAND STACY & KIM
30203 N BOBCAT WAY
SAN TAN VALLEY, AZ 85143

HECK JOHN
340 N 14TH ST
SPEARFISH, SD 57783

RAMIREZ RAFAEL IBARRA
30192 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

HORNE VICKI
744 E HORIZON HEIGHTS DR
SAN TAN VALLEY, AZ 85143

FINLEY SHELDON V
30194 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

HEYDEN TONIANN VANDER
259 N MULFORD RD
ROCKFORD, IL 61107

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

ST JOHN PAULETTE REV LIV T...
30192 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

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

WEBB ZACHARIA JEREMIAH
30165 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

TATE SEAN W ETAL
PO BOX 699
HIGLEY, AZ 85236

CHACON HEBER J
764 E HORIZON HEIGHTS DR
SAN TAN VALLEY, AZ 85143

NORTH CORAL BEAN LLC
85 NORTH OAK CT
DANVILLE, CA 94506

LOGUE DONALD G & JANE M
30183 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

LAMOREAUX DENNIS & SHEILA...
30221 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

BENSTEN KATHRYN ANNE
795 E HORIZON HEIGHTS DR
SAN TAN VALLEY, AZ 85143

OMKARA PROPERTIES LLC
15013 S 6TH PL
PHOENIX, AZ 85048

CSH PROPERTY ONE LLC
MAIL RETURN
,

TIPTON JAMES & JUNE JOINT ...
1335 EISENHOWER RD
HIAWATHA, IA 52233

REHORST RANCH TRUST
MAIL RETURN
,

CHRISTNER WAYNE L III
743 E DRIFTER PL
SAN TAN VALLEY, AZ 85143

LEIVAS TREVOR G
30161 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

MCMAHON G GARY & CHERYL ...
30205 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

SCHLEIGH GARY & LYNDA TRS
30206 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

HARRIS KIMBERLY D & MICHAEL...
30197 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

CABRERA THOMAS & MINER A...
30212 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

TURNER RICHARD F
724 E DRIFTER PL
SAN TAN VALLEY, AZ 85143

WEISBECK THERESA A
401 CALVERT DR
BISMARCK, ND 58503

JPS SERVICES LLC
PO BOX 431
GILBERT, AZ 85299

HUGO DELFIN S
11343 W PECONIC DR
BOISE, ID 83709

STOLZ PHILIP
10788 N 925TH ST
PARIS, IL 61944

SNODGRASS JACOB
30185 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

TAILA RIYADH
10914 CORTE PLAYA MAZATLA...
SAN DIEGO, CA 92124

HABERMAN ROBERT FRANCIS ...
30177 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

TUTT DAVID & YVONNE FAM TR...
784 E HORIZON HEIGHTS DR
SAN TAN VALLEY, AZ 85143

SPILLER RODERICK R
143 E DESERT BELL WAY
SAN TAN VALLEY, AZ 85143

GALLARDO ANDRU
772 E HORIZON HEIGHTS DR
SAN TAN VALLEY, AZ 85143

ZIEGLER TODD S & BRENDA K
10636 SEDGEWICK WAY
PARKER, CO 80134

FADDEN JOSHUA
30201 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

KOLTERMAN THOMAS MATTHE...
30200 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

OSLAND ARNOLD C & PATRICIA...
323 2ND AVE NW
MAYVILLE, ND 58257

GAITHER GREG & JULIE TRS
233 WIXON AVE
APTOS, CA 95003

WOOD TREVA
30204 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

SCHORNO DAVID C & JANET L
PO BOX 803
SEDRO WOOLLEY, WA 98284

CLARK RON & CHERYL LIV TRU...
4907 E SHORELINE DR
POST FALLS, ID 83854

FKH SFR PROPCO J LP
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

CHAMERSKI BREANNA
30208 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

GARDINER DANIEL & BRENDA
320 DESERT COVE
VERNON, BC

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

VENUGOPALAN LALITHAMBAL
41954 BENBOW DR
FREMONT, CA 94539

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

VU KEVIN DAT TUAN
712 E DRIFTER PL
SAN TAN VALLEY, AZ 85143

CACTUS GROVE LLC
3114 NW 125TH CIR
VANCOUVER, WA 98685

JONES DAVID CLEEVE
5249 BELLA VISTA DR
LONGMONT, CO 80503

CHRISTENSEN DONALD K & C...
3306 107 A ST
EDMONTON, AB

JIMENEZ ARMANDO G & AURO...
30213 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

JOHNSTON DOUGLAS E & PAU...
178 BARRON DR
WINNIPEG, MB

LEFAIVRE RANDY & SALLY A
30230 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

NERVICK ERLING & KATHLEEN
8341 LYNDAL AVE S APT 106
MINNEAPOLIS, MN 55420

BERTWELL CATHERINE
27048 24A AVENUE
ALDERGROVE, BC

SOLOMON ELBERT & VELLEDA ...
PO BOX 701
TAYLOR, AZ 85939

OHAGAN DYLAN J
30248 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

FINLEY MICHAEL W
30242 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

GRANADO JOSHUA K & LAURE...
171 E DESERT BELL WAY
SAN TAN VALLEY, AZ 85143

KRAMER MICHAEL L & LOIS A T...
783 E DRIFTER PL
SAN TAN VALLEY, AZ 85143

CHAVEZ RONNI ALEJANDRA H
30253 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

SFR INVESTMENTS V BORROW...
PO BOX 4090
SCOTTSDALE, AZ 85261

LEACH DAN & CAROL
PO BOX 2399
LACHA BICHE, AB

LETHENEY DAVID J
2075 E HULET PL
CHANDLER, AZ 85225

CROMER BARRY ALLEN JR & A...
740 E DRIFTER PL
SAN TAN VALLEY, AZ 85143

COOPER WILLIAM H & KELLY R ...
30217 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

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

FERNANDEZ MELBA
748 E DRIFTER PL
SAN TAN VALLEY, AZ 85143

MCH SFR PROPERTY OWNER ...
14355 COMMERCE WAY
HIALEAH, FL 33016

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

CARMONA PETER URIEL & CIS...
629 E SOLITUDE TRL
SAN TAN VALLEY, AZ 85143

MARTINEZ RAMIRO AND TERE...
30262 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

GRIZZLE WILIAM & CAROL J
30251 N BOBCAT WAY
SAN TAN VALLEY, AZ 85143

LOGUERCIO MICHAEL & WEND...
21431 S 211TH PL
QUEEN CREEK, AZ 85142

AH4R PROPERTIES LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

RONQUIST SHARON K
30224 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

BRAY GARRETT & ROMNEY HE...
30232 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

JOHNSON KRISTINA L
30241 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

DWF VI ATLAS SFR AZ LLC
970 YUMA ST
DENVER, CO 80204

OPENDOOR PROPERTY TRUST...
410 N SCOTTSDALE RD STE 16...
TEMPE, AZ 85288

SKOG JAMES H & JILL ANN
8215 206TH ST SE
SNOHOMISH, WA 98296

GUPTA MANOJ & GOKHALE ADI...
902 REGALO WAY
SAN RAMON, CA 94583

BRIGGS JAMES & VERLA
238 WESTRIDGE RD
EDMONTON, AB

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

BUESGENS DEBRA ANN
30254 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

MEYER DEAN
46435 STRATHCONA RD
CHILLIWACK, BC

TORRES DON
30273 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

KLIMAS TERRI B
30240 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

TREFFERT RONALD J JR & GIN...
30311 N PLANTATION DR
SAN TAN VALLEY, AZ 85143

,

HENSCHER WILLIAM P & RAMO...
408 MAIN AVE
NECHE, ND 58265

SCOTT TIMOTHY
30237 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

AAKER JAMES A & JEANNE I
PO BOX 477
LAKOTA, ND 58344

EVANS KATHLEEN ALBERTA TR
1233 E DAISY WAY
SAN TAN VALLEY, AZ 85143

CERBERUS SFR HOLDINGS III ...
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

BECKWITH DAVID M & PATRICI...
160 E DESERT BELL WAY
SAN TAN VALLEY, AZ 85143

AGUIRRE PEGGY A
118 E DESERT BELL WAY
SAN TAN VALLEY, AZ 85143

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

MCMAHON G GARY & CHERYL ...
30205 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

KELLUM DEAN M & ADRIENNE ...
30259 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO H LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

JUSTIN JOHN
2904 HOLLYBURN RDG
MEDFORD, OR 97504

RUNYAN DOUGLAS A & MYRNA...
3311 PRIMROSE CT
GRAND FORKS, ND 58201

ARMENTA JOHN T & ANDREA
146 E DESERT BELL WAY
SAN TAN VALLEY, AZ 85143

JONES STEVE
677 E SOLITUDE TRL
SAN TAN VALLEY, AZ 85143

ISENHART LINDA
30267 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

FINIGAN JAMES F
30290 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

LESH DEBORAH
30264 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

DEVINNY RYAN K & KATRINA L
MAIL RETURN
,

HAMMONDS LEMBERT JR & GL...
30287 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

STRICKLAND LORENA
701 E SOLITUDE TRL
SAN TAN VALLEY, AZ 85143

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 92735

ALLPHIN RENO L & MELINDA D
30295 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

GALLEGOS SANDRA D
30325 N PLANTATION DR
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMM ASSO...
NO ADDRESS GIVEN
,

SAFARI TWO ASSET COMPANY ...
5001 PLAZA ON THE LK STE 20...
AUSTIN, TX 78746

MASON CAROLE A LIV TRUST
644 E SOLITUDE TRL
SAN TAN VALLEY, AZ 85143

ACOSTA PHILLIP K
MAIL RETURN
,

TORRES KENNY
1099 S AMBER ST
CHANDLER, AZ 85286

PINE GROVE RESIDENTIAL FU...
1999 BRYAN ST FL 13TH
DALLAS, TX 75201

CSH PROPERTY ONE LLC
MAIL RETURN
,

BOYER BEVERLY J
MAIL RETURN
,

ANDERSON DOUGLAS & CHRIS...
MAIL RETURN
,

HAMLIN NICK EL & HAILEY SAV...
93 E LUPINE PL
SAN TAN VALLEY, AZ 85143

SACCO PAUL W & JUDY A
4 ORMANDY
, WH

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

ARP 2014-1 BORROWER LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

MIRIAH LLC
36845 N MOYLE ST
SAN TAN VALLEY, AZ 85140

DUFFIELD GREGORY L AND C...
30309 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

O'HAGAN BRANDON HENRY
37 E LUPINE PL
SAN TAN VALLEY, AZ 85143

MOLDERMAKER JAMES W TR
8029 E VIA DE VIVA
SCOTTSDALE, AZ 85258

ALVARADO CARMEN
30342 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

TENNANT MICHAEL & KIMBERL...
689 E SOLITUDE TRL
SAN TAN VALLEY, AZ 85143

EMERSON JEFFERY E
121 E LUPINE PL
SAN TAN VALLEY, AZ 85143

YOUNG DARREN W & JERI
MAIL RETURN
,

WALKER CATHERINE N TR
790 E DRIFTER PL
SAN TAN VALLEY, AZ 85143

ALLCOTT KEITH A & JANET S
20337 MAGGARD LN
CALDWELL, ID 83607

MAURO ELIO
30290 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

WETTSTEIN BETTY JEAN
15232 COUNTY ROAD 17
LIDGERWOOD, ND 58053

BALLARD KAMI
30323 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

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

ZIMMERMAN JAMES L
MAIL RETURN
,

FORCE PAXTON L & RACHEL C
30356 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

ADAMS MICHAEL K & DEANNA ...
7417 W 23RD AVE
KENNEWICK, WA 99338

BONVEHI PAUL & MERCADO DE...
14131 N 109TH ST
SCOTTSDALE, AZ 85255

STAGGS JANET M
30279 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

CADRIEL CHRISTIAN R
MAIL RETURN
,

SORENSEN CODY DEL & AMAN...
656 E SOLITUDE TRL
SAN TAN VALLEY, AZ 85143

KINNAN TODD
583 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

GONZALEZ BRENDA S MONTAN...
1113 E OMEGA DR
SAN TAN VALLEY, AZ 85143

ALVAREZ SINAI
30333 N PLANTATION DR
SAN TAN VALLEY, AZ 85143

HOEL CHRISTOPHER L
3794 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

MILLER CLEM
1129 E OMEGA DR
SAN TAN VALLEY, AZ 85143

FANGUPO FALETOA
571 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

WALKER VINA DEBORAH & GE...
127 CRANWELL CLOSE SE
CALGARY, AB

SPEARS JOSHUA G & CHARITY...
1145 E OMEGA DR
SAN TAN VALLEY, AZ 85143

LACEY JERROD T & DANA
30267 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

MONTANO CHEZ S
30341 N PLANTATION DR
SAN TAN VALLEY, AZ 85143

HAFFNER RONALD L & ELLEN ...
PO BOX 869
CUSTER, SD 57730

PACINI CHARLES J & MELANIE ...
32311 N ROYCE RD
QUEEN CREEK, AZ 85142

SFR JV-2 PROPERTY LLC
MAIL RETURN
SANTA ANA, CA 92705

SOTO FRANCISCO J CASTILLO
1161 E OMEGA DR
SAN TAN VALLEY, AZ 85143

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

CHAIRA ROGELIO O
1033 E OMEGA DR
SAN TAN VALLEY, AZ 85143

KUKULKA EDWARD J & JOANN...
1177 E OMEGA DR
SAN TAN VALLEY, AZ 85143

MENEGUS MICHAEL
668 E SOLITUDE TRL
SAN TAN VALLEY, AZ 85143

COOPER DONALD G
1049 E OMEGA DR
SAN TAN VALLEY, AZ 85143

BLANK JEFFREY J
W229S3876 MILKY WAY RD
WAUKESHA, WI 53189

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

LAPERRIERE BETSEY
64 E LUPINE PL
SAN TAN VALLEY, AZ 85143

SCHON EDMUND & ELIZABETH ...
BOX 351
ST LAURENT , MB

PROCKISH TONI
MAIL RETURN
,

WOLFE DOROTHY T AND ROBI...
30337 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

BOYNTON KENNETH J LIV TRU...
607 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

R&J LOWY LLC
4148 S ALAMANDAS WAY
GOLD CANYON, AZ 85118

KENT MICHAEL
540 E ORCHID LN
GILBERT, AZ 85296

MAY DIANE M
28 E LUPINE PL
SAN TAN VALLEY, AZ 85143

ARBUCKLE ALAN VIRGIL
1215 E OMEGA DR
SAN TAN VALLEY, AZ 85143

KRAMER MICHAEL E
MAIL RETURN
,

GENEREUX VICTOR J II & AMY ...
315 E HARVARD AVE
GILBERT, AZ 85234

FULLER MONICA DIANE
MAIL RETURN
,

MCDANIEL ALEC C
52 E LUPINE PL
SAN TAN VALLEY, AZ 85143

BLACK JANE
40 ASHLEY DRIVE
OAKBANK, MB

RUONA WILMER N & LUCIA BO...
30293 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

LYON MABLE M & MACKEY JOH...
30349 N PLANTATION DR
SAN TAN VALLEY, AZ 85143

KENDEL LYLE WILLARD
8255 FAIRWAYS WEST DR
REGINA, SK

O'NEAL LARRY M & SUSAN A
1001 E OMEGA DR
SAN TAN VALLEY, AZ 85143

KNUDSEN DENNIS G & MARIEL...
22515 BAYBERRY
MISSION VIEJO, CA 92692

JOHNSON RANCH COMMUNITY...
MAIL RETURN
SCOTTSDALE, AZ 85258

DNA RENEGADE LLC
21124 E MACAW DR
QUEEN CREEK, AZ 85142

SNYDER ZACHARY R & KAYLA ...
88 E LUPINE PL
SAN TAN VALLEY, AZ 85143

NAUGHTON RYAN & RISA
30394 N APPALACHIAN TRL
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

MYERS LINDA
416 1 AVE NE
AIRDRIE, AB

TRENT BRADLEY G & JANET L ...
1106 KINGSWAY AVE
ROCKFORD, IL 61108

LAIT JAMES & KAREN
142 OJIBWA PL
LETHBRIDGE, AB

CARPENTER TOMMY LEWIS & ...
3305 JEFFERSON BLVD
WEST SACRAMENTO, CA 9569...

EXSTED DALE & SANDRA
30351 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

HUTCHINSON WILLIAM
566 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

HETRICK MARGARET
30360 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

BARRACK RANDY B & SHARON ...
PO BOX 754
OYEN, AB

BLACKBURN GRAHAM R
1849 TOMLINSON CRESCENT
EDMONTON, AB

JOHNSON WILLIAM R TRS
99 N ALAMANDO RD
SHEPHERD, MI 48883

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

DOMBROWSKI ANTON S & ELAI...
MAIL RETURN
,

JOHNSON UTILITIES LLC WATE...
5230 E SHEA BLVD STE 200
SCOTTSDALE, AZ 85254

PILON NOEL
305 2527 MOUNT BALDY
KELOWNA, BC

AH4R PROPERTIES LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

ROUSSET RICHARD & KARRI J...
578 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

GREEN MEADOW ENTERPRISE...
PO BOX 1080
FARMINGTON, NM 87499

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

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

ARP 2014-1 BORROWER LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

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

YEE FRANK A JR
70 OXFORD DR
FRANKLIN, MA 02038

FKH SFR PROPCO K LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

WATKINS DEANNA & R A MICHA...
513 ALBERT ST SE
AIRDRIE , AB

PEREZ MARCELINO & ALTAGRA...
30408 N APPALACHIAN TRL
SAN TAN VALLEY, AZ 85143

JOHNSON CULLEN & DOREEN
83 E CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

PILON ADRIEN
326 TURTLE CRES
SASKATOON, SK

SIMMONS LYLE JASON
5688 BRIDGECROSS DR
SACRAMENTO, CA 95835

MACTAVISH RICHARD E & PRAT...
30365 N PLANTATION DR
SAN TAN VALLEY, AZ 85143

HILES SCOTT
5205 52 ST
STONY PLAIN, AB

DWF VI ATLAS SFR AZ LLC
MAIL RETURN
,

KING BRET & CARTER CHRIST...
55 E CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

CORTEZ YESENIA & WILLIAMS ...
30299 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

HUANG JOE
2313 MILTON WAY UNIT C
MILTON, WA 98354

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

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

BLACKETT BOBBY AND THERE...
111 E CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

KUNZ RANDY S AND CORY
1068 E OMEGA DR
SAN TAN VALLEY, AZ 85143

SFR BORROWER 2021-2 LLC E...
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

JOHNSON DAVID EDWARD
877 PARKER ST
WHITE ROCK, BC

SNOW DONNA MARIE
MAIL RETURN
,

BOYNTON KENNETH J LIV TRU...
607 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

L ARMEE HEATHER E
MAIL RETURN
,

MCBRIDE BRITTANY & STRICKL...
1104 E OMEGA DR
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO J LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

CAMERON DAVE SCOTT & BAR...
30379 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

RICKETTS KEITH
1120 E OMEGA DR
SAN TAN VALLEY, AZ 85143

RADER DAVID C & VICKIE JEAN...
30379 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

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

MYERS KEITH
1138 E OMEGA DR
SAN TAN VALLEY, AZ 85143

LUNDBLAD WILLIAM JR & TRAC...
1 W CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

LORENTZ DONALD
11219 137TH AVE NW
EDMONTON, AB

RUTHERFORD JACOB & KIMBE...
1160 E OMEGA DR
SAN TAN VALLEY, AZ 85143

,
,

COYTE PETER D & MARNI
614 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

HURLA FAMILY TRUST
1170 E OMEGA DR
SAN TAN VALLEY, AZ 85143

EDWARDS THOMAS JAMES & S...
27 E CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

CAMPBELL BRIAN G & JENNIE J...
788 CLUB STRAIGHT LN
SHOW LOW, AZ 85901

MORTON JOHN MORGAN
1200 E OMEGA DR
SAN TAN VALLEY, AZ 85143

VILLALOBOS FERNANDO
13 E CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

SFR JV-2 DDTL BORROWER LL...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

CAREY TIMOTHY M & CATHY D ...
1753 CRESTVIEW AVE
SEAL BEACH, CA 90740

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

HERRON ALLEN D AND KARA L
1052 E OMEGA DR
SAN TAN VALLEY, AZ 85143

RM1 SFR PROPCO A LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

YCEDO DAVID ALLAN & ROBER...
1248 E OMEGA DR
SAN TAN VALLEY, AZ 85143

MERWIN JOHN SAMUEL & MIN...
691 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

PULFORD THOMAS KEATH & B...
30456 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

BENDON DIANA D
549 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

RENTERIA JENNIFER
638 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

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

KUGLER KAREE LOUISE & COR...
30436 N APPALACHIAN TRL
SAN TAN VALLEY, AZ 85143

WRAY WILLIAM & DOROTHEA
30407 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

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

P2 SUB REIT 1 BORROWER LL...
PO BOX 4090
SCOTTSDALE, AZ 85261

GROGAN MICHAEL D & DONNA...
826 BANBURY LN
MILLBRAE, CA 94030

HOFMAN KELLY
30369 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

O TOOLE TOM LIVING TRUST
30393 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

D'ANGELO JOHN T
30450 N APPALACHIAN TRL
SAN TAN VALLEY, AZ 85143

D WHIT HOLDINGS INC
PO BOX 2004
FAIRVIEW, AB

STOUT RUSSELL & TRACI L
MAIL RETURN
,

AVILA J ARTURO TOPETE
573 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

IRWIN DAYTON D AND LINDA L ...
72 E CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

CREWS BARBARA
MAIL RETURN
,

DENOFRE MICHAEL
30425 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

CASTILLO STEVEN & AGUIRRE ...
30419 N PLANTATION DR
SAN TAN VALLEY, AZ 85143

MATHESON ROBERT T
22 VILLAGE RD
SHERWOOD PARK, AB

AYALA RALPH H III & JANIE G
30433 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

GOULD HOWARD N & SHERYL ...
20438 E SUNSET CT
QUEEN CREEK, AZ 85142

WILSON CHRISTOPHER I
561 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

ARTHURS DAVID M AND DIANA...
30416 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

HEISLER STEPHEN PATRICK & ...
210 LAKESHORE DR
CULTUS LAKE, BC

MEIERS MONTE & BONNIE LOG...
3725 WHITE PINE CIR SE
MINOT, ND 58701

MANN BRADLEY C & DENISE M
30357 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

RAMIREZ YADIRA
30464 N APPALACHIAN TRL
SAN TAN VALLEY, AZ 85143

FRANZEN NANCY J & RICK C
3334 55TH CT UNIT 121
KENOSHA, WI 53144

SPRADLIN CHARLES ANDREW
2451 WALKER ST
GRAND PRAIRIE, TX 75052

RICHARDSON ZACH A
1135 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

ADELL MARILYNN
86 E CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

FLIPPING OUT LLC
MAIL RETURN
,

VALDEZ JASON E & LYNDSIE
1151 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

VARELA ALBERTO RA
662 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

SUTTERBY RYAN AND TAMARA
1023 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

TAMAREZ JASON
1167 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

LOCKWOOD MAX L & ROSE J
30470 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

BRAME DONALD LEE & COTA B...
10011 E PASEO DE LA MASADA
TUCSON, AZ 85747

RAND WAYNE & SHARON
931 HOLDEN RD
PENTICTON, BC

RODRIGUEZ FABIAN AMADOR
1039 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

MORRISON BRIAN M
1193 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

WHITNEY LARRY A
2805 CROW VALLEY TRL
PLANO, TX 75023

JPS SERVICES LLC
PO BOX 431
GILBERT, AZ 85299

WOMACK JENNIFER
27852 POINT BREEZE DR
SUN CITY, CA 92585

BUCKSHOT INVESTMENTS LLC
549 E BENRICH DR
GILBERT, AZ 85295

CASTELLANOS MARK ALEXAN...
1071 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

LAFNEAR MICHAEL
1225 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

CRUZ JULIO AND LORLIE
30 E CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

MOGLER DEBRA S
1087 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

MCEWEN JAMES LEO REV TRU...
1241 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

LAWSON LEWIS FRANKLIN III &...
30430 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

BENTLEY BRUCE O & REBECC...
1936 LYNNCREST DR
CORALVILLE, IA 52241

SIMPSON LOUIS K JR AND DEB...
1257 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

BUTLER JOHN & MAUREEN
PO BOX 2610
KODIAK, AK 99615

CROCKETT CLINTON & ERIN
1119 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

TANGO PAYTON LLC
MAIL RETURN
,

HAYES JAMES J
30435 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

NOVAK RYAN J
621 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

WURZBACHER DONALD J & SU...
2203 CHESTNUT ST
GRAND FORKS, ND 58201

ACOSTA URIEL JR
132 E CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

HESTER RICHARD & THERESA
30484 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

WILSON CURTIS L
23 CEDAR ST
ROOSEVELT, NY 11575

MCH SFR PROPERTY OWNER ...
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

MOORE DUSTIN
30454 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

SCHMIDT RICHARD L & KATHLE...
PO BOX 574
LAKOTA, ND 58344

RWR AZ MAPLE CHASE LLC
3578 E REDFIELD RD
GILBERT, AZ 85234

VIA ROBERT G REV TRUST
1209 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO D LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

CAH 2014-2 BORROWER LLC
MAIL RETURN
,

MARTIN KEVIN N
MAIL RETURN
,

PELLETIER SHEILA DAWN
5023 STAFF CRES
REGINA, SK

MMTT LLC
2138 E TEAKWOOD PL
CHANDLER, AZ 85249

FKH SFR PROPO B-HLD LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

KLIEWER ARDELL G & JUDY K
30498 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

911 E HUNT HIGHWAY LL,C
6363 S DIFFLER'S GREEN CIR 1...
GREENWOOD VILLAGE, CO 80...

HO RANDY WESLEY
71 W HACKBERRY DR
CHANDLER, AZ 85248

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

JOHNSON RANCH COMMUNITY...
MAIL RETURN
SCOTTSDALE, AZ 85258

WIMMER MICHAEL P TR
633 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

HARVEY CHRISTOPHER KENT ...
241 W ROADRUNNER DR
CHANDLER, AZ 85286

OLYMPUS BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

BIRD CLIFFORD
30458 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

TUBERTINI THOMAS G
89 E ZINNIA PL
SAN TAN VALLEY, AZ 85143

LEONARD BRETT
30461 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

JELINSKI THOMAS L & TAMMY ...
19422 E RYAN RD
QUEEN CREEK, AZ 85142

LONG CHARLTON C
13 W ZINNIA PL
SAN TAN VALLEY, AZ 85143

COUTURE BRIAN R
30463 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

HANIES BERNIE W
18 MILLPOND RD
ST DAVIDS, ON

JOLLY JOINT VENTURES LLC
210 E BERNIE LN
GILBERT, AZ 85295

BINION DAVID L & DEBRA L MO...
33 E ZINNIA PL
SAN TAN VALLEY, AZ 85143

GULLEY CHARLES B JR
30512 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

CECIL JOHN VICTOR & ADELLE...
1006 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

EDWARDS DEBBIE L
30506 N APPALACHIAN TRL
SAN TAN VALLEY, AZ 85143

THIN Z MAN LLC
14214 N 14TH PL
PHOENIX, AZ 85022

LOK YUK YING SHIRLEY
78 W GOLD DUST WAY
SAN TAN VALLEY, AZ 85143

FORSYTHE BRENT TR
901 CAPITOLA AVE
CAPITOLA, CA 95010

RICE ADAM & AMY
608 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

JONES GARY R & DEANNA
5528 THORNBERRY DR
FORT WORTH, TX 76137

CHIRILLO LOUIS & LINDSAY
17246 NE 16TH PL
BELLEVUE, WA 98008

HARDER JAMES & JUDITH
1137 75 ST
EDMONTON, AB

SCHRECENGOST KEITH E & EL...
1054 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

WILLIAMS MICHAEL D & TRACI ...
PO BOX 1071
BUCKLEY, WA 98321

MCBRIDE LORI
#8-100 ARCHIBALD ST
SICAMOUS, BC

CORR JOHN T
1070 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

BELLAND GUY B & JEANNINE M...
22-53104 RANGE RD 13
PARKLAND COUNTY , AB

CURTIN MATTHEW KAMERON &...
30520 N APPALACHIAN TRL
SAN TAN VALLEY, AZ 85143

CHAVEZ MIGUEL
1086 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

RINGOR ALFONSO M & CONSU...
596 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

WHITING RYAN RANDAL
8907 WALNUT RD SE
BEMIDJI, MN 56601

AMERICAN RESIDENTIAL LEASI...
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

STREIFEL DELAPHINE MARIE &...
119 E ZINNIA PL
SAN TAN VALLEY, AZ 85143

VRABEL EUGENE & JEAN REV ...
30084 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

GREINER TRAVIS PAUL
1118 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

A & P LEONG LLC
31 MIRANDA CT
ALAMEDA, CA 94502

JELINSKI THOMAS L & TAMMY ...
19422 E RYAN RD
QUEEN CREEK, AZ 85142

GARFIO DAMARIS A & RAMIRE...
1134 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

SFR JV-2 2022-2 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

HEREIM TIM
60 W ZINNIA PL
SAN TAN VALLEY, AZ 85143

DAVIDSON KENT W & JUDITH J
30514 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

TEMPLE THOMAS
1196 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

LOPEZ ROBERT M TRS
17649 E SAN TAN BLVD
QUEEN CREEK, AZ 85142

BULLIS TROY E & DEONNA S
521 5TH ST W
LAKOTA, ND 58344

AMERICAN RESIDENTIAL LEASI...
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

ANDERSON KEIKO
MAIL RETURN
,

ROWLAND AMY A
30503 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

BETZER THOMAS & KAITLYN
1228 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

TRUONG THI L TR
6912 S GEMSTONE PL
CHANDLER, AZ 85249

FISHER MARC & SHERYL
86 E ZINNIA PL
SAN TAN VALLEY, AZ 85143

FARMER MARSHALL J
1244 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

SIMONSEN POUL & CAROL
13769 33RD AVE
SOUTH SURREY , BC

ORGAN STANLEY & LINDA AME...
3813 E AMBERWOOD DR
PHOENIX, AZ 85048

RUVALCABA MARIA I
1258 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

MAZUR HELEN R DECLARATIO...
936 OAK RIDGE DR
STREAMWOOD, IL 60107

FISCHER RODNEY B
345 BLALOCK CT
RICHLAND, WA 99352

BERMUDEZ ADOLFO
MAIL RETURN
,

BRENNAN STEVEN B
32 W ZINNIA PL
SAN TAN VALLEY, AZ 85143

ESCOBEDO JOSEPH S
18 W ZINNIA PL
SAN TAN VALLEY, AZ 85143

FERRARO DANIEL W
19118 E VIA DEL VERDE
QUEEN CREEK, AZ 85142

SANG CHRISTOPHER JOHN
58 E ZINNIA PL
SAN TAN VALLEY, AZ 85143

CONNER LARRY & CYNTHIA
1279 W PAISLEY DR
SAN TAN VALLEY, AZ 85143

LESCOHIER MICHELLE
29699 N DESERT ANGEL DR
QUEEN CREEK, AZ 85143

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

THOMPSON BRUCE & COLLYAR...
8594 134TH ST W
APPLE VALLEY, MN 55124

HARRIS WYATT L
30496 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

YAHNA MARTIN AND JOAN
921 43RD ST NE
NORTHWOOD, ND 58267

CASTILLO ANTONIO
2 E ZINNIA PL
SAN TAN VALLEY, AZ 85143

VALLALA TERRY J & CHRISTIN...
PO BOX 33
CARBONADO, WA 98323

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

WEBER NICKLAS
MAIL RETURN
,

WAGNER MICHAEL G & DORIS
30505 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

SFR JV-2 2022-2 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

CORRIGAN JOANNE
1129 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

JACOBS SKYLAR
30531 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

MELILLO MINDY SUE
799 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

SMITH MYKELE
1145 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

GOMEZ HENRY
30513 N PLANTATION DR
SAN TAN VALLEY, AZ 85143

SILK OLIVE LLC
2570 E CATTLE DR
GILBERT, AZ 85297

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

MILE HIGH TL BORROWER 1 (C...
PO BOX 4090
SCOTTSDALE, AZ 85261

MONAHAN ROBERT E AND JAN...
1017 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

SWANSON GORDON A
30528 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

JOHNSON PETER D
1033 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

BROWN JUSTIN & EMILY
1211 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

LIFE STORAGE LP
6467 MAIN ST
BUFFALO, NY 14221

NGUYEN LUAN M & MAI H
642 E MANOR DR
CHANDLER, AZ 85225

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

HEALEY JACK ALAN
30554 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

RODRIGUEZ MONICA
1065 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

MILLER JOSEPH & HIEDI
MAIL RETURN
,

KRUSE APRIL R
20518 E EXCELSIOR CT
SAN TAN VALLEY, AZ 85142

RITACCA CHRISTOPHER
1081 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

DALGAR JOSEPH D
1253 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

STREIFEL JONATHAN & ELIZAB...
MAIL RETURN
,

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO, STE 3...
CALABASAS, CA 91302

PEREZ MARIPAZ
1261 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

ROWE STEPHEN PAUL
30519 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

RAWLES JEFFREY S SR
53 E NOLANA PL
SAN TAN VALLEY, AZ 85143

ALLARD JACOB & AMBER
30545 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

WEISS KRISTILIN
49 W NOLANA PL
SAN TAN VALLEY, AZ 85143

WALKER BREANNE
823 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

KNEBELSBERGER JAMES R TR...
10247 BLEEKER ST
WOODBURY, MN 55129

BERG WALLACE D & CAROL J ...
3020 BOHNET BLVD N
FARGO, ND 58102

MILE HIGH BORROWER 1 (VAL...
PO BOX 4090
SCOTTSDALE, AZ 85261

GERINGER DEREK REID
835 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

ANDERSON CLAYTON & KEIKO
8028 WALLACE RD
VERNON, BC

COX ROSA
39 E NOLANA PL
SAN TAN VALLEY, AZ 85143

ESTES NICHOLAS ADAM
30552 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

TAH 2015-1 BORROWER LLC
PO BOX 15087
SANTA ANA, CA 92735

TROJNIAR MARK L & JULIE D
987 S BELL SCHOOL RD
ROCKFORD, IL 61108

PETERSON RICHARD G & MAR...
8986 EYOTA WAY
ONAMIA, MN 56359

FKH SFR PROPCO K LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

TAYLOR SAMANTHA
30559 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

KEYMAN JOEL GRANT & THER...
30588 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

GRIGORY VIORICA
30531 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

LUGO LUIS
25 E NOLANA PL
SAN TAN VALLEY, AZ 85143

K&M ARIZONA LLC
PO BOX 226
SOLDOTNA, AK 99669

MACK LORI
PO BOX 1468
BELGRADE, MT 59714

NORTH BOUND LLC
PO BOX 1149
QUEEN CREEK, AZ 85142

KEYSER MICHAEL L & RENEE L
847 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

ARAB RICHARD & JEANNETTE
165 HAMPTONS GROVE
CALGARY, AB

SCHIERMEYER CHRISTINA MA...
7 W NOLANA PL
SAN TAN VALLEY, AZ 85143

GARLAND HOISTAD
4844 86TH AVE NE
DEVILS LAKE, ND 58301

LOGAN PATRICK AND CAROLE...
21 W NOLANA PL
SAN TAN VALLEY, AZ 85143

SFR JV-2 2023-1 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

SCHERER VANESSA ANN & JE...
30576 N APPALACHIAN TRL
SAN TAN VALLEY, AZ 85143

AYLETT JUSTIN
30559 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

WHITWORTH ANDREW J & CAS...
966 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

DEVRIES PETER
1094 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

CANNON SEAN J & REGINA A
30570 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

RUIZ JOSEPH
982 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

GUERRETTE BRANDON
1110 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

VAN SLIGTENHORST DENISE
MAIL RETURN
,

PINE GROVE RESIDENTIAL FU...
1999 BRYAN ST FL 13TH
DALLAS, TX 75201

MCMURRY CARLEEN M TR
1126 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

HOOPER STEPHEN WAYNE & M...
30573 N BISMARK ST
SAN TAN VALLEY, AZ 85143

REYES EMERALDA Q
998 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

SIMMONS ALBERT LEWIS & SA...
MAIL RETURN
,

AMICO FRANCES J TRUST
30566 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

HURTADO DIOSCORO & ANGEL...
1014 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

LOPEZ GABRIELLE S
1174 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

BELLOWS CHASE RHEE
859 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

VELASCO RUBEN I & EILEEN B ...
1030 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

BALES SAMANTHA
1180 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

HILES SCOTT
5205 52 ST
STONY PLAIN, AB

ESCOBAR MATTHEW V AND ELI...
1046 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

MORROW RANDY E AND MARY ...
1196 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

LIFE STORAGE LP
6467 MAIN ST
BUFFALO, NY 14221

FERNANDEZ-LARA ANTONIO & ...
1062 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

ANDELICH MATTHEW & HUNSA...
1212 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

HILDRETH KAREN
1421 E TREMAINE AVE
GILBERT, AZ 85234

P2 SUB REIT 1 BORROWER LL...
PO BOX 4090
SCOTTSDALE, AZ 85261

HICKS TIMOTHY
1228 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

ENNIS JOSEPH
950 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

NELSON KYLE C
871 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

CERBERUS SFR HOLDINGS III ...
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

TAYLOR RONALD K
1260 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

HILL SHAWN M
2608 S LAKE ROESIGER RD
SNOHOMISH, WA 98290

YANCEY DAVID R & HOLLY M
18 W NOLANA PL
SAN TAN VALLEY, AZ 85143

CLEOPATRA HOMES INC
8649 CLIFFORD HEIGHTS RD
SANTEE, CA 92071

ROY JEFFREY L
790 SUNSET BAY
ESTEVAN, SK

ADAMCZYK TOMASZ
6 E NOLANA PL
SAN TAN VALLEY, AZ 85143

ADAMS RICHARD
30584 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

FISHELLA JILL C LIVING TRUST
6809 ALABAMA AVE
DARIEN, IL 60561

HOWE JOHN R & HOWE FRANC...
MAIL RETURN
MELBOURNE, NO

POPLIN AARON
800 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

MEYER BRITTANY & QUINN AU...
62 E NOLANA PL
SAN TAN VALLEY, AZ 85143

SOUTHERN WELDON & BARBA...
5905 STAGECOACH AVE
FIRESTONE, CO 80504

COOPER SIDNEY M & KAREN L
30585 N BISMARK ST
SAN TAN VALLEY, AZ 85143

PADILLA RICHARD J & SCHELL...
895 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

WESTON GREGORY J & LEEAN...
2054 MICHIGAN AVE
LIMA, NY 14485

BLIVEN CAROL SUE TRS
30573 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

LOWREY CONSTANCE J
30598 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

DIGUISEPPI STEVEN J & MARI...
9439 W PROSPECTOR DR
QUEEN CREEK, AZ 85142

EMERSON JANE C
42 W NOLANA PL
SAN TAN VALLEY, AZ 85143

SEGNORILE HECTOR
18654 E ORIOLE WAY
SAN TAN VALLEY, AZ 85142

OVERTON JOE & SHARI LIV TR...
30596 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

AO PROPCO 1 LLC
32 MERCER ST FL 4TH
NEW YORK, NY 10013

VALENTINO DOUGLAS R & GLE...
1507 ROCKY POINT DR
KELOWNA, BC

HATCHER DARBY & JANICE M
4911 ASHBAY DR
SAINT JOSEPH, MO 64506

JACKSON CHARLES & JUDY
30575 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

MARCZYK ROMAN
PO BOX 1148
UCLUELET, BC

NORTH CORAL BEAN LLC
85 NORTH OAK CT
DANVILLE, CA 94506

TAH 2018-1 BORROWER LLC
MAIL RETURN
,

DAVIDSON LISA S
30 W NOLANA PL
SAN TAN VALLEY, AZ 85143

GREIG WILLIAM MORSE
1911 400TH AVE
ESTHERVILLE, IA 51334

WILKINSON CURTIS
877 PARKER ST
WHITE ROCK, BC

ZIANCE MARY C TR
1005 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

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

HOUSTON ROBERT NEIL & KH...
848 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

HERNANDEZ ADRIAN & ANAHI
1021 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

TAO ANDREA
1179 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

THIKIM MENGHORT & KEAPEN ...
29615 N DESERT ANGEL DR
SAN TAN VALLEY, AZ 85143

PITNER PAUL & ALYSSA
1037 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

LIWONJO COSMAS MOKI & MA...
925 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

SLOWSKI ROBERT & MARLENE
680 COTTONWOOD AVE
SHERWOOD PARK, AB

CHAGOLLAN ARTURO E
4809 PEARCE AVE
LONG BEACH, CA 90808

MATHEWS BRANDON
1464 S STAPLEY DR APT 1055
MESA, AZ 85204

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 92735

PARADISE RANCH HOLDINGS P...
2440 E SHERRY LN
SAN TAN VALLEY, AZ 85140

PEREZ RICARDO & BLANCA I
1211 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

LAWRENCE DAVID W FAM LIV T...
30601 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

MORGAN MARK E & SHAWNA L...
1085 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

SUEMART LLC
428 CHERRY BLOSSOM LOOP
RICHLAND, WA 99352

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

HILES SCOTT
5205 52 ST
STONY PLAIN, AB

NEWMAN FAMILY REV TRUST
MAIL RETURN
,

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

GUARDADO EMANUEL
1101 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

SFR JAVELIN BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

ADAMSON RICHARD & SANDRA
973 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

AH4R PROPERTIES LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

ORTIZ ROBERT JASON
1253 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

RM1 SFR PROPCO A LP
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

IWATA CRAIG
1133 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

ROSENBERG SHAHAR
3934 AVERY PLACE CT
BRIDGETON, MO 63044

FOOSHEE THOMAS F
18502 E ALFALFA CT
SAN TAN VALLEY, AZ 85142

ZABANEH VICTOR G
872 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

ZHENG JIN
303 LOUISIANA AVE NW
ORANGE CITY, IA 51041

EYKELBOSH PAULETTE
30636 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

GELEM EQUITY HOLDINGS LLC
MAIL RETURN
,

SFR 2012-1 US WEST LLC
MAIL RETURN
,

HELMS JEFFREY T & MINDY L
5 LOMBARD CT
DAVENPORT, IA 52803

GRAHAM EUGENE C TRUST
4713 S KING ARTHUR CT
GREEN VALLEY, AZ 85622

JANAUSCH THOMAS AND HELE...
896 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

KUB JEFFRI D & JANET E
16541 54TH ST SE
KINDRED, ND 58051

ALEMAN AUBREE & SOKE MAKI
29637 N DESERT ANGEL DR
SAN TAN VALLEY, AZ 85143

AZ QUICK-BUY PROPERTIES LL...
PO BOX 699
HIGLEY, AZ 85236

PINO JAMES V
30615 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

JONES JASON PAUL
30615 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

HENDRICKS TATIANA
30640 N WHIRLAWAY TRL
SAN TAN VALLEY, AZ 85143

ECKER JAMES & ROBINS ALYS...
101 OST AVE
PORT COLBORNE, ON

HELLER RICHARD LIV TRUST
4013 E SLEEPY RANCH RD
CAVE CREEK, AZ 85331

HUBBARD SHAWN W & SHAY M
56 HARVEST WOOD PL NE
CALGARY, AB

WASNESS RONALD E & DIONE ...
279 W PEAK PL
SAN TAN VALLEY, AZ 85143

HENDERICKSON CRAIG
884 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

LOCKMILLER DAVID
1 E PEPPERGRASS PL
SAN TAN VALLEY, AZ 85143

LAMBERT TIMOTHY E
30626 N WHIRLAWAY TRL
SAN TAN VALLEY, AZ 85143

SEYMOUR EDWIN BRIAN & BILL...
30633 N BISMARK ST
SAN TAN VALLEY, AZ 85143

MILLENNIUM TRUST COMPANY ...
7407 E BUENA TERRA WAY
SCOTTSDALE, AZ 85250

SECURED EQUITIES
2306 S MCCLINTOCK DR
TEMPE, AZ 85282

UNDERWOOD KETURAH A
MAIL RETURN
,

PEAK PROPERTY HOME HOLDI...
7356 RABBIT MOUNTAIN RD
LONGMONT, CO 80503

LEMBEZEDER JAMES & MELIN...
30624 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

BREESE MANDY J
PO BOX 1856
HIGLEY, AZ 85236

BONNY LEE GROUP LLC
MAIL RETURN
,

JONES DASHAUN L
908 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

FECHT THOMAS G AND CHRIS...
3816 19TH AVE
MOLINE, IL 61265

GAUTREAU DENNIS & CYNTHIA...
8 DEANNA DR
BELMONT, NH 03220

ROSE RYAN & COLLEEN
4301 38TH ST
CAMROSE, AB

CHARLES LEE
#4 BRIDAL ESTATES MANOR S...
CALGARY, AB

PAJAK MAXWELL & JOHNSON B...
29576 N BALMORAL PL
SAN TAN VALLEY, AZ 85143

STONE AUDREY M
29651 N DESERT ANGEL DR
SAN TAN VALLEY, AZ 85143

ANDERSEN MATT L & JANICE K
8905 KINGMAN DR
WEST DES MOINES, IA 50266

BURROLA RICHARD L TRUST
958 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

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

MUNCHBACH ROGER NEIL
30654 N WHIRLAWAY TRL
SAN TAN VALLEY, AZ 85143

GRANT JACQUE
974 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

BLACK ALLISON I
30660 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

VIDACA JESUS JAIME
871 W DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

MALOCO DONNETTE M
990 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

MARTINEZ ASHLEY
29654 N RED HILL WAY
SAN TAN VALLEY, AZ 85143

MAKOWECKI GARY & NANCY
BOX 392
VEGREVILLE, AB

SOUKUP BETTY A REV TRUST
602 N 3RD ST
CLEAR LAKE, IA 50428

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

ALVAREZ VICTOR FUENTES
1109 W LOMA DE ORO
QUEEN CREEK, AZ 85142

VILLEGAS MICHAEL
1006 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

LANFRANCO VINCENT L AND R...
31 W PEPPERGRASS PL
SAN TAN VALLEY, AZ 85143

LEWELLYN DIANE
30654 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

DRUM STEPHEN E
MAIL RETURN
,

MEVISSSEN THOMAS L
2875 117TH AVE NW
COON RAPIDS, MN 55433

CARRUTH ENRIQUE A & DEE
1390 AUBREY LN
HOLLISTER, CA 95023

RAMIREZ MIGUEL MATA & MEZ...
30668 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

DALBEY PAYTON & NGOYTAKU ...
30629 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

JONAWAY KOLE RICHARD & JE...
881 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

SAMMONS TINA M
1038 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

BROWN MARCUS & GRACE
1054 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

GLAPINSKI ROBERT J & KAREN...
1220 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

INGVALDSEN ERIK P
625 TEAL CIR
LONGMONT, CO 80503

EBNER CHRISTINA L
1070 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

AMODEO CHRISTOPHER R
1236 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

CASTILLO SEBASTIAN
840 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

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

ANDEL BRADY DONALD TR
24 BROADWAY AVE S
FOLEY, MN 56329

DECKER ROBIN
907 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

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

TIPPETS NICOLE MARIE REV T...
904 HILLSIDE AVE
RIVERTON, WY 82501

HARDT FRANK A
2839 OLIVE VIEW RD
ALPINE, CA 91901

CLARK STUART
1118 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

PEREZ DEREK & HEATHER
891 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

JUSTICE TIMOTHY
30689 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

ABULRAHMAN SHVAN
1150 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

JOHNSON DAVID J & SHARON ...
30665 N BISMARK ST
SAN TAN VALLEY, AZ 85143

MCCLELLAN TY & TANDIE
5208 NOON RD
BELLINGHAM, WA 98226

HERNANDEZ KARINA N MEDEL
MAIL RETURN
SAN TAN VALLEY, AZ 85143

BARNETT YOVANA
PO BOX 124
QUEEN CREEK, AZ 85142

MCMAHON GARY & CHERYL T...
30205 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

SFR 2012-1 US WEST LLC
MAIL RETURN
,

GIANOULAS THOMAS
30684 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

MADRID EVETTE M
740 PLUMMER RD NW APT 133
HUNTSVILLE, AL 35806

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

TAH 2015-1 BORROWER LLC
PO BOX 15087
SANTA ANA, CA 92735

LEBLANC TIMMOTHY O & BON...
30673 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

DUARTE ALEJANDRO
1204 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

LARIO GERALD PAUL JR & SHIR...
286 W PEAK PL
SAN TAN VALLEY, AZ 85143

MCKANE RYAN N & KATHERINE...
30682 N WHIRLAWAY TRL
SAN TAN VALLEY, AZ 85143

DOMINSKI STEVEN & IRENE TR...
548 N LEOMA LN
CHANDLER, AZ 85225

GUNTER MEGAN
29687 N DESERT ANGEL DR
SAN TAN VALLEY, AZ 85143

RM1 SFR PROPCO A LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

COWLES KEVIN
14 E PEPPERGRASS PL
SAN TAN VALLEY, AZ 85143

BURGESS NORRIS K & ROBER...
30703 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

RUAN ABRAHAM
29696 N RED HILL WAY
SAN TAN VALLEY, AZ 85143

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

WEAVER ANDILEA MARIE
3625 N ARABIAN LN
PALMER, AK 99645

JOHNSON RANCH COMMUNITY...
MAIL RETURN

,

MORALES RICARDO
30682 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

JAMES AAKER	RICK & SHELLY ALLERDINGS	MATT & JANICE ANDERSEN
30281 N CORAL BEAN DR	568 W STIRRUP LN	30650 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
DANIEL ANDRADE	CAROL KALAYJIAN	JON & KARI BAKKUM
30685 N MAPLE CHASE DR	734 E BEARGRASS PL	39 W COOPER CANYON RD
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
BARBRA GALINDO	RANDY & SHARON BARRACK	JERELYN BENNETT-BEIL
572 E RED ROCK TRAIL	643 E RENEGADE PL	25 E MILL REEF DR
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
SANDRA M BERG	WALLACE BERG	MATTHEW BLEDSOE
30845 N MAPLE CHASE DR	30543 N ROYAL OAK WAY	244 E CHEYENNE RD
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
BRENT BILLINGSLEY	KEITH BRUNDIN	JAMES P BUELOW JR
PO BOX 2973	524 E RED ROCK TRAIL	30333 N DESERT WILLOW BLVD
FLORENCE, AZ 85132	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
TROY & DEONNA BULLIS	RICHARD & ROSEANNE CARPENTER	GILBERT & CHRISTINE TREMBLAY
30540 N ROYAL OAK WAY	30839 N ROYAL OAK WAY	1054 E DESERT SPRINGS WAY
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85142
ROD & TERESA DAHLSTROM	CORALYNN DALLMANN	ANTON & ELAINE DOMBROWSKI
29837 N CANDLEWOOD DR	416 W BISMARCK ST	30313 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
DOUG & MYRNA RUNYAN	MILTON & DONNA DUNSEY	JILL FLEMING
30266 N ROYAL OAK WAY	31054 N GECKO TRAIL	286 E PASTURE CANYON DR
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
STEPHEN & CYNTHIA GRIMM	MARY GRZYBOWSKI-HAKMAN	RON & ELLEN HAFFNER
314 W PEAK PL	28111 N WELTON PL	680 E SOLITUDE TRAIL
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
BERNIE HAINES & BRENDA FINLAY	JEANETTE HARRIGAN	LINDSAY HEWITT
30489 N ROYAL OAK WAY	30155 N CORAL BEAN DR	30726 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143

RAY & TERRI HILDERMAN	CALEB & ESTHER HOFFMAN	KIM HOLT
31327 N CLARIDGE CIRCLE	94 E SADDLE WAY	199 E CLAIRIDGE DR
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
LINDA JALBERT	FRANK HORVATH	LUCAS, TOM & TAMMY JELINSKI
1129 E TAYLOR TRAIL	30699 N MAPLE CHASE DR	286 E CHEYENNE RD
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
TOM & ALINA JELINSKI	THOMAS JELINSKI	TAMMY JELINSKI
30475 N ROYAL OAK WAY	30503 N ROYAL OAK WAY	30840 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
KARL KOHLER	ANDY & MELINDA LANDMAN	ELENA LEVINE
270 E GOLD DUST WAY	717 E TAYLOR TRAIL	650 E RENEGADE PL
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
BRIAN & LORI MCBRIDE	SHANNON MCDONOUGH	BRIANNE MCNEIL
30482 N MAPLE CHASE DR	30441 N MAPLE CHASE DR	30696 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
KIRSTEN MILLER	LINDA MILLER	NANCY MOUNTEER
30496 N MAPLE CHASE DR	495 E PASTURE CANYON DR	108 W CASTLE ROCK RD
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
TROY NESS	THOMAS O'TOOLE	ALLEN ORWICK
310 E PASTURE CANYON DR	30393 N MAPLE CHASE DR	2 W PASTURE CANYON DR
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
PARTICK & FRANCES QUINNEY	DANIEL & VICKI ROBERTS	BRENT & KELLI ROBINSON
31450 N SONZA WAY	30665 N ROYAL OAK WAY	28997 N TAYLOR TRAIL
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
NEAL & DEBRA RUD	PAUL & JUDY SACCO	NANCY SHERRILL & VIRGINIA SCHMITT
881 E PASTURE CANYON DR	30314 N ROYAL OAK WAY	30782 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
DANIEL SCOTT	TERRY & NANCY SMITH	STEVE SORENSEN
78 W GOLD DUST WAY	29773 N CANDLEWOOD DR	30574 N REBECCA LN
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143

BETTY SOUKUP	ROSELA COOK	JEFF & JANET KUB
30643 MAPLE CHASE DR	30755 N MAPLE CHASE DR	30616 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85214	SAN TAN VALLEY, AZ 85143
CHERYL MCMAHON	DARREN & JERI YOUNG	RICHARD ARUB
30657 N MAPLE CHASE DR	30259 N ROYAL OAK WAY	30538 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
JULIO LUCERO	PATRICIA PEAKE	MICHAEL KRAMER
29836 N RED SAND WAY	677 E DENIM TRAIL	30318 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
SANTIAGO BAUTISTA JR	JOSEPH & CHRISTINA VELLA	JOSHUA STEVEN MANASSA
29712 N RED HILL WAY	29820 N RED SAND WAY	30847 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
SHARON CHIASSON	ADAM RICK	GARY SAWVELL
30381 N DESERT WILLOW BLVD	608 E RED ROCK TRAIL	30754 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
RICHARD HENNESSEY	JONATHAN STREIFEL	VIORICA GRIGORE
30768 N MAPLE CHASE DR	30524 N MAPLE CHASE DR	30531 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143
JEAN VRABEL	KENNETH WELSH	FERNANDO ZAPATA
30483 N PLANTATION DR	30648 N ROYAL OAK WAY	532 E RED MESA TRAIL
SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143	SAN TAN VALLEY, AZ 85143

BENDA LIVING TRUST
28032 N SEDONA WAY
SAN TAN VALLEY, AZ 85143

JELINSKI TAMMY
19422 E RYAN RD
QUEEN CREEK, AZ 85142

BERTSCHINGER WILLIAM JAMES
28672 N DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

STROM BRUCE L
29713 N BLACKFOOT DAISY DR
SAN TAN VALLEY, AZ 85143

BORGEN MARIA & RONALD TRS
8 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

Queen Creek Development Services
Department
22358 S Ellsworth Road
Queen Creek, AZ 85142

Appendix B

Notification Letter

GILBERT BLILIE

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

Kurt Waldier
DIRECT (480) 429-3061
E-Mail Address: kwaldier@gilbertblilie.com

FILE NUMBER
024006-000286

February 16, 2024

Re: South of SWC Hunt Hwy and Golf Club Dr
PZ-032-23 & PZ-PD-007-23

Dear neighbor:

It came to our attention that unfortunately our scheduled neighborhood meeting on February 27th landed on the same day and time as a Johnson Ranch HOA meeting. We were not aware of the HOA meeting at the time and apologize for this conflict. For this reason, we decided to **reschedule** our neighborhood meeting to **March 12th starting at 6:30 pm**. We moved the start time of this meeting back at the request of neighbors in order to accommodate more residents' work schedules. This neighborhood meeting will be held at the same venue as previously planned:

**Walker Butte Early Childhood Learning Center Multipurpose Facility
29859 N Desert Willow Blvd
San Tan Valley, AZ 85143**

As mentioned in my previous letter, we are actively working with our Traffic Engineer to mitigate the issue of additional traffic on Johnson Ranch Boulevard by (1) eliminating vehicles (except for emergency access) from the project to Johnson Ranch Blvd and (2) installing a traffic signal at our main entrance along Hunt Hwy.

If you would like to discuss this proposal prior to the scheduled neighborhood meeting on March 12th, please feel free to contact either myself at 480-429-3061 or Paul Gilbert at 480-429-3002.

Sincerely,

GILBERT BLILIE PLLC



Kurt Waldier, AICP

Cc: Brent Billingsley
Gilbert Olgin
Glenn Bak
Chris Wanamaker

Appendix C

Attendee Sign-in Sheets

GILBERT BLILIE

PLLC

ATTORNEYS AT LAW

Meeting: Johnson Ranch Neighborhood Meeting

Date: 3/12/2024

Location: Walker Butte Early Childhood Education Center

Name	Email	Address
Judy Thorson	judythorson25@gmail.com	4072 W Alabama 85144
Al & Rose Plais		32106 N. Royal Oak Dr.
Paul Lyndgaard	plynd915@gmail.com	29125 N. Gedona Cir San Tan Valley
Linda S. Miller	linda.smiller12@gmail.com	49 S E Destine Canyon Dr San Tan Valley
TOM O'TOOLE	TOMALLBENEFITS@YAHOO.COM	30393 N. MAPLE CHASE DR STV 85143
Ryan Novak	ryanjnovak@gmail.com	621 E Red Rock Trail STV, AZ 85143
ROSS CLIMBERS	Ross Clam	31853 N WARKS PL
Tim & Debbie Ebner	debbiecebner@gmail.com	817 E. Compas Ct. 85143
Ten & Jake Hayes	Jhayes48@its.inds.com	514 E Navajo Trl 85143
Brad & Denise Morris	bradgm@msn.com	29061 N Cactus Cir STV 85143

GILBERT BLILIE

PLLC

ATTORNEYS AT LAW

Meeting: Johnson Ranch Neighborhood Meeting

Date: 3/12/2024

Location Walker Butte Early Childhood Education Center

Name	Email	Address
Mary Ziance	mezolo@gmail	1005 E DUST DEVIL DR SAN TAN VALLEY
JACQUE GRANT	grant439@hotmail.com	974 E DUST DEVIL DR SAN TAN VALLEY
PENNY VAN HORN	p.vanhorn@hotmail.com	728 E. HORIZON HTS
Paul R Black	PaulRBlack@hotmail.com	29931 N MARAVILLA DR STU, AZ 85143
STEVE KOSKO	SM KOSKO49@GMAIL.COM SM	288 E. EMBASSY DR STU. AZ 85143
David Peterson	39 W Sunray Dr STU 85143	39 W Sunray Dr
Tamit Horner	icubaby012000@yahoo.com	1309 E. Daisy Way
Alan Means	AlanMeans05@gmail.com	29834 N Broken Shore Dr
VALLY PIATKIEWICZ		31478 N. SONZA WAY
Mirna Piatkiewicz		31478 N Sonza Way

GILBERT BLILIE

PLLC

ATTORNEYS AT LAW

Meeting: Johnson Ranch Neighborhood Meeting

Date: 3/12/2024

Location: Walker Butte Early Childhood Education Center

Name	Email	Address
KATHY PANEK		715 E HORIZON HEIGHTS
Lisa Walters-Jelloney	Lisa3cats@comcast.net	30164 N. SANRAY DRIVE
Kelly & Sean Coe	Kncoe88@gmail.com	329 E DRY CREEK RD
Harold Odegraul	OLE56@MIDCO.NET	31464-N. SONZA WAY
Sharon Odegraul	SAME	SAME
Myrna Runyan	mdrunyan@gmail.com	30266 N. ROYAL OAK WAY
Doug Runyan	"	"
Edwin Heiser	ed@theHeiserTeam.com	29141 N. Gedona Cir. STV, AZ 85143
SUE HART	HARTBREAKER@GMAIL	830 TORTOISE TEL STV AZ 85143
Scorry Spalberburg	Spelley@rnt.net	30112 N Desert Willow Blvd 85143, SAN TAN Valley
Michelle DeVoe	AZ Kanga713@aol.com	29799 N Desert Angel

GILBERT BLILIE

PLLC

ATTORNEYS AT LAW

Meeting: Johnson Ranch Neighborhood Meeting Date: 3/12/2024 Location: Walker Butte Early Childhood Education Center

Name	Email	Address
Will Bernard		102 W Pasture canyon
Melissa "	Bernard family 2016 @ Gmail.com	" " "
Jeff + Janet Kub	jd kub 58 @ msn.com	3066 N. Maple chase San Tan Valley
Leslie Chiano	nlchiano@yahoo.com	81 E Rock Wren Dr.
Mary Grzybowski - Hakman	mary.hakman@gmail.com	2811 N. Walton Pl.
Len Judy Clark	lenjudyclark@gmail.com	179 E Rock Wren Dr.
Hank + Bridget Breslin	HB Bres @ msn.com	14 Westville Ray Dr STV, AZ 85143.
Bill MEERS	bill.meers 51 @ gmail.com	1352 E. BARRETT DR STX, AZ 85143
Tim Whumoth	whumoth 91 @ gmail.com	30066 N. LITTLE LEAF DR
Scott Owl	scottednlp@gmail.com	273 E. Chicory Place

GILBERT BLILIE

PLLC

ATTORNEYS AT LAW

Meeting: Johnson Ranch Neighborhood Meeting Date: 3/12/2024 Location: Walker Butte Early Childhood Education Center

Name	Email	Address
Corinne Krick	blandonky4@AOL.com	725 E. Blossom Rd.
Jeanne Stockton	GeenEes1@yahoo.com	29709 N Gecko Trl STV
Shelley Frazier	Sfraz16191@centurylink.net	3918 E Mountain View Rd
Sharon Peter Baptiste	spbaptiste200@gmail.com	30143 N Royal Oak Way
BETSI & DAVID DEMARQUIS	dbdemarais@icloud.com	313 E DIAMOND TRAIL STV
Virginia Knight	NONE	345 E. Gold Dust Way STV
BRET CHRISTIANSON	christiansonbret@gmail.com	28065 N. WELTON PL. STV
Leslie Weise Christianson	leslieweise@yahoo.com	28065 N. WELTON PL.
Thel		449 E Hanna Rd
BRUCE STROM	BSTROM087@gmail.com	29711 N BLACK FOOT DAISY

GILBERT BLILIE

PLLC

ATTORNEYS AT LAW

Meeting: Johnson Ranch Neighborhood Meeting

Date: 3/12/2024

Location: Walker Butte Early Childhood Education Center

Name	Email	Address
Beth Pufford	Keathandbeth@gmail.com	30456 N. Royal Oak WAX.
Debbie Noble	debbie_noble@live.com	28120 N. Welton Pl.
Daniel Bliss	machetii.industries@gmail.com	878 E. Beargrass Pl.
Elizabeth Buckley	dbbuckley@comcast.net	30146 N. Little Leaf Dr.
W. Nagy	whitneynagy@yahoo.com	863 E. Mule Train Trl.
KEVIN & CONNIE DICKENSON	cdickenson@hotmail.com	39 W MILL REEF DRIVE
Bill Cindy Bertschinger	billberts@gmail.com	28672 N Desert Hills Dr
Adam & Katie Jayme	KatieJayme@yahoo.com	31325 N Cavalier Dr
Brandi W. Thompson	bruthompson47@gmail.com	10082 CINDY A PLACE
Roxanne Moreno	0721brandt@gmail.com	30050 N Little Leaf Dr

GILBERT BLILIE

PLLC

ATTORNEYS AT LAW

Meeting: Johnson Ranch Neighborhood Meeting

Date: 3/12/2024

Location: Walker Butte Early Childhood Education Center

Name	Email	Address
Kristi Weiss	kristiluv33@hotmail.com	49 W. NOLANA PL. STONE GATE -
Jeff & Mindy Helms	helms_jeff19@gmail.com	30615 N. Sunray Drive
Terrie Wuon	wuonterrie@gmail.com	30122 W. Royal Oak Way
Patrick & Fran QUINNEY	pquinney@live.com	31450 N. Sonze Way
Grayson & Gina Billings	Gb4EVER@live.com	442 E. Taylor Trl STV, 85143
S. PAUL CHAUDHARY	PAUL.S. CHAUDHARY@gmail.com	83 W HAYDEN PARK RD. 85143.
MAKIA BORGSEN	PIITABAZ@GMAIL.COM	8 E PASO FINO WAY STV, 85143
Ron Borgsen	RONBAZ@gmail.com	8 E PASO FINO WAY STV, 85143
Burke Rish	Blomed1@AOL.COM	268 Iron Horse Ln STV 85143
Belinda Boyles	belindaboy@gmail.com	789 E. Carby Cove Trail 85143
Arnold Sapwell	absapwell@hotmail.com	29420 N. Sundancer Pr. San Tan Valley, AZ 85143

GILBERT BLILIE

PLLC

ATTORNEYS AT LAW

Meeting: Johnson Ranch Neighborhood Meeting Date: 3/12/2024 Location: Walker Butte Early Childhood Education Center

Name	Email	Address
Martin Yabna	yabnamartin@gmail.com	22 E Zenith (Rd) STU
Sandra Russell	srussell47@gmail.com	1767 E Desert Moon Trl. STU
SANDRA M BEES	on file	Maple Chase Dr

Appendix D

PowerPoint Presentation Slides

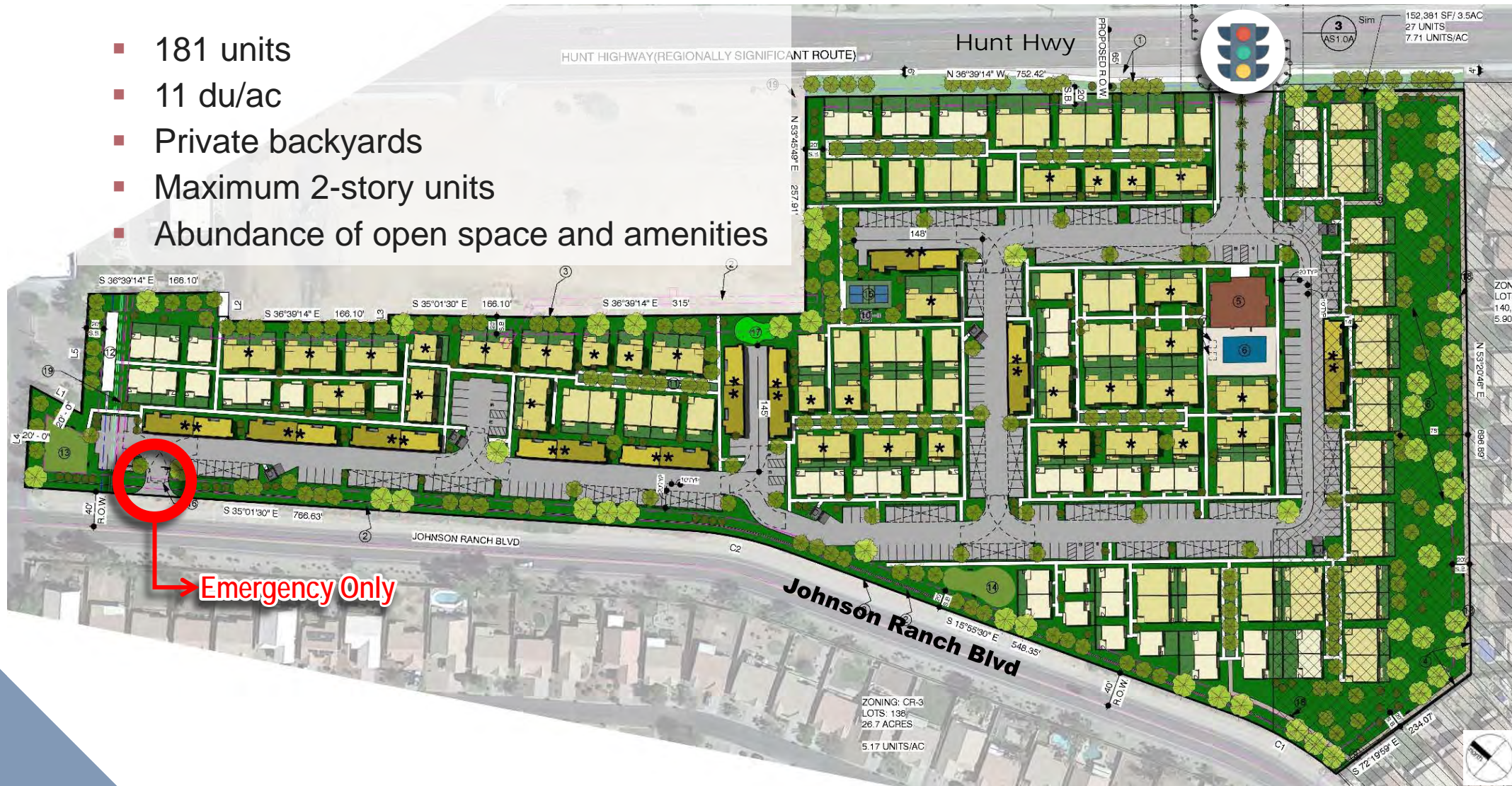


Agenda

- Revised Plan
- Questions and Answers

Preliminary Site Plan

- 181 units
- 11 du/ac
- Private backyards
- Maximum 2-story units
- Abundance of open space and amenities



Amenities

- Clubhouse
- Fitness Center
- Co-Working Space
- Billiards Table
- Pool & Spa
- Cabanas
- Multi-Use Trail
- Ramadas
- BBQ Grills
- Cornhole Court
- Bocce Ball Court
- Pickleball Court
- Tot Lot
- Dog Park
- Park Benches / Seating Areas
- Putting Green

Traffic – Level of Service



Hunt Hwy & Red Rd Level of Service	AM/PM Peak	AM Delay (s)	PM Delay (s)
Current LOS (unsignalized)	F	57.6	61.3
2026 LOS w/o Site (unsignalized)	F	72.7	76.7
2026 LOS w/ Site (unsignalized)	F	100.9	200+
2026 LOS w/ Site (Signalized)	C	20.4	20.1



Questions?

November _____

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Want more
information
sign
letter
people

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Rosea Cat

NAME

30755 N. PARECHAVE DR. SANTAN VALLEY 85214

ADDRESS

Rosea Cat

SIGNATURE

SIGNATURE

November 8, 2023

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, Arizona 85132

Pinal County Planning Department
Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

CHRISTIAN MARTINEZ ASHLEY MARTINEZ

NAME

29654 N RED HILL WAY

ADDRESS

SIGNATURE

SIGNATURE

November 11 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

TOM O'TOOLE 732 322-5208

NAME

30393 N. MAPLE CIRCLE DR STN 85143

ADDRESS

[Signature]

SIGNATURE

SIGNATURE

November 14 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Jeff - Janet Kup

NAME

30616 N Maple Chase Drive

ADDRESS

Jeff Kup

SIGNATURE

Janet Kup

SIGNATURE

November _____

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Carol Bliven

NAME

30543 N Maple Chase

ADDRESS

Carol Bliven

SIGNATURE

SIGNATURE

November 11/4/2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Miguel Mata Ramirez & Mayra L Meza

NAME

30668 N. Maple Chase Dr. San Tan Valley AZ 85143

ADDRESS

Miguel Mata R.

SIGNATURE

Mayra L Meza

SIGNATURE

November 4th 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Payton Dulbey

NAME

30629 N. Maple Chase Drive

ADDRESS

[Signature]

SIGNATURE

SIGNATURE

November 4th 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Cheryl McMahon

NAME

30657 N. Maple Chase Drive

ADDRESS

Cheryl McMahon

SIGNATURE

SIGNATURE

** Please respond ASAP before Nov 14th*

November 9, 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Darren Young & Teri Young

NAME

30259 North Royal Oak Way, San Tan Valley

ADDRESS

[Signature]

SIGNATURE

[Signature]

SIGNATURE

November 11/4/2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Richard Arab

NAME

30538 N Mark Chase Drive

ADDRESS

Richard Arab

SIGNATURE

SIGNATURE

November

135 N. Pinal Street

Pinal County Planning Department

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Tim Buelow

NAME 30333. N. Desert willow Blvd

ADDRESS

SIGNATURE

SIGNATURE

November _____

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/~~We~~ are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/~~We~~ are **PROTESTING** the approval and construction of this development.

William B Hutchinson

NAME

566 E Penegado Pl, San Tan Valley, AZ, 85143

ADDRESS

William B Hutchinson

SIGNATURE

SIGNATURE

November 6, 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

KELLY HOFMAN

NAME

30369 N DESERT WILLOW BLVD SAN TAN VALLEY AZ

ADDRESS

85143

Kelly Hofman

SIGNATURE

SIGNATURE

November 11-6-23

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Julio C. LeCero

NAME

29836 N RED SAND WY SANTAN #2

ADDRESS

Julio C. LeCero

SIGNATURE

SIGNATURE

November 11/6/2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

PATRICIA A PEANE

NAME

677 E Denim Ave. San Mar Valley 85143

ADDRESS

Patricia A. Peane

SIGNATURE

SIGNATURE

November

4, 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

NAME

ADDRESS

SIGNATURE

SIGNATURE

November 4, 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Michael Kramer

NAME

30318 N Desert Willow Blvd

ADDRESS

Michael Kramer

SIGNATURE

SIGNATURE

November 4, 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Sorathan Cordoz

NAME

30299 North Royal Oak Way, San Tan Valley, AZ

ADDRESS

[Signature]

SIGNATURE

SIGNATURE

Respond ASAP before Nov 15

✓

November 11/4/2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

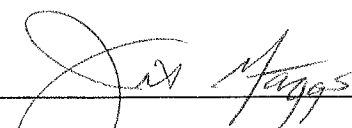
This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

JANET M. STAGGS

NAME

30279 N. Royal Oak Way Santa Ana Valley Az. 85143

ADDRESS


SIGNATURE

SIGNATURE

November

6, 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

SANDRA M BERG

NAME

30845 N. MAPLE CHASE DR

ADDRESS

ST V, AZ 85143

Sandra M Berg

SIGNATURE

SIGNATURE

✓
November

4, 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

WILMER RAONA

NAME

30243 N ROYAL OAK WAY

ADDRESS

SPRUE TOWN VALLEY AZ 85143

WILMER RAONA

SIGNATURE

SIGNATURE

2

November 4, 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Santiago Bautista Jr.

NAME

29712 N. Red Hill Way San Tan Valley

ADDRESS

Santiago Bautista JR.

SIGNATURE

SIGNATURE

November 4, 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Christina Vella and Joseph Vella

NAME

29820 N. Red Sand Way SantanValley, AZ 85143

ADDRESS

Christina Vella

SIGNATURE

Joseph Vella

SIGNATURE

November 4-2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

NAME

Joshua Steven Manassa

ADDRESS

30847 N Royal Oak Way San tan valley AZ 85143

SIGNATURE

SIGNATURE

✓
November 4/2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Sharon Chiasson

NAME

80381 N Desert Willow Blvd SantaValley

ADDRESS

Sharon Chiasson Sharon Chiasson

SIGNATURE

SIGNATURE

✓

November 4, 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Ryan J. Novak
NAME

621 E Red Rock Trail STV, AZ 85143
ADDRESS

SIGNATURE

SIGNATURE

SIGNATURE

November 4, 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Adam Rick

NAME

608 E. Red Rock Trail, SAN TAN VALLEY, AZ 85143

ADDRESS

[Signature]

SIGNATURE

SIGNATURE

✓

November 4/23

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

ALFONSO RIVERA

NAME

596 E RGP ROAD TOWN SAN TAN VALLEY

ADDRESS

Alf

SIGNATURE

SIGNATURE

November 4, 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Anna Mikaela Alcantara Machuca

NAME

573 E RED ROCK TRL San Tan Valley AZ. 85143

ADDRESS

[Signature]

SIGNATURE

[Signature]

SIGNATURE

✓

November 4, 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Christopher I. Wilson

NAME

561 E RED ROCK TRL SAN TAN VALLEY AR
85143

ADDRESS

Chad

SIGNATURE

SIGNATURE

November 4, 2023 ✓

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Keith A Brundin

NAME

524 E Red Rock Trail

ADDRESS

Keith A Brundin

SIGNATURE

SIGNATURE

✓

November 11/4/2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

FRANCES Amico

NAME

30566 N maple chase Drive

ADDRESS

[Signature]

SIGNATURE

SIGNATURE

513-479-4633

✓

November 4 Nov. 23

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

GARY M. CHURCH

NAME

30754 N. MAPLE CHASE DR.

ADDRESS

Gary M. Church

SIGNATURE

SIGNATURE

✓

November 4 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

NAME

RICHARD HENNESSY

ADDRESS

30768 N. MAPLE CHASE DR
SAN TAN VALLEY 85143 AZ

SIGNATURE

Richard Hennessy

SIGNATURE



November 4, 2023

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Lindsay Hewitt
NAME

30726 N. Maple Chase DR.
ADDRESS SAN TAN VALLEY, AZ 85143

L. Hewitt _____
SIGNATURE SIGNATURE

✓

November 10/4/2023

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, Arizona 85132

Pinal County Planning Department
Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Nancy Sherrill Virginia Schm, H

NAME

30782 N Maple Chase

ADDRESS

Nancy Sherrill

SIGNATURE

Virginia Schm, H

SIGNATURE

✓

November 4th 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Janice - Matt Andersen

NAME

30650 N Maple Chase Drive

ADDRESS

Janice Andersen Matt Andersen

SIGNATURE

SIGNATURE

November 11/4/2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

N. Adam Estel

NICHOLAS ADAM ESTEL

NAME

30552 N Mark Chase Drive

ADDRESS

M. Adam Estel

SIGNATURE

SIGNATURE

✓
November Nov 4/23

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Brian & Lori McBride
NAME

30482 N Maple Chase Dr, San Tan Valley AZ
ADDRESS

[Signature]
SIGNATURE

[Signature]
SIGNATURE

✓

Florence, Arizona 85132

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Jonathan Streife

NAME

30524 W maple chase DR.

ADDRESS

~~SIGNATURE~~

SIGNATURE

✓

November 4, 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

VIONICA GRIGORE

NAME

30531 N MAPLE CHASE DR.

ADDRESS

SANTAN VALLEY AZ 85143

SIGNATURE

Vionica Grigore

SIGNATURE

November 11-8-2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

David Lawrence

NAME

30601 N. Maple Chase

ADDRESS

David Lawrence

SIGNATURE

SIGNATURE

November 4th 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Betty Soukup

NAME

30643 N. Maple Chase Drive

ADDRESS

Betty Soukup

SIGNATURE

NA

SIGNATURE

✓

November 4th 2023

Pinal County Board of Supervisors

135 N. Pinal Street

Florence, Arizona 85132

Pinal County Planning Department

Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

DANIEL A. ANDRADA

NAME

30685 N. Maple Chase DR.

ADDRESS

[Signature]

SIGNATURE

11

SIGNATURE

November 3rd, 2023

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, Arizona 85132

Pinal County Planning Department
Florence, Arizona 85132

Per Arizona Revised Statute, Title 11, 11-814 Rezoning:

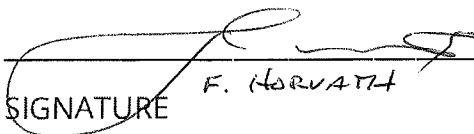
I/We are the owners of property located within 300 feet of the development Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. This project is referred to by the Pinal County Planning Department as PZ-032-23 and PD-007-23. Parcel 210-20-0200.

This letter is to confirm that I/We are **PROTESTING** the approval and construction of this development.

Frank Karl Horvath

NAME

30699 N. Maple Chase Drive
ADDRESS SANTAN VALLEY, AZ 85143


SIGNATURE F. HORVATH

SIGNATURE

PZ-032-232 and PZ-PD-007-23 External Inbox x



Fran Amico <franami11@yahoo.com>

Mon, Oct 9, 4:30 PM (15 hours ago)



to me ▾

Frances Amico, 30566 N Maple Chase Dr, San Tan Valley, 85143 (513-479-4633)

I am voting NO against having high density apartments here at our entrance. I prefer that it STAY ZONED BUSINESS and permitted what residents have been waiting for for 20 years. Community center, restaurants, medical/dental, retail, etc.

NO to high density multi-level apartment complexes.

Frances Amico

Public Hearing Action #PZ-032-23 and PZ-PD-007-23 External Inbox x



Fran Amico <franami11@yahoo.com>

Mon, Oct 9, 12:36 PM (21 hours ago)



to me ▾

Frances Amico, 30566 N Maple Chase Dr, San Tan Valley, AZ 85143 (513-479-4633)

I has been brought to my attention several weeks ago that MR is to be build on acreage located on the west side of Hunt Hwy and south of W Golf

Club Dr in the San Tan Valley area, more specifically, Johnson Ranch. Presently, as we are all aware, this property is zoned for Local Business. The community, including myself, was pleased that new retail, a community center, and other enhancements were slated for that property. This area is in dire need of retail, a fitness facility, anything that will add to the quality and improvement of the community. The housing that is being developed presently, will more than justify and support local business. Of course, the help towards taxes is a given.

Getting back to a very major concern, multi-level apartment complexes, the idea which rankles the better judgement of the community, are slated to being built housing hundreds. The community will be assaulted by major traffic congestion, a vast parking dilemma and certainly the end of the quiet and welcoming neighborhood. Water also, is at a premium level. We are asked to conserve by buying desert friendly plants and to embark on water conservation. The addition of hundreds will be a drain that will affect all. The fact that building for so many astounds me. Our water concerns are very real. This year mother nature has been very little help. The small town quiet appeal will disappear to be replaced by structures that will be prone too much unaccustomed noise and crime/vandalism. Not to mention the aesthetics of these buildings would be anything but appealing.

I can understand developers wanting to build on any available parcel of land, any nook and cranny available, but PLEASE use discretion. Consider the down side of where and what is being built. Property development should not only be for the enhancement of the developers bottom line. The whole picture involves the neighborhood as it is and the changes that will be made with a very negative prospect.

Very sincerely,

Frances Amico

(no subject) External Inbox x



mattandersen439@gmail.com


Mon, Oct 9, 7:22 AM (1 day ago)



to me ▾

SUBJECT—PUBLIC HEARING/ACTION # PZ-032-23 AND PZ-PD-007-23

My NAME IS MATT ANDERSEN MY WIFE'S NAME JANICE ANDERSEN. WE OWN A HOME LOCATED AT 30650 N MAPLE CHASE DR SAN TAN VALLEY, AZ. WE WOULD LIKE TO HAVE THE PROPERTY TO STAY "ZONED BUSINESS" & DO NOT CHANGE THE ZONING! THANK YOU, MATT & JANICE ANDERSEN. Thank you Matt & Janice Andersen

PZ-032-23 and PZ-PD-007-23 External 



Daniel Andrade <danielandrade433@gmail.com>

Mon, Oct 9, 1:38 PM (20 hours ago)




to me ▾

Good afternoon,

I, Daniel Andrade live right next to where the purposed Apartments want to get build by the Johnson Ranch community. I strongly oppose having Apartments being build between Hunt hwy and Johnson Ranch Blvd. I have lived before next to apartment complexes and you have no idea the headaches and problems they bring. Most it is that a lot families with young teens and adults that get bored and cause problems to their communities. The Johnson ranch community will see more graffiti, break-ins, loitering, crime, noise, traffic and more. I say no to living complexes and YES to business. Thank you for your time.

-Respectfully,

Daniel Andrade

Public Hearing PZ-032-23 and PZ-PD-007-23 External 

eismanstv@gmail.com

Sat, Oct 7, 1:32 PM (3 days ago)


to me ▾

I am a resident of Johnson Ranch and I strongly object to the construction of apartments in the proposed location

Thank you,

Mitchell Axmear
30016 N Yellow Bee Drive
San Tan Valley, AZ 85143

Sent from my iPhone

P2-032-23. P2-PD-007-23 External 



Randy Barrack <rbbarack@gmail.com>

Mon, Oct 9, 5:34 PM (14 hours ago)



to me ▾

Myself Randy Barrack and my wife Sharon Barrack are strongly against apartment buildings being built close to our home

Randy and Sharon Barrack
643 E Renegade Pl
San tan valley
85143
6232860184
Thank you

Thank you for letting us know.

Got it.

Interesting.

San Tan zone External

Dean Berg <deanb@gmail.com>

to me ▾

Mon, Oct 9, 5:29 PM (14 hours ago)

Please accept my late email, thanks, Sandra M Berg

----- Forwarded message -----

From: **Dean Berg** <deanb@gmail.com>

Date: Mon, Oct 9, 2023, 5:27 PM

Subject:

To: glenn.bak@pinal.gov <glenn.bak@pinal.gov>

Dear Pinal County Zoning,

the above mentioned parcel should remain zoned Commercial. These owners have routinely split off parcels & failed to properly obtain a proper commercial subdivision. The remainder parcel are now too small for any big anchor tenant to consider. Poor management of real estate assets. Now they want to change the zoning to high density residential!!! They wanted to build LUXURY homes next to a car wash!

Remember that scheme? Sure you do. Sad small time real estate owners...there are big haul trucks parking on this parcel daily and the owners are allowing it....that use is industrial!!

Please do not allow a zone change use.

Respectfully, Sandra M Berg, Johnson Rch owner

(no subject) External

Dean Berg <deanb@gmail.com>

to me ▾

Mon, Oct 9, 5:27 PM (14 hours ago) ☆

Dear Pinal County Zoning,

the above mentioned parcel should remain zoned Commercial. These owners have routinely split off parcels & failed to properly obtain a proper commercial subdivision. The remainder parcel are now too small for any big anchor tenant to consider. Poor management of real estate assets. Now they want to change the zoning to high density residential!!! They wanted to build LUXURY homes next to a car wash!

Remember that scheme? Sure you do. Sad small time real estate owners...there are big haul trucks parking on this parcel daily and the owners are allowing it....that use is industrial!!

Please do not allow a zone change use.

Respectfully, Sandra M Berg, Johnson Rch owner

Case#pz-032-23 and pz-pd-007-23 External

wally berg <wallydonb68@gmail.com>

to me ▾

Sun, Oct 8, 10:44 AM (2 days ago) ☆ ↩ ⋮

Wallace Berg, 30543 n royal oak was, San tan valley, AZ 85143. 701-371-5436. Parcel #210-51-06807.

We are against changing the rezoning of this area because there is so much traffic and congestion in the area now and this would make it much worse. I will not be at the hearing. Wallace berg



RunBikeSwimmer22 <bledsoematt@gmail.com>

Oct 9, 2023, 4:16 PM (16 hours ago)



to Ella, me ▾

Hello Glenn,

Please share my opinion as well, that I am opposed to the proposed apartment building complex being built in the open lot near Hunt Highway in Johnson Ranch. I hope that this land continues to be zoned for business use only.

Please include me in further notifications

1: Planning Case number PZ-032-23 & PZ-PD-007-23

2: Matthew Bledsoe

244 E Cheyenne Rd, San Tan Valley, AZ 85143

805-455-7504

3: I am opposed to this construction as I believe that the community has other needs that will be ignored and exacerbated by introducing such a complex into our community.

4: I do not wish to be heard at any upcoming hearing.

Thanks

—

Thank you,

Matthew D. Bledsoe

Oposición to high density apartments

External

Inbox x



L <ronnpita@gmail.com>

Mon, Oct 9, 6:55 PM (12 hours ago)



to me ▾

Be careful with this message

L is similar to a name in your organization, but the email address does not belong to your domain or Pinal County Government Mail couldn't verify that it actually came from ronnpita@gmail.com. Avoid replying to this email unless you reach out to the sender by other means to ensure that this email address is legitimate.

Report phishing

Looks safe



Hello,

I would like to express my opposition to the development of the proposed high density multi level apartments. I moved to his area 18 years ago because I wanted to live in a rural area.

There is plenty of apartments already developed in Queen Creek and the distance is not that great, people who are in need of apartment rentals they can go to Queen Creek.

Thank you for your understanding.

Ron Borgen.

Johnson Ranch Community.

Thank you for letting us know.

I agree with you.

We understand.

(no subject) External Inbox x



Keith Brundin <keith001brundin@gmail.com>
to Glenn.bak ▾

Mon, Oct 9, 6:49 PM (12 hours ago) ☆ ↶ ⋮

Apartments in Johnson Ranch.
I do not want these built.

I understand.

Thanks, I'll check them out.

Ok, no problem.

Public Hearing PZ- 032-23 and PZ-PD-007-23 External Inbox x



L <pitabaz@gmail.com>
to me ▾

Mon, Oct 9, 2:41 PM (19 hours ago) ☆ ↶ ⋮

Be careful with this message

L is similar to a name in your organization, but the email address does not belong to your domain or Pinal County Government Mail couldn't verify that it actually came from pitabaz@gmail.com. Avoid replying to this email unless you reach out to the sender by other means to ensure that this email address is legitimate.

Report phishing

Looks safe



Hello,

I would like to express my opposition to the development of the proposed high density multi level apartments. I moved to his area 18 years ago because I wanted to live in a rural area. I understand that commercial development was necessary but we don't need apartments here. The traffic has gotten extremely bad and there is a high incidence of car accidentes on this intersection causing car insurance premiums to go up.

There is plenty of apartments already developed in Queen Creek and the distance is not that great, people who are in need of apartment rentals they can go to Queen Creek.

Thank you for your understanding.

Maria Borgen.

Johnson Ranch Community.

public hearing/action #pz-032-23 and pz-pd-oo7-23 External Inbox x

James Buelow <jimb10000@gmail.com>
to me ▾

Mon, Oct 9, 4:44 PM (15 hours ago) ☆

my name is
JAMES P. BUELOW JR.
30333 N. DESERT WILLOW BLVD

(((STAY ZONED FOR BUSINESS)))

THANK YOU
JAMES PETER BUELOW JR.

How can we help you?

Got it.

Got you down!

PZ-032-23 & PZ-PD-007-23 External Inbox x



Buesgens, Debra A <DBuesgens@cbburnet.com>
to me ▾

Sat, Oct 7, 7:05 AM (3 days ago) ☆ ↶ ⋮

Good Morning Mr. Bak,

I just received a notice from the Law Firm of Beus, Gilbert, McGregor that was post marked 9/29/23 from Phoenix, AZ., informing me of a request to change the zoning laws in my neighborhood of Johnson Ranch in San Tan Valley, & stating I needed to respond no later than 10/9/23 5:00 p.m. That isn't enough time for the residences to research and gather more information on this proposal! I vehemently oppose this request to change the zoning to multi-Residence. The infrastructure doesn't support such a use and anyone with common sense can see this problem! This is a Golf Course Community that already has very busy roads on Hunt Way with numerous horrific accidents & in Johnson Ranch many times of the day the new round about is backed up in all directions with residents waiting to access Hunt Hwy!! Where do you think a change to Multi-Residence Zoning would be a good thing, except more taxes for Pinal Co to collect!

There isn't any explanation by this law firm of what type of residence, or how many! Also, as a licensed Realtor I see this as detrimental to Johnson Ranch Home Owners, and our property values will drop, traffic accidents will rise even higher on Hunt Hwy and crime will increase.

I OPPOSE THIS REZONING CHANGE IN IT'S ENTIRETY!

Debra A Buesgens, Home Owner
30254 N Royal Oak Way
San Tan Valley, AZ 85143
PID.#210-52-16101

612-710-9662

dbuesgens@cbburnet.com

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

Public Hearing/Action #PZ-032-23 and PZ-PD-007-23 External Inbox x



Barbie Crews <bcrews@gmail.com>
to me ▾

Mon, Oct 9, 4:45 PM (15 hours ago) ☆ ↶ ⋮

Hello Mr. Bak,

My name is Barbara Crews and I live in Johnson Ranch. I have lived here since July of 2000, back when there wasn't even a Circle K and the nearest grocery store was in Coolidge. It's exciting to see the new businesses finally come to the area. We need the businesses, we do not need apartments. It is my understanding the land near the front entrance of Johnson Ranch and Hunt Highway could possibly be rezoned for high-occupancy apartments. This would be a very sad day for the area. San Tan Valley needs businesses. We are growing. We need a community where we can stay nearby and not have to drive 30 to 45 minutes to get what we need. As I said, I have been waiting 23 years for the growth we are having now. Don't ruin the progress with apartments.

If you would like to discuss this further, my cell number is 480-540-8905.

Thanks for listening.
Barbara Crews

Barbie Crews
bcrews@gmail.com

Have a great day!

Tammy Jelinski <TammyJelinski@msn.com>
to me

Mon, Oct 9, 3:24 PM (17 hours ago) ☆ ↩ ⋮

Pinal County Public Hearing Action Numbers:

PZ-032-23

PZ-PD-007-23

Dear Glenn Bak,

We wish to vote NO to Apartment building and mixed use. **We prefer to keep it as is as BUSINESS ZONING.**

In the right space apartment complexes will be overall wanted by the community but this very busy intersection and area around Hunt Highway is NOT the right location.

Frankly, the citizens in this area are sick of getting in their car to drive distances to get the services that are zoned business and can be generated here like restaurants, retail, community facilities, services etc.

Do you really want to envision the security that will need to be in place and the larger presence of the police force at these rentals that have for the past 20 years been intended for Johnson Ranch and community businesses.

There is not enough space already in this small area on Hunt Highway and the Johnson Ranch side streets. Do you think that these renters are going to stay in their small space at the entrance? The answer is no. I will forecast if this bad idea is approved that these folks and their kids and friends will be congregating at the Johnson Ranch facilities and parks even though they are not allowed and if they are allowed it will become more of a security issue.

There should be no entrance/exit to and from Johnson Ranch Boulevard which is already a very heavily congested every morning and afternoon for the workers of the Johnson Ranch community. There needs to be a safe entrance(s) on and off to these 17 acres from Hunt Highway.

If we add businesses in this 17 acre spot it will add tax dollars to San Tan Valley as we desperately need a stronger tax base to first catch up then add your proposal to a completely different location in San Tan Valley that has the space and does not cause so many safety issues as it does by this busy area of Johnson Ranch.

Also if this idea were crazy enough to be approved how could the space manage an apartment complex plus hundreds of vehicles and their guests and enough parking for the retail? It would be a nightmare with folks competing for parking and then risking a ticket and parking in unsafe spaces that causes accidents all around Hunt Highway and Johnson Ranch Boulevard and the surrounding side streets. There will be constant disputes between all of the management surrounding this area causing more turmoil and nothing will get done until enough deaths occur due to accidents and traffic and parking issues.

Thank you and please let us know what we need to further do to keep the zoning as business.

Sincerely,

Anton & Elaine Dombrowski
30313 N. Royal Oak Way
San Tan Valley, AZ 85143

715-341-0240

715-572-1533

Property Parcel #210-51-1370

Doug Runyan <mdrunyan@gmail.com>

to me ▾

Mr. Bak,

Regarding the plans to the REZONING and PLANNED AREA DEVELOPMENT PZ-032-23 and PZ-PD-007-23, we strongly DISAGREE with this plan.

The reasons are as follows:

The added traffic to the area will worsen the backup of vehicles attempting to enter the Hunt Hwy intersection.

Several times we have to wait beyond the round-about at Johnson Ranch Blvd. and multiple traffic light intervals to enter Hunt Hwy. If several housing units are added to the area, trying to enter Hunt would be very frustrating. From looking at the proposed plans, the amount of dwellings packed into this space is overwhelmingly high.

History repeats itself. When a large community of rental units are added to a neighborhood, the crime rate rises.

The renters become emboldened and leave their area to migrate to the outlying area, to commit theft and vandalism.

The immediate surrounding areas will certainly be affected as crime increases.

Renters do not have a vested interest in caring for the property, so the properties become less than desirable.

Our community does not have the proper police presence to patrol the area nor has it been needed in the past.

The added traffic and the fear of crime, will decrease the values of the homes in the effected neighborhood.

The reason this area is zoned for LOCAL BUSINESS, is because our area is in need of small businesses to support the 5,000 homes. Many miles are driven to obtain services which are unavailable at this time.

The timing of this meeting is very poor. A large amount of property owners are not in the area at this time of year. The meeting should be held in Early 2024, to allow snowbird residence to attend the hearing and voice their opinions.

Please read this email to the Planning and Zoning Commission. They need to know about our thoughts to say NO, to this project.

We have voted NO on this same matter before. STOP the hearings.

Please call, if you would like to discuss in greater detail. 701-739-0119

Thank you,
Doug and Myrna Runyan
30266 N Royal Oak Way
San Tan Valley, AZ 85143
Parcel #[210-52-16200](#)

Rezoning PZ-032-23 and PZ-PD-007-23

External

Inbox ✕



Donna Dunsey <sewdunsey@hotmail.com>

to me ▾

Mon, Oct 9, 2:20 PM (19 hours ago)



Dear MR.Bak,

Enclosed are letters rejecting the rezoning of PZ-032-23 and PZ-PD-007-23. We say no.

Thank-you Donna and Milton Dunsey

Sent from [Mail](#) for Windows

2 Attachments • Scanned by Gmail ⓘ



The rezoning.

External

Inbox ✕



Donna Dunsey <sewdunsey@hotmail.com>

to me ▾

Mon, Oct 9, 8:28 AM (1 day ago)



I, Donna Dunsey and Milton Dunsey living at 31054 n Gecko Trail want the vacant land zoned as business and not residential. I will be at the meeting on oct.19. Thank you
Donna Dunsey.

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

(no subject) External Inbox x

Donna Dunsey <sewdunsey@hotmail.com>
to me ▾

Mon, Oct 9, 8:11AM (1 day ago)

I WANT THAT LAND AREA TO BE ZONED BUSINESS. .thank you Donna Dunsey and Milton Dunsey

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Public Hearing/Action #PZ-032-23 and PZ-PD-007-23 External Inbox x



Adam Estes <estes.adam03@yahoo.com>
to me ▾

Mon, Oct 9, 4:37 PM (15 hours ago)



To whom it may concern,

I wish to keep land in front of Johnson Ranch as a business zone.

Adam Estes
30552 N Maple Chase Dr
760-396-6781

PZ-032-23. PZ-PD-007-23 External Inbox x



Jill Fleming <jflem50@gmail.com>
to me ▾

Sun, Oct 8, 4:12 PM (2 days ago)



Rep Bak,

I am against rezoning PZ-032-23 and PZ-PD-007-23

2

As public servants it behooves the Pinal County government officials to act in the interest of the current residents. Johnson Ranch DOES NOT need multidwelling apartments to add to the already congested streets and we don't need any more renters who have no vested interest in this area.

Leave PZ-032-23 and PZ-PD-997-23 zoned as commercial property.

Sincerely,
Jill Fleming
286 E Pasture Canyon Dr
San Tan Valley

Public Hearing/Action# PZ-032-23 and PZ-PD-007-23 External Inbox x



Barbra Galindo <barbalec66@yahoo.com>
to me ▾

Mon, Oct 9, 3:07 PM (16 hours ago)



Hello,

This is Barbra Galindo and I emailed you earlier today about the rezoning of the property behind our back wall. I have reached out to the company in charge of the development to clarify what the plans were for this area. I had attended a public meeting back in 2022 describing what they were going to build, and it sounded reasonable as far as the distance from our wall, and single level units in a gated community. Unfortunately, I received a notice last night, on my front door, that described multilevel, high- density apartments being built there and it urged me to contact you stating that I didn't want the rezoning of this area. That's when I sent the email to you.

After I talked to the developer/planner, I realized I was being misled by this notice, unintentionally or not, I don't know! I would be fine with the smaller, single level cottage type homes being built in a gated area. Also, it would NOT add to the traffic congestion of Johnson Ranch Blvd as the entrance/exit would be onto Hunt Hwy. Also, they do plan on a generous boundary between the houses and our wall, and a line of trees to be planted for privacy purposes.

I don't know who put the notice up on my door, but I didn't appreciate the misleading, incorrect information!

I am fine with the rezoning of this area, as far as what has been described by the developer. I hope my neighbors haven't been fooled by the inaccurate information as well.

Thank you again for allowing me to offer my opinions.

Barbra Galindo and family
572 E Red Rock Trail
Ph# (619)820-1789

[Sent from Yahoo Mail on Android](#)

Public Hearing/Action #PZ-032-23 and PZ-PD-007-23

External

Inbox x



Barbra Galindo <barbieloo66@yahoo.com>

Mon, Oct 9, 1:45 PM (20 hours ago)



to me ▾

Dear Sir,

My name is Barbra Galindo and I am a resident of Johnson Ranch since 2015. My family and I have a HUGE interest in the rezoning and development of the parcels mentioned above. Our back wall is positioned right up against those parcels. Our concern is that with the development going on there, our privacy and peace will be lost. We do NOT want high-density apartments being built there as anyone living in them will be staring into our back yard, our back bedroom and our living room windows! That area is not large enough to accommodate very many people without adding a huge increase in traffic flow, noise and congestion.

If the buildings are not multi-level, and not built too close to our wall, we would prefer to see some businesses, medical offices, childcare or retail offices in there. Also, a natural barrier such as the trees that are already there would be welcomed as that would provide some privacy for the residents whose houses border the property. Again, we would request that NO multi-level, high-density apartments be built in that area. Thank you for allowing us to voice our concerns.

Barbra Galindo and family

572 E Red Rock Trail

Ph# (619) 820-1789

[Sent from Yahoo Mail on Android](#)

Objection to Rezoning for PZ-032-23 & PZ-PD-007-23

External

Inbox x



ehaffner50@gmail.com

Mon, Oct 9, 1:02 PM (21 hours ago)



to me ▾

Planning Case Numbers: PZ-032-23 & PZ-PD-007-23

Ron & Ellen Haffner

680 E Solitude Trail

San Tan Valley, AZ 85143

605-391-4370

Property Tax Parcel Number: 210-52-06508.

Mr. Bak:

We adamantly oppose the rezoning of the parcel of land referred to in the above case numbers. Traffic congestion at the intersection of Hunt Highway and Johnson Ranch Blvd is already extremely congested with frequent accidents. The suggested rezoning will have a negative impact on an already bad situation.

We are not able to attend the October 19th hearing but wish to have our opposition of the request on record with the Pinal County Community Development Department and counted with those protesting the rezoning.

Ellen & Ron Haffner

Public hearing #PZ-032-23

External

Inbox x

Lindsay Hewitt <lhewitt30@yahoo.com>

Sun, Oct 8, 5:23 PM (2 days ago)



to me ▾

I vote NO to high density multi level apartment complexes at Johnson ranch. PZ-PD-007-23

Lindsay Hewitt 30726 n maple chase dr san, tan valley, az 85143

[Sent from Yahoo Mail for iPhone](#)

Apartment

External

Inbox x

RAY HILDERMAN <rhilacres@msn.com>

Mon, Oct 9, 7:00AM (1 day ago)

to me ▾

Terri and Ray Hilderman of 31327 n claridge circle 85143 vote against apartment building

Sent from my iPhone

Statement Against Planning Case #s PZ-032-23 & PZ-PD-007-23

External Inbox

Esther Hoffman <es13@cox.net>

to Glenn Bak

Mon, Oct 9, 11:27AM (23 hours ago)



To Whom it may concern in regards to the planning case numbers PZ-032-23 & PZ-PD-007-23

It has come to our attention that an area that is zoned for local businesses is up for possible rezoning to a multiple residence property. We as home owners in this area are strongly against this! If this is allowed to go through this will cause our property values to go down, more issues in our neighborhoods and only cause even more traffic congestion than we already have. Please see things from a homeowners perspective in this area and please do not allow this rezoning to happen

Thank you!

Esther & Caleb Hoffman

94 E Saddle Way

San Tan Valley, AZ 85143

602-509-2394- Esther

480-285-8238- Caleb

Property Tax Parcel # 210650940

Action # PZ-032-23 and PZ-PD-007-23

External Inbox



Kelly Hofman <kelly.hofman@gmail.com>

to me

Sun, Oct 8, 9:32 PM (2 days ago)



Hello,

My name is Kelly Hofman. I live at 30369 N Desert Willow Blvd, San Tan Valley, AZ 85143. My cell is 520-709-5357.

I am totally against having apartments here in Johnson Ranch at our entrance. I prefer that it STAY ZONED BUSINESS. We want restaurants and retail only!! No to high density multi-level apartment complexes!!

Please don't put in apartments. I would love a Texas Roadhouse or some more stores. We need more of that and NOT apartments!!

Thank you,

Kelly Hofman

Apartments

External Inbox

KIM HOLT <kholt224@msn.com>

to me

Sun, Oct 8, 8:51 PM (2 days ago)

I oppose the apartments on Hunt Highway. Johnson Ranch| Fry's.

Kim Holt

199 E Clairidge Drive

STV AZ 85143

Case # PZ-032-23 Concerns

External Inbox



William Hutchinson <wbhutch@gmail.com>

to me

Mon, Oct 9, 8:34 AM (1 day ago)



Dear Mr. Bak,

My name is William Hutchinson and I reside at 566 E Renegade PL in the Johnson Ranch subdivision of San Tan Valley. My parcel number is 210-52-0360. I am very concerned about the requested zoning change on the property with parcel number 210-20-0200. This property is currently zoned CB-1. I am against any change in zoning for this property. I think introducing high density housing such as an apartment complex within an already established master planned community of single family homes will decrease property values and increase congestion along Johnson Ranch Blvd and Golf Club Drive. There are plenty of other vacant lots in this area that can support high density housing such as the lot on Ganzel and Bella Vista adjacent to the Champion School.

In regards to case #PZ-PD-007-23 I am not sure what a Planned Area Development Overlay District is, but allowing "flexible standards" sounds like allowing the developer to build whatever they want without notifying residents or approval from the local government. I am also against this request.

I would like to see restaurants (not fast food) or community centers on this lot.

Sincerely,

William Hutchinson

480-788-1748

Tammy Jelinski <TammyJelinski@msn.com>
to me ▾

Mon, Oct 9, 1:39 PM (20 hours ago) ☆ ↶ ⋮

Dear Glenn,

I contacted you today to let you know that I would be sending you an e-mail with my vote NO and my grave concerns for an apartment complex. This may actually be the tip of the iceberg to make me move out of San Tan Valley if this apartment complex gets approved.

I love to walk about up to four miles per day and enjoy Johnson Ranch and San Tan Valley. The area has grown quite a bit but I still know my neighbors and enjoy Johnson Ranch. Having hundreds of more residents clogging up the streets that we all share and drive and walk on is just not fair especially when I have been waiting for more than 10 years for some businesses like restaurants and maybe a community center or any service that will be close by for me to walk to or drive to verses wasting my time to drive and giving other cities and counties my money. I want my money to stay in San Tan Valley. I want to grow the tax base and add more businesses to San Tan Valley and more choice for all of us residents.

I am also concerned about the water needed for all of these renters plus when I walk it is already noisy. The noise pollution will go up for sure with an apartment complex which will not be desirable for anyone.

I vote to keep the zoning business.

Thank you for listening...

Johnson Ranch resident very close to this building proposal

Frank Horvath

30699 N. Maple Chase Drive

San Tan Valley, AZ 85143

480-459-7120

Parcel Property #210-51-11203

Mr. Bak: Vote of NO to PZ-032-23 & PZ-032-23

Revised

Tammy Jelinski <TammyJelinski@msn.com>
to me ▾

Mon, Oct 9, 1:39 PM (20 hours ago) ☆ ↶ ⋮

Attn:
Glenn Bak - Senior Planner at Pinal County
520-866-6444

Dear Mr. Bak,
We wish to vote NO to the mixed use zoning change. Our family does NOT want an apartment complex here.

For more than 10 years we have felt the pressure of having to spend quality time and gas money and wear and tear on our vehicle to drive and give our tax dollars to Queen Creek and Mesa and Gilbert. Now it is finally time for the zoning in front of Johnson Ranch on Hunt Highway to develop the business zoning that has been committed to the San Tan Valley residents and hopefully add more nice restaurants, entertainment and services. We are patiently waiting for this to finally happen!

We've seen how apartment complexes are nice for the first five to ten years and then they are sold off to another investor who doesn't care about updating and meeting codes but just cares about the money going into their bank account. This apartment complex is going to become run down eventually and the quality of renter will show with higher crime and drugs and homeless beginning to gravitate more to San Tan Valley and this Johnson Ranch intersection.

There will also be parking issues with a mixed development and more management issues with a mixed zoning approval with each party fighting for something different plus more accidents. Greater safety and security will become a bigger issue.

This is our formal reply that we are voting NO to mixed zoning and NO to a high density multi level rental unit.

Can you please communicate the next steps in this process to turn this vote down and keep it business? Thank you!

Sincerely,

Lucas, Tom & Tammy Jelinski
288 E. Cheyenne Rd.
San Tan Valley, AZ 85143

480-404-4128

Parcel ID #210-65-19802

PZ-032-23 & PZ-PD-007-23 Voting NO to the attention of Glenn Bak, Senior Planner - Pinal County



Tammy Jelinski <TammyJelinski@msn.com>
to me

Mon, Oct 9, 1:00 PM (21 hours ago) ☆ ↶ ⋮

Dear Mr. Bak,

Thank you for your taking the time to help our community to vote NO to mixed zoning and NO to any apartment complex in front or near Johnson Ranch.

An apartment complex with mixed zoning will create a huge parking issue with hundreds of residents who have multiple cars in their family plus their guests trying to compete with mixed retail and simply not enough parking. This is going to cause drivers to try to park illegally on the side and main roads around Johnson Ranch. The area around Hunt Highway and the roundabout on Golf Course Drive and Johnson Ranch is already full of chaos. If you choose to add hundreds of more vehicles that live their and drive in and out constantly every day of the year to this highly congested area will result in more accidents and the safety of all of Johnson Ranch and the drivers on Hunt Highway and the nearby businesses will be more in jeopardy as well as these new residents who will have wished they never signed a rental lease at this property causing high turn around and even more problems.

You may want to take the time to see how terrible the traffic is already by Golf Course Drive and the Johnson Ranch roundabout especially early in the morning and late in the afternoon during rush hour. Can you imagine adding 17 acres with an apartment complex and another entrance way for all of this unwanted traffic? Folks in Johnson Ranch are already trying other entrances/exits onto Hunt Highway and they also are overwhelmed with traffic accidents ready to happen and happening on a daily basis.

It was communicated to us that the last developer convinced our Johnson Ranch HOA to commit to raising our future HOA fee's to help with an apartment complex project. We already just got an increase in our HOA fees and cannot tolerate and afford any more.

Thank you for your efforts to get the community together to vote NO to mixed zoning and no to an apartment complex. Restaurants and businesses are welcome that will be easy and close by for the residents of Johnson Ranch to access and the surrounding area.

Sincerely,

Tom & Alina Jelinski
30475 N. Royal Oak Way
San Tan Valley, AZ 85143

480-988-0101

Parcel ID #210-51-07300

Glenn Bak: VOTING NO to Proposed Apartment Complex off Hunt Hwy./Johnson Ranch Blvd.



External Inbox x

Tammy Jelinski <TammyJelinski@msn.com>
to me

Mon, Oct 9, 12:36 PM (21 hours ago) ☆ ↶ ⋮

PZ-032-23

PZ-PD-007-23

Thomas Jelinski
30503 N. Royal Oak Way
San Tan Valley, AZ 85143

Dear Mr. Bak,

Please document this as my formal response that we **VOTE NO** to the proposed high density multilevel apartment building. We want the zoning to remain Business to avoid horrific traffic, accidents & parking and management issues, higher crime, security and water and noise pollution issues. Businesses are preferred to help with the tax base in San Tan Valley verses apartments growing old and not cared for and a run down look with homeless eventually hanging out in front and more apartments sadly means more drugs.

Please help us to vote this apartment complex idea down and bring in the businesses that our community can take advantage of close by!

Sincerely,

Thomas Jelinski
30503 N. Royal Oak Way
San Tan Valley, AZ 85143

480-369-9767

Property Parcel #210-51-0710

(Our property is very close to this proposal and within your map requirements.)

Dear Glenn,
My family and I received the notice to vote regarding the apartment complex idea for the above public hearing and we are **VOTING NO!**

We own on Royal Oak Way in Johnson Ranch and this whole area is already so congested with so many accidents we see on a weekly basis or we see the accidents that almost happen due to high congestion right now!

We are concerned about the proposed increased number of vehicles and accidents and parking. We purchased our property 14 years ago and were told to wait patiently because there will eventually be businesses to enjoy verses having to drive so far to other places like Queen Creek, Gilbert, Chandler and Mesa. **We are voting yes to a community center and restaurants and medical/dental and services/businesses that the 5000 residents that live in Johnson Ranch and all of San Tan Valley can enjoy!** Please don't pull the rug out from underneath us and switch it to any more housing! Apartment complexes are needed but NOT in this high congested area!

We need businesses to help pay to improve our tax base verses more obituary reading because this intersection and area is already dangerous so imagine adding high density multilevel apartment complexes putting hundreds and hundreds of new residents into danger on a daily basis at an already high accident area with little space.

Thank you for considering this as my VOTE to NO change to Mix Zoning and NO Apartment Complex!

Thank you for all of your help to assist the residents of the San Tan Valley to finally get what they have been waiting for such a long time! Please let me know that you have received this and I would appreciate any further communication regarding this matter.

Kind regards,

Tammy Jelinski
30840 N. Royal Oak Way
San Tan Valley, AZ 85143

480-204-8237

TammyJelinski@msn.com

Property Parcel ID #210-51-04109

Rezoning of land on west side hunt External inbox



Lyle/Eileen Kendel <kendel@myaccess.ca>

Sat, Oct 7, 1:15 PM (3 days ago)



to Glenn.bak

This is a very bad idea. The residents of Johnson ranch do not want this. We want businesses there. Not multilevel housing. We also want less traffic not more. This will increase traffic, accidents and congestion. It will also increase noise.

Lyle and Eileen Kendel
Resident and property owner

Opposed to Apartments External inbox

Karl B. Kohler <kbradleyk@gmail.com>

Mon, Oct 9, 12:20 PM (22 hours ago)

to me

To Whom it May Concern,

I am opposed to building apartments in San Tan Valley. Please keep the area zone for commercial businesses.

- 1) Planning Case Number(s) PZ-032-23 & PZ-PD-007-23
- 2) Karl Kohler, 270 E Gold Dust Way, San Tan Valley, AZ 85143, Tax Parcel # 210-70-37307
- 3) I oppose this because it will lower property values and it will create more traffic.
- 4) I do not wish to appear at the hearing

Thank You,
Karl Kohler
(480) 436-3228

Regarding: Planning Case Number(s) PZ-032-23 PZ-PD-007-23

External Inbox x



Dana Lacey <djlacey212@gmail.com>

Sat, Oct 7, 7:43PM (3 days ago)



to me, Dana, Jerrod

Jerrod Lacey & Dana Lacey
30267 N Royal Oak Way
San Tan Valley, AZ 85143
602-245-6522 719-214-0146
Johnson Ranch Homeowners
Assessor Parcel Number 210-52-13504
Lot 135 Johnson Ranch Unit 3A CAB C SLD 41

October 7, 2023

Glenn Bak
Case Coordinator, Senior Planner
Pinal County Community Development Dept.
glenn_bak@pinal.gov
520-866-6444

Regarding: Planning Case Number(s) PZ-032-23 PZ-PD-007-23

Dear Glenn Bak and Pinal County Community Development Dept,

We are homeowners in the Johnson Ranch community. We received notice regarding the case number(s) PZ-032-23 PZ-PD-007-23 and we adamantly oppose this proposal and **WE VOTE NO!** We would like to have our votes and petition made known and heard.

Our reasons for our votes are based on the safety and the welfare of our community for not only the present, but also for the future. The roundabout on Golf Club dr., entering the Johnson Ranch Golf Course leading to many homes, including ours is already heavily inundated with traffic causing backups and congestion. Residents going to and from their homes using Hunt Hwy are already feeling the burden of the congestion and traffic. Adding a new development with the significant increase in population will only increase a surge of traffic and further congestion.

The increase in population will also put a strain on our already overburdened community. This proposed plan is too big for this area. This increase would be detrimental to those living nearby. We are already an unincorporated town lacking in police, fire, and emergency services. Putting more families at risk is not ideal and the safety of those already established should be priority.

My kids are homeschooled and thrive in a quiet environment. The noise pollution will greatly have a negative impact on their education, not to mention the added air pollution and the negative effects it will have on my son's breathing.

Royal Oak Way doesn't have a sidewalk therefore going to and from our mailbox is a safety issue in itself. The community will be overburdened with the need for more road maintenance and upkeep instead of helping care for the existing issues in current streets and roadways. The community pools will be at risk of overcapacity and this is already a concern for us as current residents right now.

We are deeply concerned about the impact this proposed plan will have on our property values as well. There's no guarantee that this won't lower the surrounding homes value and put all the current residents in a further economical crisis.

There's already a deficit in water storage in the area and overpopulation will put the town in further distress.

These are just a few of the concerns we and our fellow neighbors have in regards to this proposal. We hope our concerns and our votes are taken seriously and into consideration as we find this a very disturbing proposal with negative impacts for our community now and in the future.

Best Regards,

Jerrod Lacey & Dana Lacey
30267 N Royal Oak Way
San Tan Valley, AZ 85143
602-245-6522 719-214-0146
Johnson Ranch Homeowners
Assessor Parcel Number 210-52-13504
Lot 135 Johnson Ranch Unit 3A CAB C SLD 41

Requested Rezoning of Action #PZ-032-23 & PZ-PD-007-23

External

Inbox



David Lawrence <david02law@yahoo.com>

to me

Mon, Oct 9, 10:00 AM (1 day ago)



10-09-23

David W. Lawrence

Cell: 480-329-5273

Home: 480-706-1017

30601 N. Maple Chase Drive, San Tan Valley, AZ 85143

Regarding Public Hearing/ Action #PZ-032-23 and PZ-PD-007-23

In the matter of requested rezoning of #PZ-032-23 and PZ-PD-007-23,

I, David Warren Lawrence, Trustor Trustee of and for my Trust Property, specifically my Primary Residence at 30601 N. Maple Chase Drive, San Tan Valley, AZ, 85143 (Lot 119, Johnson Ranch Unit 2 CAB C slide 40 SEC 19-3S-8E) am hereby formally requesting that the present zoning of the land just mentioned, which is presently zoned as Small Business, BE MAINTAINED as Small Business, Now and in the Future. I do not want High Density Multi-Level Apartment Complexes and the directly associated horrific Traffic, Accidents, Parking and Management issues, with Higher Crime, Security, Water, and Noise Pollution issues. As well as potential homelessness and illegal drug trade issues.

Thank you,

Sincerely,

David W. Lawrence

Re: Johnson Ranch - Against building high density apartments. #PZ-032-23 & # PZ-PD-007-23.



External

Inbox

Elena Levine <elena@levine@yahoo.com>

to me

Mon, Oct 9, 10:30 AM (1 day ago)



Hello,

I am writing against having high density apartments here at Johnson Ranch. I prefer that it Stay Zoned Business and No to high density multi-level apartments complexes to avoid horrific traffic, accidents, parking, management issues, high crime, security, water and noise pollution issues and drug issues.

My name is Elena Levine. my address is 650 E. Renegade Place, San Tan Valley, AZ 85143. My phone number is 714-499-8981. Regarding Public Hearing/Action # PZ-032-23 and # PZ-PD-007-23.

Thank you,

Elena Levine

David Loss <legends396@yahoo.com>

to me

Mon, Oct 9, 9:46 AM (1 day ago)



We have lived in Johnson Ranch since 2004 we are definatly against building apartments Johnson Ranch across from Frys grocery store.

THIS IS OUR VOTE.

Thank you,

Capt. David M. Loss USAF

Retired

Lynne Loss

PZ-032-23 PZ-PD-007-23 External Inbox x



Brian mcbride <brianboathouse@hotmail.com>

Mon, Oct 9, 7:56 AM (1 day ago)



to me ▾

Hi My name is Brian McBride we live at 30482-N Maple Chase Drive San Tan Valley AZ 85143
my cell # 1-250-803-2388.

Public Hearing / Action # PZ-032-23 and PZ-PD-007-23

I would like to vote against having high density apartments built in the area that is zoned for Business.

Thank you.

Brian & Lori McBride

Upcoming Planning/Zoning Vote External Inbox x



Shannon Mac <shannonmacband@gmail.com>

Mon, Oct 9, 2:21 PM (19 hours ago)



to me ▾

Dear sir,

My name is Shannon and I'm a brand new resident to the Johnson Ranch neighborhood of Pinal County. I received a notice on my door that there's an upcoming Public Hearing in regards to the land use at our entrance and the decision will be made whether to allow "high density, multi-level apartment complexes" or to keep the area zoned for business. Please keep the area zoned for business. My immediate thoughts upon moving to this area was frustration at feeling like I'm in the middle of nowhere and the idea that new businesses will be quickly popping up giving me easier access to things is making it tolerable. Please don't build apartments instead. Don't burn out this city girl and all of her new neighbors.

Thank you for taking the time to read my concerns. I've never had a house before and this is my first time speaking up about what I'd love to see happen in my neighborhood. I appreciate very much that you took the time to hear me.

Have a lovely day :)

Shannon McDonough
30441 N Maple Chase Dr.

Johnson Ranch Vote - PZ-032-23 and PZ-PD-007-23 - Against Apartments External Inbox x



Brianne McNeil <bimproymebrife@gmail.com>

Mon, Oct 9, 2:04 PM (19 hours ago)



to me ▾

To whom it may concern,

Email intended for public hearing/action PZ-032-23 and PZ-PD-007-23. I would like to vote against high-density apartments.

The traffic is already extremely difficult to drive through and dangerous as my car insurance raised significantly due to the area. I am about to give birth to my first child and worry about driving on the roads when this little one finally arrives because of San Tan Valley's crowded roads.

Parking is already an issue and this town was not built to handle the amount of traffic, people and the outcomes with it. The main road in and out of here is already showing the issues with it. I want a community to raise my child and future children in, but with apartment complexes being placed, it will only bring temporary renters and destroy the opportunity for communities to fully form.

Please add my vote to being against adding apartments that will also ruin the beautiful sky line of San Tan Valley.

Name: Brianne McNeil
Address: 30696 N Royal Oak Way, Queen Creek, AZ 85143 (apart of the Johnson Ranch community)
Phone Number: (630)746-1182 (please no soliciting phone calls)

Thank you!

PZ-032-23/PZ-PD-007-23 Opposition

External

Inbox



Raye Medeiros <raymond@raye@yshoo.com>
to me

Mon, Oct 9, 3:17 PM (18 hours ago) ☆ ↩ ⋮

To Mr. Bak, Senior Planner:

As it pertains to PZ-032-23/PZ-PD-007-23, Multi-resident structures on Hunt Hwy/Bella Vista Rd

Raymond Medeiros
783 E Tortoise Trail
(823) 694-6529
Parcel #210-50-08501

As a homeowner in Johnson Ranch, I would like to convey my opposition to the multi-residence apartments being proposed on Hunt Highway and Bella Vista Rd. This is due to concerns of more traffic, as there are only 2 ways out of that area. More use of resources that are already depleting and less privacy to the residents whose homes are adjacent to the proposed area. What impact will this have on our property values as we try to build equity and wealth for our families? As a homeowner in Johnson Ranch, our family has worked diligently to take pride in our neighborhood. By adding more renters, what impact will this have on community pride? I have not and most likely will not see an improvement as I have come from similar situations in California. Our family hopes that you will take this opinion into consideration when deciding on this matter. Thank you for your time.

My wife and I will be attending the open hearing on October 19th in solidarity with all the other voices that are in opposition to this issue.

Rezoning PZ-032-23

External

Inbox



Dean Meyer <meyer4000@gmail.com>
to me

Oct 9, 2023, 6:05 PM (13 hours ago) ☆ ↩ ⋮

Dear Glenn Bak,

I just want to email you to let you know my wife and myself strongly oppose the rezoning proposal PZ-032-23. It is not consistent with the surrounding development! Also I was disappointed we did not receive a notice and were only aware of this yesterday since a neighbour was nice enough to pass it along

Thank You,
Dean and Carrie Meyer.

Thank you for letting us know.

I agree with you.

Thanks for the heads up.

Public Hearing/Action #PZ-032-23 and PZ-PD-007-23

External

Inbox



Kyree Miller <kyreemiller4@gmail.com>
to me

Sun, Oct 8, 10:16 PM (2 days ago) ☆ ↩

Hi,

My name is Kirsten Miller, and I live at 30496 N Maple Chase Dr. We are strongly against the proposed multi-level apartment complexes at the entrance to Johnson Ranch.

Please contact me at 209-663-7781 if you have any further questions.

Kirsten Miller

Businesses not apartments

External

Inbox



Aarika Moon <aarika.moon@gmail.com>
to me

Mon, Oct 9, 8:47 AM (1 day ago) ☆ ↩ ⋮

Hi,

I live off royal oak way in johnson ranch community. We don't want apartments. We don't want the traffic or the transient nature and atmosphere that apartments will bring. We have been waiting for years for more businesses to come to town. We need the businesses.

Thanks
Aarika Moon

No apartments in Johnson ranch External Inbox x

Nancy Munteer <erichnancy@gmail.com>
to me ▾

Mon, Oct 9, 1:28 PM (20 hours ago)

As a registered voter and concerned community member, My vote is for no apartments to be built by cafe rio.

Nancy munteer
4355748671
108 W castle rock rd.
San Tan Valley AZ. 85143

Sent from my iPhone

I oppose... External Inbox x

Troy Ness <nresstroy@hotmail.com>
to me ▾

Sun, Oct 8, 8:47 PM (2 days ago)

The multi level apartment complexes on hunt highway across from fry's.

Troy Ness
310 e pasture canyon dr, San tan valley, az 85143

Sent from my iPhone

Remain Commercial Zoning External Inbox x



Thomas OToole <tomalibenefits@yahoo.com>
to me, Steve, Bill, Thomas ▾

Sun, Oct 8, 7:28 PM (2 days ago)



Good evening Glenn. My name is Tom O'Toole. I am the homeowner for my address which is 30393 North Maple Chase Drive in San Tan Valley AZ. 85143. My cell is 732 322-8208. This communication to you is to inform you that I want you to vote NO for Public Hearing/Action # PZ-032-23 and PZ-PD-007-23.

I reside in Johnson Ranch and have been for the past 6 years. I don't want another residential property around the corner from our community. The parcel of land is zoned for commercial use and I, along with many of my neighbors, want to keep the parcel of land commercially zoned. We need some casual restaurants such as Applebees, Outback or something like that. We don't need any more car washes, dental offices, tire stores or storage units. Please feel free to call me on my cell referenced above with questions or if you need additional information. I attended the public hearing we had late last May 2022 at one of the local grammar schools and all of the residents at Johnson Ranch have the same concerns. Some of these concerns include but is not limited to increase traffic issues, water increase in usage which can lower the supply of this needed commodity, potential of more crime, especially among the teenage sector, lower property values because of nearby rental community, noise pollution to name a few.

Thanks in advance for your cooperation. Once again, please vote NO to Public Hearing/Action # PZ-032-23 and PZ-PD-007-23.

Respectively Yours;
Tom O'Toole 732 322-8208

PS Please confirm receipt. Thanks, Tom

No to zoning projects PZ-032-23 and PZ-PD-007-23

External

Inbox x



Myra Meza <myrally.meza@hotmail.com>

to me ▾

Sun, Oct 8, 6:44 PM (2 days ago)



Glenn Bak, Senior Planner
1 (520) 866-6444

Miguel Ramirez and Mayra Meza Johnson Ranch residents since 2004. I am **against** the **high density apartments** here at my home entrance. I moved here more than 19 years ago. I prefer to **stay zoned business**. I'm raising my kids and **safety** is my top priority. I **DO NOT** agree with **having apartments been built within feet way from my house**. **Businesses** are preferred to help with the tax base here in San Tan Valley.

Miguel Ramirez and Mayra Meza residents at 30668 N Maple Chase Dr. San Tan Valley Arizona
85143. Cell phone (480) 616-9900. Public Hearing/Action # PZ-032-23 and PZ-PD-007-23. We vote **NO** to these zoning projects.

If you have any questions please feel free to reach us at the number above or e-mail at

myrally.meza@gmail.com

Thank you

Sent from [Mail](#) for Windows

JR stay zoned business

External

Inbox x

Adam Rice <adamrice9@yahoo.com>

to me ▾

Mon, Oct 9, 4:50 PM (15 hours ago)



We prefer the area in JR behind my house to stay zoned for business.

Adam Rice
608 E. Red Rock trail
San Tan Valley, AZ 85143
480-272-3657
#PZ-032-23
#PZ-PD-00723

Respectively
Adam Rice

Zoning

External

Inbox x

Vicki Roberts <robertsva63@gmail.com>

to me ▾

Oct 9, 2023/11:10 AM (23 hours ago)

I vote NO! Leave it as business zoning.
My name is Vicki Roberts
I live at 30665 N Royal Oak Way San Tan valley AZ 851043
my phone number is 719-480-1671
Public hearing/Action#PZ-032-23
PZ-PD007-23
Thank you

Vote against

External

Inbox x

Daniel Roberts <robertsdg61@gmail.com>

to me ▾

Mon, Oct 9, 10:35 AM (1 day ago)

Daniel Roberts 30665 N Royal Oak Way, San Tan Valley, AZ 85143, 7194801676. PZ-032-23 and PZ-PD-007-23

Apartments at Hunt/ Johnson Ranch blvd and Bella vista

External

Inbox



Kelli Robinson <Kellibrent@msn.com>

Mon, Oct 9, 3:35 PM (17 hours ago)



to me

We do NOT want the zoning changed in Johnson Ranch. We need more businesses. Apartments would bring in a lot more traffic and it is already bad enough. The apartments would also decrease house prices and make it harder to sell our home.

Brent and Kelli Robinson
28997 N Taylor Trail, San Tan Valley

Get [Outlook for iOS](#)



Ella Ruban <ellaruban@gmail.com>

Mon, Oct 9, 3:44 PM (16 hours ago)



to me

Hi,

I would like to let you know that I'm in favor of keeping the business zoning near Cafe Rio next to the Johnson Ranch community. I've been looking forward to new businesses coming into the San Tan Valley area nearest my home in Johnson Ranch and would love to see more businesses build and open in the lot next to Cafe Rio.

Thank you for reading my email and I hope this will count as a vote in favor of business zoning near Cafe Rio in San Tan Valley.

Thank you kindly,
Ella Bledsoe

Mr. Bak,

Regarding the plans to the REZONING and PLANNED AREA DEVELOPMENT PZ-032-23 and PZ-PD-007-23, we strongly DISAGREE with this plan.

The reasons are as follows:

The added traffic to the area will worsen the backup of vehicles attempting to enter the Hunt Hwy intersection. Several times we have to wait beyond the round-about at Johnson Ranch Blvd. and multiple traffic light intervals to enter Hunt Hwy. If several housing units are added to the area, trying to enter Hunt would be very frustrating.
From looking at the proposed plans, the amount of dwellings packed into this space is overwhelmingly high.

History repeats itself. When a large community of rental units are added to a neighborhood, the crime rate rises.

The renters become emboldened and leave their area to migrate to the outlying area, to commit theft and vandalism.

The immediate surrounding areas will certainly be affected as crime increases.

Renters do not have a vested interest in caring for the property, so the properties become less than desirable.

Our community does not have the proper police presence to patrol the area nor has it been needed in the past.

The added traffic and the fear of crime, will decrease the values of the homes in the effected neighborhood.

The reason this area is zoned for LOCAL BUSINESS, is because our area is in need of small businesses to support the 5,000 homes. Many miles are driven to obtain services which are unavailable at this time.

The timing of this meeting is very poor. A large amount of property owners are not in the area at this time of year. The meeting should be held in Early 2024, to allow snowbird residence to attend the hearing and voice their opinions.

Please read this email to the Planning and Zoning Commission. They need to know about our thoughts to say NO, to this project.

We have voted NO on this same matter before. STOP the hearings.

Please call, if you would like to discuss in greater detail. 701-739-0119

Thank you,
Doug and Myrna Runyan
30266 N Royal Oak Way
San Tan Valley, AZ 85143
Parcel #210-52-16200

Rezone of land External Inbox

Paul Sacco <psacco@sympatico.ca>
to me ▾

Mon, Oct 9, 10:06AM (1 day ago)

To who his may concern.

Paul & Judy Sacco
30314 N Royal Oak Way
905 668-8200
Property Tax Parcel Number:
210-51-00206

Regarding Public Hearing Action Numbers:
PZ-032-23
PZ-PD-007-23

We are both completely against having this parcel of land rezoned from business to high density multi level apartments.
We need to keep businesses in the area.
The traffic on Johnson Ranch Blvd is non stop now. The last thing we need is to increase it.

Regards
Paul and Judy Sacco

Sent from my iPhone

STAY ZONED BUSINESS External Inbox

VIRGINIA SCHMITT <vsherrill@sbcglobal.net>
to me ▾

Mon, Oct 9, 4:26PM (15 hours ago)



Please do not change the zoning from business to residential. We need more businesses here, not more high density housing.
Traffic is awful now and having places to do business will keep me in Pinal County instead of driving to Maricopa County.
Thank you for your consideration.
VIRGINIA SCHMITT
30782 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143
330-687-2967
Public hearing/ Action # PZ-032-23 and PZ-PD-007-23

Zoning Change External Inbox



BETTY SOUKUP <soukupbetty@yahoo.com>
to me ▾

Sun, Oct 8, 6:19PM (2 days ago)



When the decision reaches you, please DO NOT grant a residential permit for the property facing JR. Blvd. from Golf Club Road south.

This land NEEDS to remain commercial and we need to work towards recruiting appropriate businesses that are compatible with the current five occupants.

This area already has serious speed and traffic congestion issues, especially at the round-a-bout! I am confident you are already very aware of the multiple traffic issues on Hunt Hwy.

Thank you for considering the many JR residents who will be asking you to keep the current zoning.

*Senator Betty Soukup
30643 Maple Chase Drive
San Tan Valley, AZ 85143
641.330.1252*

**'BETTY SOUKUP' via Info - Planning Division DL**

Sun, Oct 8, 7:56 PM (2 days ago)



to: planningdivision@pinal.gov ▾

When the decision reaches you, please DO NOT grant a residential permit for the property facing JR. Blvd. from Golf Club Road south.

This land NEEDS to remain commercial and we need to work towards recruiting appropriate businesses that are compatible with the current five occupants.

This area already has serious speed and traffic congestion issues; especially at the round-a-bout! I am confident you are already very aware of the multiple traffic issues on Hunt Hwy.

Thank you for considering the many JR residents who will be asking you to keep the current zoning.

*Senator Betty Soukup
30643 Maple Chase Drive
San Tan Valley, AZ 85143
641.330.1252*

Public Hearing/Action PZ 032-23 PD 007-23 External Inbox x**BETTY SOUKUP** <skoupbetty@yahoo.com>

Sun, Oct 8, 7:54 PM (2 days ago)

to me ▾

Please keep this property zoned as Commercial for the betterment and planned growth of San Tan Valley.

Betty Soukup
30643 Maple Chase Drive
San Tan Valley, AZ 85143
641.330.1252

Public hearing PZ-032-23 PZ-PD-007-23 External Inbox x**Andy Stoms** <mckieauto@yahoo.com>

Mon, Oct 9, 6:45 AM (1 day ago)

to me ▾

Hello Glenn, we are unable to attend the meeting for the above mentioned proposal on October 19th. So as a resident of Johnson ranch we wanted to let you know that my wife Lisa and I are very much opposed to having a multi level apartment complex built anywhere near Johnson Ranch. That land should be for business and not housing of any kind. Thank you for your time.

Sent from Andy "Stormy" Storms

I vote NO to high density multi-level apartment complexes in Johnson ranch External Inbox x**Ms. Taylor** <damaadella@gmail.com>

Sun, Oct 8, 9:25 PM (2 days ago)



to me ▾

My name is Samantha Taylor and I live in Johnson ranch. My address is 30559 N Royal Oak Way, Queen Creek, AZ 85143. My number is 480-593-7435. This is in regards to the public hearing/action #PZ-032-23 and PZ-PD-007-23.

I want the area in question to STAY ZONED FOR BUSINESS.

I DO NOT WANT IT TO BE ZONED FOR APARTMENT BUILDINGS.

I AM VOTING NO ON REZONING THE AREA FOR APARTMENTS.

Please keep the area(s) in question zones for business ONLY.

Thank you and have a nice day!

Samantha Taylor
damaadella@gmail.com

JOHNSON RANCH PUBLIC HEARING / ACTION # PZ-032-23 & PZ-PD-007-23

External Inbox

Jean Vrabel <jeanvrabel@hotmail.com>
to me

Mon, Oct 9, 6:56 PM (12 hours ago) ☆

TO THE PINAL PLANNING,

I VOTE AGAINST APARTMENTS.

I PREFER IT STAY ZONED FOR BUSINESS .

THANK YOU,

JEAN VRABEL 480=466-4032
30483 N. PLANTATION DRIVE
SAN TAN VALLEY, AZ. 85143

I vote yes.

Thank you for your support!

I voted!

Reply

Forward

Land Proposal External Inbox

Eugene Vrabel Jr. <eugtwal@hotmail.com>
to me

Mon, Oct 9, 11:17 AM (23 hours ago)

Eugene M Vrabel Jr.

30483 N Plantation Dr.

San Tan Valley , AZ 85143-4309.

480 220 5874.

Public Hearing/Action #PZ-032-23 and PZ-PD-007-23

NO apartments, just retail

PZ-032-23, & PZ-PD-007-23 External Inbox

KENNETH WELSH <kwelsh1939@gmail.com>
to me

Mon, Oct 9, 1:22 PM (20 hours ago) ☆ ↩

My name is Kenneth Welsh, 30648 N Royal Oak Way , San Tan Valley AZ, 85143. I am against high density apartments being built. I am for Zoned Business such as Restaurants, Community Center and such. Please email me at kwelsh1939@gmail.com that you received my email. Mr. Welsh.

AGAINST HIGH-DENSITY MULTI-LEVEL APARTMENT

External

Inbox



CHARLES ZISETTE <cz3231@comcast.net>

to me ▾

Sun, Oct 8, 7:08 PM (2 days ago)



Glenn,

I am writing to you to object to the building of any apartment or homes being built in Johnson Ranch. There are enough homes/apartments being built in the area.

What Johnson Ranch/San Tan Valley needs is more sit-down nice restaurants, no more fast food, car washes, Dentist/Medical or retail stores

So, I object to there being built any residential home/apartment on Johnson Ranch. The congestion it will cause is going to cause more accidents along Johnson Ranch Blvd. There should have been placed speed bumps along the Blvd. long ago.

Sincerely,

Charles E. Zisette, SR.

AGAINST

External

Inbox



Mary Ellen Zisette <marz627@comcast.net>

to me ▾

Sun, Oct 8, 6:55 PM (2 days ago)



Dear Glenn,

I am writing to you regarding the note placed in my door on Sunday, October 8, 2023. I do not want there to be built a High-Density multi-level apartment complexes or house of any type on the property near my home.

There are enough houses being built near my home, as well as apartments, in the general area. What San Tan Valley needs is nice sit-down restaurants, not more fast-food places, Dentist/Medical or car washes.

The apartments, if built, would bring more congestion to the area, traffic and noise behind my home. Also, the high-density multi-level complexes, would bring more crime, parking and access to Johnson Ranch Blvd. a headache. As well as the speed risk for those living in the area, since speed limits are not followed by some drivers along the Johnson Ranch Blvd. now, more cars entering or exiting the apartment complex will be a hazard. I think speed bumps should have been installed long ago, so those going around the circle at Johnson Ranch adhere to the speed limits.

Sincerely,

Mary Ellen Zisette

AGAINST

External

Inbox

Charles Zisette Jr <c18harley1@comcast.net>

to me ▾

Sun, Oct 8, 5:11 PM (2 days ago)



Glenn,

I am voting against having high density apartments here at our entrance.

What Johnson Ranch, San Tan Valley needs is nice sit-down restaurants, not more fast food, car washes, or Dentist, etc.

Also, there are so many houses being built as well as apartments, in this general area, why would I want one near my back yard.

I VOTE NO ON HAVING APARTMENTS BUILT ON THE SIGHT TRYING TO OBTAIN THIS ZONE CHANGE.

Sincerely,

Charles Zisette, JR

PZ-032-23 & PZ-PD-007-23 parcel #210-20-02000

External

Inbox



Janet Allcott <raranch@gmail.com>

12:57 PM (3 minutes ago)



to me

To whom this may concern,

We are against the rezone & PAD of this property.

The zoning currently on this property is correct. It should be offices, restaurants or retail. The proposed multi family apartments simply do not have enough parking for a complex this size. I live in Johnson ranch where most homes have two car garages, additional parking in front of their garages & we still have an ongoing parking problem. We already have increased traffic, crime & over crowded schools at the density we have. Another traffic light will not fix these problems.

It would be negligent to consider the rezone of this property. There are other larger parcels zoned for this type of development.

Thank you for doing the right thing & the job you were hired & elected to do. Please turn this rezone request down. It simply does not fit in our community. We appreciate you protecting our home values.

Sincerely, Keith & Janet Allcott

Parcel #210510030

(208)484-0222

raranch@gmail.com

30328 Royal Oak way

San Tan Valley, Arizona 85143

Sent from my iPad



Fran Amico <franami11@yahoo.com>

3:23 PM (16 minutes ago)



to me

Dear Mr. Bak:

The one thing this area does not need is more multiple housing. This will certainly put a strain on water and traffic, not to mention the influx of people. Just because there is a parcel of land that is not a sign to add new housing adding to congestion. I am strictly opposed to this development. Please advise your client to seek their land grabbing elsewhere.

Frances Amico

Johnson Ranch resident

Re: Illegal Dumping & Property Neglect Inbox



Eisman57 <eismanstv@gmail.com>

Fri, Feb 9, 12:38 PM (3 days ago)



to Mike, James, Ashley, Haylie, Kimberly, me, PlanningDivision

Hello Mike, it seems 2024 is my year to bother you. It is my understanding Pinal Co. plays a pivotal role in approving the Sanctuary Multi-Family Apartments across from Fry's on Hunt Highway. As a resident of Johnson Ranch I am directly impacted by this project. I am forced to traverse the intersection of Bella Vista & Hunt Highway several times per day and that intersection is already a frequent bottleneck nightmare. Throwing hundreds more cars into that intersection is not only dangerous, it is downright negligent. Whoever executed the traffic study that determined that intersection could absorb a higher volume of vehicles clearly doesn't live in Johnson Ranch. There is no shortage of open land down here. Relocating these apartments virtually anywhere else would be an acceptable alternative. Anything you can do to block this particular location will be greatly appreciated.

Mitchell Axmear
30016 N. Yellow Bee Drive
San Tan Valley, AZ 85143

On Wed, Jan 10, 2024 at 2:35 PM Mike Goodman <mike.goodman@pinal.gov> wrote:

Hello Mr. Axmear -

Thank you for reaching out to our office. We sincerely appreciate your engagement in the community. We are aware of the illegal dumping and the excessive parking of semis and trailers that continues to place a burden on the business owners at the Hunt / Gary Home Depot shopping area. The landowners are aware of what has taken place and staff from our code compliance department are working with them to come up with a solution that will give them the authority to have vehicles towed. They have even considered placing cameras throughout the area near the dumpsters to try to catch who continually dumps there. Because this is private property, the County can not use resources for the cleanup (we can only cleanup within our right of way). In the past, however, we have organized groups of volunteers to assist us with keeping this property clean. Since our last volunteer cleanup at this site (summer 2023) we have been able to gain a relationship with the owners of this site and they have agreed to have any of the illegal garbage removed. They are aware of its current condition and have made contact with a company to clean up the debris.

We have also included Pinal County Communications Director, James Daniels, on this response as our office is going to have him help us get this messaging out to the community. Again, we thank you for contacting our office. Please let us know how our office can be of further assistance.

Supervisor Goodman's Office
520-866-8080

PZ-032-23 PZ PD 007-23 External Inbox



L <pitabaz@gmail.com>

Wed, Jun 5, 5:22 PM (13 hours ago)



to me

Mr. Bak,

The developer of this project claims there are no properties in the San Tan Valley area to meet the needs of people who prefer apartment living or prefer to rent instead of own. As we all know, that statement is completely false. We are being flooded with apartment construction and many of the homes in our communities are owned by corporations that have become rentals. Therefore my family is completely and utterly opposed to the change of zoning in this area. For the families living here it has become very unsafe to drive through the intersection of Hunt Hwy and Bella Vista due to high traffic.

It would be nice for you to provide an independent study indicating how the traffic created by building 180 rental units will not affect us. Please provide us with statistics about safety and occurrence of accidents on this intersection.

Please DO NOT allow the construction of more rental units in this area. We have enough apartments being built next to Walmart on Hunt Hwy.

We already petition

Thank you.
Maria Borgen.
8 E Paso Fino Way
San Tan Valley, AZ 85143
480-882-3703
Parcel # 210-54-0780

PLANNING AND ZONING MULTI-FAMILY UNITS ON HUNT HWY ACROSS FROM FRYS External Inbox



Eisman57 <eismanstv@gmail.com>

2:34 PM (9 minutes ago)



to Mike, James, Ashley, Haylie, Kimberly, me, PlanningDivision

My sincere opinion as expressed on Nextdoor Johnson Ranch...

The meeting at 5pm on Tuesday, February 27th at Walker Butte Early Childhood Learning Center will discuss two proposed solutions for the Hunt Hwy/Bella Vista intersection bottleneck. 1. Prohibit all non-emergency traffic spilling onto Johnson Ranch Blvd from the new development. 2. Install a stop light at the main entrance of the new development regulating traffic spilling onto Hunt Highway. These are NOT solutions. How will they prevent non-emergency traffic from using the Johnson Ranch Blvd entrance/exit? More importantly, restricting ingress/egress via Johnson Ranch Blvd forces all apartment traffic to use the Hunt Hwy entrance which is the primary problem!!! Adding a traffic signal regulating apartment traffic onto Hunt Hwy will further complicate an already cumbersome stretch of roadway undermining safety and causing further delays and inconvenience. Any reasonable person can foresee the inevitable property damages and personal injuries resulting from this project. The people pushing this project need to be held legally accountable for their profit motivated negligence. This project needs to be killed.

PLANNING AND ZONING MULTI-FAMILY UNITS ON HUNT HWY ACROSS FROM FRYS



External Inbox > Opposition/Sanctuary at JR >

Eisman57

Tue, Feb 13, 2:34 PM (7 days ago) ☆

My sincere opinion as expressed on Nextdoor Johnson Ranch... The meeting at 5pm on Tuesday, February 27th at Walker Butte Early Childhood Learning Center will d



Eisman57 <eismanstv@gmail.com>

Sat, Feb 17, 12:34 PM (3 days ago) ☆ ↶ ⋮

to Mike, James, Ashley, Haylie, Kimberly, me, PlanningDivision, >

You folks need to step-up and stop this nonsense.

A child with a street map can see how detrimental this development is to JR residents. I fully expect resident's objections to be ignored and this project will move forward. When the inevitable happens and a driver, pedestrian, or child is seriously injured there should be a civil lawsuit filed. The discovery phase should collect all emails, text messages, and financial records of Pinal Co. officials who willfully abdicated their fiduciary responsibility to property taxpayers. If they allow this foolishness to move forward they must be held legally accountable. Hunt Hwy and Bella Vista is already a dangerous, time consuming bottleneck without dumping hundreds more cars into it. There's tons of open land down here. Move this project somewhere that doesn't endanger families. I encourage residents to hold onto all their correspondence with county officials to aid with future litigation.

↶ Reply

↶ Reply all

↷ Forward

Mindy M <mindymfreed@gmail.com>
to me ▾

May 14, 2024, 9:51 PM (10 hours ago)



Dear Glenn,

**I reside at: 32154 N caspian way
San tan valley AZ**

I strongly oppose this development even with the proposed changes. This development will hinder my ability to come in and out of my residential area and will add a level of congestion that will only cause additional accidents and frustration. Until the roadways are safer and infrastructure is improved, this should not be even considered.

We have seen multiple fatalities on this road and our older children are afraid to drive on Hunt Highway. Our younger children have anxiety from the daily ride to school as we experience daily road rage from others on Hunt Highway. Not to mention, we are late every day because of the unforeseen daily traffic congestion. Please help keep the roads safe.

Thank you for your time,
Mindy Freed



William Hutchinson <wbhutch@gmail.com>

Sun, Jun 2, 10:59AM (20 hours ago)



to me ▾

Dear Mr. Bak,

My name is William Hutchinson and I reside at 566 E Renegade PL in the Johnson Ranch subdivision of San Tan Valley. My parcel number is 210-52-0360. I am very concerned about the requested zoning change on the property with parcel number 210-20-0200. This property is currently zoned CB-1. I am against any change in zoning for this property. I think introducing high density housing such as an apartment complex within an already established master planned community of single family homes will decrease property values and increase congestion along Hunt Highway, Johnson Ranch Blvd and Golf Club Drive. There are plenty of other vacant lots in this area that can support high density housing such as the lot on Ganzel and Bella Vista adjacent to the Champion School.

In regards to case #PZ-PD-007-23 I am not sure what a Planned Area Development Overlay District is, but allowing "flexible standards" sounds like allowing the developer to build whatever they want without notifying residents or approval from the local government. I am also against this request.

I would like to see restaurants (not fast food) or community centers on this lot. The last thing we need in this area is more housing, especially high density housing.

Sincerely,

William Hutchinson

480-788-1748

Date: 2-8-2024

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

I/We are the (circle one) Owners OR -- Renters of property in San Tan Valley,
and we oppose the Sanctuary at Johnson Ranch, that is proposed to be
constructed on property owned by LDR-SWC and G.C. LLC.

Legal Description: A portion of Section 20, Township 3 South, Range 8 East
of the Gila and Salt River Meridian, Pinal County, Arizona.

This project is referred to by the Pinal County Planning Department as:
PZ-032-23 and **PD-007-23**.

This letter is to confirm that I/We are **PROTESTING** the approval and
construction of this development.

Neal Johnson
NAME

28095 N Welton PL, San Tan Valley, AZ 85143
ADDRESS

Neal Johnson
SIGNATURE

SIGNATURE



Twylia McKee <twyliamc@gmail.com>

to me, geenee51 ▾

Sat, Jun 1, 2:05 PM (2 days ago)



Tim and Twylia McKee
123 E Rosebud dr.
San Tan Valley, AZ. 85143
Parcel 210-54-0290

We have lived in this subdivision for 8 years. The traffic has gotten progressively worse with each new development. If we plan on turning left when leaving our house we allot an additional 5 minutes for a traffic break.....

Emergency sirens are going off all day long now. Imagine a new apartment complex adding hundreds of vehicles one block away. It's unthinkable.

Case # PZ-PD-007-23 & PZ-032-23

External

Inbox



Nancy Parks <nnparks1@cox.net>

to me ▾

2:46 PM (56 minutes ago)



Dear Mr. Bak,

I have received notice of the resubmitted proposal for the project mentioned above. I want you to know that as long as the proposed traffic light is installed @ Red Road intersection, I have no problem with the proposed housing that is to be built across the street.

I live in the Johnson Ranch community on the east side of Hunt Hwy. Red road is the only way in AND out of my subdivision. It is difficult enough to get out now without a light. Therefore the traffic light placed there is extremely important to me and my family.

You have my support as long as the light goes in.

Respectfully,

Nancy Parks

732 E Denim Trail

San Tan Valley, AZ 85143

CASE PZ-032-23 and PZ-PD0-007-23

External

Inbox



Lee Smith <leensmith65@gmail.com>

to Glenn.Bak ▾

Fri, May 10, 11:18 AM (3 days ago)



Mr. Bak,

As a Johnson Ranch resident I want to express my complete unequivocal opposition to this project. You are setting up our area to be a nightmare of traffic in an already terrible area that has no end in sight. In addition to the extra traffic issues the "rental" homes are not needed in this area and will undoubtedly bring in crime when your pie in the sky stories about "high end rentals" becomes low income housing. They just added hundreds of this same type of Rentals in San Tan Valley and they can't get them rented out. They also just added a large apartment complex a mile down the road. Johnson Ranch residents do not want this in our neighborhood and we would really appreciate it if you would stop lying to us about your plans. We are quite aware that once the project is approved you will do whatever you want regardless of what you have promised. We have seen it happen over and over in San Tan Valley. We don't want your project here. Period.

Sincerely,

Lee Smith

Johnson Ranch Resident.

Soukup

30643 Maple Chase Drive

San Tan Valley, AZ 85143

641.330.1252

June 3, 2024

Dear Planning & Zoning Commission Member:

Please accept this letter as my plea for your deepest consideration of maintaining the commercial zone that borders my property on Johnson Ranch Blvd.

Parcel 210-51-1160

This strip is well suited for additional commercial development to join the existing businesses there. San Tan Valley is ripe for a commercial plaza that could offer hair and nail salons, restaurants, specialty shops, boutiques. The fact that it has not been developed is *directly* related to the lack of a city government or a full-time economic development director. I spent 25 years in economic development and see tremendous opportunity for this location.

As you deliberate this major decision, please consider the *data* for Hunt Highway that confirms the sirens we hear *multiple* times a day...*every* day. Consider the number of accidents, injuries, deaths and law enforcement stops on this very overcrowded road! I am confident you are aware the corner of Hunt & Bella Vista is notorious for accidents. The speeding is unreal, the stop light is poorly adjusted and the Golf Club Drive round-a-bout has cars backed up 6 deep onto JR Blvd. many, many days. **Hunt Highway is a serious problem that needs a solution, not additional traffic!**

Thank you for your service to our community. I love San Tan Valley and have invested heavily in my property with the desire to enjoy all this small community offers me for a long time.

Sincerely,

Betty

Betty A. Soukup

Iowa State Senator, Ret.

Belinda Boyles <belindabg@gmail.com>
to me ▾

Sun, May 19, 12:14 PM (19 hours ago)

I SUPPORT THESE CASES AND WANT THE STOPLIGHT AT RED RD INTERSECTION

----- Forwarded message -----

From: LISA FELLONEY <lisa3cats@comcast.net>
Date: Sat, Feb 24, 2024 at 8:10 AM
Subject: Johnson Ranch Blvd and Hunt Highway
To: mike.goodman@pinal.gov <mike.goodman@pinal.gov>

Mr. Goodman;

I live in Johnson Ranch, specifically the Stone Gate Section. I would like to know when they are going to finish working on Johnson Ranch Blvd. I have heard every excuse in the world: It's too cold, it's too rainy. This is Arizona, it is never that cold or rainy. If you look around the county, they are working on other roads. It seems as though Johnson Ranch always takes a back seat!

That also goes for Hunt Highway. They have it down to 1 lane at Bella Vista and Golf Club drive during commuters hours. But I have yet to see anyone doing any work there. What are they "supposed" to be doing? The traffic is horrendous. We normally have 3 car accidents a week in this area. And now they want to build a rental community next to Black Rock coffee and Cafe Rios that would extend behind those existing businesses. It takes me 3 to 4 rounds of green lights to get out of the community in the morning when I go to work.

This area doesn't have the infrastructure to support the traffic as is, let alone 180 rental houses stuck in a small land parcel. It will make the traffic in our community deplorable. Do the right thing and please support our residents by not voting for it.

Regards,

Lisa Walters-Felloney

LISA FELLONEY <lisa3cats@comcast.net>
to me ▾

Sun, Jun 2, 7:50 AM (23 hours ago)



RE: PZ-032-23 PZ PD 007-23

NAME: Lisa Walters-Felloney

ADDRESS: 30164 N Sunray Drive, San Tan Valley

TELEPHONE NUMBER: 609-458-5805

BRIEF STATEMENT WHY YOU OBJECT TO THIS DEVELOPMENT:

I am greatly opposed to this development. The traffic in this area is unbearable as it is. It currently takes me 3 lights to get out of this development in the morning when I leave for work. There are at least 3 accidents a week on this area of Hunt Highway. Plus we already have enough vandalism in this area.

DATED ON THIS 26th DAY OF SEPTEMBER 2023 by Pinal County Development Services TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION: 1) The Planning Case Number(s) See above 2) Your name, address, telephone number and property tax parcel number (print or type) 3) A brief statement of reasons for supporting or opposing the request 4) Whether or not you wish to appear and be heard at the hearing. WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY DEVELOPMENT SERVICES PO BOX 749 FLORENCE, AZ 85132 NO LATER THAN 5:00 PM ON OCTOBER 9, 2023. Contact for this matter: Glenn Bak, Senior Planner E-mail address: glenn.bak@pinal.gov Phone # (520) 866-6444
[Anything below this line is not for publication.]

Regards,

Lisa Walters-Felloney

Date: 3-12-2024

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an **"OBJECTION"** to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

29125 N. Gedona Cir; 83 W. Hayden Park Rd;

in San Tan Valley, Pinal County, Arizona

29141 N. Gedona Cir, STV.
449 E Shawnee Rd

29141 N. Gedona Cir

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: _____

Paul Lyndgaard

(2) Signature: _____

Phil Karp

(3) Signature: _____

Edwin Feiser

(4) Signature: _____

T Hegel

Date: 3-12-2024

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an **"OBJECTION"** to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

29713-N Blackfoot dr 28065 N. WELTON PL
SANTAN VALLEY AZ 85143

in San Tan Valley, Pinal County, Arizona

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: [Signature]

(2) Signature: [Signature]

(3) Signature: [Signature]

(4) Signature: _____

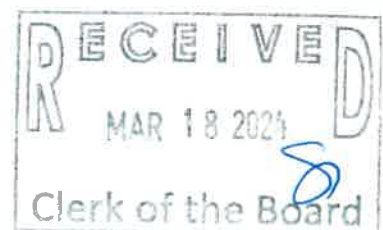
N. Gedona Cir
n Valley AZ
5143

PHOENIX AZ 852
13 MAR 2024 PM 11 L



Pinal County Board of Supervisors
135 N. Pinal Street
Florence AZ

85132



Date: 3-12-24

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are OBJECTING the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an "OBJECTION" to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: PZ-032-23 & PZ-PD-007-23 as recorded by the Pinal County Planning and Zoning Department.

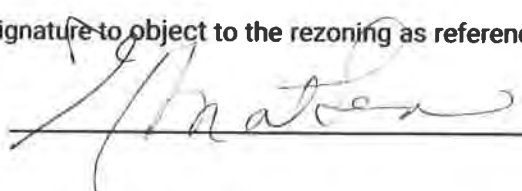
The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

31997 N. Larkspur Dr.
in San Tan Valley, Pinal County, Arizona 85143

I am affixing my signature to object to the rezoning as referenced above:

(1) Signature: 

(2) Signature: _____

(3) Signature: _____

(4) Signature: _____

Date: 3-17-24

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an "**OBJECTION**" to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

265 W Canyon Way, San Tan Valley, AZ 85143
in San Tan Valley, Pinal County, Arizona

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: Sandra M. Miller

(2) Signature: _____

(3) Signature: _____

(4) Signature: _____

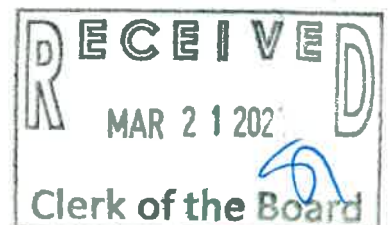
N. Larkspur Dr.
an Valley, AZ 85143

PHOENIX AZ 852

19 MAR 2024 PM 8 L



Pinal County Board of Supervisors
135 N Pinal Street
Florence, AZ 85132



85132-003335



RE: Public/Action #PZ-032-23 and PZ-PD 007-23 External Inbox



James Aaker <nsjbaa@polarcomm.com>

7:21 AM (14 minutes ago)



to me

Mr. Bak

James Aaker 30281 North Coral Bean Dr San Tan Valley, AZ CELL 701-740-7962

I am seriously concerned with the scope of this development. As to the quality of the housing the traffic concerns associated with that many units in such a small space. We already have traffic issues with the population that is there. We chose this area because of the density of units and location. We love our area and would prefer that it stays the same.

This has been talked of previously and met with much concern, I'm sure nothing has changed for the better??

Thank you for your time and concern

James Aaker

Public Action External Inbox

Kari klb <klb.60@hotmail.com>

Mon, Oct 16, 5:36 PM (13 hours ago)

to me

Hello,

We are homeowners in Johnson Ranch and have lived here since 2012.

We are writing to express our deep

opposition to Public/Action PZ-032-23 and PZ-PD-007-23. This is concerning any multi-family units being built in Johnson Ranch.

We are asking that you oppose this action. Thank you.

Jon and Kari Bakkum

39 W Cooper Canyon Rd

San Tan Valley AZ 85143

To: Glenn Bak, please accept this late statement AGAINST the proposal to rezone APN 210-20-020. PZ-032-23 AND PZ-PD-007-23. I sent my statement yesterday with a bad address to you, then resent later. It read: Dear Pinal County Zoning, the above mentioned parcel should remain zoned Commercial. These owners have routinely split off parcels & failed to properly obtain a proper commercial subdivision. The remainder parcel are now too small for any big anchor tenant to consider. Poor management of real estate assets. Now they want to change the zoning to high density residential!!! They wanted to build LUXURY homes next to a car wash! Remember that scheme? Sure you do. Sad small time real estate owners...there are big haul trucks parking on this parcel daily and the owners are allowing it....that use is industrial!!! Please do not allow a zone change use. Please let me know if you accept this notice against the rezone. Respectfully, Sandra M Berg, APN #210 External Inbox

Dean Berg <deanb@gmail.com>

12:15 PM (21 minutes ago)



to me

Barbra Galindo <barbielap66@yahoo.com>
to me ▾

Mon, Oct 9, 3:07 PM (18 hours ago)



Hello,

This is Barbra Galindo and I emailed you earlier today about the rezoning of the property behind our back wall. I have reached out to the company in charge of the development to clarify what the plans were for this area. I had attended a public meeting back in 2022 describing what they were going to build, and it sounded reasonable as far as the distance from our wall, and single level units in a gated community. Unfortunately, I received a notice last night, on my front door, that described multilevel, high-density apartments being built there and it urged me to contact you stating that I didn't want the rezoning of this area. That's when I sent the email to you.

After I talked to the developer/planner, I realized I was being misled by this notice, unintentionally or not, I don't know! I would be fine with the smaller, single level cottage type homes being built in a gated area. Also, it would NOT add to the traffic congestion of Johnson Ranch Blvd as the entrance/exit would be onto Hunt Hwy. Also, they do plan on a generous boundary between the houses and our wall, and a line of trees to be planted for privacy purposes.

I don't know who put the notice up on my door, but I didn't appreciate the misleading, incorrect information!

I am fine with the rezoning of this area, as far as what has been described by the developer. I hope my neighbors haven't been fooled by the inaccurate information as well.

Thank you again for allowing me to offer my opinions.

Barbra Galindo and family
572 E Red Rock Trail
Ph# (619)820-1789

[Sent from Yahoo Mail on Android](#)

Public Hearing/Action #PZ-032-23 and PZ-PD-007-23

External

Inbox



Barbra Galindo <barbielap66@yahoo.com>
to me ▾

Mon, Oct 9, 1:45 PM (20 hours ago)



Dear Sir,

My name is Barbra Galindo and I am a resident of Johnson Ranch since 2015. My family and I have a HUGE interest in the rezoning and development of the parcels mentioned above. Our back wall is positioned right up against those parcels. Our concern is that with the development going on there, our privacy and peace will be lost. We do NOT want high-density apartments being built there as anyone living in them will be staring into our back yard, our back bedroom and our living room windows! That area is not large enough to accommodate very many people without adding a huge increase in traffic flow, noise and congestion.

If the buildings are not multi-level, and not built too close to our wall, we would prefer to see some businesses, medical offices, childcare or retail offices in there. Also, a natural barrier such as the trees that are already there would be welcomed as that would provide some privacy for the residents whose houses border the property.

Again, we would request that NO multi-level, high-density apartments be built in that area. Thank you for allowing us to voice our concerns.

Barbra Galindo and family
572 E Red Rock Trail
Ph# (619) 820-1789

[Sent from Yahoo Mail on Android](#)

High Density Apartments at entrance to Johnson Ranch, Public/Action # PZ-032-23 and PZ-PD-007-23

External

Inbox



Terry Bullis <terry_blls@yahoo.com>
to me, Troy, Deonna ▾

1:40 AM (0 minutes ago)



This e-mail is in regards to the attempt to re-zone Johnson Ranch from Business to High Density Living Unit. We strongly object to this being done.

We purchased a home here on Johnson Ranch to be assured that we wouldn't have to deal with exactly this. The apartments would be using our water, use our pools, clog our entry streets, higher crime, security issues, accidents, parking, noise, and a future run down appearance. We may also end up with a low tax basis and higher taxes to help pay for the issues.

Please protect our rights by saying no to Apartments on Johnson Ranch.

Troy and Deonna Bullis, 30540 N Royal Oak Way, San Tan Valley, AZ, 507-227-3336

Apartment complex

External

Inbox



Roseanne <Niteshade220@yahoo.com>
to me ▾

Sat, Oct 14, 5:19 PM (2 days ago)



We are NOT in favor of the complex being proposed on Johnson Ranch Blvd. We reside at 30839 N. Royal Oak Way San Tan Valley Az.

Richard & Roseanne Carpenter

Sent from my iPhone

rod dahlstrom <dahlstrommotors@hotmail.com>

Mon, Oct 16, 2:41PM (16 hours ago)

to me ▾

Good afternoon,

I have a home in Johnson Ranch and I am adamantly opposed to any multi-family units being built anywhere in our beautiful Johnson Ranch community. Please do not let this happen.

Please OPPOSE Public/Action #PZ-032-23 and PZ-PD-007-23

Rod and Teresa Dahlstrom

29837 N Candlewood Dr

San Tan Valley, AZ 85143

Cell 218-779-1983

Public/Action #PZ-032-23 and PZ-PD-007-23

External

Image



Connie Duffield <candgduff@gmail.com>

10:53 AM (47 minutes ago)



to me ▾

My husband and I live in Stonegate, 30309 N Coral Bean Dr, 480-600-6323.

We have lived at this address for 21 years.

We are opposed to the current proposal for rezoning from Business to High density living units on Johnson Ranch Blvd/Hunt Highway, Public/Action #PZ=032=23 and PZ-PD=007-23. The current traffic situation, with lineups at the roundabout and the light is already too much. We have had to sit through the light multiple times just to get through. In the morning, traffic is backed up on Johnson Ranch Blvd.

We already have concerns regarding infrastructure and water. This proposal will only make matters worse. We have discussed this in the past when a similar proposal was circulated. Nothing has changed. This will decrease property value, and at this time houses are more difficult to sell due to interest rates - we don't need anything else to handcuff us.

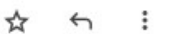
PLEASE DO NOT VOTE FOR THIS PROPOSAL. IF YOU ARE LOOKING OUT FOR THE BEST INTERESTS OF ALL CITIZENS, NOT JUST ONE, THEN YOU WILL NOT APPROVE THIS REQUEST.

Thank you,

Greg and Connie Duffield

bernie.haines7@gmail.com

3:21 PM (1 hour ago)



to me, Brenda, bernie.haines7 ▾

Hi Glen,

I'm emailing you about the public hearing for the land between Johnson Ranch and Fry's on Hunt Highway. I strongly support leaving the land/area Zoned Business. Traffic along Johnson Ranch Blvd and the traffic circle is already at it max. Traffic at times is backed on W Golf Club Drive from Hunt Highway, into the traffic circle and south on Johnson Ranch Blvd. Allowing high density multi level apartments/housing would create a real road hazard with the additional vehicle traffic. Would you please make sure that my voice is heard at the Public Hearing. NO TO HIGH DENSITY MULTI LEVEL APARTMENTS!

Thanks for listening and taking my position forward,

Bernie Haines

Brenda Finlay

30489 N Royal Oak Way

San Tan Valley, AZ

85143

Parcel Number 210-51-07201

Cell 905-467-2552

Pz 032 23. Pz pd 007 23

External

Inbox

Linda Jalbert <lindajalbert@hotmail.com>

Oct 16, 2023, 4:31PM (15 hours ago)

to me

Please vote No.

Linda Jalbert

1129 E Taylor Trail

San Tan Valley, AZ

lindajalbert@hotmail.com

701-232-2730

Andrew Landman <helarimore@hotmail.com>

3:30 PM (1 hour ago)



to me

Mr. Bak

In regards to Public/Action # PZ-032-23 and PZ-PD-007-23, we are strongly **opposed** to rezoning this area from commercial to high density living. We bought this property knowing that this was commercially zoned and we do not want apartments built there.

Thank you,

Andy and Melinda Landman

717 E Taylor Trl.

San Tan Valley, AZ 85143

218-779-5896

Rezoning near Johnson Ranch

External

Inbox



Linda Miller <lindasmiller72@gmail.com>

Mon, Oct 16, 3:08PM (16 hours ago)



to me, Elizabeth

Mr. Bak:

I am writing in regard to Public/Action # PZ-032-23 and PZ-PD-007-23 concerning the rezoning of land near Johnson Ranch, San Tan Valley, AZ. As a homeowner in Johnson Ranch since 2009, I am concerned about the proposed rezoning from business/commercial to high-density living units. From 2009 when we purchased our first home to 2013 when we purchased our current home, we have always enjoyed living in Johnson Ranch and the amenities that we have paid for with our HOA fees. When we purchased our first home, we were told that, since the property in question was zoned commercial/business, apartment buildings and other high-density living units would NOT be built in the Johnson Ranch area. Now you are proposing to rezone this area which will/may clog our streets, cause parking and traffic problems, and change the overall tone of our community.

Please reconsider this and vote NO on the rezoning issues.

Linda S. Miller

495 E Pasture Canyon Dr. San Tan Valley, AZ 85143

701-371-3926

RE: #PZ-032-23 and PZ-PD-007-23

Allen I Orwick, EA <aorwick@lfspro.com>

to me ▾

12:29 PM (50 minutes ago)



Mr. Bak,

We own a property in Johnson Ranch, 2 W Pasture Canyon Dr, and I am contacting you regarding the proposed change to zoning in Public/Action # PZ-032-23 and PZ-PD-007-23.

WE ARE ADAMANTLY OPPOSED TO THE REZONING FROM BUSINESS TO HIGH DENSITY LIVING!

A change of this nature would destroy the entire area, not only from the issues that come with overcrowding, but the entire social/economic environment that would come with a development of this type.

Hopefully, common sense will prevail, and this request will be denied and put to rest once and for all!!!!

Allen I. Orwick, EA, President | LFS Professional Services, Inc.
208 Main Street North, PO Box 566, Lakota, North Dakota 58344-0566
Phone: 701-247-2458 | Fax: 701-247-2691 | www.lfspro.com



DISCLAIMER: Any accounting, business or tax advice contained in this communication, including attachments and enclosures, is not intended as a thorough, in-depth analysis of specific issues, nor a substitute for a formal opinion, nor is it sufficient to avoid tax-related penalties. If desired, LFS Professional Services, Inc. would be pleased to perform the requisite research and provide you with a detailed written analysis. Such an engagement may be the subject of a separate engagement letter that would define the scope and limits of the desired consultation services.

CONFIDENTIALITY: This e-mail communication may contain privileged and confidential information. It is intended only for the use of the intended recipient(s) identified above. If you are not the intended recipient of this communication, you are hereby notified that any use, dissemination, distribution, downloading, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify the sender by e-mail or by telephone at (701) 247-2458 and DELETE the communication and destroy all copies. Thank you for your cooperation.

Sent from my Desktop Computer

Public/Action #PZ-032-23 and PZ-PD-007-23

External

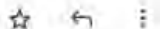
Internal



Deb Rud <nrud@midco.net>

to me ▾

Mon, Oct 16, 7:18 PM (11 hours ago)



Pinal County Planning and Zoning Commission:

We are writing to express our concerns regarding PZ-032-23 and PZ-PD-007-23. We are against re-zoning! We bought our property knowing this would be commercial property not apartments. High density living would cause an increase in traffic, security issues, use of our amenities and increase in our taxes to help pay for issues resulting in high density living and decrease our property values. We respectfully ask that you leave this zoned for commercial property.

Neal and Debra Rud
881 E Pasture Canyon Drive
San Tan Valley, AZ. 85143
Phone #701-302-0547

Sent from my iPad

Meeting

External

Inbox x



s.sorensen@sasktel.net

12:22 PM (2 minutes ago)



to me ▾

Good afternoon,

I will not be able to attend the Oct. 19th meeting but I would like to let you know my opposition to PZ-032-23 & PZ-PD-007-23. We desperately need more business and finer dining than we need a high capacity housing complex at that location.

Thanks,

Steve Sorensen

30574 N Rebecca Ln

STV

85143

D. L. Slaughter

Company

Mike Ord
DIRECT (602) 957-3553
E-Mail Address: Mike@dlslaughter.com
4742 NORTH 24TH STREET, SUITE 315
PHOENIX, AZ 85016

October 13, 2023

Dear Johnson Ranch Neighbor:

You may have received an unofficial and unsigned note regarding the proposed Sanctuary at Johnson Ranch, located along Hunt Highway, that is set to be heard by the Pinal County Planning and Zoning Commission on October 19th (PZ-032-23 and PZ-PD-007-23). Let it be known that this unofficial note, that was distributed in the community, contains false and misleading information about the proposed project. The purpose of this letter is to provide you with the facts relating to the Sanctuary at Johnson Ranch.

I am available anytime to address any questions, comments, and concerns relating to the proposed Sanctuary at Johnson Ranch development near the southwest corner of Hunt Highway and Golf Club Drive. I can be reached via email at Mike@dlslaughter.com or by telephone at 602-957-3553. I would be happy to discuss this project with further with you.

I assure you the proposed project is NOT a high-density, multi-level apartment complex. This letter will help address and clear the air of the issues and falsehoods raised in the unofficial letter you may have received or heard from an anonymous source.

Zoning History

This property zoned CR-5 for high density multifamily uses 20 years ago in the original Johnson Ranch Master Plan. It wasn't until 2008 that the current property owner rezoned the property to CB-1 for commercial purposes, in which the property owner delivered to the neighborhood, including many of the commercial uses noted in the unofficial letter (i.e., restaurants, medical/dental, and retail). Some examples of the commercial uses the current property owner delivered in the neighborhood are provided below.

Southwest Corner of Hunt Hwy and Bella Vista Rd

- Chase Bank
- AutoZone Auto Parts
- San Tan Mountain Dental
- Super Star Car Wash
- Café Rio
- Black Rock Coffee

Southeast Corner of Hunt Hwy and Bella Vista Rd

- Fry's
- Bank of America
- Jack in the Box
- Fry's Fuel Center
- Pizza Hut
- Shawn's Pool Shop

Northwest Corner of Hunt Hwy and Bella Vista Rd

- Walgreens
- McDonalds
- O'Reilly Auto Parts
- Firestone

Basically, if the current property could develop retail on the subject property, he would have done so already. However, there is no market for additional commercial uses on this remnant land. In fact, this is verified by the San Tan Valley Retail Recruitment Retention and Execution Strategy presented to Pinal County, which does did not identify the subject property as a viable commercial property.

Density

The Sanctuary at Johnson Ranch is not a high-density, multi-level apartment complex. The total density for the property is just 11 dwelling units per acre. The community will not have any units stacked on top of one another. In fact, the majority of units are single-story, whereas the remaining are two-story units that contain a private garage on the ground floor or are a larger footprint similar to that of a two-story single-family home that can be found elsewhere in the Johnson Ranch neighborhood. The units are generally organized as duplexes with only one shared wall and with private backyards. However, some units are standalone with no shared walls. Given these facts, this project by no means is considered a high-density apartment complex. The proposed site plan is enclosed with this letter for your own viewing.

Traffic

When compared to a commercial development allowed by right in the current CB-1 zoning district, the proposed Sanctuary at Johnson Ranch residential community will generate an estimated 413% LESS daily traffic onto Hunt Highway according to traffic engineers. This includes 472% less traffic during the AM Peak Hour (morning rush hour) and 544% less traffic during the PM peak hour (afternoon rush hour). So, this project will actually reduce traffic congestion at full buildout.

Parking and Management

The Sanctuary at Johnson Ranch will have a professional property manager onsite to ensure the property is well maintained and to enforce rules and guidelines of the community, including parking. However, a commercial development that would be allowed by right today on the property would have no such obligation.

Crime and Security

There is no evidence that a small market-rate multifamily community of this scale will increase crime, drug, or other security issues when compared to potential commercial uses that are allowed by right on the property today (e.g., cigar store, community service agency, gas station, hotel, liquor store, etc.). Not only will the residential community have a professional property manager onsite to oversee the community and be available to address any issues, the Sanctuary at Johnson Ranch will also be gated with controlled access to deter criminal activity and promote neighborhood safety.

Noise and Light Pollution

It is also misleading and false to suggest that the proposed Sanctuary at Johnson Ranch would produce more noise and light pollution than a commercial use allowed by right today in the CB-1 zoning district, which includes schools, daycare centers, fast food restaurants, music stores, bus stations/staging areas, theaters, frozen food lockers, governmental structures, churches, catering service, club or lodge, department stores, drug stores, hospitals, etc. Considering any commercial use would face Hunt Highway, this would very likely cause the buildings to locate the back-of-house uses towards the single-family homes across Johnson Ranch Boulevard, resulting in semitrucks utilizing Johnson Ranch Boulevard to access the site at odd hours of the day and night.

However, we located the amenities at the Sanctuary at Johnson Ranch on the interior of the community to be buffered from neighboring residents. The residential community will not have semitrucks traveling to the site at all hours of the day nor utilizing Johnson Ranch Boulevard for access. Additionally, the onsite property manager will be able to address noise concerns if any arise. The project will also only feature full cut-off lighting fixtures to restrict any light trespassing the site, which is much different than the tall bright light fixtures often used in commercial parking lots.

Homelessness

Homeless individuals often find their way onto the vacant lot today, which provides a quiet place for them to settle down, and commercial uses often attract panhandling in parking lots, as well as secluded places to rest – particularly after businesses close for the night. On the other hand, the development of the gated and professionally managed Sanctuary at Johnson Ranch will have property management and/or residents to appropriately address any homeless encounters at all hours of the day, thus actually reducing homelessness concerns in the broader Johnson Ranch neighborhood.

I hope this information provides you some relief and clarity as a neighbor of our proposed community as opposed to the misguided and misleading note you received previously from an unofficial anonymous source. We value your feedback and would be happy to address any questions or concerns you may have about the project. Again, I can be reached at Mike@dlslaughter.com or 602-957-3553. If I am not available at that time, you can also contact my colleague Kurt Waldier at kwaldier@beusgilbert.com or 480-429-3061.

Sincerely,

D.L. Slaughter Company

A handwritten signature in dark ink, appearing to be 'Mike Ord', with a stylized, cursive script.

Mike Ord

Enclosed: Site Plan

D.L. Slaughter

Company

Mike Ord
DIRECT (602) 957-3553
E-Mail Address: Mike@dlslaughter.com
4742 NORTH 24TH STREET, SUITE 315
PHOENIX, AZ 85016

October 13, 2023

Dear Johnson Ranch Neighbor:

You may have received an unofficial and unsigned note regarding the proposed Sanctuary at Johnson Ranch, located along Hunt Highway, that is set to be heard by the Pinal County Planning and Zoning Commission on October 19th (PZ-032-23 and PZ-PD-007-23). Let it be known that this unofficial note, that was distributed in the community, contains false and misleading information about the proposed project. The purpose of this letter is to provide you with the facts relating to the Sanctuary at Johnson Ranch.

I am available anytime to address any questions, comments, and concerns relating to the proposed Sanctuary at Johnson Ranch development near the southwest corner of Hunt Highway and Golf Club Drive. I can be reached via email at Mike@dlslaughter.com or by telephone at 602-957-3553. I would be happy to discuss this project with further with you.

I assure you the proposed project is NOT a high-density, multi-level apartment complex. This letter will help address and clear the air of the issues and falsehoods raised in the unofficial letter you may have received or heard from an anonymous source.

Zoning History

This property zoned CR-5 for high density multifamily uses 20 years ago in the original Johnson Ranch Master Plan. It wasn't until 2008 that the current property owner rezoned the property to CB-1 for commercial purposes, in which the property owner delivered to the neighborhood, including many of the commercial uses noted in the unofficial letter (i.e., restaurants, medical/dental, and retail). Some examples of the commercial uses the current property owner delivered in the neighborhood are provided below.

Southwest Corner of Hunt Hwy and Bella Vista Rd

- Chase Bank
- AutoZone Auto Parts
- San Tan Mountain Dental
- Super Star Car Wash
- Café Rio
- Black Rock Coffee

Southeast Corner of Hunt Hwy and Bella Vista Rd

- Fry's
- Bank of America
- Jack in the Box
- Fry's Fuel Center
- Pizza Hut
- Shawn's Pool Shop

Northwest Corner of Hunt Hwy and Bella Vista Rd

- Walgreens
- McDonalds
- O'Reilly Auto Parts
- Firestone

Basically, if the current property could develop retail on the subject property, he would have done so already. However, there is no market for additional commercial uses on this remnant land. In fact, this is verified by the San Tan Valley Retail Recruitment Retention and Execution Strategy presented to Pinal County, which does did not identify the subject property as a viable commercial property.

Density

The Sanctuary at Johnson Ranch is not a high-density, multi-level apartment complex. The total density for the property is just 11 dwelling units per acre. The community will not have any units stacked on top of one another. In fact, the majority of units are single-story, whereas the remaining are two-story units that contain a private garage on the ground floor or are a larger footprint similar to that of a two-story single-family home that can be found elsewhere in the Johnson Ranch neighborhood. The units are generally organized as duplexes with only one shared wall and with private backyards. However, some units are standalone with no shared walls. Given these facts, this project by no means is considered a high-density apartment complex. The proposed site plan is enclosed with this letter for your own viewing.

Traffic

When compared to a commercial development allowed by right in the current CB-1 zoning district, the proposed Sanctuary at Johnson Ranch residential community will generate an estimated 413% LESS daily traffic onto Hunt Highway according to traffic engineers. This includes 472% less traffic during the AM Peak Hour (morning rush hour) and 544% less traffic during the PM peak hour (afternoon rush hour). So, this project will actually reduce traffic congestion at full buildout.

Parking and Management

The Sanctuary at Johnson Ranch will have a professional property manager onsite to ensure the property is well maintained and to enforce rules and guidelines of the community, including parking. However, a commercial development that would be allowed by right today on the property would have no such obligation.

Crime and Security

There is no evidence that a small market-rate multifamily community of this scale will increase crime, drug, or other security issues when compared to potential commercial uses that are allowed by right on the property today (e.g., cigar store, community service agency, gas station, hotel, liquor store, etc.). Not only will the residential community have a professional property manager onsite to oversee the community and be available to address any issues, the Sanctuary at Johnson Ranch will also be gated with controlled access to deter criminal activity and promote neighborhood safety.

Noise and Light Pollution

It is also misleading and false to suggest that the proposed Sanctuary at Johnson Ranch would produce more noise and light pollution than a commercial use allowed by right today in the CB-1 zoning district, which includes schools, daycare centers, fast food restaurants, music stores, bus stations/staging areas, theaters, frozen food lockers, governmental structures, churches, catering service, club or lodge, department stores, drug stores, hospitals, etc. Considering any commercial use would face Hunt Highway, this would very likely cause the buildings to locate the back-of-house uses towards the single-family homes across Johnson Ranch Boulevard, resulting in semitrucks utilizing Johnson Ranch Boulevard to access the site at odd hours of the day and night.

However, we located the amenities at the Sanctuary at Johnson Ranch on the interior of the community to be buffered from neighboring residents. The residential community will not have semitrucks traveling to the site at all hours of the day nor utilizing Johnson Ranch Boulevard for access. Additionally, the onsite property manager will be able to address noise concerns if any arise. The project will also only feature full cut-off lighting fixtures to restrict any light trespassing the site, which is much different than the tall bright light fixtures often used in commercial parking lots.

Homelessness

Homeless individuals often find their way onto the vacant lot today, which provides a quiet place for them to settle down, and commercial uses often attract panhandling in parking lots, as well as secluded places to rest – particularly after businesses close for the night. On the other hand, the development of the gated and professionally managed Sanctuary at Johnson Ranch will have property management and/or residents to appropriately address any homeless encounters at all hours of the day, thus actually reducing homelessness concerns in the broader Johnson Ranch neighborhood.

I hope this information provides you some relief and clarity as a neighbor of our proposed community as opposed to the misguided and misleading note you received previously from an unofficial anonymous source. We value your feedback and would be happy to address any questions or concerns you may have about the project. Again, I can be reached at Mike@dlslaughter.com or 602-957-3553. If I am not available at that time, you can also contact my colleague Kurt Waldier at kwaldier@beusgilbert.com or 480-429-3061.

Sincerely,

D.L. Slaughter Company

A handwritten signature in black ink, appearing to read 'Mike Ord', with a stylized, flowing script.

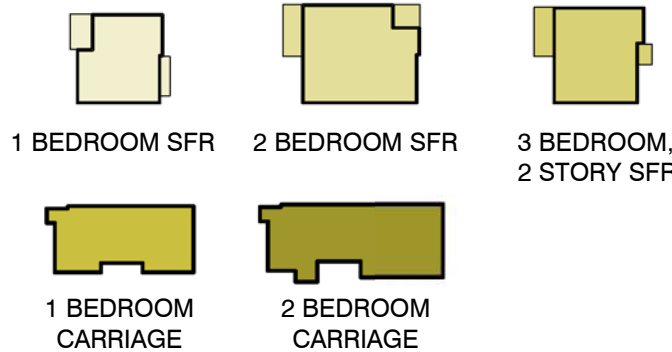
Mike Ord

Enclosed: Site Plan

This drawing is the property of Synectic Design Incorporated, 1111 W University Dr, Suite # 104, Tempe Az, 85281, 480.948.9766. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Synectic Design Incorporated. c 2019
Autodesk Docs://1163 Johnson Ranch/4163_Site_Centrac22_380.rvt 9/27/2023 3:19:45 PM

PRELIMINARY UNIT MIX SCHEDULE V4								
UNIT	DESIGN	NRSF	TYPE	QTY	TOTAL UNIT GSF	TOTAL NRSF	UNIT MIX %	MIX %
A	1 BDRM/ 1 BATH	692	B	47	32537 SF	32524 SF	47	26%
Carriage	1 BDRM/ 1 BATH	960	B	10	0 SF	9600 SF	10	6%
1 BDRM/ 1 BATH: 57				57	32537 SF	42124 SF	57	31%
B	2 BDRM/ 2 BATH	1088.44	B	59	64218 SF	64218 SF	59	33%
Carriage	2 BDRM/ 2 BATH	1260	B	10	0 SF	12600 SF	10	6%
2 BDRM/ 2 BATH: 69				69	64218 SF	76818 SF	69	38%
C	3 BDRM/ 2 BATH	1391.33	B	55	76523 SF	76523 SF	55	30%
3 BDRM/ 2 BATH: 55				55	76523 SF	76523 SF	55	30%
PROJECT TOTALS: 181				181	173278 SF	195465 SF	181	100%

UNIT TYPE LEGEND



PARKING PROVIDED

TYPE OF SPACE	# OF SPACES
Accessible Space	6
Accessible Space (Van)	2
Covered Spaces	184
Garage	70
Surface/ Guest Spaces	96
TOTAL	358

DEVELOPMENT TABLE

GROSS LOT AREA:	713,156 SF (16.37 AC)
PRIVATE STREET AREA:	144,406 SF
COMMON OPEN SPACE:	167,737 SF
REQUIRED OPEN SPACE:	128,368 SF
TOTAL DWELLING UNITS:	181 UNITS
1 BEDROOM:	57 UNITS
2 BEDROOM:	69 UNITS
3 BEDROOM:	55 UNITS
PROPOSED DENSITY:	181 / 16.37 = 11.05 DU/AC

ZONING COMPARISON TABLE

ZONING STANDARD	MR	PROPOSED PAD
MIN. LOT AREA	7,000 SF	7,000 SF
MIN. LAND ARE PER DU	1,750 SF	3,500 SF
MIN. LOT WIDTH	50'	50'
MIN. FRONT SETBACK	25'	20'
MIN. SIDE SETBACK	10' EACH	20'
MIN. REAR SETBACK	25'	20'
MIN. DISTANCE BETWEEN MAIN BUILDINGS	20'	10'
MAX BUILDING HEIGHT:	36'	30'

SHEET KEYED NOTES

- 1 DECAL LANE AND 6'-0" WIDE SIDEWALK
- 2 8' POWER EASEMENT
- 3 47' POWER EASEMENT
- 4 4' POWER EASEMENT
- 5 6' BLOCK WALL AT PROPERTY PERIMETER W/ STUCCO FINISH BOTH SIDES
- 6 EXISTING 6' BLOCK WALL
- 7 CLUBHOUSE WITH FITNESS/CO-WORKING SPACE/BILLARDS TABLE/CINEMA ROOM
- 8 POOL & SPA WITH OUTDOOR BBQ SPACE
- 9 POOL CABANA
- 10 RECREATION/RETENTION AREA
- 11 MULTI-USE TRAIL
- 12 RAMADA WITH BBQ GRILL
- 13 CORNHOLE COURT
- 14 BOCCIE BALL COURT
- 15 DOG PARK
- 16 TOT LOT
- 17 PICKLEBALL
- 18 EMERGENCY ACCESS POINT ONLY
- 19 PUTTING GREEN
- 20 PARK BENCH
- 21 P.U.E.

REQUIRED PARKING

1.5 SPACES PER STUDIO/ 1 BEDROOM	1.5 x 57 = 85.5 SPACES
2 SPACES PER 2 BED & 3 BED	2 x 124 = 248 SPACES
1:10 GUEST PARKING	181 x 0.1 = 19

TOTAL REQUIRED PARKING 353 SPACES

REQUIRED ACCESSIBLE PARKING.
(ACCORDING TO TABLE 208.2 IN 2010 ADA STANDARDS)

301 TO 400 SPACES: 8 TOTAL REQUIRED
(6 REQ/ 2 VAN)

PROJECT TEAM

OWNER: LDR-SWC HUNT HIGHWAY & GC, LLC 1111 E MISSOURI AVENUE, SUITE 700 PHOENIX, ARIZONA 85014	ARCHITECT: SYNECTIC DESIGN, INC. 1111 W UNIVERSITY DRIVE, SUITE 104 TEMPE, ARIZONA 85281
CONTACT: GARY DAVIDSON T: 480.948.9766	CONTACT: LANCE BAKER T: 480.948.9766 E: lbaker@sdiaz.us

PROJECT DATA

BUILDING AND SITE BASICS:

PROJECT ADDRESS:	HUNT HWY AND JOHNSON RANCH RD
PARCEL #:	21020006B
LOT AREA:	713,156 SF (16.37 AC)
EXISTING ZONING:	CB-1
PROPOSED ZONING:	MR PAD

LEGAL DESCRIPTION

THAT PORTION OF LOT 1, OF THE MINOR LAND DIVISION OF APN 210-20-0060, RECORDED AS FEE NO. 2019-010668, OFFICIAL RECORDS OF FINAL COUNTY, ARIZONA, LOCATED WITHIN THE EAST HALF OF SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 36 DEGREES 39 MINUTES 14 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 1, ALSO BEING THE RIGHT-OF-WAY LINE OF HUNT HIGHWAY, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 36 DEGREES 39 MINUTES 14 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 918.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 53 DEGREES 20 MINUTES 46 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 696.89 FEET;

THENCE NORTH 72 DEGREES 19 MINUTES 59 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 192.24 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE WESTERLY AND HAVING A RADIUS POINT WHICH BEARS NORTH 86 DEGREES 05 MINUTES 26 SECONDS WEST, A RADIAL DISTANCE OF 400.00 FEET;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, ALSO BEING THE RIGHT-OF-WAY LINE OF JOHNSON RANCH BOULEVARD, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 50 MINUTES 04 SECONDS, AN ARC DISTANCE OF 138.47 FEET TO A POINT OF TANGENCY;

THENCE NORTH 15 DEGREES 55 MINUTES 30 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 548.35 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE WESTERLY AND HAVING A RADIUS OF 400.00 FEET;

THENCE NORTHERLY ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 17 MINUTES 59 SECONDS, AN ARC DISTANCE OF 113.79 FEET TO A PINT OF TANGENCY;

THENCE NORTH 32 DEGREES 13 MINUTES 29 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 766.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 57 DEGREES 30 MINUTES 29 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 116.43 FEET;

THENCE SOUTH 07 DEGREES 25 MINUTES 26 SECONDS EAST, ALONG SAID NORTHERLY LINE A DISTANCE OF 65.92 FEET;

THENCE NORTH 57 DEGREES 48 MINUTES 31 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 137.68 FEET;

THENCE SOUTH 36 DEGREES 39 MINUTES 14 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 161.22 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 54 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 32.96 FEET;

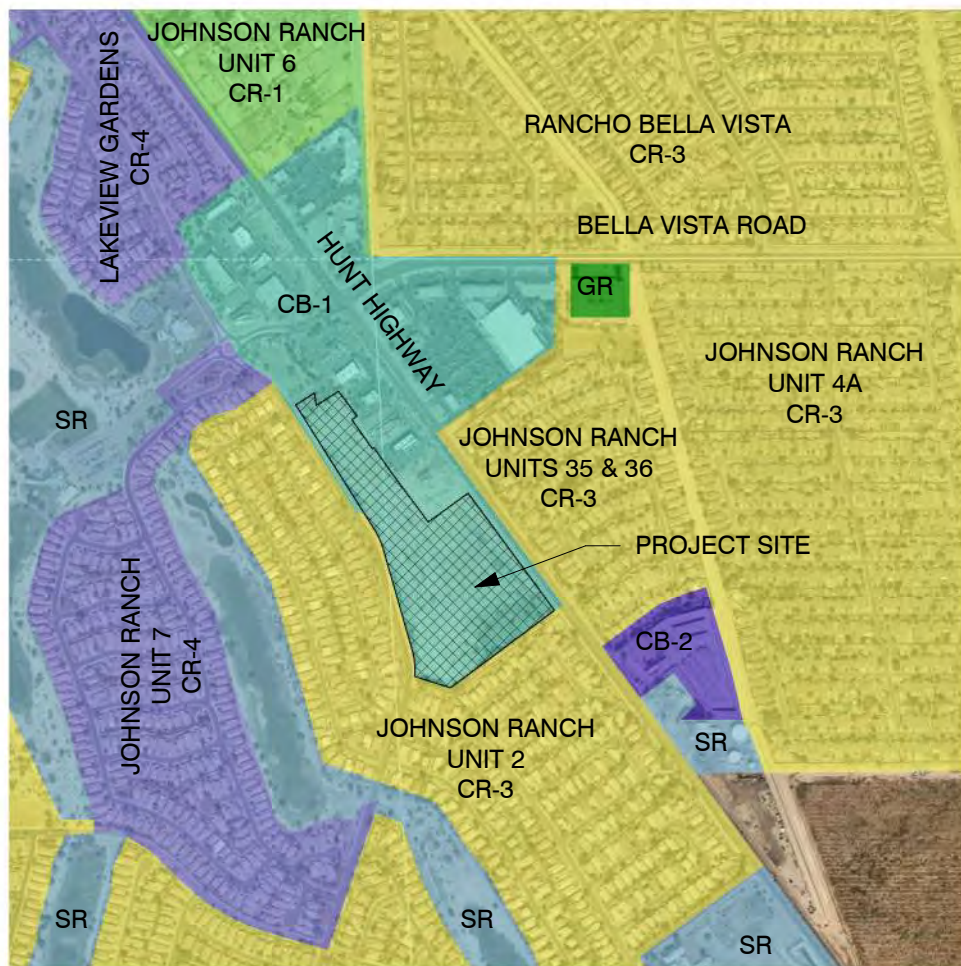
THENCE SOUTH 35 DEGREES 07 MINUTES 36 SECONDS EAST, A DISTANCE OF 184.21 FEET;

THENCE NORTH 54 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 9.67 FEET;

THENCE SOUTH 35 DEGREES 01 MINUTES 30 SECONDS EAST, A DISTANCE OF 166.10 FEET;

THENCE SOUTH 36 DEGREES 39 MINUTES 14 SECONDS EAST, A DISTANCE OF 155.00 FEET;

THENCE NORTH 53 DEGREES 45 MINUTES 49 SECONDS EAST, A DISTANCE OF 272.91 FEET TO THE POINT OF BEGINNING.



October 14, 2023

PINAL COUNTY DEVELOPMENT SERVICES
PO BOX 749
FLORENCE, AZ 85132

ATTN: Glenn Bak, Senior Planner

Re: Planning Case Number PZ-032-23 and PZ-PD-007-23

To whom it may concern,

In accord with the notice of public hearing for the above referenced Rezoning and PD cases, I offer the following information:

Name: Patrick and Frances Quinney
Address: 31450 N. Sonza Way, San Tan Valley, AZ 85143
(Johnson Ranch)
Telephone: 303-921-3216
Parcel Number: 210-18-16805

As homeowners in Johnson Ranch, Estate Section, we wish to express our objection to this rezoning and PD request in the strongest possible way. Approval of this rezoning would be an absolute catastrophe. We cannot imagine a development that would be more damaging to this neighborhood than that requested by these two proposals. On every front, this development is absolutely one of the most inappropriate uses of this particular parcel that could be imagined.

Neighborhood Identity:

This is a single family residential community. Placing a high density multistory multifamily development squarely in center of the neighborhood would forever change the character of Johnson Ranch in a negative way. The effect of this development would be to not only impact the property values of the single family community, but the influx of residents destroy the tranquil use of the amenities available in Johnson Ranch. The current retail zoning is an ideal use for this parcel, and has been slowly developing as such in support of the existing residents.

Traffic:

We would challenge anyone to suggest a development that would more negatively impact the surrounding streets of Hunt Highway, Johnson Ranch Blvd, and Bella Vista Road. The intersection of Hunt and Bella Vista is one of the most dangerous in the vicinity already, with traffic stopping accidents a common occurrence. Adding another access point to Hunt Highway and or Johnson Ranch Blvd to handle the needs of a

high density residential development at this location would cripple these already overloaded intersections. If access were allowed to Johnson Ranch Blvd, the roundabout at Golf Course Drive would be rendered useless by the backup from Hunt Highway. In addition, the southern portions of Johnson Ranch would experience an increase if traffic volume from those turning south to access Hunt Highway.

Economic Impacts:

We have heard the sentiments of some of the District supervisors that in order to attract more retail development and subsequent County tax base, we need to allow higher density residential development. That being said, it must be placed in appropriate locations that allow for comfortable transitions from one neighborhood character to another. There could not be a worse example of inappropriate placement than this particular requested development. As the northern portion of Pinal County develops, including the pending development by AZDOT of the north south traffic corridor, opportunities for high density residential, retail, and commercial development will abound in the eastern portion of San Tan Valley, bringing the desired increase in tax base so needed by Pinal County.

In summary, We cannot believe there to be a single soul in Johnson Ranch, Rancho Bella Vista, or any of the other surrounding communities who would not object to this proposed development.

We respectfully request that the Planning Commission and County Supervisors deny approval of this case, and that our objection be entered into the record and become a part of the presentation at the upcoming meetings for this case, as we are not able to attend at this time. We will most certainly be in attendance at any future opportunities that may arise if this case progresses.

Thank you for the opportunity to comment on this case.

Patrick and Frances Quinney

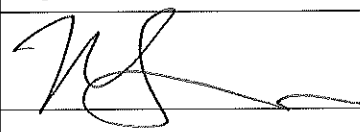
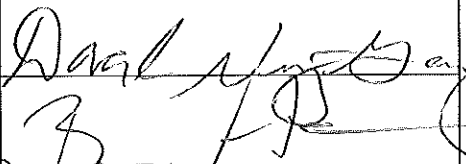

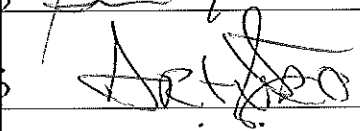


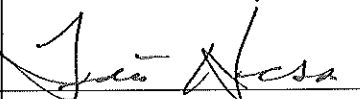

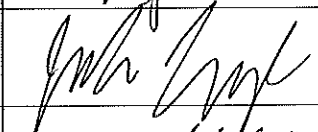

Petition

My signature below confirms that I am a resident of the Johnson Ranch neighborhood and have met with a representative of the Brown Group's development team to review and discuss the proposed Sanctuary at Johnson Ranch rezoning request near the southwest corner of Hunt Highway and Golf Club Drive. My signature acknowledges that I have no issues and am not opposed to the proposed project or rezoning from CB-1 to MR.

First Name	Last Name	Address	Date	Signature
Keith	Brundin	524 RED ROCK TR	8/19/22	Keith A Brundin
ALONSO R	RWOOE JR	596 RED ROCK TR	08/19/22	[Signature]
ADAM / AMY	RICE	608 RED ROCK TR	8/19/22	Adam Rice
Jessica	Suing	609 E Red Rock	8/19/22	Jessica Suings
Larry	Hoffman	30369 N DESERT WILLOW	8/19/22	Larry Hoffman
Jolyn	Todd	548 E. Red Rock Trl	10/27/22	Jolyn Todd
Mark E	Johnson	548 E. Red Rock Trl.	10/27/22	Mark E Johnson
Termaine	Walmsley	6020 E Red Rock Trl	1/25/23	Termaine Walmsley
Katie	Sneed	6032 E. Red Rock Trl	1/25/23	Katie Sneed
Matthew	VanBeek	560 E Red Rock Trl	1/25/23	Matthew VanBeek

Petition

My signature below confirms that I am a resident of the Johnson Ranch neighborhood and have met with a representative of the Brown Group's development team to review and discuss the proposed Sanctuary at Johnson Ranch rezoning request near the southwest corner of Hunt Highway and Golf Club Drive. My signature acknowledges that I have no issues and am not opposed to the proposed project or rezoning from CB-1 to MR.

First Name	Last Name	Address	Date	Signature
Nancy	Smith	30872 N Royal Oak	3/23/23	
Dora	Nevarez-Garcia	30513 N. Plantation	2-2-2023	
Bertha Harris		585 E Red Rock Trl	2-2-2023	
J. Arturo	Topete	573 E Red Rock	2-2-2023	
Lila	Williams	645 Red Rock	3/23/23	
Karen	Hess	30815 NORTH MAPLE	3/23/23	
Tim	Hess	30815 N. MAPLE CHASE	3/23/23	
Bernice	Legge	30713 N. Maple Chase	3/23/23	
Jessie	Camp	30459 N. Maple Chase	3/23/23	
Karen	Bielicki	30404 N. Maple Chase	3/23/23	

Petition

My signature below confirms that I am a resident of the Johnson Ranch neighborhood and have met with a representative of the Brown Group's development team to review and discuss the proposed Sanctuary at Johnson Ranch rezoning request near the southwest corner of Hunt Highway and Golf Club Drive. My signature acknowledges that I have no issues and am not opposed to the proposed project or rezoning from CB-1 to MR.

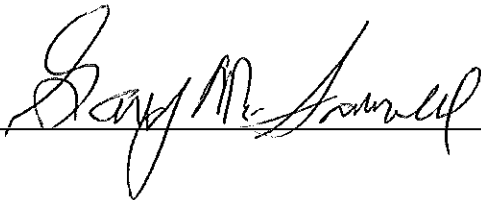
First Name	Last Name	Address	Date	Signature
Lisa	Grigniff	30797 N. Maple Chase Dr TX 75143	3/23/23	[Signature]
GARY	SAWVELL	30254 N. MAPLE CHASE	9/23/23	[Signature]
Shari	Overton	30596 N Maple Chase	9/8/23	Shari Overton
Joe	Overton	30596 N. Maple Chase	9/8/23	Joe Overton
Terrell	Davis	30510 N Maple Chase	9/8/23	Terrell
Stephanie	Haag	29803 N Red Sand Way	9/12/23	Stephanie Haag
Julio	LUCERO	29836 N RED SAND WAY	9-12/23	Julio Lucero
Kendra	Mathia	800 E Dust devil cir	9-12/23	Kendra Mathia

Tenant
land

Statement of Support

By signing my name below, I acknowledge that I am a resident of the Johnson Ranch Neighborhood and have reviewed the proposed Sanctuary at Johnson Ranch project near the southwest corner of Hunt Highway and Golf Club Drive. My signature confirms I have met with and discussed the proposed site plan and rezoning request with a representative of the Brown Group's development team, and am in support of rezoning the subject property from CB-1 to MR for the development of the Sanctuary at Johnson Ranch community.

Again, my signature below acknowledges my support for the proposed Sanctuary at Johnson Ranch project and rezoning the subject property from CB-1 to MR.

Signature  Date 9/9/23

Printed Name GARY M. SAMUEL

Street Address 98554 N. MAPLE CHASE DR

City/Zip Code 85143

Statement of Support

By signing my name below, I acknowledge that I am a resident of the Johnson Ranch Neighborhood and have reviewed the proposed Sanctuary at Johnson Ranch project near the southwest corner of Hunt Highway and Golf Club Drive. My signature confirms I have met with and discussed the proposed site plan and rezoning request with a representative of the Brown Group's development team, and am in support of rezoning the subject property from CB-1 to MR for the development of the Sanctuary at Johnson Ranch community.

Again, my signature below acknowledges my support for the proposed Sanctuary at Johnson Ranch project and rezoning the subject property from CB-1 to MR.

Signature Keith A Brundin Date 8/19/22

Printed Name KEITH BRUNDIN

Street Address 524 RED ROCK TRAIL

City/Zip Code SAN JUAN VALLEY, 85143

435 890 3429

Statement of Support

By signing my name below, I acknowledge that I am a resident of the Johnson Ranch Neighborhood and have reviewed the proposed Sanctuary at Johnson Ranch project near the southwest corner of Hunt Highway and Golf Club Drive. My signature confirms I have met with and discussed the proposed site plan and rezoning request with a representative of the Brown Group's development team, and am in support of rezoning the subject property from CB-1 to MR for the development of the Sanctuary at Johnson Ranch community.

Again, my signature below acknowledges my support for the proposed Sanctuary at Johnson Ranch project and rezoning the subject property from CB-1 to MR.

Signature Adam Rick

Date 8-19-2022

Printed Name Adam Rick

Street Address 608 ERED ROCK TRAIL

City/Zip Code SAN TAN VALLEY, AZ 85143

Statement of Support

By signing my name below, I acknowledge that I am a resident of the Johnson Ranch Neighborhood and have reviewed the proposed Sanctuary at Johnson Ranch project near the southwest corner of Hunt Highway and Golf Club Drive. My signature confirms I have met with and discussed the proposed site plan and rezoning request with a representative of the Brown Group's development team, and am in support of rezoning the subject property from CB-1 to MR for the development of the Sanctuary at Johnson Ranch community.

Again, my signature below acknowledges my support for the proposed Sanctuary at Johnson Ranch project and rezoning the subject property from CB-1 to MR.

Signature  Date 10/27/22

Printed Name Mark Johnson


Street Address 548 E. Red Rock Trl.
S

City/Zip Code San Tan Valley, AZ 85143

Statement of Support

By signing my name below, I acknowledge that I am a resident of the Johnson Ranch Neighborhood and have reviewed the proposed Sanctuary at Johnson Ranch project near the southwest corner of Hunt Highway and Golf Club Drive. My signature confirms I have met with and discussed the proposed site plan and rezoning request with a representative of the Brown Group's development team, and am in support of rezoning the subject property from CB-1 to MR for the development of the Sanctuary at Johnson Ranch community.

Again, my signature below acknowledges my support for the proposed Sanctuary at Johnson Ranch project and rezoning the subject property from CB-1 to MR.

Signature  Date 10/27/22

Printed Name Jolyn Todd

Street Address 548 E. Red Rock Trail

City/Zip Code San Tan Valley, AZ 85143

Statement of Support

By signing my name below, I acknowledge that I am a resident of the Johnson Ranch Neighborhood and have reviewed the proposed Sanctuary at Johnson Ranch project near the southwest corner of Hunt Highway and Golf Club Drive. My signature confirms I have met with and discussed the proposed site plan and rezoning request with a representative of the Brown Group's development team, and am in support of rezoning the subject property from CB-1 to MR for the development of the Sanctuary at Johnson Ranch community.

Again, my signature below acknowledges my support for the proposed Sanctuary at Johnson Ranch project and rezoning the subject property from CB-1 to MR.

Signature Kate Seer Date 1/26/23

Printed Name Kate Seer

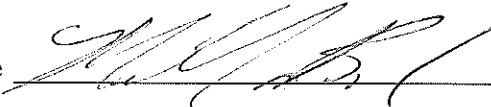
Street Address 132 E Red Rock

City/Zip Code San Tan Valley, AZ 85143

Statement of Support

By signing my name below, I acknowledge that I am a resident of the Johnson Ranch Neighborhood and have reviewed the proposed Sanctuary at Johnson Ranch project near the southwest corner of Hunt Highway and Golf Club Drive. My signature confirms I have met with and discussed the proposed site plan and rezoning request with a representative of the Brown Group's development team, and am in support of rezoning the subject property from CB-1 to MR for the development of the Sanctuary at Johnson Ranch community.

Again, my signature below acknowledges my support for the proposed Sanctuary at Johnson Ranch project and rezoning the subject property from CB-1 to MR.

Signature 

Date 1/25/23

Printed Name Matthew VanBeek

Street Address 560 E Red Rock Trl

City/Zip Code 85143

Public/Action# PZ-032-23 and PZ-PD-007-23 External Inbox x



Rick Allerdings <ricka@argaudio.com>
to me

Wed, Oct 16, 4:41PM (22 hours ago) ☆ ↶ ⋮

Dear Mr. Bak,

Our names are Rick and Shelly Allerdings and we live full time at 568 W stirrup Ln San Tan Valley AZ 58143 and our cell numbers are 952-237-0957 and 952-412-5949.

This is in regards to Public/Action# PZ-032-23 and PZ-PD-007-23 for rezoning business land to build high density living apartments. **We do not want these apartments near our home and we are strongly against this measure!**

Thank you
Rick Allerdings

Rick Allerdings
President
Audio Resource Group, Inc.
405 Main Ave W, Suite 4G
West Fargo, ND 58078
701-540-0750 ext 300
www.argaudio.com



Public Hearing PZ-032-23 and PZ-PD-007-23 External Inbox x



Eisman57 <eismanstv@gmail.com>
to me, eismanstv

Fri, Oct 20, 3:36 PM (4 days ago) ☆ ↶ ⋮

Hello Glenn, please make it clearly understood by all meeting participants that this vacant parcel has been deemed **non viable for commercial development**. I've seen several people argue commercial development will result in 4x-6x more vehicle traffic than multifamily development. This is a deliberate misrepresentation if commercial development is non viable.

Thank-you,

Mitchell Axmear
30016 N Yellow Bee Drive
San Tan Valley, AZ 85143

FW: Oppose PZ-032-23, PZ-PD-007-23 Inbox x



mi2az03@cox.net
to planningdivision, BOSdistrict4

11:42AM (16 minutes ago) ☆ ↶ ⋮

Last evening there was a zoom call with people representing this development. All of their comments expressed that this would be a low impact to the residents of Johnson Ranch, however this cannot be the case. They propose a main entrance and exit onto Hunt Highway, but with no traffic signal there, everyone trying to get out onto Hunt and heading North, as the majority of the traffic does, will have a long wait to cross Hunt and will instead exit onto the Johnson Ranch exit to go to the turn about and light. This area is already very congested and busy times, and would only get worse with up to an additional 180+ households using it. I understand the need to have at least two ingresses and egresses, however this is not a viable solution. Add to this the option for school buses to pick up and drop students, and it is more congestion. Their statement that remaining commercial would be more traffic is incorrect, as entrance to any businesses would be off Hunt, as it currently is, and the access road along Hunt that connects to the traffic light in front of Del Rio can be also extended for additional businesses. Our area needs more local businesses, such as another restaurant, perhaps a day care, medical, etc. and it would not have the impact on traffic as this proposed high density apartment complex. The reps last night stated that there were already approximately 900 rental units being developed and built in the area, there is not a need to have another one crammed into this small area that will negatively impact the traffic situation on Johnson Ranch Blvd. Please oppose this change in zoning and development.

Dave and Pat Beckwith
Johnson Ranch residents

Proposed Apts. across from Fry's Hunt Highway

External

Inbox



Jerelyn Beil <jerelynbeil@yahoo.com>

6:15 AM (2 hours ago)



to Glenm.Bak@pinal.gov, PlanningDivision@pinal.gov

Glenn,

I'm going to try to make the Planning and Zoning meeting on Thursday. However, in the event I can't I wanted to make sure that my voice was heard. I am totally against this proposed zoning change for apartments at this location!! This week alone, and it's only Tuesday, there have been 3 accidents on Hunt Highway in the proximity of Bella Vista. This influx of cars that 181 apartments will bring to this intersection is not reasonable!! Use your head and listen to the residents that have to deal with this traffic on a daily basis. This does not make good common sense. I don't care how the driveway plans are proposed to exit this complex it will be too much for an already overused section of Hunt Highway. There isn't a possible place for an additional exit to Hunt Highway with the existing stop light right there by the car wash making it too close to add another one. And don't even suggest that all the exits will be onto Johnson Ranch Blvd. Entering the roundabout is already a challenge with a line of traffic backed up south way past the Chase Bank driveway. That should tell you that this is not a smart project for that location.

The Ganzel extension was a great idea and has helped tremendously in alleviating the stress at the Bella Vista intersection. Adding these 181 apartments will undo what was accomplished with this extension. Please vote on behalf of the residents and say NO to this proposal!

Jerelyn Bennett-Beil
25 E. Mill Reef Dr.
Johnson Ranch Community

Apartment Complex

Inbox



'Roseanne Carpenter' via Info - Planning Division DL

Wed, Nov 15, 8:17 PM (11 hours ago)



to PlanningDivision

[Sent from Yahoo Mail for iPad](#)

Dear Sirs:

I am writing this letter to ask you to please turn down the Proposed Apartment Complex lining Johnson Ranch Blvd, we live at 30839 N. Royal Oak Way very close to this site. There are times when we wait at the stop sign to turn left toward the round about for a very long time. I can only imagine what a grid lock 1,300 more cars using it will cause to an already serious traffic grid lock.

The impact on our property values would also be negative. Please consider the residences in Johnson Ranch before sending this on for approval. You may approve, but you do not live here.

Thank you,

Richard and Roseanne Carpenter
30839 N. Royal Oak Way
San Tan Valley, Az. 85143

Roseanne Carpenter <niteshade220@yahoo.com>

Wed, Nov 15, 8:05 PM (11 hours ago)



to me

[Sent from Yahoo Mail for iPad](#)

I am writing this letter to state our displeasure with the proposed Apt. complex. Our home is located very close to this site on 30839 N. Royal Oak Way. It will add to the many traffic problems already on N. Royal Oak and Johnson Ranch Blvd. There are times when we wait for over 5 minutes to turn left. With the additional addition of possibly 1,300 more cars using this road it is mind boggling how you can even consider this location. Not to mention that our property values will decrease considerably due to the close proximity to our home.

Please consider the needs of your existing residences before passing this on for a vote

Thank You,
Richard and Roseanne Carpenter
30839 N. Royal Oak Way
San Tan Valley, Az. 85143

Re-Zoning Commercial Property Adjacent to Johnson Ranch

External

Inbox



Coralynn Dallmann <crazegolfer4825@gmail.com>
to me

10:20 AM (7 minutes ago)



I want to make it known I am completely against the re-zoning that is being planned.

The traffic is bad enough, we don't need anymore. More people... more security issues with more crime. Since I am a new resident, I purchased in this area for the reasons it is quiet and a low security issue.

Please do not change the zoning to high density living unit.

Coralynn Dallmann
NEW Resident Solera Johnson Ranch
416 W Bismarck Street
701-320-3870
Public/Action #PZ-032-23 and PZ-PD-007-23

High Density Housing Proposals

External

Inbox



Eisman57 <eismanstv@gmail.com>
to Glenn, Bak, sean

Mon, Nov 20, 3:41 PM (7 days ago)



Afternoon guys, I am unable to attend the meeting discussing high-density housing proposals in STV. I have no objection to the development targeting the SE corner of Bella Vista and Gantzel. However I'm strongly opposed to the Sanctuary multi-family development across from Fry's on Hunt Highway. Whoever compiled the traffic study that signed-off on dumping hundreds of cars into the intersection of Hunt Hwy and Bella Vista clearly doesn't live in Johnson Ranch. That intersection is already a nightmare to navigate during rush hour traffic. Approval of that development would be a monumental mistake. Please record me as a strong 'no' vote.

Thanks,

Mitch Axmear
30016 N. Yellow Bee Dr.
San Tan Valley, AZ 85143

Pinal County Planning Department
Florence, AZ 85132

Per Arizona Revised Statute, Title 11 11-814 Rezoning: PZ- 032-23; PZ-PD-007-23.

I am a property owner in Johnson Ranch. I live at 30164 N Sunray Drive The proposed Sanctuary development owned by LDR-SWC Hunt Highway and G.C. LLC. This is parcel 210-20-0200

I do not live within 300 feet of the proposed development, but I am greatly opposed rezoning it from Commercial to Residential – Multi-Family.

I take issue with the following:

- The amount of additional traffic at the roundabout on Golf ?Club Drive
- The additional traffic on Johnson Ranch Blvd
- How much additional time it will take to get out of my development (I live in the Stone Gate section of Johnson Ranch)
- The extra strain on our water levels
- There is already an issue with the number of traffic accidents and fatalities on Hunt Highway
- How much longer it may take for Rural Metro to get into and service our area
- The disproportionately low number of grocery stores to service out area

Please count me as definitely a no vote to this development.

Regards,

Lisa Walters-Felloney
30164 N Sunray Drive
San Tan Valley, AZ 85143

Regards,

Lisa Walters-Felloney

Sanctuary at Johnson Ranch Protest letter in close

LISA FELLONEY <lisa3pate@comcast.net>
to PlanningDivision@pinal.gov

Son, Nov 12, 8:20 AM (23 hours ago) ☆ ↶ ⋮

November 12, 2023

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Pinal County Planning Department
Florence, AZ 85132

Per Arizona Revised Statute, Title 11 11-814 Rezoning: PZ- 032-23; PZ-PD-007-23.

I am a property owner in Johnson Ranch. I live at 30164 N Sunray Drive The proposed Sanctuary development owned by LDR-SWC Hunt Highway and G.C. LLC. This is parcel 210-20-0200

I do not live within 300 feet of the proposed development, but I am greatly opposed rezoning it from Commercial to Residential – Multi-Family.

I take issue with the following:

- The amount of additional traffic at the roundabout on Golf ?Club Drive
- The additional traffic on Johnson Ranch Blvd
- How much additional time it will take to get out of my development (I live in the Stone Gate section of Johnson Ranch)
- The extra strain on our water levels
- There is already an issue with the number of traffic accidents and fatalities on Hunt Highway
- How much longer it may take for Rural Metro to get into and service our area
- The disproportionately low number of grocery stores to service out area

Please count me as definitely a no vote to this development.

Opposing High Density Apartments

External

Inbox x



alereesecgonzalez@gmail.com

to me ▾

8:39 AM (2 hours ago)



Hello Glenn,

My name is Alereese Gonzalez and I am a member of the Johnson Ranch community, my partner, daughter and I moved here last September. I was informed about the area in front of Johnson Ranch and Fry's being used for high density apartments. I would like to express I am in opposition of this, with high density apartments there brings more crime, traffic and more vehicular accidents in the surrounding areas. I would, however, like to see more businesses, restaurants, anything other than just housing. The area we live in is pleasant and very community oriented which is why we chose to move here for our daughter, so she can grow up in an area that is safe. I would hate to have it become an area filled with crime.

I appreciate your time and hope this email is found in good hands.

Best,

Alereese Gonzalez

Arizona State University
Barrett the Honors College
B.S. Exercise and Wellness

Rezone for Apartments

External

Inbox x



Stephen Grimm <scgrimm@gmail.com>

to Glenn Bak, Planning Division ▾

9:12 AM (1 minute ago)



Please consider to NOT rezone the area across from Fry's on Hunt Highway in San Tan Valley. This area is zoned for Business and we could certainly use more businesses around this area.

With 2 Apartment complexes going in already on Hunt and Gary we will have grid lock and no one will be able to get anywhere in a timely manner. I am already concerned about the traffic these two will cause without adding another Complex.

The water situation is also a concern. Water useage will be high with so many people and single units that apartments bring.

The Fry's grocery store is a smaller one and will not accommodate all the extra people either.

I believe people that moved to San Tan Valley and Johnson Ranch did so knowing we would grow but not to the extent that you are considering, especially since this area is zoned for business now.

Consider to NOT go forward with this proposal.

Thanks for your time and consideration.

Cynthia Grimm
Stephen Grimm
314 W Peak Place
San Tan Valley, AZ. 85143

Sent from my iPad

Apartment rezoning Hunt Highway

External

Inbox x

Judy Jackson <judyjackson58@hotmail.com>

to Glenn.Bak@pinal.gov ▾

Sun, Nov 12, 9:18 AM (22 hours ago)

Please turn down. Increased traffic increases accidents that happen daily

Date: Nov. 13, 2023

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

I/We are the (circle one) Owners ~~OR~~ -- Renters of property in San Tan Valley,
and we oppose the Sanctuary at Johnson Ranch, that is proposed to be
constructed on property owned by LDR-SWC and G.C. LLC.

Legal Description: A portion of Section 20, Township 3 South, Range 8 East
of the Gila and Salt River Meridian, Pinal County, Arizona.

This project is referred to by the Pinal County Planning Department as:
PZ-032-23 and **PD-007-23**.

This letter is to confirm that ~~I~~ We are **PROTESTING** the approval and
construction of this development.

Jeannette A. Harrigan
NAME

30155 N. Coral Bean Dr., STV 85143
ADDRESS

J. Harrigan
SIGNATURE

SIGNATURE



Mac <macjacksr80@gmail.com>
to Glenn.Bak, PlanningDivision

Sun, Nov 12, 8:06 AM (23 hours ago) ☆ ↶ ⋮

Be careful with this message

Mac is similar to a name in your organization, but the email address does not belong to your domain or Pinal County Government Mail couldn't verify that it actually came from macjacksr80@gmail.com. Avoid replying to this email unless you reach out to the sender by other means to ensure that this email address is legitimate.

Report phishing

Looks safe



cross from fry on hunt and Bella Vista, I don't support it. crime has already increased and if it has be builded, it will be doubled. also more accidents as usual on this road! push it to near Florence Town.
we already have one right next to Wal-Mart is enough.
We don't even have a normal police station so no !
all of people talking about water problems. we have tons of problems that need be solved first!
queen creek is like a Gilbert's so this is going be like a queen creek pushing s.t.v. to Florence please rip that application or offer them somewhere else!

michael j

The Jacksons

Proposed Zoning Changes San Tan Valley External Inbox x

jaymatthews1@cox.net
to GlennBak, Jay

8:56 AM (1 hour ago) ☆ ↶ ⋮

Hello,

I just wanted to express my concern for the Proposed zoning changes in San Tan Valley that would allow the building of a multi-family apartment complex at Hunt Hwy and Bella Vista, SW corner approximately. That is a major intersection that is already congested with traffic. If an apartment complex were to be built in this area the traffic would be a total mess. I am strongly against this idea, and I am hoping that you are too. I've read a lot of people's opinions on this subject in the social media apps recently. It doesn't sound like anyone is in favor of this proposed zoning change. Please do your best to prevent this from passing.

Thanks!

Jay

Johnson Ranch proposed zoning changes for multi family apartment complex External Inbox x

Cheryl Matthews <cherylmattthews@cox.net>
to me

8:35 AM (1 hour ago) ☆ ↶

Hello,

I just wanted to express my concern for the Proposed zoning changes in San Tan Valley that would allow the building of a multi-family apartment complex at Hunt Hwy and Bella Vista, SW corner approximately. That is a major intersection that is already congested with traffic. If an apartment complex were to be built in this area the traffic would be a total mess. I am strongly against this idea, and I am hoping that you are too. I've read a lot of people's opinions on this subject in the social media apps recently. It doesn't sound like anyone is in favor of this proposed zoning change. Please do your best to prevent this from passing.

Thanks!

Date: November 14, 2023

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

I/We are the (circle one) Owners ~~OR~~ -- Renters of property in San Tan Valley,
and we oppose the Sanctuary at Johnson Ranch, that is proposed to be
constructed on property owned by LDR-SWC and G.C. LLC.

Legal Description: A portion of Section 20, Township 3 South, Range 8 East
of the Gila and Salt River Meridian, Pinal County, Arizona.

This project is referred to by the Pinal County Planning Department as:
PZ-032-23 and PD-007-23.

This letter is to confirm that I/We are **PROTESTING** the approval and
construction of this development.

Carol Kalayjian
NAME

734 E BEARGRASS PL. STV, AZ 85143
ADDRESS

Carol Kalayjian
SIGNATURE SIGNATURE

Apartment Complex External inbox

Connie McGahan <cmcgahan0422@gmail.com>
to Glenn Bak, Planning Division

Wed, Nov 15, 8:53 AM (23 hours ago) ☆ ↩ ⋮

Please do not approve the application for the 181 unit apartment complex across from Fry's on Hunt Hwy and Johnson Ranch Blvd. The traffic in that area is already backed up on a daily bases and accidents happen daily. We do not have the road infrastructure to accommodate this kind of apartment complex! Already bad enough with all the housing going up-new apartments going up on Hunt and Gary and now more going up on Hunt Hwy next to Solera community!
Thanks for your consideration to this issue.

Connie McGahan
Johnson Ranch resident
Sent from my iPhone

Apartments

Inbox x



peter morales <cojak_5@msn.com>
to PlanningDivision@pinal.gov

Nov 12, 2023, 5:08 PM (13 hours ago)



Hello,

I am a resident who lives on Bella Vista Rd. and Hunt Highway.

I have owned my home for just about 6 years now and I am all for the growing that is all around us but having more apartments on Hunt Highway instead of more necessity to stores etc. with all the traffic is just wrong.

Especially with all the traffic we are having now is ridiculous.

I love where I live and I know it has to grow but when it takes 10 minutes or more just to get from Bella Vista Rd. to Walmart at times is crazy.

I am against the apartments being built.

Thank you,
Pedro

Sent from my iPhone

Apartments

External Inbox x



peter morales <cojak_5@msn.com>
to Glenn.Bak@Pinal.gov

Sun., Nov 12, 6:07 PM (13 hours ago)



Hello,

I am a resident who lives on Bella Vista Rd. and Hunt Highway.

I have owned my home for just about 6 years now and I am all for the growing that is all around us but having more apartments on Hunt Highway instead of more necessity to stores etc. with all the traffic is just wrong.

Especially with all the traffic we are having now is ridiculous.

I love where I live and I know it has to grow but when it takes 10 minutes or more just to get from Bella Vista Rd. to Walmart at times is crazy.

I am against the apartments being built.

Thank you,
Pedro

Sent from my iPhone

Sanctuary at Johnson Ranch External Inbox x



Keath Pulford <keathandbeth@gmail.com>

8:37 AM (7 minutes ago)



to planningdivision, me ▾

Pinal County Planning Department
Florence, Arizona, 85132

To whom it may concern,

Re: Sanctuary at Johnson Ranch, PZ-032-23 and PD-007-23. Parcel 210-20-0200

The proposed project is to be constructed on property owned by LDR-SWC Hunt Highway and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

We are the Owners of 30456 North Royal Oak Way, located approximately 420 feet from the above noted Sanctuary project. After scrutinizing over the entry/exits of this proposed project, I am certain these issues will be eminent.

The additional traffic from the 180 plus units in and out of this area, will result in major traffic congestion leading to and from Johnson Ranch Boulevard and Golf Club Drive. Out of convenience and certainly out of frustration, drivers not wanting to wait for those turning left into the project, will use Royal Oak Way as a thoroughfare, reconnecting onto Johnson Ranch Boulevard, south of the proposed development.

North Royal Oak Way is a narrow crescent road, without sidewalks. It is a quiet street, with children riding bikes and kick-scooters along the sides of the road. Residents walking to school, a store, our mailboxes or to the swimming pool, must walk on the road. The higher volume of traffic and increased speeds will put the safety of these homeowners and their children at risk.

This letter is to confirm that we are protesting the approval and construction of this development.

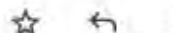
Name: Larry Kreutz, Carole McDonald and Keath & Beth Pulford
Address: 30456 North Royal Oak Way, San Tan Valley, AZ. 85143
Parcel Number 2105101105

NO on Multi-family apartments External Inbox x



Richard Quinn <rtquinniv@yahoo.com>

Sun, Nov 12, 4:45 PM (14 hours ago)



to me, planningdivision, Teresa ▾

Hello,

I am writing to you in regards to the planning of building the multi-family apartments across from Fry's on Hunt Highway. I and my wife are against this proposal. The traffic at the intersection of Hunt Highway and Johnson Boulevard is already overcrowded and chaotic. With the addition of these new apartments will come additional traffic for which that intersection will not be able to handle.

Sincerely,

R. Taylor Quinn IV & Teresa Cash-Quinn
rtquinniv@yahoo.com
760-212-8215

Apartment planning in Johnson Ranch Inbox x



'Hector Romero' via Info - Planning Division DL

Sun, Nov 12, 9:11AM (22 hours ago)



to PlanningDivision ▾

My wife and I have lived here since 2016 and we have seen Johnson Ranch go up and down with the quality of how this living residence area has been run. The congestion of the traffic is only one of the things that'll cause a lot of havoc in this area; but also San Tan Valley/Johnson Ranch has already lost part of its allure and characteristics; so please don't let it lose even more, and have the quality of life out here diminish, making it a dreadful place to live.

Sent from my iPhone

Planning of Johnson Ranch Apartments

External Inbox



Hector Romero <hjr240z@yahoo.com>
to: Glenn Bak

Sun, Nov 12, 9:11 AM (22 hours ago) ☆ ↩ ⋮

My wife and I have lived here since 2016 and we have seen Johnson Ranch go up and down with the quality of how this living residence area has been run. The congestion of the traffic is only one of the things that'll cause a lot of havoc in this area; but also San Tan Valley/Johnson Ranch has already lost part of its allure and characteristics; so please don't let it lose even more, and have the quality of life out here diminish, making it a dreadful place to live.

Sent from my iPhone

My name is Barbara Sigel and I have lived in the SanTan Foothills for the last 18 years. I am here to object to the building of the apartments on Hunt Hwy by Frys. This is more of a rhetorical statement than anything.

I would just like to know why the planning department and the supervisors can even contemplate the building of more high density housing when the roads aren't capable of handling the traffic that is already here. It is a nightmare trying to go somewhere no matter the time or day. I have on more than one account called and/or filed a complaint about the builders and lack of following building codes such as watering to hold down dust to which I am met with the response that there aren't enough inspectors. If there aren't enough inspectors to handle all the building in progress there shouldn't be any consideration given to the building of high density or any more building until the county gets things in control. Growth needs to stop NOW and stop issuing more building permits. Due to poor planning on the county's part, what was once a nice place to live has now become unbearable. Please consider not approving these apartments until the county can make the necessary roadway improvements to handle the traffic. Stop and think how the county officials have ruined a once tranquil rural setting. Are you just out to pad your own pockets?

Thank you, Barbara Sigel

Public Action# PZ-032-23 and PZ-PD-007-23 Rezoning

External Inbox



Terry Smith <tersmith83@gmail.com>
to: me

6:51 AM (1 hour ago) ☆ ↩ ⋮

Good Morning Mr. Bak,

I am writing in regard to the rezoning of the property behind Chase Bank at 30963 W Golf Club Dr, San Tan Valley, bordered on the North by West Golf Club Drive and the West by Johnson Ranch Blvd in San Tan Valley. We recently bought our house at 29773 N Candlewood Drive, San Tan Valley with the understanding that the reference property was going to stay zoned commercial. We are strongly against this property being changed to any type of residential zoned property.

Thank you for your consideration in not changing this currently zoned commercial property to residential.

Terry & Nancy Smith
29773 N Candlewood Drive,
San Tan Valley, AZ

701-330-0789
tersmith83@gmail.com

17 acre rental property proposal External Inbox x Opposition/Sanctuary at JR x



Jonathan Sagarnaga

8:42 AM (6 hours ago) ☆

Dear Mr. Glenn Bak. My name is Jonathan Sagarnaga and I am a resident at Rancho Bella Vista. I have grave concerns about the new proposal being brought up. My f

Glenn Bak

2:04 PM (1 hour ago) ☆

Jonathan, Please provide the applicable case # for this proposal as your e-mail doesn't identify the specific project.

Jonathan Sagarnaga

2:50 PM (29 minutes ago) ☆ ↩ ⋮

to me ▾

My apologies,
The case number I'm referencing is:

case
Z-PA-068-25

Sent from my iPhone

On Nov 28, 2023, at 2:04 PM, Glenn Bak <glenn_bak@pinal.gov> wrote:

Glenn Bak

3:20 PM (0 minutes ago) ☆ ↩ ⋮

to Jonathan ▾

Sorry, that # would be for a pre-application meeting that has yet to occur since the the last part would be the year. How did you learn of this? When something is applied for large signs go up and those within 600' get a postcard when a hearing is scheduled. Those things would have the case #.

17 acre rental property proposal External Inbox x



Jonathan Sagarnaga <sagarnaga@icloud.com>

8:42 AM (5 hours ago) ☆ ↩ ⋮

to Glenn Bak ▾

Dear Mr. Glenn Bak,

My name is Jonathan Sagarnaga and I am a resident at Rancho Bella Vista.

I have grave concerns about the new proposal being brought up. My first and foremost concern is our infrastructure. The current roadways are being flooded with new residents and are not sufficient to sustain further development without turning our beautiful outskirts town into a parking lot. Secondly I'm really concerned on how new developments are weighing in on local school populations and how this is impacting out students learning environment (I have two school Alger children that I worry about). Third, our sheriffs department is being stretched thin. This is going to make our Sheriffs department work harder and make them less efficient to do their job efficiently. As you may know, petty crimes are on an uptick. We don't want this to turn into downtown LA in the future. It inevitable that San tan Valley is going to grow. That's understandable. But what myself and many residents in the area would like to see is our infrastructure grow so that new developments could be sustained comfortably. It is why we pay taxes and vote.

For this reason, I strongly oppose the new development and other until our infrastructure is first addressed. Once our roads and schools and sheriffs departments are brought up to sustain further developments, it can be a conversation to be had for further growth.

I sincerely appreciate your time and really hope you consider the concerns of the local residents before approving this and other developments.
Thank you.

Sent from my iPhone

Glenn Bak

2:04 PM (0 minutes ago) ☆ ↩ ⋮

to Jonathan ▾

Jonathan,
Please provide the applicable case # for this proposal as your e-mail doesn't identify the specific project.

—
[Glenn Bak](#)
Senior Planner
Pinal County, Community Development Department
85 N Florence Street
Florence, AZ 85132
520-866-6444

Date: Nov. 13, 2023

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

I/We are the (circle one) Owners -- ~~OR~~ -- Renters of property in San Tan Valley,
and we oppose the Sanctuary at Johnson Ranch, that is proposed to be
constructed on property owned by LDR-SWC and G.C. LLC.


Legal Description: A portion of Section 20, Township 3 South, Range 8 East
of the Gila and Salt River Meridian, Pinal County, Arizona.

This project is referred to by the Pinal County Planning Department as:
PZ-032-23 and PD-007-23.

This letter is to confirm that I/We are **PROTESTING** the approval and
construction of this development.

Gilbert + Christine Tremblay
NAME

1054 E Desert Springs Way
ADDRESS
San Tan Valley, AZ 85142


SIGNATURE

Page

1

/

1

SIGNATURE



+



Apartments in STV

External

Inbox x



Megan Vallejos <mvallejos87@gmail.com>

Tue, Nov 21, 7:03AM (6 days ago)



to me, planningdivision

Hello,

I am joining in an standing up to veto the apartment builds in STV. We are so crowded and compact that adding more and more people on top of each other will drive us all out of the area. PLease add more shops, restaurants and places for people to have jobs over more housing that will run the ara down

Thank you,

Megan Vallejos

Apartments Across From Fry's in San Tan

Inbox x



'Wendy Wilkins' via Info - Planning Division DL

7:03AM (42 minutes ago)



to PlanningDivision

To Planning:

This is crazy! I believe in expansion but this is just absurd! What about safety here! We already have a huge mess in our unincorporated town with an extreme amount of citizens driving our roads down in San Tan and exiting this area off of Hunt Highway! Our community will never be the same! All this is causing is good people putting their homes up for sale and moving out! This area will soon become a very unpleasant area to live in as some other cities have become throughout Arizona! What is Planning and Zoning thinking???? This will be a traffic and above all a safety mess for all! This project is not a wise decision moving forward and will be a total disaster for all that live in Johnsons Ranch and across Hunt Highway and it's scares me for those driving in this area. This will put people's lives in grave danger! Stop this insanity!

Wendy and Montie Wilkins
Johnsons Ranch

Sent from my iPhone

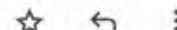
Re: Apartments across from Fry's at Johnson Ranch Blvd and Hunt



External Inbox x

Fran Woeber <goldj1@att.net>
to Planningdivision ▾

Sun, Nov 12, 1:53 PM (17 hours ago)



Sent from my iPad

> On Nov 12, 2023, at 1:45 PM, Fran Woeber <goldj1@att.net> wrote:

>
>

> I oppose that these apartments be built. The amount of traffic as it is right now is horrible and the accidents that happen there is totally out of control. So many have ended in fatalities as well. It is already a disaster trying to turn out of housing additions whether it is left or right turns that have been here for years, on the north side of Hunt Hwy that have no lights and have had fatalities as well before all the development started, and it just continues. The speed limit is 45 and most people are going 55 to 70 miles per hour when they can. Where is law enforcement in San Tan Valley? I am just waiting for one day that a vehicle comes ramming through the fence into my house.

>

> I live right next to Hunt Hwy and always hear the emergency vehicles going to that intersection or the one on Gary. We already have apartments going in at Gary and Hunt and that will be increasing traffic in both directions on Hunt Hwy as it is, we don't want or need any more Multi housing developments.

>

> Why do we have to build on every square inch of land out here. What will happen when the water supply goes away due to all the development.

> Sent from my iPad

Multi-Family Housing in Johnson Ranch

External Inbox x



Fred Zapata <dadzap@gmail.com>
to Glenn.bak ▾

Fri, Oct 20, 7:54 AM (4 days ago)



Please be advised that as an 8-year resident of Johnson Ranch I am completely opposed to approval and construction of any kind of multi-family housing on that little strip of land between Johnson Ranch Blvd. and Hunt Highway.

I urge you to consider that the quiet, dark (night time lack of light pollution) and peaceful ambiance that attracted so many residents to San Tan Valley eight to ten years ago, has been slowly and unceasingly eroded since then. Hunt Highway (a.k.a. the Hunt Motor Speedway) traffic has increased exponentially along with the noise created by that traffic.

The addition of multi-family, transient resident housing would only add value to the developers, builders and owners of such properties while further degrading the peaceful ambiance of our community. Again, I strongly urge you to consider these thoughts before adding to the degradation that we are already subjected to in this area.

Sincerely,

Fernando Zapata
532 E Red Mesa Trail
STV

Date: November 14, 2023

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

I/We are the (circle one) Owners ~~OR~~ -- Renters of property in San Tan Valley,
and we oppose the Sanctuary at Johnson Ranch, that is proposed to be
constructed on property owned by LDR-SWC and G.C. LLC.

Legal Description: A portion of Section 20, Township 3 South, Range 8 East
of the Gila and Salt River Meridian, Pinal County, Arizona.

This project is referred to by the Pinal County Planning Department as:
PZ-032-23 and **PD-007-23**.

This letter is to confirm that I/We are **PROTESTING** the approval and
construction of this development.

Carol Kalayjian
NAME

734 E BEARGRASS PL. STV, AZ 85143
ADDRESS

Carol Kalayjian
SIGNATURE SIGNATURE

Date: Nov. 13, 2023

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

I/We are the (circle one) Owners -- ~~OR~~ -- Renters of property in San Tan Valley,
and we oppose the Sanctuary at Johnson Ranch, that is proposed to be
constructed on property owned by LDR-SWC and G.C. LLC.

Legal Description: A portion of Section 20, Township 3 South, Range 8 East
of the Gila and Salt River Meridian, Pinal County, Arizona.

This project is referred to by the Pinal County Planning Department as:
PZ-032-23 and PD-007-23.

This letter is to confirm that I/We are **PROTESTING** the approval and
construction of this development.

Gilbert + Christine Tremblay

NAME

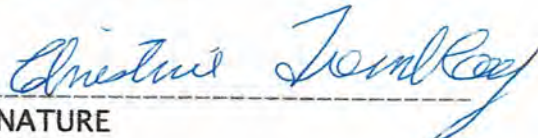
1054 E Desert Springs Way

ADDRESS

San Tan Valley, AZ 85142



SIGNATURE



SIGNATURE

Date: 11-14-2023

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

I/We are the (*circle one*) Owners-- *OR* -- Renters of property in San Tan Valley,
and we oppose the Sanctuary at Johnson Ranch, that is proposed to be
constructed on property owned by LDR-SWC and G.C. LLC.

Legal Description: A portion of Section 20, Township 3 South, Range 8 East
of the Gila and Salt River Meridian, Pinal County, Arizona.

This project is referred to by the Pinal County Planning Department as:
PZ-032-23 and **PD-007-23**.

This letter is to confirm that I/We are **PROTESTING** the approval and
construction of this development.

SHIRLEY LOK
NAME

78 W. GOLD DUST WAY, SAN TAN VALLEY, AZ 85143
ADDRESS

Shirley Lok
SIGNATURE

SIGNATURE

Date: 11-14-2023

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

I/We are the (*circle one*) Owners-- *OR* -- Renters of property in San Tan Valley,
and we oppose the Sanctuary at Johnson Ranch, that is proposed to be
constructed on property owned by LDR-SWC and G.C. LLC.

Legal Description: A portion of Section 20, Township 3 South, Range 8 East
of the Gila and Salt River Meridian, Pinal County, Arizona.

This project is referred to by the Pinal County Planning Department as:
PZ-032-23 and **PD-007-23**.

This letter is to confirm that I/We are **PROTESTING** the approval and
construction of this development.

DANIEL M. SCOTT

NAME

78 W. GOLD DUST WAY, SANTAN VALLEY, AZ 85143
ADDRESS JOHNSON RANCH

Daniel M. Scott

SIGNATURE

SIGNATURE

Date: 11-14-2023

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

I/We are the (*circle one*) Owners-- *OR* -- Renters of property in San Tan Valley,
and we oppose the Sanctuary at Johnson Ranch, that is proposed to be
constructed on property owned by LDR-SWC and G.C. LLC.

Legal Description: A portion of Section 20, Township 3 South, Range 8 East
of the Gila and Salt River Meridian, Pinal County, Arizona.

This project is referred to by the Pinal County Planning Department as:
PZ-032-23 and **PD-007-23**.

This letter is to confirm that I/We are **PROTESTING** the approval and
construction of this development.

DANIEL M. SCOTT

NAME

78 W. GOLD DUST WAY, SANTAN VALLEY, AZ 85143
ADDRESS JOHNSON RANCH

Daniel M. Scott

SIGNATURE

SIGNATURE

Date: Jan. 21, 2024

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

I/We are the (circle one) Owners ~~OR~~ -- Renters of property in San Tan Valley,
and we oppose the Sanctuary at Johnson Ranch, that is proposed to be
constructed on property owned by LDR-SWC and G.C. LLC.

Legal Description: A portion of Section 20, Township 3 South, Range 8 East
of the Gila and Salt River Meridian, Pinal County, Arizona.

This project is referred to by the Pinal County Planning Department as:
PZ-032-23 and **PD-007-23**.

This letter is to confirm that I/We are **PROTESTING** the approval and
construction of this development.

Mary Grzybowski - Hakman
NAME

28111 N. Welton Pl ; Johnson Ranch ; San Tan Valley ; AZ 85143
ADDRESS

M. Grzybowski - Hakman
SIGNATURE

SIGNATURE

----- Forwarded message -----

From: **Browden Brown** <browdenjb722@gmail.com>

Date: Tue, Jan 2, 2024 at 5:10 PM

Subject: Sanctuary oppose

To: jeff.serdy@pinal.gov <jeff.serdy@pinal.gov>, bosdistrict4@pinal.gov <bosdistrict4@pinal.gov>, stephen.miller@pinal.gov <stephen.miller@pinal.gov>, mike.goodman@pinal.gov <mike.goodman@pinal.gov>, kevin.cavanaugh@pinal.gov <kevin.cavanaugh@pinal.gov>

I'm not sure where you guys stand on the sanctuary being build off hunt highway but if your for it please reconsider. You want ILLEGAL immigrants to live off out tax money in free house that comes with "a clubhouse and fitness center, co-working space, a pool and spa area, a multi-use trail, outdoor recreation spaces with pickleball and other sports courts, a "tot lot," a dog park and park benches/seating areas."

Which I found on <https://azbex.com/planning-development/181-unit-build-to-rent-planned-near-san-tan-valley/> . So your telling me that alot of the johnson ranch neighborhoods including mine have NONE of those things but these illegals that should not be here are getting it all for free. Arizona is also In a water shortage but you want to build a pool and spa along with a 181 unit complex for illegals. Can't forget that we can't predict what there going to do there can be a spike in crime and traffic and the already dirty street could become worse. Instead invest the money in keeping the streets clean and keeping up with landscaping and have the hoa do there job and make people keep there's yard clean.

Also please make it easier for people to oppose stuff like this we either have to email or call all 5 of you or write a 3 minute talk to oppose at the Florence court house.

—
Brent D. Billingsley
Community Development Director
P.O. Box 2973
Florence, AZ 85132
O: (520) 866-6442
E: brent.billingsley@pinal.gov

↩ Reply

↩↩ Reply all

➡ Forward

case PZ-032-23 & PZ-PD-007-23

External

Opposition/Sanctuary at JR x

Belinda Boyles <belindabg@gmail.com>

Sun, May 19, 12:14 PM (19 hours ago)

to me ▾

I SUPPORT THESE CASES AND WANT THE STOPLIGHT AT RED RD INTERSECTION

Rezoning PZ-032-23/PZ-PD-007-23

External

Article x



Daniel Andrade <danielandrade433@gmail.com>

Wed, Jun 19, 5:49 PM (12 hours ago)



to me ▾

Good Afternoon,

Hello my name is Daniel A. Andrade and my residence/property is located on 30685 N. Maple Chase Dr. San Tan Valley, AZ 85143. telephone number (928)261-1503, parcel number 210511130. I am opposed of rezoning the area in question for residential use for several reasons, but I will make it into a brief statement. I have lived in areas next to apartment complexes, multi-family residences and what I have gone through, I do not want my neighbors to endure. You have loud noise coming from the area at different points in time, young kids and teens will see some of my elderly neighbors as easy targets and will trespass on their property, being a nuisance to the surrounding areas. The community will see vandalism and more frequent speeding on vehicles and motorcycles. That area was meant to be a place where the community did not have to drive north out of the city to find their daily essentials. I moved to San Tan Valley because of how peaceful it is, especially my neighborhood and to have a multi-family development will not only threaten that, I will also lose my privacy with the multi-story buildings that are proposed looking into our backyards. I just ask you council members of this county to hear our voices please.

Thank you for your time,

Daniel A. Andrade

P.S. I will be there at the meeting on the 20th of June at 0900 hours

Re: More Houses along Hunt Highway

External

Inbox x



Ilene <iruby1@yahoo.com>

Sun, Jun 23, 1:49 PM (17 hours ago)



to me ▾

Hi Glenn,

I'm a concerned citizen and respectfully ask to stop building more housing here in San Tan Valley along Hunt Highway. The congestion and accidents is ridiculous here.

We need more places to go and enjoy and shopping strip malls to accommodate the thousands of people here.

I'm one on disability and one tank of gas a month and have to TRAVEL over an hour. All we have are the stores in Queen Creek. This is horrendous I honestly hate it here. Trying to figure out how to sell my home to leave.

Things need to get better. All we have is San Tan Flat basically 🤦🏻🤦🏻🤦🏻🤦🏻 Pathetic !! 😞😞

Need more clothing stores, quality restaurants !! !! 🙏🙏

Thank you for taking time to read my email.

Ilene Becker

Subject Oppose to PZ-032-23 PZ-PD-007-23

June 15 ,2023,

Dear Mr. Glenn Bak,

My name is Milton Dunsey, I have lived at 30154 N Gecko Trail, San Tan Valley for 20 years. As a resident of San Tan Valley, I frequently travel the portion of Hunt Highway between Copper Basin and Queen Creek. I am opposed to the High-density construction of properties for a number of reasons.

- 1) The high traffic it will bring into the already overcrowded road ways. The Traffic mitigation should have been presented with the seasonal visitors, school busses, and emergency vehicles added to the venue. Traffic on Hunt Highway goes to Queen Creek for shopping at department stores, restaurants and all essential needs that San Tan Valley doesn't offer.
- 2) The vacant land on these Parcels could be used for business that we do not have. The Gross Loss of revenue Pinal Country has is going to Queen Creek.
- 3) I am also concerned with the extra water use, due to Az. Water situation. I am thinking of long term, (many homes, sub-divisions are already been approved with the water use)
- 4) These developers have to comply to the Pinal County zoning laws and compliance plan and not have special consideration for their interest.
- 5) The decisions of today will have a long-term effect on the residents of tomorrow and years in San Tan Valley history. I am excited with the new business (Home Depot, fast food, Dairy Queen etc.)

Please respect my opposing these High-density constructions as a positive for future business use in Pinal County for all residence.

Sincerely yours,

Milton Dunsey

TO OPPOSE THE CONSTRUCTION OF THE MULTI RESIDENTIAL PROPERTIES ON HUNT HIGHWAY, THE MEETING INFORMATION IS:

JUNE 20TH 9:00 AM
301 E 11TH STREET
FLORENCE, AZ 85132

IT IS NOT IN THE HISTORICAL PINAL COUNTY COURTHOUSE, BUT A TWO STORY BUILDING NEAR BY. PLEASE SHARE THIS INFORMATION WITH EVERYONE TO ENSURE THEY GO ON THE RIGHT DAY AT THE RIGHT TIME.

Thank you in advance and hope to see you there!!

Jeanne Stockton

Pam Kavathas

Certified Senior Advisor *

cell 480-309-1577

pamkavathas@gmail.com

amoreseniorsupportnetwork.com/



Date: March 12, 2024

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an **"OBJECTION"** to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

39 West Sun Ray Dr San Tan Valley AZ 85143
in San Tan Valley, Pinal County, Arizona (210-70-1310)

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: Daniel A. Peterson

(2) Signature: Harley B. Peterson

(3) Signature: _____

(4) Signature: _____

Date: March 12, 2024

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an **"OBJECTION"** to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

1767 E. Desert Moon Trl. San Tan Valley, AZ 85143
in San Tan Valley, Pinal County, Arizona (210-666-6970)

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: [Signature]

(2) Signature: [Signature]

(3) Signature: _____

(4) Signature: _____

Date: 3/10/2024

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an "**OBJECTION**" to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

30266 Royal Oak Way (210-52-1620)

in San Tan Valley, Pinal County, Arizona

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: Myrna D. Runyon

(2) Signature: Douglas A. Runyon

(3) Signature: _____

(4) Signature: _____

Date: 3/10/2024

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an **"OBJECTION"** to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

30242 N. Royal Oak Way, San Tan Valley, AZ 85143
in San Tan Valley, Pinal County, Arizona (210-52-1600)

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: 

(2) Signature: _____

(3) Signature: _____

(4) Signature: _____

Date: 3/12/24

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an "**OBJECTION**" to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

29420 N. Sundancer Dr., Santan Valley, AZ. 85143
(210-65-1850)
in San Tan Valley, Pinal County, Arizona

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: Arnold B. Sapwell

(2) Signature: _____

(3) Signature: _____

(4) Signature: _____

Date: _____

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an "**OBJECTION**" to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

in San Tan Valley, Pinal County, Arizona

I am affixing my signature to **object** to the rezoning as referenced above:

- (1) Signature: (USD) 863 E. Mule Train Trl. (210-72-0160)
- (2) Signature: KGM 49 W. Nolana Pl. Stonegate (210-57-1760)
- (3) Signature: WHL 30106 N. Royal Oak Way (210-60-0150)
- (4) Signature: B. W. Jones 100 E 21st Ave PLKE (210-57-1860)

Date: _____

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an "**OBJECTION**" to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

30164 N. SANRAY DRIVE (210-57-0910)
in San Tan Valley, Pinal County, Arizona

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: Lina Walters-Fellony

(2) Signature: Marta Palmer 72-E. Irvine Place STV
(210-57-1870)

(3) Signature: _____

(4) Signature: _____

Date: 3/12/24

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an **"OBJECTION"** to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

514^E Navajo Trl San Tan Valley (210-76-5760)

in San Tan Valley, Pinal County, Arizona

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: 

(2) Signature: _____

(3) Signature: _____

(4) Signature: _____

Date: _____

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an **"OBJECTION"** to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

29658 N. GECKO TRAIL STV, AZ. 85143
in San Tan Valley, Pinal County, Arizona (210-70-1750)

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: 

(2) Signature: Harin Kuttler

(3) Signature: _____

(4) Signature: _____

Date: 3-12-2024

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an "**OBJECTION**" to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

621 E Red Rock Trail San Tan Valley, AZ 85143
in San Tan Valley, Pinal County, Arizona (210-52-0270)

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: 

(2) Signature: _____

(3) Signature: _____

(4) Signature: _____

Date: 3-12-2024

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an "**OBJECTION**" to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

in San Tan Valley, Pinal County, Arizona

I am affixing my signature to **object** to the rezoning as referenced above:

- (1) Signature: Wally Reathen 210-70-6270
- (2) Signature: Brad Morris 29061 N Cactus Cir, STV
- (3) Signature: Patricia Quinn 31450 N. Santa Rosa
- (4) Signature: _____

Date: 3-12-24

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an **"OBJECTION"** to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

1309 E. Daisy Way San Tan Valley, AZ 85143
(210-70-5900)
in San Tan Valley, Pinal County, Arizona

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: Janet M. Harnes

(2) Signature: _____

(3) Signature: _____

(4) Signature: _____

Date: _____

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an **"OBJECTION"** to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

30393 N. MAPLE CHASE DR STE 85143
in San Tan Valley, Pinal County, Arizona (210-51-1330)

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: _____

(2) Signature: _____

(3) Signature: _____

(4) Signature: _____

Date: 3/12/2024

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an **"OBJECTION"** to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

125 E. Blossom Rd. (210-76-4740)

in San Tan Valley, Pinal County, Arizona

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: Conne M. Krich

(2) Signature: _____

(3) Signature: _____

(4) Signature: _____

Date: 3/12/2024

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an **"OBJECTION"** to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

30143 N Royal Oak Way (210-52-1470)

in San Tan Valley, Pinal County, Arizona

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: Shawn Bytash

(2) Signature: _____

(3) Signature: _____

(4) Signature: _____

Date: 3/12-24

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an "**OBJECTION**" to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

179 E ROCK WREN DR
210-58-0420
in San Tan Valley, Pinal County, Arizona

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: 

(2) Signature: _____

(3) Signature: _____

(4) Signature: _____

Date: 3-12-24

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an "**OBJECTION**" to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

81 E Rock Wren Drive (Chianos) 29794 N. Little Leaf Dr. (Andersons)
210-58-04906 210-59-1856
in San Tan Valley, Pinal County, Arizona

I am affixing my signature to **object** to the rezoning as referenced above:

(1) Signature: Leslie Chiano

(2) Signature: Nick Chiano

(3) Signature: Carol Anderson

(4) Signature: Larry Anderson

To: Pinal County Board of Supervisors
135 N. Pinal St.
Florence, AZ 85132

Per: Arizona Statute, Title 11, 11-814 Rezoning

This letter serves to inform the Pinal County Board of Supervisors that we are OBJECTING to the rezoning of this property and construction of this development as proposed. This will negatively affect our quality of life and will cause dangerous additional traffic congestion.

Please consider each signature below to be an OBJECTION to the rezoning of the commercial property located south of the southwest corner of Hunt Highway and Golf Club Drive.

Reference: PZ-032-23 & PZ-PD-007-23 as recorded by the Pinal County Planning Commission. The property being considered for rezoning is owned by LDR-SWC and G.C. LLC. Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

Address: 46 E. Mayfield Dr.
San Tan Valley, Pinal County, Arizona

I am affixing my signature to OBJECT to the rezoning as referenced above:

(1) Signature Garry W Chapman Date 07-29-24

(2) Signature Mary Chapman Date 7-29-2024

Comments: Please read the attached letter.

Thank you.

To the Pinal County Board of Supervisors,

We oppose the rezoning of the commercial property on Hunt Highway across from Frys (located south of the southwest corner of Hunt Highway and Golf Club Drive). Our reasons for opposition are many. In fact, **we don't see any benefit to the community if this portion of land were rezoned.**

The San Tan Valley community needs more businesses. The original zoning plan for this area reflects that logic. They knew this was prime acreage for commerce, not homes. **We, and our neighbors need more jobs, and stores that are close to us, so we don't have to travel out of the county to spend our money.** We also fear that **the existing businesses near this property would suffer because of the congested traffic to come** if this area were rezoned. Potential customers will surely avoid this area because of the heavy traffic as a result of rezoning.

Please, consider the valid concerns of the San Tan Valley residents and do not rezone this property.

Thank you,

Garry and Mary Chapman

46 E. Mayfield Dr.
San Tan Valley, AZ 85143

WARRY Chapman
46 E. Mayfield Dr.
San Tan Valley, AZ 85143



Pinal County Board of Supervisors
135 N. Pinal St.
Florence, AZ 85132



Date: 7/28/25

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an **"OBJECTION"** to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

Address: 10312 E. Primrose Ln. Florence AZ 85132

San Tan Valley, Pinal County, Arizona

Parcel Number: _____

I am affixing my signature to object to the rezoning as referenced above:

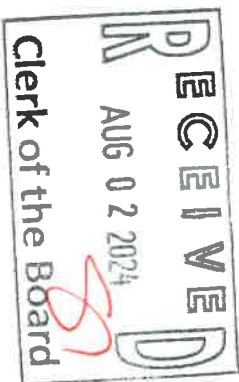
(1) Signature: David Graham

(2) Signature: _____

Kandra Graham is deceased.

Graham
10312 E. Rimrose Ln
Florence AZ

45132



PHOENIX AZ 852

30 JUL 2024 PM 5 L



Pinal County Board of Supervisors
135 N. Pinal Street
Florence AZ 85132

BS132-003835



July 23, 2024

Mr. Jeff McClure

Pinal County Board Supervisor

135 N. Pinal Street

Florence, AZ 85132

Re: Arizona Statute, Title 11, 11-814 Rezoning: I am the resident and owner of property in San Tan Valley within the Johnson Ranch development. I oppose the Sanctuary at Johnson Ranch, that is proposed to be constructed on property owned by LDR-SWC and G.C. LLC. Legal Description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Even though many people have publicly opposed approval of this project referred to by the Pinal County Planning Department as: PZ-032-23 and PD-007-23, the planning department approved it.

Now it comes to you for a final vote of approval or denial. This letter is to confirm that I am **PROTESTING** the approval and construction of this development.

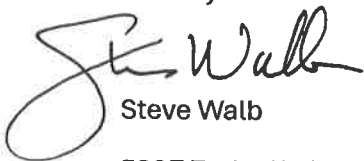
Why?

1. Congestion on Hunt Highway in this section of roadway is beyond its capacity with little possibility of expansion.
2. Accidents and deaths are increasing due to the frustration of resident commuters which begets reckless driving.
3. Further infrastructure is needed to support the large and growing population.
4. Property values will diminish with the reduction of quality of life.

We, as residents, live here and have to bear the burden of traffic jams, accidents, very few retail outlets, non-fast-food restaurants, industrial sections and resulting jobs that go with them. I know that you, as a deciding Supervisor, do not live here so perhaps you don't physically see what's going on here. However, and as a Supervisor over a lot of homes in San Tan Valley, I'm asking for you to seriously consider the impact on your constituents. It's bad, and these types of re-zoning for added density housing make it worse.

PLEASE VOTE NO when you are asked to approve this Sanctuary development.

Thank you.



Steve Walb

598E Taylor Trail

San Tan Valley, AZ 85143

DENVER CO 802

25 JUL 2024 PM 4 L



MR. JEFF MCCLURG, SUPERVISOR.
PINAL COUNTY DISTRICT #4
135 N. PINAL ST.
FLORENCE, AZ 85132

85132-00335





Jen Wendel <jenwen66@gmail.com>

Letter

1 message

Jen Wendel <jenwen66@gmail.com>
To: jenwen66@gmail.com

Fri, Jul 26, 2024 at 6:13 PM

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are OBJECTING the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an "OBJECTION" to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: PZ-032-23 & PZ-PD-007-23 as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

Address: 30060 N SUNRAY DR STV JR UNIT 7 LOT 78

San Tan Valley, Pinal County, Arizona

Parcel Number: 210-57-07802

I am affixing my signature to object to the rezoning as referenced above:

(1) Signature: Jen Wendel Date: 7-31-24

(2) Signature: Lee J Wegener Date: 7-31-24

Jeanette Wendel
30060 N. Sunray Dr.
San Tan Valley, AZ 85143

PHOENIX AZ 852

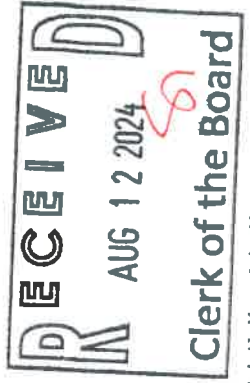
6 AUG 2024 PM 6 L



PINAL COUNTY BOARD OF SUPERVISORS

135 N PINAL ST

FLORENCE, AZ 85132



85132-003335

Please sign this form letter if you oppose the construction of more than 180 rental units to be constructed on Hunt Highway across from Frys (Bella Vista and Hunt Highway). Mixture of “build to rent” homes and apartments.

Before you complete the form, please look up your parcel number:

[Pinal County Assessor Parcel Search](#)

1. Search by Owner’s name – Enter the name the property is “owned” by
2. Search by Address - EXAMPLE: 43256 East Mason Street

Enter the NUMBER of The Address – 43256

Enter the Direction of the Street - East

Enter the NAME of the Street – Mason

Enter the SUFFIX of the Street – Street

3. Make a note of the parcel number and verify that you wrote it down correctly. You will need to enter it on the opposition form.
4. We only need one signature per address. If you would like to complete a form for more than one property owner or lease holder, please complete another form.

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an “**OBJECTION**” to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

Address: 30793 N Bareback Trl

San Tan Valley, Pinal County, Arizona

Parcel Number: 210-53-20408

I am affixing my signature to object to the rezoning as referenced above:

Name: Diane Garske

(1) Signature:  Signed at: 2024-08-13 12:43:33 Date: 08/13/2024

Comments: _____

Please sign this form letter if you oppose the construction of more than 180 rental units to be constructed on Hunt Highway across from Frys (Bella Vista and Hunt Highway). Mixture of “build to rent” homes and apartments.

Before you complete the form, please look up your parcel number:

[Pinal County Assessor Parcel Search](#)

1. Search by Owner’s name – Enter the name the property is “owned” by
2. Search by Address - EXAMPLE: 43256 East Mason Street

Enter the NUMBER of The Address – 43256

Enter the Direction of the Street - East

Enter the NAME of the Street – Mason

Enter the SUFFIX of the Street – Street

3. Make a note of the parcel number and verify that you wrote it down correctly. You will need to enter it on the opposition form.
4. We only need one signature per address. If you would like to complete a form for more than one property owner or lease holder, please complete another form.

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an “**OBJECTION**” to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

Address: 28474 N. Broken Shale Dr

San Tan Valley, Pinal County, Arizona

Parcel Number: 210-76-48608

I am affixing my signature to object to the rezoning as referenced above:

Name: George D Rawls

(1) Signature:  Signed at: 2024-08-13 14:04:45 Date: 08/13/2024

Comments: _____

Please sign this form letter if you oppose the construction of more than 180 rental units to be constructed on Hunt Highway across from Frys (Bella Vista and Hunt Highway). Mixture of “build to rent” homes and apartments.

Before you complete the form, please look up your parcel number:

[Pinal County Assessor Parcel Search](#)

1. Search by Owner’s name – Enter the name the property is “owned” by
2. Search by Address - EXAMPLE: 43256 East Mason Street

Enter the NUMBER of The Address – 43256

Enter the Direction of the Street - East

Enter the NAME of the Street – Mason

Enter the SUFFIX of the Street – Street

3. Make a note of the parcel number and verify that you wrote it down correctly. You will need to enter it on the opposition form.
4. We only need one signature per address. If you would like to complete a form for more than one property owner or lease holder, please complete another form.

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an “**OBJECTION**” to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

Address: 35354 N. Happy Jack Dr.

San Tan Valley, Pinal County, Arizona

Parcel Number: 509-03-430

I am affixing my signature to object to the rezoning as referenced above:

Name: Jeremiah Edwards

(1) Signature:  Signed at: 2024-08-03 16:05:09 Date: 08/03/2024

Comments: _____

Please sign this form letter if you oppose the construction of more than 180 rental units to be constructed on Hunt Highway across from Frys (Bella Vista and Hunt Highway). Mixture of “build to rent” homes and apartments.

Before you complete the form, please look up your parcel number:

[Pinal County Assessor Parcel Search](#)

1. Search by Owner’s name – Enter the name the property is “owned” by
2. Search by Address - EXAMPLE: 43256 East Mason Street

Enter the NUMBER of The Address – 43256

Enter the Direction of the Street - East

Enter the NAME of the Street – Mason

Enter the SUFFIX of the Street – Street

3. Make a note of the parcel number and verify that you wrote it down correctly. You will need to enter it on the opposition form.
4. We only need one signature per address. If you would like to complete a form for more than one property owner or lease holder, please complete another form.

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an “**OBJECTION**” to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

Address: 101 E Macaw Ct.

San Tan Valley, Pinal County, Arizona

Parcel Number: 210-59-08400

I am affixing my signature to object to the rezoning as referenced above:

Name: Judy Cunningham

(1) Signature:  Signed at: 2024-08-13 23:10:27 Date: 08/13/2024

Comments: _____

Please sign this form letter if you oppose the construction of more than 180 rental units to be constructed on Hunt Highway across from Frys (Bella Vista and Hunt Highway). Mixture of “build to rent” homes and apartments.

Before you complete the form, please look up your parcel number:

[Pinal County Assessor Parcel Search](#)

1. Search by Owner’s name – Enter the name the property is “owned” by

2. Search by Address - EXAMPLE: 43256 East Mason Street

Enter the NUMBER of The Address – 43256

Enter the Direction of the Street - East

Enter the NAME of the Street – Mason

Enter the SUFFIX of the Street – Street

3. Make a note of the parcel number and verify that you wrote it down correctly.
You will need to enter it on the opposition form.

4. We only need one signature per address. If you would like to complete a form for more than one property owner or lease holder, please complete another form.

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an “**OBJECTION**” to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

Address: 29051 N. Shannon Drive

San Tan Valley, Pinal County, Arizona

Parcel Number: 210-65-0770

I am affixing my signature to object to the rezoning as referenced above:

Name: Larissa Lavallee

(1) Signature:  Signed at: 2024-08-13 10:19:31 Date: 08/13/2024

Comments: _____

Please sign this form letter if you oppose the construction of more than 180 rental units to be constructed on Hunt Highway across from Frys (Bella Vista and Hunt Highway). Mixture of “build to rent” homes and apartments.

Before you complete the form, please look up your parcel number:

[Pinal County Assessor Parcel Search](#)

1. Search by Owner’s name – Enter the name the property is “owned” by

2. Search by Address - EXAMPLE: 43256 East Mason Street

Enter the NUMBER of The Address – 43256

Enter the Direction of the Street - East

Enter the NAME of the Street – Mason

Enter the SUFFIX of the Street – Street

3. Make a note of the parcel number and verify that you wrote it down correctly.
You will need to enter it on the opposition form.

4. We only need one signature per address. If you would like to complete a form for more than one property owner or lease holder, please complete another form.

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an “**OBJECTION**” to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

Address: 30164 N sunray Drive

San Tan Valley, Pinal County, Arizona

Parcel Number: _____

I am affixing my signature to object to the rezoning as referenced above:

Name: Lisa Walters-Felloney

(1) Signature:  Signed at: 2024-08-13 23:19:52 Date: 08/13/2024

Comments: _____

Please sign this form letter if you oppose the construction of more than 180 rental units to be constructed on Hunt Highway across from Frys (Bella Vista and Hunt Highway). Mixture of “build to rent” homes and apartments.

Before you complete the form, please look up your parcel number:

[Pinal County Assessor Parcel Search](#)

1. Search by Owner’s name – Enter the name the property is “owned” by
2. Search by Address - EXAMPLE: 43256 East Mason Street

Enter the NUMBER of The Address – 43256

Enter the Direction of the Street - East

Enter the NAME of the Street – Mason

Enter the SUFFIX of the Street – Street

3. Make a note of the parcel number and verify that you wrote it down correctly. You will need to enter it on the opposition form.
4. We only need one signature per address. If you would like to complete a form for more than one property owner or lease holder, please complete another form.

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an “**OBJECTION**” to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

Address: 32154 n caspian way San tan valley

San Tan Valley, Pinal County, Arizona

Parcel Number: _____

I am affixing my signature to object to the rezoning as referenced above:

Name: Mindy freed and Scott Waldron

(1) Signature:  Signed at:
2024-08-13 11:07:13 Date: 08/13/2024

Comments: _____

Please sign this form letter if you oppose the construction of more than 180 rental units to be constructed on Hunt Highway across from Frys (Bella Vista and Hunt Highway). Mixture of “build to rent” homes and apartments.

Before you complete the form, please look up your parcel number:

[Pinal County Assessor Parcel Search](#)

1. Search by Owner’s name – Enter the name the property is “owned” by
2. Search by Address - EXAMPLE: 43256 East Mason Street

Enter the NUMBER of The Address – 43256

Enter the Direction of the Street - East

Enter the NAME of the Street – Mason

Enter the SUFFIX of the Street – Street

3. Make a note of the parcel number and verify that you wrote it down correctly. You will need to enter it on the opposition form.
4. We only need one signature per address. If you would like to complete a form for more than one property owner or lease holder, please complete another form.

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an “**OBJECTION**” to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

Address: 934 E. Saddleback Place

San Tan Valley, Pinal County, Arizona

Parcel Number: 210-76-2360

I am affixing my signature to object to the rezoning as referenced above:

Name: Sharon Elliott

(1) Signature:  Signed at: 2024-08-13 10:40:44 Date: 08/13/2024

Comments: _____

Please sign this form letter if you oppose the construction of more than 180 rental units to be constructed on Hunt Highway across from Frys (Bella Vista and Hunt Highway). Mixture of “build to rent” homes and apartments.

Before you complete the form, please look up your parcel number:

[Pinal County Assessor Parcel Search](#)

1. Search by Owner’s name – Enter the name the property is “owned” by
2. Search by Address - EXAMPLE: 43256 East Mason Street

Enter the NUMBER of The Address – 43256

Enter the Direction of the Street - East

Enter the NAME of the Street – Mason

Enter the SUFFIX of the Street – Street

3. Make a note of the parcel number and verify that you wrote it down correctly. You will need to enter it on the opposition form.
4. We only need one signature per address. If you would like to complete a form for more than one property owner or lease holder, please complete another form.

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Per Arizona Statute, Title 11, 11-814 Rezoning:

This letter serves to inform the Pinal County Board of Supervisors that I/We am/are **OBJECTING** the rezoning of this property and construction of this development as proposed. This will negatively affect my quality of life and will cause additional traffic congestion that cannot be easily mitigated. Please consider each signature affixed below as an “**OBJECTION**” to the rezoning of the commercial property located South of the South West Corner of Hunt Highway and Golf Club Drive.

Reference: **PZ-032-23 & PZ-PD-007-23** as recorded by the Pinal County Planning and Zoning Department.

The property being considered for rezoning is owned by LDR-SWC and G.C. LLC.

Legal description: A portion of Section 20, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

As the Property Owner or listed Lessor/Renter of the property located at:

Address: 32166 N Gecko Trail

San Tan Valley, Pinal County, Arizona

Parcel Number: 210-50-0330

I am affixing my signature to object to the rezoning as referenced above:

Name: Steven Worrall

(1) Signature: *Steven Worrall* Signed at: 2024-08-14 09:07:51 Date: 08/14/2024

Comments: _____



Arizona
GANNETT

PO Box 677595 Dallas, TX 75267-7595

AFFIDAVIT OF PUBLICATION

Beus Gilbert
A/P
Beus Gilbert
701 N 44th St
Phoenix AZ 85008

STATE OF WISCONSIN, COUNTY OF BROWN

The Arizona Republic, a newspaper published in the city of Phoenix and general circulation in the counties of Maricopa, Coconino, Pima and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

05/29/2024

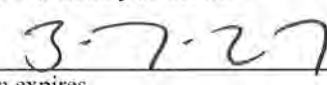
and that the fees charged are legal.
Sworn to and subscribed before on 05/29/2024



Legal Clerk



Notary, State of WI, County of Brown

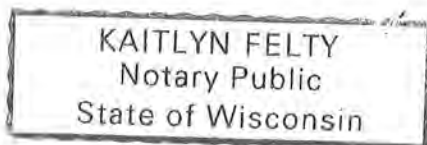


My commission expires

Publication Cost: \$1643.00
Order No: 10209254 # of Copies: 1
Customer No: 1392086
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 20th DAY OF JUNE, 2024, AT THE PINAL COUNTY EOC/ PLANNING & ZONING BUILDING, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-032-23 - PUBLIC HEARING/ACTION: LDR-SWC Hunt Hwy & G.C., LLC, landowner, Paul Gilbert, Gilbert Billie PLLC, agent, requesting approval of a rezone from Local Business (CB-1) to Multiple Residence (MR) on 17.64 ± acres, to allow a multi-family project, situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area.

PZ-PD-007-23 - PUBLIC HEARING/ACTION: LDR-SWC Hunt Hwy & G.C., LLC, landowner, Paul Gilbert, Gilbert Billie PLLC, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 17.64 ± acres, to allow flexible standards in a multi-family project, situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area.

<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DATED ON THIS 21st DAY OF MAY 2024 by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) The Planning Case Number(s) See above

2) Your name, address, telephone number and property tax parcel number (print or type)

3) A brief statement of reasons for supporting or opposing the request

4) Whether or not you wish to appear and be heard at the hearing.

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY DEVELOPMENT SERVICES

PO BOX 749

FLORENCE, AZ 85132

Contact for this matter: Glenn Bok,

Senior Planner

E-mail address: glenn.bok@pinal.gov

Phone # (520) 866-6444

Pub: May 29, 2024

AFFIDAVIT OF Mailing of Notice of Hearing*

I, Kurt Waldier, Applicant for case PZ-032-23 (Case number), personally caused 353 mailer(s) to be mailed by first class post regarding the public hearing associated with case PZ-032-23 on 5/24/2024 (Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed PZ-032-23 (Type of application), in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

Kurt Waldier

Applicant

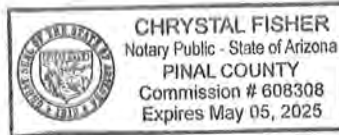
STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Kurt Waldier this 28 day of May, 2024.

Chrystal Fisher

Notary Public

My Commission Expires:



- * as directed by your staff Coordinator
- * please attach the mailer and the list addresses

AFFIDAVIT OF Mailing of Notice of Hearing*

I, Kurt Waldier, Applicant for case PZ-PD-007-23 (Case number), personally caused 353 mailer(s) to be mailed by first class post regarding the public hearing associated with case PZ-PD-007-23 on 5/24/2024 (Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed PZ-PD-007-23 (Type of application), in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

Kurt Waldier

Applicant

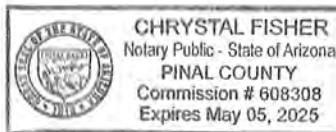
STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Kurt Waldier this 28 day of May, 2024.

Chrystal Fisher

Notary Public

My Commission Expires:



* as directed by your staff Coordinator

* please attach the mailer and the list addresses

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 20th DAY OF JUNE 2024, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, EOC/ PLANNING & ZONING BUILDING, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-032-23 – PUBLIC HEARING/ACTION: LDR-SWC Hunt Hwy & G.C., LLC , landowner, Paul Gilbert, Gilbert Billie PLLC, agent, requesting approval of a rezone from Local Business (CB-1) to Multiple Residence (MR) on 17.64 ± acres, to allow a multi-family project, situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area.

PZ-PD-007-23 – PUBLIC HEARING/ACTION: LDR-SWC Hunt Hwy & G.C., LLC , landowner, Paul Gilbert, Gilbert Billie PLLC, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 17.64 ± acres, to allow flexible standards in a multi-family project, situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area..

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<https://www.pinal.gov/236/Notice-of-Hearings>

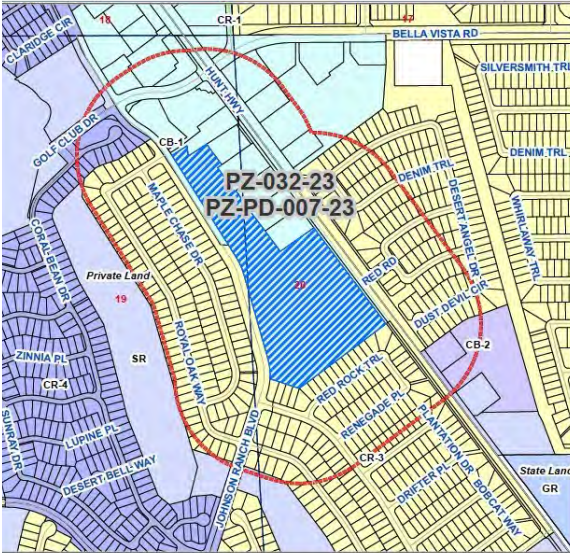
ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD OR SHOULD NOT BE GRANTED. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

Planning Case Number (see above), your name, address, telephone number and property tax parcel number (Print or type) A brief statement of reasons for supporting or opposing the request. Whether or not you wish to appear and be heard at the hearing.

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

WRITTEN STATEMENTS For or Against The Proposal MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749 FLORENCE, AZ 85132, or by email to the case coordinator indicated below

Contact for this matter: Glenn Bak, Senior Planner
e-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444



PZ-032-23 – PUBLIC HEARING/ACTION: LDR-SWC Hunt Hwy & G.C., LLC, landowner, Paul Gilbert, Beus Gilbert McGroder PLLC, agent, requesting approval of a rezone from Local Business (CB-1) to Multiple Residence (MR) on 17.64 ± acres, to allow a mixed use development plan, situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area.
PZ-PD-007-23 – PUBLIC HEARING/ACTION: LDR-SWC Hunt Hwy & G.C., LLC, landowner, Paul Gilbert, Beus Gilbert McGroder PLLC, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 17.64 ± acres, to allow flexible standards in a mixed use development, situated in Section 20, T03S, R08E G&SRB&M, tax parcel 210-20-0200 (legal on file), located on west side of Hunt Highway and south of W Golf Club Drive in the San Tan Valley area.



PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 749 ((85 N FLORENCE ST, FIRST FLOOR)
FLORENCE, AZ 85132

NOTICE OF PUBLIC HEARING

2018-3 IH BORROWER LP 1717 MAIN ST STE 2000 DALLAS, TX 75201	505 LLC 1880 SOUTHPARK DR HOOVER, AL 35244	A & P LEONG LLC 31 MIRANDA CT ALAMEDA, CA 94502
AGA SAN TAN VALLEY LLC PO BOX 1159 DEERFIELD, IL 60015	ALLARD JACOB & AMBER 30545 N MAPLE CHASE DR SAN TAN VALLEY, AZ 85143	ALLCOTT KEITH A & JANET S 20337 MAGGARD LN CALDWELL, ID 83607
ALLEN ORWICK 2 W PASTURE CANYON DR SAN TAN VALLEY, AZ 85143	ALVARADO CARMEN 30342 N ROYAL OAK WAY SAN TAN VALLEY, AZ 85143	AMERIPROP SFR PROPERTY O... 6101 BAKER ROAD STE 200 MINNETONKA, MN 55345
AMICO FRANCES J TRUST 30566 N MAPLE CHASE DR SAN TAN VALLEY, AZ 85143	ANAMAN AWURAMA 719 E DENIM TRL SAN TAN VALLEY, AZ 85143	ANDERSEN MATT L & JANICE K 8905 KINGMAN DR WEST DES MOINES, IA 50266
ANDERSON DOUGLAS & CHRIS... 559 E RENEGADE PL SAN TAN VALLEY, AZ 85143	ANDERSON RICHARD C REV T... 4717 GRACE ST SCHILLER PARK, IL 60176	ANDRADE DANIEL 30685 N MAPLE CHASE DR SAN TAN VALLEY, AZ 85143
ANDY & MELINDA LANDMAN 717 E TAYLOR TRL SAN TAN VALLEY, AZ 85143	AVILA J ARTURO TOPETE 573 E RED ROCK TRL SAN TAN VALLEY, AZ 85143	AYALA RALPH H III & JANIE G 30433 N ROYAL OAK WAY SAN TAN VALLEY, AZ 85143
AYLETT JUSTIN 30559 N MAPLE CHASE DR SAN TAN VALLEY, AZ 85143	AZ QUICK-BUY PROPERTIES LL... PO BOX 699 HIGLEY, AZ 85236	BARRAZA GARCIELA RAMIREZ 30783 N MAPLE CHASE DR SAN TAN VALLEY, AZ 85143
BATSCHKE ELLEN K 30744 N ROYAL OAK WAY SAN TAN VALLEY, AZ 85143	BAUTISTA RAMIRO & MARIA JU... 730 E DESERT MOON TRL SAN TAN VALLEY, AZ 85143	BAUTISTA SANTIAGO JR 29712 N RED HILL WAY SAN TAN VALLEY, AZ 85143
BAUTISTA SANTIAGO M & LUZ ... 744 E DESERT MOON TRL SAN TAN VALLEY, AZ 85143	BAUTISTA-MENDEZ SALVADOR ... 800 E DESERT MOON TRL SAN TAN VALLEY, AZ 85143	BELLOWS CHASE RHEE 859 E DUST DEVIL CIR SAN TAN VALLEY, AZ 85143
BENDON DIANA D 549 E RED ROCK TRL SAN TAN VALLEY, AZ 85143	BERG SANDRA M 30845 N MAPLE CHASE DR SAN TAN VALLEY, AZ 85143	BERG WALLACE D & CAROL J ... 3020 BOHNET BLVD N FARGO, ND 58102

BERMUDEZ ADOLFO
30526 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

BERNIE HAINES & BRENDA FINLAY
30489 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

BETTY SOUKUP
30643 MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

BLACK ALLISON I
30660 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

BOYLES DOUGLAS & AMANDA ...
731 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

BOYNTON KENNETH J LIV TRU...
607 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

BRAY GARRETT & ROMNEY HE...
30232 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

BREESE MANDY J
PO BOX 1856
HIGLEY, AZ 85236

BRENT & KELLI ROBINSON
28997 N TAYLOR TRLL
SAN TAN VALLEY, AZ 85143

BRENT BILLINGSLEY
PO BOX 2973
FLORENCE, AZ 85132

BRIAN & LORI MCBRIDE
30482 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

BRIANNE MCNEIL
30696 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

BRUNDIN KEITH
524 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

BUELOW JAMES R JR
30333 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

BUESGENS DEBRA ANN
30254 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

BULLIS TROY E & DEONNA S
521 5TH ST W
LAKOTA, ND 58344

CALDERWOOD HAILEY
30829 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

CALEB & ESTHER HOFFMAN
94 E SADDLE WAY
SAN TAN VALLEY, AZ 85143

CAMERON DAVE SCOTT & BAR...
30379 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

CARDENAS ELIAS E & RIEFFER...
29778 N RED SAND WAY
SAN TAN VALLEY, AZ 85143

CAROL KALAYJIAN
734 E BEARGRASS PL
SAN TAN VALLEY, AZ 85143

CARPENTER RICHARD EDWAR...
30839 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

CARRUTH ENRIQUE A & DEE
1390 AUBREY LN
HOLLISTER, CA 95023

CASTILLO SEBASTIAN
840 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

CASTILLO STEVEN & AGUIRRE ...
30419 N PLANTATION DR
SAN TAN VALLEY, AZ 85143

CELIS RICHARD V
812 W DESERT VALLEY DR
SAN TAN VALLEY, AZ 85143

CERBERUS SFR HOLDINGS III ...
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

CERVANTES ED-PATTY LIV TR...
1845 E SARATOGA ST
GILBERT, AZ 85296

CHERYL MCMAHON
30657 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

CONTRERAS JORGE L RUBIO
764 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

COOK ROSELA M LIVING TRUS...
30755 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

CORALYNN DALLMANN
416 W BISMARCK ST
SAN TAN VALLEY, AZ 85143

CORTEZ YESENIA & WILLIAMS ...
30299 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

COTA TIFFANY & COTA-ANDUA...
730 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

COYTE PETER D & MARNI
614 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

CRANE CIRILA L & GELFO SALL...
30806 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

CREWS BARBARA
626 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

CSH PROPERTY ONE LLC
30245 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

DALBEY PAYTON & NGOYTAKU ...
30629 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

DANIEL SCOTT
78 W GOLD DUST WAY
SAN TAN VALLEY, AZ 85143

DE LA CERDA JR PATRICIO
30756 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

DECKER ROBIN
907 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

DEVINNY RYAN K & KATRINA L
620 E SOLITUDE TRL
SAN TAN VALLEY, AZ 85143

DIGUISEPPI STEVEN J & MARI...
9439 W PROSPECTOR DR
QUEEN CREEK, AZ 85142

DIVISION STREET PARTNERSHI...
2332 KNOB HILL DR
RIVERSIDE, CA 92506

DNA RENEGADE LLC
21124 E MACAW DR
QUEEN CREEK, AZ 85142

DOMBROWSKI ANTON S & ELAI...
30313 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

DOMINSKI STEVEN & IRENE TR...
548 N LEOMA LN
CHANDLER, AZ 85225

DONDO HOMES LLC
1343 E UNIVERSITY DR
TEMPE, AZ 85288

DOUG & MYRNA RUNYAN
30266 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

DWF VI ATLAS SFR AZ LLC
728 E SOLITUDE TRL
SAN TAN VALLEY, AZ 85143

ELENA LEVINE
650 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

ELLINGSON ZACHARIAH & AMB...
30541 N PLANTATION DR
SAN TAN VALLEY, AZ 85143

ESTES NICHOLAS ADAM
30552 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

EYKELBOSH PAULETTE
30636 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

FANGUPO FALETOA
571 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

FARRER ROBERT KEVIN & DEB...
5232 DEL NORTE CIR
LA PALMA, CA 90623

FERNANDO ZAPATA
532 E RED MESA TRL
SAN TAN VALLEY, AZ 85143

FERRARO DANIEL W
19118 E VIA DEL VERDE
QUEEN CREEK, AZ 85142

FINIGAN JAMES F
30290 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

FINLEY MICHAEL W
30242 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

FISHELLA JILL C LIVING TRUST
6809 ALABAMA AVE
DARIEN, IL 60561

FKH SFR PROPCO D LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

FKH SFR PROPCO K LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

FOOSHEE THOMAS F
18502 E ALFALFA CT
SAN TAN VALLEY, AZ 85142

FORCE PAXTON L & RACHEL C
30356 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

FORST DAVID G JR & CARRIE A
584 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

GALINDO JOEL & BARBRA
572 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

GARCIA ADAN
769 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

GARLAND HOISTAD
4844 86TH AVE NE
DEVILS LAKE, ND 58301

GELEM EQUITY HOLDINGS LLC
835 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

GENEREUX VICTOR J II & AMY ...
315 E HARVARD AVE
GILBERT, AZ 85234

GERINGER DEREK REID
835 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

GHOR SHABBIR A
11021 73RD RD APT 6J
FOREST HILLS, NY 11375

GHOUGASSIAN VIKEN
761 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

GIANOULAS THOMAS
30684 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

GIBBS ZACHARY C
30780 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

GILBERT & CHRISTINE TREMBLAY
1054 E DESERT SPRINGS WAY
SAN TAN VALLEY, AZ 85143

GODINEZ LILIANA GARCIA
803 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

GOMEZ HENRY
30513 N PLANTATION DR
SAN TAN VALLEY, AZ 85143

GONZALES MARIAH & MARCAN...
758 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

GONZALEZ JOSE D
756 E DENIM TRL
SAN TAN VALLEY, AZ 85143

GOULD HOWARD N & SHERYL ...
20438 E SUNSET CT
QUEEN CREEK, AZ 85142

GRAY SHANE
864 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

GREEN MEADOW ENTERPRISE...
PO BOX 1080
FARMINGTON, NM 87499

GRIGORIEFF LISA L
30797 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

GRIGORY VIORICA
30531 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

GROGAN MICHAEL D & DONNA...
826 BANBURY LN
MILLBRAE, CA 94030

GULLEY CHARLES B JR
30512 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

HAFFNER RONALD L & ELLEN ...
PO BOX 869
CUSTER, SD 57730

HARRIS WYATT L
30496 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

HARVEY CHRISTOPHER KENT ...
26 W FAIRMONT DR
TEMPE, AZ 85282

HATCHER DARBY & JANICE M
4911 ASHBAY DR
SAINT JOSEPH, MO 64506

HEALEY JACK ALAN
30554 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

HELLER RICHARD LIV TRUST
4013 E SLEEPY RANCH RD
CAVE CREEK, AZ 85331

HENDERICKSON CRAIG
884 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

HENNESSEY RICHARD K & RO...
30768 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

HESS C TIMOTHY & KAREN TR...
3169 E ELEANA LN
GILBERT, AZ 85298

HESTER RICHARD & THERESA
30484 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

HETRICK MARGARET
30360 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

HEWITT LINDSAY
30726 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

HILL SHAWN M
2608 S LAKE ROESIGER RD
SNOHOMISH, WA 98290

HOEL CHRISTOPHER L
3794 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

HOFMAN KELLY
30369 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

HORVATH FRANK KARL
30699 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

HOUSTON ROBERT NEIL & KH...
848 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

HUANG JOE
2313 MILTON WAY UNIT C
MILTON, WA 98354

HUTCHINSON WILLIAM
566 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

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

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

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

INGALSBE CONNIE
30853 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

JACOBS SKYLAR
30531 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

JAMES AAKER
30281 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

JANAUSCH THOMAS AND HELE...
896 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

JEAN VRABEL
30483 N PLANTATION DR
SAN TAN VALLEY, AZ 85143

JEANETTE HARRIGAN
30155 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

JEFF & JANET KUB
30616 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

JELINSKI THOMAS L & TAMMY ...
19422 E RYAN RD
QUEEN CREEK, AZ 85142

JERELYN BENNETT-BEIL
25 E MILL REEF DR
SAN TAN VALLEY, AZ 85143

JILL FLEMING
286 E PASTURE CANYON DR
SAN TAN VALLEY, AZ 85143

JIMENEZ ARMANDO G & AURO...
30213 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

JOHNSON WILLIAM R JR
99 N ALAMANDO RD
SHEPHERD, MI 48883

JON & KARI BAKKUM
39 W COOPER CANYON RD
SAN TAN VALLEY, AZ 85143

JONAWAY KOLE RICHARD & JE...
881 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

JONES DASHAUN L
908 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

JONES JASON PAUL
30615 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

KARL KOHLER
270 E GOLD DUST WAY
SAN TAN VALLEY, AZ 85143

KEAY JAMES S & JANET A TRS
786 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

KENNETH WELSH
30648 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

KENT MICHAEL
540 E ORCHID LN
GILBERT, AZ 85296

KEYSER MICHAEL L & RENEE L
847 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

KIM HOLT
199 E CLAIRIDGE DR
SAN TAN VALLEY, AZ 85143

KINNAN TODD
583 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

KLIEWER ARDELL G & JUDY K
509 N AVE
KALONA, IA 52247

KLIMAS TERRI B
30240 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

KNEBELSBERGER JAMES R TR...
2845 EAGLE VALLEY CIR
SAINT PAUL, MN 55129

KNUDSEN DENNIS G & MARIEL...
22515 BAYBERRY
MISSION VIEJO, CA 92692

KRAMER MICHAEL E
30318 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

KRUSE APRIL R
20518 E EXCELSIOR CT
SAN TAN VALLEY, AZ 85142

KUB JEFFRI D & JANET E
16541 54TH ST SE
KINDRED, ND 58051

LACEY JERROD T & DANA
30267 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

LAWRENCE DAVID W FAM LIV T...
30601 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

LDR-SWC HUNT HWY & GC LLC
960 W BEHREND DR STE 1
PHOENIX, AZ 85027

LEFAIVRE RANDY & SALLY A
30230 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

LEGASSEY NICHOLAS & RACH...
747 E DENIM TRL
SAN TAN VALLEY, AZ 85143

LEONARD BRETT
30461 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

LESH DEBORAH
30264 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

LEVINE INVESTMENTS LTD PS...
101 N TRYON ST NC10010381
CHARLOTTE , NC 28255

LEVINE INVESTMENTS LTD PS...
123 S FRONT ST
MEMPHIS, TN 38103

LIFE STORAGE LP
PO BOX 71870
SALT LAKE CITY, UT 84171

LIND HOLDINGS LLC
24 HAMPDEN CIR
SIMSBURY, CT 06070

LINDA JALBERT
1129 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

LINDA MILLER
495 E PASTURE CANYON DR
SAN TAN VALLEY, AZ 85143

LOCKWOOD MAX L & ROSE J
30470 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

LOPEZ ROBERT M TRS
17649 E SAN TAN BLVD
QUEEN CREEK, AZ 85142

LOUIS YOLENE
772 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

LOZADA EUFROSINA
752 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

LUCAS, TOM & TAMMY JELINSKI
286 E CHEYENNE RD
SAN TAN VALLEY, AZ 85143

LUCERO JULIO C & AURORA
29836 N RED SAND WAY
SAN TAN VALLEY, AZ 85143

MADRID EVETTE M
740 PLUMMER RD NW APT 133
HUNTSVILLE, AL 35806

MANASSA JOSHUA
30847 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

MANN BRADLEY C & DENISE M ...
4709 RURAL AVE
BELLINGHAM, WA 98226

MARTIN BRANDON JEFFREY
30820 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

MARTIN PATRICIA A
30848 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

MARTINEZ ASHLEY
29654 N RED HILL WAY
SAN TAN VALLEY, AZ 85143

MARTINEZ RIGOBERTO & VER...
1202 KATRINA WAY
OXNARD, CA 93030

MARY GRZYBOWSKI-HAKMAN
28111 N WELTON PL
SAN TAN VALLEY, AZ 85143

MARY M9 LLC
10725 E QUARTZ ROCK RD
SCOTTSDALE, AZ 85255

MASON CAROLE A LIV TRUST
644 E SOLITUDE TRL
SAN TAN VALLEY, AZ 85143

MATT & JANICE ANDERSEN
30650 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

MATTHEW BLEDSOE
244 E CHEYENNE RD
SAN TAN VALLEY, AZ 85143

MAURO ELIO
30290 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

MAZUR HELEN R DECLARATIO...
936 OAK RIDGE DR
STREAMWOOD, IL 60107

MCCLELLAN TY & TANDIE
5208 NOON RD
BELLINGHAM, WA 98226

MCGOLDTICK KATHRYN TR
22957 JOAQUIN RIDGE DR
MURRIETA, CA 92562

MCH SFR PROPERTY OWNER ...
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

MCMAHON GARY & CHERYL T...
30205 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

MCNEELA MORGAN A & PATRIC...
761 E DENIM TRL
SAN TAN VALLEY, AZ 85143

MELILLO MINDY SUE
799 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

MENEGUS MICHAEL
668 E SOLITUDE TRL
SAN TAN VALLEY, AZ 85143

MERWIN JOHN SAMUEL & MIN...
691 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

MEVISSEN THOMAS L
2875 117TH AVE NW
COON RAPIDS, MN 55433

MILLER MICHAEL A JR
PO BOX 125
ZENDA, WI 53195

MILTON & DONNA DUNSEY
31054 N GECKO TRL
SAN TAN VALLEY, AZ 85143

MOLDERMAKER JAMES W TR
8029 E VIA DE VIVA
SCOTTSDALE, AZ 85258

MOLINA NELLY
781 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MOLINA PAULO LOPEZ
772 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

MOON WILLIAM
30832 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

MOORE DUSTIN
30454 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

MOORE NANCY J & DENNIS J
3416 ARBOR DR NW
ROCHESTER, MN 55901

MPAZ HOME PHASE II LLC
1136 W BASELINE RD
MESA, AZ 85210

MPCPMT HOMES LLC
1136 W BASELINE RD
MESA, AZ 85210

MURPHY SEAN & ALEXI
30345 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

NANCY MOUNTEER
108 W CASTLE ROCK RD
SAN TAN VALLEY, AZ 85143

NANCY SHERRILL & VIRGINIA SCHMITT
30782 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

NAVA BALTAZAR & YOLANDA
PO BOX 1605
PETERSBURG, AK 99833

NEAL & DEBRA RUD
881 E PASTURE CANYON DR
SAN TAN VALLEY, AZ 85143

NELSON KYLE C
871 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

NICOL THOMAS & BOBBIE JO
768 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

NOCKS BRANDON & SAVANNA...
768 E DENIM TRL
SAN TAN VALLEY, AZ 85143

NORRIS DENNIS K
30829 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

NOVAK RYAN J
621 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

O TOOLE TOM LIVING TRUST
30393 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

OBRIANT JAMES R & CINDY B
30732 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

OPES VENTURES LLC
18742 E BRAEBURN LN
QUEEN CREEK, AZ 85142

ORGAN STANLEY & LINDA AME...
3813 E AMBERWOOD DR
PHOENIX, AZ 85048

OSLAND ARNOLD C & PATRICIA...
323 2ND AVE NW
MAYVILLE, ND 58257

OVERTON JOE & SHARI LIV TR...
30596 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

P2 SUB REIT 1 BORROWER LL...
PO BOX 4090
SCOTTSDALE, AZ 85261

PADILLA RICHARD J & SCHELL...
895 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

PALLECONE GARY & DIANE
2732 E DENNISPORT AVE
GILBERT, AZ 85295

PALMER DANNY L
PO BOX 803
MIAMI, AZ 85539

PARKS NANCY RITA LIV TRUST
732 E DENIM TRL
SAN TAN VALLEY, AZ 85143

PARRA HEATH
30653 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

PARTICK & FRANCES QUINNEY
31450 N SONZA WAY
SAN TAN VALLEY, AZ 85143

PAUL & JUDY SACCO
30314 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

PEAKE FAMILY LIVING TR
677 E DENIM TRL
SAN TAN VALLEY, AZ 85143

PEARCE CHANDLER
725 W 990 S
SALEM, UT 84653

PECK LOUIS R
644 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

PEREZ DEREK & HEATHER
891 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

PINE GROVE RESIDENTIAL FU...
1999 BRYAN ST FL 13TH
DALLAS, TX 75201

PINO JAMES V
30615 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

POPLIN AARON
800 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

PRD OWNER LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

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

PULFORD THOMAS KEATH & B...
30456 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

RAMIREZ MIGUEL MATA & MEZ...
30668 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

RANDY & SHARON BARRACK
643 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

RAY & TERRI HILDERMAN
31327 N CLARIDGE CIRCLE
SAN TAN VALLEY, AZ 85143

RAY JENNIFER & CAMERON
691 E DENIM TRL
SAN TAN VALLEY, AZ 85143

RENTERIA JENNIFER
638 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

RICE ADAM & AMY
608 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

RICHARD ARUB
30538 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

RICK & SHELLY ALLERDINGS
568 W STIRRUP LN
SAN TAN VALLEY, AZ 85143

RINGOR ALFONSO M & CONSU...
596 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

RIVERA VICTOR M
756 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

RM1 SFR PROPCO A LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

ROBERTS DANIEL GENE & VIC...
30665 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

ROBERTS VINCENT
30796 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

ROD & TERESA DAHLSTROM
29837 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

RODRIGUERA MELISSA & GIVH...
773 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

RON & ELLEN HAFFNER
680 E SOLITUDE TRL
SAN TAN VALLEY, AZ 85143

ROUSSET RICHARD & KARRI J...
578 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

ROWLAND AMY A
30503 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

RUAN ABRAHAM
29696 N RED HILL WAY
SAN TAN VALLEY, AZ 85143

RUNYAN DOUGLAS A & MYRNA...
3311 PRIMROSE CT
GRAND FORKS, ND 58201

RUONA WILMER N & LUCIA BO...
30293 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

RWR AZ MAPLE CHASE LLC
3578 E REDFIELD RD
GILBERT, AZ 85234

SASSEEN BRETT & BREANNA ...
2710 ANGEL LN
EAST WENATCHEE, WA 98802

SAWVELL DEAN
30708 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

SAWVELL GARY M & CHEYENN...
30754 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

SCHOENLY BARRY
PO BOX 2884
PALMER, AK 99645

SCOTT TIMOTHY
30237 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

SEAGRAVES THOMAS
788 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

SEGNORILE HECTOR
18654 E ORIOLE WAY
SAN TAN VALLEY, AZ 85142

SEVERS NIKOLE C & MICHAEL ...
3406 W MINERAL BUTTE DR
SAN TAN VALLEY, AZ 85142

SFR JAVELIN BORROWER LP
1717 MAIN ST APT STE 2000
DALLAS, TX 75201

SFR JV-2 2023-1 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

SHANNON MCDONOUGH
30441 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

SHARON CHIASSON
30381 N DESERT WILLOW BLVD
SAN TAN VALLEY, AZ 85143

SHERRILL NANCY A
3386 E MYRTABEL WAY
GILBERT, AZ 85298

SKOG JAMES H & JILL ANN
8215 206TH ST SE
SNOHOMISH, WA 98296

SMITH NANCY G
30872 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

SMITHS FOOD & DRUG CENTE...
1014 VINE ST FL 7
CINCINNATI, OH 45202

SNEED KATIE I
632 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

SORENSEN CODY DEL & AMAN...
656 E SOLITUDE TRL
SAN TAN VALLEY, AZ 85143

SOUKUP BETTY A REV TRUST
602 N 3RD ST
CLEAR LAKE, IA 50428

SPITZMILLER JAMES L & LOIS ...
30761 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

STAGGS JANET M
30279 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

STEPHEN & CYNTHIA GRIMM
314 W PEAK PL
SAN TAN VALLEY, AZ 85143

STEVE SORENSEN
30574 N REBECCA LN
SAN TAN VALLEY, AZ 85143

STOUT RUSSELL & TRACI L
30373 N PLANTATION DR
SAN TAN VALLEY, AZ 85143

STREIFEL JONATHAN & ELIZAB...
30524 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

SUNKU RAMAKRISHNA & POTH...
194 E SCORPIO PL
CHANDLER, AZ 85249

SWING FIRST GOLF LLC
30761 N GOLF CLUB DR
SAN TAN VALLEY, AZ 85143

TADDEUCCI BRANDON
30701 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

TAH 2015-1 BORROWER LLC
PO BOX 15087
SANTA ANA, CA 92735

TAM WOON H ETAL-TRUSTEES
807 SALT LAKE DR
SAN JOSE, CA 95133

TAMMY JELINSKI
30840 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

TANGO PAYTON LLC
674 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

TAYLOR SAMANTHA
30559 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

TERLECKI KEVIN JOHN & ANGE...
20714 E HAPPY RD
QUEEN CREEK, AZ 85142

TERRY & NANCY SMITH
29773 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

THIN Z MAN LLC
14214 N 14TH PL
PHOENIX, AZ 85022

THOMAS JELINSKI
30503 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

TNT TACTICAL 757 LLC
788 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

TOM & ALINA JELINSKI
30475 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

TONN DAXTON GARRETT & MI...
548 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

TRENT BRADLEY G & JANET L ...
1106 KINGSWAY AVE
ROCKFORD, IL 61108

TRIPOLI JOSEPH
760 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

TROY & DEONNA BULLIS
30540 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

TROY NESS
310 E PASTURE CANYON DR
SAN TAN VALLEY, AZ 85143

TURRELL CHRISTY D & PERAL...
29792 N RED SAND WAY
SAN TAN VALLEY, AZ 85143

UNDERWOOD KETURAH A
30629 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

VAN SLIGTENHORST DENISE
30596 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

VANBEEK MATTHEW JAMES & ...
560 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

VARELA ALBERTO RA
662 E RENEGADE PL
SAN TAN VALLEY, AZ 85143

VELLA JOSEPH IV & CHRISTINA...
29820 N RED SAND WAY
SAN TAN VALLEY, AZ 85143

VENZOR RICHARD N & STEPHA...
894 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

VERBLE ANN H & BRZEZINSKI ...
472 N CLEVELAND ST
OCEANSIDE, CA 92054

VIA ROBERT G REV TRUST
1209 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

VIDACA JESUS JAIME
871 W DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

VILLEGAS FRANCISCO
20938 MARGARET ST
CARSON, CA 90745

VRABEL EUGENE & JEAN REV ...
30084 N SUNRAY DR
SAN TAN VALLEY, AZ 85143

WALKER BREANNE
823 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

WALKER WHITNEY LYNNE
30768 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

WALLACE BERG
30543 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

WASNESS RONALD E
30869 N CORAL BEAN DR
SAN TAN VALLEY, AZ 85143

WELSH ORLANDO ERNESTO S...
753 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

WESTON GREGORY J & LEEAN...
2054 MICHIGAN AVE
LIMA, NY 14485

WHITNEY LARRY A
2805 CROW VALLEY TRL
PLANO, TX 75023

WILKERSON JEREMY
30689 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

WILSON CHRISTOPHER I
561 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

WILSON CURTIS L
23 CEDAR ST
ROOSEVELT, NY 11575

WIMMER MICHAEL P TR
633 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

YEE FRANK A JR
70 OXFORD DR
FRANKLIN, MA 02038

YOUNG DARREN W & JERI
30259 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

YUNGDAHL AUSTEN
536 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

ZABANEH VICTOR G
872 E DUST DEVIL CIR
SAN TAN VALLEY, AZ 85143

ZHENG JIN
303 LOUISIANA AVE NW
ORANGE CITY, IA 51041

ZISETTE CHARLES & MARY ELL...
30671 N MAPLE CHASE DR
SAN TAN VALLEY, AZ 85143

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-032-23 & PZ-PD-007-23, personally caused at least one sign to be posted in a visible place on or near the proposed project site at S of SWC Hunt Hwy & Bella Vista Rd, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 05/28/24 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public



My Commission expires: 10-25-24

PINAL COUNTY *Public Hearings*

Case Numbers: PZ-032-23 & PZ-PD-007-23

Existing Zoning: CB-1

Proposed Zoning: MR

Acreage: 17.64 ±

Applicant Name: Kurt Waldier
Beus Gilbert McGroder PLLC

Applicant Phone Number: 480-429-3061

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442 or www.pinalcountyaz.gov

Public Hearing
NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

May 28, 2024



May 28, 2024 at 2:18 PM
Johnson Ranch Blvd
San Tan Valley AZ 85143
United States

PINAL COUNTY *Public Hearings*

Case Numbers: PZ-032-23 & PZ-PD-007-23

Existing Zoning: CB-1

Proposed Zoning: MR

Acreage: 17.64 ±

Applicant Name: Kurt Waldier
Beus Gilbert McGroder PLLC

Applicant Phone Number: 480-429-3061

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442 or www.pinalcountyyaz.gov



May 28, 2024 at 2:13 PM
635 E Hunt Hwy
San Tan Valley AZ 85143
United States