

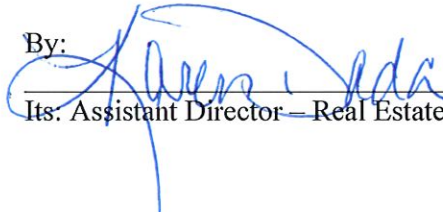
Pinal County ("County")
Waiver of Claims for Diminution in Value of Property
Under Proposition 207 (A.R.S. §12-1132 et. seq.)

Application No. PZ-PA-014-24 and PZ-028-24

WAIVER. The State of Arizona ("Owner"), by and through the Arizona State Land Department is the fee owner of the Property described on Exhibit A attached hereto (the "Property"). The Property is the subject to purchase application No. 53-124268 (the "Application") issued to Pinal County (the "Applicant"). Owner has authorized the Applicant to file and process the above application to obtain approval of a minor comprehensive plan amendment and rezoning for the Property. Owner hereby voluntarily waives its right to make any claim for diminution in value of the Property pursuant to A.R.S. §12-1134 as a result of the County's action on the above-referenced application.

In the event the above application is withdrawn, or the County denies the application, the County shall release the Owner from this Acknowledgement and any Waiver of Claims for Diminution in Value of Property recorded by the Applicant shall be deemed cancelled on the records of the County Recorder.

THE STATE OF ARIZONA, by and through
the ARIZONA STATE LAND DEPARTMENT

By: 
Its: Assistant Director—Real Estate Division

State of Arizona

County of Maricopa

On this 27th day of January 2025, before me personally appeared Karen Dada, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she signed the above document.


Notary's Signature



(Seal)

EXHIBIT "A"
TO
RESOLUTION NO. 2025 PZ-PA-014-24

LEGAL DESCRIPTION (SAN TAN VALLEY URBAN CORE)

Being Section 4, except that certain parcel of land recorded in Docket 1497, page 449, Pinal County Records (PCR), the south half and the northeast quarter of Section 5, the east half of Section 7, Section 8, the northwest quarter and the northwest quarter of the northeast quarter and the northwest quarter of the southwest quarter of Section 9, that portion of Sections 9 and 16 lying southwesterly of the Union Pacific Railroad right-of-way, the north half of Section 17, the north half of the north half of Section 18, except that certain parcel of land recorded in Fee No. 2022-003034, PCR, all lying within Township 3 South, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona, secondarily described as follows:

BEGINNING at the southwest corner of said Section 16, a 3-inch Pinal County Highway Department brass cap in hand hole, from which the south quarter corner of said section, a 2 ³/₄ inch Pinal County Highway Department brass cap, bears North 89°26'02" East (basis of bearing), a distance of 2701.28 feet;

THENCE along the west line of said Section 16, North 02°31'19" West, a distance of 2640.62 feet, to the east quarter corner of said Section 17;

THENCE leaving said west line, along the south line of the north half of said Section 17, South 89°37'45" West, a distance of 5395.74 feet, to the west quarter corner of said Section 17;

THENCE leaving said south line, along the west line of said Section 17, North 02°54'19" West, a distance of 1323.80 feet, to the south line of the north half of the north half of said Section 18;

THENCE leaving said west line, along said south line, South 89°45'39" West, a distance of 3717.87 feet, to the southeasterly corner of that certain parcel of land recorded in Fee No. 2022002034, PCR;

THENCE leaving said south line, along the northeasterly line of said certain parcel of land, North 49°24'09" West, a distance of 2022.31 feet, to the south line of said Section 7;

THENCE leaving said northeasterly line, along said south line, North 89°45'40" East, a distance of 2470.77 feet, to the south quarter corner of said Section 7;

THENCE leaving said south line, along the west line of the east half of said Section 7, North 03°20'07" West, a distance of 5294.83 feet, to the north quarter corner of said Section 7;

THENCE leaving said west line, along the north line of said Section 7, North 89°44'09" East, a distance of 2727.54 feet, to the southwest corner of said Section 5;

THENCE leaving said north line, along the west line of said Section 5, North $03^{\circ}03'51''$ West, a distance of 2646.47 feet, to the west quarter corner of said Section 5;

THENCE leaving said west line, along the north line of the south half of said Section 5, North $89^{\circ}21'54''$ East, a distance of 2738.84 feet, to the center of said Section 5;

THENCE leaving said north line, along the west line of the east half of said Section 5, North $02^{\circ}40'32''$ West, a distance of 2671.61 feet, to the north quarter corner of said Section 5;

THENCE leaving said west line, along the north line of said Township 3 South, North $89^{\circ}26'49''$ East, a distance of 430.66 feet, to the south quarter corner of Section 32, Township 2 South, Range 8 East;

THENCE North $89^{\circ}32'47''$ East, a distance of 2332.10 feet, to the northwest corner of said Section 4;

THENCE continuing North $89^{\circ}32'47''$ East, a distance of 313.46 feet to the southwest corner of Section 33, Township 2 South, Range 8 East;

THENCE North $89^{\circ}33'12''$ East, a distance of 2434.35 feet, to the north quarter corner of said Section 4;

THENCE continuing North $89^{\circ}33'12''$ East, a distance of 204.76, to the south quarter corner of said Section 33;

THENCE continuing North $89^{\circ}33'12''$ East, a distance of 2543.06 feet, to the northeast corner of said Section 4;

THENCE leaving said north line, along the east line of said Section 4, South $01^{\circ}54'40''$ East, a distance of 2642.39 feet, to the east quarter corner of said Section 4;

THENCE South $01^{\circ}56'29''$ East, a distance of 1325.60 feet, to the easterly prolongation of the north line of that certain parcel of land recorded in Docket 1497, page 449, PCR;

THENCE leaving said east line, along said prolongation and north line thereafter, South $89^{\circ}23'18''$ West, a distance of 1242.97 feet, to the northwest corner of said certain parcel of land;

THENCE leaving said north line, along the west line of said certain parcel of land, South $01^{\circ}55'00''$ East, a distance of 300.08 feet, to the southwest corner of said certain parcel of land;

THENCE leaving west line, along the south line of said certain parcel of land and prolongation thereof, North $89^{\circ}23'18''$ East, a distance of 1243.10 feet, to said east line;

THENCE leaving said prolongation, along said east line, South $01^{\circ}56'29''$ East, a distance of 1025.52 feet, to the northeast corner of said Section 9;

THENCE leaving said east line, along the north line of said Section 9, South $89^{\circ}21'28''$ West, a distance of 1365.99 feet, to the east sixteenth corner of said Section 9;

THENCE leaving said north line, along the east line of the northwest quarter of the northeast quarter of said Section 9, South $02^{\circ}05'27''$ East, a distance of 1336.65 feet, to the north-east sixteenth corner of said Section 9;

THENCE leaving said east line, along the south line of the northwest quarter of the northeast quarter of said Section 9, South $89^{\circ}28'01''$ West, a distance of 1353.51 feet, to the center-north sixteenth corner of said Section 9;

THENCE leaving said south line, along the east line of the west half of said Section 9, South $02^{\circ}38'14''$ East, a distance of 1334.72 feet, to the center of said Section 9;

THENCE leaving said east line, along the south line of the north half of said Section 9, South $89^{\circ}34'39''$ West, a distance of 1360.93 feet, to the center-west sixteenth corner of said Section 9;

THENCE leaving said south line, along the east line of the northwest quarter of the southwest quarter of said Section 9, South $02^{\circ}44'38''$ East, a distance of 1325.94 feet, to the south-west sixteenth corner of said Section 9;

THENCE leaving said east line, along the south line of the northwest quarter of the southwest quarter of said Section 9, South $89^{\circ}23'13''$ West, a distance of 1358.35 feet, to the south sixteenth corner of said Section 9;

THENCE leaving said south line, along the west line of said Section 9, South $02^{\circ}50'55''$ East, a distance of 33.97 feet, to the southwesterly right-of-way line of the Union Pacific Railroad;

THENCE leaving said west line, along said southwesterly right-of-way line, South $39^{\circ}00'53''$ East, a distance of 8394.11 feet, to the south line of said Section 16;

THENCE leaving said southwesterly right-of-way line, along said south line, South $89^{\circ}26'19''$ West, a distance of 2286.52 feet, to the south quarter corner of said Section 16;

THENCE South $89^{\circ}26'02''$ West, a distance of 2701.28 feet, to the **POINT OF BEGINNING**.

Containing 141,075,992 square feet or 3,238.6591 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of September 2024. 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:\WP\Parcel Descriptions\2023\235485 San Tan Valley City Center Parcel Description L01R01 02-06-25.docx



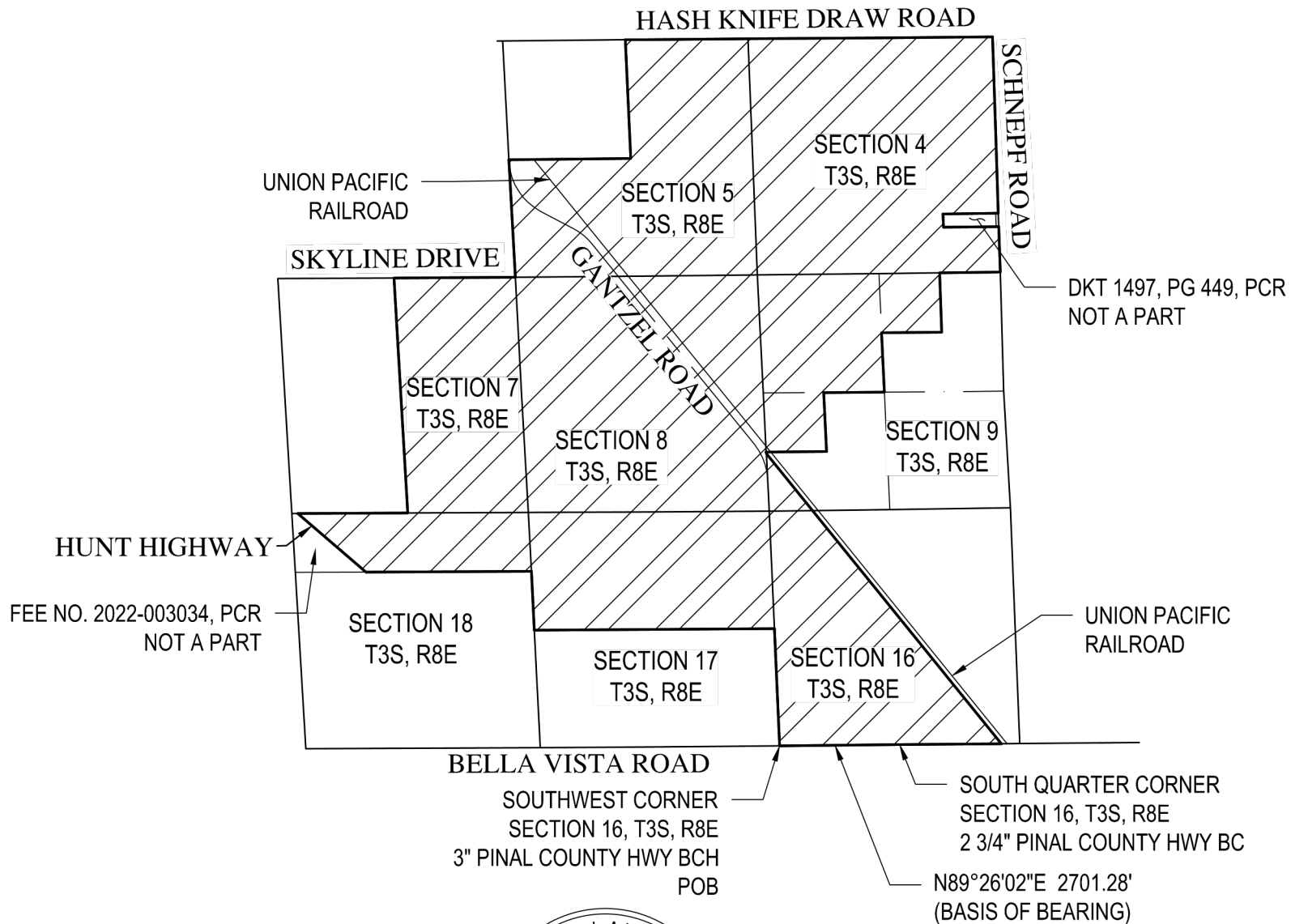


EXHIBIT "A"
 SAN TAN VALLEY CITY CENTER
 BOUNDARY
 02/06/2025
 WP# 235485
 PAGE 4 OF 4
 NOT TO SCALE
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EXHIBIT “B”
TO
ORDINANCE NO. 2025-PZ-028-24

[Stipulations of Approval]

1. Approval of this L-MPC rezone request will require, at 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.
2. Where there is conflict between the approved L-MPC zoning proposal and these stipulations, these stipulations shall govern.
3. Enforcement of these provisions/stipulations or uses and requirements of the L-MPC zoning shall be made pursuant to Section 2.160 of the PCDSC.
4. No building permits shall be issued based on this rezoning until all requisite zoning stipulations, County requirements, and development standards are satisfied pursuant to the requirements of the Pinal County Development Services Code and other applicable standards and requirements of Pinal County.
5. Developer/applicant/landowner shall provide for the dedication of any necessary easements, roadway tracts, and/or rights-of-way, in form and substance acceptable to the Pinal County as necessary to serve any subject parcel or parcels to be developed, prior to issuance of any construction permits within any phase of development within the rezoned property.
6. All rights-of-way dedication to Pinal County shall be free and unencumbered, except as excluded by the County Engineer, or his designee.
7. Prior to the approval of any subdivision plat or site plan, the applicant/developer/owner for each phase of development shall submit a Cultural Evaluation prepared by an independent, qualified professional that will prepare an assessment of the nature and impacts of the development proposal on all Federal and State lands for any identified sensitive species and/or critical habitat per Arizona Game and Fish Department – ERT Report on the rezoned property, and the report shall include, at a minimum, the following:
 1. Mitigation measures to avoid the likelihood of negatively impacting one or more target species and habitats as identified in the report.
 2. A discussion devoted to the migration of the Sonoran Desert Tortoise caused by construction activities, and a strategy on the proper removal and/or protection of Tortoises.
8. Prior to approval of subdivision plat or site plan, the applicant/developer/owner for each phase of development shall identify any existing/planned, proposed, adopted regional trails per Open Space and Trails Master plan and develop these as specified in the Open Space and Recreation Area Guideline Manual (OSRAM). Applicant to adhere to the strategies and guidelines on parks, open space and trails contained in the 2018 San Tan Valley Special Area Plan.

9. Developer/applicant/landowner shall provide a record check through Arizona State Museum (ASM) for archeological sites and identification of any sites or surveys prior to each phase of development.
10. Construction plans for grading, drainage improvements, roadway improvements, and utility plans comply with applicable standards and guidelines required by Pinal County and applicable utility service provider in the case of water and sewer services and dry utilities, and construction plans are subject to approval by the County Engineer prior to approval of any final plat or site plan within the rezoned property.
11. Applicant to follow landscaping standards for future development for each phase of development as provided in the L-MPC zoning or as required by the Pinal County Development Services Code, as amended from time to time.
12. Selection of all plant material to be selected from Arizona Department of Water Resources, Low water Use/Drought Tolerant Plant list for the PINAL Active Management Area.
13. The applicant/ owner/developer shall meet the prevailing requirements of the International Building and Fire Codes, as adopted by Pinal County and administered by the Pinal County Building Safety Department.
14. An air quality dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more.
15. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
16. All public infrastructure improvements installed by the developer/builder of each phase of the project shall comply with applicable standards and guidelines required by the Americans with Disabilities Act of 1990.
17. Prior to site plan application, owner/applicant/developer shall submit a "Phase 1" ESA, prepared by an independent qualified site assessment professional following all applicable ATSM standards, the Community Development Director at their discretion may order a "Phase Two" ESA, based on the results or recommendations from the report.
18. All peripheral and internal roads and infrastructure improvements that will support development in the rezoned property shall be per the approved Traffic Impact Analysis (TIA) submitted with this application, and with each phase of development, or as otherwise agreed by the County, to mitigate traffic impacts on all existing and planned roadways. 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 updated in accordance with Pinal County TIA Guidelines and Procedures, as amended from time to time, and subject to County approval in connection with each final plat submission.
19. All roadway and infrastructure improvements shall be in accordance with Pinal County Subdivision Standards, as amended from time to time, or as approved by the County Engineer.

20. Any roadway sections, alignments, access locations and access movements shown in the San Tan Valley L-MPC Document dated January 2025 are conceptual only, and are subject to the approval of the Pinal County Engineer.
21. A drainage report shall be submitted to the County Engineer at the time of subdivision plat or site plan submittal for review and approval and the drainage report shall comply with the Pinal County Drainage Manual, as amended from time to time, and shall be approved prior to subdivision plat or site plan approval.
22. The Master Drainage Plan shall be in accordance with the Pinal County Drainage Manual, as amended from time to time, and the approved Master Drainage Plan shall provide retention for storm waters in an on-site retention area(s), or as approved by the County Engineer.
23. No construction of any flood control infrastructure shall be commenced prior to the issuance of a Floodplain Use Permit by the Pinal County Flood Control District (PCFCD).
24. No building permits may be issued for any areas in the project mapped by FEMA as special flood areas until the Letter of Map Revision (LOMR) for the project is approved by FEMA and the resulting change in the Flood Insurance Rate Maps (FIRMs) is made effective.
25. No tentative or preliminary plats shall be approved by Pinal County until the Master Drainage Report for the project is approved by Pinal County Engineer.
26. Given auction allocations imposed by the ASLD on development areas under Section 5.2 of the LMPC, the County waives any development agreement requirement under Section 2.365.020 of the Pinal County Development Services Code. This waiver does not preclude a subsequent patent holder and the County from entering into a development agreement.

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

Jan. 30, 2025

NOTICE ID: 1J55X5jblUnlspSPviAy

NOTICE NAME: PZ-PA-014-24 and PZ-028-24 - Sangeeta Deokar

Rachel Cozart

(Signed) _____

VERIFICATION

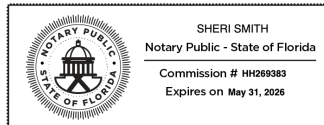
State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 01/31/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 19TH DAY OF FEBRUARY 2025, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT AND REZONING TO AMEND THE SAN TAN VALLEY SPECIAL AREA PLAN LAND USE AND ZONING AND/OR MAPS FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. PZ-PA-014-24 - PUBLIC HEARING/ACTION: Arizona State land Department, Karen Dada, landowner/representative, Swaback PLLC, Jeffery M. Denzak applicant/agent, requesting, a Non-Major Comprehensive Plan amendment to the San Tan Valley Special Area Plan to re-designate 3238.7± acres from Suburban Neighborhood, Urban Transition, Urban Center and Suburban Office to 'Special District' land-use designation situated in Sections 4 and 8, and in portions of Section 5,7,9,16,17 and 18, Township 03, South, Range 08 East, G&SRB&M, Tax parcels (legal on file), generally located north of Bella Vista Road, south of Hash Knife Draw Road, and east of Hunt Highway in the San Tan Valley area, in the unincorporated Pinal County. PZ-028-24 - PUBLIC HEARING/ACTION: Arizona State land Department, Karen Dada, landowner/representative, Swaback PLLC, Jeffery M. Denzak applicant/agent, requesting a rezone from General Rural (GR) to Large Master Plan Community (L-MPC) Zoning District on 3238.7±/- acres situated in Sections 4 and 8, and in portions of Section 5,7,9,16,17 and 18, Township 03, South, Range 08 East, G&SRB&M, Tax parcels (legal on file), generally located north of Bella Vista Road, south of Hash Knife Draw Road, and east of Hunt Highway in the San Tan Valley area, in the unincorporated Pinal County. At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at <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 AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. 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. DATED this 22nd day of January 2025, Pinal County Community Development Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (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 your wish to appear and be heard at the hearing
- Contacts for this matter: Sangeeta Deokar, Senior Planner
E-mail Address: sangeeta.deokar@pinalcountyaz.gov
Phone #: (520) 866-6641 Fax: (520) 866-6530
No. of publications: 1: date of publication: Jan 30, 2025



Arizona

GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

Pinal County Development Service Dep
Pinal County - Finance
Po Box 1348
Florence AZ 85132-3027

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:

01/30/2025

and that the fees charged are legal.
Sworn to and subscribed before on 01/30/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$719.40

Tax Amount: \$0.00

Payment Cost: \$719.40

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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE FIFTH DAY OF FEBRUARY 2025, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT AND REZONING TO AMEND THE SAN TAN VALLEY SPECIAL AREA PLAN LAND USE AND ZONING AND/OR MAPS FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. PZ-PA-01424 PUBLIC HEARING ACTION: Arizona State Land Department, Karen Dede, landowner/representative, Swaback PLLC, Jeffery M. Danzok applicant, requesting a Non-Major Comprehensive Plan amendment to the San Tan Valley Special Area Plan to re-designate 228.72 acres from Suburban Neighborhood, Urban Transition, Urban Center and Suburban Office to "Special District" land-use designation situated in Sections 4 and 8, and in portions of Section 5, 7, 9, 16, 17 and 18, Township 03, South, Range 08 East, G5SRB&M. Tax parcels (legat on file), generally located north of Belita Vista Road, south of Hosh Knife Draw Road, and east of Hunt Highway in the San Tan Valley area, in the unincorporated Pinal County.

PZ-028-24 PUBLIC HEARING ACTION: Arizona State Land Department, Karen Dede, landowner/representative, Swaback PLLC, Jeffery M. Danzok applicant, requesting a rezoning from General Rural (GR) to Large Mosher Plan Community (L-MPC) Zoning District on 228.72 acres situated in Sections 4 and 8, and in portions of Section 5, 7, 9, 16, 17 and 18, Township 03, South, Range 08 East, G5SRB&M. Tax parcels (legat on file), generally located north of Belita Vista Road, south of Hosh Knife Draw Road, and east of Hunt Highway in the San Tan Valley area, in the unincorporated Pinal County.

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at <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 AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT, 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. DATED this 22nd day of January 2025, Pinal County Community Development Dept.

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4) Whether or not you wish to appear and be heard at the hearing
Contact for this matter: Sangeeta Deokar, Senior Planner
E-mail: sangeeta.deokar@pinalcountyaz.gov
Phone #: (520) 846-6641
Fax: (520) 846-6530
Pub: Jan 30, 2025

RYAN SPELLER
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **19TH** DAY OF **FEBRUARY 2025**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR, A **NON-MAJOR COMPREHENSIVE PLAN AMENDMENT** AND **REZONING** TO AMEND THE SAN TAN VALLEY SPECIAL AREA PLAN LAND USE AND ZONING AND/OR MAPS FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

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PZ-028-24 – PUBLIC HEARING/ACTION: Arizona State land Department, Karen Dada, landowner/representative, Swaback PLLC, Jeffery M. Denzak applicant/agent, requesting a rezone from **General Rural (GR)** to **Large Master Plan Community (L-MPC) Zoning District** on 3238.7+/- acres situated in Sections 4 and 8, and in portions of Section 5,7,9,16,17 and 18, Township 03, South, Range 08 East, G&SRB&M, Tax parcels (legal on file), generally located north of Bella Vista Road, south of Hash Knife Draw Road, and east of Hunt Highway in the San Tan Valley area, in the unincorporated Pinal County.

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DATED this **22nd** day of **January 2025**, Pinal County Community Development Dept.

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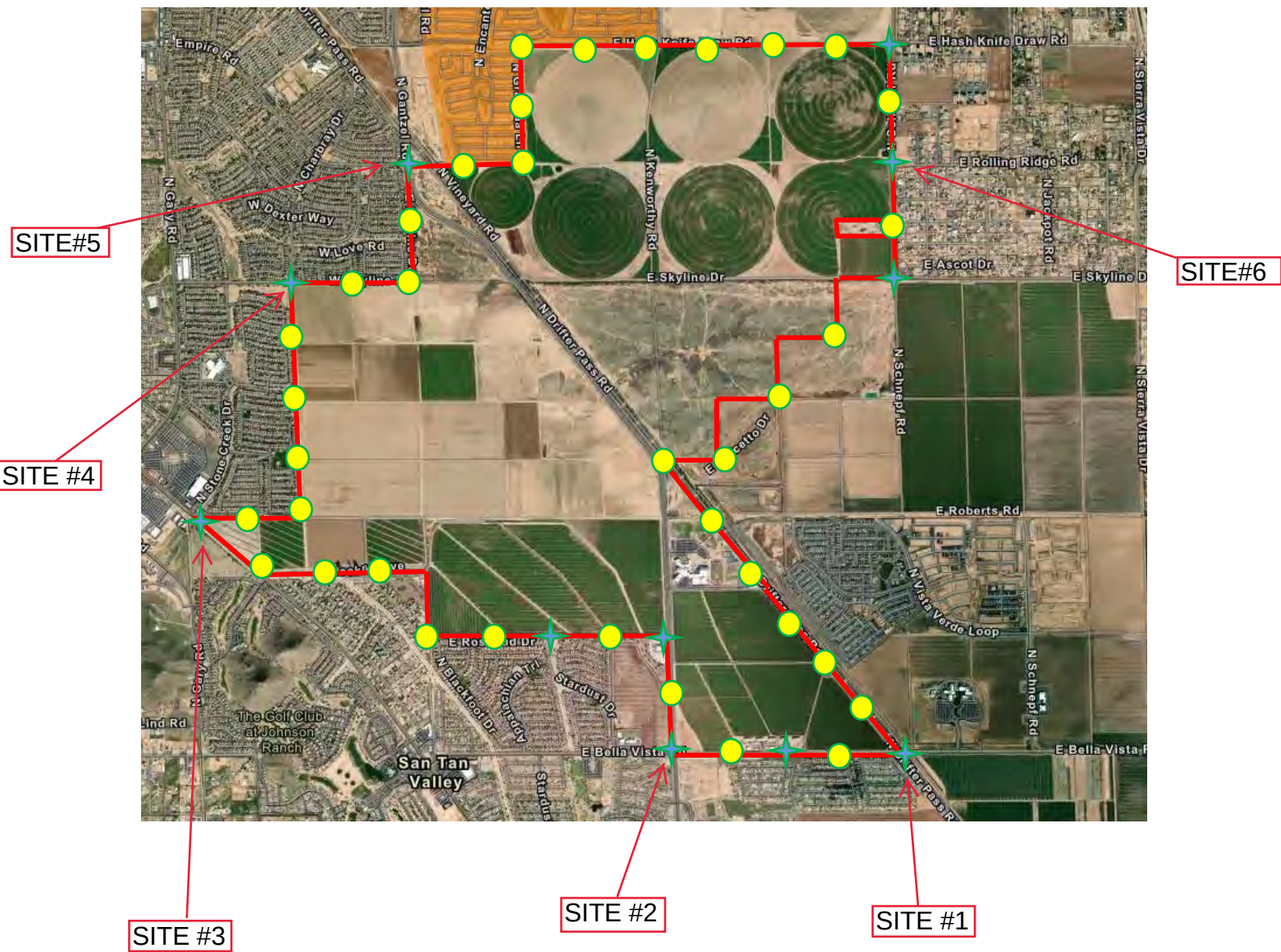
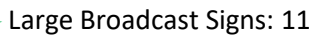
Contacts for this matter: Sangeeta Deokar, Senior Planner
E-mail Address: sangeeta.deokar@pinalcountyyaz.gov
Phone #: (520) 866-6641 Fax: (520) 866-6530

[Anything below this line is not for publication.]

PUBLISHED ONCE:

Arizona Republic
Pinal Central Dispatch

- Large Broadcast Signs: 11
- Small Signs: 37



PINAL COUNTY Public Hearings

Cases Number: PZ-PA-214-24 & PZ-228-24
Existing Land-Use: Suburban Neighborhood
Urban Transition, Urban Center and Suburban Office
Proposed Land-Use: "Special District"
Existing Zoning: General Rural (GR)
Proposed Zoning: Large Master Plan Community
Zoning (LMPC)
Acres: 3238.7 +/- Acres

Public Hearing Information

NOTICE



Pinellas County Planning and Development Services
10000 10th Avenue North, Suite 100, St. Petersburg, FL 33713
Phone: 727-862-1234



AL COUNTY
Public Hearings

914-24 & PZ-025-24 Public Hearing Information
Suburban Neighborhood
Center and Suburban Office
"Special District"
General Rural (GR)
General Master Plan Community

NOTICE

For more information, please contact the Planning and Development Department at (918) 866-4442.

AL COUNTY
Planning and Development Department
(918) 866-4442





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Public Hearing Information

NOTICE

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Appld Phone Number: 303-465-6904

velopment Services: 3538) 966-6442





PZ-PA-014-24



MEETING DATE: JANUARY 16, 2025

TO: PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-PA-014-24 (SAN TAN VALLEY URBAN CORE- SPECIAL DISTRICT)**

CASE COORDINATOR: SANGEETA DEOKAR, SENIOR PLANNER

Executive Summary:

The Pinal County Community Development Department, on behalf of the State Land Department, has submitted a request for approval of a non-major amendment to the San Tan Valley Special Area Plan to re-designate approximately 3238.7± acres of land from Suburban Neighborhood, Urban Transition, Urban Center and Suburban Office to 'Special District' land-use classification to allow for the processing of zoning entitlements on State Trust land in the San Tan Valley area, in unincorporated Pinal County.

If This Request is Approved:

If this non-major amendment to the San Tan Valley Special Area Plan is approved, the action will allow the County, on behalf of the State Land Department, to begin the process of rezoning the property to Large Master Planned Community (L-MPC) zoning for the San Tan Valley Urban Core on 3238.7± acres.

LEGAL DESCRIPTION: Sections 4, 8 and portions of Section 5, 7, 9, 16, 17 and 18, Township 03, South, Range 08 East, G&SRB&M.

TAX PARCEL: Tax Parcels (legal on file)

LANDOWNER/AGENT: Arizona State Land Department, Karen Dada landowner/representative/ Swaback PLLC, Jeffery M Denzak applicant/agent.

REQUESTED ACTION & PURPOSE: PZ-PA-014-24 – PUBLIC HEARING/ACTION: Swaback PLLC, Jeffery M. Denzak applicant/agent, on behalf of the Arizona State Land Department, Karen Dada, landowner/representative, , is requesting, a Non-Major Comprehensive Plan Amendment to the San Tan Valley Special Area Plan to re-designate 3238.7± acres from Suburban Neighborhood, Urban Transition, Urban Center and Suburban Office to 'Special District' land-use designation situated in Sections 4 and 8, and in portions of Section 5,7,9,16,17 and 18, Township 03, South, Range 08 East, G&SRB&M, Tax parcels (legal on file), generally located north of Bella Vista Road, south of Hash Knife Draw Road, and east of Hunt Highway in the San Tan Valley area, in unincorporated Pinal County

LOCATION: Generally located north of Bella Vista Road, south of Hash Knife Draw Road, east of Hunt Highway in San Tan Valley area, in unincorporated Pinal County.

SIZE: 3238.7± acres

COMMUNITY DEVELOPMENT
Planning Division

STAFF FINDINGS-

To provide a common vision and framework for the San Tan Valley area, Pinal County adopted a Special Area Plan in 2018 with growth policies and guidelines specifically for the San Tan Valley area. The Special Area Plan expands on the elements of the County Comprehensive Plan. With the approximately 3238.7± acres of land owned by the Arizona State Land Department (ASLD) in the heart of the San Tan Valley, the Subject Property offers the County an opportunity to provide for balanced development, which will assist the San Tan Valley grow its economic base, diversify its housing stock, and provide additional retail and entertainment venues for the existing and future residents of the region.

The San Tan Valley Special Area Plan provided specific criteria for amending the Plan by listing changes that would constitute a Major Amendment. Other changes would be considered a Non-Major Amendment. Staff finds that the proposed designation of “special district”, which is contemplated for ASLD lands within the Special Area Plan, would be considered a “Non-Major Amendment”. The Amendment is supported by staff since it is compatible with the land use strategies and economic goals contained in the San Tan Valley Special Area Plan by preserving and enhancing existing neighborhood character; fostering more housing diversity; broadening economic opportunity; and improving transportation systems.

PUBLIC COMMENT:

To date, two letters in opposition and one in support has been received from property owners within the notification area.

PUBLIC PARTICIPATION:

Newspaper publication:	Week of 12/23/2024
Agency mail out:	Week of 12/23/2024
Neighborhood Meeting:	12/9/2024
Property mail out:	Week of 12/23/2024
Web posting:	Week of 12/23/2024
Site Posting:	Week of 12/22/2024

OTHER REVIEW AGENCY COMMENTS:

Other than ASLD, no other public agency comments have been received.

PLAN AMENDMENT DISCUSSION:

The request is to change land-use classification from Suburban Neighborhood, Urban Transition, Urban Center and Suburban Office to ‘Special District’ land-use classification.

Project Proposal: The Non-Major Comprehensive Plan Amendment designation of “special district”, in conjunction with the L-MPC zoning, allows ASLD to have the flexibility in the planning and development of the Property over the next decade. The land use and zoning proposals provide ASLD the ability to respond to market conditions as they change from time to time, while concurrently meeting the goals and objections of the San Tan Valley Special Area Plan.

Location and Accessibility: Generally located north of Bella Vista Road, south of Hash Knife Draw Road, east of Hunt Highway in San Tan Valley area, in unincorporated Pinal County.

Site data: Subject property is vacant and primarily used for agricultural purposes.

Environmental Studies: Cultural and environmental studies will be completed prior to the release of property by the ASLD for private development.

STAFF ANALYSIS:

COMPREHENSIVE PLAN ANALYSIS:

The San Tan Valley Land Use designation for approximately 3238.7 acres is Suburban Neighborhood, Urban Transition, Urban Center and Suburban Office. The request is to re-designate the 3238.7 acres to a 'Special District' land-use classification. Following is the analysis for the requested the land-use amendment

1. **Vision:** A comprehensive and integrated planning and development approach is desired. This is best accomplished through a flexible and balanced land-use strategy which can be responsive to changes in market conditions over several years. "Special District" along with the approval of Master plan envisages opportunities for current and future residents offering services, businesses and employment opportunities, including high-tech employers. The creation of the Urban Core will be the new center and serve as a catalyst for economic development in the region. This vision spans multiple years, enabling a thoughtful integration of various uses that support both residential and non-residential growth
2. **Location:** Subject Property is a prime location for future development within the San Tan Valley area, and represents the "urban core" of San Tan Valley as it continues to grow and develop over the years to come. The property is surrounded by developed parcels on all sides and is owned by State land. A large area has remained vacant in a central location for a long time. The amendment would facilitate development projects and infrastructure improvements that go along with them and integrate with the surroundings.
3. **Comprehensive Plan:** The land use designation of "Special District" for ASLD land in San Tan Valley complies with the Special Area Plan. Land-use change would assist the following:
 - a. Unlock the development potential for land located centrally in the San Tan Valley and increase the economic value
 - b. Rezone the property to L-MPC (Large Master Plan Community)

STAFF SUMMARY (PZ-PA-014-24): A detailed analysis of the request, has been completed by the staff as presented. Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Non-Major Comprehensive Plan Amendment 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 and vision of the Pinal County Comprehensive Plan, then the Planning and Zoning Commission can forward the case PZ-PA-014-24 to the Board of Supervisors with a favorable recommendation.

To Deny: I move the Planning and zoning commission forward a recommendation of denial of Case PZ-PA-014-24 to the Board of Supervisors.

To Approve: I move the Planning and Zoning Commission forward a recommendation of approval of Case PZ-PA-014-24, a Non-Major Comprehensive Amendment to the San Tan Valley Special Area Plan designating the 3238.7± acres of State Trust lands as “Special District”.

*no proposed stipulations

Date Prepared: 1/2/25 SD

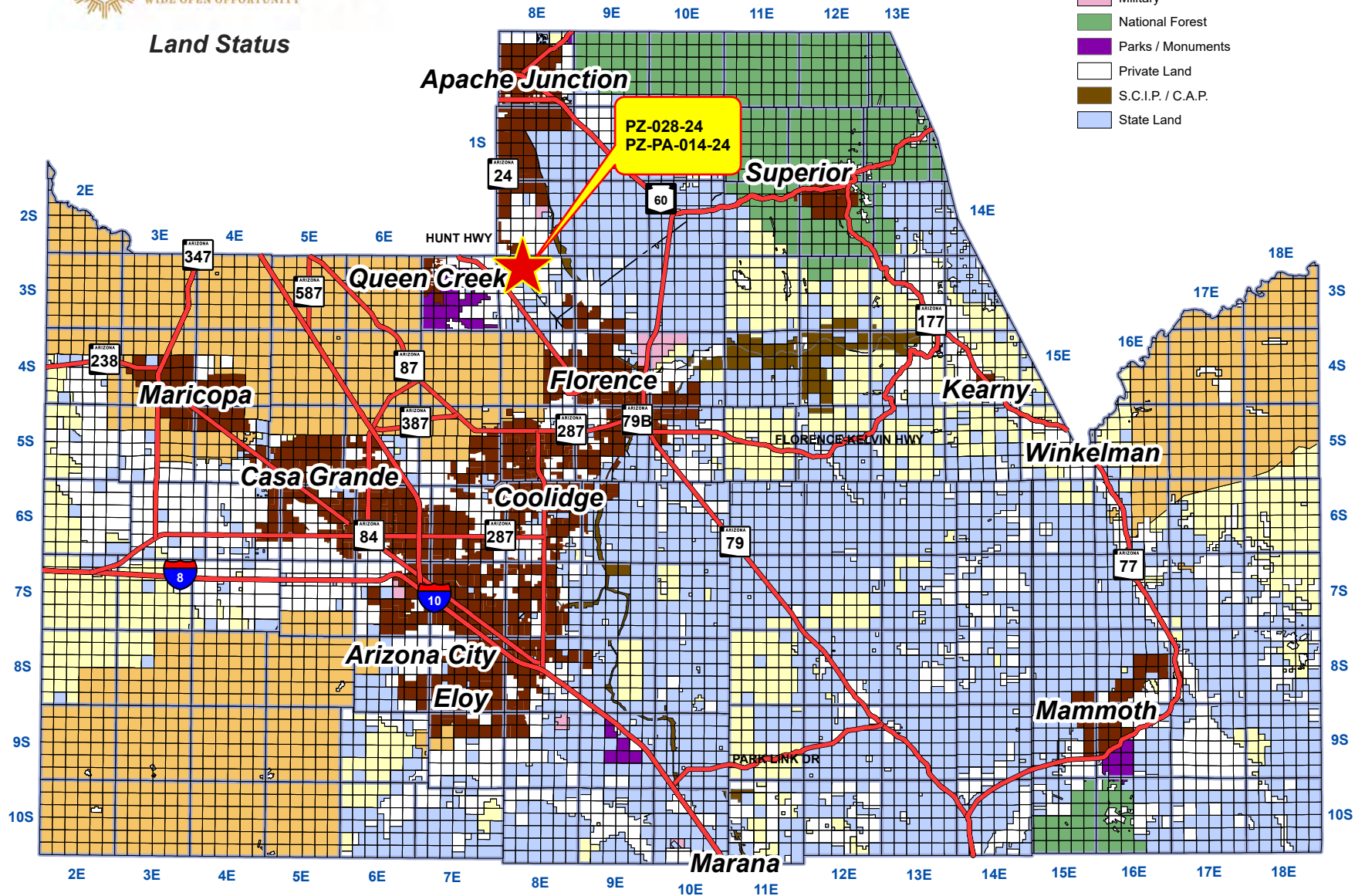


PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

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





Legal Description:

Situated in Sections 4 and 8, and in portions of Section 5, 7, 9, 16, 17 and 18, Township 03, South, Range 08 East, G&SRB&M, Tax parcels (legal on file), generally located north of Bella Vista Road, south of Hash Knife Draw Road, and east of Hunt Highway in the San Tan Valley area, in the unincorporated Pinal County.

Sec 4,8,5,7,9,16,17,18, Twn 3S Rng 8E



Owner/Applicant: ARIZONA STATE LAND DEPARTMENT, KAREN DADA
SWABACK, JEFFERY M. DENZAK

Drawn By: GIS / IT / LJT

Date: 12/17/2024

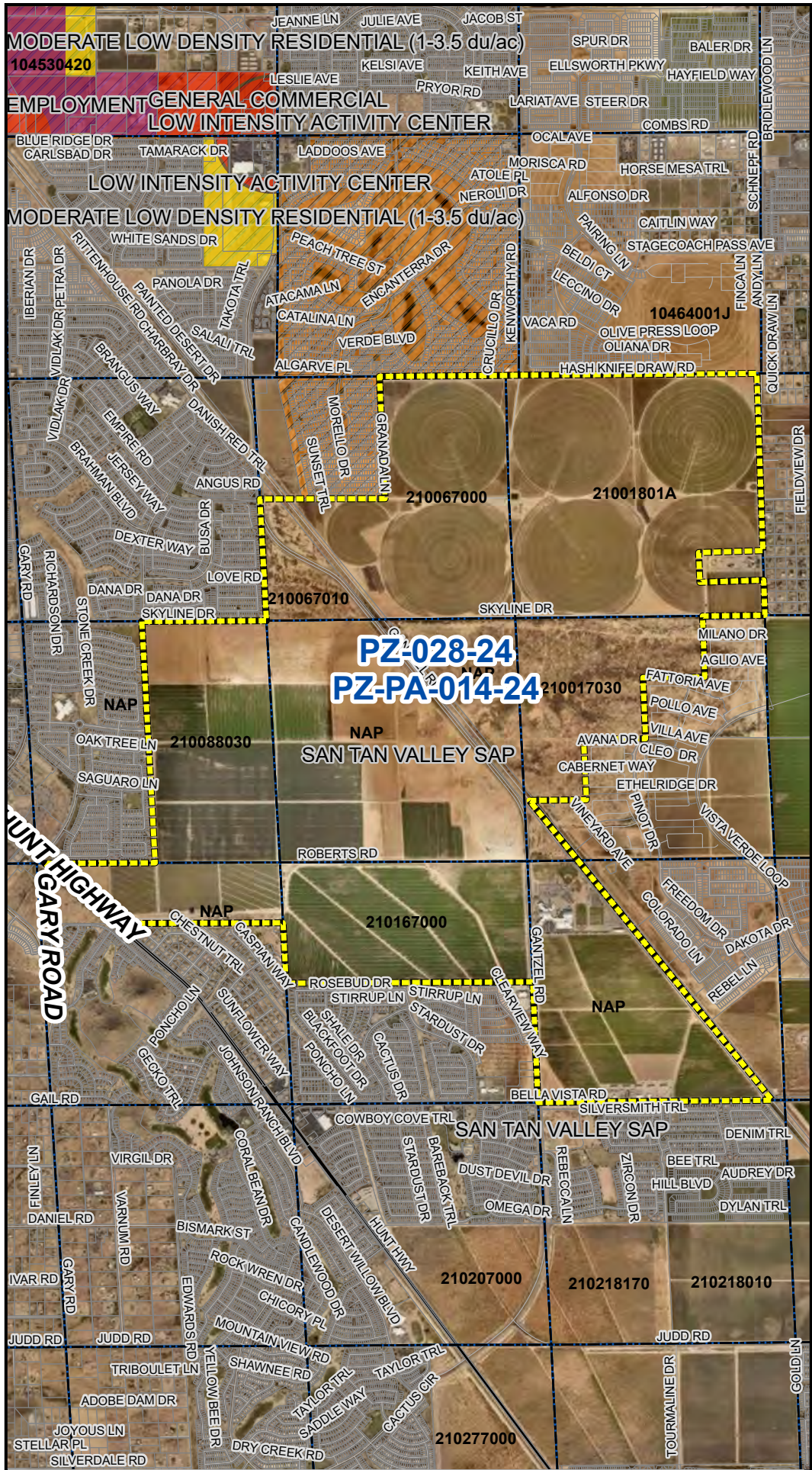
Sheet No.

Section
4.8.5.7.9.16.17.18

Township 03S

Range 08E

Case Number: **PZ-028-24, PZ-PA-014-24**



PZ-028-24
PZ-PA-014-24

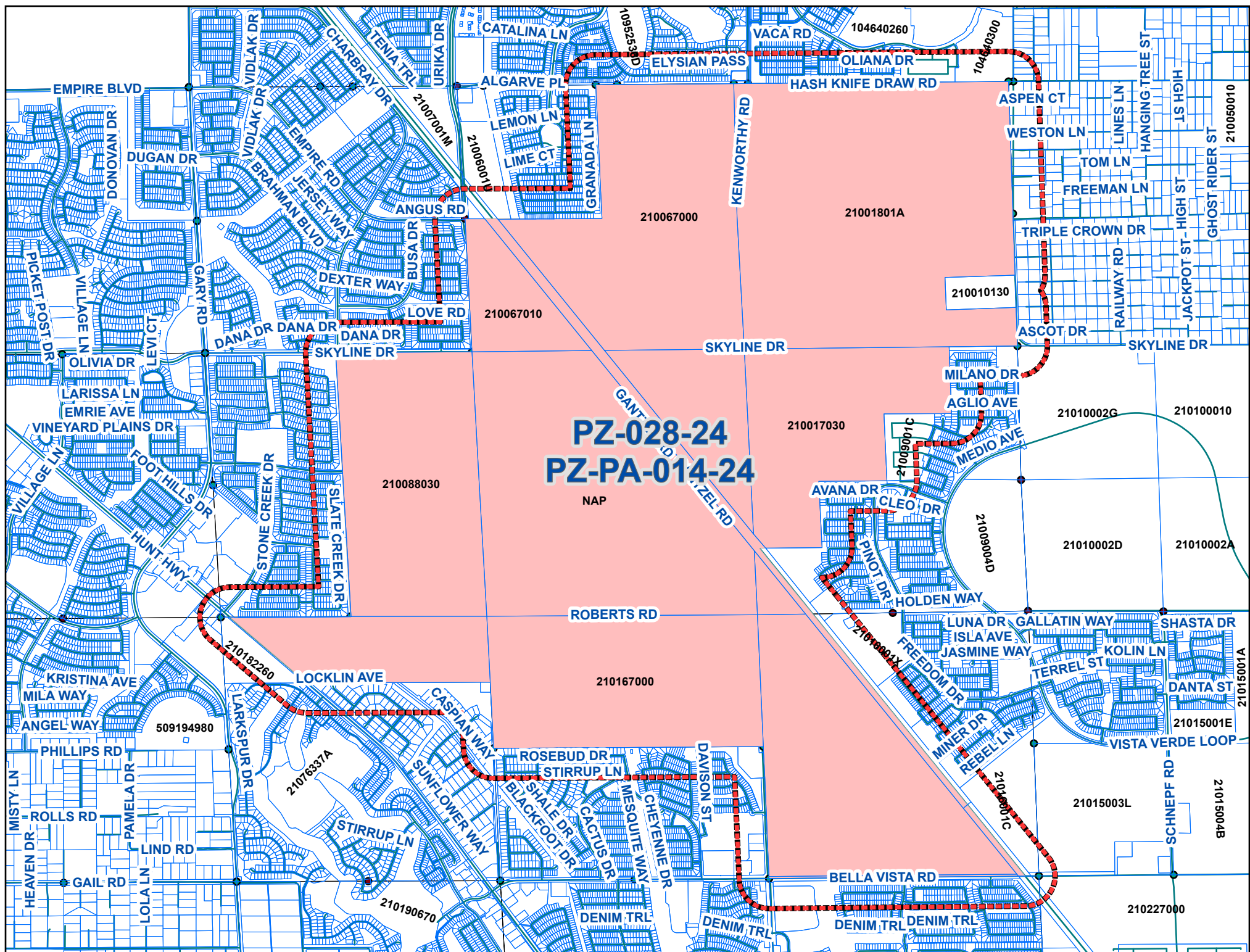
FROM:

SUBURBAN NEIGHBORHOOD,
URBAN TRANSITION,
URBAN CENTER and
SUBURBAN OFFICE

TO:

SPECIAL DISTRICT







APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Comprehensive Plan Amendment unincorporated & Property Information:

(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. The legal description of the property: Sections 4, 8 and portions of Section 5,7,9,16,17 &18, Township 03, South Range 08 East, G&SRB&M, Tax parcels (Legal on File)

2. Parcel Number(s): (Legal on File) Total Acreage: 3238.7 ac.

3. Current Land Use Designation: Suburban Neighborhood, Urban Transition, Urban Center, Suburban Office

4. Requested Land Use Designation: "Special District"

5. Date of Concept Review: N/A Concept Review Number: Z-PA-116-24

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):

Comprehensive Plan amendment needs to align with the Zoning requested for L-MPC. This amendment will allow the processing of the zoning entitlements on State Land

7. Discuss any recent changes in the area that would support your application.

This amendment request is part of the proposed incorporation of San Tan Valley

8. Explain why the proposed amendment is needed and necessary at this time.

This amendment will allow the processing of Zoning and further allow the development of the large area in the center of the San Tan Valley area that is currently vacant

INV#: AMT: DATE: CASE: Xref:

COMMUNITY DEVELOPMENT
Planning Division

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- ☐ A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
- ☐ B. Location map which identifies the property and its relationship to Pinal County environs.
- ☐ C. Map showing the topography of the property.
- ☐ D. Site map which specifically identifies the property including parcels under separate ownership.
- ☐ E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- ☐ F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- ☐ G. Non-refundable filing fee as shown on the cover page.
- ☐ H. Narrative in PDF format.
- ☐ I. Neighborhood meeting report

Your application must be submitted digitally via the online submittal portal site at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/Default.aspx>

Please call or email the Planning Division for more information.

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

ASLD

Name of Landowner (Applicant)	Address	Phone Number
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Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

Brent Billingsley

Pinal County

520 866 6504

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

Signature of Agent

E-Mail Address

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

SAN TAN URBAN CORE APPLICATION FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT – NARRATIVE REPORT



OWNER

Arizona State Land Department
1110 W Washington Street, Suite 510
Phoenix, AZ 85007

APPLICANT

Pinal County
85 N Florence Street
Florence, AZ 85132

CONSULTANTS

Swaback
7550 E McDonald Drive
Scottsdale, AZ 85250

Wood-Patel
2051 W. Northern Ave, Suite 100
Phoenix, AZ 85201

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- I. PROJECT SUMMARY
- II. REGIONAL CONTEXT
- III. EXISTING LAND USE AND ZONING DESIGNATIONS
- IV. PURPOSE AND NEED FOR SPECIAL DISTRICT LAND USE DESIGNATION
- V. NON-MAJOR AMENDMENT CONFORMANCE WITH GOALS AND OBJECTIVES OF THE PINAL COUNTY COMPREHENSIVE PLAN AND SAN TAN VALLEY SPECIAL AREA PLAN.
- VI. CONCLUSION

I. PROJECT SUMMARY

The San Tan Valley Urban Core (herein referred to as STV Urban Core) encompasses approximately three thousand two hundred (3,200) acres in the north-central part of Pinal County. The subject property is currently owned by the Arizona State Land Department (hereinafter referred to as the “ASLD”).

This request is being submitted by Pinal County on behalf of ASLD to provide a “Special District” land use designation in accordance with the Pinal County Comprehensive Plan, which would allow for the processing of zoning entitlements on State Trust land. The current land use designations are Suburban Neighborhood, Urban Transition, Urban Center and Suburban Office in the San Tan Valley Special Area Plan. The request is to designate the entire 3,238.7± acre site to “Special District” (See Exhibit 1.1 Site Map). Accompanying this request is an application to rezone the property in question to the Large Master Planned Community (L-MPC) zoning for the approximately three thousand two hundred (3,238.7±) acre area. The proposal for L-MPC zoning will provide a framework for managing and regulating the density, intensity, zoning and development on the ASLD land over the next decade.

The primary purpose of this request is to enable the ASLD to auction the property, or portions thereof, once private developers express an interest in the development of the area. This amendment will also facilitate the development of this property by allowing for the consideration of the zoning entitlements and its inclusion in the petition currently being circulated for the proposed incorporation of San Tan Valley.

II. REGIONAL CONTEXT

Subject property, covering approximately three thousand two hundred and thirty eight (3,238.7±) acres in San Tan Valley, is in the north-central part of Pinal County. It is bordered by Hash Knife Draw Road to the north, Bella Vista Road to the south, Schnepf Road to the east, and Hunt Highway to the west, as detailed in Exhibit 2.1: Regional Vicinity Map. The property consists of a mix of native desert and agricultural fields, with no habitable structures present, and is surrounded by single-family residential developments and agricultural land.

Geographically, the Property is approximately ten (10) miles south of the Town of Queen Creek and twenty-five (25) miles north of the Town of Florence. Approximately five (5) miles to the east, lies the San Tan Mountain Regional Park, offering stunning mountain views and over 10,000 acres of Sonoran Desert landscape and mountain peaks ranging over two thousand five hundred (2,500) feet, along with recreational opportunities like hiking, running, mountain biking, and equestrian trails.

The Gila River Indian Community, spanning over five hundred and eighty (580) square miles across Pinal and Maricopa Counties, is located approximately five (5) miles to the north and eight (8) miles to the west of the Property.

Gantzel Road, providing access to Hunt Highway, is a key regional transportation corridor, and the Union Pacific Railroad alignment, approximately splits the Property in half and runs diagonally through the Property from the northwest to the southeast. Several Roads of Regional Significance (RSRs) as shown on Exhibit 1.3 serve the Property, and they include:

- Hunt Highway – western edge of the Site.
- Gantzel Road – bisects the Site from Northwest to Southeast.
- Attaway Road – east of the Site.
- Combs Road – north of the Site.
- Skyline Drive – bisects the northern portion of the Site.
- Bella Vista Road – southern end of the Site.
- Arizona Farms Road – south of the Site.

III. EXISTING LAND USE AND ZONING DESIGNATIONS

The Property lies within the San Tan Valley Special Area Plan and has land use designations of Suburban Neighborhood, Urban Transition, Urban Center and Suburban Office. Density varies in the different land-use classifications and has a range of 1-10+ du/ac. (refer to table 1.0) The Property's current use is a mix between agriculture and undeveloped land.

A majority of the site is currently zoned as General Rural (GR), while a small portion of the Site is zoned Local Business Zone (CB-1). The following table provides a summary of the existing land use and zoning designations for the property.

TABLE 1.0

Existing Site-Land Use and Zoning Designations			
LANDUSE	DEVELOPEMNT INTENSITIES		ZONING
Suburban Neighborhood	Residential	Non- Residential	
	1-4 du/ac (Single Family Residential)	0.35 FAR	GR
	4-8 du/ac (Single Family Attached)		GR
Urban Transition	4-10 du/ac	0.35 FAR	GR, CB-1
Urban Center	10+ du/ac	0.35-1.35 FAR	GR
Suburban Office	-	0.55 FAR	GR

The Property's surrounding land use and zoning designations are shared in Table 2.0 below as found within the San Tan Valley Special Area Plan.

TABLE 2.0

Surrounding Land Use and Zoning Designations				
Direction	LANDUSE	DEVELOPMENT INTENSITIES		ZONING
North	Suburban Neighborhood	Residential	Non- Residential	Town of QC, R-7 PAD, MR-PAD,
		1-4 du/ac (Single Family Residential)	0.35 FAR	
		4-8 du/ac (Single Family Attached)		
	Community Center	8-16 du/ac	0.50 FAR	
South	Suburban Neighborhood	1-4 du/ac (Single Family Residential)	0.35 FAR	R-7 PAD, CR-3 PAD, CR-1 PAD, C-2 PAD, MR-PAD
		4-8 du/ac (Single Family Attached)		
	Rural Living	0.1 du/ac	0.30 FAR	
	Urban Center	10+ du/ac	0.35-1.35 FAR	
East	Suburban Neighborhood	1-4 du/ac (Single Family Residential)	0.35 FAR	CB-1 PAD, CR-2 PAD, CR-3 PAD, GR
		4-8 du/ac (Single Family Attached)		
	Rural Living	0.1 du/ac	0.30 FAR	
	Community Center	8-16 du/ac	0.50 FAR	
West	Suburban Neighborhood	1-4 du/ac (Single Family Residential)	0.35 FAR	MR PAD, CR-3 PAD, CR-4 PAD, C-2, CB-2 PAD
		4-8 du/ac (Single Family Attached)		
	Community Center	8-16 du/ac	0.50 FAR	

IV. PURPOSE AND NEED FOR SPECIAL DISTRICT LAND USE DESIGNATION

The intent and purpose of the "Special District" per Chapter 10, of the Pinal County Comprehensive Plan land use designation is to provide State Trust lands with a land use designation that will promote the planning and development of an innovative and flexible master planned community in the heart of the San Tan Valley.

The Special District designation, which is unique to State lands in the Pinal County Comprehensive Plan, allows for a diverse mix of land uses, while concurrently allowing for transitional uses and/or buffers between dissimilar uses. Exhibit 4.1 Illustrates the existing Land uses within the Comprehensive Plan, and Exhibit 4.2 reflects the “Special District” designation for the ASLD property. This approach gives the State the ability to better respond to market conditions, which is especially important with the San Tan Valley ASLD holdings, where the Property will likely be auctioned incrementally over several years due to its large land area. This will also allow the ASLD to maximize revenues from the sale of land so that the ASLD can more effectively respond to land use and market dynamics as they change over the decades.

More importantly, this is the appropriate time to amend the County Comprehensive Plan to provide the Special District designation for ASLD trust lands within the San Tan Valley area. Over the past few years, there has been active interest among numerous residents to incorporate San Tan Valley. The rapidly increasing population of San Tan Valley and the desire and need for more urban level services has brought the issue of incorporation of San Tan Valley to the forefront. In 2024, an Incorporation Committee was formed, and the committee members have been seeking support for incorporation as well as developing the blueprint for an incorporation vote of San Tan Valley registered voters in August 2025. On October 30, 2024, the Pinal Council Board of Supervisors authorized the circulation of the required petition seeking 10% of the signatures of qualified electors residing within the proposed town boundaries within 180 days (April 28, 2025).

Since the ASLD Property encompasses approximately 3,238.7± acres within the heart of the San Tan Valley, the incorporation committee wishes to include these significant land holdings within the incorporation boundaries. Further, these properties are essential to facilitating effective land use and transportation planning for the proposed municipality, as well as the region. To include State Trust lands within the incorporation boundaries, ASLD requires that the Property secure zoning entitlements from Pinal County.

Thus, Pinal County is seeking the zoning entitlements on behalf of the incorporation effort currently. Equally important, the zoning entitlement work is important at this time for planning the future development of the area, with or without incorporation of San Tan Valley.

V. NON-MAJOR AMENDMENT CONFORMANCE WITH GOALS AND OBJECTIVES OF THE PINAL COUNTY COMPREHENSIVE PLAN AND SAN TAN VALLEY SPECIAL AREA PLAN

As a prime location in the San Tan Valley area, the ASLD Property is ideally positioned for future development, adjacent to existing neighborhoods and near major transportation corridors, including Hunt Highway, the planned Central Arizona Parkway, planned extension of State Route 24, Skyline Drive, and the future North-South ADOT freeway connecting US-60 to the north and I-10 to the south. With proximity to major transportation corridors and the growing residential population base, the Property is ideally suited for mixed use development as well as having the potential to attract new businesses and services to the region. Additionally, the Special District land use designation, along with the Large Master Planned Community (L-MPC) zoning, will allow for an integrated and comprehensive approach to balancing residential and non-residential growth which will ultimately benefit the character of the development and improve the quality of life for current and future residents of San Tan Valley. These attributes are in alignment with the goals and objectives of the Pinal County Comprehensive Plan.

Moreover, the land use strategies and economic goals contained in the San Tan Special Area Plan can be achieved through implementation of the Special District land use designation on the ASLD Property. The Land Use Strategies within the San Tan Valley Special Area Plan include the following:

1. Preserve and Enhance Existing Neighborhood Character – The opportunity to “create a cohesive collection of high-quality places where residents can build social networks and integrate into a balanced community...” can be achieved with proper planning and mixed-use developments that are envisioned within the heart of the San Tan Valley.
2. Foster More Housing Diversity – The land use flexibility allowed with the Special District and L-MPC zoning will afford developers the opportunity to offer more diverse housing options to future residents of San Tan Valley.
3. Broaden Economic Opportunity – With additional population anticipated with the development of the ASLD Property, the Plan’s goal of increasing the number of retail establishments and restaurants, especially locally-owned ones, can be achieved. This will also serve to encourage more investment in the San Tan Valley area, and thereby, attract larger employers which will help to diversify the local economy.
4. Improve Transportation Systems – As San Tan continues to grow, so does the demand on the transportation and utility systems, which are

essential for achieving broader development objectives. San Tan Valley's neighborhoods, retail centers, schools, and parks need to be linked by a balanced and integrated transportation network, which includes motor vehicles, pedestrians, and bicycles. The comprehensive and flexible planning and development approach offered by the Special District land use designation and L-MPC zoning will help to better define a future for San Tan Valley that includes increased linkages and reduced congestion.

VI. CONCLUSION

The proposed Non-Major Comprehensive Plan Amendment meets the amendment approval criteria as detailed above and directly aligns with the intent of the 'Special District' designation. The amendment will allow the Board of Supervisors to consider the companion proposed Rezoning case PZ-028-24 to L-MPC (Large Master Planned Community) which takes the next step in the joint planning efforts between the Arizona State Land Department and the County.

EXHIBIT 1.1 SITE MAP

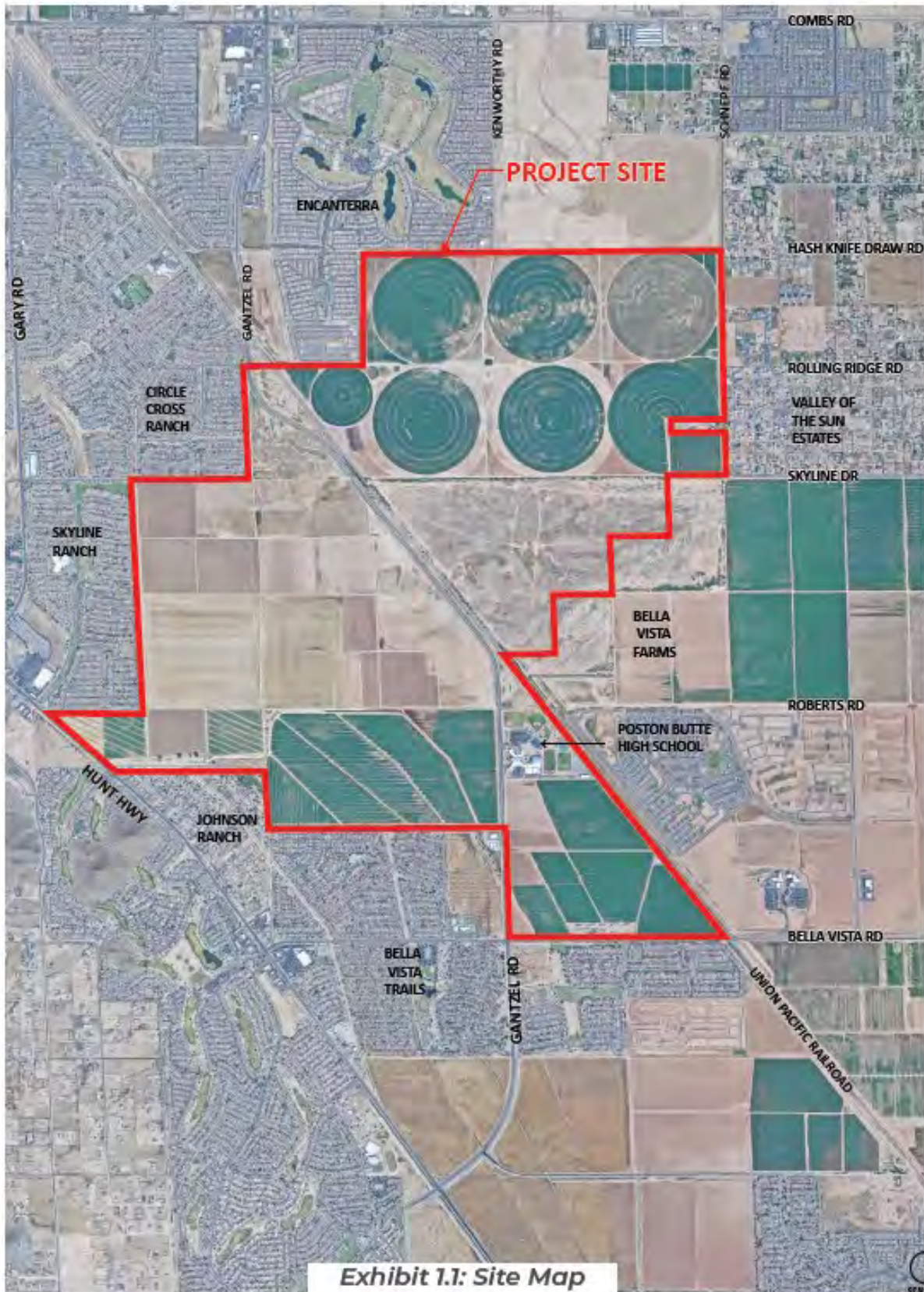


EXHIBIT 2.1 REGIONAL VICINITY MAP

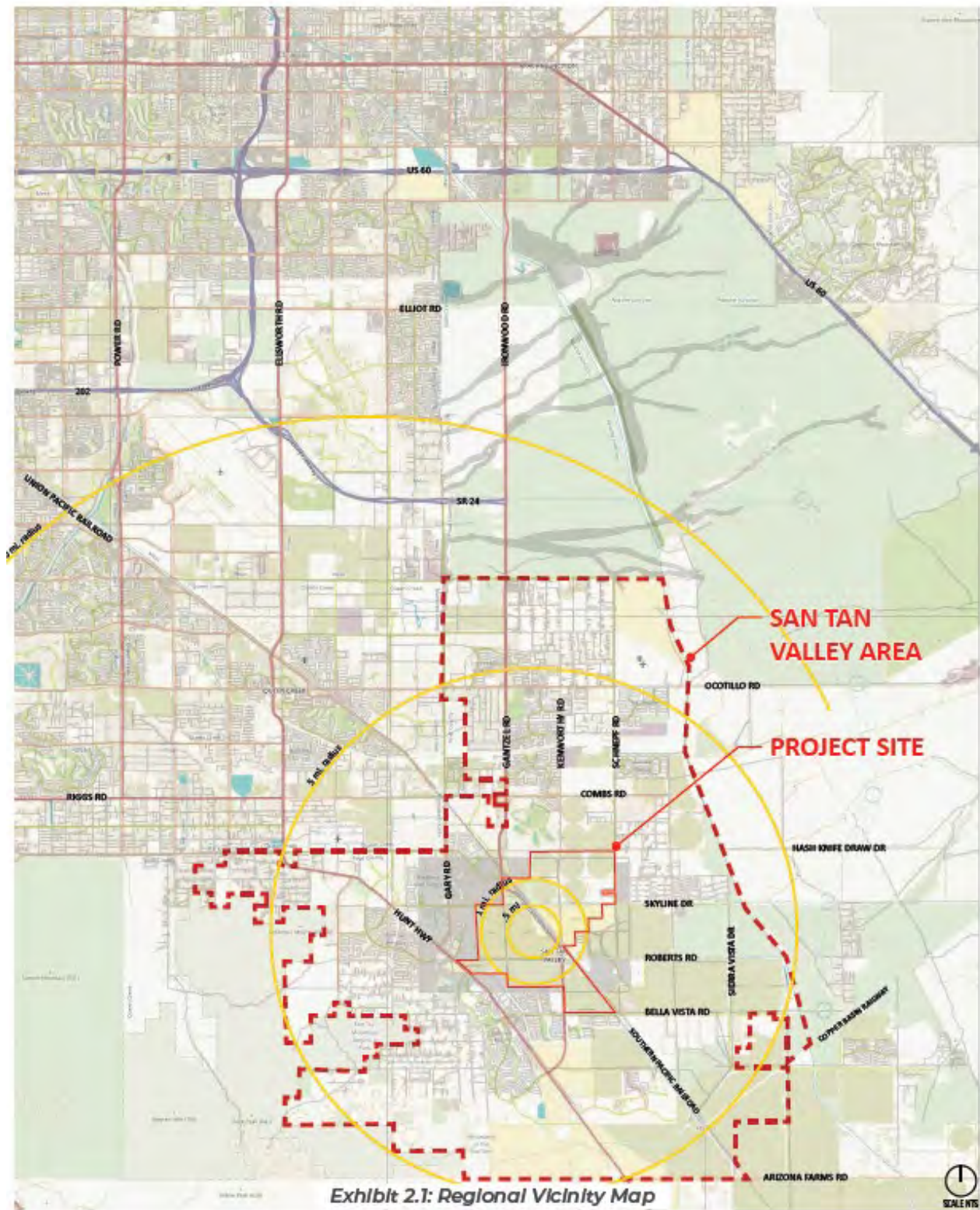


EXHIBIT 4.1 SAN TAN VALLEY SPECIAL AREA PLAN (STV SAP) EXISTING COMPREHENSIVE PLAN

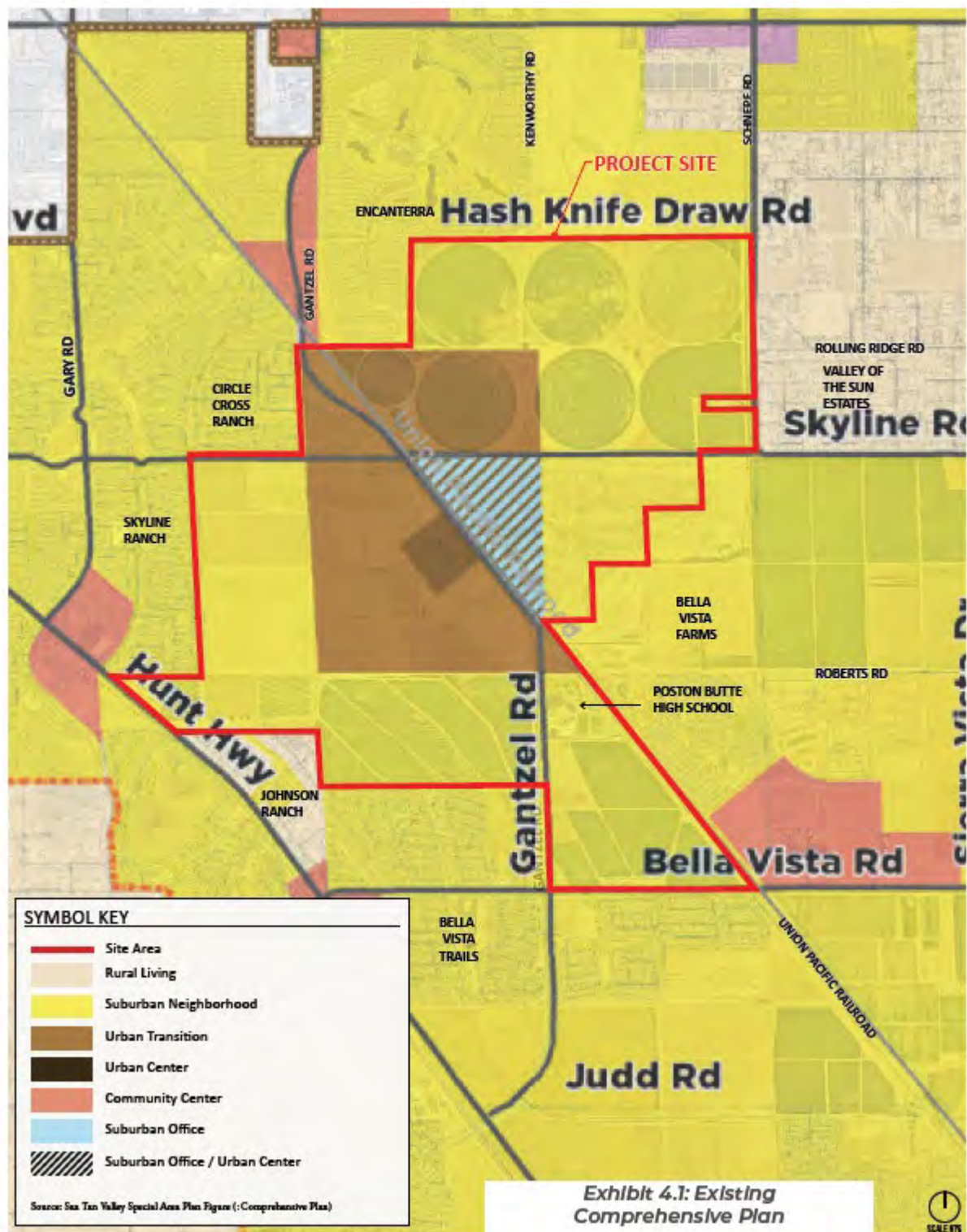
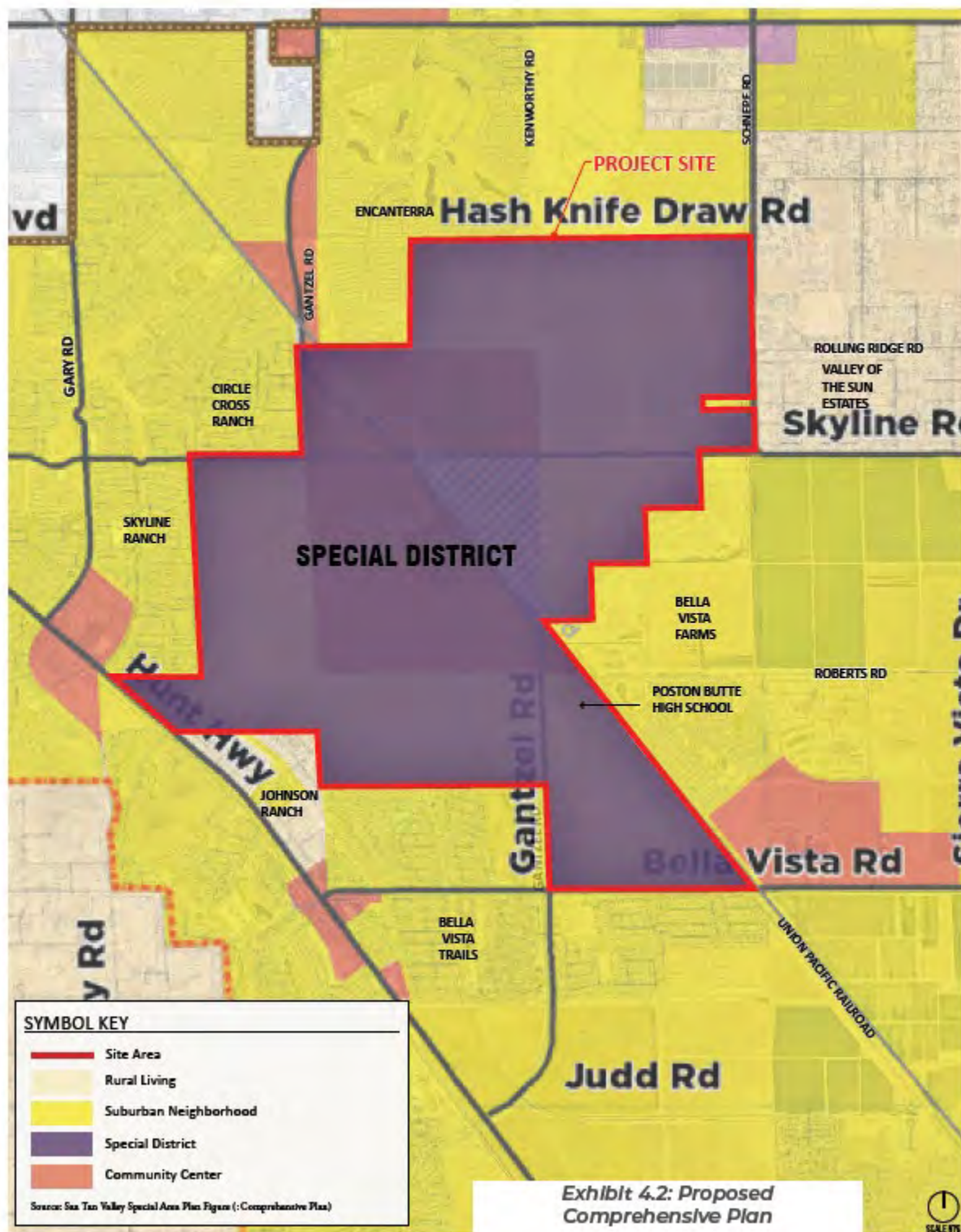


EXHIBIT 4.2 PROPOSED COMPREHENSIVE PLAN LAND-USE WITHIN STV SAP



PZ-028-24



MEETING DATE: JANUARY 16, 2025

TO: PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-028-24 (SAN TAN VALLEY URBAN CORE- L-MPC REZONE)**

CASE COORDINATOR: SANGEETA DEOKAR, SENIOR PLANNER

Executive Summary:

Swaback PLLC, Jeffery M. Denzak, applicant/agent, on behalf of the Arizona State Land Department (ASLD), Karen Dada, landowner/representative, has requested to rezone 3238.7+/- acres of land from General Rural (GR) zoning district and Local Business Zone (CB-1) to Large Master Plan Community Zoning (L-MPC), generally located north of Bella Vista Road, south of Hash Knife Draw Road, and east of Hunt Highway in the San Tan Valley area, in the unincorporated Pinal County, to allow for the development of a master planned community on State Trust land in the San Tan Valley area, in unincorporated Pinal County.

If This Request is Approved:

If this re-zone to L-MPC is approved, the action will allow the applicant to eventually auction the property in order for private developers to begin the process of platting and developing the property generally located in the central part of San Tan Valley, which is currently undeveloped.

LEGAL DESCRIPTION: Sections 4, 8 and portions of Section 5, 7, 9, 16, 17 and 18, Township 03, South, Range 08 East, G&SRB&M.

TAX PARCEL: Tax Parcels (legal on file)

LANDOWNER/AGENT: Arizona State Land Department, Karen Dada landowner/representative, Swaback PLLC, Jeffery M Denzak applicant/agent.

REQUESTED ACTION & PURPOSE: **PZ-028-24 – PUBLIC HEARING/ACTION:** Swaback PLLC, Jeffery M. Denzak applicant/agent, on behalf of the Arizona State Land Department, Karen Dada, landowner/representative, is requesting a rezone from **General Rural (GR)** and Local Business Zone (CB-1) to **Large Master Plan Community (L-MPC) Zoning District** on 3238.7+/- acres of State Trust lands situated in Sections 4 and 8, and in portions of Section 5,7,9,16,17 and 18, Township 03, South, Range 08 East, G&SRB&M, Tax parcels (legal on file), which is generally located north of Bella Vista Road, south of Hash Knife Draw Road, and east of Hunt Highway in the San Tan Valley area, in the unincorporated Pinal County, for the purpose of developing a master planned community.

LOCATION: Generally located north of Bella Vista Road, south of Hash Knife Draw Road, east of Hunt Highway in San Tan Valley area, in unincorporated Pinal County.

SIZE: 3238.7± acres

COMPREHENSIVE PLAN:

The San Tan Valley Land Use designation for the approximately 3238.7 acres is currently Suburban Neighborhood, Urban Transition, Urban Center and Suburban Office. Concurrent with this rezone request, the applicant has requested that the property be re-designated to a 'Special District' land-use classification.

EXISTING ZONING:

The San Tan Valley property is primarily zoned General Rural (GR), while a small portion of the site being zoned Local Business Zone (CB-1).

PUBLIC PARTICIPATION:

Newspaper publication:	Week of 12/23/2024
Agency mail out:	Week of 12/23/2024
Neighborhood Meeting:	12/9/2024
Property mail out:	Week of 12/23/2024
Web posting:	Week of 12/23/2024
Site Posting:	Week of 12/22/2024

PUBLIC COMMENT:

A Neighborhood Meeting on this rezone proposal to L-MPC was held on December 9, 2024, at the San Tan Campus of Arizona Central Community College. Approximately 40 residents of San Tan Valley attended. Resident concerns regarding the rezone proposal were primarily related to existing traffic issues, and that the proposed development would exacerbate the current traffic congestion.

OTHER REVIEW AGENCY COMMENTS:

The consultant team and Pinal County staff have worked closely with representatives of ASLD in the development of the L-MPC rezone proposal. No other outside agencies provided comments.

To date, two letters in opposition and one in support has been received from property owners within the notification area.

The **Pinal County Public Works** Department has reviewed the proposal with a focus on traffic, drainage, and engineering aspects. Both the Traffic and Drainage reports are subject to ongoing refinement and updates will be incorporated at each stage of the area's development. Stipulations have been included to outline the key requirements that the applicants/developers must adhere to during each phase of the development process.

As of the writing of this report, the **Town of Queen Creek** has not commented on the case.

FINDINGS/SITE DATA:**HISTORY:**

The applicant is seeking to rezone the property from General Rural (GR) and Local Business Zone (CB-1) to Large Master Plan Community (L-MPC) zoning district. The L-MPC District zoning was established by Pinal County with approval of Case # PZ—C-002-21. The purpose of this zoning was to support the development of large master-planned areas that will be built out over numerous years. The L-MPC zoning also provides flexibility to the developer who must adapt to varying market conditions and shifting consumer demands over time. The L-MPC zoning designation is ideal for the ASLD land since this zoning approach ensures flexibility and adaptability, allowing the ASLD to effectively respond to future development needs and opportunities.

LOCATION AND ACCESSIBILITY:

Geographically, the State Trust lands are located approximately 10 miles from the Town of Queen and 25 miles north of the Town of Florence. The Gila River Indian Community, which encompasses over 580 square miles across Pinal and Maricopa Counties, is located approximately 5 miles to the south and 8 miles to the west of the State Trust lands proposed for rezoning. Gantzel Road, which connects to Hunt Highway, is a key transportation corridor, and the Union Pacific Railroad alignment, approximately splits the property in half and runs diagonally through the State Trust lands from the northwest to the southeast. Other major arterials impacting the State Trust lands include Hunt Highway on the western edge of the property; Bella Vista Road on the southern edge of the property; and Skyline Drive, which bisects the northern portion of the property.

OWNERSHIP AND CURRENT SITE USE:

Subject property is owned by Arizona State Land Department and is primarily being used for agriculture. Situated in the heart of the San Tan Valley Area, the site has remained vacant with no structures on the property.

ENVIRONMENTAL STUDIES:

Environmental and cultural surveys will be conducted after the property is auctioned and private ownership of any portion of the property is secured for development.

STAFF ANALYSIS:**REZONE PROPOSAL:**

The proposal to rezone the property to L-MPC will update the existing planned uses to include a diverse array of residential uses with varying densities and product types, along with non-residential uses. This approach will allow ASLD to effectively respond to future development opportunities and needs as they arise from time to time. By establishing the land use and zoning entitlements in place at this time will position the State Trust land for market and auction in a timelier manner.

With the approximately 3238.7± acres of land owned by the Arizona State Land Department (ASLD) in the heart of the San Tan Valley, the Subject Property offers the County an opportunity to provide for balanced development, which will assist the San Tan Valley grow its economic base, diversify its housing stock, and provide additional retail and entertainment venues for the existing and future residents of the region. The L-MPC zoning proposal, in conjunction with the Non-Major Comprehensive Plan Amendment re-designation to “Special District”, will establish the necessary land use and zoning entitlements on the State Trust lands which will allow the ASLD to respond to future development needs

and opportunities. Further, the L-MPC zoning provides flexibility and adaptability for the ASLD to more effectively respond to market conditions as they change over time.

Moreover, a San Tan Incorporation Committee was formed in 2024, which has been authorized by the Pinal County Board of Supervisors to circulate a petition seeking sufficient support to conduct an incorporation vote of San Tan Valley registered voters in August 2025. Since the ASLD property encompasses approximately 3,238.7± acres within the heart of the San Tan Valley, the incorporation committee wishes to include these significant State holdings within the boundaries of the incorporation petition. The ASLD requires that the property obtain zoning entitlements if it is to be included in the incorporation petition. Thus, this is the appropriate time to consider the L-MPC zoning entitlement for future planning and development purposes, as well as to facilitate effective land use and transportation for the San Tan Valley area especially in light of the current incorporation effort.

COMPREHENSIVE PLAN:

The San Tan Valley Land Use designation for approximately 3238.7 acres is Suburban Neighborhood, Urban Transition, Urban Center and Suburban Office. Accompanying the rezone request is a Non-Major Comprehensive Amendment to re-designate the 3238.7 acres to a 'Special District' land-use classification, which will allow for the L-MPC zoning.

DEVELOPMENT STANDARDS:

The L-MPC zoning does not provide development standards different from the current Pinal County Development Services Code, and any private development will be required to adhere to the County's most current standards, unless a private developer wishes to propose different standards at the time of development.

OPEN SPACE:

Development will be required to meet the County's current standard of 18% open space.

UTILITIES AND SERVICES:

Private developer(s) will be required to extend water and sewer services, additional roadways, and other public facilities to accommodate future development.

ITEMS FOR COMMISSION CONSIDERATION:

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 rezoning request under Planning Cases PZ-028-24. Furthermore, the Commission must determine that this zone change 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.

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: Swaback PLLC, Jeffery M. Denzak, applicant/agent, on behalf of the Arizona State Land Department (ASLD), Karen Dada, landowner/representative, have submitted the proper application and required documents for a rezone. Staff provides the following findings together with the information provided in this staff report:

1. The proposal is for an approval of a **Rezone** from GR and CB-1 to L-MPC for 3238.7± acres.
2. The rezone application has a companion application for **Non-Major Comprehensive Plan** land use change from Suburban Neighborhood, Urban Transition, Urban Center and Suburban Office to 'Special District' land-use designation for 3238.7± acres.
3. To date, two letters in opposition and one in support have been received.
4. The property has legal access.
5. Granting of the zone change 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.

CONCLUSION (PZ-028-24): A detailed analysis of the rezone request as presented has been completed by the staff. 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 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, policies and vision of the Pinal County Comprehensive Plan, then the Planning and Zoning Commission can forward Case # PZ-028-24 to the Board of Supervisors with a favorable recommendation with 25 stipulations as listed below:

1. Approval of this L-MPC rezone request will require, at 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.
2. Where there is conflict between the approved L-MPC zoning proposal and these stipulations, these stipulations shall govern.
3. Enforcement of these provisions/stipulations or uses and requirements of the L-MPC zoning shall be made pursuant to Section 2.160 of the PCDSC.
4. No building permits shall be issued based on this rezoning until all requisite zoning stipulations, County requirements, and development standards are satisfied pursuant to the requirements of the Pinal County Development Services Code and other applicable standards and requirements of Pinal County.

5. Developer/applicant/landowner shall provide for the dedication of any necessary easements, roadway tracts, and/or rights-of-way, in form and substance acceptable to the Pinal County as necessary to serve any subject parcel or parcels to be developed, prior to issuance of any construction permits within any phase of development within the rezoned property.
6. All rights-of-way dedication to Pinal County shall be free and unencumbered.
7. Prior to the approval of any subdivision plat or site plan, the applicant/developer/owner for each phase of development shall submit a Cultural Evaluation prepared by an independent, qualified professional that will prepare an assessment of the nature and impacts of the development proposal on all Federal and State lands for any identified sensitive species and/or critical habitat per Arizona Game and Fish Department – ERT Report on the rezoned property, and the report shall include, at a minimum, the following:
 1. Mitigation measures to avoid the likelihood of negatively impacting one or more target species and habitats as identified in the report.
 2. A discussion devoted to the migration of the Sonoran Desert Tortoise caused by construction activities, and a strategy on the proper removal and/or protection of Tortoises.
8. Prior to approval of subdivision plat or site plan, the applicant/developer/owner for each phase of development shall identify any existing/planned, proposed, adopted regional trails per Open Space and Trails Master plan and develop these as specified in the Open Space and Recreation Area Guideline Manual (OSRAM). Applicant to adhere to the strategies and guidelines on parks, open space and trails contained in the 2018 San Tan Valley Special Area Plan.
9. Developer/applicant/landowner shall provide a record check through Arizona State Museum (ASM) for archeological sites and identification of any sites or surveys prior to each phase of development.
10. Construction plans for grading, drainage improvements, roadway improvements, and utility plans comply with applicable standards and guidelines required by Pinal County and applicable utility service provider in the case of water and sewer services and dry utilities, and construction plans are subject to approval by the County Engineer prior to approval of any final plat or site plan within the rezoned property.
11. Applicant to follow Landscaping standards for future development for each phase with applicable standards required by Pinal County, as approved by the community Planning director.
12. Selection of all plant material to be selected from Arizona Department of Water Resources, Low water Use/Drought Tolerant Plant list for the PINAL Active Management Area;
13. The applicant/ owner/developer shall meet the prevailing requirements of the International Building and Fire Codes, as adopted by Pinal County and administered by the Pinal County Building Safety Department.
14. An air quality dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more.

15. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
16. All public infrastructure improvements installed by the developer/builder of each phase of the project shall comply with applicable standards and guidelines required by the Americans with Disabilities Act of 1990.
17. Prior to site plan application, owner/applicant/developer shall submit a “Phase 1” ESA, prepared by an independent qualified site assessment professional following all applicable ATSM standards, the Community Development Director at their discretion may order a “Phase Two” ESA, based on the results or recommendations from the report.
18. All peripheral and internal roads and infrastructure improvements that will support development in the rezoned property shall be per the approved Traffic Impact Analysis (TIA) submitted with this application, and with each phase of development, or as otherwise agreed by the County, to mitigate traffic impacts on all existing and planned roadways. 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 updated in accordance with Pinal County TIA Guidelines and Procedures, as amended from time to time, and subject to County approval in connection with each final plat submission.
19. All roadway and infrastructure improvements shall be in accordance with Pinal County Subdivision Standards, as amended from time to time, or as approved by the County Engineer.
20. Any roadway sections, alignments, access locations and access movements shown in the San Tan Valley L-MPC Document dated January 2025 are conceptual only, and are subject to the approval of the Pinal County Engineer.
21. A drainage report shall be submitted to the County Engineer at the time of subdivision plat or site plan submittal for review and approval and the drainage report shall comply with the Pinal County Drainage Manual, as amended from time to time, and shall be approved prior to subdivision plat or site plan approval.
22. The Master Drainage Plan shall be in accordance with the Pinal County Drainage Manual, as amended from time to time, and the approved Master Drainage Plan shall provide retention for storm waters in an on-site retention area(s), or as approved by the County Engineer.
23. No construction of any flood control infrastructure shall be commenced prior to the issuance of a Floodplain Use Permit by the Pinal County Flood Control District (PCFCD).
24. No building permits may be issued for any areas in the project mapped by FEMA as special flood areas until the Letter of Map Revision (LOMR) for the project is approved by FEMA and the resulting change in the Flood Insurance Rate Maps (FIRMs) is made effective.
25. No tentative or preliminary plats shall be approved by Pinal County until the Master Drainage Report for the project is approved by Pinal County Engineer.

To Deny: I move the Planning and zoning Commission forward a recommendation of **denial** of Case PZ-028-24 to the Board of Supervisors.

To Approve: I move the Planning and Zoning Commission forward a recommendation of **conditional approval** of Case PZ-028-24, subject to the above-referenced stipulations.



APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Brent Billingsley
2. Date of Pre-application Review: 11/ / 24 Pre-Application Review No.: Z-PA- 116 - 24
3. Current Zoning (Please provide Acreage Breakdown): General Rural (3152.3 ac) / CB-1 (86.4 ac)
4. Requested Zoning (Please provide Acreage Breakdown): L-MPC (3238.7 ac) - ASLD Zoning Bank
5. Parcel Number(s): 210067000, 21001801A, 210088030, 210017030, 210097000, 210167000, NAP (Multiple) - ASLD PARCELS
6. Parcel Size(s): 3238.7 ac
7. The existing use of the property is as follows: Leased (agriculture) and unleased (vacant) Arizona State Land Department parcels
8. The exact use proposed under this request: L-MPC - ASLD Zoning Bank
9. What is the Comprehensive Plan Designation for the subject property: Moderate Low Density Residential
10. Is the property located within three (3) miles of an incorporated community? ☒ YES ☐ NO
11. Is an annexation into a municipality currently in progress? San Tan Valley Incorporation ☒ YES ☐ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☒ NO
If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. The subject parcels are part of the San Tan Valley incorporation limits. There are specific requirements set forth on entitlements through the Arizona State Land Department and the San Tan Valley Incorporation Committee's timeline.

14. Explain why the proposed development is needed and necessary at this time. _____
The subject parcels are part of the San Tan Valley incorporation limits. There are specific requirements set forth on entitlements through the Arizona State Land Department and the San Tan Valley Incorporation Committee's timeline.

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the _____ day of _____, 20____, at the office of _____ and is accurate and complete to the best of my knowledge.
(Source of Information)

On this _____ day of _____, 20____, before me personally appeared _____
(Name of signor)

Signature _____ Date _____

State of _____
_____)ss.

(SEAL)

County of _____

My Commission Expires _____

Signature of Notary Public _____

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

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

Hereinafter referred to as "Owner," is/are the owner(s) of _____ acres located at _____, and further identified

[Insert Address of Property]

As assessor parcel number _____ and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

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

Owner hereby appoints _____
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

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

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)
) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day _____, 20____
by _____

My Commission Expires _____

Signature of Notary Public _____

Printed Name of Notary

Signature of Notary

Application Checklist:

A. Check the appropriate item:

- ☐ This Zone Change is being submitted without a PAD request
- ☐ This Zone Change is being submitted in conjunction with a PAD request.

Include the Development Agreement, if applicable. (Check mark on page 9, line item I of the application check list.)

The applicant must complete a PAD application. – *(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).*

B. Hold a Neighborhood/Community Meeting:

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

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

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

- ☒ 1. Title Page
- ☒ 2. Purpose of Request
- ☒ 3. Description of Proposal
 - a. Nature of the Project including Proposed Land Use
 - b. Conformance to adopted Comprehensive Plan
 - c. Answers to the questions from the **Supporting Information** sheet
 - d. Location & Accessibility
 - e. Utilities & Services
 - f. Neighborhood Meeting Information
 - g. Existing Zoning Stipulation
 - h. Appendix, as applicable

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

I. **Development Agreements (DA):**

☐ Provide a copy of the approved DA, if applicable.

J. Submit a **Drainage report** and a **TIA report**. (*Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable*).

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

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

M. **Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here:

<http://www.pinalcountyz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf>

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

O. **Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at:

<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>. *

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

** Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*

P. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 10 & 11 of this application for illustrative details*). **Aware** that newspaper advertising fees and postage must be paid **by the applicant**. (*in addition to application fees*)

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

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

Brent Billingsley
Name of Applicant

31 North Pinal Street, Florence, AZ 85132

Address

Signature

November 8, 2024

Date

Zoning and Planned Area Development Cases:
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY <i>Public Hearings</i>		
Case Number: Existing Zoning: Proposed Zoning: Acreage: Applicant Name: Applicant Phone Number:	Public Hearing Information <table border="1"><tr><td>Hearing Info Posted by Pinal County</td></tr></table> Case Information Available at Pinal County Planning and Development Services (520) 866-6442	Hearing Info Posted by Pinal County
Hearing Info Posted by Pinal County		

Special Use Permit and Industrial Use Permit Cases
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY <i>Public Hearings</i>		
Case Number: Existing Zoning: Proposed SUP/IUP Use: Acreage: Applicant Name: Applicant Phone Number:	Public Hearing Information <table border="1"><tr><td>Hearing Info Posted by Pinal County</td></tr></table> Case Information Available at Pinal County Planning and Development Services (520) 866-6442	Hearing Info Posted by Pinal County
Hearing Info Posted by Pinal County		

* as directed by your staff Coordinator

AFFIDAVIT OF Mailing of Notice of Hearing*

I, _____, Applicant for case _____ (Case number), personally caused _____ mailer(s) to be mailed by first class post regarding the public hearing associated with case _____ on _____ (Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed _____ (Type of application), in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by _____ this _____ day of _____, 20____.

Notary Public
My Commission Expires:



SAN TAN VALLEY URBAN CORE **LARGE MASTER PLAN** **COMMUNITY (L-MPC)**

Prepared for: Pinal County & ASLD
DRAFT P&Z filing: 01.09.2025



PINAL COUNTY



PRINCIPALS AND DEVELOPMENT TEAM:

OWNER

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(602) 542-3000

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JURISDICTION

Pinal County
85 N Florence Street
Florence, AZ 85132
P: (520) 866-6642





**“Invest wisely in beauty,
it will serve you
all the days of your life.”**

- Frank Lloyd Wright

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INTRODUCTION

1.1 OVERVIEW

Located within the heart of San Tan Valley, the “San Tan Valley Urban Core,” spans approximately three thousand two hundred (3,200) acres of State Trust Land (hereinafter referred to as “STL”) in the north-central part of Pinal County (hereinafter referred to as the “County”). This significant property, referred to as “Site” (see Exhibit 1.1: Site Map), is currently owned by the Arizona State Land Department (hereinafter referred to as the “ASLD”).

This request seeks the Large Master Planned Community (L-MPC) zoning for the Site. This proposal aligns with the County’s requirements, as detailed in Section 3, which discusses conformance with L-MPC zoning, and Section 4, which discusses the conformance with the Comprehensive Plan. This alignment ensures that the development strategies and objectives outlined in this L-MPC are consistent with the overarching goals of the Comprehensive Plan, the San Tan Valley Master Area Plan, the Zoning Amendment, and the Minor Comprehensive Plan Amendment being prepared in conjunction with this L-MPC.

This L-MPC outlines the criteria for the County to manage and regulate aspects such as density, intensity, and development of the Site. Given the scale of the Site, its development is anticipated to occur over several decades. To ensure flexibility, this L-MPC is designed to adapt to regional needs and market fluctuations over time.

1.2 APPLICANT

SWABACK shall be the Applicant on behalf of Pinal County and ASLD.

1.3 STL PURPOSE AND OBJECTIVE

ASLD manages approximately 9.2 million acres of STL in Arizona. Since 1915, the ASLD’s mission has been to manage the assets of a multi-generational perpetual Trust in alignment with the interests of the Trust’s 13 public beneficiaries and Arizona’s future. The mission statement of the ASLD is as follows:

To responsibly manage the assets of multi-generational perpetual Trust in alignment with the interest of the Beneficiaries and Arizona’s future. STL must be managed to generate revenue for Arizona’s K-12 schools and 12 additional public service beneficiaries. The Trust accomplishes its mission through the sale and lease of Trust lands for grazing, agriculture, mining and development. ASLD, serving as the fiduciary for the Trust, is required by the Arizona Constitution to receive maximum value for the sale or lease of Trust lands for the benefit of the Trust. Given this Constitutional mandate, it is incumbent upon ASLD to carefully plan these properties to maximize their ultimate value. Accordingly, ASLD desires to work with the County to appropriately zone the Site in a manner that will allow the land to develop in response to market demands.

1.4 VISION

The Site is ideally positioned for future development, adjacent to existing neighborhoods and near major transportation corridors, including Hunt Highway, the planned Central Arizona Parkway, planned extension of SR-24, Skyline Drive, and the future North-South ADOT freeway connecting US-60 to the north and I-10 to the south. This prime location in the heart of San Tan Valley, along with its proximity to major transportation routes, makes it an ideal hub for mixed use development. This strategic position not only enhances accessibility but also attracts businesses looking to capitalize on the area's growth potential. With the right planning and investment, the Site can serve as a catalyst for economic development in the region.

Additionally, the Site offers scenic views of the San Tan Mountain range to the west and the Superstition Mountain range to the Northwest. Future railway plans call for a commuter rail service on the existing Union Pacific Railway, which diagonally bisects the Site. Plans forecast the establishment of eight (8) stations along the San Tan Line.

This L-MPC encompasses a diverse mix of land uses, including residential, commercial, and non-residential components, as detailed in the Land Use Budget allocated across the Development Areas (hereinafter referred to as "DAs") as illustrated in the L-MPC Land Use Plan (hereinafter referred to as "LUP"). This L-MPC proposal is designed to respond to changing market conditions while ensuring a balanced integration of residential and non-residential spaces. The framework aims to align the development with the surrounding San Tan Valley and the broader Pinal County region, fostering a cohesive community.

The vision for the development spans multiple years, enabling a thoughtful integration of various uses that support both residential and non-residential growth, ultimately enhancing the residents' quality of life.

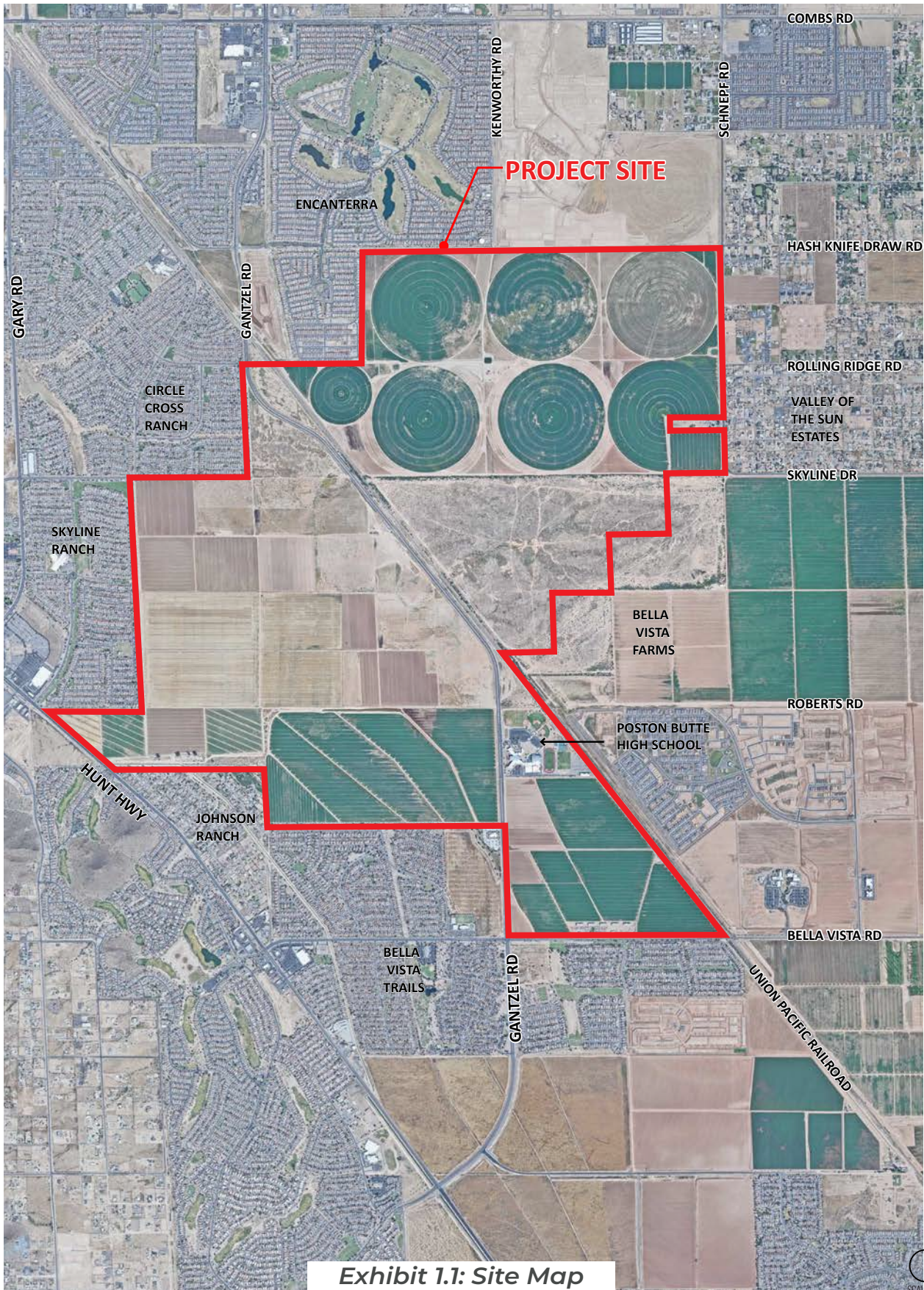


Exhibit 1.1: Site Map



02

SITE CONDITIONS AND LOCATION

2.1 REGIONAL CONTEXT

The Site, covering approximately three thousand two hundred (3,200) acres in San Tan Valley is located in the north-central part of the County. It is bordered by Hash Knife Draw Road to the north, Bella Vista Road to the south, Schnepf Road to the east, and Hunt Highway to the west, as detailed in **Exhibit 2.1: Regional Vicinity Map**. Currently, the Site consists of a mix of native desert and agricultural fields, with no habitable structures present, and is surrounded by single-family residential developments and agricultural land.

Geographically, the Site is about ten (10) miles south of Queen Creek and twenty-five (25) miles north of Florence, AZ. Approximately five (5) miles to the east, lies the San Tan Mountain Regional Park, offering stunning mountain views and over ten thousand (10,000) acres of Sonoran Desert landscape and mountain peaks ranging over two thousand five hundred (2,500) feet, along with recreational opportunities like hiking, running, mountain biking, and equestrian trails.

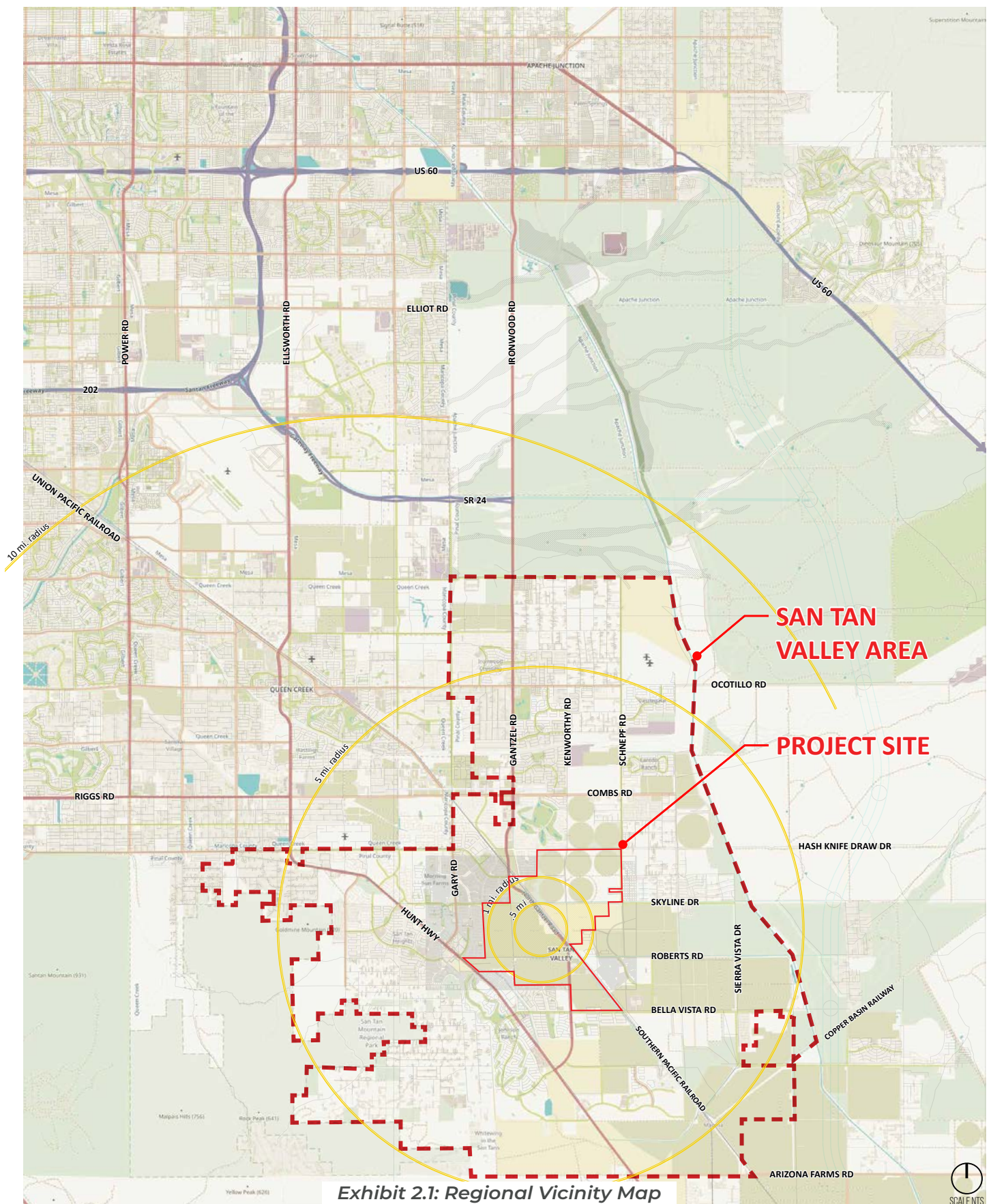
The Gila River Indian Community, spanning over five hundred and eighty (580) square miles across Pinal and Maricopa Counties, is located approximately five (5) miles to the south and eight (8) miles to the west of the Site.

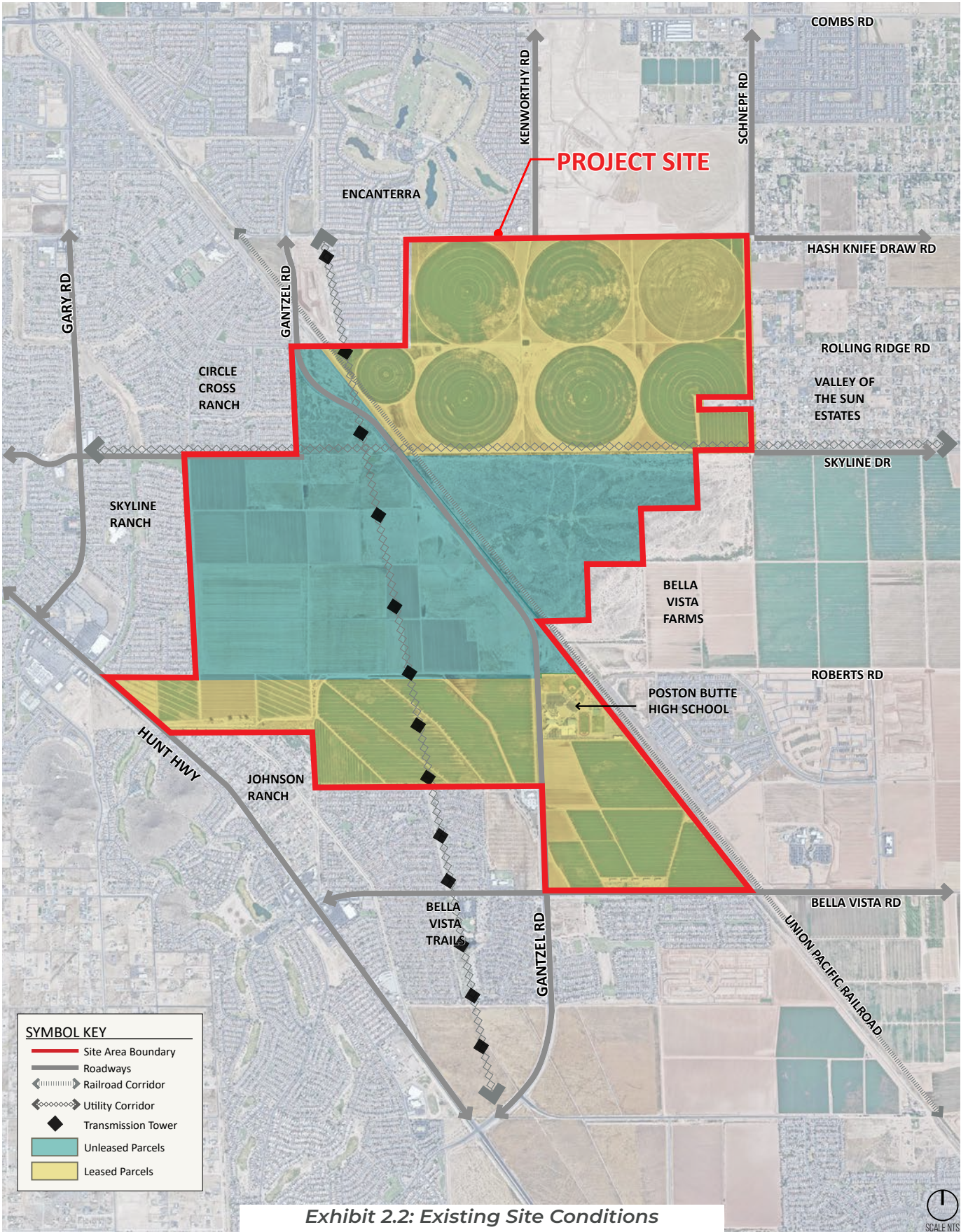
Gantzel Road, providing access to Hunt Highway, a key regional transportation corridor, and the Union Pacific Railroad alignment, approximately splits the Site in half and runs diagonally through the Site from the northwest to the southeast. Poston Butte High School and the Central Arizona College San Tan Campus are situated at the southeastern corner of the Site.

2.2 EXISTING SITE CONDITIONS

The Site is currently undeveloped STL owned by the ASLD and is situated in a historically agricultural area. Approximately two thousand (2,000) acres of the Site are leased for agricultural purposes, with topography and drainage in these areas modified for farming activities, as illustrated in **Exhibit 2.2B: Existing Site Conditions**.

The remaining portion, over one thousand (1,000) acres, are not being actively farmed. According to the Arizona Environmental Online Review Tool Report (EORTR), there are no significant areas of vegetation on the Site. Additionally, the Arizona Geological Survey “Natural Hazards in Arizona” GIS map shows no geological hazards within or adjacent to the Site.





2.2.1 REGIONALLY SIGNIFICANT ROADS

According to Pinal County's Regionally Significant Routes for Safety and Mobility (RSRSM), the following Regionally Significant Routes (RSR) interact with or are in the vicinity of the Site and are shown on **Exhibit 2.2.1: Pinal County Trails, Roadways, and Access Context Map**.

2.2.1.1 REGIONALLY SIGNIFICANT ROUTES(RSR) - MAJOR ARTERIALS

- Hunt Highway – western edge of the Site.
- Gantzel Road – bisects the Site from the northwest to southeast.
- Attaway Road – east of the Site.
- Combs Road – north of the Site.
- Skyline Drive – bisects the northern portion of the Site.
- Bella Vista Road – southern end of the Site.
- Arizona Farms Road – south of the Site.

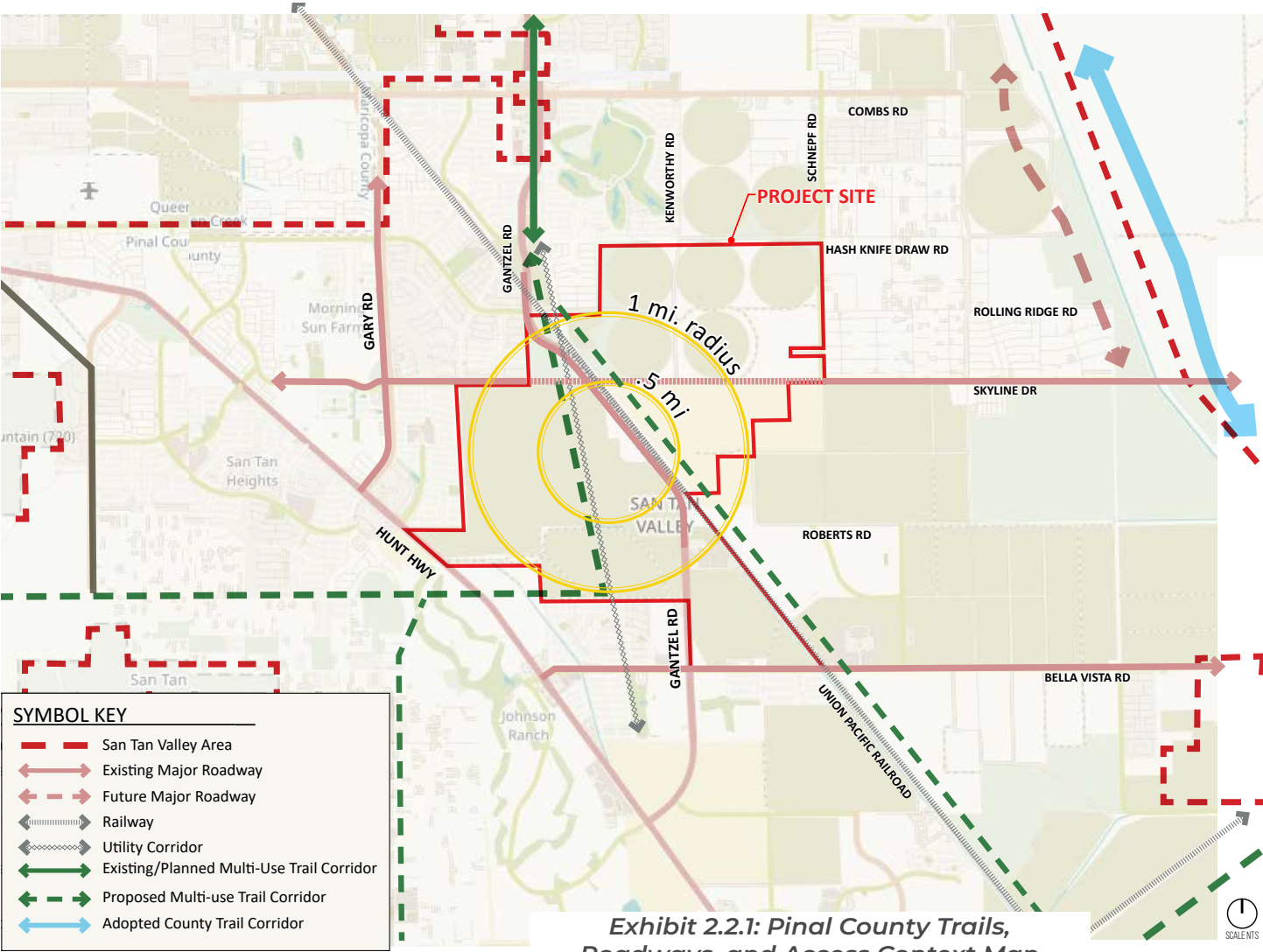
2.2.1.2 REGIONALLY SIGNIFICANT ROUTES(RSR) - FREEWAY

- Planned North-South ADOT Freeway – east of the Site.
- Planned Central Arizona Parkway.
- Planned extension of SR-24.

2.2.2 SURROUNDING CONTEXT

The Site's current use is a mix between agriculture and undeveloped land, see **Exhibit 2.2: Existing Site Conditions**. The following **Table 2.2.2: Surrounding Context** describes the existing Comprehensive Plan Land Use, existing zoning, and existing use of the Site and the areas adjacent to the Site.

Table 2.2.2: Surrounding Context		
Direction	San Tan Valley Special Area Plan Land Use Classification	Existing Zoning
North	Suburban Neighborhood, Community Center	Town of QC, R-7 PAD, MR-PAD
South	Suburban Neighborhood, Rural Living, Urban Center	R-7 PAD, CR-3 PAD, CR-1 PAD, C-2 PAD, MR-PAD
East	Suburban Neighborhood, Rural Living, Community Center	CB-1 PAD, CR-2 PAD, CR-3 PAD,GR
West	Suburban Neighborhood, Community Center	MR PAD,CR-3 PAD,CR-4 PAD, C-2, CB-2 PAD
Site	Suburban Neighborhood, Urban Transition, Urban Center, Suburban Office	GR, CB-1



* Trail corridors per the "Pinal County Open Space and Trails Master Plan."

2.3 EXISTING AND PROPOSED ZONING

2.3.1 EXISTING ZONING

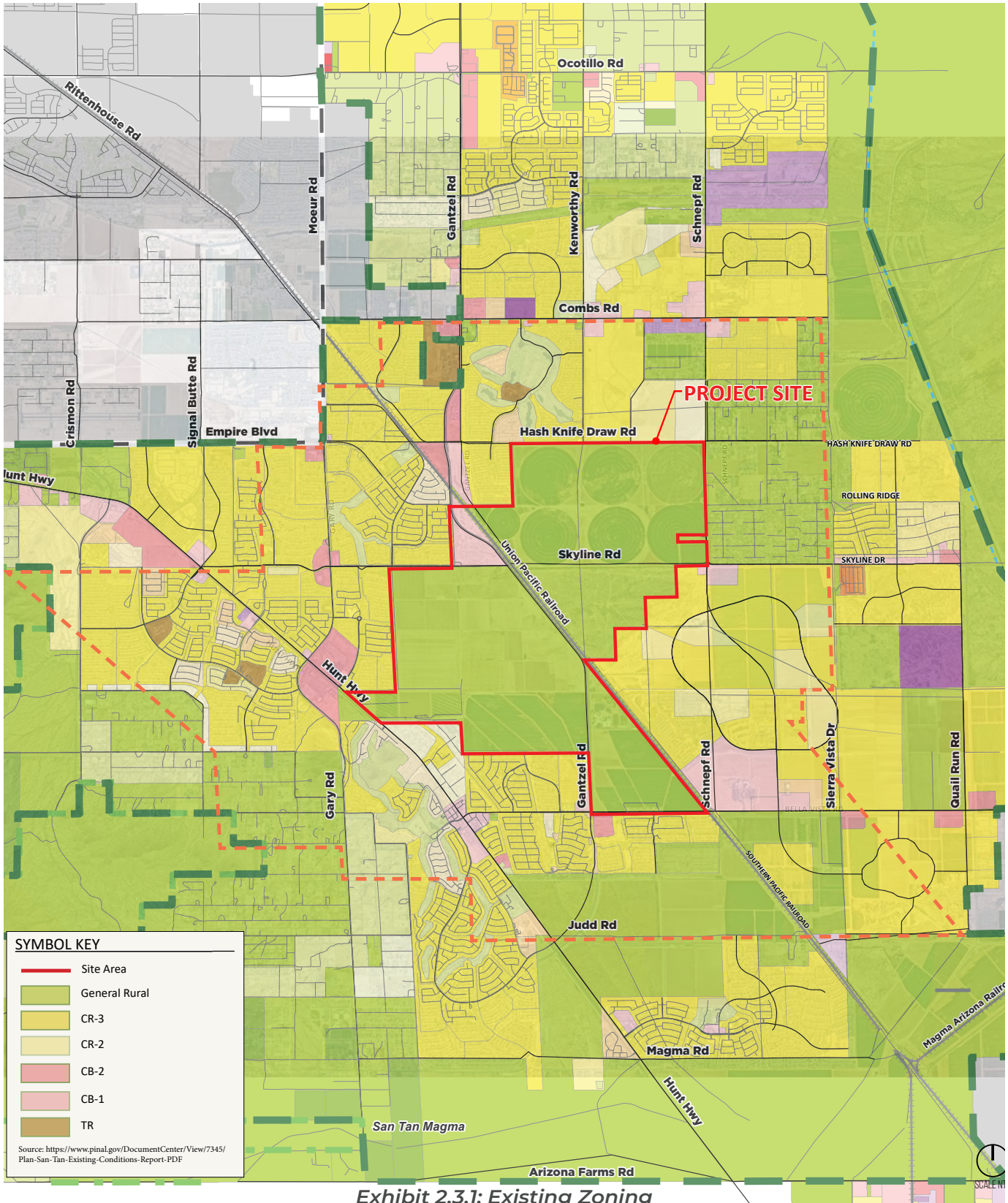
A majority of the Site is zoned as General Rural (GR), while a small portion of the Site is zoned Commercial Buisness (CB-1), see ***Exhibit 2.3.1: Existing Zoning Map***.

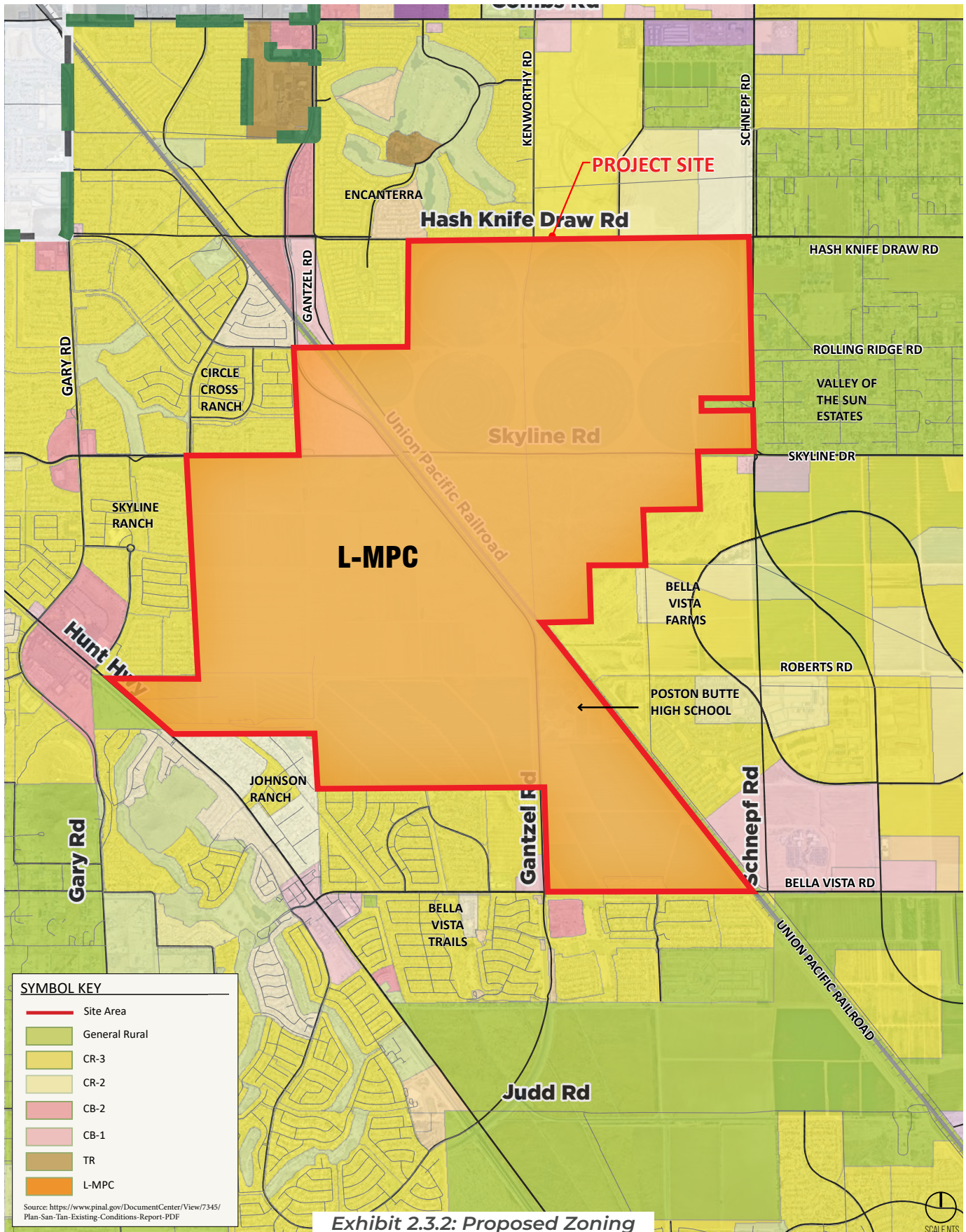
2.3.2 PROPOSED ZONING

The Applicant is seeking to rezone the Site from General Rural (GR) and Local Buisness Zone (CB-1) zoning districts to Large Master Plan Community Zoning District (L-MPC). This proposal is detailed in ***Exhibit 2.3.2: Proposed Zoning Map***.

The L-MPC zoning district was established by Pinal County in 2021 under PZ-C-002-21 to support the development of large master-planned areas that will be built out over several years rather than in a single phase. This zoning provides the necessary flexibility to adapt to varying market conditions and shifting consumer demands, ensuring a cohesive and integrated development approach over time.

The L-MPC will update the existing planned uses to include a diverse array of residential uses with varying densities and product types, alongside non-residential uses. This approach ensures flexibility and adaptability, allowing the site to effectively respond to future development needs. As market conditions evolve, this L-MPC may be amended, as outlined in ***Section 5.7: Amendments***, to remain aligned with current demands and opportunities.





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03

CONFORMANCE WITH L-MPC

The following Section highlights this request's compliance with the Pinal County Zoning District requirements per Chapter 2.365 Large Master Plan Community (L-MPC) Zoning Code.

3.1 CONFORMANCE WITH THE L-MPC INTENT AND PURPOSE

The L-MPC zoning district provides flexibility to reallocate land uses to better reflect the market conditions, and encourages creative land development.

A. The intent and purpose of this zoning district is to provide an alternative to conventional zoning districts by promoting innovative land use planning consistent with the goals, objectives, and policies of the comprehensive plan by promoting flexible development opportunities that possess the following:

1. Predominately residential land uses with supporting non-residential uses:

Response: This L-MPC proposal features a diverse mix of land uses, however, the predominant land use is residential. For more land use information, data, and a breakdown of residential and non-residential land uses, see **Table 5.2.1: Land Use Budget**.

2. Property to be comprised of no less than two thousand (2,000) gross acres:

Response: The Site is comprised of approximately three thousand two hundred (3,200) acres.

3. Provide uses such as commercial, employment, and public facilities and services that complement the residential component:

Response: This L-MPC proposal features a diverse mix of land uses that allow for commercial, employment, and public facilities, complementing the proposed residential land use.

4. Exemplary design and placement of land uses with proper transitions between dissimilar uses, and adequate open space and other appropriate recreational amenities:

Response: Proper buffers and transitions between dissimilar land uses are essential for minimizing conflicts and enhancing compatibility. **Section 5.5: L-MPC Development Standards** provides buffer requirements between and for different land uses. These guidelines help mitigate nuisances, such as noise or visual disturbances, promoting harmonious relationship among land uses.

B. The L-MPC zoning district is intended to accomplish the following:

1. Permit and encourage innovative large-scale land development while maintaining appropriate limitations on the character and intensity of use

and assuring compatibility with adjoining and proximate properties:

Response: The regulatory framework outlined in this L-MPC proposal facilitates the implementation of the LUP, ensuring consistent alignment with the vision specified in **Section 5: Large Master Planned Community (L-MPC) Plan**. This L-MPC provides flexibility for development to adapt to market dynamics and local conditions. Guidelines for buffers between land uses are specified in **Section 5.5: Development Standards**.

2. Permit greater flexibility within a development to best utilize the features of a particular site, in exchange for greater public benefits that otherwise could not be achieved through standard development processes provided under this title:

Response: This L-MPC offers flexibility for development on the Site to adapt to changing conditions over time. Instead of rigid zoning parcels, it allows for the transfer of density and intensity to compatible areas as community needs and market demands evolve. This adaptability is governed by the requirements set forth in **Section 5: Large Master Planned Community (L-MPC) Plan**.

3. Ensure that large master planned developments function as integrated communities, with exemplary community amenities and benefits and with enhanced design elements such as but not limited to: community entry features, social clubs, community spaces, and large recreational facilities:

Community Entry Features Response: This L-MPC requires each DA, or portion thereof, to prepare a Signage Development Area Plan in accordance with **Section 8.11: Signage Character and Standards**. Each Signage Development Area Plan will outline the conceptual locations for signage that support the overall character and identity of the development. The anticipated quality and design of community entry features are depicted in **Section 8.11: Signage Character and Standards**.

Social Clubs Response: The Conceptual Path and Trail Framework Plan and the Conceptual Major Open Space Framework Plan, found in **Section 7**, of this L-MPC establishes a comprehensive framework for trails, pedestrian paths, parks, and open spaces, ensuring that each DA connects to the Site-wide network.

Community Spaces Response: This L-MPC establishes a conceptual framework of community spaces (trails, pedestrian paths, parks, and open spaces, ensuring that each DA connects to the Site-wide network. This creates a cohesive system that links community spaces effectively. For more information, see **Section 7.2: Conceptual Major Open Space and Parks Framework Plan** and **Section 7.3: Conceptual Path and Trail Framework Plan**.

Large Recreational Spaces Response: The Conceptual Path and Trail Framework Plan and the Conceptual Major Open Space and Parks Framework Plan in this L-MPC outline the overall network of trails, pedestrian paths, parks, and open spaces. These frameworks ensure that each DA connects to the Site-wide network, creating a cohesive system that links community spaces. For further details, refer to **Section 7.2: Conceptual Major Open Space and Parks Framework Plan** and **Section 7.3: Conceptual Path and Trail Framework Plan**.

4. Encourage integrated and unified design and function of the various uses allowed in the accompanying master plan:

Response: The regulatory framework established in this L-MPC facilitates the implementation of the LUP, ensuring that the Site's development aligns with the vision outlined in **Section 5: Large Master Plan Community (L-MPC) Plan**. This framework allows for developmental flexibility to adapt to changing market conditions and surrounding factors.

5. Encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure, and land use compatibility:

Response: **Section 4: Conformance with Comprehensive Plan**, outlines how the L-MPC aligns with the public objectives and standards established by Pinal County's Comprehensive Plan, San Tan Valley Area Master Plan, and the Minor Comprehensive Plan Amendment being processed in conjunction with this L-MPC.

6. Foster a strong sense of community based on the distinctive character of the development and a shared physical environment:

Response: This L-MPC proposal fosters a strong sense of community and distinctive character by establishing guidelines for quality and finish. These guidelines allow each community within the Site to express its unique identity while upholding a cohesive standard that avoids monotony.

3.2. CONFORMANCE WITH MINIMUM LAND DEVELOPMENT REQUIREMENTS

The minimum land/development requirements for an L-MPC zoning district are:

A. The land has a minimum of two thousand (2,000) contiguous acres under the ownership or exclusive control of a single legal entity who shall be the applicant/ASLD for the entire project:

Response: The Site is comprised of approximately three thousand two hundred (3,200) acres, exceeding the minimum requirement of two thousand (2,000) acres. The Site is owned entirely by ASLD.

B. The land has direct access to an arterial or higher roadway classification and is located within one (1) mile of a proposed or existing high-capacity roadway interchange or higher roadway classification:

Response: Several arterial or higher roadway classification roads are adjacent or pass through the Site, including Hunt Highway, Gantzel Road, Skyline Drive, and Bella Vista Road. See **Exhibit 2.2.1: Pinal County Trails, Roadways, and Access Context Map**.

C. The development includes planned multi-modal transportation systems:

Response: This L-MPC proposal promotes multi-modal transportation systems and the land use patterns for the Site are arranged to enhance walkability, providing connections between residential and non-residential areas through sidewalks, paths, and trails.

D. The development includes coordinated residential that is supported by commercial, employment, and public facility uses intended to complement the residential component:

Response: The residential areas of the Site will be complemented by non-residential development designed to enhance both the residential component and the community as a whole, as shown in **Exhibit 5.2: L-MPC Land Use Plan** and **Exhibit 5.3: Permitted Development Districts**. Placing higher-density residential units near non-residential areas encourages residents to live, work, and engage in recreational activities within the same vicinity.

3.3 CONFORMANCE WITH APPLICATION REQUIREMENTS

A. An application for an L-MPC zoning district shall comply with the rezoning process and requirements set forth in Chapter 2.166 PCDSC:

Response: This L-MPC proposal complies with the rezoning process and the requirements set forth in the rezoning section of the code.

B. An L-MPC zoning district shall not be accepted for processing on any property that was part of a PAD overlay or change in zoning district application denied by the supervisors within the previous six months.:

Response: The Site does not include any areas that have been denied PAD overlays or zoning changes in the past six months.

3.3.1 Conformance with Development Master Plan Requirements

During the secondary planning process, approval of a Development Area Plan (DAP) will occur concurrently with the first site plan or tentative plat application for each DA, or portion thereof. The purpose of the L-MPC is to establish the location and character of planned uses in a unified development pattern with regards to balance and application, and phasing of amenities and supporting infrastructure. This L-MPC meets the requirements as stated in Pinal County's Zoning Code.

04

CONFORMANCE WITH THE COMPREHENSIVE PLAN

4.1 PINAL COUNTY COMPREHENSIVE PLAN VISION

Regionally, Pinal County is ideally situated between Phoenix and Tucson, creating an important relationship with the overall State of Arizona and its well-being. “The decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes the County unique but also represents a challenge as the region continues to grow and change” (Pinal County “We Create Our Future: Pinal County Comprehensive Plan,” Pinal County Vision, Page 30).

The County’s Comprehensive Plan highlights a commitment to balancing growth and development, all while balancing the preservation of its rich history and cultural heritage. This approach ensures that as the County evolves, it retains the unique characteristics that define it. By focusing on diverse opportunities, the plan aims to foster economic growth while respecting each community’s roots.

4.1.1 Role of Comprehensive Plan and Relationship to the Site

The Comprehensive Plan serves as a framework for guiding future growth and land use in the County, emphasizing strategic goals and objectives. The San Tan Valley Special Area Plan and Comprehensive Plan Map have designated the site as Moderate Low Density Residential (1 to 3.5 DU/AC) as shown on ***Exhibit 4.1: Existing Comprehensive Plan***.

4.1.2 Consistency with Pinal County’s Vision Components

4.1.2.1 Sense of Community

“Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County’s rural character is important to residents; ensuring that the threads of Pinal County’s history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County’s identity. “

Response: This L-MPC proposal establishes a flexible framework of land uses, densities and intensities, developed in a comprehensive manner that will facilitate a higher quality of life while fostering a vibrant community. By harmonizing urban development with Pinal County’s rural and agricultural heritage, this L-MPC proposal sets standards for quality and finish, allowing individual communities to express their unique character.

The emphasis on a well-connected network of trails and pedestrian paths, as highlighted in the Conceptual Paths and Trail Framework Plan, promotes accessibility and connectivity among neighborhoods, open spaces, and amenities. This thoughtful integration encourages active lifestyles and strengthens community ties.

Moreover, the landscape character, as described in **Section 8.6: Landscape Character and Standards**, shall aim to reflect Arizona's natural beauty and rural traditions. This approach not only enhances the visual appeal but also fosters a sense of place that resonates with both residents and visitors.

4.1.2.2 Mobility and Connectivity

"Ensuring Pinal County has adequate transportation corridors and a variety of multi-modal/ transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life."

Response: This L-MPC proposal serves as the foundational level of planning, creating a robust interconnected mobility system for the Site. It sets the stage for each DA by outlining the hierarchy of streets and Regionally Significant Roads (RSR) that surround and intersect the Site, as illustrated in **Exhibit 2.2.1: Pinal County Trails, Roadways, and Access Context Map** and **Exhibit 7.1: Conceptual Transportation Framework Plan Map**.

Complemented by the Conceptual Transportation Framework Plan and the Conceptual Path and Trail Framework Plan, this comprehensive approach ensures that each DA is equipped with adequate transportation infrastructure for both vehicular and pedestrian circulation.

4.1.2.3 Economic Sustainability

"Expanding opportunities for residents to live work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents needs offering services, businesses and employment opportunities, including high-tech and environmentally friendly employers who champion Pinal Counties conservation philosophy. The creation of a full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential."

Response: The Site is located outside of Employment areas identified on Pinal County's Economic Development Plan found within the Comprehensive Plan. The L-MPC offers flexibility for DAs to develop in response to future residents' needs such as modifying the density to respond to and better serve current and future needs, as detailed in **Section 5.2.1: Land Use Budget** of this document. The Site's prime location in the heart of San Tan Valley, along with its proximity to major transportation routes, makes it an ideal hub for employment and commercial development. The Minor Comprehensive Plan Amendment being processed in conjunction with this L-MPC will change the land use to Special District. This L-MPC includes a variety of land uses, encompassing both commercial and employment opportunities.

4.1.2.4 Open Spaces and Places

"Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors from the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit."

Response: As outlined in **Section 7.2: Conceptual Major Open Space Framework Plan**, a hierarchy of parks has been established to support and complement the LUP. **Section 7.3: Conceptual Path and Trail Framework Plan** outlines the hierarchy and overall goals for pedestrian connectivity. The layout of paths and trails shall ensure safe and convenient access to open spaces and destinations.

4.1.2.5 Environmental Stewardship

"People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources."

Response: Facilities within the Site will comply with the latest building codes following best practices for energy, water, and material efficiency. Comprehensive waste management systems will be implemented, ensuring alignment with the Environmental Stewardship Vision Component Goals, Objectives, and Policies, particularly those concerning solid and hazardous waste management.

4.1.2.6 Healthy, Happy Residents

“Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County’s clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.”

Response: The Site’s design aligns with the vision outlined in the Comprehensive Plan by fostering compatible land use relationships with the surrounding area. **Section 7.2: Conceptual Major Open Space Framework Plan** provides a hierarchy of parks to support and complement the LUP. **Section 7.3: Conceptual Path and Trail Framework Plan** outlines the hierarchy and overall goals for pedestrian connectivity. Residents shall have the opportunity to enjoy quality outdoor experiences while interacting with Pinal County’s pristine natural environment.

4.1.2.7 Quality Educational Opportunities

“Quality, community—based Pre-K-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized work force training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences.”

Response: The Site is situated within the Florence Unified School District and aims to enhance educational opportunities for residents. As each DA, or portion thereof, is platted or site planned, the applicant shall work with the school district to assess the impact of the development on existing school capacities. If additional schools are needed due to increased student enrollment, future developers will work with the school district to site schools to ensure that the community is served effectively.

4.1.3 Comprehensive Plan Key Concept Elements

A. Consistency with the Land Use Designations shown on the graphics.

Response: A Minor Comprehensive Plan Amendment will be processed in conjunction with this L-MPC that will change the Site’s land use from Suburban Neighborhood, Urban Transition, and Urban Center to Special District.

B. Consistency with the Mixed-Use Activity Center Concept

Response: The Site is not located within a Mix-Use Activity Center as shown on **Exhibit 4.1: Existing Comprehensive Plan**.

C. Consistency with the Planning Guidelines Described in the Land Use Element

Response: The Site will meet the following planning guidelines for Residential Development.

a. Guideline: Future suburban residential areas are intended to consider compatibility and relationship to existing and proposed neighborhoods.

Response: The DAs within the L-MPC assign land uses in an orderly and compatible fashion to ensure compatibility with adjacent existing and future land uses. Parks and open spaces shall provide a transition and buffer between commercial and employment zones and suburban neighborhoods.

b. Guideline: Projects must be able to provide adequate water and infrastructure to support the proposed densities.

Response: Portions of the Site are within the town of Queen Creek's water and wastewater service area, The Town, and EPCOR have documented the intent to determine a logical service area boundary, likely determined by the rail line, should the providers expand their Certificates of Convenience and Necessity.

c. Guideline: Development impact on the transportation system should be addressed.

Response: The development of the Site will include roadway enhancements to improve traffic flow and safety. The first purchaser within a DA, or portion thereof, will be required to complete a Traffic Impact Analysis (TIA) for that DA, which will be updated as development continues within the DA. Circulation plans within each DA shall facilitate continued development within the L-MPC. This analysis will help ensure that the infrastructure can handle increased traffic and improve overall access to the site.

d. Accessibility to schools and availability of community facilities/services will be evaluated.

Response: The Site is situated within the Florence Unified School District. It aims to promote educational programs and opportunities for residents while offering pedestrian paths that connect students who walk or bike to school. As each DA, or portion thereof, is platted or site planned, the applicant shall work with the school district to assess the impact of the

development on existing school capacities. If additional schools are needed due to increased student enrollment, future developers will work with the school district to site schools to ensure that the community is served effectively.

e. Guideline: Integration of open space, parks, trails, and recreational amenities to support the neighborhood should be addressed.

Response: **Section 7.2: Conceptual Major Open Space Framework Plan** provides a hierarchy of parks to support and complement the LUP and neighborhoods alike. **Section 7.3: Conceptual Path and Trail Framework Plan** outlines the hierarchy and overall goals for pedestrian connectivity. Residents shall have the opportunity to enjoy quality outdoor experiences while interacting with Pinal County's pristine natural environment.

f. Guideline: Access to employment opportunities (to reduce vehicle miles travelled) is a consideration.

Response: This L-MPC proposal features a diverse mix of land uses including, commercial, employment, and public facilities, complementing the proposed residential land use.

g. Guideline: Neighborhood design should encourage pedestrian orientation and connections.

Response: **Section 7.3: Conceptual Path and Trail Framework Plan** outlines the hierarchy and overall goals for pedestrian connectivity. Residents shall have the opportunity to enjoy quality outdoor experiences while interacting with Pinal County's pristine natural environment. **Section 7.2: Conceptual Major Open Space Framework Plan** provides a hierarchy of parks to support and complement the LUP and neighborhoods alike.

D. The Site will meet the following planning guidelines for Mixed-Use Activity Centers;

Response: The Site is not located within a Mixed-Use Activity Center as shown on **Exhibit 4.1: Existing Comprehensive Plan**.

E. Quality Employment Opportunities County-wide

Response: The LUP positions commercial development near residential areas with compatible density and intensity. Residential units located adjacent to commercial areas will help support local businesses and enhance connections between residents and local employment opportunities.

F. Viable Agriculture, Equestrian, and Rural Lifestyle

Response: The L-MPC encompasses a diverse mix of land uses, including residential, commercial, and non-residential components, as detailed in the Land Use Budget allocated across the DAs. Agricultural leases and other compatible uses will be allowed to continue until the State Land Commissioner determines that the land is ready to be sold for development.

G. System of Connected Traits and Preservation of Open Space

Response: The Site will not affect Pinal County's trail plans. As the project develops, it will adhere to Pinal County's standards for trail systems and open space preservation with regional trails dedicated to the County.

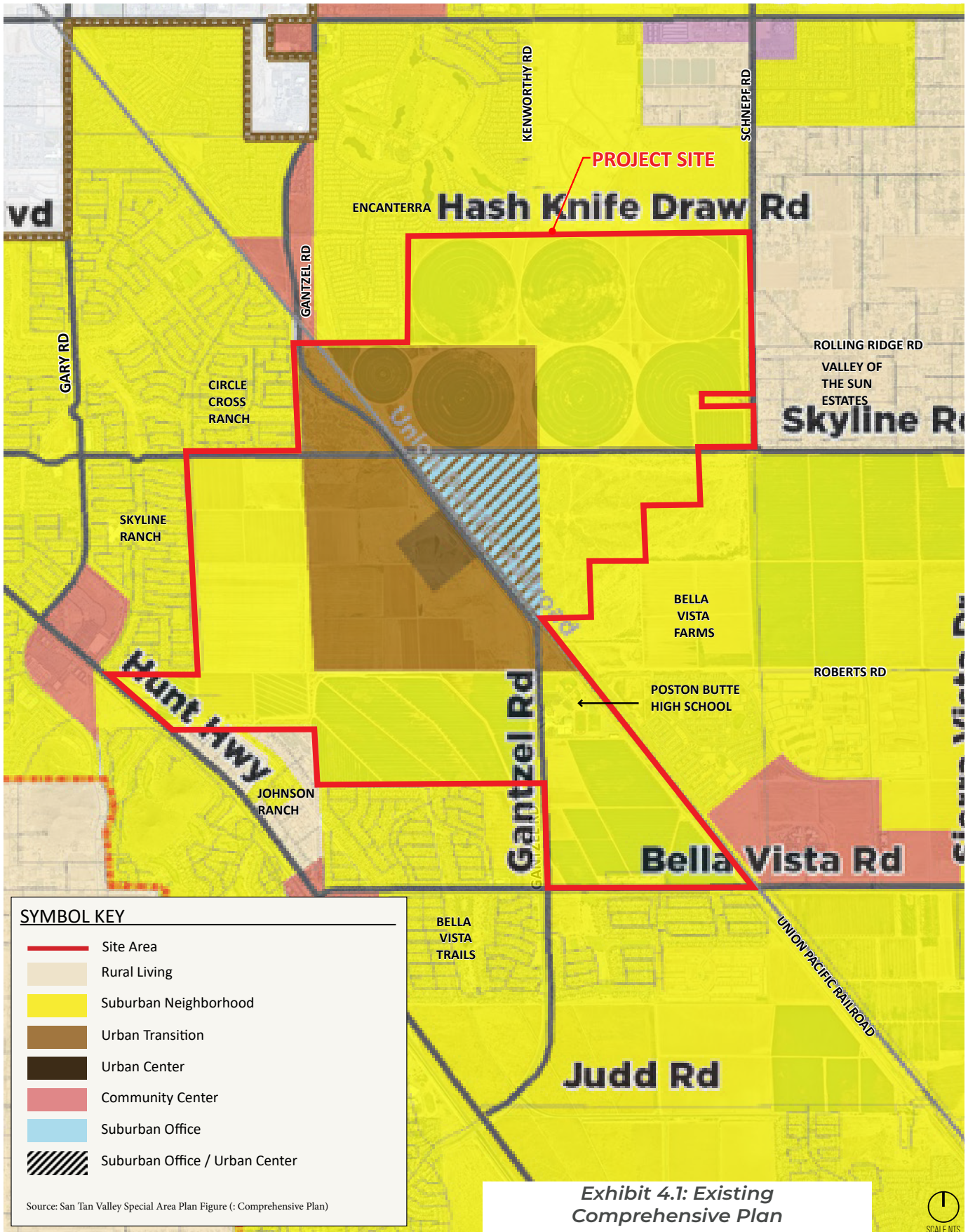
H. Natural and Cultural Resource Conservation

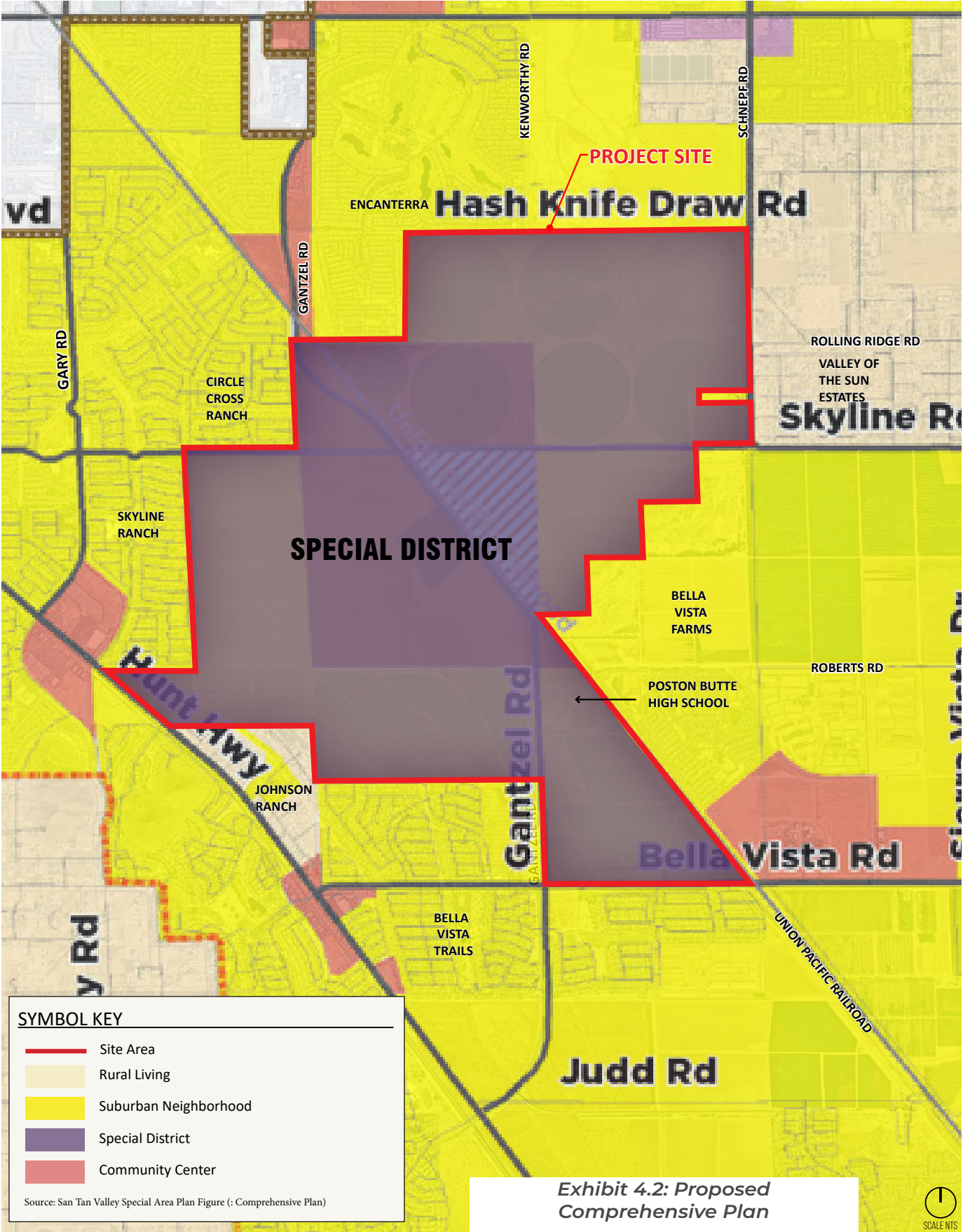
Response: According to the Arizona Environmental Online Review Tool Report (EORTR), there are no significant areas of vegetation on the Site. Additionally, the Arizona Geological Survey "Natural Hazards in Arizona" GIS map shows no geological hazards within or adjacent to the Site. The Site's current use is a mix between agriculture and undeveloped land.

As part of ASLD's disposition requirements, future purchasers must complete a Class I cultural survey in compliance with the Arizona Antiquities Act.

I. Water Resources, Public Facilities/Services, and Infrastructure Support

Response: Portions of the Site are within the Town of Queen Creek's water and wastewater service area. The Town, and EPCOR have documented the intent to determine a logical service area boundary, likely determined by the rail line, should the providers expand their Certificates of Convenience and Necessity.





05

LARGE MASTER PLANNED COMMUNITY (L-MPC) PLAN

5.1 L-MPC PLAN PURPOSE AND OBJECTIVES

The L-MPC Zoning District is to be approved in conformance with ARS 11-CHAPTER 8 et seq. and Pinal County's ordinances. This L-MPC serves as the foundational framework for achieving the County's zoning objectives and outlines a multi-tiered planning process for Site development.

The L-MPC Plan is the first level of land use and zoning requirements which sets forth the overall vision for the development of the Site.

The L—MPC Plan establishes:

- Defines the Development Areas (DAs) (see **Exhibit 5.2: L-MPC Land use Plan**):
- Overall land use budget (see **Section 5.2.1: Land Use Budget**):
- Defines Development Districts and Development Types (see **Section 5.3: Development Districts**):
- Defines Permitted Uses (see **Section 5.4: Permitted Uses**):
- Development Standards (see **Section 5.5: Development Standards**): and
- Due to the nature of ASLD's fiduciary obligation and statutory requirements, overall infrastructure master plans will be deferred. Once completed, this L-MPC proposal will be amended to include such plans. Conceptual infrastructure reports will be provided in the appendix (see **Section 9: Infrastructure**).

Section 6: Secondary Planning Process discusses the second level of planning, consisting but not limited to, infrastructure master plans, Development Area Plans (DAPs), Tentative Plats, and Final Plat or Site Plan.

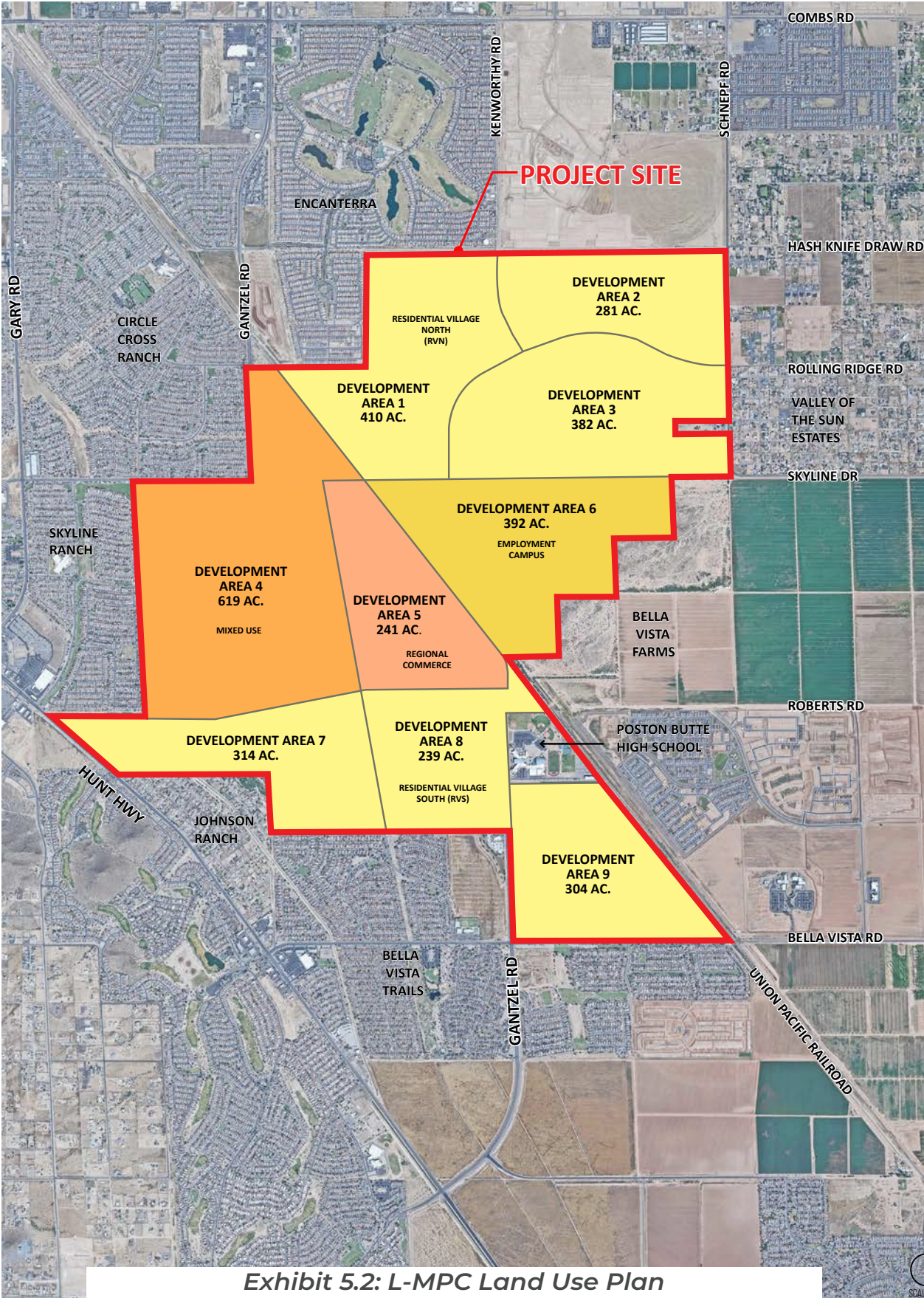
5.2 L-MPC LAND USE PLAN

The L-MPC Land Use Plan (**Exhibit 5.2**) provides an overall conceptual vision for each DA. The DAs are conceptual and the boundaries may change at ASLD's discretion, in coordination with Pinal County, as land is sold. The intent of the DA boundaries is to establish a functional segment that facilitates logical infrastructure and land planning through future Development Area Plans (DAPs).

The land area of the Site is divided into nine (9) DAs which are generally configured at logical boundaries along primary roadways, existing infrastructure, or land use transitions.

Within each DA, the quantity of residential Dwelling Units (DUs) and non-residential Gross Floor Areas (GFAs), as well as minimum open space area, is illustrated within **Table 5.2.1: Land Use Budget**.

- A. As development is planned within a DA, the ability to phase improvements will be allowed.
- B. Proposed development in any location within the boundaries of the DA so long as it leads to a logical development plan where proposed improvements allow for residential and/or non-residential development.
- C. Marketability and/or site feasibility may require certain parcels to be held for future development within a DA. The timing and sequencing of land sale will be at the discretion of ASLD.
- D. The aggregate of all final subdivision plats and/or Site Plan submittals within a DA shall not exceed the allotted DUs or GFA established by the most current amended version of the Land Use Budget.
- E. Until the final build-out of a DA, the applications for cumulative final subdivision plats and/or site plan submittals in each DA shall not utilize all the available DUs or non-residential GFA for an entire DA and thereby leave potentially undevelopable portions of the Site. The County will lead the effort in tracking DUs and GFA as provided for in **Section 5.2.3. Land Use Budget Tracking**.



5.2.1. LAND USE BUDGET

The Land Use Budget, see **Table 5.2.1: Land Use Budget**, outlines the total permitted allocations of density and intensity through DUs and GFA for DAs one (1) through nine (9) within the Site, as illustrated in **Exhibit 5.2: L-MPC Land Use Plan**.

Table 5.2.1: Land Use Budget				
	Residential Village North (RVN)****			Mixed Use
Description	Development Area 1	Development Area 2	Development Area 3	Development Area 4
Total Gross Acreage***	410	281	382	619
Gross Residential Area	402 AC	273 AC	374 AC	310 AC
Maximum Dwelling Units (Without Transfer)	2,410 DU	1,636 DU	2,242 DU	4,643 DU
Minimum Gross Non-Residential Area	25 AC			310 AC
Maximum Non-Residential Gross Floor Area (Without Transfer)	217,800 SF			2,696,364 SF

* Density and Intensity Transfers of up to 20% shall be reviewed and approved by the County Community Development Director.

** If market demand isn't justified for non-residential uses, then Development Area 6 shall allow for residential development. If residential development occurs, the non-residential acreage would decrease by the amount allocated to residential development. If no residential development is proposed, DA 6 may be developed entirely as industrial.

*** Open space shall be provided on developed lands at minimums of 18% of gross residential acreage & 10% of gross non-residential acreage.

**** The proposed Residential Villages North and South (RVN/RVS) will each include a minimum of 25 acres designated for non-residential development. Table 5.2.1 above represents an even distribution of 8.33 acres of non-residential development in each of the Residential Village DA's, however, non-residential development can be located within any part of the respective Residential Villages or their associated DAs. If non-residential development is implemented within a specific DA, the Gross Residential acreage listed in Table 5.2.1 may be adjusted (increased or decreased) to ensure that the combined Gross Residential and Gross Non-Residential acreages match the Total Gross Acres of the DA.

To determine the residential density & non-residential intensity for each Development Area outlined in the chart below, the DA's gross residential & non-residential acreage was multiplied by a density / intensity factor (units per acre - DU/AC / Floor Area Ratio - FAR). The density & intensity ranges utilized are as follows:

Development Area	Residential		Non-Residential	
- DA 1, 2, 3, 7, 8, & 9	6	DU/AC	.2	FAR
- DA 4	15	DU/AC	.2	FAR
- DA 5	20	DU/AC	.2	FAR
- DA 6	20	DU/AC	.25	FAR

Regional Commerce	Employment/ Distribution Campus	Residential Village South (RVS)****			
Development Area 5	Development Area 6 **	Development Area 7	Development Area 8	Development Area 9	Property Totals
241	392	314	239	304	3,182 AC
60 AC	0 AC	306 AC	231 AC	296 AC	2,251 AC
1,200 DU	1,568 DU	1,836 DU	1,386 DU	1,776 DU	18,697 DU
181 AC	392 AC	25 AC			932 AC
1,574,694 SF	4,268,880 SF	217,800 SF			8,975,538 SF

5.2.2. ALLOCATION OF LAND USE BUDGET

ASLD will identify land within this L-MPC for disposition within its sole and absolute discretion throughout the period when ASLD holds STL within this L-MPC. The State Land Commissioner, or designee, shall designate allowable DUs and GFA within any parcel to be auctioned within the L-MPC as allowed by this L-MPC proposal.

5.2.3. LAND USE BUDGET TRACKING

1. DUs or GFA allocation within a DA, or portion thereof, shall be tracked and documented by the County, in coordination with ASLD, at the time of Site Plan or Final Plat approval. This table will reflect the authorized DUs and GFA per DA, DUs and GFA transferred in or out per DA, the total DUs and GFA per DA, and a grand total of DUs and GFA for the overall L-MPC.
2. Subdivision Plats (Tentative and Final) or Site Plan submissions, when considered collectively within a Development Area, may be approved to develop with a final DU or GFA that is below the total permitted allocation for that DA. However, exceeding the total permitted DU or GFA allocation is only allowed through density and intensity transfers, as detailed in **Section 5.6: Density and Intensity Transfers**. This ensures that any increases in density or intensity are properly managed and justified.
3. Until all areas within a DA have been fully developed, cumulative applications for Site Plans and/or Final Plats within that DA shall not exhaust all available DU or GFA allocations, unless a density/intensity transfer has been implemented. This approach eliminates the potential of a undevelopable portion of a DA, allowing for future development opportunities and maintaining overall site flexibility for the DA.
4. Units associated and entitled with any proposed development plan that fail to transfer out of ASLD's ownership (via issuance of a land patent) shall be returned to the Land Use Budget Tracking Table following notice to the County by ASLD.
5. All Parcels shall be numbered by DA and then by parcel in a logical phasing sequence as follows:
 - i. Example: Parcel 8 within DA 1 would be numbered "1.8."
 - ii. This sequencing must be clearly indicated on the Land Use Budget Tracking Table and in all Preliminary Application, Site Plan, Tentative Plat, or Final Plat submissions.

7. The developer of a development that complies with the L-MPC and is approved by ASLD and Pinal County's Community Development Department, shall submit a final Land Use Budget Tracking Table to the ASLD and County for final cataloging.
 - a. The Land Use Budget Tracking Table will be cataloged and continually updated by the County as an addendum to this L-MPC by administrative update.
 - b. Updates to the Land Use Budget Tracking Table shall not be considered an amendment to this L-MPC document.

Note: An example Land Use Budget Tracking Table has been provided in the Appendix of this document.

5.3 DEVELOPMENT DISTRICTS

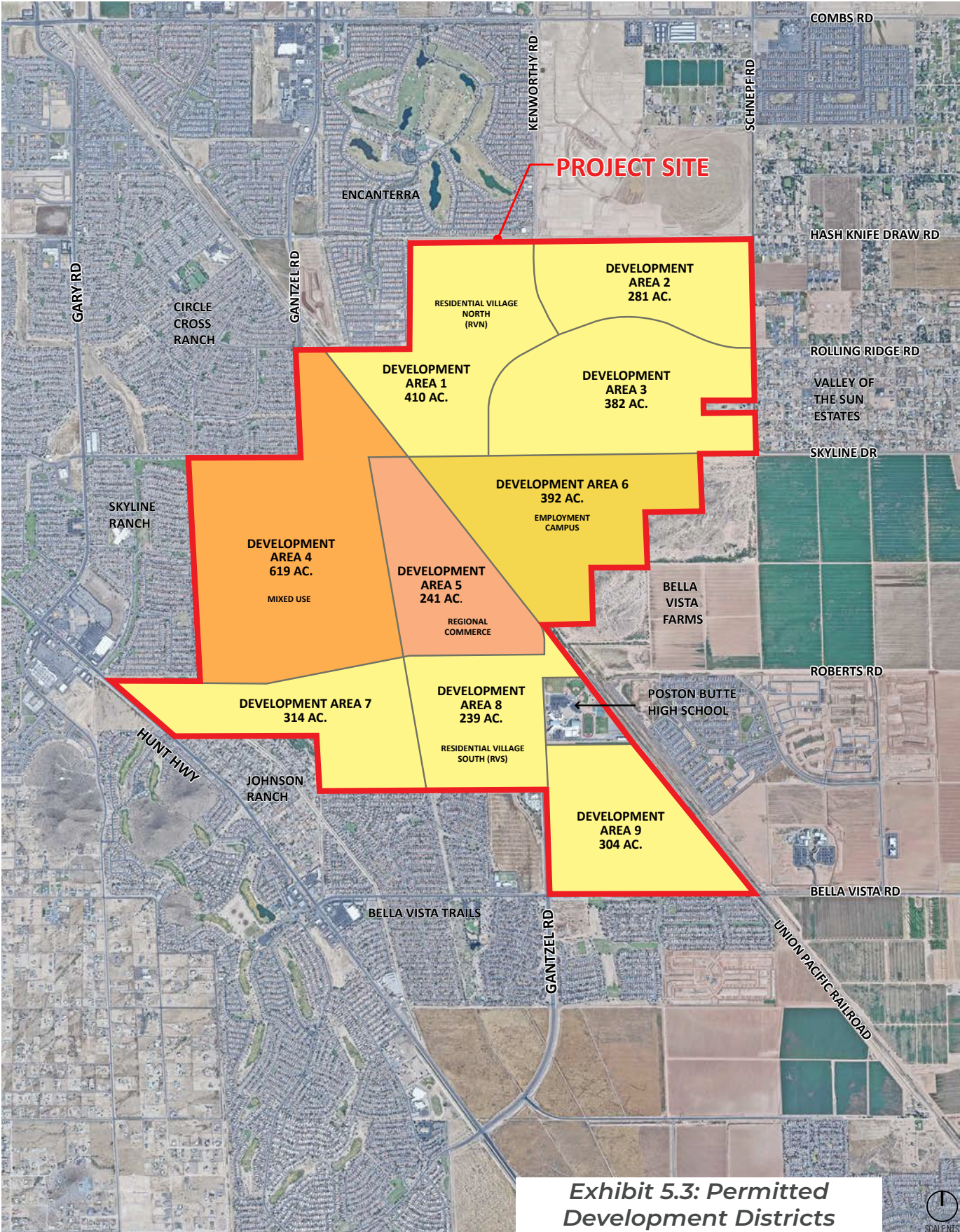
Table 5.3.1: Development Districts defines the Development Districts, DU density ranges, and the maximum GFA ratios, that will be applied to each DA. In many instances, multiple Development Districts have been applied to each DA, allowing for development adaptivity in response to future market conditions.

Table 5.3.1: Development Districts				
Development Districts		Development Districts Descriptions	Permitted Zoning Districts	Dwelling Unit Density Range / Max Gross Floor Area Ratio
Traditional Neighborhood Residential	SVT-LDR	Low Density Residential	R-43, R-35, R-20, R-12, R-9	0 - 3 DU/AC
	SVT-MDR	Medium Density Residential	R7	3 - 5 DU/AC
	SVT-HDR	High Density Residential	MD, MR	8 - 24 DU/AC
Creative Lot Residential	SVT-CLR	Creative Lot Residential	(refer to table 5.5.1)	5 - 30 DU/AC
SVT-C		Commercial	C-1, C-2, C-3	0.25 FAR
SVT-E		Employment	O-1, O-2, I-1, I-2, I-3	1.5 FAR
SVT-TE		Tech Employment	(refer to table 5.5.2)	1.5 FAR

Development Districts are illustrated on **Exhibit 5.3: Permitted Development Districts**, and shown on **Table 5.3.2: Development Areas and Permitted Development Districts**, and unless modified herein allow development according to the **Pinal County Development Services Code** associated with each DA.

Table 5.3.2: Development Areas and Permitted Development Districts										
		Traditional Neighborhood Residential				Creative Lot Residential	Non-Residential			
		Single Family		Multi-Family	Single Family / Multi-Family		Commercial	Employment (SVT-E)		Tech Employment
Development Areas	Gross Area	SVT-LDR	SVT-MDR	SVT-HDR	SVT-HDR	SVT-CLR	SVT-C	Office	Industrial	SVT-TE
1	410	X	X	X		X	X	X		
2	281	X	X	X	X	X	X	X		
3	382	X	X	X		X	X	X		
4	619		X	X	X	X	X	X		
5	241		X	X	X	X	X	X	X	X
6	392		X	X	X	X	X	X	X	X
7	314	X	X	X	X	X	X	X		
8	239	X	X	X	X	X	X	X		
9	304	X	X	X	X	X	X	X		

Refer to exhibit 5.3 for permitted development districts



5.4 PERMITTED USES

The Site shall feature a mix of residential and non-residential uses. Existing ASLD uses shall continue indefinitely until the land is sold. All permitted uses shall be governed by the **Pinal County Development Services Code** with specific regard to the Development Districts Permitted in Table 5.3.1.

5.5 DEVELOPMENT STANDARDS

The residential and non-residential permitted uses shall be regulated by the applicable development standards within the **Pinal County Development Services Code** except as modified in this L-MPC and Table 5.5.1 below. Land purchasers may propose different development standards upon administrative approval by the County Community Development Director.

TABLE 5.5.1: DEVELOPMENT STANDARDS FOR CREATIVE LOT RESIDENTIAL				
DEVELOPMENT STANDARDS FOR CREATIVE LOT RESIDENTIAL (SVT-CLR) DISTRICTS ⁽⁵⁾	SVT-CLR-DSF	SVT-CLR-ASF	SVT-CLR-DMF	SVT-CLR-AMF
	DETACHED SINGLE FAMILY RESIDENTIAL	ATTACHED SINGLE FAMILY RESIDENTIAL	DETACHED MULTI-FAMILY RESIDENTIAL	ATTACHED MULTI-FAMILY RESIDENTIAL
Minimum Lot Area (SF)	5,000	1,200	N/R	N/R
Minimum Lot Width (FT)	45 ⁽¹⁾	20	N/R	N/R
Minimum Lot Depth (FT)	N/R	N/R	N/R	N/R
Maximum Lot Coverage (%)	55%	85%	N/R	N/R
Maximum Building Height FT	30	30	30	60 ⁽²⁾⁽⁴⁾
Front Setback (FT)			20	20
Side-entry garage	10	N/R	-	-
Front-facing garage	20	3 or 20 ⁽⁴⁾	-	-
Side Setback	-	-	20 ⁽³⁾	20 ⁽³⁾
Interior Setback (min/total FT)	5/10	5 ⁽⁴⁾	-	-
Corner Setback (FT)	10	10	15 ⁽³⁾	15 ⁽³⁾
Rear Setback (FT)	15	0	15	15
Maximum Density (du/ac)	N/R	N/R	N/R	N/R

NOTES:

(1) No more than 50% of lots within a development unit may be a minimum of 45 feet in width. A minimum of 50% of lots shall be 50' or greater width.

(2) Building height: maximum thirty (30) feet high within thirty (30) feet of any Single-Family Residential District. The height may be increased by one (1) foot per each three (3) feet of additional setback to a maximum of 60-feet.

(3) For condominium and attached housing types only building separation applies.

(4) Driveway depth must be less than 3' or greater than 20' as measured from the back of sidewalk, or back of curb if a sidewalk is not provided. Architectural elements, such as pop-outs and overhangs, may encroach into the front building setback up to 3'.

(5) SVT-CLR can be applied to all residential districts up to 50% of a DA's land area unless otherwise approved by the Community Development Director

TABLE 5.5.2: DEVELOPMENT STANDARDS FOR TECHNOLOGY EMPLOYMENT DISTRICTS	
DEVELOPMENT STANDARDS FOR TECHNOLOGY EMPLOYMENT (SVT-TE) DISTRICTS	SVT-TE ⁽²⁾⁽³⁾
	TECHNOLOGY EMPLOYMENT
Minimum Site Area (AC)	N/R
Minimum Lot Width (FT)	100
Minimum Lot Depth (FT)	150
Maximum Lot Coverage (%)	80
Maximum Building Height (FT) ⁽¹⁾	60 / 150 / 200 ⁽¹⁾
Minimum Setback for Habitable Buildings (front/side/rear)	0 / 0 / 0
Minimum Setback for Non-Habitable Buildings	(2)
Minimum Landscape Buffer (Arterial Roadway) (FT)	30
Minimum Landscape Buffer (Collector Roadway) (FT)	15
Minimum Landscape Buffer (Non-Roadway Perimeter) (FT)	20
Minimum Landscape Buffer (Commercial) (FT)	20

NOTES:

(1) 60' for commercial. Development area 6 - 150' for habitable buildings / 200' for non-habitable buildings. 10% overage allowed with approval of community development director.

(2) Non-habitable structures shall be set back from the property line a distance equivalent to their height.

(3) All principal and accessory buildings or structures shall be located at least one hundred (100) feet away from any existing or planned residential use, except where adjoining a railroad right of way.

5.6 DENSITY AND INTENSITY TRANSFERS

To allow for flexibility in responding to market conditions, ASLD, in coordination with Pinal County, may transfer unallocated DUs or GFA from one or more DAs to another DA through Density and Intensity Transfers.

A. Density and Intensity Transfers shall meet the following criteria:

1. Only ASLD is permitted to process a density and intensity transfer request in coordination with the County. ASLD will allocate DUs and GFA at the time of auction.
2. ASLD will seek administrative approval from the Pinal County Community Development Director to transfer density and intensity above twenty percent (20%) before a parcel is auctioned.
3. ASLD auction notices will establish the parcel's maximum DUs and GFA, and the final density and intensity of that parcel will be logged into the Land Use Budget Tracking Table at the time of preliminary plat or site plan approval.
4. If after auction, land reverts back to ASLD ownership, DUs or GFA may be added back into the Land Use Tracking Table.
5. Changes to the allocation of DUs or GFA within a DA due to a transfer must be documented by updating the Land Use Budget Tracking Table. This update shall reflect the increases and decreases in DUs or GFA for the affected DAs.

5.7 AMENDMENTS

Amendments to this L-MPC may be necessary from time to time and can be requested by ASLD or their successors with ASLD's approval while STL still exists within the L-MPC. Any amendments that might impact land still owned by ASLD must include an ASLD authorization letter.

Whether an amendment is determined to be a Major Amendment or a Minor Amendment, it will be processed in accordance with the procedures for amending the L-MPC District under the ***Pinal County Development Services Code***.

5.8 INTERPRETATIONS

The Community Development Director shall have the authority to administratively review and approve any clarifications and interpretations not specifically addressed in this L-MPC.

06

SECONDARY PLANNING PROCESS

6.1 ASLD/PURCHASERS ROLE

ASLD will identify land within this L-MPC for disposition within its sole and absolute discretion throughout the period when ASLD holds STL within this L-MPC. The State Land Commissioner, or designee, shall designate allowable DUs and GFA within any DA, or portion thereof, to be auctioned within the L-MPC as allowed by this L-MPC proposal.

ASLD will remain involved in land use decisions within the entire L-MPC until such time that ASLD no longer owns any Trust land within this L-MPC. Until the last parcel is transferred out of ASLD ownership (a land patent issued), every L-MPC amendment and development application proposal for land within the L-MPC, including but not limited to Comprehensive Plan amendments, rezoning, plats, site plans, and use permits must be accompanied by a Planning Authorization Letter issued by ASLD. Upon disposition of ASLD property, the first successors within a DA will engage with the County and ASLD in a secondary planning process.

6.2 PLANNING PROCESS

The secondary planning process includes the following;

- Development Area Plans (DAPs) serve as the second level of planning, providing more detailed plans for specific areas within the Site. DAP infrastructure and circulation plans shall address the provision of water, wastewater, and transportation infrastructure to the development site and provide conceptual plans for extending these facilities to the remaining land within the DA and to adjacent DAs. The intent is to ensure that infrastructure can easily be extended and properly sized to serve areas within the L-MPC that are yet to be developed
- Tentative Plats, serve as the third phase and involves the preparation and submittal of a tentative plat for approval, laying out the proposed development in more detail.
- Final Plats or Site Plans are the final step, where the approved plans are finalized for implementation.

Unless otherwise amended herein, purchasers/ developers of land within the Site shall reference the current version of Pinal County's Development Code for all requirements and procedures.

07

FRAMEWORK PLANS

7.1 CONCEPTUAL TRANSPORTATION FRAMEWORK PLAN

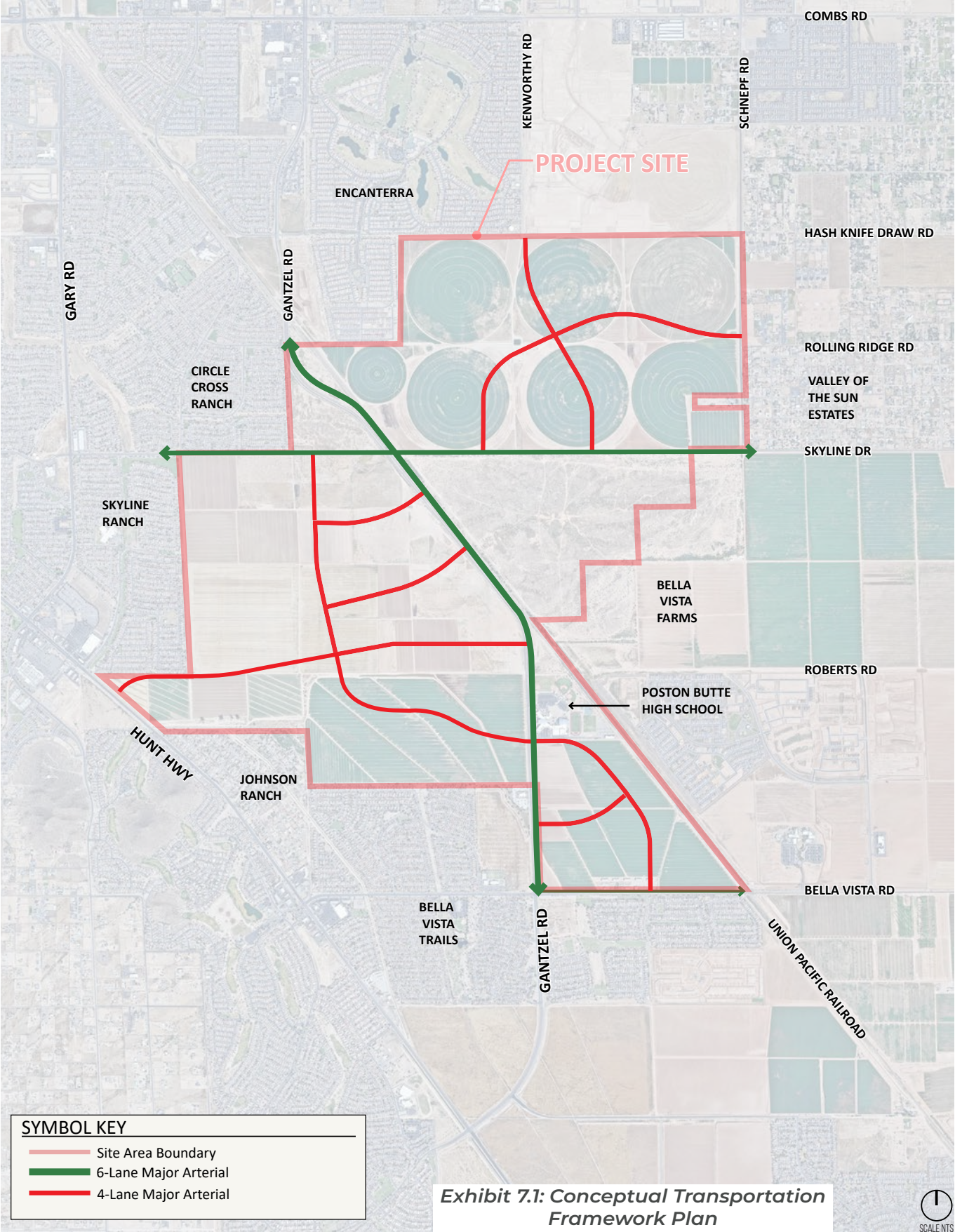
The Conceptual Transportation Framework Plan illustrates the primary street network within each DA, see **Exhibit 7.1: Conceptual Transportation Framework Plan**. The street network shown is conceptual, realignment of roadways within the Site shall be administratively approved.

Refer to **Section 8.2: Street Standards** for street standards.

The Transportation Framework Plan presents the following information.

- A. Identify conceptual locations for each arterial classification roadway;
- B. Identify conceptual intersection locations for both residential and non-residential parcels; and
- C. A Master Transportation Plan for the Site has been provided in the Appendix.

The final classification, layout, and geometry of the of the street network will be determined during the secondary planning process.



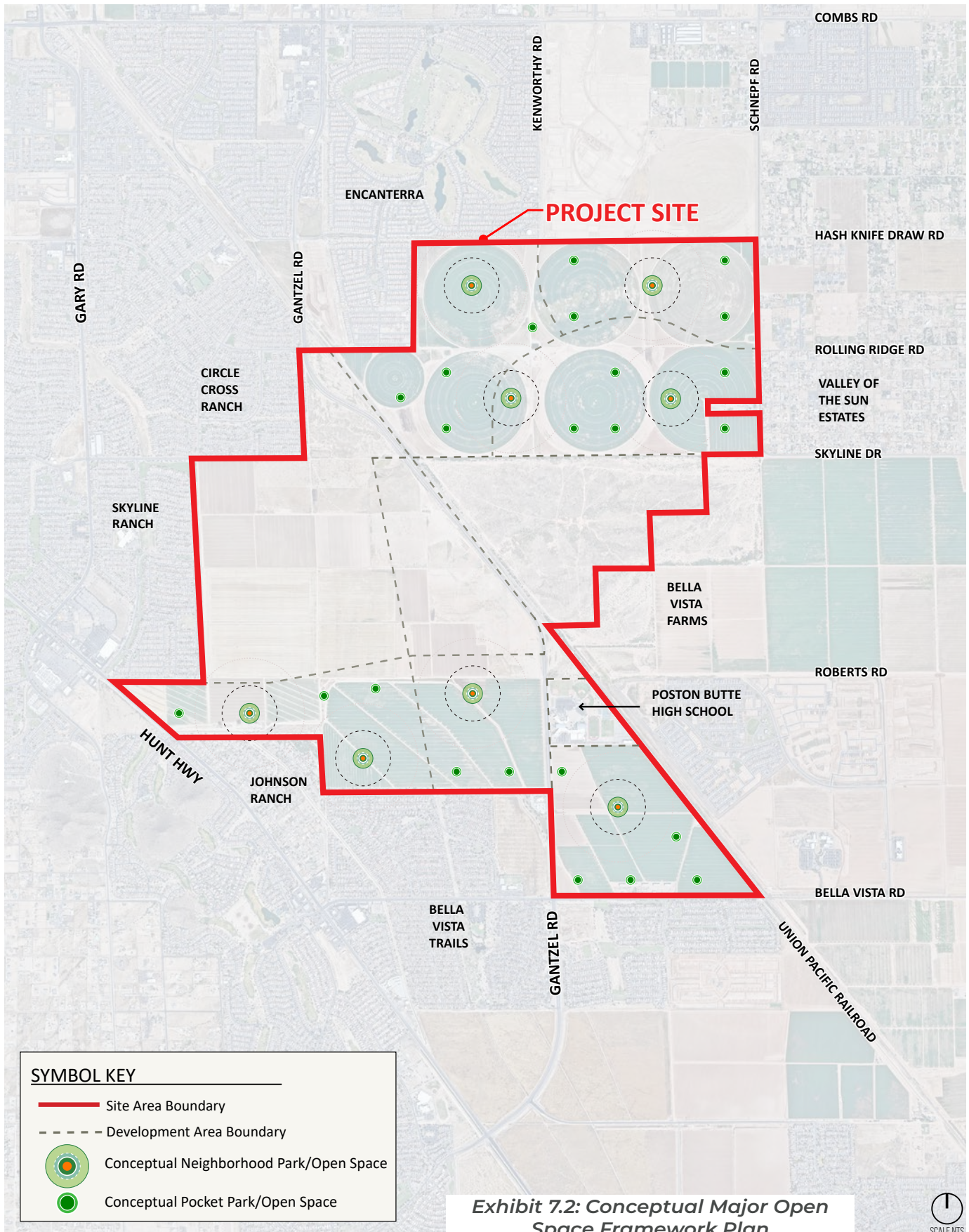
7.2 CONCEPTUAL MAJOR OPEN SPACE FRAMEWORK PLAN

The Conceptual Major Open Space and Parks Framework Plan outlines the network of open spaces and parks within the Site. The character, size, and location of parks will vary based on their intended purpose, with potential placements in neighborhoods, or near non-residential land uses.

Each DA, or portion thereof, shall provide at least eighteen (18) percent of the total residential gross site area and at least ten (10) percent of the total non-residential gross site area as open space. This may include landscaped common areas, whether public or private, as well as any areas maintained by a homeowners' association (HOA) within public rights-of-way (excluding medians), drainage areas, trail corridors, landscape easements, parks, or other natural spaces created as part of the development.

Parks should serve as prominent features in their locations and meet the recreational needs of users. They shall be situated within each DA, ensuring that residents have convenient access to parks. The size, type, and number of parks will be established during the secondary planning process. The park requirements for multi-family use areas will be met by providing common open spaces within the multi-family development.

Refer to **Section 8.4: Open Space and Parks Standards** for open space and parks standards.



7.3 CONCEPTUAL PATH AND TRAIL FRAMEWORK PLAN

Paths and trails within a DA can include pedestrian paths, bike paths, or other multi-purpose trails. They may be situated alongside proposed street networks or within open space areas. Suitable surface materials can include native soil, stabilized decomposed granite, concrete, asphalt, or other materials that support the intended use of the paths or trails.

Paths and trails shall connect the external trail network on primary roadways, collector roads, and other major trails, as well as the more localized neighborhood level, based on the proposed street networks and open spaces. Character and standards for paths and trails are outlined in **Section 8.5: Path/Trail Character and Standards**. The Conceptual Path and Trail Framework Plan is illustrated in **Exhibit 7.3: Conceptual Path and Trail Framework Plan**. This Framework may be modified and updated through the secondary planning phase without requiring an amendment to the L-MPC.

Hierarchy of Path and Trails

A. Primary Roadway Path and Trails

1. The Primary Roadway Trails are the roads which border and bisect the Site (Hash Knife Draw Rd., Skyline Dr., Bella Vista Rd., Hunt Hwy., and Gantzel Rd.
2. The Primary Roadway Trails, per Major and Minor Arterial street sections as illustrated in ***Pinal County's Subdivision & Infrastructure Design Manual***, shall feature a concrete-paved path connected to the curb on one side, and a concrete-paved path set apart from the curb on the other side. These trails facilitate circulation throughout the site, providing both regional connections and connections into the DAs.
3. Primary Roadway Trails shall function as the primary bike circulation route, incorporating on-street bike lanes. These bike lanes will connect to the Collector Road Path and Trails and other on-street bike lanes or proposed bike paths.

B. Collector Road Path and Trails

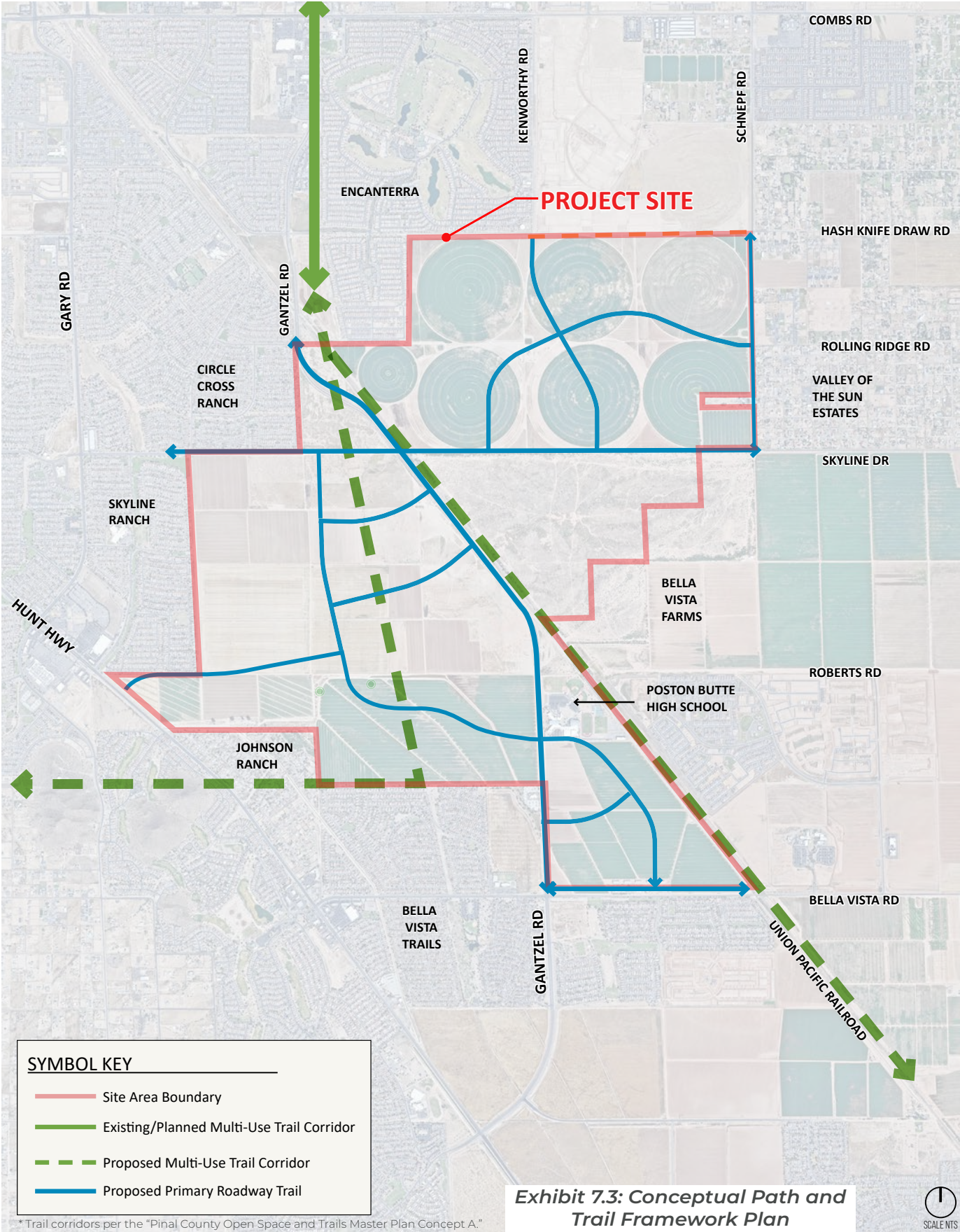
1. The Collector Road Path and Trails are roadway trails that link to the primary roadway network, offering intermediate-level connections within the DAs.
2. The Collector Road Path and Trails, per Major and Minor Collector street sections as illustrated in ***Pinal County's Subdivision & Infrastructure Design Manual***, shall feature a concrete-paved path connected to the

curb on one side, and a concrete-paved path set apart from the curb on the other side.

3. Major Collector Road Path and Trails, based on the proposed street conditions, will include on-street bike lanes. These bike lanes shall connect to the Primary Roadway Path and Trails, enabling longer distances to be covered within a comprehensive network of bike lanes.

C. Neighborhood Path and Trails

1. The Neighborhood Path and Trails encompass all other paths or trails within the community. These may include trails adjacent to streets, whether attached or detached from the curb, as well as paths that connect open space areas or lead to amenities. They also provide access to the Primary and Collector Roadway Paths and Trails, and other defined trail networks.
2. The Neighborhood Trails shall feature either concrete-paved or decomposed granite surfaces. This variety in surfacing accommodates a range of recreational activities, including walking, jogging, and biking. All paths or trails should be at least four (4) feet wide.



08

DEVELOPMENT THEMES AND OVERALL PROJECT CHARACTER

Each land purchaser is responsible for following all applicable County standards unless otherwise specified herein, including but not limited to the Development Service Code, Subdivision and Infrastructure Design Manual, Drainage Manual - Volume 1 & 2, and the Open Space and Recreational Area Guideline Manual.

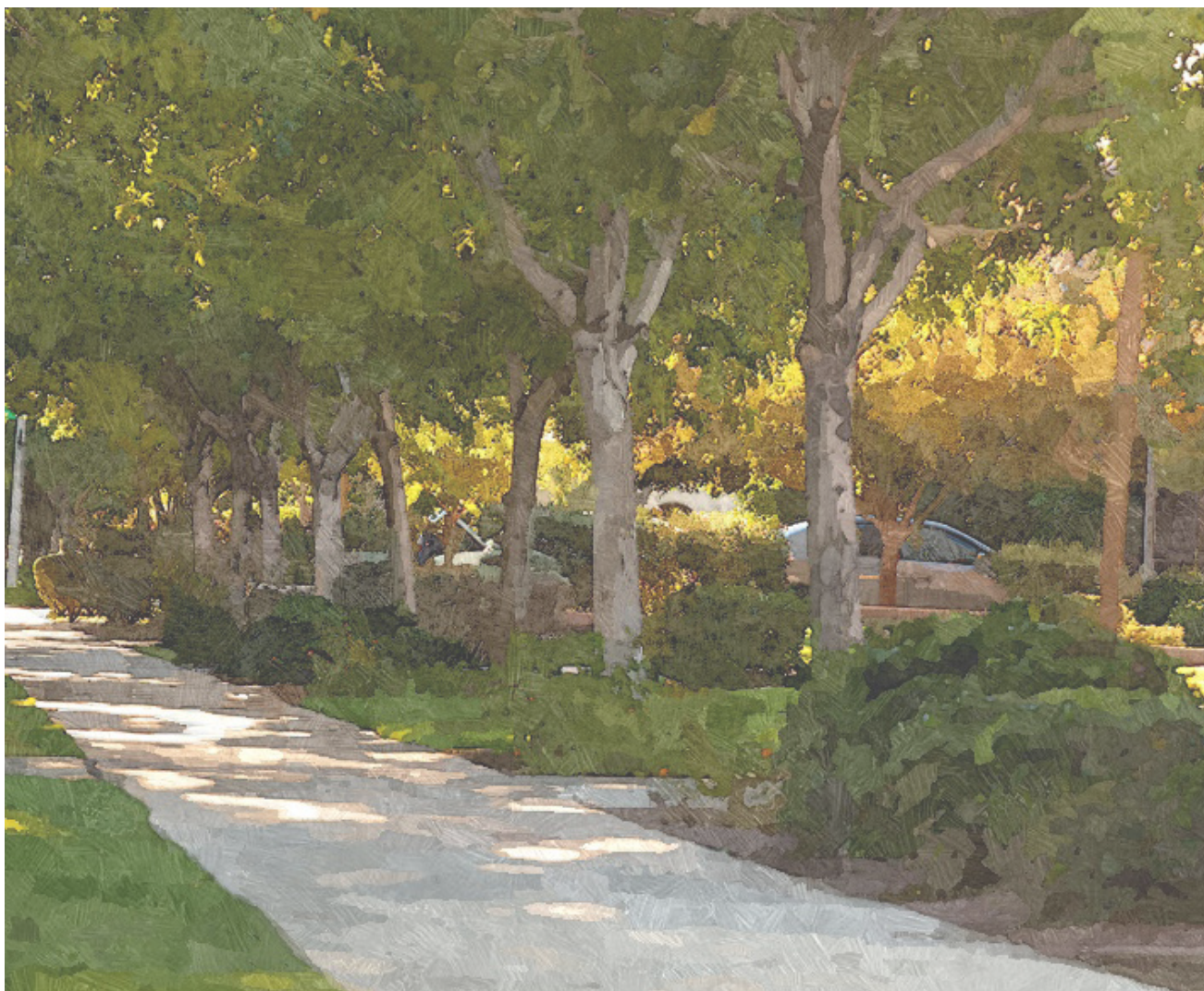
8.1 SITE PLANNING STANDARDS

The goal for site planning associated with community and neighborhood development shall focus on opportunities that reinforce the ability to create unique and distinctive environments. The careful design integration of the street system, the open space and park system, the trail network and the layout of the neighborhoods provides the greatest tools to ensure an attractive and inviting setting. At the same time, all site planning and site design recommendations shall take special care to focus on the relationship between residential privacy needs with the aspirations and opportunities for community engagement. All site planning recommendations shall have at its basis the need for safe, convenient and functional environments. The primary goals for site planning and design are:

- Establishing diverse development patterns to create engaging street scenes, open spaces, and parks.
- Ensuring clear, safe, and adequate pedestrian access points from adjacent trail corridors to planned amenities within neighborhoods.
- Integrating design features that foster a sense of place and identity, encouraging social interaction.

8.2 STREET STANDARDS

Effective street design standards are crucial for creating unique neighborhoods that prioritize both safety and convenience for all users, including pedestrians, cyclists, and drivers. A well-designed street layout can foster a strong sense of place while ensuring smooth vehicular circulation. Integrating elements like tree-lined streets, pedestrian pathways, and designated bike lanes not only improves the aesthetic appeal of the neighborhood but also encourages alternative modes of transportation. By considering factors such as connectivity, accessibility, and the surrounding environment, street design can contribute to vibrant, sustainable communities where residents feel safe and connected, while traffic flows efficiently and responsibly. The County has established street standards, which are outlined in the ***Development Services Code*** and in the “***Pinal County’s Subdivision & Infrastructure Design Manual***.”



8.3 ARCHITECTURE CHARACTER AND STANDARDS

8.3.1 Architectural Character

A variety of architectural styles is a key element necessary for a vibrant and diverse community. The architectural character of the residences must have details and materials that are authentic to the architectural style being portrayed. The architectural styles listed below for the Site have been included for their timelessness in style and quality of detail. However, this list is not meant to be exhaustive. Additional architectural styles may be considered to create a more diverse mix of product types.

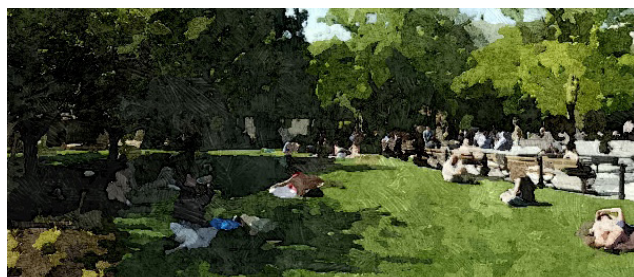
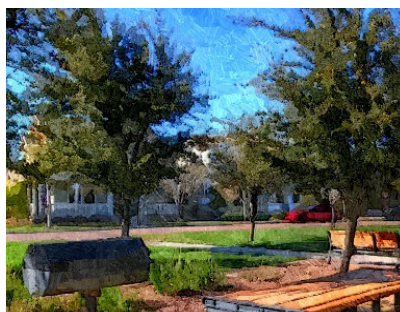
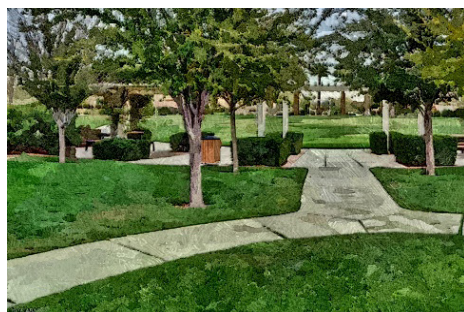
- Spanish Colonial, Territorial Ranch, Modern Prairie, Craftsman/Bungalow, Mid-Century Modern, Modern Farmhouse, and Traditional Southwest.



8.4 OPEN SPACE PARKS CHARACTER AND STANDARDS

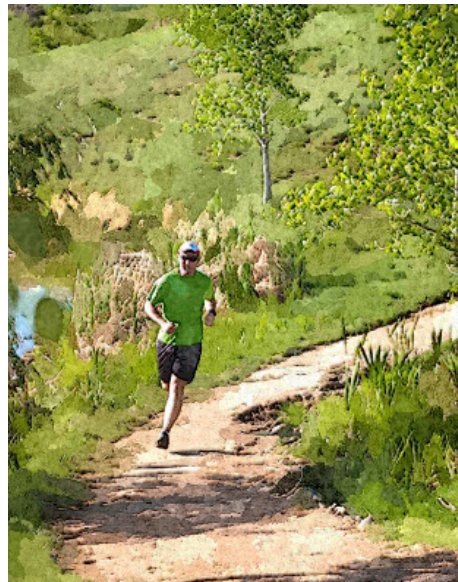
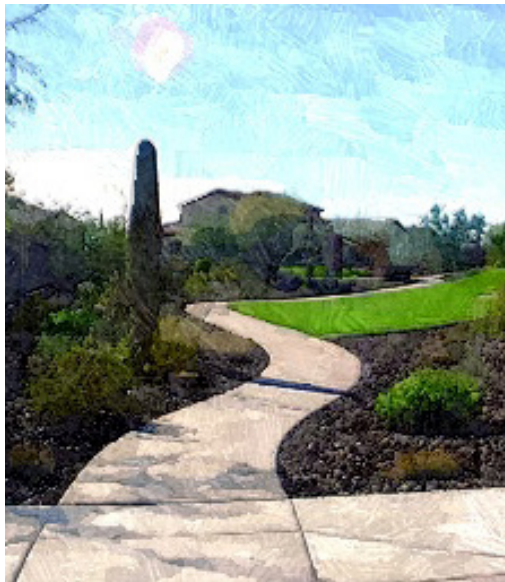
A key design component for each DA and community is the integration of open spaces, parks, and the surrounding trail system. This open space and parks network should reinforce the community's design, character, and thematic elements, with an emphasis on promoting health and wellness, fostering community engagement, and providing strong connections to nature.

The hierarchy of open spaces and parks should offer a diverse range of recreational opportunities to serve residents of all ages and interests. These spaces shall be designed to accommodate various user needs and encourage active living. Open space and park designs shall adhere to applicable portions of the County's **"Open Space and Recreation Area Guideline Manual,"** ensuring consistency and quality in the planning and development of these essential community features.



8.5 PATH/TRAIL CHARACTER AND STANDARDS

Pedestrian connectivity is a key element in creating a walkable, vibrant community that promotes health, accessibility, and social interaction. Well-designed pedestrian pathways connect neighborhoods, parks, recreational areas, and commercial hubs, ensuring residents can move easily and safely throughout the Site. These connections encourage walking and cycling as viable alternatives to driving, reducing traffic congestion and promoting a healthier lifestyle. Additionally, pedestrian-friendly designs foster community engagement by providing opportunities for outdoor living and creating spaces where people can interact, relax, and enjoy nature. Prioritizing pedestrian connectivity not only enhances mobility but also strengthens the overall sense of place and community within a development.



8.6 LANDSCAPE CHARACTER AND STANDARDS

The landscape treatments of open spaces and parks shall reinforce the overall design, character, and theming of each DA. While each DA may feature a distinct landscape aesthetic, it shall ensure a consistent level of quality and finish across the Site. The following parameters shall be adhered to:

- Plant materials in public rights-of-way and common areas must conform to the most current version of the Arizona Department of Water Resources (ADWR) “Low Water Use/ Drought-Tolerant Plant List” for the Phoenix Active Management Area (AMA).



8.7 FENCE/WALL CHARACTER AND STANDARDS

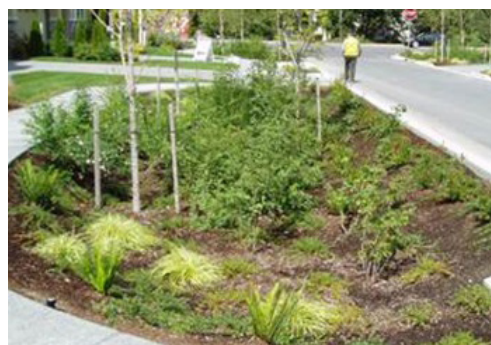
The design and use of fencing and walls within a community are essential for establishing community identity, ensuring privacy and security in residential areas, and providing protection from roadway and environmental noise. A well-considered hierarchy of fences and walls creates visual interest and variety, while maintaining continuity throughout the DA. These structures not only enhance the neighborhoods character but also help to screen streets and adjacent land uses, improving overall aesthetics and functionality. Walls should be designed to complement the visual context of the community and its specific neighborhoods.

Materials used for walls within the Site should be selected to complement the architectural style and overall aesthetic of the community. The specific types of walls and fences will be determined during the Tentative Plat or Site Plan submission process. Acceptable materials for construction include masonry, brick, painted block, stone, stucco, architectural metal, board-formed concrete, concrete, split-face masonry, and single-score or patterned integrally colored masonry block. The height and placement of walls and fences shall be governed by the County's **Development Services Code** to ensure consistency with the surrounding environment and adherence to local regulations.



8.8 STORMWATER DRAINAGE AND RETENTION STANDARDS

Stormwater management shall follow the guidelines outlined in the ***Pinal County Drainage Manual – Volume 1 & 2***. Various methods of managing stormwater shall be employed, with an emphasis on flexible and creative design solutions that support the development of neighborhoods, parks, and other uses. Alternative or additional stormwater management methods, including Low-Impact Development (LID) options, may be proposed as part of the design process. For further guidance, the “***Greater Phoenix Metro Green Infrastructure Handbook: Low-Impact Development Details for Alternative Stormwater Management***” should also be consulted.





8.9 PARKING STANDARDS

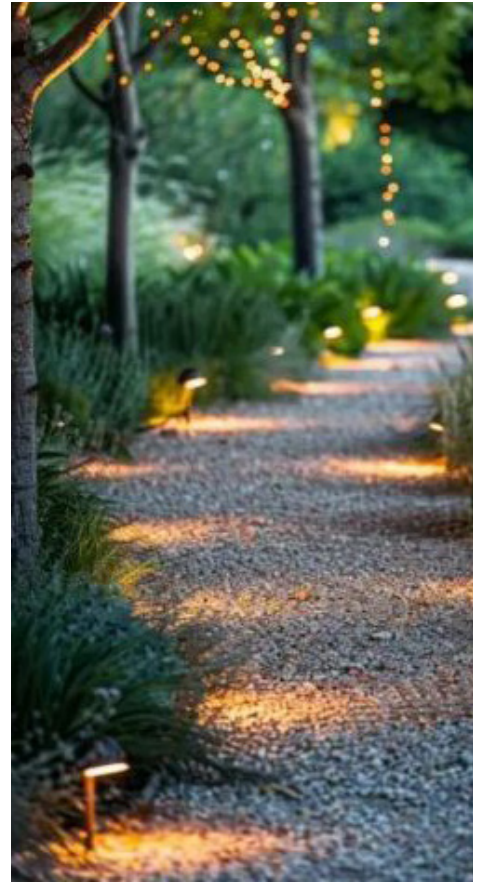
Parking standards shall be governed by the County's ***Development Services Code***.

8.10 LIGHTING CHARACTER AND STANDARDS

The use and intensity of lighting shall be determined by specific land use criteria and the hierarchy of roadways. This approach balances aesthetics and safety by regulating both the quality and quantity of night-time illumination. Design criteria and references are provided in the documents referenced at the beginning of this section. All landscape lighting must comply with the ***Pinal County Light Pollution Code and ARS Section 11-251*** and shall be fully shielded.

The following lighting character images illustrate the expected quality and finish of the site's lighting. Lighting regulations shall promote designs that ensure appropriate night-time illumination while managing energy consumption, minimizing light trespass, and reducing negative impacts on surrounding areas and the night sky.





8.11 SIGNAGE CHARACTER AND STANDARDS

Signage is essential for creating a sense of arrival, establishing character, and providing wayfinding for both pedestrians and vehicles. Each DA, or portion thereof, shall create a Comprehensive Sign Package as outlined in the County's **Development Services Code**. The package shall address the following signage criteria: placement, quantity, size, context, and other relevant considerations. While signage design may vary across different DAs, it shall consistently align with the overall character and identity of the site. To ensure visual continuity, all signage should adhere to high standards of quality and finishes. Example signage character images are provided below.





09

INFRASTRUCTURE

9.1 INFRASTRUCTURE MASTER PLANS

9.1.1 Master Water Plan

The Master Water Plan will be deferred. Once completed, this L-MPC shall be amended administratively to include such plan. A “Conceptual Water Assessment” report has been provided in the appendix.

9.1.2 Wastewater Infrastructure Master Plan

The Wastewater Infrastructure Master Plan will be deferred. Once completed, this L-MPC shall be amended administratively to include such plan. A “Conceptual Wastewater Assessment” report has been provided in the appendix.

9.1.3 Master Drainage Plan

The Master Drainage Plan will be deferred. Once completed, this L-MPC shall be amended administratively to include such plan. A “Conceptual Drainage Assessment” report has been provided in the appendix.

9.2 UTILITIES

Developers will need to closely coordinate and collaborate with each utility provider to ensure that all necessary services—such as water, electricity, gas, and telecommunications are properly integrated into the project. This cooperation is essential for verifying that utility infrastructure is correctly coordinated to meet required standards, and functions efficiently to support the development. The following utility providers currently serve the San Tan Valley area. As new providers may begin operations in the coming years, developers should plan to coordinate with them as needed.

- **Electric:** SRP
- **Telephone, Cable, and Internet:** Cox, Century Link/Level 3
- **Natural Gas:** City of Mesa Gas
- **Solid Waste Disposal:** Republic Services or Waste Management

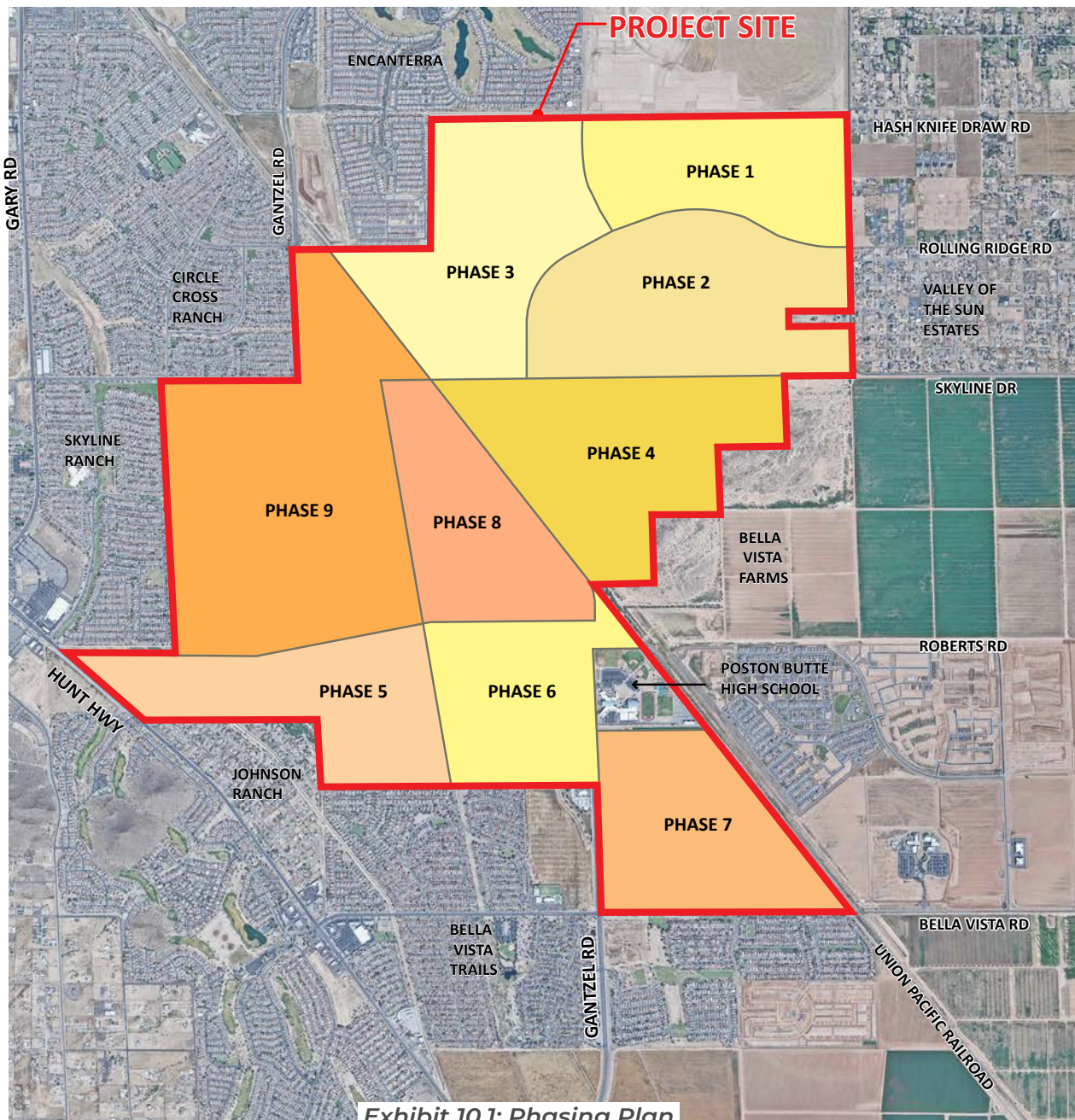
10

PHASING

10.1 PHASING PLAN

The Phasing Plan provides a conceptual snapshot of how the DAs could be developed based on assumptions to date. The Phasing Plan and development of the Site is governed by many factors including grading and drainage considerations and existing infrastructure, access, and transportation.

The provided plan is intended for reference only and may change and evolve over time based on economics, existing infrastructure, future infrastructure, existing transportation, and new transportation infrastructure. Ultimately, the phasing of development is at the discretion of the Arizona State Land Commissioner.



11

CONCLUSION

11.1 CONCLUSION STATEMENT

This proposal is seeking L-MPC zoning approval for the approximate three thousand and two hundred (3,200) acres Site strategically located in the heart of San Tan Valley. The Site benefits from its prime position along key transportation routes, making it an ideal location for a diverse mix of residential, employment, and commercial development. The L-MPC zoning designation offers flexibility in terms of land uses, density, and intensity, allowing the development to adapt and respond to the evolving needs of the community over time. This flexibility ensures the project can remain aligned with changing market conditions while fostering a cohesive and dynamic community. The vision for the development spans multiple decades, supporting a well-balanced integration of various uses that will enhance both residential and commercial growth, ultimately improving the quality of life for residents.

APPENDIX

APPENDIX

Refer to Appendix documents including:

- Example Land Use Budget Tracking Tables
- Conceptual Water Assessment Report
- Conceptual Wastewater Assessment Report
- Conceptual Drainage Assessment Report
- Master Transportation Plan
- Low Water Use, Drought Tolerant Plant List
- Greater Phoenix Metro Green Infrastructure Handbook, Low Impact Development Details for Alternative Stormwater Management



SWABACK_{pllc}
Architects + Planners

7550 E. McDonald Drive,
Scottsdale, AZ 85251

2024



SAN TAN VALLEY CORE: NEIGHBORHOOD MEETING NOTIFICATION

Dear Neighbor,

You are cordially invited to a neighborhood meeting for Non-Major Comprehensive Plan Amendment to the San Tan Valley Special Area Plan and rezoning of San Tan Valley Urban Core -Large Master Plan Community (L-MPC). This area, located within the heart of San Tan Valley, spans approximately 3,200 acres in the north-central part of Pinal County and is currently owned by the Arizona State Land Department (ASLD).

This meeting is being organized by Pinal County in collaboration with Arizona State Land Department, Wood Patel Associates and Swaback partners.

MONDAY, DECEMBER 9, 2024

6:00 PM- 8:00 PM

CENTRAL ARIZONA COLLEGE- SAN TAN CAMPUS

3736 E BELLA VISTA ROAD,

SAN TAN VALLEY, AZ-85143

If you have any questions or comments regarding the above referenced applications or the neighborhood meeting, please contact PINAL COUNTY:

Planning Manager- Harvey Krauss (520) 866-6045, harvey.krauss@pinal.gov
Senior Planner -Sangeeta Deokar (520) 866-6442, sangeeta.deokar@pinal.gov

[illegible]

85 North Florence Street, First Floor, PO Box 749, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyyaz.gov

Address or place



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☒ Apply a search distance

1200

Feet

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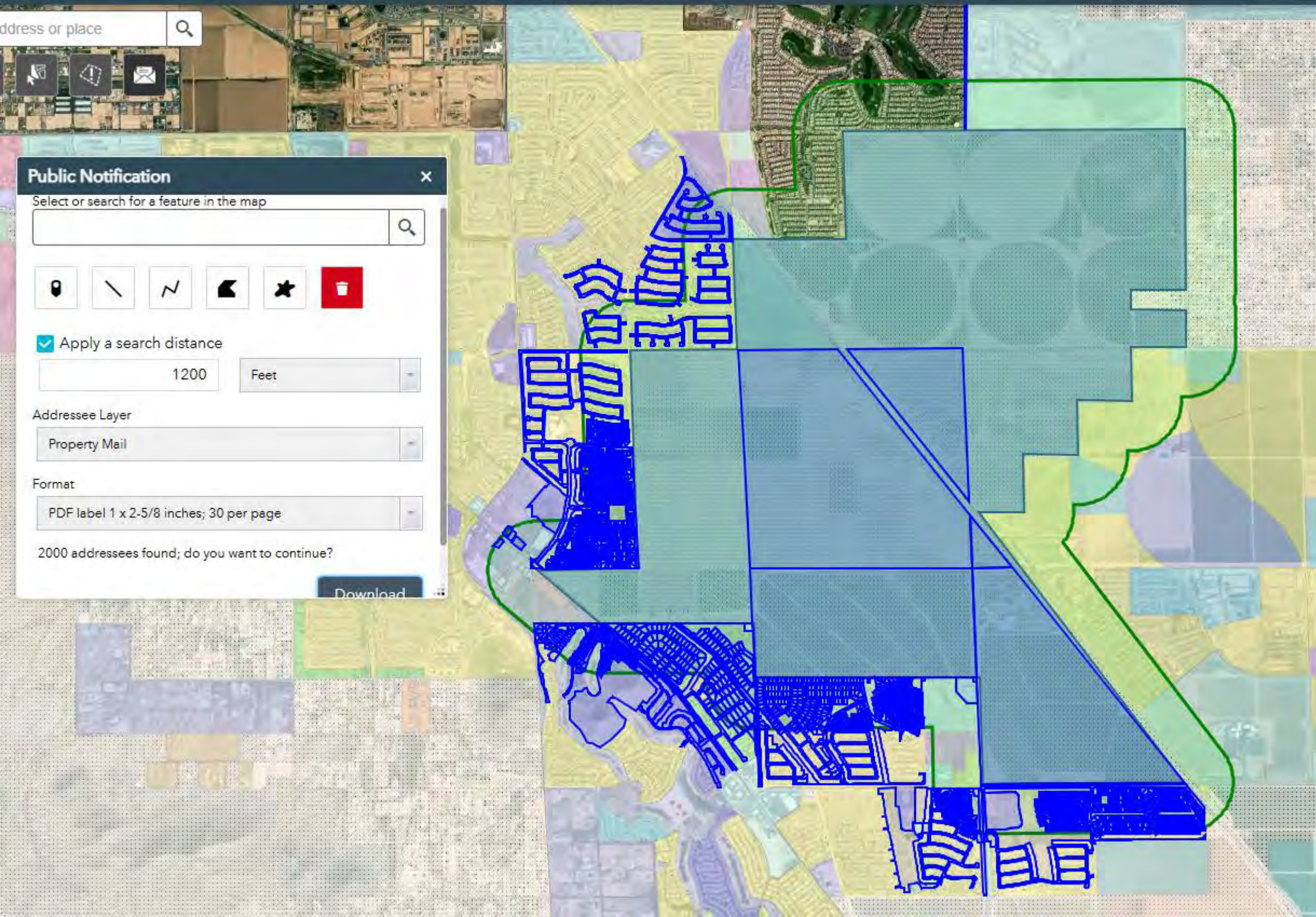
Property Mail

Format

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,	RAMIREZ FERANANDO & MARI... 30762 N BRAMWELL AVE SAN TAN VALLEY, AZ 85143	AUCIELLO BRIAN D 3002 E DESERT MOON TRL SAN TAN VALLEY, AZ 85143
,	HENDERSON ERIC BRANDON 1943 E DENIM TRL SAN TAN VALLEY, AZ 85143	HUGHES JAROM DAMON 3020 E DESERT MOON TRL SAN TAN VALLEY, AZ 85143
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WIMMER JUSTIN 2009 E DENIM TRL SAN TAN VALLEY, AZ 85143	CURTIS GARY DEAN 30771 N MUSCOVITE DR SAN TAN VALLEY, AZ 85143	LOMELI FRANKIE 3056 E DESERT MOON TRL SAN TAN VALLEY, AZ 85143
EPCOR WATER AZ INC 2355 W PINNACLE PEAK RD ST...	BAY STREET HOMES LLC 300 MONTGOMERY ST SAN FRANCISCO, CA 94104	MOORE CHERYL 3074 E DESERT MOON TRL SAN TAN VALLEY, AZ 85143
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ROMERO ANTOINETTE FRANCI...	CERBERUS SFR HOLDINGS III ... 600 GALLERIA PKWY SE STE 30...	HERNANDEZ LEONARDO & ME...
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MAIL RETURN
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SCOTTSDALE, AZ 85261

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

UPTAIN CLIFFORD L
3068 E DENIM TRL
SAN TAN VALLEY, AZ 85143

WHITELEY FAMILY TRUST
1451 E LOVELAND LN
SAN TAN VALLEY, AZ 85140

SLAUGHTER BENNIE R & BEVE...
3386 E DENIM TRL
SAN TAN VALLEY, AZ 85143

CAMDEN WILLIAM LEE
3456 E DENIM TRL
SAN TAN VALLEY, AZ 85143

CLINE CHRISTOPHER & EMILY ...
30858 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

GILLE LORI MICHELLE
3400 E DENIM TRL
SAN TAN VALLEY, AZ 85143

MONTANO ROSIE
3470 E DENIM TRL
SAN TAN VALLEY, AZ 85143

CERICOLA TARA
1828 E DENIM TRL
SAN TAN VALLEY, AZ 85143

HERRING DEION A & CASEY N
3014 E DENIM TRL
SAN TAN VALLEY, AZ 85143

CAMPEAU GEORGE HARRISON...
2055 FIR DR
LAKESIDE, AZ 85929

GUILLEN MANUEL
1842 E DENIM TRL
SAN TAN VALLEY, AZ 85143

EATON CARLYN A
3414 E DENIM TRL
SAN TAN VALLEY, AZ 85143

ROUSEY STEVEN E
3484 E DENIM TRL
SAN TAN VALLEY, AZ 85143

FORSYTH DOUG & DONNA
#2 DEER PARK CLOSE
SPRUCE GROVE, AB

MARY M10 LLC
10725 E QUARTZ ROCK RD
SCOTTSDALE, AZ 85255

GILBERT SCOTT C & TERESA ...
3104 E DENIM TRL
SAN TAN VALLEY, AZ 85143

TAPIA VICTOR
30887 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

MORNINGSTAR KATHERINE E T...
2978 E DENIM TRL
SAN TAN VALLEY, AZ 85143

RAMIREZ PEDRO
312 E 7TH ST
LORDSBURG, NM 88045

HUGHES GEORGE A & TAMMIE ...
2960 E DENIM TRL
SAN TAN VALLEY, AZ 85143

DENIM 3572 LLC
MAIL RETURN
,

BALFOUR GORDON & DIANA
3274 E DENIM TRL
SAN TAN VALLEY, AZ 85143

HILL TIMOTHY & CINDY
22935 E RUSSET RD
QUEEN CREEK, AZ 85142

JAMESON JONATHAN M & MARI...
3202 E DENIM TRL
SAN TAN VALLEY, AZ 85143

BUSSELL DENNIS & ANGELA
16026 MINNETONKA BLVD
MINNETONKA, MN 55345

VARGAS ANNA
3130 E DENIM TRL
SAN TAN VALLEY, AZ 85143

MOCK ANGELA
3586 E DENIM TRL
SAN TAN VALLEY, AZ 85143

PINZON VICTOR & RICKY
30893 N OPAL DR
SAN TAN VALLEY, AZ 85143

HAMMOND CHRISTINE A
3516 E DENIM TRL
SAN TAN VALLEY, AZ 85143

LIPTON JACK P TRUST
2300 SUPERIOR AVE
VENICE, CA 90291

COTTLE TERRY & GENYCE
30879 N MUSCOVITE DR
SAN TAN VALLEY, AZ 85143

FITZGERALD JACQUELINE I & T...
3530 E DENIM TRL
SAN TAN VALLEY, AZ 85143

BLANCHARD CYNTHIA L
3220 E DENIM TRL
SAN TAN VALLEY, AZ 85143

FJELL DENNIS L TR
1052 PINE RIDGE DR
SHOW LOW, AZ 85901

SCOTT-WHITAKER ROBERT C &...
3148 E DENIM TRL
SAN TAN VALLEY, AZ 85143

REED JOHN
3614 E DENIM TRL
SAN TAN VALLEY, AZ 85143

DUKARSKI TIM & DAWN
MAIL RETURN
,

CERBERUS SFR HOLDINGS III ...
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

LOLLIS RANDY & ELIZABETH
3238 E DENIM TRL
SAN TAN VALLEY, AZ 85143

WALKER VINCENT E & SHERRE...
30873 N KAREN AVE
SAN TAN VALLEY, AZ 85143

RIEFFER MATTHEW C
3166 E DENIM TRL
SAN TAN VALLEY, AZ 85143

PERO DANIEL P & ROBIN M
1868 E SADDLE DR
SAN TAN VALLEY, AZ 85143

RAMSDELL MARY F
30888 N BRAMWELL AVE
SAN TAN VALLEY, AZ 85143

MURGUIA RIGOBERTO MARIO ...
6332 W DESERT BLOSSOM WA...
FLORENCE, AZ 85132

VIJAYAN CATHERINE
3630 E DENIM TRL
SAN TAN VALLEY, AZ 85143

CARRILLO LISA M TRUST
1884 E SADDLE DR
SAN TAN VALLEY, AZ 85143

OLAVE KIMBERLY & SANDOVAL...
3184 E DENIM TRL
SAN TAN VALLEY, AZ 85143

DELGADO-CRUZ EFRAIN
3256 E DENIM TRL
SAN TAN VALLEY, AZ 85143

FERNAU SARAH & DEREK
MAIL RETURN
,

DEMIRJIAN JIRAIR & SILVIA
1413 BIRCH ST
MONTEBELLO, CA 90640

GOODMAN MERCEDES NICHOLAS
2713 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

SRP SUB LLC
PO BOX 4900
SCOTTSDALE, AZ 85261

OBRIEN THOMAS M & NANCY A...
2615 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MOORE PAUL J & CANDICE E
2727 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MCCLEVE CLINTON R & CRYST...
1807 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

CAMACHO DANIEL SIERRA & C...
2629 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

ZAMMATARO ALFRED J & CHER...
9 WHITE TAIL DR
NAPA, CA 94558

LIAGA SPENCER & CHELSEY
1821 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

GREEN PERRY & SHARON
2741 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

SCEILI IAN J
1914 E SADDLE DR
SAN TAN VALLEY, AZ 85143

STEVENS ELROY
2657 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MOLENDIA LISA A
30933 N DRY CREEK WAY
SAN TAN VALLEY, AZ 85143

PRICE MELANIE & FICKETT MA...
30893 N KAREN AVE
SAN TAN VALLEY, AZ 85143

SAMUELSON DUSTI
1042 E ASH DR
COTTONWOOD, AZ 86326

CENTELLES LIANNE MADAN
2755 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

SANTAN SITES LLC
PO BOX 1552
BEAVERTON, OR 97075

LOPICCOLO VITO JR TRS
19278 E THORNTON RD
QUEEN CREEK, AZ 85142

FLORAN JAMES M & MARLENE ...
85 W COMBS RD STE 101-273
SAN TAN VALLEY, AZ 85140

WHITE WALTER
1928 E SADDLE DR
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA SOUTH ...
2450 S GILBERT RD STE 205
CHANDLER, AZ 85286

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

MOLL JORDAN T
1944 E SADDLE DR
SAN TAN VALLEY, AZ 85143

FLORES DANIEL & CARLIN KAT...
2685 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

SMITH JUSTIN & SARAH
2797 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

AITA SHANNA D
1849 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

JONES CHARLES D
2699 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

WANCURA DOUGLAS F
30910 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

KIMBLE RAMONICA
30924 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

MILBOW HOLDINGS III LLC
2303 E JAEGER ST
MESA, AZ 85213

GUYNN ALLEN C
PO BOX 728
THREE HILLS , AB

MOSHER RICHARD D & KATHY ...
3023 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

JACKSON BRENDA
30921 N OPAL DR
SAN TAN VALLEY, AZ 85143

JUDSON LYNN JEANETTE SEPA...
1642 BALTIMORE PL
ESCONDIDO, CA 92025

WEILER MARY M
21721 SE 222ND PL
MAPLE VALLEY, WA 98038

CHAFFIN JOHN & RONI
30915 N MUSCOVITE DR
SAN TAN VALLEY, AZ 85143

ROGERS GLEN R & JANET R
30933 N MUSCOVITE DR
SAN TAN VALLEY, AZ 85143

APPLING DANNY W & BARBAR...
3059 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

ROBERTS JAMES B & BRENDA ...
529 E NAVAJO TRL
SAN TAN VALLEY, AZ 85143

LACEY LETICIA
30930 N BRAMWELL AVE
SAN TAN VALLEY, AZ 85143

APPLEBY LARRY & BILLIE
3077 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO H LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

MAXWELL GARY
3755 W 18TH ST
YUMA, AZ 85364

PEARSON PATRICK AND PING-...
3095 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO K LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

HERNANDEZ GIOVANNI
1905 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

ALSALEH NIAMAT
3094 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

BREEN JEREMIAH JOSEPH & S...
30937 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

MARK OPHELIA
2969 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MAUPIN JACOB
3131 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MALAIS BRYSON
1877 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

PEGRAM KENNETH & KIMBERL...
2987 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

STRAIT JOYCE & RAYMOND
3149 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

SANDOVAL ENRIQUE
30938 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

HATAWAY JAMES D
2951 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

BIRG BRYON & IRELVA
P O BOX 427
REGINA BEACH, SK

LILLIE JENNIFER & GILLARD AN...
MAIL RETURN
,

GEIGER JACOB
3005 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MOLNAR CHARLES FAMILY TRU...
2933 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

FINNIGAN WILLIAM & MARLA D...
3185 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

DEWALT TIMOTHY A
34713 NORTHLAND DR
LIVONIA, MI 48152

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

GOLDEN HUBERT
MAIL RETURN
,

CHAPMAN KENNETH N & ARLE...
2915 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

SAGER KYLE J
3441 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

GODFREY JENNIFER KENDALL ...
3221 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

PACHECO JUVENCIO G CEJUD...
1947 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

THOMPSON WILLIAM G
MAIL RETURN
,

BAUTISTA-YEBRA ALEJANDRA
30952 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA SOUTH ...
2450 S GILBERT RD STE 205
CHANDLER, AZ 85286

COPPOLA JAMES
3469 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

STABILE THOMAS CARL
3343 CREEGAN DRIVE
CHEMAINUS, BC

LARIS JUAN CARLOS ARAMBUL...
30949 N OPAL DR
SAN TAN VALLEY, AZ 85143

BARNES DONALD K JR
3483 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

EMBREE BRIAN D & SARAH
3257 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MADSEN JOHN KJAER & LINDA ...
616 BEACH TERRACE
QUALICUM BEACH, BC

WIENEKE JEFFREY T
3497 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

HARRIS GARY A
3275 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

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

BOYD KEVIN NICHOLAS
3511 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

GOODING BRUCE & CAROLIN
19 RR 3 STN MAIN
REGINA, SK

DEIBERT CHARLES B
3389 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

BACKUS KAREN L TR
3525 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

DUBECK THOMAS DECOURSE...
30975 N DRY CREEK WAY
SAN TAN VALLEY, AZ 85143

TOOMBS CARL D & SHANNA J
3399 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

FULHAM TYLER & ALYSHA
1340 JULIE LN
FALLON, NV 89406

REYES-ESPINOZA JOSE I
30951 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

EKIS EDWARD A
3413 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MUZZY BRIAN THOMAS & HOU...
3553 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

LEWIS ROBIN & STROUD BILL
30941 N KAREN AVE
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA SOUTH ...
2450 S GILBERT RD STE 205
CHANDLER, AZ 85286

LENSKI KAREN L & BRENDA
30953 N KAREN AVE
SAN TAN VALLEY, AZ 85143

BEAZER PRE-OWNED HOMES L...
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

HUBBARD TODD J
30989 N DRY CREEK WAY
SAN TAN VALLEY, AZ 85143

CASTRO JOSHUA M & JESSICA...
21137 E TWIN ACRES DR
QUEEN CREEK, AZ 85142

SEESE APRIL ELAINE
1798 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MELCYN90 LLC
1818 E CORAL TREE DR
GILBERT, AZ 85234

MAXSON JOHN
2668 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

CARON LAWRENCE R & GUARI...
42 FIRESIDE CRESCENT
WINNIPEG, MB

CAMPBELL PAUL LEWIS JR
30963 N OPAL DR
SAN TAN VALLEY, AZ 85143

HUPCIK PAUL C & SILKE E
2682 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

HANCOCK PARKER
1782 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

WATKINS DANIELLE IRENA
30967 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

SPRY JESSICA I & CARTER L
2696 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

SPRADLIN CHARLES ANDREW
304 SUMMIT RIDGE DR
GLEN ROSE, TX 76043

SALINE CRISTEN K & KRYSTAL
2584 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

OLSON DARIN D & ANITA K
2710 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

CORREA JOSE
1812 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

ANDREW CHRISTOPHER J & CI...
2598 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

STOTEMYRE BARBARA
2724 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

ADVANI KRISHAN K IRREV TRU...
1225 AVE PONCE DE LEON # G...
SAN JUAN, PR 00907

MCKAY KELVIN ANDREW & LOR...
132 SULLIVAN DR
KIMERLEY , BC

FLORES MANUEL R & ROSEMA...
2738 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

FOY VIRGINIA M
1752 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

STEWART TRACY M
2626 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MIELKE BRETT D & MELONIE K
PO BOX 19180
FOUNTAIN HILLS, AZ 85269

FLUFFX LLC
2077 PICCADILLY CT
SIERRA VISTA, AZ 85635

HILL JAMES
2640 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

KLOTOVICH MARTIN L & NANC...
2766 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

WEEDA KYLE G
2780 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

NELSON GARY D & JOLENE TR...
30972 N BRAMWELL AVE
SAN TAN VALLEY, AZ 85143

VALDINI INVESTMENTS LLC
18595 E STRAWBERRY DR
QUEEN CREEK, AZ 85142

SERNA MARGARET R
2794 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

SIMMONS MARCY GAYLE
1870 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

YU JUNYING
728 MATSONIA DR
FOSTER CITY, CA 94404

OLSON ROBERT W & BRIDGET...
1430 S 40TH ST
TACOMA, WA 98418

MURETA GILBERT B
30984 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

ROMERO JOHNATHAN MARVIN ...
1761 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

EATON JASON R
30958 N BRAMWELL AVE
SAN TAN VALLEY, AZ 85143

AMOAKO DAN K
30973 N KAREN AVE
SAN TAN VALLEY, AZ 85143

DOIRON JENNIFER
1900 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

CARRILLO JULIAN C
1842 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

VONRUNNEN EDWARD C III TR...
6782 HEATON MOOR DR
SAN JOSE, CA 95119

BURGESS JAKE & MIAH
1747 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

WALSH DAVID N & TAMI A
30994 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

TURK ZIAD E
30986 N BRAMWELL AVE
SAN TAN VALLEY, AZ 85143

PAYNE MILES LESLIE & VICKYE ...
30969 N MUSCOVITE DR
SAN TAN VALLEY, AZ 85143

DYSON BISHOP
MAIL RETURN
,

CRUZ SAMUEL BONILLA
1819 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

BERNDT JOAQUIN 2020 TR
1200 MONTECITO DR
LOS ANGELES, CA 90031

CHAPMAN KENNETH & KAREN
519 ABERDEEN RD SE
CALGARY, AB

HANSON RICHARD & SVETLAN...
3022 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

COSTANTINO ROBERT W
1856 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

LYMAN SONIA C
30987 N MUSCOVITE DR
SAN TAN VALLEY, AZ 85143

ESCALONA ROMEO & SUZANN...
12529 37TH AVE SE
EVERETT, WA 98208

LANDRY PETER RAYMOND & G...
30977 N OPAL DR
SAN TAN VALLEY, AZ 85143

ZEPEDA ALICE
1789 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

DAVIS CHRISTOPH & STACIE
3040 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

PEDERSEN GARTH & ASHLEY
3058 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

CARDENAS ABEL
1930 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

SAENZ ADAN
3370 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

O MARRO RICHARD II & DAWN
3076 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MITCHELL KELLIE A & RYAN A
3220 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

WICKOWSKI MARIANNE
3380 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MUSTAFA MUSLEM K
3094 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

KESSLER KEITH G
3238 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

WHITE MICHAEL L REVOCABLE...
3112 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

RANDALL SHELLEY
MAIL RETURN
,

ORRELL ROBERT H
3402 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

PETERSON TAMMARA E & RICH...
30985 N KAREN AVE
SAN TAN VALLEY, AZ 85143

CORNEJO JESUS & GLENDA
1944 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

P2 SUB REIT 1 BORROWER LL...
PO BOX 4090
SCOTTSDALE, AZ 85261

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

AVILA RAMON CHAVEZ
31029 N DRY CREEK WAY
SAN TAN VALLEY, AZ 85143

THUBAATEEY VENKHATESHWA...
5664 E BUTTE ST
MESA, AZ 85205

MCDOWELL BRIAN S & BRAND...
3148 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

PEREZ-ROMERO KAREN MELIS...
1833 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

HAMMAN BRENT
19144 E CANARY WAY
QUEEN CREEK, AZ 85142

1939993 ALBERTA LTD
30 DEER SPRINGS CLOSE
CALGARY, AB

GOULET JEFFREY & SUSAN
31008 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

BRAVO AIMEE & ENRIQUE
3444 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

TREADWAY BENJAMIN & SARA...
3184 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

DEPAUL BRADLEY
31000 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

WEBB JERRY & CONSTANCE M...
2555 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

ALLEN DAN
3202 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

BERMIER FRANK ANTHONY LIV...
3356 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

2018-3 IH BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

BUCKSHOT INVESTMENTS LLC
549 E BENRICH DR
GILBERT, AZ 85295

MARTINEZ ALFRED STEVEN
2639 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

VILLALBA CRYSTAL
2751 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

MORENO RUBY E & BRIGNONI ...
3472 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

JOHNSON ROBERT & HEATHER...
3550 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

BEGGS SHIRLEY MARIE
2765 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

ENRIQUEZ AVELINO II
2583 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

SIMS MICHAEL W SR
2653 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

HILL ANITA JOLENE
MAIL RETURN
,

LOPICCOLO VITO JR TRS
19278 E THORNTON RD
QUEEN CREEK, AZ 85142

BRAMBILA ALICIA A
2667 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

BORUNDA MIGUEL ANGEL
2793 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

PROGRESS PHOENIX LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

RANCHO BELLA VISTA SOUTH ...
2450 S GILBERT RD STE 205
CHANDLER, AZ 85286

GREER RICHARD N & MICHELL...
2807 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

OPENDOOR PROPERTY TRUST...
410 N SCOTTSDALE RD STE 16...
TEMPE, AZ 85288

KAehler BRENDA K TR
2681 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85140

ARMSTRONG HARRY J
2821 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

BLAKE JOHNNY
5896 W SUN DANCE DR
QUEEN CREEK, AZ 85142

MATTINGLY JOSHUA A & KITTIE...
2695 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

TARANGO ELMER OCTAVIO VA...
31005 N OPAL DR
SAN TAN VALLEY, AZ 85143

HOFFMAN TYLER DEAN
3514 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

DEEZ PARTNERSHIP LLC
9635 E TALON AVE
MESA, AZ 85212

RANCHO BELLA VISTA SOUTH ...
2450 S GILBERT RD STE 205
CHANDLER, AZ 85286

KINCHELOE NEMA
2625 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

HENDERSON CAROLYN & DAVI...
2723 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

AGUINAGA JESUS M & VALERIE...
31005 N MUSCOVITE DR
SAN TAN VALLEY, AZ 85143

SOZA ROBERT M SR & SOCOR...
3528 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MANITHIP PONCE
2737 E SILVERSMITH TRL
QUEEN CREEK, AZ 85143

CATAMOUNT PROPERTIES 201...
2015 MANHATTAN BEACH BLVD
REDONDO BEACH, CA 90278

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

JMHAZ PROPERTIES LLC
3630 N STONE PT
MESA, AZ 85207

KOSS RICHARD
3077 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

MACDOUGALL KEITH ADAM
1847 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

BOWERS CLINTON GUSTAVE
31057 N DRY CREEK WAY
SAN TAN VALLEY, AZ 85143

OPENDOOR PROPERTY TRUST...
410 N SCOTTSDALE RD STE 16...
TEMPE, AZ 85288

PATTERSON DONALD E
1861 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

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

PERRY LINDA
3113 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

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

JONES TALYA M
MAIL RETURN
,

MORRISON SHERRY L TR
6517 CIMARRON CIR
ANCHORAGE, AK 99504

KAUFMAN KRISTOFER & HEAT...
31016 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

LIVINGSTON LISA
1933 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

LANE-LEHEW DAMIAN L & NICO...
3149 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

STARKS DANIEL & PRISCILLA F
31005 N KAREN AVE
SAN TAN VALLEY, AZ 85143

DOUGLASS BRYANT LAROY II
1947 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

RIOS GEORGE
3167 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

BACH CHARLES W & SCHMIDK...
1875 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA SOUTH ...
2450 S GILBERT RD STE 205
CHANDLER, AZ 85286

PECK RUSSELL K & ANNE L TR...
4323 LOWELL AVE
LA CRESCENTA, CA 91214

MARTIN HEATHER
31014 N BRAMWELL AVE
QUEEN CREEK, AZ 85143

HATCH JOHN G
3023 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

LARIOS YURIANA E
3185 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

STARKS JAMES & LESLIE
31023 N MUSCOVITE DR
SAN TAN VALLEY, AZ 85143

GUMBS ERIC C & SHARON I
9689 N MELANDRA WAY
MARANA, AZ 85653

ESCOBAR RICARDO
3203 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

PARKER BLAIR INVESTMENTS ...
1706 E HERMOSA VISTA DR
MESA, AZ 85203

LOVATO R&P TRUST
3059 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

MATTHEWS STEVEN S & MCFA...
3221 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

SMYTHE RICHARD DEAN & HE...
3239 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

OCHOA ARTURO
3419 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

THE SPAULDING LLC
8029 E VIA DE VIVA
SCOTTSDALE, AZ 85258

WILLIAMS CAROL TRUSTEE
31032 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

MCINTYRE STEPHEN & ROSE F...
3433 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

SORHOLUS JOSEPH & RUTH
31041 N MUSCOVITE DR
SAN TAN VALLEY, AZ 85143

MACROBERTS JAMES EARL & ...
3257 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

BACKUS JASON C & CORI A TR...
3447 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

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

,
,

GILES CESAR I
3461 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

3 BROTHERS HOME RENTALS L...
2570 E CATTLE DR
GILBERT, AZ 85297

COOK KEITH J JR
3351 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

VELAZQUEZ MICHELLE SCHIAV...
3475 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

VILLANOVA KERI
1808 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

KILROY KEVIN B
3361 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

HEET DONALD A & ANITA F
3489 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

JONES JOSHUA M & KRISTA
1738 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

GONZALEZ EMMA & JASON
3373 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

CRAIN MICHAEL & KAREN S
3503 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

FISCHER BOB
31037 N KAREN AVE
SAN TAN VALLEY, AZ 85143

CAMPOVERDE HAZEL
3383 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

MONTIEL CARLOS RICARDO & ...
3529 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

BRAUTIGAN DARREN & SHANN...
103 FREDERICK AVE
WINNIPEG, MB

GATHUNGU GERALD F HINGAH...
1320 W ANGUS RD
SAN TAN VALLEY, AZ 85143

PLASKEY TROY ALLEN & HEAT...
31027 N KAREN AVE
SAN TAN VALLEY, AZ 85143

LANGLEY BELLA VISTA LLC
1201 E WILMINGTON AVE STE 1...
SALT LAKE CITY, UT 84106

CHABOLLA ARRON & WRIGLEY...
3405 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

CURRY SEAN
1794 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

CARPENTER GEORGE M G
2514 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

BANDERA LUISA D
2528 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

RHOADES SEAN NICHOLAS
2668 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

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

MINOR SHANE S
2542 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

COMPTON MINAKO
2682 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

GUEVARA BERNARDO C
2556 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

VIZCARRA JOSE
2696 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

MRP HOLDINGS LLLP
28040 N 37TH AVE
PHOENIX, AZ 85083

FEIL JESSICA CARTER
2710 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

OLYMPUS BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

MANCILLA KARLA M
2584 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

PAGAYA SMARTRESI F1 FUND ...
1950 E GREYHOUND PASS STE ...
CARMEL, IN 46033

LOOMIS STEVEN
2822 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

KALLHOFF COLE M
2598 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

ACOSTA ANGELA M
2738 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

ANUNOBI CYRIL O
2836 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

LEWIS CHRISTOPHER A TR
1227 N JOPLIN
MESA, AZ 85207

TAH 2018-1 BORROWER LLC
31087 N DESERT HONEYSUCKL...
SAN TAN VALLEY, AZ 85143

STANSBERY PATRICIA ANN LIV ...
2850 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

ROBINSON TRACEY L
2626 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

CASTANEDA ALVARO
2752 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

CAUDIE DAVID B
2864 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

LJ HOLDINGS LLC
14710 74TH ST NW
GRENORA, ND 58845

SLAUGHTER KAREN M
2766 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

SUNDBY DANIEL P
25512 CUMBERLAND WAY
BLACK DIAMOND, WA 98010

SCHAFER JOSEPH R
2654 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

SIRREL SHERYE LIVING TRUST
2780 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

GARCIA MARIA ELVIA
31049 N KAREN AVE
SAN TAN VALLEY, AZ 85143

OGIMOTO CORILYN M
1850 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

WRIGHT STAN
1960 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

REED ECHO RENEE & FOREST ...
3072 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

GRAY JULIE D
31052 N BRAMWELL AVE
SAN TAN VALLEY, AZ 85143

KERR MATTHEW
1974 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

DANNER MARY BARBARA & ER...
3090 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

CASTANEDA RITA LAURA
31105 N DESERT HONEYSUCKL...
SAN TAN VALLEY, AZ 85143

1988 E SILVERSMITH TRL LLC
3855 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

GEDNEY WILLIAM & DEANNA
MAIL RETURN
,

FKH SFR PROPO B-HLD LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

ALARID KYLE & CHIVERTON M...
2946 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

DEVORE CHRIS
31059 N KAREN AVE
SAN TAN VALLEY, AZ 85143

EPCOR WATER AZ INC
2355 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

KALTALER BENJAMIN & MICHEL...
3126 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

VILLALOBOS ALBERTO
1902 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

MCINTYRE DEBRA LEE
2964 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

CARNIVAL RENEE A
17692 GAINSFORD LN
HUNTINGTON BEACH, CA 9264...

KUROWSKI SUSAN D
3000 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

MACTAVISH RICHARD E & PRAT...
2982 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

NORMAN DARRYL G SR & REB...
3018 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

TAIGEN ROBERT L JR & PATRIC...
PO BOX 1149
QUEEN CREEK, AZ 85142

COOPER LOUIS CARL JR & ERI...
1930 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

CHECO DOMINGO A VALERIO
3036 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

BURD CHARLES A III
3162 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

MULLIGAN KENETH & KAREN
1946 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

MINTZ BRANDON
3054 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

GABLE & HARDISON FARMING
2726 EAST BELLA VISTA RD
SAN TAN VALLEY, AZ 85143

JAUREGUI WILLIAM
1423 KANSAS ST
SAN FRANCISCO, CA 94107

HORTON MIRANDA
3374 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

RODRIGUEZ MARCO A
3216 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

LIGGINS EQUELLA & NICHOLA...
31059 N MUSCOVITE DR
SAN TAN VALLEY, AZ 85143

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

SAWYER RICK A
3234 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

DONNELLY VICTORIA A
3540 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

SOUTHWARD JAMES R & LAUR...
393 W CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

ZAPUSEK BERNARD M & DEBO...
3330 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

WITCHEN TYLER A & ASHLEY N
3406 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA SOUTH ...
2450 S GILBERT RD STE 205
CHANDLER, AZ 85286

BOYCE MICHAEL & SHAWNEE
3252 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

MILTON MICHELLE G TRS
3420 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA SOUTH ...
2450 S GILBERT RD STE 205
CHANDLER, AZ 85286

WILLIAMS-ZIMMERMAN ALECIA
3270 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

NARANJO YURITZA
3434 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

KELLY COLLIN
31522 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

KOSKI RONALD ALLEN
3342 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

CAMPAGNE MARIAH K
MAIL RETURN
,

GOLDMAN CODY O & COURTN...
817 E ROLLS CIR
SAN TAN VALLEY, AZ 85143

KOTZ GREGG ALAN
3352 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA SOUTH ...
2450 S GILBERT RD STE 205
CHANDLER, AZ 85286

ARTALEJO JONATHAN
31526 N SHALE DR
SAN TAN VALLEY, AZ 85143

CROCKETT BRANT DUGGAN & ...
3362 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

BRIZUELA WALTER EDGARDO ...
3462 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

WARD KYLE S & KYLEE
791 E ROLLS CIR
SAN TAN VALLEY, AZ 85143

DAHL RENTALS LLC
86748 572ND AVE
LAUREL, NE 68745

QUIST ASHLEY & RUSSELL
3476 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

MONACO ERIC S LIVING TRUS...
31522 N CACTUS DR
SAN TAN VALLEY, AZ 85143

CARRILLO WILEALDO & JEANNI...
31537 N MESQUITE WAY
SAN TAN VALLEY, AZ 85143

GRAP KAILA
1058 E STARDUST WAY
SAN TAN VALLEY, AZ 85143

,
GONZALEZ LUIS
1044 E STARDUST WAY
SAN TAN VALLEY, AZ 85143

MARKS KRISTA & JEFFREY
31531 N SHALE DR
SAN TAN VALLEY, AZ 85143

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

BUNKER BRIGHAM F & JENNIF...
927 E MESQUITE AVE
APACHE JUNCTION, AZ 85119

LOPEZ TRAVIS MICHAEL
1086 E STARDUST WAY
QUEEN CREEK, AZ 85143

LENSKI NORBERT L TRUST
31542 N SHALE DR
SAN TAN VALLEY, AZ 85143

SIAOTONG JOSHUA
31535 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

ANGULO CAROLINE
1100 E STARDUST WAY
SAN TAN VALLEY, AZ 85143

DANIEL MICHAEL S & AERIN J
775 E ROLLS CIR
SAN TAN VALLEY, AZ 85143

PIAZZA JOSEPH P JR & DENISE...
31538 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

RASKE TERRANCE ADAM
31534 N CACTUS DR
SAN TAN VALLEY, AZ 85143

ECHOLS MICHAELA & WISNIEW...
1491 E ROLLS RD
SAN TAN VALLEY, AZ 85143

WILSON TIMOTHY B & KIRSTIN ...
1503 E ROLLS RD
SAN TAN VALLEY, AZ 85143

UNGER RICHARD P
3328 W 2ND AVE
SPOKANE, WA 99224

CPI/AMHERST SFR PROGRAM ...
5001 PLAZA ON THE LK STE 20...
AUSTIN, TX 78746

CONTRERAS PABLO IV
1531 E ERIE ST
CHANDLER, AZ 85225

QUALLS KIRBY & GREENWELL ...
1128 E STARDUST WAY
SAN TAN VALLEY, AZ 85143

KILLION KASSANDRA
1030 E STARDUST WAY
SAN TAN VALLEY, AZ 85143

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

SAMUELSON STEVEN R & TIFF...
1142 E STARDUST WAY
SAN TAN VALLEY, AZ 85143

VERNIERE ERIK & ELIZABETH
1016 E STARDUST WAY
SAN TAN VALLEY, AZ 85143

ST JEAN KEVIN BRIAN & ANGE...
18461 DELAWARE ST
HUNTINGTON BEACH, CA 9264...

DOLOTOV ALEXANDER & NATA...
225 - B EVERGREEN DRIVE
PORT MOODY, BC

STIPULSKI JOSEPH & JEANNE
1479 E ROLLS RD
SAN TAN VALLEY, AZ 85143

KILBURN GLENN & JENNA
31549 N MESQUITE WAY
SAN TAN VALLEY, AZ 85143

TROGE MARK A & ANGELA J
275 E DESERT HOLLY DR
SAN TAN VALLEY, AZ 85143

UTTERBACK MARIE V
31553 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

YOUNG JENNIFER
31556 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEOWNERS ASSOCIATION
PO BOX 803555
DALLAS, TX 75380

GARTNER LYLE & LOIS
130 ROY CRES
SASKATOON, SK

CASTILLO CYNTHIA
1803 S STARLING DR
GILBERT, AZ 85295

DIAZ JOSE LUIS & SOPHIA
759 E ROLLS CIR
SAN TAN VALLEY, AZ 85143

BREER LEIGH ANN & RICHARD ...
31576 N SHALE DR
SAN TAN VALLEY, AZ 85143

DUXBURY STEPHEN & DEBORAH
31556 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

RAVERO LLC
47000 WARM SPRINGS BLVD # 100
FREMONT, CA 94539

2024-1 IH BORROWER LP
5420 LYNDON B JOHNSON FWY
DALLAS, TX 75240

PROGRESS RESIDENTIAL BORROWERS
PO BOX 4090
SCOTTSDALE, AZ 85261

TRESENIDER DENNIS
1427 E ROLLS RD
SAN TAN VALLEY, AZ 85143

RODRIGUEZ J JESUS & DELIA
1061 E ROLLS RD
SAN TAN VALLEY, AZ 85143

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

FISHER DEDRICK L
31573 N MESQUITE WAY
SAN TAN VALLEY, AZ 85143

RODRIGUEZ FERNANDO & NARAYAN
1403 E ROLLS RD
SAN TAN VALLEY, AZ 85143

YELLISSETTY VAMSHI KRISHNA
321 W PECAN PL
TEMPE, AZ 85284

GATOR 1 LLC
101 E 1ST AVE STE 105
MESA, AZ 85210

NEUMANN VINCENT T III & LAKSHMI
1089 E ROLLS RD
SAN TAN VALLEY, AZ 85143

LARSON-VOSSLER MIRANDA
31548 N CACTUS DR
SAN TAN VALLEY, AZ 85143

ROOS PAMELA G
31572 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

MONTIEL SARAVELIA
1103 E ROLLS RD
SAN TAN VALLEY, AZ 85143

FUNK DALE E
PO BOX 1303
PROSSER, WA 99350

CHAMBERLAIN SUSAN MARY L...
MAIL RETURN
,

CHAKRABORTY DEBABRATA & ...
9 WESTON TER
WELLESLEY, MA 02482

ELLIOTT THOMAS SHANE & KIMBERLY
31558 N SHALE DR
SAN TAN VALLEY, AZ 85143

PARSONS JAMES ALBERT RAY ...
31560 N CACTUS DR
SAN TAN VALLEY, AZ 85143

RMG PROPERTIES LLC
3727 E SAN REMO AVE
GILBERT, AZ 85234

GRAFFIN BARTRAM B & LISA
1441 E ROLLS RD
SAN TAN VALLEY, AZ 85143

MEDLIN GALE & KAREN
212 E DESERT HOLLY DR
SAN TAN VALLEY, AZ 85143

CERBERUS SFR HOLDINGS III ...
600 GALLERIA PKWY SE STE 3000
ATLANTA, GA 30339

RANCHO BELLA VISTA HOMEOWNERS ASSOCIATION
PO BOX 803555
DALLAS, TX 75380

MODICA FRANK J
31590 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

JOHNSON BRET & MELANIE
1502 E ROLLS RD
SAN TAN VALLEY, AZ 85143

MOORE TOMMY J & CARLA B
1045 E ROLLS RD
SAN TAN VALLEY, AZ 85143

OLIVETTI ALEXANDER
1377 E ROLLS RD
SAN TAN VALLEY, AZ 85143

BERNEZ DUANE A & LEWIS DEBRA
826 E ROLLS CIR
SAN TAN VALLEY, AZ 85143

TISCARENO JESUS
31583 N SUNDOWN DR
SAN TAN VALLEY, AZ 85143

NAVARRETE MARIA
31590 N DESERT WILLOW RD
SAN TAN VALLEY, AZ 85143

COOPER TED & LAUREN TRS
PO BOX 1082
SHINGLE SPRINGS, CA 95682

COOMBS JONATHAN ESKEL & ...
2674 E HICKORY ST
GILBERT, AZ 85298

RANCHO BELLA VISTA HOMEOWNERS ASSOCIATION
PO BOX 803555
DALLAS, TX 75380

HALL SAMUEL I & ALONDRA
31586 N CACTUS DR
SAN TAN VALLEY, AZ 85143

LAUDERMILCH HEATHER A LIV ...
31579 N CACTUS DR
SAN TAN VALLEY, AZ 85143

HERNANDEZ STEVEN & MUNRO
1516 E ROLLS RD
SAN TAN VALLEY, AZ 85143

SCHMITT DARLENE
1490 E ROLLS RD
SAN TAN VALLEY, AZ 85143

PARKER CHRISTOPHER
31576 N CANDLEWOOD DR
SAN TAN VALLEY, AZ 85143

WELLS MERRILL JAMES LIV TRUST
812 13TH ST
RAWLINS, WY 82301

RIBE ARTHUR A
31599 N MESQUITE WAY
SAN TAN VALLEY, AZ 85143

BERNAL ROCIO
1389 E ROLLS RD
SAN TAN VALLEY, AZ 85143

HENRY TRAVIS & TINA
1017 E ROLLS RD
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEOWNERS ASSOCIATION
PO BOX 803555
DALLAS, TX 75380

REEVES JOHN
1530 E ROLLS RD
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEOWNERS ASSOCIATION
PO BOX 803555
DALLAS, TX 75380

COUGHLIN JAMES J
31606 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

KOPERSKI RICHARD EDMUND ...
31572 N CACTUS DR
SAN TAN VALLEY, AZ 85143

COZZENS TAYLOR
244 E DESERT HOLLY DR
SAN TAN VALLEY, AZ 85143

MARSH-METESSER DEVIN
31603 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

EASTMAN MATTHEW & BRITTA ...
1031 E ROLLS RD
SAN TAN VALLEY, AZ 85143

HENDERSON TIMOTHY & KATY ...
31591 N SUNDOWN DR
SAN TAN VALLEY, AZ 85143

ERICKSON STEVEN
31612 N DESERT VIEW DR
SAN TAN VALLEY, AZ 85143

DYE VICTORIA
187 BOCANA ST
SAN FRANCISCO, CA 94110

KRUSE MICHAEL JAMES & MO...
794 E ROLLS CIR
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEO...
PO BOX 803555
DALLAS, TX 75380

EDDY KEVIN W & DENISE A
31610 N DESERT WILLOW RD
SAN TAN VALLEY, AZ 85143

OWEN LAURA J
276 E DESERT HOLLY DR
SAN TAN VALLEY, AZ 85143

BRABHAM WILLIAM ALAN & JO...
31630 N DESERT WILLOW RD
SAN TAN VALLEY, AZ 85143

HERMANSEN JOSHUA
806 E ROLLS CIR
SAN TAN VALLEY, AZ 85143

NARANJO MARIA G LOYA
31626 N DESERT VIEW DR
SAN TAN VALLEY, AZ 85143

BACHICHA BRIDGET LEE
1424 E ROLLS RD
SAN TAN VALLEY, AZ 85143

STONEBRIDGE CAPITAL PROP...
5230 E SHEA BLVD STE 200
SCOTTSDALE, AZ 85254

SOLIS LUIS & MELISSA
31611 N MESQUITE WAY
SAN TAN VALLEY, AZ 85143

COCHRAN MATTHEW
1533 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

ROSHAN CHEPURI SANJITH & ...
2890 LOWELL CT
SAN JOSE, CA 95121

COLBERT NANCY J LIVING TRU...
1436 E ROLLS RD
SAN TAN VALLEY, AZ 85143

PAPPAS CHRIS M
1464 E ROLLS RD
SAN TAN VALLEY, AZ 85143

ARAGON CARLOS ANTILLON
91 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

MEZA ANTONIO & LISA
1519 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

KAUPE PETER K & REGINA MA...
31598 N CACTUS DR
SAN TAN VALLEY, AZ 85143

JORDAN MELISSA & MARK
31622 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

GHOLSTON JARED & CASSAND...
1068 E ROLLS RD
SAN TAN VALLEY, AZ 85143

HAAS ANDREW JAMES & REBE...
31618 N BOBCAT WAY
SAN TAN VALLEY, AZ 85143

RILEY EBONIE
31610 N CACTUS DR
SAN TAN VALLEY, AZ 85143

ANDERSON CHRISTIAN & ERIC...
1082 E ROLLS RD
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEO...
PO BOX 803555
DALLAS, TX 75380

LY JEANNE
31625 N SUNDOWN DR
SAN TAN VALLEY, AZ 85143

DAVY RONETTA C HENRY
1096 E ROLLS RD
SAN TAN VALLEY, AZ 85143

PERRY PAUL & CATHLEEN L
1450 E ROLLS RD
QUEEN CREEK, AZ 85142

WRIGHT RENEE MICHELLE
31623 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

BYERS BRANDON A & HOLLY A
1110 E ROLLS RD
SAN TAN VALLEY, AZ 85143

DUGAS MARTIN T SR & WAYNI...
1124 E ROLLS RD
SAN TAN VALLEY, AZ 85143

PLANOVSKY GERALD R LIV TR...
1493 E SAGUARO TRL
QUEEN CREEK, AZ 85143

DRAPER TOM L
1479 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

QUAM BLAKE
1410 E ROLLS RD
SAN TAN VALLEY, AZ 85143

DUENAS VERONICA
31639 N DESERT WILLOW RD
SAN TAN VALLEY, AZ 85143

MCKEE TWYLIA D & TIMOTHY P
123 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

STONE KRISTIN K
31623 N MESQUITE WAY
SAN TAN VALLEY, AZ 85143

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PO BOX 803555
DALLAS, TX 75380

JESSEN JOHN W
31640 N BOBCAT WAY
SAN TAN VALLEY, AZ 85143

LOCKLEY BOBBY AARON
31622 N CACTUS DR
SAN TAN VALLEY, AZ 85143

MARTIN RAMON
31646 N CHEYENNE DR
SAN TAN VALLEY, AZ 85143

PEREZ JOSEPH A III & MALLOR...
1467 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

DESERT VIEW HOUSE LLC
MAIL RETURN
,

RANCHO BELLA VISTA HOMEO...
PO BOX 803555
DALLAS, TX 75380

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

RIVER MANUEL TROY & JOYCE...
31640 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

RASMUSSEN JENNIFER L
31653 N SUNDOWN DR
SAN TAN VALLEY, AZ 85143

PAUET JESSE F
1396 E ROLLS RD
SAN TAN VALLEY, AZ 85143

FITE ANDREA EDNA
MAIL RETURN
,

MOOYMAN ARMAND
1453 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

BOLANOS JEFF
31636 N CACTUS DR
SAN TAN VALLEY, AZ 85143

QUIJADA JIMMY M
31645 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

PEOPLES ROBIN K
31654 N DESERT VIEW DR
SAN TAN VALLEY, AZ 85143

CORTES ELIAS VARELA
31639 N SUNDOWN DR
SAN TAN VALLEY, AZ 85143

VELARDE ROBERT & PATRICIA ...
18894 E WREN CT
QUEEN CREEK, AZ 85142

SPENCE MINNIE K
31658 N CHEYENNE DR
SAN TAN VALLEY, AZ 85143

LODDER LEONARD R & DEBBY ...
2705 LINDSAY RD
EVERSON, WA 98247

OSORIO JHANNY AGUIRRE
1384 E ROLLS RD
SAN TAN VALLEY, AZ 85143

STEVENS JOHN C & TERRI C
31649 N MESQUITE WAY
SAN TAN VALLEY, AZ 85143

LOWE BRANDON & JENNIFER
318 E DESERT HOLLY DR
SAN TAN VALLEY, AZ 85143

DEMELLO MICHAEL J & MARGA...
2899 S LARKSPUR ST
GILBERT, AZ 85295

CORTES GABRIEL
100 BRANTWOOD RD
BUFFALO, NY 14226

PIERCE BAILEY Q
31656 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

GILGEN LAWRENCE
31661 N MESQUITE WAY
SAN TAN VALLEY, AZ 85143

HEIKENS GARY L LIV TRUST
31673 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

GUTIERREZ JOEL SAUCEDO
1439 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

MARTIN LATANYA
31672 N CHEYENNE DR
SAN TAN VALLEY, AZ 85143

HERRON WILLIAM & MCCABE S...
1297 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

HOFFMAN DANIEL W & RACHE...
31660 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

SUMMERS JEREMIAH L & MICH...
155 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEOW...
PO BOX 803555
DALLAS, TX 75380

WEST KEVIN & JENNIFER B
31657 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

SWEIS JACLYN N
31664 N BOBCAT WAY
SAN TAN VALLEY, AZ 85143

HAALA JOSEPH & KRISTEN
31681 N RED ROCK TRL
SAN TAN VALLEY, AZ 85143

HENDERSON JOSHUA DAVID
31661 N DESERT WILLOW RD
SAN TAN VALLEY, AZ 85143

LUPRESTO NANETTE
1413 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

OCEAN SPRINGS LLC
9574 PICKERING DR
RICHMOND, BC

HANF EDWARD W JR & CAROL ...
31670 N DESERT WILLOW RD
SAN TAN VALLEY, AZ 85143

HITES BRETT & KATHERINE
31674 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

KLUTH AARON & DARCY
31681 N SUNDOWN DR
QUEEN CREEK, AZ 85142

WATERS DOUGLAS M & PATRIC...
31661 E RED ROCK TRL
SAN TAN VALLEY, AZ 85143

ROBERTSON KAISER J III ETAL
12206 CASTLE PINES DR
BELTSVILLE, MD 20705

RANCHO BELLA VISTA HOMEOW...
PO BOX 803555
DALLAS, TX 75380

CHAVEZ JESUS
31665 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

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TIEK DAVID & DEBRA
1530 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

TOCZYNSKI EVELYN & JEFF
2009 FERNWOOD CT
SIMI VALLEY, CA 93065

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PO BOX 803555
DALLAS, TX 75380

GYAMFI EMMEL
1311 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

PERRY HUNTER L
31684 N CHEYENNE DR
SAN TAN VALLEY, AZ 85143

KRUGER LIAAN
31686 N BOBCAT WAY
SAN TAN VALLEY, AZ 85143

WARD SCOTT JAMES & JUDITH...
2 LEUCADIA
IRVINE, CA 92602

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PO BOX 803555
DALLAS, TX 75380

WARREN BRYCE GABRIEL
1502 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

GAMEL STACY B & TARA
31687 N MESQUITE WAY
SAN TAN VALLEY, AZ 85143

HARRIS RICHARD L JR
31687 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

ARNOLD CRAIG & BRITTNEY
31690 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

WARBY DAVID W & MARCIA T
31699 N MESQUITE WAY
SAN TAN VALLEY, AZ 85143

REGALADO RAMON
31690 N DESERT WILLOW RD
SAN TAN VALLEY, AZ 85143

BOYD STEPHEN DARRYL TR
187 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

SFR BORROWER 2024-A LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

CLINGAN KAREN M
31693 N SUNDOWN DR
QUEEN CREEK, AZ 85142

MATHESON BLAKE
31712 N DESERT WILLOW RD
SAN TAN VALLEY, AZ 85143

BROOKS KEVIN N TRUST
2260 S LOUIS LN
EUGENE, OR 97405

MAURER DARYL
PO BOX 82
FRANCIS, SK

MCDONALD AUGUSTINE & SON...
1462 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

SFR II BORROWER 2021-3 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

RICHARDSON ROBERT
1488 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

PROCHNIAK ANTHONY & WHIT...
31707 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

TAH MS-2 BORROWER LLC
1508 BROOKHOLLOW DR
SANTA ANA, CA 92705

GANDARILLA LUIS M & DEBRA
31698 N CHEYENNE DR
SAN TAN VALLEY, AZ 85143

MUSZYNSKI NICHOLAS & ALLY...
31684 N RED ROCK TRL
SAN TAN VALLEY, AZ 85143

KAN TONG KANG
1353 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

PADDLEFORD MORGAN
31702 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

MALONE EDDIE C & MARY JAN...
72 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

BELLAVIA FRANK MICHAEL
31673 N MESQUITE WAY
SAN TAN VALLEY, AZ 85143

GUTHRIE JOHN & CAROL FAMI...
31703 N RED ROCK TRL
SAN TAN VALLEY, AZ 85143

BIDLACK HEATH A & JENNIFER ...
31702 N RED ROCK TRL
SAN TAN VALLEY, AZ 85143

KENT RICHARD & MAURA CO-T...
31707 N DESERT WILLOW RD
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEOP...
PO BOX 803555
DALLAS, TX 75380

GRAVES R&R TRUST
31732 N DESERT WILLOW RD
SAN TAN VALLEY, AZ 85143

SAAVEDRA ALEJANDRO ROQU...
31707 N SUNDOWN DR
SAN TAN VALLEY, AZ 85143

JOHNSON RICHARD J & SHANN...
1422 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

RAMIREZ LUIS FELIPE & NICOL...
104 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

ORTEGA MELISSA Y
31706 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEOP...
PO BOX 803555
DALLAS, TX 75380

RRC INVESTMENTS LLC
3243 JOANNA CT
AMERICAN FALLS, ID 83211

KILLOCH MILES T & SUSAN K
3103 HUTTON DR
BEVERLY HILLS, CA 90210

BROWN SARAH BETH & SHAUN...
1533 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

MONSQUIR STACIE
1394 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

BAKER MICHAEL
219 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

MANTILLA YOLANDA
31721 N SUNDOWN DR
SAN TAN VALLEY, AZ 85143

IRIONDO JOSE
1505 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

CLARK TERESE I
31712 N CHEYENNE DR
SAN TAN VALLEY, AZ 85143

ZAIS ALFRED F JR & REBECCA ...
31724 N CHEYENNE DR
SAN TAN VALLEY, AZ 85143

PARVATHALA RAVI
21 ADAMS RD
KENDALL PARK, NJ 08824

MORALES PEDRO & JODY
31708 N BOBCAT WAY
SAN TAN VALLEY, AZ 85143

ADAMS RICHARD
408 HIGHLAND CLOSE
STRATHMORE, AB

HEATLEY CAREY
MAIL RETURN
,

JOHNSTON JUDI
1434 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

POPE GARRISON KYLE & TAMA...
31685 N SUNFLOWER WAY
SAN TAN VALLEY, AZ 85143

FKH SFR C2 LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

LU MING XIE
10810 N TATUM BLVD STE 106
PHOENIX, AZ 85028

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

AKBULUT MEHMETCAN & & VA...
8557 N WESTERN JUNIPER TE...
TUCSON, AZ 85743

PIMENTEL HECTOR HUGO PAD...
31723 N RED ROCK TRL
SAN TAN VALLEY, AZ 85143

HAMMER RYAN & BRANDI
31729 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

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

OLOS ADRIANA
1366 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

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PO BOX 803555
DALLAS, TX 75380

JAMES KEVIN & BELINDA
9106 CASTLEWOOD ST
OAKLAND, CA 94605

MARQUEZ JEFFREY ROBERT
31735 N SUNDOWN DR
SAN TAN VALLEY, AZ 85143

ZAMUDIO MIGUEL & BERTHA
1463 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

,

BEDAL BRANDAN & BEDAL JAI...
1326 E SAGUARO TRL
QUEEN CREEK, AZ 85143

MIKUS THOMAS F II & DEBRA ...
449 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

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DALLAS, TX 75380

ENGLAND RICHARD & CLAUDI...
1354 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

HARPER SCOTT E
471 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEOPOLIS
PO BOX 803555
DALLAS, TX 75380

BUDAN MICHAEL A & AMY
1340 E SAGUARO TRL
SAN TAN VALLEY, AZ 85143

REYNOLDS MELISSA JOY & BR...
493 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEOPOLIS
PO BOX 803555
DALLAS, TX 75380

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

DUVAL TIFFANY
515 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

GARCIA-PEREZ SAMUEL
835 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

LEDFORD LANCE D & DENELLE...
31745 N RED ROCK TRL
SAN TAN VALLEY, AZ 85143

DUNWOODY MATTHEW L & CH...
31751 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

LEETE LEAH MARIE
857 W STIRRUP LN
SAN TAN VALLEY, AZ 85143

IBACH DENNIS M & SHARON E
31744 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

TISH BRYCE & KATHERINE
11460 CORTE CUYAMA
JURUPA VALLEY, CA 91752

MAQUEDA LENIN
879 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

MCNARY JESSICA & GRAF ERI...
1477 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

JUSTICE LISA MARIE & JASON
561 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

GARCIA JESSE FIGUEROA & M...
202 E RAMBLEWOOD DR
DINUBA, CA 93618

CARBAJAL OSCAR
253 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

GABALA JASON
31752 N DESERT WILLOW RD
SAN TAN VALLEY, AZ 85143

KUKULKA ERIC D & ASHLEIGH ...
941 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

STEVENS DAWN M
963 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

MCCORMICK ARIZONA LAND T...
PO BOX 489
MCKENNA, WA 98558

PEKAU MARIA DEL CARMEN
1295 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

CRUZ FLOR DE LIRIO
31749 N SUNDOWN DR
SAN TAN VALLEY, AZ 85143

WHITE ROBERT G & JANSEN C...
31765 N RED ROCK TRL
SAN TAN VALLEY, AZ 85143

STEPHAN MELINDA ANN K
1393 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

PEARSON SONYA D
983 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

RAUSCH TANNER & SMITH MC...
MAIL RETURN
,

ERVIN JOSHUA D & JULIETA A
1309 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

BP HOMES LLC
2141 E DESOTO WAY
GILBERT, AZ 85234

RANCHO BELLA VISTA HOMEOW...
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DALLAS, TX 75380

TORKILDSON KARI
1379 E STIRRUP LN
QUEEN CREEK, AZ 85143

OBERLE ANDREW F & CONK DI...
1027 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

VASQUEZ ROBERT & CLAUDIA ...
1421 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

FRANK-LUCERO MANDY ANN &...
1323 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

FIGUEROA ANGELA C & CARLO...
1449 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

WAGNER RICHARD P
1145 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

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

THIELEN DONALD P
3535 W MAPLE GROVE RD
FARWELL, MI 48622

COX WILLIAM D IV & JOANNA E...
31764 N CHEYENNE DR
SAN TAN VALLEY, AZ 85143

GOPINATH DHANYA
3233 E MELODY DR
PHOENIX, AZ 85042

KENNEDY DARRELL W & MARY ...
31699 N SUNFLOWER WAY
SAN TAN VALLEY, AZ 85143

GREER MISTY M
1281 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

SFR II BORROWER 2021-3 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

MARTINEZ CAROL E & JUAN M
2834 HILLCREST RD
BELVIDERE, IL 61008

2018-2 IH BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

MOAT TEDDY J
1532 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

STEENSEN JOHN R & TINA
1435 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

ANDERSON ROBERT
1407 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

YESCALIS KRISTIN
168 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

GIFFORD BRIAN RICHARD & S...
31777 N SUNDOWN DR
SAN TAN VALLEY, AZ 85143

RIDEAU MARLENE D
MAIL RETURN
,

TWEED HERB
542 E STIRRUP LN
QUEEN CREEK, AZ 85143

STEVENSON GARY
6613 W VICTORY WAY
FLORENCE, AZ 85132

ESPINOZA JORGE
1466 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

OVERTON MARK A & TERRI D
564 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

SEALS JOHN M & NAUREEN TA...
14134 S 131ST ST
GILBERT, AZ 85233

MERCADO DANIEL CHARLES & ...
200 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

COON KENNETH T SR & CHRIS...
586 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

FERNANDEZ RENATO & IRIS
31786 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

BELL GARTH M & MICHELE A
31807 N RED ROCK TRL
SAN TAN VALLEY, AZ 85143

GARCIA JARED JAMES & ROBE...
12125 ADAMS ST
THORNTON, CO 80241

POMERICH WILLIAM S
31770 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

MICHIE WILLIAM D & IDA C
31806 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

DIAVATOPOULOS CONSTANTIN...
1248 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

PIERATT STIRRUP LLC
3403 E KNOX RD
PHOENIX, AZ 85044

NELAPATLA KRISHNA TANMAYA
4825 MASSEY LN
FAIR OAKS, CA 95628

SAFARI ONE ASSET COMPANY ...
5001 PLAZA ON THE LK STE 20...
AUSTIN, TX 78746

SFR JV-2 2023-1 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

BROWN WILLIAM G & DIANE M
19510 E PLEASANT GROVE RD
PEOSTA, IA 52068

CICCARONE RICHARD
8700 CAMINO DEL VENADO NW
ALBUQUERQUE, NM 87120

HARBECK GAIL
69 E SHIRE CT
SAN TAN VALLEY, AZ 85143

HAMMOND TERRY L TR
476 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

VISO PAUL E & MARNIE T
766 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

MORNEAU BENJAMIN JOSEPH ...
31791 N SUNDOWN DR
SAN TAN VALLEY, AZ 85143

ATWATER HUNTER JAMES
498 E STIRRUP LN
QUEEN CREEK, AZ 85143

CHUN DENNIS & SANDRA FAM ...
201 E ANGELENO AVE UNIT 131
BURBANK, CA 91502

GOPIDI LAKSHMA REDDY
3291 E ANIKA DR
GILBERT, AZ 85298

O MALLEY JOHN J
520 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

GRUDNOSKE LEONARD
7690 DEERHILL DR
CLARKSTON, MI 48346

JONES NORMAN M & MYRNA M
828 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

KENNETT MICHAEL & AMY
1018 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

RICHARDSON CRAIG C
1529 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

TOMKINSON CHRISTOPHER M ...
850 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

KRISTENSEN JUDITH L
406 CHURCH RD
PARKSVILLE, BC

TANNER AARON
1426 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

GRONDIN STEVEN
870 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

ATKINSON CHRISTOPHER & TE...
1060 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEO...
PO BOX 803555
DALLAS, TX 75380

WELTZ SHELDON W & MARY L
4502 SOUTHBAY DR SE
MANDAN, ND 58554

KAMADA JASON TOSHIRO & MI...
1080 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

CAWTHON LESLIE
1278 E STIRRUP LN
QUEEN CREEK, AZ 85143

BROWN ERIC
912 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

WITHEY DONALD C
1106 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

ESTERHOLDT DOYLE
94 E 200 S
LAKE TOWN, UT 84038

HORTON SCHELINE
12418 176TH AVE SE
RENTON, WA 98059

CONTRARIAN REAL ESTATE LL...
2030 V ST
SACRAMENTO, CA 95818

RANCHO BELLA VISTA HOMEO...
PO BOX 803555
DALLAS, TX 75380

PICKETT SCOTT & LISA
934 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEO...
PO BOX 803555
DALLAS, TX 75380

NAGEL LESLIE P & SHARON K ...
20809 BROWN RD
MONROE, WA 98272

HAWKS JAMES M JR
954 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

BITER ALAN J & TIFFANY J
1132 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

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PO BOX 803555
DALLAS, TX 75380

BOYTOR JOHN GRANT
976 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

PFLUGRATH JEFF & CINDY
6048 60TH AVE S
HORACE, ND 58047

CATAPANO COOPER WILLIAM ...
31819 N SUNDOWN DR
SAN TAN VALLEY, AZ 85143

MUNOZ MARIA
996 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

BALLER EQUITY HOLDINGS LL...
PO BOX 1347
CHANDLER, AZ 85244

DWF VI ATLAS SFR AZ LLC
970 YUMA ST
DENVER, CO 80204

DECAROLIS AUSTIN & BAILEY
MAIL RETURN
,

CHAFFIN JAMES JR & DYAN
31712 N SHIRE CT
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEOPATHIC
PO BOX 803555
DALLAS, TX 75380

CROSS JENNIFER LYNN
1503 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

MOFFAT NATHAN RAMSAY & JENNIFER
117 E SHIRE CT
SAN TAN VALLEY, AZ 85143

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PO BOX 803555
DALLAS, TX 75380

WARREN KEVIN M & SHELLEY ...
8118 E WILLETTA ST
MESA, AZ 85207

TRINH DAVID
66 PANTON WAY NW
CALGARY, AB

PERKINS CARL K
MAIL RETURN
,

CHAVEZ BIANCA G
1324 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

RHOADES JENNIFER J
31814 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

CRANE PATRICIA H
455 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

FLORES MICHAEL S & GERRI ...
31826 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

RAKISITS NATACHA
1352 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

MEGINNIS WILLIAM
31848 N ROYAL OAK WAY
SAN TAN VALLEY, AZ 85143

HOIDA TODD J & KEELY S
1400 E STIRRUP LN
SAN TAN VALLEY, AZ 85143

REYES ELIESER & LILLIAN
1479 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

LOGUE DAVID KIRK & SUSAN D...
477 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

,

CLOSE JERIKA
1467 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

REEVES ARLINDA
499 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

ACOSTA OSMEL E
31981 WILDWOOD CT
TEMECULA, CA 92592

CLEM JAMES
MAIL RETURN
,

SPRACKLEN WADE ERIC
521 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

ANTAL WILLIAM S
38 N 153RD AVE
GOODYEAR, AZ 85338

BRECKENRIDGE PROPERTY F...
2320 POTOSI ST STE 130
LAS VEGAS, NV 89146

BALLESTEROS MIKE & BREND...
543 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

CRUZ ALBERTO LARA
1491 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

MEDINA EDGAR GABRIEL
31848 N CHEYENNE CIR
SAN TAN VALLEY, AZ 85143

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STORY PATRICIA GALE LIV TRU...
565 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

EGAN FARRAH C
829 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

REYES NEFTALI JR & MELINDA
1021 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

KEOMANIVONG BOUNSAMAY
587 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

FICK RONALD & ELIANE
1159 101ST ST
LUVERNE, MN 56156

MCCUE SCOTT & ROY WINDY
1043 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

DEATON KENNETH J & LEANNA...
609 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

STILO TIMOTHY
MAIL RETURN
,

WOODS JERRY
1065 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEOW...
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DALLAS, TX 75380

DIAZ JOSE A
873 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

RING MATHEW
1085 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

PEGASUS STV2 LLC
43646 EXCELSO PL
FREMONT, CA 94539

MADRID JODINE E
893 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

IBANEZ SANDRA & JOSE
1107 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

GLIEM SCOTT JEFFREY & LISH...
31814 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

CARRILLO CHRISTOPHER E & ...
915 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

ROBINSON GARY L & GLORAIN...
1129 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

JOSHUA JOANNE ELIZABETH
745 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

OLSON ALYSA C & OLSON CHR...
937 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEOW...
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DALLAS, TX 75380

LIMON FRANCISCO & GINA
765 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

OSUNA DANIEL E
957 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

KRAEMER TIMOTHY DOUGLAS ...
31844 N DESERT VIEW DR
SAN TAN VALLEY, AZ 85143

RENO JEREMY
787 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

DONALDSON TRAVIS L
979 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

CALALANG RUPERTO & FILOM...
809 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

MENDOZA GILBERTO & ANA P
1001 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

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DALLAS, TX 75380

DURAN VANESSA REBECCA
1417 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

FINEDORE KIMBERLY M & JEFF...
31836 N BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

JARVIS RYAN WESLEY & DOMI...
462 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

CASILLAS TIMOTHY C & OCAM...
2201 N COMANCHE DR UNIT 10...
CHANDLER, AZ 85224

TUTTLE MATTHEW & JAKI
31868 N DESERT VIEW DR
SAN TAN VALLEY, AZ 85143

LEE JOHN LLOYD JR & KIMBER...
484 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

OCEAN SPRINGS LLC
9574 PICKERING DR
RICHMOND, BC

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

GENUNG ROBERT MICHAEL & ...
506 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

STONEBRIDGE CAPITAL PROP...
5230 E SHEA BLVD STE 200
SCOTTSDALE, AZ 85254

DEGNER CHERI M
31861 N CHEYENNE CIR
SAN TAN VALLEY, AZ 85143

GAVIS TIM
526 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

SFR 2012-1 US WEST LLC
PO BOX 4900
SCOTTSDALE, AZ 85261

SMITH JASON E & LINSEY L
548 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

JOHNSON GARY W & CORRINE...
31774 N SHIRE CT
SAN TAN VALLEY, AZ 85143

ROEMEN DAN & RENEE
634 SE 9TH ST
MADISON, SD 57042

ROWE MICHAEL J
568 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

KEFFER STEVEN K & LISA D
31840 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

EPCOR WATER AZ INC
2355 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

POTTER SHAWN NOEL & TAMA...
590 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

PALOMO JESSICA LEE
31856 N DESERT VIEW DR
SAN TAN VALLEY, AZ 85143

EPCOR WATER AZ INC
2355 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

SIMPSON STEVE B & AMANDA ...
612 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

FRAZIER KENNETH
60 E SHIRE CT
SAN TAN VALLEY, AZ 85143

BOCOX MATTHEW & KRISTY
31858 NORTH BLACKFOOT DR
SAN TAN VALLEY, AZ 85143

LANG CHARLES J & STACEY M
632 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

FARNES JODY & MARK
191 E SHIRE CT
SAN TAN VALLEY, AZ 85143

LANGON GENE
442 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

ESPARZA SANDRA M
654 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

WALTER MARK A & DEBORAH K
4753 S PERRYVILLE RD
CHERRY VALLEY, IL 61016

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DALLAS, TX 75380

SNYDER PAMELA B & MICHAEL ...
1080 E ROSEBUD DR APT R
SAN TAN VALLEY, AZ 85143

ARNAUD SACHA
696 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

ASELTINE JACOB JAMES & KATHLEEN
900 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

HANSEN TYLER C
1102 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

EPKE MICHAEL & HAYLEY
718 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

BAYLES ROBIN M & CHAD J
922 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

EASTER MICHELE C
1124 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

SATHER MICHAEL S & HILLARY ...
738 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

ESCOBAR LANA M LIV TRUST
944 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

GUTIERREZ RIGOBERTO
1148 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

GIBSON LOURDES & KENNETH...
760 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

HUDDER GARY D
31 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA HOMEOWNERS ASSOCIATION
PO BOX 803555
DALLAS, TX 75380

GOUGIS HARRISON J & PANAMA...
225 WINDING TRAILS DR
WILLOW SPRINGS, IL 60480

PELLEGRINO WILLIAM
4102 AVENIDA ARROYO
NATIONAL CITY, CA 91950

VAN DYKE STACEY
31878 N CHEYENNE CIR
SAN TAN VALLEY, AZ 85143

HICKS ROBERT N
802 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

KURKO JOSEPH P & AMY A
990 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

GASKIN MELONIECE
110 E SHIRE CT
SAN TAN VALLEY, AZ 85143

SMITH BOBBIE JO
824 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

JENKINS GARY
1012 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

,

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

MACHT NATHAN
1034 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

WILLIAMS ALEXA R
31895 N CHEYENNE CIR
SAN TAN VALLEY, AZ 85143

PIETRO BRADLEY
866 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

LARSON BRADLEY G & HEATHER...
1058 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

REIMER DARLENE D
31879 N CHEYENNE CIR
SAN TAN VALLEY, AZ 85143

CALDWELL MICHELE
31882 N DESERT VIEW DR
SAN TAN VALLEY, AZ 85143

EPCOR WATER AZ INC
2355 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

SCHMIDT DONOVAN F
398 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

SANDOVAL RICARDO & VALLE ...
1406 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

CORP PRES BISHOP CHURCH ...
50 E NORTH TEMPLE FL 22
SALT LAKE CITY, UT 84150

ROTELLA THOMAS & ROSA
176 W PINTO CT
SAN TAN VALLEY, AZ 85143

SCOTT BRADY & KARIN
214 E 450N
FIRTH , ID 83236

PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132

THOMPSON MICHAEL SEAN & ...
81 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

DEZENTJE ROY C & TAMMY L
1438 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

TURNER STEVEN W & KULISH ...
31892 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

HARPER J STEVE & AMY
31921 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

FRANKENBERGER JOETTE C LI...
31151 N ORANGE BLOSSOM CI...
SAN TAN VALLEY, AZ 85143

DUNN CHRIS & LISA
55 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

SLEGGERS JOHN & KAREN TRU...
31952 N SKYLINE DR
SAN TAN VALLEY, AZ 85143

ROTHER TED
1462 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

NYE WILLIAM T & MARY E
136 E SHIRE CT
SAN TAN VALLEY, AZ 85143

FULLER ROBERT A & MARGO K...
329 W MORGAN WAY
SAN TAN VALLEY, AZ 85143

MILLER HEATHER
1474 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

TUFTS ROBERT D & MARIJANE ...
392 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

JENSEN GLENNIE
24 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

MILEWSKI LEONARD & KATE
1486 E ROSEBUD DR
SAN TAN VALLEY, AZ 85143

WULFEKUHLE TONY & JENNIFE...
36391 SEGAR RD
BATTLE LAKE, MN 56515

EDWARDS WESLEY A & KAREN...
31944 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

MCH SFR PROPERTY OWNER ...
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

MANNING KATHLEEN A
31918 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

SANCHEZ LAWRENCE & JACQ...
105 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

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BENTLEY NATHANAEL J & CHRI...
18 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

RODRIGUEZ MANUEL G & SHA...
160 W PINTO CT
SAN TAN VALLEY, AZ 85143

BELL SANDI S
921 W WHISTLING WIND DR
SAN TAN VALLEY, AZ 85143

BOOTH GREG & LAUREL
30 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

WOEBER RONALD J & FRANCI...
330 W MORGAN WAY
SAN TAN VALLEY, AZ 85143

RRS PROPERTIES
1633 E 4TH ST STE 228
SANTA ANA, CA 92701

CARTON PETER D & BARKER A...
51 MAYFIELD RD
REGINA, SK

SCHWEGER JAMES BOYD & NA...
922 W WHISTLING WIND DR
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

FLEMING ROBERT & LORI
32013 N SKYLINE DR
SAN TAN VALLEY, AZ 85143

KURTZ ROSEMARY
32031 N SKYLINE DR
SAN TAN VALLEY, AZ 85143

GREAT WESTERN BANK TR
35 1ST AVE NE
WATERTOWN, SD 57201

HOLBROOK TIMOTHY & KRIST...
31951 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

IRVING BRIAN M & VALERIE N
289 W MORGAN WAY
SAN TAN VALLEY, AZ 85143

ZELLER RICHARD L & JEAN E T...
28912 BEACH DR
WATERFORD, WI 53185

TRASK CHRISTINE E TRS
2552 JADA DR
HENDERSON, NV 89044

JOHNSON RANCH COMMUNITY...
MAIL RETURN
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SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
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MARSHEL GREGG & RITA
31970 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

PEARSON RANDALL MILTON JR...
487 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

ZIEGLER ROBERT K & KATHERI...
MAIL RETURN
,

LAMCH BRIAN & NICOLE
31981 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

WILHELM GUY & ELIZABETH TR...
52 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

SMITH SCOTT E & BETTY L TR...
439 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

STRATICHUK GARY & JANE
BOX 8 SITE 9 RR1
MILLET, AB

DAVIS RONALD A II & LISA A TR...
32024 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85142

LARSON WALTER D
309 W MORGAN WAY
SAN TAN VALLEY, AZ 85143

POCKLINGTON CURTIS A & KA...
32025 N BUCKSKIN RD
SAN TAN VALLEY, AZ 85143

CARPENTER TOMMIE LOWELL ...
32022 N SKYLINE DR
SAN TAN VALLEY, AZ 85143

VETTER THEODORE A & EUNIC...
PO BOX 27
DENZIL, SK

ARMES CAROL
471 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
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PIWNICZKA TONYA RENEE & L...
31996 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

SYLVESTER DONALD J & KARE...
435 SYLVIAN CRESCENT
SASKATOON, SK

BRINTON KIMBERLY M
32043 N CHESTNUT TRL
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MAIL RETURN
,

ZIELINSKI RYSZARD & ZIELINS...
310 W MORGAN WAY
SAN TAN VALLEY, AZ 85143

WALSETH ALTON G & EILEEN M
14342 MAPLE DR SE
MENTOR, MN 56736

LILL DONNA
21875 W CUBA RD
KILDEER, IL 60047

JOHNSON RANCH COMMUNITY...
MAIL RETURN
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32051 N BUSH CREEK RD
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AXNESS ROGER S
5450 184TH ST SW
DES LACS, ND 58733

JOHNSON RANCH COMMUNITY...
MAIL RETURN
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ROSS HARRY CHARLES III & BA...
2594 BUFFALO RIDGE DR
BUFFALO, MN 55313

SIMPSON DONALD & BONNIE M...
2-1735 SPRINGCREEK DR
LINDELL BEACH, BC

BRANNON PEGGY CHRISTINE
470 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

SHEFVELAND LINDA LIV TRUST
32056 N SKYLINE DR
SAN TAN VALLEY, AZ 85143

ZIEGLER ROBERT K & KATHERI...
MAIL RETURN
,

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

BECKER MATTHEW DOUGLAS
447 W PALOMINO CT
SAN TAN VALLEY, AZ 85143

HANSON JOHN L & PAMELA J
32044 N CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
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THOLANDER DON W & LORI M
32057 N BUCKSKIN RD
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THOMPSON GARY & LAUREL
3485 WOODLAND PARK
VALLEY CITY, ND 58072

DIEMERT DONALD CHARLES & ...
948 W WHISTLING WIND DR
SAN TAN VALLEY, AZ 85143

BELLUOMINI JEFF R & BARBAR...
534 KNOLL CIR
SOLDOTNA, AK 99669

SORENSEN TERRY R & JEAN ...
32011 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

BARKER MATTHEW PATRICK
74 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

MARTIN JAMES W & LOUISE J
32107 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

NIELSON ROBERT & CHERYL
32038 N SKYLINE DR
SAN TAN VALLEY, AZ 85143

CARLSON BRENDA A
4333 47TH AVE S
FARGO, ND 58104

HAMILTON GARY L & GAY K CO...
32058 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

HAALA YVONNE & MARTY
31324 CO RD #100
SPRINGFIELD, MN 56087

ZAMAN LYLE E
32070 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

NIEDERER JOHN C
406 NE 132ND ST
VANCOUVER, WA 98685

FORREST CURTIS A & GERALD...
32059 N BUSH CREEK RD
SAN TAN VALLEY, AZ 85143

BROWN JOSEPH A
32024 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

KOTTERMAN DENNIS L & JUDY ...
PO BOX 3457
SHOW LOW, AZ 85902

BERGUETSKI GEORGE & SARA...
175 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

FICEK JOEL A & PAMELA A TRS
520 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

MIKELSON DAVID M & KATHLEE...
753 W SUNDANCE CIR
SAN TAN VALLEY, AZ 85143

WOODLAND DANIEL F
32058 N CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

ROAKE SUSAN MARIE & THOM...
32073 N BUCKSKIN RD
SAN TAN VALLEY, AZ 85143

HARTMAN JOHN & MARY
737 W SUNDANCE CIR
SAN TAN VALLEY, AZ 85143

PHELAN JAMES J & PENELOPE ...
32061 N SKYLINE DR
SAN TAN VALLEY, AZ 85143

SOLTERO GUSTAVO & THERES...
213 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

COHEN CHARLES & TRIVA PON...
2210 JEFFERSONIA WAY
LOS ANGELES, CA 90049

MANDERSON DANIEL L & JUDY ...
1625 BURK RD
BLAINE, WA 98230

SADLER JAMES CHARLES
9016 TAVISTOCK RD
VERNON, BC

ROTH DANIEL ANTHONY & JEL...
249 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

RUBALCAVA MARK A & BREND...
427 W PALOMINO CT
SAN TAN VALLEY, AZ 85143

HENDERSON RANDOLPH L & D...
552 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

FISCHER DEBORAH J & MICHA...
290 W MORGAN WAY
SAN TAN VALLEY, AZ 85143

PETRISKO ROBERT J & KIMBE...
32068 N CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

ANDERSON JULIA D TRS
630 W SUNDANCE CIR
SAN TAN VALLEY, AZ 85143

FOGELSON MICHAEL LAWREN...
1360 ARROWRIDGE DR
ROACH, MO 65787

COOPER MICHAEL W & RUTH A...
536 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

BARTSCH GREG & MYRNA
1427 LAKE METIGOSHE PARK
BOTTINEAU, ND 58318

CHRISTENSON JERRY LEE
32119 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

PENNELL ROBERT E JR & CAR...
32125 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

KRAMER RICHARD W & SANDR...
32094 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

BELLOMO REGINALD ANTHON...
32106 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

GILBERT RANDALL C & TERRI ...
3307 S PENNANT PL
SIOUX FALLS, SD 57110

KELIHER GINA
32045 N CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

STELZIG EDWARD J JR TRUST
1085 50TH ST SW
DANVERS, MN 56231

BLACKWOOD REVOCABLE TRU...
32048 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

CHRISTIAN SUMMER MAREE
32093 N BUCKSKIN RD
SAN TAN VALLEY, AZ 85143

KROMPASCIK DENNIS M OR MA...
631 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

BOUDINIER JEFFREY ROBERT ...
32078 N CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

ADAMS ROBERT A & CATHRIN ...
615 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

LONG JOHN ANDREW
600 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

FABRIS JAMES L & SANDRA A L...
568 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

MOORE MICHAEL
584 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

CRONIN JOHN A LIV TRUST
166 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

MORA ALBIS & LESBIA
450 W PALOMINO CT
SAN TAN VALLEY, AZ 85143

KRETSCHMAN RONALD A & BIL...
662 W SUNDANCE CIR
SAN TAN VALLEY, AZ 85143

IPAKCHIAN ESMAIL & AUDREY ...
4686 HIDDEN HARBOR DR NE
KALKASKA, MI 49646

PUGH GORDON E
646 W SUNDANCE CIR
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

DLUGOZIMA ELZBIETA
32061 N CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

SHKURATOFF ALLAN
407 W PALOMINO CT
SAN TAN VALLEY, AZ 85143

BOLANOS JEFF
530 E HUNT HWY STE 103
SAN TAN VALLEY, AZ 85143

CURIEL JAVIER GOMEZ & YVO...
32076 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

MCLEAN RONALD W & DOMINI...
48 FRIENDSHIP ACRES
BRIDGTON, ME 04009

FRAGOSO RONALD J & LEE T
430 W PALOMINO CT
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

UNGOR MICHAEL R & MARIAN...
32088 N CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

CARDWELL JIMMY R
32153 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

LOGAN CHERYL A
647 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

WILSON SONJA A LIV TRUST
663 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

LUNDBORG GLORIA
630 W TWIN PEAKS PKY
SAN TAN VALLEY, AZ 85143

ULREY MICHAEL D & JANET
32130 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

MILLER RANDY L & KRISTI K
32165 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

KURTZ RICHARD R & JOYCE M ...
32177 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

GLEISNER JAMES W
36190 641ST AVE
GIBBON, MN 55335

SOHLMAN LARRY R & FOSTER ...
200 W 34TH AVE APT 678
ANCHORAGE, AK 99503

PINKSTON JUANITA SAVONNE ...
32109 N BUCKSKIN RD
QUEEN CREEK, AZ 85143

SITES LARRY LEE & CHERYL
712 W SUNDANCE CIR
SAN TAN VALLEY, AZ 85143

MOORE ALVIN & BRENDA
BOX 1891
ROSETOWN, SK

BELL KENNETH & MARILYN
608 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

STERLACHINI THOMAS A & AP...
32140 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

TEN BROEK DAVID C & MOLLY ...
9170 HIGHWAY 31
MCINTOSH, SD 57641

ARLEEN KERR FAMILY TRUST
696 W SUNDANCE CIR
SAN TAN VALLEY, AZ 85143

ANDERSON KEITH & CHERYL A...
3665 PINECREST CT
EAGAN, MN 55123

VALATKA DAINIUS S AND KELLY...
32102 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

ENGELSTAD PAUL & MACHELL...
800 BAKKEN AVE SE
FERTILE, MN 56540

DOWNER JACK E & ALYCE F TR...
32071 N CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

NIEDERER JOHN C
2023 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85142

JACKSON CATHLEEN S & TERR...
517 W CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

ALTHOFF ROBERT D & AGNES ...
679 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

FISCHBACH CAROL L
32126 N DOG LEG CT
SAN TAN VALLEY, AZ 85143

FERGUSON JAMES L & AGATH...
32108 N DOG LEG CT
SAN TAN VALLEY, AZ 85143

FENDER MILTON R & DEBRA G ...
32145 N DOG LEG CT
SAN TAN VALLEY, AZ 85143

DAVIS GINO PAUL
9414 E JACOB AVE
MESA, AZ 85209

PARKER GENE & ELVA
206 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

HAWKINSON JON & VICKY DIA...
7700 OLD HILLSIDE WAY
ANCHORAGE, AK 99516

FISH DAVID S & SANDRA K
646 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

DURAI DEIVAN & PARASURAM ...
236 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

THOMSON JAMES
32201 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

CHRIST DAVID WILLIAM & NAN...
32144 N DOG LEG CT
SAN TAN VALLEY, AZ 85143

RICHARD DANIEL ARMAND & VI...
32189 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

DESOE MITCHELL & JULIE M
32118 N CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

MADAMBA ROYCE K & RACHEL...
32157 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

MAGUIRE LAWRENCE T & LIND...
32081 N CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

DRENNEN PATRICK J & PAMELA...
541 GREEN HILLS DR
CLINTON, IA 52732

KRULA DANIEL W & RHONDA K
32164 N SUNFLOWER TRL
SAN TAN VALLEY, AZ 85143

TADVICK JAMES & LESLIE
509 MISSION ST
STEVENSVILLE, MT 59870

ROEBER DONALD IRWIN & RUS...
32128 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

HOFFMASTER JAMES & MARG...
694 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

SATTERLEE JOHN & SATTERLE...
497 W CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

LAPORTE JEAN L & KAREN R
390 W PALOMINO CT
SAN TAN VALLEY, AZ 85143

PARNES MICHAEL & LESLIE TR...
32174 N LARKSPUR DR
SAN TAN VALLEY, AZ 85143

GEISER ALLEN D
2745 LAKEWOOD DR
GRAND ISLAND, NE 68801

SETSER MARK & CONSANDRA
32141 N BUCKSKIN RD
SAN TAN VALLEY, AZ 85143

STORHOLM JEFFERY T & JOI B
32188 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

CALLAGHAN THOMAS & JANIC...
707 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

CARO YVONNE MARIE
676 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

GILLORY COLEMAN J & KYNDR...
477 W CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

JAGER JAMES A & BEATRICE
311 PARK MEADOWS LANE SE
MEDICINE HAT, AB

DEKKER BENJAMIN L & CAROL...
MAIL RETURN
,

PETERSON DORIS TR
2272 340TH ST
HARCOURT, IA 50544

LUTZ PAULA & ROBERT
660 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

PIFER GLENN R & SHAE L TRS
32091 N CHESTNUT TR
SAN TAN VALLEY, AZ 85143

KRIEG SANDRA REVOC TR
41426 C60
KINGSLEY, IA 51028

SANCHEZ WENDY TRS
258 E PASO FINO WAY
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

NOVAK ROGER & LINDA FAM T...
32193 N LARKSPUR DR
SAN TAN VALLEY, AZ 85143

SCOTT JODY
32128 N CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

HAMRE BRENT A
39021 WOODSIDE DR SE
ERSKINE, MN 56535

ELGAAEN ROBERT & JOANNE ...
75 REVERE CT
LAFAYETTE, CA 94549

FRIESEN RAYMOND GEORGE &...
BOX 434
TREHERNE, MB

BAILEY RAYMOND A
32175 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

MULLER PAMELA
737 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

ELSEY DONALD R & SHELLY L
32186 N SUNFLOWER TRL
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

YOCKIM JAMES
PO BOX 2344
WILLISTON, ND 58802

ZENS CHARLES L & KATHRYN ...
3413 OAK LN
BROOKINGS, SD 57006

WALDRON SCOTT
32154 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

PIWARCZYK DONNA & KELLY
156 SPRUCE CL SE
MEDICINE HAT, AB

REID ALAN C & DIANA M
4801 INLET BAY DR
MANDAN, ND 58554

HARPER NEIL R
PO BOX 110891
ANCHORAGE, AK 99511

MEIER GARRY & BONNIE
BOX 117
RIDGEDALE, SK

POPKES LORI L LIVING TRUST
606 MILL POND RD
ROCK RAPIDS, IA 51246

ALTMAN GARY M & ROSE H
911 5TH AVE SE STE 201
OLYMPIA, WA 98501

RODEGHERO KENNETH J & JA...
32221 N LARKSPUR DR
SAN TAN VALLEY, AZ 85143

JOHNSON KARL F & JANICE C
32233 N LARKSPUR DR
SAN TAN VALLEY, AZ 85143

RING KENNETH PAUL & MARY ...
32160 N DOG LEG CT
SAN TAN VALLEY, AZ 85143

BRANDON RENTALS INC
213 FAIRWAY CIR
BRANDON, SD 57005

NETTLES CORA LIVING TRUST
32193 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

SCHROEDER DONALD & DAWN
32138 N CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

ERICKSON HAROLD D
32225 N DOG LEG CT
SAN TAN VALLEY, AZ 85143

WYATT RODNEY S
717 W TWIN PEAKS PKY
SAN TAN VALLEY, AZ 85143

WIES JOHN N & CONNIE L
800 E NORTH ST
MORRIS, IL 60450

HOPPER MARY JO & MARK D
32208 N SUNFLOWER TRL
SAN TAN VALLEY, AZ 85143

SOUTHWARD JAMES R & LAUR...
393 W CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

SCHWALB RODNEY M & BARBA...
32208 N DOG LEG CT
SAN TAN VALLEY, AZ 85143

BRANDON RENTALS INC
213 FAIRWAY CIR
BRANDON, SD 57005

TOGNERI SHANON MARIE & JO...
349 W CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

BRODEN CRYSTAL TRS
705 BIRCH DR
FERTILE, MN 56540

TEFF JOHN E & PAULA A
32230 N DOG LEG CT
SAN TAN VALLEY, AZ 85143

HUGHES CHARLES T & MARY R...
1N635 AUGUSTA CT
WINFIELD, IL 60190

DONSTON THOMAS L TRS
32245 N LARKSPUR DR
SAN TAN VALLEY, AZ 85143

FRITZINGER GARY L & ELIZAB...
32258 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

HVO AZ LLC
1 NORTH UPPER WACKER DR
CHICAGO, IL 60606

GARINGER STEVEN C
757 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

BLACKWELL JACK & MICHELLE
11367 TULIN PARK LOOP
ANCHORAGE, AK 99516

DEMEO DOUGLAS M & KAREN
747 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

JONAS DANIEL D
32206 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

CROSBY AUDREY M
750 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

MELER DANIEL W & SARAH L
6948 WYOMING AVE
LA MESA, CA 91942

STOECKEL BONNIE L LIV TRUS...
32248 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

BOELL RICHARD E & JEANNE M...
32232 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

HOWG WYATT & DESROSIERS
14519 SUMMIT DR NW
EDMONTON, AB

KINNEE PATRICK C & LISA C
1213 W CUTLEAF CIR
SAN TAN VALLEY, AZ 85143

BERNAL LAZARO ALBERTO & K...
32121 N CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

PATTERSON JOHN BLAIR
32211 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

DINSDALE MARK & JULI
32187 N SUNFLOWER TRL
SAN TAN VALLEY, AZ 85143

FREEMAN HERBERT & SHERIL...
1201 W CUTLEAF CIR
SAN TAN VALLEY, AZ 85143

MAULLER JACK WALTER & PAT...
32230 N SUNFLOWER TRL
SAN TAN VALLEY, AZ 85143

STAUDE LYNN & CINDY
1513 LENA LN
FORT ATKINSON, WI 53538

BOONE SHARON
728 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

MILLER JAMES J & BONNITA M
MAIL RETURN
,

GOLDBERG CARY & DINA K TR...
32229 N CASPIAN WAY
SAN TAN VALLEY, AZ 85143

2021 CHRISTIAN SUSAN L TRU...
762 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

GERNHART JOHN & SUSAN J T...
840 TERRTAM ST
MOVILLE, IA 51039

SENGER ALAN C & DAWN A
210 SE 2ND ST
LINTON, ND 58552

NICHOLSON DAVID G TRS
32252 N SUNFLOWER TRL
SAN TAN VALLEY, AZ 85143

LANDGREN GEORGE L REV TR
1220 COUNTRY CLUB DR
HASTINGS, NE 68901

LITCHFIELD NANCY
1210 W CUTLEAF CIR
SAN TAN VALLEY, AZ 85143

SAWYER MARGARET B TR
8604 SE 72ND AVE
PORTLAND, OR 97206

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

CULVER ARTHUR R & KAY A
1198 W CUTLEAF CIR
SAN TAN VALLEY, AZ 85143

MALINOWSKI JOSEPH
32141 N CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

BISHOP JOSEPH & NANCY M T...
1186 W CUTLEAF CIR
SAN TAN VALLEY, AZ 85143

WESLEY RANDY VELT JR & SAR...
32231 N SUNFLOWER TRL
SAN TAN VALLEY, AZ 85143

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

HUDSON JAMES & ROSIE
772 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

BAKER SCOTT & ANN MARGAR...
428 W CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

JIMENEZ RICK & SUSAN
2351 S ANANEA
MESA, AZ 85209

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

STEWART WILLIAM H & KAREN ...
448 W CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

DELALUZ JESUS & ERENDIRA
364 W CHESTNUT TRL
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

LOPEZ JESUS R JR & LETICIA ...
32209 N SUNFLOWER TRL
SAN TAN VALLEY, AZ 85143

BOSCH ANTHONY A LIVING TR...
213 FAIRWAY CIR
BRANDON, SD 57005

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

SOLERA AT JOHNSON RANCH ...
31891 N ECHO CANYON RD
SAN TAN VALLEY, AZ 85143

JONES JEFFERY A TRUST
32274 N SUNFLOWER TRL
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

CENTRAL ARIZONA COMMUNI...
NO ADDRESS PROVIDED
,

DILLNER LISA
1111 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

REYES RUTH
971 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

,

SLOAN EPHRAIM DAVID & KELL...
1097 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO K LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

SKYLINE RANCH II HOA
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

MUNOZ MARIA C
1083 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

SWIHART JOE BILL & JUDITH A ...
15519 W WILDWOOD CT
LIBERTYVILLE, IL 60048

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

REGALADO ANNALISA M
1069 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

BENSON ALVIN
943 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

JORDAN STREET HOMES LLC
2261 MARKET ST # 5114
SAN FRANCISCO, CA 94114

MERINO FRANCISCO J
6927 TAHOE WAY
FONTANA, CA 92336

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

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

MALDONADO MARIA H
1055 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

DANSON OREN & ANDREA
1505 PINEWOOD CIR
GRAND RAPIDS , MN 55744

MAGUIRE BELINDA REV LIV TR...
1167 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

TSO LATANYA
1027 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

MCKEE CRAIG
901 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

REYES ROBERTO TRUST
1153 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

D'ANGELO SHARON A TR
1013 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

SHV HOMES 4 LLC
3495 PIEDMONT RD NE BLDG 1...
ATLANTA, GA 30305

SOTO JOE
1139 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

GARNETT TIMOTHY R JR
999 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

1223 W DESERT SEASONS DRI...
582 CASTANO AVE
PASADENA, CA 91107

LEO MATTHEW & ROCHELLE
1125 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

WIBETO DAVID L & CAROL K
985 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

SCHMEISER JOHN PAUL K
1093 E LAKEVIEW RD
CHESTERMERE, AB

GREGORY W SCOTT
751 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

LECKRONE GARY & LOUISE
1237 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

STONE THERESA
32784 N PEBBLE CREEK DR
SAN TAN VALLEY, AZ 85143

PFLUEGER JAMES K & SUSAN...
733 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

BYWATER BRADLEY & ANGELA
607 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

OD ARIZONA D LLC
1166 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

BURKE RANDALL WARREN
MAIL RETURN
SAN TAN VALLEY, AZ 85143

CLARK NATHAN & ROXANNE FA...
805 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

WALLACE KELLI
1152 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

MOORE COLTON K & HAILEY R
697 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

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

LOVETRO NICHOLAS G
1138 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

HONIOTES NICHOLAS & KRISTI...
679 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

SHAW JENNIFER & JONATHAN
32767 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

HETTMANN OTTO J & PATTI A
1110 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

GROSS CHRISTOPHER & CHER...
787 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

BAKER DEBORA
32762 N PEBBLE CREEK DR
SAN TAN VALLEY, AZ 85143

JENSEN SARA
MAIL RETURN
,

REDALEN RONALD RAY TRUST...
31171 COUNTY ROAD 105
AITKIN, MN 56431

VANWESTERING BENNY
32779 N QUARRY HILLS DR
SAN TAN VALLEY, AZ 85143

MILLER TROY A & CRYSTAL M
2960 W CHEVELON DR
SAN TAN VALLEY, AZ 85142

NELSON CYNTHIA
6841 E KILKENNY PL
PRESCOTT VALLEY, AZ 86314

DTD-DEVCO 1 LLC
MAIL RETURN
,

WILSON DIANE M
1068 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

THOMPSON RUSSELL A & LAU...
625 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

TUTTLE MORGANNE
32783 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

MERINO ALBERTO M
1054 W DESERT SEASONS DR
QUEEN CREEK, AZ 85143

DEREMIAH JONATHAN & CHARI...
859 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

2018-3 IH BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

EATON CHRISTOPHER M & KAT...
22764 E CAMACHO RD
QUEEN CREEK, AZ 85142

LAMENTOLA TERI
1026 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

RAPISURA MICHAEL E & SAND...
886 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

HASELEU CHARLES JAMES & T...
634 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

HANSEN PAULA Y REV LIV TRU...
1012 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

CAMERON SALLY
1194 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

SHLEZAR MARIE F
110 LIBERTY AVE
NORTH BABYLON, NY 11703

COLLINS SUZANNE KATHERINE
998 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

MENDOZA GRACIANA
1180 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

KARY MARY JO
32816 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

MERZ CHRIS & TARA
984 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

GARTNER GARY
774 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

EQUITABLE AZ LLC
5304 E SOUTHERN AVE STE 10...
MESA, AZ 85206

SNS13 LLC
970 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

ISUM RANDALL RAY
754 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

SCHULTZ STEPHEN J & KATHLE...
32826 N PEBBLE CREEK DR
SAN TAN VALLEY, AZ 85143

MCROBERTS JAMES LIVING TR...
MAIL RETURN
,

GOOD ANDREW PHILLIP & ISAL...
734 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

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

MULLAHEY THOMAS B & JUDIT...
PO BOX 566
THORNTON, CA 95686

INGRAHAM ERIC J & MARIA G L...
714 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

LOOSE CARSON & KATHRYN
32827 N QUARRY HILLS DR
SAN TAN VALLEY, AZ 85143

NESTEGARD CHRISTOPHER C ...
928 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

SY MCBILLY
694 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

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

ALCORN LAURIE ANN LIV TRUS...
33336 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

MASON CHARLES A
674 W DESERT SEASONS DR
SAN TAN VALLEY, AZ 85143

LANE JANICE
1083 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

SINGER JANE TR
10544 E SUNFLOWER LN
FLORENCE, AZ 85132

3 BROTHERS HOME RENTALS L...
2570 E CATTLE DR
GILBERT, AZ 85297

PAGAYA SMARTRESI F1 FUND ...
2325 POINTE PKWY STE 250
CARMEL, IN 46032

JOHNSTON THOMAS SCOTT & ...
1055 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

DEMIRJIAN HRAIR C
13150 RIVERSIDE DR APT 4
SHERMAN OAKS, CA 91423

FKH SFR C2 LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

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

SABATER GREGORY
MAIL RETURN
,

GONZALEZ ADRIAN A
32842 N PEBBLE CREEK DR
SAN TAN VALLEY, AZ 85143

MARTINEZ MARIA
1027 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

TORRES DOUGLAS E & ESSICA...
MAIL RETURN
,

TFP LLC
32844 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

MILBOW HOLDINGS III LLC
2303 E JAEGER ST
MESA, AZ 85213

ERICKSON BRENT T & EMELIA ...
313 JOHN DUKE TYLER BLVD
CLARKSVILLE, TN 37043

CHANEZ JUAN
32831 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

ZHU HAIXIN
3883 CRESTSTONE PL
SAN DIEGO, CA 92130

BENNETT HARRY
755 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

DWF VI ATLAS SFR AZ LLC
970 YUMA ST
DENVER, CO 80204

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

DURRANT KENT
735 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

DILLON PETER
32858 N PEBBLE CREEK DR
SAN TAN VALLEY, AZ 85143

BALL MATTHEW & AMANDA
MAIL RETURN
,

RAZCON NIKY
715 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

SAAVEDRA OSCAR A
32858 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

BEEDLE JACOB B
959 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

THURMOND GARY
695 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO H LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

PETROSS BOBBY
1600 AMON DR
RICHLAND, WA 99352

HALL DAVID B
675 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

MCMILLEN JAMES & LOIS CO-T...
PO BOX 17056
MUNDS PARK, AZ 86017

ERICKSON HARLETTA
929 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

KROHNERT PAUL E & JENINNE ...
655 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

SANTAN SITES LLC
PO BOX 1552
BEAVERTON, OR 97075

BERGMAN MARY LOU
1012 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

DAWKINS JENNIFER
872 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

SALDANA PABLO C
614 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

LUKES DOUGLAS C & ERIKA P
998 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

CANZANO JOSEPH V & FRANC...
32859 N QUARRY HILLS DR
SAN TAN VALLEY, AZ 85143

MIXON JARRETT
594 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

HARGY BRITTANY
984 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

BROZEK LAWRENCE L & CYNT...
774 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

STEIGER CURT
32890 N PEBBLE CREEK DR
SAN TAN VALLEY, AZ 85143

FKH SFR C2 LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

DUNE LLC
754 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

CLARK BRIAN G & HIROSHIGE ...
32886 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

MARTIN RICHARD J SR & PATRI...
958 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

MOSS ADRIAN REV LIV TRUST
734 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

UNICK SPENCER & CAITLIN
32906 N PEBBLE CREEK DR
SAN TAN VALLEY, AZ 85143

SMITH BARRY
942 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

MEJIA MILTON
714 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

HENRY SHAUNA
1027 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

DONNELLY CHRISTOPHER
928 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

OLSON ERIC P
694 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

MENDOZA RICHARD & JENNIFE...
280 CROSS RAIL LN
NORCO, CA 92860

KRAUSE ENGINEERING CORP
15973 E LOYOLA DR
AURORA, CO 80013

MACRAE KENNETH & DORA J
674 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

SFR ACQUISITIONS 2022 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

CHERECK PAUL M
654 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

NELSON MARGUERITE E
1546 E AQUARIUS PL
CHANDLER, AZ 85249

MARY M8 LLC
10725 E QUARTZ ROCK RD
SCOTTSDALE, AZ 85255

VAN VLEET BRADLEY D & LISA ...
634 W DESERT HILLS DR
SAN TAN VALLEY, AZ 85143

AGREDANO MARIA E
985 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

LAWSON CURTIS A & LINDA M ...
971 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

BRENNER GEORGE B IV
775 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

BLAIN NORMAN L & NADINE A ...
32932 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

ACEVEDO CESAR GUTIERREZ
959 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

CHEN BILL P
755 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

LOCKWOOD PROPERTIES-J R ...
PO BOX 2800-299
CAREFREE, AZ 85377

VENEGAS DANIEL
943 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

MARTINEZ RICARDO & DULCE
735 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

MCLOUGHLIN ERIN
32939 N QUARRY HILLS DR
SAN TAN VALLEY, AZ 85143

PADIA ROUDOLPH
929 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

PARKER HAYDEN TRENT & CRA...
715 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

RUNKEL CHRISTOPHER P
595 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

CLARK ROD
PO BOX 901
ROSETOWN, SK

BROWN PATRICIA PALSTRING
695 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO D LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

KIRK RYAN C
887 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

LUCERO CRUZ & KEELYN
859 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

MENESES VIOLETA DEL SOCO...
32946 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

SKYLINE RANCH II HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

LEE MARTIN G
675 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

BARTH LEONARD MICHAEL & M...
749 N POPLAR ST
ORANGE, CA 92868

HARDING GEORGE STEPHEN &...
1048 W WHISTLING THORN AV...
QUEEN CREEK, AZ 85140

VAN BAALEN CHRISTO & LEAN...
655 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

SORENSEN DARLENE TRUST
MAIL RETURN
,

SKYLINE RANCH II HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

SHEMBERGER KAYLOR E & PAT...
635 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

BARHANOVICH JAYLENE ANN &...
32951 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

WEIGHT HEATHER
129 W SYCAMORE LN
VINEYARD, UT 84059

ATKIN JEREMY S
615 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

HILL PATRICIA
32960 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

COLACICHI GREGG ROBERT
32954 N PABBLE CREEK DR
SAN TAN VALLEY, AZ 85143

MOTL KIRK A & LORI J TR
3101 LONGBOW CT
GRAND FORKS, ND 58203

VASQUEZ DAVID & JESSICA
714 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

BRAUN BEVERLY
32967 N QUARRY HILLS DR
SAN TAN VALLEY, AZ 85143

FOX BRENNER J & LAURIE D
914 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

VASQUEZ MAXIMO
694 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

TANNER NORMAN JAY & JULIA ...
1533 S BLOSSOM CIR
MESA, AZ 85206

ADAMS CHERIE L
900 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

BRENT DONALD & VICKI
674 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

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

VIOLET JUSTIN & DENISE M
886 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

PK INVESTMENTS INC
4550 E MCKELLIPS RD STE 101
MESA, AZ 85215

TERUYA MICHAEL A & CHLOE K...
1012 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

KOST BRIONA NIKOLE
MAIL RETURN
,

VILLANO JACK
634 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

TRICON SFR 2024-3 BORROWE...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

HOUSHOLDER GARY & KAROL...
32967 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

SOLIS FRANCISCA
32981 N QUARRY HILLS DR
SAN TAN VALLEY, AZ 85143

ROMERO JOSE A & GABRIELA
984 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

MS AZ LLC
1015 HICREST RD
GLEN DORA, CA 91741

NEEDHAM CAROLE ANN
32988 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

PAGAYA SMARTRESI F1 FUND ...
2325 POINTE PKWY STE 250
CARMEL, IN 46032

RISE KELLY & RISE ERIK
774 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

ERICH LOREN A
32983 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

CHICO ENRIQUE ADRIAN CRUZ...
958 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

CAMPBELL MICHAEL T & JOY E
754 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

SANCHEZ SAMUEL & CINDY R
32995 N QUARRY HILLS DR
SAN TAN VALLEY, AZ 85143

BENAVIDES JONAH SETH & LO...
942 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

SKON TAMMY R
734 W DESERT MOUNTAIN DR
SAN TAN VALLEY, AZ 85143

KRAMER JEFFREY A REV LIV T...
32986 N PEBBLE CREEK DR
SAN TAN VALLEY, AZ 85143

HARKEN VERLENE K REV TRU...
103 CIRCLE DR
ACKLEY, IA 50601

WINGENFELD ROBERT
915 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

RODRIGUEZ JR & JENNIFER
2925 E RIGGS RD STE 8-212
CHANDLER, AZ 85249

CFT NV DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

HILLEN MARY L TR
901 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

GONZALEZ RAFAEL & MONTIEL...
695 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

SCHANELY BRIAN
1027 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

HOUSEAL GOODWIN SAMANTH...
887 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

GUIZAR ADELINA
675 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

ARVAY STEPHEN G III
1013 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

LOVELL BENJAMIN W & STEPH...
32999 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

ST JOHN DAVID R & MEGHAN R
655 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

ROMERO ERIN & MARTIN
999 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

JACKSON DAKOTA
33009 N QUARRY HILLS DR
SAN TAN VALLEY, AZ 85143

SERRATA MANUEL & CHERYL
635 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

FLORES DORA B
985 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

PASCUZZI MICHAEL
33016 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

LPF BLVD PHOENIX LLC
1887 WHITNEY MESA DR STE 3...
HENDERSON, NV 89014

AVINA RAMON M & GUADALUP...
971 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

MISURA VLAD & SARAH
33002 N PEBBLE CREEK DR
SAN TAN VALLEY, AZ 85143

PASQUALE SIX FIVE TWENTY-FI...
2800 JAMAICA BLVD S APT A
LAKE HAVASU CITY, AZ 86406

BOONE LISA
959 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

ESMER JOHN C & MICHELLE N
775 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

GONZALES GARRETT JAY
33030 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

BUSHAW JOANNE A REV LIV T...
PO BOX 44
HATTON, ND 58240

NETLEY NEIL J & KAREN SUE
755 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

WEY VALERIE JEAN TR
33015 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

PAYNE RICHARD TYSON & CAIT...
929 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

MARTINEZ MARILYN K & ANTH...
735 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

HILL DAVID L SR
33018 N PEBBLE CREEK DR
SAN TAN VALLEY, AZ 85143

SFR JV-2 PROPERTY LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2024-1 IH BORROWER LP
5420 LYNDON B JOHNSON FWY...
DALLAS, TX 75240

PIDDINGTON BRIAN & SHANNO...
750 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

BURGESS DWAYNE N LIV TRUS...
33044 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

MULPURI RAJ K
8334 W PARK VIEW CT
PEORIA, AZ 85383

OROZCO FLORENCIO A
33031 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

RM1 SFR PROPCO A LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

SMITH JOHN E & RENEE
361 S 200 W
RUPERT, ID 83350

DRAKE JOHN A & MOLLY
33034 N PEBBLE CREEK DR
SAN TAN VALLEY, AZ 85143

MCH SFR PROPERTY OWNER ...
14355 COMMERCE WAY
HIALEAH, FL 33016

GODINEZ RUBEN & IRMA TRS
3782 LOMINA AVE
LONG BEACH, CA 90808

GONZALEZ ISMAEL JR
631 LAKEHAVEN DR
SUNNYVALE, CA 94089

WOLFE GREGORY & THERESA
3210 SANTA MONICA AVE
FULLERTON, CA 92835

MATZ SEAN
662 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

BALDWIN JOE LYNN JR
33051 N QUARRY HILLS DR
SAN TAN VALLEY, AZ 85143

MOINE WENDELL EUGENE
33047 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

DESSEYN MICHAEL & TRISH FA...
640 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

MCGIFFIN L JOY
332 VISA CRT
ORLEANS, ON

PENNEY GEORGE R & TERESA
33050 N PEBBLE CREEK DR
SAN TAN VALLEY, AZ 85143

CUNNINGHAM GAIL ANN & MIC...
33063 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

BELL RANDALL M FAM TRUST
984 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

WILLIAMS LEANDRIA
33072 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

WEBER ANGELA
33086 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

SEEVERS MICHAEL E
970 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

VICKREY DONALD & CAROLYN ...
10318 E LAMBERT DR
SUN LAKES, AZ 85248

DOUCETTE EDWARD C & JEAN...
33079 N QUARRY HILLS DR
SAN TAN VALLEY, AZ 85143

BERNICK SKYLAR E & HEATHE...
958 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

WAGNER DANIEL M & CYNTHIA...
774 W DESERT CANYON DR
SAN TAN VALLEY, AZ 85143

GUILLERMO DENNIS G & JACQ...
33066 N PEBBLE CREEK DR
SAN TAN VALLEY, AZ 85143

KAS 62 LLC
443 LINWOOD ST
WINNIPEG, MB

PERALTA SAMUEL & CASEY
33079 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

BLOOD DEIDRE LYNN
914 W DESERT SKY DR
SAN TAN VALLEY, AZ 85143

MILLER DALE ARTHUR & KAY
999 W DESERT SKY DR
SAN TAN VALLEY, AZ 85143

PORTER ANTHONY & TIFFANY
MAIL RETURN
,

AGUIRANG FEDERICO M & AR...
900 W DESERT SKY DR
SAN TAN VALLEY, AZ 85143

BRADY JENNA LYNN
985 W DESERT SKY DR
SAN TAN VALLEY, AZ 85143

VINCENT EMMA G & MICHAEL ...
1536 POHAKU ST APT 106
HONOLULU, HI 96817

KLEINMAN RYAN JON & SARA ...
886 W DESERT SKY DR
SAN TAN VALLEY, AZ 85143

MORENO ROBERT L & NICHOL...
765 N TULARE WAY
UPLAND, CA 91786

NELSEN DEWAYNE
33095 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

STRICKLAND WYLIE IV TRUST
1711 E DOGWOOD LN
GILBERT, AZ 85295

GREEN LEAF PROPERTIES LLC
22131 E CLOUD RD
QUEEN CREEK, AZ 85142

FORD BRANDON & JULIA
33107 N QUARRY HILLS DR
SAN TAN VALLEY, AZ 85143

CHAVEZ JESSE B
33127 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

MARMOLEJO CARMEN
19725 E ROSA RD
QUEEN CREEK, AZ 85142

ABRAHAM VENTURES LLC
PO BOX 386
COOPERSTOWN, ND 58425

SKYLINE RANCH II HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

SAJO ANDREW L & LINDA W
929 W DESERT SKY DR
SAN TAN VALLEY, AZ 85143

,

SKYLINE RANCH II HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

PETERS PAULA D
915 W DESERT SKY DR
SAN TAN VALLEY, AZ 85143

VALDEZ VAI
33111 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

KING TAMMY
33143 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

BATSON CHARLES H JR & KATH...
901 W DESERT SKY DR
SAN TAN VALLEY, AZ 85143

SKYLINE RANCH II HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

MCCORMICK GERALD & JANET...
33159 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

TELLEFSON KAREN C
887 W DESERT SKY DR
SAN TAN VALLEY, AZ 85143

VASQUEZ STEPHANIE & GARD...
928 W DESERT SKY DR
SAN TAN VALLEY, AZ 85143

SKYLINE RANCH II HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

MASTERSON JASON & TIFFANY...
785 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

ROMERO OSVALDO ALEJANDR...
929 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

PEREZ JOE D & GARCIA ANGE...
730 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

DOBBELAAR BENJAMIN J
803 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

OCHOA JOSE DE JESUS & BLA...
947 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

GAGNON KYRA DAWNE
748 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

LIN CHENSHIANG DONALD
6918 S DIXIE HWY
FRANKLIN, OH 45005

BANNING DALE & TORRES BRA...
33191 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

FANG PEI
9530 W PROSPECTOR DR
QUEEN CREEK, AZ 85142

GRIFFITH JUSTIN & LORA
839 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

CASS DENISE ELIZABETH
33207 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

RICHEY ADRIENNE R
784 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

BOUHABIB GEORGE
PO BOX 22098
MESA, AZ 85277

MCDONOUGH MICHAEL & VICK...
640 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

SELAYA EUGENE J & CONNIE
33223 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

SKYLINE RANCH II HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

DUGGINS GUY
658 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

GEARING THOMAS J LIV TRUS...
MAIL RETURN
,

ZANDER DREW
857 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

SANDOVAL EUGENIO VIDES
622 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

BUCHHOLTZ NICOLE MARIE
820 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

HENDERSON VERNON II
875 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

CARPENTER REBECCA J
676 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

NURSE NATASHA M
838 SAGUARO LN W
SAN TAN VALLEY, AZ 85143

CARRILLO JAMES S & NAOMI L
893 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

PIETRON TIMOTHY J & DONNA ...
1750 BARRETT AVE
LARIMORE, ND 58251

DEWMATT INVESTMENTS LLC
1236 N AMBROSIA
MESA, AZ 85205

HOGUE DAVID J & PAULA J
6811 27TH AVE NW
MINOT, ND 58703

DE LOS SANTOS HUGO E
712 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

MCKNIGHT JACOB ANDREW
MAIL RETURN
,

LOVEJOY STACY
892 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

RINGOR ANGELA
695 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

SZLESZINSKI BOBBI GENE
857 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

APODACA PAUL ALLEN & NANCY
9805 E INGLEWOOD CIR
MESA, AZ 85207

XU FEI & WANG TIFAN
713 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

MILLER TD TRUST
875 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

RICHARDS NATHAN L & DARCY
420 REITMEIER LN
SELAH, WA 98942

ALLEN STEPHEN MARK
33255 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

GARMON MICHAEL THOMAS
893 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

CERBERUS SFR HOLDINGS III LLC
600 GALLERIA PKWY SE STE 3000
ATLANTA, GA 30339

STEPHANSON SHERRI
11-927 HERITAGE VIEW
, SA

POHL KARLA
33271 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

ROOT IMMANUEL N
946 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

BECKNER MICHAEL
749 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

HORLACHER STACY
911 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

JENSEN DANE & CHELSEA
964 W SAGUARO LN
SAN TAN VALLEY, AZ 85143

RUVALCABA JESUS
767 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

BROWN BRIANNA
929 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

THRASHER THOMAS & SHANNON
641 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

ZIEMER DAVID J & MARILYN J THOMAS
785 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

KENDZLIC KAYLA
947 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

HENSLEY JENNIFER LEA
623 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

NKUMBE ANNY ALBERTSON
803 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

GEARING THOMAS J LIV TRUST
MAIL RETURN
,

GALVIN JACQUELINE S & RONALD
659 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

TOTHEROW NICHOLAS
821 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

LUPAMPA VERONICA M
33303 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO K LP
600 GALLERIA PKWY SE STE 3000
ATLANTA, GA 30339

CAROLAN PATRICK J & CHRISTINA
839 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

GONZALEZ ISIDRO & ANGELINA
1052 S AMULET
MESA, AZ 85208

ZAMBO FAN SHARON L TRS
2414 KOMO MAI DR
PEARL CITY, HI 96782

MORALES EVA M
822 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

MCMILLEN BRANDI
33335 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

HANSEN ABBY W & KOBY
660 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

TOSCANO CLARISSA
840 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

AVERY PAUL R
625 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

ORANSKY MARYANN A
678 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

MENDOZA XAVIER
858 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

LOPEZI KARRIE N & TODD M
9652 E RIPPLE DR
MESA, AZ 85212

RAMNANDAN JUSTIN BIDESH L...
696 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

RODRIGUEZ RUDY
33319 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

SMITH RANDAL L & BISANZ BA...
661 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

TSHISOL YOUSOUF MADIAMB
714 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

WOLFE SON A
876 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

REED GEORGE P
679 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

GRIFFITH TIMOTHY
732 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

LASNETSKI ROSANNE
PO BOX 164
IVANHOE, MN 56142

HATHAWAY JORDAN
697 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

DURHAM DANIELLE
750 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

KUSTIN KATELYNN
912 W MESQUITE TREE LN
SAN TAN VALLEY, AZ 85143

PETERSON LINDA L
715 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

KATON CARLA
768 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

SFR JV-2 2022-1 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

WALTERS BRIANNA & TAYLOR ...
733 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

SCHOOLCRAFT BIANCA & DAVI...
786 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

MILE HIGH BORROWER 1 (INC...
PO BOX 4090
SCOTTSDALE, AZ 85261

BRADLEY KELLY NOEL
751 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

WESTON LOUIS A
1351 N PLEASANT DR UNIT 103...
CHANDLER, AZ 85225

LLORENTE WILLIAM D TRS
966 W MESQUITE TREE DR
SAN TAN VALLEY, AZ 85143

SALAZAR JOSE LUIS
769 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

MBC INVESTMENT PROPERTIE...
787 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

VON AHN ERICH P & ANITA G S ...
967 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

WILLIAMS HOLLY
768 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

FRIGON JENNIFER LYNN
805 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

BREWTON OBED
626 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

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

LOPEZ RICARDO HEREDIA
823 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

CAMBRO EDWARD
MAIL RETURN
,

ENGLAND DYLAN & KELSEY
804 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

ZEPEDA LUIS A
841 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

PEREZ KERVIN
608 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

JACKSON CHARLES R
822 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

CERBERUS SFR HOLDINGS III ...
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

BUTTS RONALD W & ANN
696 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

SIMS BRYAN R
840 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

GOPAL SANJOG
2740 W GLENHAVEN DR
PHOENIX, AZ 85045

NICHOLS ROBERT E II
590 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

CURIEL ANGELINA
858 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

GANDARA MANUEL E & JACQU...
895 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

AMAYA EDWIN
714 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

DLUGOZIMA MARGARET
876 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

WATSON FELICE
913 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

MCBRIDE DUSTIN JAMES
732 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

HERNANDEZ TAURUS S
894 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

TOWERS CHRISTOPHER
MAIL RETURN
SAN TAN VALLEY, AZ 85143

SKYLINE RANCH II HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

KANJ KHALED
912 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

GROOMED TRAILS LLC
PO BOX 24937
TEMPE, AZ 85285

MAYER CHRISTOPHER J
750 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

SKYLINE RANCH II HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

TORGERSEN EDWARD G & JEA...
930 W CEDAR TREE DR
SAN TAN VALLEY, AZ 85143

ESQUEDA NICOLE ARLETT ISL...
787 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

WATKINS RENEE MICHELLE
949 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

SKYLINE RANCH II HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

ONOFRE MARIA MORA & THIST...
805 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

HENRY JEFFREY
33479 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

SCHOEN GARRETT M & JENKS ...
627 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

CASTRO BRENDA
823 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

SKYLINE RANCH II HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

RODGERS CHARLA L
645 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

MARTINEZ GEORGE C JR
591 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

STEPHENSON ROGER D
33493 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

OAK TREE LN LLC
30 N GOULD ST STE R
SHERIDAN, WY 82801

MCINTYRE MARCI ANN
841 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

SFR JV-2 PROPERTY LLC
33507 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

FORD GREGORY & ELLIS SAM...
609 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

APPERSON KYLE NICHOLAS & ...
859 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

CHAMBERS COLIN D & BARBA...
40575 N RIVINGTON DR
SAN TAN VALLEY, AZ 85140

STANDAGE BRIAN S
715 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

SMOOT JASON L
877 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

MOK JANET WAN SIN
662 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

JONES BRANDY PAGE
733 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

ESPINOZA GUSTAVO A
680 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

O'HAVER TREY RUSSELL
751 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

ROSENE CARY & BETH
1035 N EPPERSON RD
PRINCETON, IL 61356

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

MCH SFR PROPERTY OWNER ...
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

FKH SFR PROPCO D LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

RUDER BRIAN M
716 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

HADLEY LORI A & CHRISTOPH...
734 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

2024-1 IH BORROWER LP
5420 LYNDON B JOHNSON FWY...
DALLAS, TX 75240

MAGEE JAMES C
663 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

CURRY ZEBULUN
752 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

FKH SFR C2 LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

TRAN AARON T
3431 E SAGITTARIUS CT
CHANDLER, AZ 85249

SERRANO NATHAN MYKAEL
770 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

WHITFIELD DOUG & FLORES A...
932 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

JUST ASHLEY M & PAUL
7328 NE 150TH ST
KENMORE, WA 98028

DROSTE PAUL S & REGINA A
788 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

SUN BRIGHT PROPERTIES LLC
927 E 8TH AVE
MESA, AZ 85204

TABAH TERESSA J
202 MERIDEN DR
NEWARK, DE 19711

BURNETT KATHLEEN D
806 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

MAZON ISRAEL CANO & CARD...
968 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

P2 SUB REIT 1 BORROWER LL...
PO BOX 4090
SCOTTSDALE, AZ 85261

HURLEY MICHAEL PATRICK & M...
824 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

DE LA TORRE ERIKA
15526 S 230TH PL
MESA, AZ 85212

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

AMERICAN RESIDENTIAL LEASI...
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

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

TAYLOR NICHOLAS & JESSICA
771 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

CHAVIRA GIOVANA
860 W OAK TREE LN
SAN TAN VALLEY, AZ 85143

MCNEILL PEARL ANN
211 TERRACE DIVE
KELOWNA, BC

VALENZUELA MANUEL
789 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

RANE INVESTMENTS LLC
1950 E MUIRWOOD DR
PHOENIX, AZ 85048

WINCO FOODS LLC
650 N ARMSTRONG PL
BOISE, ID 83704

BARRETT ADRIAN & ALIVIA
807 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

MCDANIEL AARON & COLLUM ...
33521 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

CARR KYLE J & ESTHER C
936 W HEREFORD DR
SAN TAN VALLEY, AZ 85143

ROBERTSON ADAM & KARA
825 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

BARNES MICHAEL J
843 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

KNOWLES JACKI
680 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

PETERS SHAWN E
788 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

LEMME AUSTIN ROGE
10925 E RENFIELD AVE
MESA, AZ 85212

WEAVER JOSHUA & NIKOLE
608 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

NELSON SANDRA K
860 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

CLARK STEVEN F
1886 E LOMA VISTA DR
TEMPE, AZ 85282

VALLEDOR LAUREN
698 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

FRUM ANGELA M & RONALD E
878 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

LEON RONALD RUDOLF
897 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

CRANDALL BRENT & AMY
716 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

SKYLINE RANCH II HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

WHITE BARBARA E
915 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

NOTLEY ALBERT & YESENIA
626 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

MUNSTERMAN PROPERTIES LL...
179 PRAIRIE QUAY DR
LAKE NORDEN, SD 57248

SMITHSON JENNIFER
2221 W GREEN TREE DR
SAN TAN VALLEY, AZ 85142

WRIGHT JUSTIN A & SAMANTH...
MAIL RETURN
,

MERRILL BRYCE
914 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

PINTO RYLEE & RAMIREZ KYLI...
951 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

CREATIVE CASH OFFER LLC *
2307 E HEATHERBRAE DR
PHOENIX, AZ 85016

SHV HOMES 4 LLC
3495 PIEDMONT RD NE BLDG 1...
ATLANTA, GA 30305

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

OPENDOOR PROPERTY TRUST...
410 N SCOTTSDALE RD STE 16...
TEMPE, AZ 85288

LONG LOUIS EDWARD & RIETH...
950 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

BENZINI RONALDO V
1552 E SHAMROCK ST
GILBERT, AZ 85295

NWALA NDUBEZE & ELIZABETH
752 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

PRICE LISSA LYNN
968 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

HAMILTON THOMAS JAMES & N...
995 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

ZAMMATARO ALFRED J & CHER...
9 WHITE TAIL DR
NAPA, CA 94558

VAVRINA KATIE
986 W FRUIT TREE LN
SAN TAN VALLEY, AZ 85143

BEAZER PRE-OWNED HOMES L...
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

BROWN JEFFRICA
707 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

ROBSON CORY W & COURTNE...
869 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

SILVERIA CYNTHIA E
17280 FRANKLIN RD
FORT BRAGG, CA 95437

FLYNN DEREK & VALERIE
725 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

FRAME DEBORAH A & DONALD...
33667 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

SKYLINE RANCH II HOA
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

MYERS WILLIAM EDWARD III & ...
743 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

IVANOV LUBA
887 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

3 BROTHERS HOME RENTALS L...
2570 E CATTLE DR
GILBERT, AZ 85297

TRETNOFF ALEXANDER & AND...
779 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

SFR JV-2 PROPERTY LLC
MAIL RETURN
SANTA ANA, CA 92705

SKYLINE RANCH II HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

MATA GREGORIO & EMILY
599 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

BRETSCHNEIDER EVAN JAMES
635 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

DWF VI ATLAS SFR AZ LLC
970 YUMA ST
DENVER, CO 80204

CAMACHO TALIA
634 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

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

BINSTOCK BERNARD J & DEBO...
PO BOX 6
SOUTH HEART, ND 58655

KIRK MARCI
14900 SW 92ND AVE
TIGARD, OR 97224

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

STEFFEN JACKIE & HUFF DANA
833 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

MOSE CHRISTOPHER JAMES &...
670 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

SALTER DELMETREA
617 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

SKYLINE RANCH II HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

VAN METER ALEXANDER
18538 E SPARROW DR
QUEEN CREEK, AZ 85142

ZOZAYA EDWARD JOHN SR & J...
689 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

ABABIO GEORGE OFFEH & VE...
851 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

DINH PHUC H & HA PHAN TRS
2321 E JOANA DR
SANTA ANA, CA 92705

STEWART SALLY JAN
724 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

AMERICAN RESIDENTIAL LEASI...
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

YOUNG RICHARD
743 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

CORRIGAN DEBORAH
742 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

FOSSUM LYLE J
33732 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

TORRES DOUGLAS E & ESSICA...
MAIL RETURN
,

GARCIA ISABEL & KATHLEEN
33716 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

KEEGAN JOSHUA J & KYLIE A
635 W GREEN TREE DR
SAN TAN VALLEY, AZ 85142

WHITE DANNIELLE
779 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

MONTESANO MICHAEL C
33699 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

SUTER WILLIAM C & RUTH M
653 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

PUSATERI STEVEN ALAN & DA...
797 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

2233 WEST GREEN TREE LLC
1988 BLEGANZA
NEW BRAUNFELS, TX 78132

CONTRARIAN REAL ESTATE LL...
2030 V ST
SACRAMENTO, CA 95818

COLLUM MELANIE DENISE LIV ...
815 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

JOHNSON JENNIFER
2666 E RAVEN WAY
GILBERT, AZ 85297

CULP ALYSSA & ASHAUER BRE...
33731 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

HUGILL JOSEPH
33747 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

AH4R PROPERTIES LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

NJOROGE JOHN M
33748 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

PRATT SCOTT C
33764 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

HOYER DAVID W & JOYCE A
3006 YALE CT
RAPID CITY, SD 57702

WORWAG WOJCIECH & QIN
689 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

PERKINS JASON M & AMANDA ...
833 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

CASTRO JOSE MARIA SARMIE...
1 CORPORATE DR STE 360
LAKE ZURICH, IL 60047

JONES ANGELINA
707 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

SMITH FELICA A
851 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

GUEVARA ANGEL J
850 W AGRARIAN HILLS DR
SAN TAN VALLEY, AZ 85143

TAH 2015-1 BORROWER LLC
PO BOX 15087
SANTA ANA, CA 92735

GRAYS BRUCE L & JUANITA
33763 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

INVERNIZZI THOMAS & RUBBE...
33780 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

RAMSEY STEPHEN A & GERAL...
760 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

APONTE MIREYA & FERNANDO
33779 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

SEANZ JESUS
33796 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

KISH JEFFREY & CYNTHIA
33795 N SLATE CREEK DR
SAN TAN VALLEY, AZ 85143

MONTES ROBERTO & ELIZABE...
634 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

WOOLEN CYNTHIA
5473 W OASIS RD
TUCSON, AZ 85742

ALMON BLAZE
652 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

POTTHOFF JEREMY N & KELLY ...
796 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

FLORES URIEL CORREA
670 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

NICHOLS KEVIN L
814 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

DRUMMOND SARAH
688 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

PEREZ DARIO ARANDA
832 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

VARGAS JOSE A CASTRO & CA...
706 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

FRAME BRIAN
850 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

TROXELL LECIA
724 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

JONES ANDREW V LIV TRUST
1802 N IMPERIAL AVE # D141
EL CENTRO, CA 92243

MOHAMEDALI MOHAMED & KH...
742 W GREEN TREE DR
SAN TAN VALLEY, AZ 85143

RUSHING JAMES E JR TR
33828 N SANDSTONE DR
SAN TAN VALLEY, AZ 85143

SAN TAN VALLEY URBAN CORE- L-MPC

NEIGHBORHOOD MEETING AGENDA



6:00 PM – 6:30 PM – Stations

6:30 PM – 6:45 PM – Greeting and Brief Introductions

6:45 PM – 8:00 PM – Stations

Station 1 : Sign-in/Check-in

Station 2 : Overview and Context

Station 3 : Vision Plans

Station 4 : Rezoning Process and Procedures

Station 5 : Arizona State Land Department

Station 6 : Conceptual Framework Plans

Station 7 : Utility and Infrastructure

Station 8 : Incorporation

SAN TAN URBAN CORE LARGE MASTER PLANNED COMMUNITY (L-MPC)

CENTRAL ARIZONA COLLEGE-
SAN TAN CAMPUS

NEIGHBORHOOD MEETING



PINAL COUNTY
WIDE OPEN OPPORTUNITY

COMMUNITY PLANNING DIRECTOR- BRENT BILLINGSLEY

PLANNING MANAGER - HARVEY KRAUSS
SENIOR PLANNER - SANGEETA DEOKAR

12/9/24

Development Services Department

□ PROPOSAL: 2 CASES

Minor Comprehensive Plan Amendment

- ▣ **PZ-PA-014-24:** Land Use change to re-designate 3238.7 ± acres from to Suburban Neighborhood, Urban Transition, Urban Center and Suburban Office to ‘Special District’

Rezone

- ▣ **PZ-028-24:** Rezone 3238.7 ± acres
From General Rural (GR) to
Large Scale Master Plan Community (L-MPC) Zoning District

SAN TAN VALLEY URBAN CORE- L-MPC



□ **PROPOSAL**

- ▣ **Size:** 3238.7 ± acres

- ▣ **Location:** North of Bella Vista Road, South of Hash Knife Draw Road and east of Hunt Highway in the STV Area

- ▣ **Owner/Representative:** Arizona State Land Department (ASLD), Karen Dada

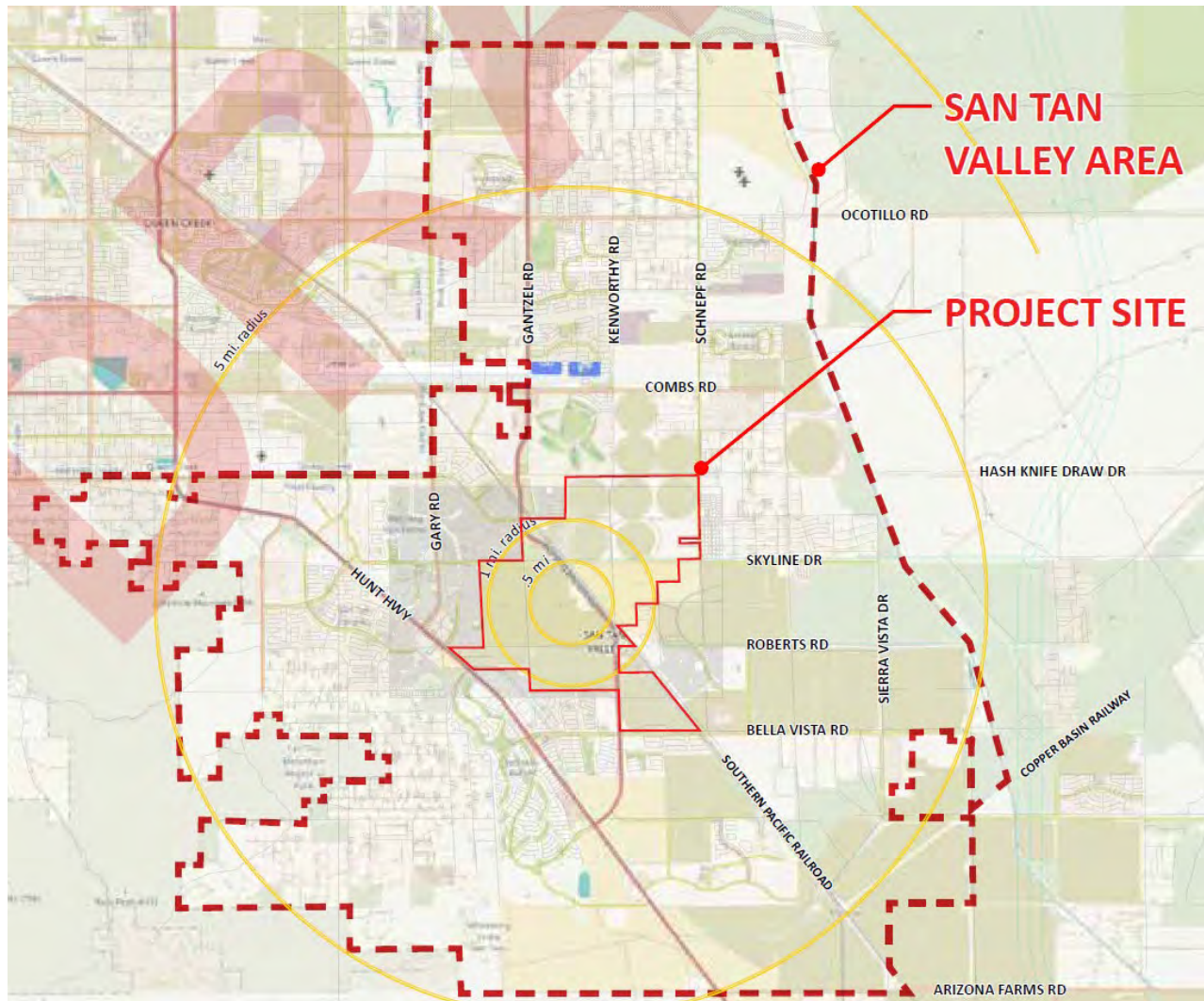
- ▣ **Consultants:**
 - Wood Patel : Nicholas Brown, Jake McGinley
 - Swaback PLLC : Jeffery M Denzak, Troy Hansen
 - Traffic Engineer-Lokahi Group : Shelly Sorensen

SAN TAN VALLEY URBAN CORE- L-MPC

PROJECT TIMELINE

30 th Oct	Authorize Incorporation Petition by Board of Supervisors
9 th - Dec	Neighborhood meeting (CAC –San Tan Campus)
16 th Jan	Planning & Zoning Meeting (P&Z)
19 th Feb	Board of Supervisors Meeting (BOS- Tentative)
28 th Apr	San Tan Valley Incorporation Committee Tasks completed. STV Inc. Petition Drive

Project Boundary



SAN TAN VALLEY CORE: NEIGHBORHOOD MEETING SIGN IN SHEET

Location	Event Date	Time
Central Arizona College – San Tan Campus 3736 East Bella Vista Road, San Tan Valley, AZ 85143	Monday, December 9, 2024	6:00 PM – 8:00PM

Name	Phone	Email	Home Address
Boell, Richard	4866597200	rich.tradewind@aol.com	32232 N Cappuccin STV.
ZIEGLER, Robert			32041 N. BUCKSKIN RD STV
Steve Walb	602-489-4969	SNWALB@YAHOO.COM	598 E Taylor Trail, STV
Diane Combes	818-521-0807		
Deb Grett	480-560-0802		
JACK MAULLER	714-473-0759		
Holly Martinez	843-981-9041	acct.holly@gmail.com	735 W. Desert Canyon Dr. San Tan Valley, AZ 85143
ANTHONY MARTINEZ	619-300-4353	TONY MARI @ AOL. COM	" " "
JACK MAULLER	714 473 0759	JACKMAULLER@qnetic.ca	32230 N. Sunflower Man San Tan Valley AZ 85143
Todd Williams	602-810-0050	toddgwaz@cox.net	1455 E Baker Ave San Tan Valley, AZ 85140
HARVEY KRAUSS	520-866-6045	HARVEY.KRAUSS@pinabopv	

SAN TAN VALLEY CORE: NEIGHBORHOOD MEETING SIGN IN SHEET

Location	Event Date	Time
Central Arizona College – San Tan Campus 3736 East Bella Vista Road, San Tan Valley, AZ 85143	Monday, December 9, 2024	6:00 PM – 8:00PM

Name	Phone	Email	Home Address
Jeanne Stockton	402 306 4051	Greenes1@yahoo.com	29209 N Grecko Trl
Jarrett + Heidi Nixon	480 313 9308 541-291-6313	heidinixon@gmail.com	594 W. Desert Hills Dr 33493 N Slate Creek Dr.
Roger & Connie Stephenson		Connieestephenson@gmail.com	
Valerie Lujan	x6667	valerie.lujan@pinal	
Trecia Koozer	x8064	Trecia.Koozer@gmail.com	
Joe R. Ortiz	x6413	joe.ortiz@pinal.gov	
Bill Standard	253-561-7949	wstandard@q.com	753 E. Las Pintas Ln Queen Creek
Charlie Schwab	317-517-9395	cschwab@awolff.com	3720 N. 40th Place Phoenix AZ
Fawn Egan	480 216 4351		829 E Rosebud 85143
Mike Goodman	520-483-3820		
Harold V. Stroup	507-920-9270		29693 North Grecko Trail

SAN TAN VALLEY CORE: NEIGHBORHOOD MEETING SIGN IN SHEET

Location	Event Date	Time
Central Arizona College – San Tan Campus 3736 East Bella Vista Road, San Tan Valley, AZ 85143	Monday, December 9, 2024	6:00 PM – 8:00PM

Name	Phone	Email	Home Address
Fred Williams	219-973-5800	LucyFan76@AOL.COM	34417 N Karan Swiss Circle 85143
Denise Pietro	805 217-1677		866 E Rosebud Dr 85143
David Warby	425-359-8318	warby-family@hotmail.com	31699 N. Mesquite Way S.T.V 85144
Kevin Dancey	403 828-8091	kjdancey@gmail.com	949 E Pasture Canyon Dr 85143
Nicole Weaver	903 343 5662	nikolec@gmail.com	608 W Fruit Tree Ln 85143
Jshen	903 343 2595	vdunt.krow@gmail.com	" "
Margaret Hill	281-772- 362 5981	marceljane223@gmail.com	34201 W. Climbing Vine Dr 86140
Alun Hill	281-950 3637	Waterhill@earthlink.net	" " " " " "
Jason Corcoran	480-274-9697	jcorcoran@hotmail.com	33843 N. slate creek Dr
Bob Singh	480 232 3749	bob@SinghAutos.com	2644 W Flint St Chandler - 85224
Gordon Kell	(602) 516-6242	GORDON@PENNANTDEVELOPMENT.COM	

SAN TAN VALLEY CORE: NEIGHBORHOOD MEETING SIGN IN SHEET

Location	Event Date	Time
Central Arizona College – San Tan Campus 3736 East Bella Vista Road, San Tan Valley, AZ 85143	Monday, December 9, 2024	6:00 PM – 8:00PM

Name	Phone	Email	Home Address
Bill McHugh Ashmen. D.			11132 W Phillips Rd Chandler AZ 85249.
Teresa R D. Spr			690 E. Cavajito Trl San Tan Valley 2862 N. Daisy Drive
Andy Haas	602-882-5324	haas.stvadvisorycouncil@gmail.com ajhaas1@gmail.com	31618 N. Bobcat Way STV, AZ 85143
Kevin Warren	443-602-5971	Kevin Warren @ SHINE TFW.COM	Give to Mike Goodman



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **16TH** DAY OF **JANUARY, 2025**, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 85 N FLORENCE ST., FLORENCE ARIZONA, TO CONSIDER THE APPLICATION FOR A **NON-MAJOR COMPREHENSIVE PLAN AMENDMENT AND REZONING** TO AMEND THE SAN TAN VALLEY SPECIAL AREA PLAN LAND USE AND ZONING AND/OR MAPS FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-PA-014-24 - PUBLIC HEARING/ACTION: Arizona State land Department, Karen Dada, landowner/representative, Swaback PLLC, Jeffery M. Denzak applicant/agent, requesting, a Non-Major Comprehensive Plan amendment to the San Tan Valley Special Area Plan to re-designate 3238.7± acres from Suburban Neighborhood, Urban Transition, Urban Center and Suburban Office to 'Special District' land-use designation situated in Sections 4 and 8, and in portions of Section 5,7,9,16,17 and 18, Township 03, South, Range 08 East, G&SRB&M, Tax parcels (legal on file), generally located north of Bella Vista Road, south of Hash Knife Draw Road, and east of Hunt Highway in the San Tan Valley area, in the unincorporated Pinal County.

PZ-028-24 – PUBLIC HEARING/ACTION: Arizona State land Department, Karen Dada, landowner/representative, Swaback PLLC, Jeffery M. Denzak applicant/agent, requesting a rezone from **General Rural (GR)** to **Large Master Plan Community (L-MPC) Zoning District** on 3238.7+/- acres situated in Sections 4 and 8, and in portions of Section 5,7,9,16,17 and 18, Township 03, South, Range 08 East, G&SRB&M, Tax parcels (legal on file), generally located north of Bella Vista Road, south of Hash Knife Draw Road, and east of Hunt Highway in the San Tan Valley area, in the unincorporated Pinal County

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyyaz.gov/236/Notice-of-Hearings>

DATED this **14th** day of **November 2024**, Pinal County Community Development Dept.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE DEVELOPMENT SERVICES DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (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

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 MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
PO BOX 749 (85 N. FLORENCE ST.)
FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON November 14, 2024.

Contact for this matter: Sangeeta Deokar
E-mail Address: sangeeta.deokar@pinalcountyyaz.gov
Phone #: (520) 866-6641 Fax: (520) 866-6435

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Arizona Republic
Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

Dec. 26, 2024

NOTICE ID: dlrZc56FxyL9UchHNad0

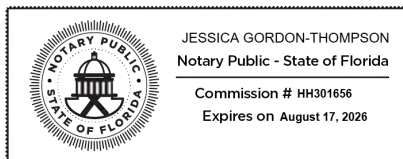
NOTICE NAME: PZ-PA-014-24 and PZ-028-24

Rachel Cozart

(Signed) _____

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this: 12/27/2024

J. Rosa

Notary Public

Notarized remotely online using communication technology via Proof.

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above)

2) Your name, address, telephone
number and property tax parcel
number (Print or type)

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supporting or opposing the request

4) 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 MUST

BE FILED WITH:
PINAL COUNTY DEVELOPMENT

SERVICES DEPARTMENT
PO BOX 749 (85 N. FLORENCE

ST.)
FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON
November 14, 2024.

Contact for this matter: Sangeeta
Deokar

E-mail Address:sangeeta.
deokar@pinalcountyyaz.gov

Phone #: (520) 866-6641 Fax:
(520) 866-6435

No. of publications: 1: date of
publication: Dec 26, 2024



Arizona

PO Box 632099, Cincinnati, OH 45263-2099

GANNETT

AFFIDAVIT OF PUBLICATION

Pinal County Development Service Dep
Pinal County - Finance
Po Box 1348
Florence AZ 85132-3027

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:

12/23/2024

and that the fees charged are legal.
Sworn to and subscribed before on 12/23/2024

Legal Clerk

Notary, State of WI, County of Brown

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Notary Public
State of Wisconsin

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- 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 MUST BE FILED WITH: PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT PO BOX 749 (85 N. FLORENCE ST.) FLORENCE, AZ 85132 NO LATER THAN 4:00 PM ON November 14, 2024.

Contact for this matter: Sangeeta Deokar
E-mail
Address: sangeeta.deokar@pinalcountyz.gov
Phone #: (520) 866-6641 Fax: (520) 866-6435
Pub: Dec 23, 2024

AFFIDAVIT OF PUBLICATION

Pinal County Development Service Dep
Pinal County - Finance
Po Box 1348
Florence AZ 85132-3027

STATE OF WISCONSIN, COUNTY OF BROWN

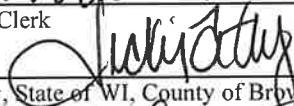
The Arizona Republic, a newspaper published in the city of Phoenix and general circulation in the counties of Maricopa, Coconino, Pima and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

12/23/2024

and that the fees charged are legal.
Sworn to and subscribed before on 12/23/2024



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$974.46	
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VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 16th DAY OF JANUARY, 2025, AT THE PINAL COUNTY, EMERGENCY OPERATIONS CENTER (EOC), 85 N FLORENCE ST, FLORENCE, ARIZONA, TO CONSIDER THE PROPOSED UPDATE TO THE PINAL COUNTY DEVELOPMENT SERVICES CODE, TITLE 1 GENERAL CODE PROVISIONS, AND TITLE 2 ZONING UNDER THE CASE PZ-C-004-24, IMPACTING PROPERTIES IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

**NOTICE OF PUBLIC REVIEW
DRAFT PINAL COUNTY
DEVELOPMENT SERVICES CODE
UPDATE**

Notice is hereby given that Pinal County will consider a proposed comprehensive update of the Pinal County Development Services Code, Title 1 – General Code Provisions and Title 2 – Zoning, also known as the Pinal County Zoning Ordinance. This is the first comprehensive revision of the Zoning Ordinance since 2012 and represents a complete update and modernization of the Zoning Ordinance. The Zoning Ordinance is being revised to establish new and modified land use regulations which will guide future development and design throughout unincorporated Pinal County.

General Updates

The proposed Zoning Ordinance includes, without limitation, the following updates:

new and revised zoning districts, administrative procedures, permitted and special permitted land uses in each zoning district, specific use standards for certain uses (home based business, group homes, recreational vehicles, mobile vendors, etc.) and development standards (setbacks, height, minimum lot size, etc.), county-wide general provisions and standards (accessory structures, lighting, hillsides, walls, signs, parking, etc.), and land use definitions that regulate development on properties throughout unincorporated Pinal County. This update would affect all properties within unincorporated Pinal County and add additional requirements for property located in a high noise or accident potential zone.

Updates to Existing Topics

A large part of the revision process includes updates to several key sections of the existing Zoning Ordinance. Some of the sections that are undergoing noteworthy changes include, but are not limited to, the following:

- Temporary Use Permits
- Special Event Permits
- Off-Street Parking
- Outdoor Lighting
- Signs
- Home-Based Businesses
- Accessory Dwelling Units
- Recreational Vehicle Usage
- Group Homes

Inclusion of New Topics

Additionally, entirely new topics are addressed in the update of the Zoning Ordinance. Some of the new topics include, but are not limited to, the following:

- Hillside Development
- Animal Husbandry
- Mobile Vendors
- Water Conservation
- Dark Sky Overlay
- Microschools
- Aquifer Protection
- Breweries, Wineries, and Tasting Rooms

Landscaping and Landscape Plan

A copy of the Public Review Draft of the Zoning Ordinance will be released on January 16, 2025, and is available for review and comment until April 15, 2025 at the Pinal County Community Development Department located at 85 N. Florence Street, Florence, AZ 85132; at select County Facilities (for specific locations, see the project website at <https://www.pinal.gov/DevServicesCodeUpdate>); and on the

County's website at www.pinal.gov. You may also scan the QR code to be taken directly to the project website. The Pinal County Planning & Zoning Commission and then the Pinal County Board of Supervisors will hold public hearings on the proposed changes to the Zoning Ordinance. Additional notices will be published regarding these hearings and additional comments will be welcome throughout the public hearing process.



COPIES OF THE PROPOSED ZONING AMENDMENT ARE AVAILABLE FOR REVIEW UNDER THE PINAL COUNTY WEBSITE AT: <https://www.pinal.gov/DevServicesCodeUpdate>

COPIES ARE ALSO AVAILABLE AT THE DEVELOPMENT SERVICES BUILDING (85 N FLORENCE ST, FLORENCE, AZ 85132); PLEASE REFER TO PZ-C-004-24 WHEN INQUIRING. ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTIONS TO ANY PROPOSED AMENDMENT.

Contact for this matter:
Brent Billingsley, Community Development Director

E-MAIL ADDRESS:
Brent.Billingsley@pinal.gov, PHONE #: (520) 866-6409, FAX: (520) 866-6435

DATED THIS 16th DAY OF DECEMBER 2024.

Pinal County Planning and Development Department

Pub: Dec 23, 2024