

DENY Construction

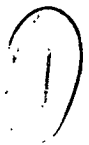
From: Ashley Mascorro (ashley.mascorro@me.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, December 14, 2021, 10:52 PM MST

NO MORE TRAFFIC
Ashley Mascorro
2864 W Peggy Dr

Sent from my iPhone



High density housing.

From: ROBERT MARTINSON (martinsontechnicalservices@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:00 PM MST

Please do not allow high density housing to be built near Hunt Highway and Gary intersection.
I am a homeowner in Morning Sun Farms and Johnson Ranch.
Robert L Martinson

RLMartinson
307-267-2673
Sent from my iPad

①

Deny

From: Mindy M (mindymfreed@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:35 PM MST

Name: Mindy freed

Address: 32154 N Caspian Way San tan valley

Deny high density housing. We just moved to San tan valley from Gilbert. The roads are really scary. To take a left on hunt highway to go to the grocery store is a life risking experience at times. We loved it out here because it wasn't crowded as far as homes go.

However, The roads are already a mess and high density housing will just make it more unsafe. Please no more high density housing. For the sake of what San tan valley is all about. "A little out there but worth the drive".

Thank you

Sent from my iPhone

A handwritten mark consisting of a vertical line inside a hand-drawn oval, resembling the number 1.

Apartments

From: MICHAEL OLSON (ahhruba@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:16 PM MST

Michael Olson 344 e canyon rock road San tan valley Az 85143

Sent from my iPad

A handwritten mark consisting of a vertical line inside a circle, resembling the number 1.

(No Subject)

From: Roberta Corbin (bobbi2875@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 08:13 PM MST

Stop high density

Sent from my iPhone

①

Petition Re STV High Density Development

From: C Gnam (gnamc@earthlink.net)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 07:03 PM MST

Please add my name to the petition to halt construction of TWO high density residential apartments near the intersection of Hunt Highway and Gary Road.

Cynthia Gnam

252 East Canyon Rock Road

San Tan Valley, AZ 85143

858-405-2219

Thank you

Sincerely,

Cynthia Gnam

1

Stop high density homes in San Tan valley

From: Doug Unger (d.unger.ent@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:12 PM MST

Douglas Unger 862 E Dry Creek rd, San Tan Valley

1

Include my name to stop rezoning for apartments

From: Sharon Harris (sharonannharris@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 04:53 PM MST

Sharon Harris 29169 N Rosewood Drive

①

No apartments.

From: Mojo (mojobst@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:03 PM MST

To the board of supervisors,

My name is Morgan Jobst. I am a mother and a wife and have lived in San tan valley for 4 years. There has been word of many developers wanting to build apartments in San tan valley. There are petitions for 2 apartment complexes on Gary and hunt hwy and another one off of ironwood and ocotillo. I'm asking you to vote no. The people of San tan do not want to be industrialized in this way. We want to stay a suburb. Further, our roads are not equipped to deal with this kind of traffic. Both of the intersections at the proposed locations are the most dangerous in the valley. I am also personally aware that our police force can not handle the potential increase in crime this could bring. I ask that you vote no to developers that don't care about San tan valley or it's people.

Thank you.

Sent from my iPhone

①

Petition against HDH

From: Brett Rathi (brettrathi@cox.net)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 05:12 PM MST

I petition against any high density housing in San Tan Valley.
Brett Rathi
58 E Macaw Ct
San Tan Valley, AZ 85143

①

Opposed to the Project

From: Michael Cohen (feliner2kk@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 05:12 PM MST

I am strongly opposed to the proposed project of apartment complexes near Hunt Hwy. and Gary. There is too much traffic now on roadways that were not designed to carry the current volume. Apartments lead to higher criminal activity. They are unsightly. The proposals do not meet the criteria of the Pinal County Comprehensive Plan. I urge the Pinal County Board of Supervisors to DENY the requests of the developers.

Michael Cohen
1282 E Eucalyptus Ln
San Tan Valley AZ 85143



Rezoning for apartment complex

From: JanetLynne Schultz (jlynnie@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 06:09 PM MST

Building a multi family apartment complex would create a tremendous hardship for San Tan Valley residents. The growth spurt has already created horrible congestions in that very area. The infrastructure cannot support this ,it would take more roadways in and out of San Tan before any project can even be considered. I opposed this rezoning and I'm a long time resident.

Janetlynn Schultz

1668 E. Desert Rose Trail
San Tan Valley Az. 85143



apartment buildings

From: robert wallgren (rhwallgren@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 05:49 PM MST

robert wallgren
31380 n gecko trail san tan valley

①

Petition

From: Cassandra FitzGerald (cassaundrafitz@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 04:51 PM MST

Cassandra FitzGerald
29429 North Broken Shale Drive San Tan Valley, AZ 85143

Thank you,
Cassandra FitzGerald
(909)437-2009

Sent from my iPhone



High density

From: Harold Ver Steeg (versteegharold@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 04:39 PM MST

Harold Ver Steeg
29693 North Gecko Trail
San Tan Valley 85143

Sent from my iPad

1

Address

From: the2foxes@gmail.com (the2foxes@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 11:36 AM MST

I just emailed my opposition e-mail to the proposed apartment complex but did not include my addresses. Again, I am OPPOSED to the project. We are already getting overcrowded w/traffic & building in general.

Robert Fox
127 West Saddle Way
San Tan Valley, AZ 85143

Sent from my iPhone

①

,

Apartments Construction

From: pedro lozada (plozada415@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 08:23 AM MST

Pedro Lozada
752 E. Cowboy Cove Trail
San Tan Valley, AZ 85143
Cell (201) 936-5931

Sent from my iPhone



Stop the Build

From: Nancy Brown (qsaqsy13@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 08:23 AM MST

Add me to the petition

Nancy Brown
30077 N Candlewood DR.
San Taan Valley, AZ 85143



Petition

From: Bonita Rathi (bonitarathi@cox.net)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 08:06 AM MST

Bonita W Rathi
58 e macaw ct
San tan valley, AZ 85143

Have a magnificent day,
Bonita

①

Protest to High Density Apartments

From: Sharon Odegaard (sherio625@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 08:09 AM MST

I very much protest high density apartment houses at Hunt Highway and Gary Road and urge Pinal County to halt construction of these units. Traffic in this area is already congested and high density apartment complexes will only add to the amount of traffic on both Hunt Highway and Gary Road.

Sharon Odegaard
31464 North Sonza Way
San Tan Valley, AZ 85143

Sent from my iPad



San Tan Valley High Density Development Focus

From: Cheryl Matthews (cherylmattthews@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 07:49 AM MST

Cheryl Matthews
28175 N Abby Circle
San Tan Valley, AZ

Sent from my iPhone



(No Subject)

From: Janet Whitmoyer (jwhit6513@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 07:45 AM MST

Please add my name to the petition to deny the proposal for rezoning.

Thank you,

Janet Whitmoyer
28563 North Posse Rd
San Tan Valley, AZ 85143



Support of petition

From: patricia.thomas70@gmail.com (patricia.thomas70@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 07:45 AM MST

I am in support of the petition to stop the two high density apartment buildings in the area of Hunt Hwy and Gary. I am a resident of Johnson Ranch in San Tan Valley.

Patricia Thomas
28327 N Welton Pl
San Tan Valley AZ 85143

Sent from my iPhone

①

Fwd: San Tan Valley High Density Development Focus Group

From: Ken Budzak (kwbudzy@sasktel.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 06:48 AM MST

✓ External images are now more secure, and shown by default. [Change in Settings](#)

Please add my name to the petition:

Ken Budzak
29680 N Yellow Bee Dr

Sent from my iPhone

Begin forwarded message:

From: Johnson Ranch Community <bethany.eldredge@fsresidential.com>
Date: November 23, 2021 at 10:26:46 AM CST
To: kwbudzy@sasktel.net
Subject: San Tan Valley High Density Development Focus Group
Reply-To: bethany.eldredge@fsresidential.com



CALL TO ACTION IN SAN TAN VALLEY

Your assistance is being requested in supporting the recommendation that the Pinal County Board of Supervisors **DENY** the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley. The proposed developments do not meet the Pinal County Comprehensive Plan criteria. The developers are requesting rezoning of the two parcels of property, variances to setbacks, and they have identified that there could be upwards of 2,500 additional vehicles going through the intersection on a daily basis.



We recognize that many have not been able to return to the area for various reasons. Therefore, if you agree to the attached petition to halt construction

Re: San Tan Valley High Density Development Focus Group

From: Dottie Rankin (dottieaz31@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 06:42 PM MST

✓ External images are now more secure, and shown by default. [Change in Settings](#)

Putting more housing out here is absolutely ridiculous. We need better roads. Our school are already crowded..that's just for starters.

Dottie Rankin
1140 e. Canyon trail
San tan valley az
85143
Get [Outlook for Android](#)

From: Johnson Ranch Community <bethany.eldredge@fsresidential.com>

Sent: Tuesday, November 23, 2021 9:26:44 AM

To: dottieaz31@msn.com <dottieaz31@msn.com>

Subject: San Tan Valley High Density Development Focus Group



CALL TO ACTION IN SAN TAN VALLEY

Your assistance is being requested in supporting the recommendation that the Pinal County Board of Supervisors **DENY** the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley. The proposed developments do not meet the Pinal County Comprehensive Plan criteria. The developers are requesting rezoning of the two parcels of property, variances to setbacks, and they have identified that there could be upwards of 2,500 additional vehicles going through the intersection on a daily basis.

We recognize that many have not been able to return to the area for various reasons. Therefore, if you agree to the attached petition to halt construction of **TWO** high density residential apartments near the intersection of Hunt

①

Petition

From: Andrea Benedict (andreabenedictaz@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 11:15 AM MST

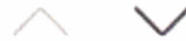
External images are now more secure, and shown by default. [Change in Settings](#)

Please add me to the attached petition:

Andrea Marie Benedict
2647 E Denim Trail, San Tan Valley, AZ 85143

09:56 F

99%



Details

CALL TO ACTION IN SAN TAN VALLEY

Your assistance is being requested in supporting the recommendation that the Pinal County Board of Supervisors **DENY** the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley. The proposed developments do not meet the Pinal County Comprehensive Plan criteria. The developers are requesting rezoning of the two parcels of property, variances to setbacks, and they have identified that there could be upwards of 2,500 additional vehicles going through the intersection on a daily basis.

We recognize that many have not been able to return to the area for various reasons. Therefore, if you agree to the attached petition to halt construction of **TWO** high density residential apartments near the intersection of Hunt Highway and Gary Road, please respond to this email

①



CALL TO ACTION IN SAN TAN VALLEY

Your assistance is being requested in supporting the recommendation that the Pinal County Board of Supervisors **DENY** the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley. The proposed developments do not meet the Pinal County Comprehensive Plan criteria. The developers are requesting rezoning of the two parcels of property, variances to setbacks, and they have identified that there could be upwards of 2,500 additional vehicles going through the intersection on a daily basis.

We recognize that many have not been able to return to the area for various reasons. Therefore, if you agree to the attached petition to halt construction of **TWO** high density residential apartments near the intersection of Hunt Highway and Gary Road, please respond to this email address: StopSTVHighDensity@yahoo.com

In your response, please include your name and address. We will then add your response to petition documents that will be presented at any county meeting when the issue comes up.

Please feel free to forward this along to others. If you have already signed a hard copy of the petition, please do not sign this one. However, if others in your household have not signed a hard copy, please feel free to add their name and address on the returned email.

Please respond to StopSTVHighDensity@yahoo.com

We greatly appreciate your consideration,

Stop San Tan Valley High Density Development Focus Group

This is informational only. Please do not respond directly, as this communication will not be monitored.

Johnson Ranch Community Association Office | 480-987-8073

1475 E Bella Vista Rd San Tan Valley, AZ 85143

JRCA Website: www.johnsonranch.com

After-hours common area emergencies, please contact our Customer Care Center: [480-551-4300](tel:480-551-4300)


Reply


Reply all


Forward


Delete


More



DENY Construction

From: Robert@showtimeAZ.com (robert@showtimeaz.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 10:58 AM MST

Robert Mitchell
3074 W Belle Ave San Tan Valley, AZ 85142

Thanks!



Robert Mitchell

[SHOWTIME REALTY & PROPERTY MANAGEMENT](#)

Full Service Residential Real Estate and Property Management

Showtime Realty Professionals, LLC

2454 E. Southern Ave #101

Mesa, AZ 85204

480-201-5623



Housing Development

From: Shannon G (doalots@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 09:11 AM MST

I would like to sign the petition.

Sincerely,

Shannon Guches

①

DENY Construction

From: Johnny Bowman (johnnybowman35@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 07:53 PM MST

I would like to express my opposition to the resining of the two parcels that is being considered for the purposes of building apartments. The additional traffic and lack of infrastructure to support these apartments will create extra problems to our community.

Johnny Bowman
2377 W Angel Way
San Tan Valley, Arizona 85142
602-525-7152

--

Sent from Gmail Mobile

①

I Vote to Halt Construction

From: Mary Hakman (mary.hakman@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 30, 2021, 11:51 PM MST

I vote to halt construction of two high density residential apartments near the intersection of Hunt Highway and Gary Road.

Mary Grzybowski-Hakman
28111 N Welton Place
Johnson Ranch
San Tan Valley, AZ

A handwritten mark consisting of a large, roughly drawn circle with a vertical line through its center, resembling a stylized '1' or a signature.

No to apartments at hunt hwy and Gary rd

From: John Schrader (johnspolygraphs@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 30, 2021, 05:11 PM MST

John Schrader 281 e embassy dr San tan valley at

Sent from my iPad



Petition

From: Mark Schams (markschams@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 30, 2021, 01:42 PM MST

No to the apartment complex!

Mark Schams. Az residence address:

33 west Sun Ray Drive

Queen Creek, Az

85143

Home address:

1602 Salmo Circle

Kenai, Ak

99611

Sent from my iPhone

A handwritten mark consisting of a vertical line inside a circle, possibly a signature or a stamp.

DENY Construction

From: carol langdon (clangdon123@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:03 AM MST

Carol Langdon

3798 W Carlos Ln
San Tan Valley Az. 85142

Sent from Yahoo Mail for iPhone



DENY Construction

From: Bryan S (bvenom28@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 10:59 AM MST

Bryan Scobee

2980 W Mineral Butte Dr, San Tan Valley , AZ 85142

A handwritten mark consisting of a large, stylized letter 'D' with a vertical line through its center, resembling a signature or a specific symbol.

DENY Construction

From: sandra lomu (slomu8@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 10:59 AM MST

Too much traffic on Hunt already. Please stop!!!!

Sent from my iPhone

A handwritten mark or signature, possibly the number '1' inside an oval, located in the bottom right corner of the page.

DENY Construction

From: Sandra DeCuzzi (sandrab516@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 07:22 PM MST

I am strongly opposed to the construction of apartments located in close proximity to where I reside. This would surely cause a significant decline in the quality of life I bought into when I purchased my home in San Tan Heights.

Sandra DeCuzzi
3498 W Hayden Peak Dr.
San Tan Valley, AZ 85142

Sent from my iPhone

A handwritten mark or signature, possibly a stylized 'D' or a similar symbol, located in the bottom right corner of the page.

DENY Construction

From: Anthony Elrod (anthonyelrod82@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:08 AM MST

Anthony Elrod
2962 West Peggy Drive
San Tan Valley, AZ. 85142

Sent from my iPhone



DENY Construction

From: Sal Kille (skille915@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:06 AM MST

As a resident in the area, I DO NOT agree with the construction of any apartments, high density or otherwise.

Sal Kille
3511 W Allens Peak Dr,
San Tan Valley, 85142

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

DENY Construction

From: Gregory Lokka (gregory.lokka@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:05 AM MST

Hello,

I would like to be added to stopping the building of the apartment complexes.

Thanks,
Greg Lokka
32435 N Royce Rd
San Tan Valley, AZ 85142

①

DENY Construction

From: Cathy Bombardieri (cathybombardieri@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 07:29 PM MST

I am in complete objection to this apartment complex being built in an already overpopulated area of high traffic. Furthermore this will affect our property values. My name is Catherine Bombardieri of 2808 W Tanner Ranch Road in San Tan Heights.

Sent from my iPhone

①

DENY Construction

From: Linda Hobbs (lhobbs7@cox.net)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 06:52 PM MST

Stop this insanity building. David Hobbs, 27812 W. Peggy Drive, San Tan Valley, AZ 85142

6

DENY Construction

From: Linda Hobbs (lhobbs7@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 06:51 PM MST

Belinda Hobbs, 2781 W. Peggy Drive, San Tan Valley, 85142. This is awful what you are proposing. Where are they going to school for just one problem.

A handwritten mark consisting of a vertical line inside a circle, resembling the number '1' or '0'.

DENY Construction

From: JASON KARLOVIC (jmkarlovic@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:18 AM MST

Please include my name to the petition to halt construction of two high density apartments at the corner of Hunt Hwy and Gary Rd.

Melissa Karlovic
3435 W White Canyon Rd
San Tan Valley, AZ 85142

A handwritten mark, possibly a signature or initials, consisting of a vertical line inside an oval shape.

DENY Construction

From: Cindy Holloway (cindyryne@outlook.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:18 AM MST

Cindy (DeLano) Holloway
3100 W Hayden Peak Drive
San Tan Valley, AZ 85142

Please add me to the petition.

Thank you,
Cindy

①

DENY Construction

From: JASON KARLOVIC (jmkarlovic@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:18 AM MST

Please include my name to the petition to halt construction of two high density apartments at the corner of Hunt Hwy and Gary Rd.

Jason Karlovic
3435 W White Canyon Rd
San Tan Valley, AZ 85142

A handwritten mark, possibly a signature or initials, consisting of a circle with a vertical line through it, located in the bottom right corner of the page.

DENY Construction

From: Jerry Quarles (quarles99@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:15 AM MST

I support the petition to stop rezoning the multi-housing complexes in the area of Hunt/Gary. I am retired Law Enforcement and have worked with Multi-housing during my career. In addition to the increased traffic these developments will bring, they will also invite a variety of crime to the existing HOA's and businesses in the area.

I DENY construction

Jerry Quarles
2878 W. White Canyon
San Tan Az. 85142

①

DENY Construction

From: Anthony Gomez (gomezhorca@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:12 AM MST

This community doesn't need more apartments nor residences. What we need are roads to deal with the high occupational traffic

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized 'D' or a signature.

DENY Construction

From: carol langdon (clangdon123@yahoo.com)

To: stopstvhighdensity@yahoo.com; clangdon123@yahoo.com

Date: Wednesday, December 1, 2021, 11:11 AM MST

Sent from Yahoo Mail for iPhone

①

DENY Construction

From: Judi Hosterman (judih1965@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:09 AM MST

Judi Brewer 4624 W Crescent Rd, San Tan Az 85142

Deny apartments building.

Sent from my iPhone

①

DENY Construction

From: brownym1985@gmail.com (brownym1985@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:10 AM MST

My name is Megan Brown and my address is 2439 West Silver Creek Lane, Queen Creek AZ 85142 and I do NOT want apartments added by my community. It is already congested enough as it is.

Sent from Mail for Windows



DENY Construction

From: Renee Bohannon (renee.m.bohannon@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 06:39 PM MST

Renee Bohannon
3004 W. Tanner Ranch Rd

DO NOT BUILD APARTMENTS!!!

DENY!

--

Thanks,

Renee Bohannon
480-410-2002

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

DENY Construction

From: Sheila Lindgren (slindgren1196@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:21 AM MST

I deny the building of the 2 apartment complexes.

Sheila Lindgren

32944 N Madison Way Drive

480-468-2227

Sent from my iPhone

A handwritten mark, possibly a signature or initials, consisting of a circle with a vertical line through it, located in the bottom right corner of the page.

DENY Construction

From: Shannon Akui (shannonakui@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:00 PM MST

Good afternoon,

I am in support of the request to deny the apartment complexes on Hunt and Gary.

Sincerely,

Shannon Akui
33135 N Double Bar Rd.
Queen Creek, AZ 85142

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized 'D' or a signature.

DENY Construction

From: Shannon Akui (shannonakui@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:00 PM MST

Good afternoon,

I am in support of the request to deny the apartment complexes on Hunt and Gary.

Sincerely,

Shannon Akui
33135 N Double Bar Rd.
Queen Creek, AZ 85142

A handwritten mark, possibly a signature or initials, consisting of a circle with a vertical line through it, located in the bottom right corner of the page.

DENY Construction

From: jeff@jstmj.com (jeff@jstmj.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:57 AM MST

Please add the following names to the petition:

Jeff Clark

32836 N Quail Ave

Queen Creek, AZ 85142

Shana Clark

32836 N Quail Ave

Queen Creek, AZ 85142

Thank you,

Jeff Clark

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

DENY Construction

From: Lynn Thomas (lynnthomas1000@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 06:06 PM MST

Lynn Thomas
33246 N Falcon Trail
Queen Creek 85142



DENY Construction

From: Tiffany Thyfault (tiffanytefo@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:53 AM MST

--

STOP

Tiffany Thyfault

①

DENY Construction

From: Ryan T. Smith (ryan.smith@maximintegrated.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:49 AM MST

My wife would like to be added to the petition to stop the apartment buildings at Hunt Hwy and Gary Rd

Please add:

Rebecca Smith – 32564 N Cherry Creek Rd Queen Creek, AZ 85142

Thank you

Ryan Smith
Layout Designer – Automotive Business Unit
531 E Elliot Rd, Chandler, AZ 85225 | USA
Office: + 1 (480) 503-5843 | Mobile: +1 (480) 272-2709



DENY Construction

From: Judy Thorson (judythorson25@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:47 AM MST

Please do NOT build the high density housing on Hunt and Gary. Traffic will surely be a problem.

Judy Thorson

San Tan Heights

4072 W Alabama Ln, Queen Creek, AZ 85142

A handwritten number '1' inside a hand-drawn circle, located in the bottom right corner of the page.

DENY Construction

From: Annette Simmons (62netters@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 06:29 PM MST

Annette Simmons
2322 W Goldmine Mountain Dr,
San Tan Valley, AZ 85142
602.525.4530

①

DENY Construction

From: Jeanne Penland (jeanne.jp65@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 06:22 PM MST

Jeanne Penland 2718 W Mila Way San Tan Valley,Az

A handwritten mark consisting of a large, stylized letter 'D' with a vertical line through its center, resembling a '1' or a signature.

DENY Construction

From: lhanko625@centurylink.net (lhanko625@centurylink.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 06:20 PM MST

As a resident of the San Tan Heights community, I urge to to deny the construction of the proposed apartment complexes, at Hunt highway and Gary Rd.

Traffic is already a major problem, as there is no opportunity to widen either of these roads. Adding potentially thousands more cars traveling these roads will cause even more congestion, and wrecks.

Regards,

Lori Hanco
4361 W South Butte Rd.
San Tan Valley, AZ

Sent from my iPhone

①

DENY Construction

From: Julie Hayes-Cruse (jh307@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:45 AM MST

Please stop the construction of apartment buildings we DO NOT need the traffic etc. my name is Julie Cruse
3178 W Santa Cruz
San Tan Valley, AZ 86142

Sent from my iPhone

①

DENY Construction

From: Lynsey Gonzales (gonzaleslynsey@ymail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:35 AM MST

I Lynsey Tuala DENY the construction of two apartment complexes near the intersection of Hunt Highway and Gary Roads. My address is 2451 W Kristina Ave. San Tan Valley, AZ, 85142.

①

DENY Construction

From: Suzy Kane (suzykane23@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:35 AM MST

We do not want an apartment building or buildings in our area.

Suzanne Kane
4574 W South Butte Rd
Santan Valley AZ 85142



DENY Construction

From: Ryan T. Smith (ryan.smith@maximintegrated.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:30 AM MST

I do not agree with construction of 2 apartment buildings in the Hunt Hwy and Gary Rd area.

Ryan Smith – 32564 N Cherry Creek Rd Queen Creek, AZ 85142

Ryan Smith
Layout Designer – Automotive Business Unit
531 E Elliot Rd, Chandler, AZ 85225 | USA
Office: + 1 (480) 503-5843 | Mobile: +1 (480) 272-2709



①

DENY Construction

From: manny correa (macorrea0901@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:28 AM MST

I've been a homeowner in San tan heights for 17 years. The growth here has been tremendous The traffic has become horrible adding two apartment complexes would be devastating to this area. I deny the construction of a new apartment complex.

2045 W Goldmine Mountain Dr, Queen Creek, Az 85142

Respectful

Manny Correa

①

DENY Construction

From: Henry Lara (hlara@q.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:23 AM MST

Henry Lara
2682 W Mira Dr

Sent from my iPhone

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

DENY Construction

From: blong2968@gmail.com (blong2968@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:22 AM MST

Deny construction
Rebecca Long
2317 W Gold Dust Ave San Tan Heights

Sent from my iPhone

①

DENY Construction

From: Craig Lindman (clindman@q.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:09 PM MST

Craig Lindman
33284 N Kari Rd.
San Tan Valley, AZ 85142

I believe the property in question was originally planned for a hotel and other businesses. We've got plenty of residential already and certainly don't need "high density" residential in this area. The road system can't handle the traffic load now so why would we look to increase the traffic volume many times that of single family homes by adding high density housing just to please one developer?

Also, new high density housing may not increase crime in any particular area, but as the units age and become less desirable to rent, crime almost always increases in that area.

We don't need the extra traffic nor the increase crime costs!

Thanks

Sent from my iPhone

A handwritten signature or set of initials, possibly 'CL', written in black ink.

DENY Construction

From: lupe fernandez (ingodseye@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:07 PM MST

***LUPE FERNANDEZ
3912 W MAGGIE DR
SAN TAN VALLEY, AZ 85142***

A handwritten mark or signature, possibly the letter 'D', located in the bottom right corner of the page.

DENY Construction

From: Ray Brown (rlcjb73@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:06 PM MST

Please deny the building plans for apartment at this site. The developers are not to be trusted based on how they dealt with San Tan Heights and the debacle they left when the HOA went from their control to the property owners. Hunt Highway cannot handle the traffic and it cannot be expanded. A bottleneck will occur at this location and it would severely impact commuting to our residential area along Hunt

①

DENY Construction

From: Jim (jim3148mesa@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:06 PM MST

I don't want the project to be built

Sent from my iPhone 480-220-2039

A handwritten mark, possibly a signature or initials, consisting of a large, loopy 'D' or similar character.

DENY Construction

From: Urso, Alex (aurso3@jocombs.org)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:31 PM MST

I am opposed to 2 apartment complexes in San Tan Valley.
We are too congested as it is

Alex Urso
2136 west allens peak dr
san tan valley, az 85142

A handwritten mark, possibly a signature or initials, consisting of a circle with a vertical line through it.

DENY Construction

From: Kimmie Gibbler (kimmieegibbler@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:29 PM MST

Kimberly Urso
2136 west Allens peak drive
San tan Valley Arizona 85142
Kim Urso

①

DENY Construction

From: Keith Sampson (keithasampson@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:29 PM MST

Michael Sampson
2376 W. Silver Creek Ln
San Tan Valley, Az. 85142

941 875 5790

①

DENY Construction

From: LORNA HERBERT (mothergoose919@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:23 PM MST

Please halt the construction of high density housing near San Tan Heights.

Sincerely,
Lorna L Herbert
2189 W Sunshine Butte Dr
Queen Creek, AZ 85142

Sent from my iPad

①

DENY Construction

From: Linda Lowry (fromthecabin@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:20 PM MST

Linda Lowry
3188 west Allens peak dr
San tan valley, 85142

Please add the above information to the petition to deny construction of dense housing.

Linda lowry.

①

DENY Construction

From: Cheryl Bacon (cdbacon63@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:19 PM MST

I Cheryl Bacon, live in San Tan Heights development 2183 W Silver Creek Ln Queen Creek 85142 and do NOT want apartments to be built in our area causing more congestion!
Sincerely

Cheryl Bacon

①

Apartment Buildings

From: Jackie Storrar (jackiesues@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 01:17 PM MST

My name is Jacqueline Storrar. I live at 3096 W. dancer Lane in San Tan Valley. I live right off of Hunt Hwy. There is already a lot of traffic on that street, and with all the new homes already being built it would add to the problem that is already growing. Therefore I do not want the building of apartments on Gary And Hunt.

Sent from Windows mail

A handwritten mark, possibly a signature or initials, consisting of a circle with a vertical line through it, located in the bottom right corner of the page.

DENY Construction

From: jbpegasus53 (jbpegasus53@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 01:06 PM MST

James Bjornstad
2933 W. South Butte Rd.
Queen Creek, AZ 85142

Sent from my Verizon, Samsung Galaxy smartphone



DENY Construction

From: Hannah Savage (hannabela@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 01:00 PM MST

Hello,

I would like to sign the petition to **STRONGLY DENY** the construction of the proposed apartment complexes. This area is already congested, the last thing we need is more housing and traffic here! The roads can't handle any more.

Sincerely,

Hannah Savage
2753 W Peggy Drive
Queen Creek Az 85142

Sent from my iPhone

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

DENY Construction

From: Effie Gogas (egogas61@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:52 PM MST

Yiakos Family Trust c/o Effie Gogas
4156 W Maggie Dr
Queen Creek, 85142

I deny the construction of 2 buildings.

Sent from my iPhone

①

DENY Construction

From: jeannepearcy (jeannepearcy@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:50 PM MST

Jeanne Pearcy
2686 W William Ln
Queen Creek, Az 85142

I am against the proposed rezoning for the building of apt at Gary/San Tan Heights Blvd.

Sent from my Galaxy

A handwritten mark consisting of a large, stylized letter 'D' with a vertical line through it, resembling a signature or a specific symbol.

Stop San Tan Valley High Density Development

From: James Bender (jbender60@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:36 PM MST

James Bender

4077 W Federal way

Queen Creek, AZ 85142

Deny Apartment construction

Stop San Tan Valley High Density Development

1

DENY Construction

From: Ian Gaertner (iantgaertner@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 01:32 PM MST

Ian T Gaertner
Votes No for Apartments around Hunt & Gary Pinal County, AZ.

Thank You,
Ian T Gaertner
252-340-5832
32810 N Donnelly Wash Way
Queen Creek, AZ 85142



DENY construction

From: Barbara Pohan (desert.trail@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 01:26 PM MST

We requested that you DENY any high density multi-family construction at the intersections of Hunt Hwy and Gary Rd. Pinal County has given us only two lanes in each direction (for a few miles only) and NO nearby freeway access. This area is overcrowded as it is.

Barbara Pohan
2949 W Kristina Ave.
Queen Creek, AZ 85142

①

DENY Construction

From: Linda Lowry (fromthecabin@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 01:23 PM MST

Jeffrey lowry
3188 West Allens peak dr
San tan valley 85142

Please add the above name and address to the petition to stop the high density housing to be built in San tan valley/pinal county.

Jeffrey Lowry

①

DENY Construction

From: Agustin V (kora5911@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 01:22 PM MST

Agustin Verdin
32597 N N Butte Dr, San Tan Valley, AZ 85142

①

DENY Construction

From: Bob Marok (bbmarok@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 01:20 PM MST

The area around Walmart is already too congested. This added activity will result in a more. Please limit the building in this rural area that attracted so many of us originally to buy here.

Sent from my iPad
Bob Marok

A handwritten mark or signature, possibly the number '11', enclosed in a circle.

DENY Construction

From: Ted M (ted_m53@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 03:29 PM MST

Good afternoon,

I wish to voice my disapproval of the 2 high density housing that are being proposed south of Hunt. The current amount of traffic that we have at the light at Hunt Highway and Thompson Peak is bad, and the 3 lights from San Tan Flats and U-Haul to Ellsworth and Empire are ridiculously horrendous. Add the traffic from the houses being built west and east of Thompson Peak and the houses being built north of Hunt Highway without any type of expansion of just those 2 roads and traffic backups will be an everyday occurrence. So adding 2 high density housing developments will drastically add thousands more vehicles to an already ugly situation. And as I see the situation, there are no plans to fix Thompson Peak or Hunt Highway to handle the added traffic from the single family homes let alone 2 high density housing units. It will make this area a nightmare, worse than it is now. We can't handle the traffic issues we currently have and more and more single family houses are still being built to add to our nightmare. So please, PLEASE, stop the high density housing units. We don't need more houses adding hundreds, thousands, of cars to our traffic problems. You aren't, or can't, expand the roads from where they are so don't expand the number of cars using the roads.

Respectfully,

Nancy Murray
4619 W Goldmine Mountain Dr
San Tan Valley, AZ. 85142

Sent from my iPhone



DENY Construction

From: Ted Murray (murf953@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 03:10 PM MST

I am writing to ask that the proposed apartments be stopped. The amount of cars that will be added by these high density housing units plus the houses that are being added along Thompson and north of Hunt will greatly increase the traffic problems that are already bad. Both Hunt and Thompson can't handle the current amount of traffic and although houses are being built and occupied, neither road are being worked on to handle the increased traffic issues that we currently experience. Additional high density housing will greatly affect traffic. Traffic now is almost unbearable. Don't add to our problems. Please, stop the high density housing.

Thank you,

Hal Murray

4619 W Goldmine Mountain Dr

San Tan Valley, 85142

Sent from my iPhone



DENY Construction

From: The Meudts (carmarjax1@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 03:06 PM MST

Please deny this construction project of high density apartments near Hunt and Gary.
John Meudt
2037 W Kristina Ave.
San Tan Valley Az 85142

Get [Outlook for Android](#)

①

DENY Construction

From: michael homady (sdpodman@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 03:00 PM MST

Michael Homady
2949 w Jasper Butte Drive

Queen Creek
85142

We absolutely do not need apartment buildings being built near Gary and hunt highway. 2500 more cars going through that intersection will be unbearable. We need to make sure that this does not happen

Thanks



DENY Construction

From: Jaime Lee Frank (jaimeleefrank@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 02:22 PM MST

No thank you on apartment complexes!

Jaime Lee A. Frank
3046 W Belle Av
San Tan Valley, AZ 85142

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

DENY Construction

From: Lisa Westfall (westfallelizab@comcast.net)

To: stopstvhighbldg@yahoo.com

Date: Wednesday, December 1, 2021, 02:19 PM MST

Good Afternoon,

I, Elizabeth Westfall, reside at 4101 W Federal Way, San Tan Valley, AZ 85142. I am opposed to the construction of the two apartment complexes that are proposed to be near the intersection of Hunt Highway and Gary Rd. Please consider this email to be my request to add my name to the petition documents.

Feel free to contact me if you have any questions or concerns.

Respectfully,
Elizabeth Westfall.
4101 W Federal Way
San Tan Valley, AZ 85142
575.921.1383

①

DENY Construction

From: nw07heavy@aol.com (nw07heavy@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 01:59 PM MST

We are asking you 'deny' the construction of the high density apartments in San Tan Valley. At this time Pinal County does not have or plan to build a modern high speed highway or freeway to serve traffic between San Tan Valley, and its environs to the north of us. The road system we have is old, antiquated, and cannot effectively conduct traffic between San Tan Valley and the Phoenix area businesses quickly and effectively. We are already recognized as just about the worst commute in the greater Phoenix area. This will effectively curtail many more businesses locating to our area. Seattle had this same problem, uncontrolled, and unplanned residential, commercial, and industrial development. Washington State is highly regarded for its ability to develop and construct high speed, high volume traffic road systems, but recently the inability to effectively commute during the past few years has caused many Seattle based companies to move out of the Seattle/Washington State area.

Pinal County is widely regarded as non-progressive, in its planning, as well as its failure to build a high speed/high volume roadway system. Pinal's desire for permit money, local construction, but without adequate planning or infrastructure will greatly reduce the County's appeal for business and residential potential customers.

Pinal must plan ahead, effectively, and with plans which can be quickly and effectively updated, based upon ongoing needs. No one, or any companies will want to invest or purchase in what is quickly becoming a backward looking county. They want to invest in a county which has the best interests of its population in mind and deed.

Do not allow the construction which will damage our commutes in this area, as this will further negatively impact the standing of Pinal County. You must improve our infrastructure far in advance of our development, and make people want to move to and live here. You must build enough modern, high speed, high volume limited access freeways, as well as surface streets immediately. Pinal County would be wise to consult highly developed state highway departments for education on the modern highway infrastructure needed here today.

Sincerely, Adi Pohan



DENY Construction

From: Henry Harris (biggeazzy@sbcglobal.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 01:39 PM MST

To Whom It May Concern,

I own a home in San Tan Heights 2207 W Angel Way and have watched the steady growth in the area since 2005. I oppose any high density developments in San Tan Valley, to include the proposed apartment development at Hunt and Gary. Please deny the rezoning and development plan.

Best regards,

Henry Harris

A handwritten mark consisting of a large, loopy circle with a vertical line through the center, resembling a stylized '1' or a signature.

DENY Construction

From: Haylee Tenpenny (hsog4433@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 03:38 PM MST

Haylee Tenpenny

2367 W. Kristina ave. Queen Creek AZ 85142



DENY Construction

From: Natalie Cohan (natalie_cohan@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:41 PM MST

I vote to deny the building of 2 apartment complex's near Hunt Highway & Gary Rd.

Natalie Cohan
2222 W. Jasper Butte Dr.
STV, AZ 85142

①

DENY Construction

From: THOMAS AKINS (snika6@comcast.net)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 04:58 PM MST

STOP
THOMAS AKINS
4137 W MAGGIE DR

A handwritten number '1' enclosed within a hand-drawn circle, located in the bottom right corner of the page.

DENY Construction

From: Al (amjbehrhawk@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 04:30 PM MST

I don't want this to happen

Sent from my iPhone

A handwritten mark, possibly a signature or initials, enclosed in a circle. The mark is located in the bottom right corner of the page.

DENY Construction

From: JJ (bluesundown@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 04:26 PM MST

Judith Jean

33190 N Cherry Creek Road

San Tan Valley, AZ 85142

NO to apartment building construction!

It's too congested without apartment buildings. Put them out where the new highway is being built.



DENY Construction

From: EDDIE RODRIGUEZ (eddieraider38@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 04:15 PM MST

Deny the construction

Sent from my iPhone



DENY Construction

From: Scott Paulson (spaulson651@msn.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 04:10 PM MST

Scott Paulson
2294 W Kristina Ave
Queen Creek AZ 85142

Sent from my iPhone

①

DENY Construction

From: Larry Pikulik (larrypik53@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 03:55 PM MST

Please deny the construction of apartments off of Gary
Thanks
Larry Pikulik

Get [BlueMail for Android](#)

①

Stop apartment building

From: thomas driscoll (tgdriscoll@live.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 10:55 AM MST

Please add my name to the list of stopping the building of apartments.

Gloria Driscoll

29985 N Gecko Trail

San Tan Valley, AZ 85143

Thank you

Sent from my iPhone



Stop apartment

From: Jessie MFP (jessiestaab@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 10:39 AM MST

I do not agree with the apartments going in and want it stopped.

Jessica Staab

171 w saddle way

San tan valley az 85143

①

Proposed Apartments at Gary/Hunt Hwy

From: Travis Staab (travisstaab@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 10:17 AM MST

I have recently been made aware of a proposal to build two apartment complexes near Gary and Hunt Hwy. I was given this email address to respond to about my concerns. I am adamantly opposed to such a development. My information is as follows:

Travis Staab
1111 W Vineyard Plains Dr
San Tan Valley, AZ 85143

①

DENY the construction of two apartment complexes

From: T Seagraves (life2ts@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 05:28 AM MST

My name is thomas seagraves I am the owner of the house on 788 E. cowboy Cove Trail Santan Valley Arizona and I would like to deny the construction build.

A handwritten signature in black ink, consisting of a stylized 'T' and 'S' intertwined, with a vertical line through the center.

(No Subject)

From: Terrie LAST_NAME (dusty4300@comcast.net)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 10:26 AM MST

Terrie Artibani
29607 N Balmoral Pl
San Tan Valley



Stop STV High Density Projects

From: grclark03@aol.com (grclark03@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 10:30 AM MST

I am against the two high density development plans and the re-zoning of the properties. The developments would not have any kind of gain for the people already living here and moved here in part because the properties were not designated for high density housing. The properties do not meet the criteria of the Pinal County Comprehensive Plan. It would set a very bad precedence that would be exploited across the entire county. The increase in traffic would be dangerous for those people already living here.

Please deny the applications.

Gary R. Clark
1153 West Desert Aster Road
San Tan Valley, AZ 85143

①

Stop High Density Building

From: Monica Maldonado (mmal1709@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 10:33 AM MST

I do not agree with high density building in San Tan Valley

Monica Maldonado
29615 N Balmoral Pl San tan valley AZ 85143

1

DENY the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley.

From: Rose Trench (rosetrench@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 08:45 AM MST

Your assistance is being requested in supporting the recommendation that the Pinal County Board of Supervisors **DENY** the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley. The proposed developments do not meet the Pinal County Comprehensive Plan criteria. The developers are requesting rezoning of the two parcels of property, variances to setbacks, and they have identified that there could be upwards of 2,500 additional vehicles going through the intersection on a daily basis.

Rose Trench

31597 N Larkspur Dr.

San Tan Valley, AZ 85143

6232103120

rosetrench@cox.net

"Don't aspire to make a living. Aspire to make a difference."

----- Confidentiality Notice -----

This e-mail and any attached documents contain confidential information belonging to the sending entity, Practice Sight, Inc. and is intended only for the use of the individual(s) or entity(s) associated with the recipient addresses listed in the message header. The authorized recipient of this information is prohibited from disclosing this information to any other party. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or action taken in reliance on the contents of the email and/or attachments is strictly prohibited. If you received this e-mail transmission in error, please notify the sender immediately at rosetrench@cox.net



(No Subject)

From: thomas driscoll (tgdriscoll@live.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 08:33 AM MST

YES STOP THE APARTMENTS



Reply

From: Robert Clermont (rccler1@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 08:12 AM MST

I agree Robert Clermont 1060 East Canyon Trail

A handwritten mark consisting of a vertical line with a small hook at the top, enclosed within an oval shape.

Petition

From: Tom O'Connor (toconno1@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 11:15 AM MST

External images are now more secure, and shown by default. [Change in Settings](#)

Please add me to the attached petition.

Thomas O'Connor
2647 E Denim Trl
San tan valley, AZ 85143

09:56 F

99%



Details



CALL TO ACTION IN SAN TAN VALLEY

Your assistance is being requested in supporting the recommendation that the Pinal County Board of Supervisors **DENY** the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley. The proposed developments do not meet the Pinal County Comprehensive Plan criteria. The developers are requesting rezoning of the two parcels of property, variances to setbacks, and they have identified that there could be upwards of 2,500 additional vehicles going through the intersection on a daily basis.

We recognize that many have not been able to return to the area for various reasons. Therefore, if you agree to the attached petition to halt construction of **TWO** high density residential apartments near the intersection of Hunt Highway and Gary Road, please respond to this email

①

Apartment complexes

From: Jacki Faller (jkfaller@live.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 09:53 AM MST

I am opposed to the proposed apartments buildings to be built by Hunt Highway and Gary Rd. We do not have sufficient roads for the additional traffic, nor water allotment for such high volume housing.

Jacqueline M Faller
Registered Pinal County Voter

Sent from jkfaller

A small, hand-drawn circle with a vertical line through it, resembling a stylized '1' or a checkmark, located in the bottom right corner of the page.

Zoning law

From: Molly TenBroek (molly.tenbroek@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 10, 2021, 01:16 PM MST

Please do not change the zoning law. Keep things as they are.

Molly TenBroek
32152 N Echo Canyon Road
San Tan Valley.

--

Molly TenBroek

①

Stop the apartments

From: Jeffery Panfil (jeffery.s.panfil@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 10, 2021, 01:07 PM MST

Hi I am Jeff Panfil and I own 148 W Latigo circle San Tan Valley AZ
I am opposed to the high density housing

Thanks

Jeff

①

Apartments

From: Raymond Friesen (rayfriesen63@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 10, 2021, 12:46 PM MST

Hello,

I am not in favour of the proposed apartment blocks in question. From what I read, they are not adhering to the comprehensive plan in place for variances and setbacks in Pinal County.

Raymond Friesen

31416 N Goldfield Road

San Tan Valley, AZ

85143

Thanks.

Sent from Mail for Windows



Re: Signed Petition

From: Thomas OToole (tomallbenefits@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 05:55 PM MST

Thanks. I hope this works.
Enjoy your Thanksgiving.
Tom O'Toole 732 322-8208

On Wednesday, November 24, 2021, 03:02:33 PM MST, Stop High Density STV <stopstvhighdensity@yahoo.com> wrote:

Tom, received and added to the nearly 1,000 signatures.

On Tuesday, November 23, 2021, 10:40:06 AM MST, Thomas OToole <tomallbenefits@yahoo.com> wrote:

Good morning. My name is Tom O'Toole. My cell is 732 322-8208. My address is 30393 North Maple Chase Drive, San Tan Valley AZ. 85143.

Please honor my request and DO NOT BUILD the two proposed high density housing developments that are proposed for Hunt Highway and Gary Road.

Thanks in advance for your cooperation. Please confirm receipt.

Sincerely Yours;

Tom O'Toole 732 322-8208

①

Stop the construction

From: Dana Swanson (danaswanson808@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 05:53 PM MST

Dana Swanson
29091 N Cactus Cir, Queen Creek, AZ 85143



(No Subject)

From: DENISE FARRELL (herbie613@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 07:44 PM MST

Denise Farrell
613 E Pasture Canyon Dr
San Tan Valley, AZ 85143

1

Reply

From: Michael Wikoff (m.wikoff1358@att.net)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 07:32 PM MST

Michael Wikoff 28203 N Welton PI San Tan Valley, AZ 85143

A
Sent from my iPhone

A handwritten mark, possibly a signature or initials, enclosed in a circle. The mark is located in the bottom right corner of the page.

Apartment construction at Hunt and Gary

From: Lynn Arndt (ljarndt@centurylink.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 07:22 PM MST

I am totally opposed to this development.

It will increase traffic an there is already too much congestion in this area. It will also impact exsisting businesses. we would be much better off with restaurants. No more car washes or tire places.

Lynn Arndt
29955 N. Sedona PI
San Tan Valley Az 85143

A handwritten mark, possibly a signature or initials, consisting of a large, stylized letter 'D' or a similar shape, located in the bottom right corner of the page.

Not in favor of complex

From: jds1967@cox.net (jds1967@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Thursday, November 25, 2021, 01:09 PM MST

I can not support the construction of multi apartments at this location due to unsupported infrastructure. Deborah Stanton, 28582 n sunset Dr, San Tan Valley

Sent from my LG Mobile

A handwritten mark consisting of a large, irregular oval shape with a vertical line inside, resembling a stylized '1' or a signature.

Stop the build

From: TJ Bellone (tbellone2@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, November 25, 2021, 11:55 AM MST

Stop the unwanted building of the apartment community in San Tan Valley.

Thomas Bellone
1130 E Desert Springs Way
San Tan Valley Az 85143



(No Subject)

From: Karen Gruettke (jeepie17@outlook.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, November 25, 2021, 07:41 AM MST

Do not allow apartments in the San Tan Valley area!!!!

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

①

Stop

From: Wayne Rand (wartwg1948@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, November 25, 2021, 07:04 AM MST

I am opposed to the high rise project that is proposed for the area at Hunt Hwy and Gary Road.

--

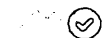
All The Best

Wayne and Sharon Rand

30447 N royal Oak Way

San Tan Valley, AZ

85143

 Virus-free. www.avast.com

①

Proposed apartment buildings

From: Lindsay O'Driscoll (lindsay_odriscoll@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, November 25, 2021, 06:51 AM MST

Hello,

My name is Lindsay O'Driscoll and I live on the intersection of Hunt and Gary in San Tan Heights. I wanted to sign the petition to stop the building of apartment buildings at this intersection. I have lived here for 3 years and I commute to downtown Phoenix 5 days a week. I am experienced with traffic and i can say with full confidence that if 2500 cars are added to the mix of traffic out here, the roads will be nothing short of miserable. We simply cannot keep building homes without having the infrastructure to actually support them. Please, do not do this to the people of pinal county.

Lindsay O'Driscoll

A handwritten signature in black ink, consisting of a large, stylized letter 'L' enclosed within a circular scribble.

Petition

From: PENNY REVEILE (penny.reveile@sbcglobal.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 09:59 PM MST

Please add my name and address to the petition supporting the recommendation that the Pinal County Board of Supervisors DENY the construction of the two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley.

Jacqueline Reveile
1014 E Desert Springs Way
San Tan Valley AZ

1

High rise apartments

From: Jim Harris (jimharris100@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 07:44 PM MST

The proposal to put 2 massive apartment complexes on in an area that has limited accessibility is a poor choice. Living in such a high density environment without restaurants, shopping, and all the other things needed to make a project like this will not work. Putting large amounts of people without first having established roads will only hurt the future of this area. The people behind this proposed development clearly will not be living in this area and have to put up with chaos this would create.

Thank you, James Harris, 31E Paso Fino Way. San Tan Valley AZ 85143

A handwritten number '1' inside a hand-drawn circle, located in the bottom right corner of the page.

Deny construction of 2 apartment complexes

From: Julie Bute (bute_julie@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Friday, November 26, 2021, 08:59 AM MST

Julie Bute
471 E Castle Rock Rd
San Tan Valley, Az 85143
Sent from my iPhone

1

DENY construction of the two apartment complexes in San Tan Valley

From: daniel wilson (dwilsontall@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Friday, November 26, 2021, 08:42 AM MST

Do whom this concerns.

We do not need or want this construction to proceed. We DO NOT Want the heavy traffic that will come with such construction!

Daniel Wilson owner of 54 W Diamond Trail, San Tan Valley



No To High Density Housing

From: LISA FELLONEY (lisa3cats@comcast.net)

To: stopstvhighdensity@yahoo.com

Date: Friday, November 26, 2021, 08:30 AM MST

To Whom it May Concern,

I live in Johnson Ranch. The traffic in Hunt highway and Ellsworth is already more than the road can handle. I see multiple accidents on that road on a daily basis. Adding high density will make the traffic even worse and likely increase the number of accidents.

Please do not allow the high density housing on Hunt Highway!

Regards,

Lisa Walters-Felloney
30164 N Sunray Drive
San Tan Valley, AZ 85143

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

High Density Apartments

From: S&J (1997.sandj@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Friday, November 26, 2021, 05:04 AM MST

I am opposed to the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road. The building site does meet the zoning ordinances of Pinal County without variances.

Janet Hladek
8103 E. US HWY 36#128
Avon, IN 46123

①

(No Subject)

From: Roxanne Ketter (kirkroxanne@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, November 25, 2021, 05:22 PM MST

Kirk Ketter
30993 N Orange Blossom Cir
San Tan Valley, AZ 84143

①

halt construction of TWO high density residential apartments near the intersection of Hunt Highway and Gary Road

From: Bruce Buchanan (larue.bruce.buchanan@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, November 25, 2021, 02:38 PM MST

Sally Buchanan
563 W Stirrup Lane, San TAn Valley, Az, 85143

A handwritten mark consisting of a large, loopy letter 'G' with a vertical line through its center, resembling a stylized signature or a specific symbol.

halt construction of TWO high density residential apartments near the intersection of Hunt Highway and Gary Road

From: Bruce Buchanan (larue.bruce.buchanan@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, November 25, 2021, 02:36 PM MST

Larue Buchanan
563 W Stirrup Lane, San Tan Valley, AZ 85143

A handwritten mark, possibly a signature or initials, consisting of a circle with a vertical line through it, located in the bottom right corner of the page.

Stop STV High Density construction

From: Linda Key (lkey307@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, November 25, 2021, 02:01 PM MST

Please deny the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley.

Linda Key
742 E. Lovegrass Drive
STV, AZ 85143

①

VOTE TO DENY

From: Shiela Fuentes (s.fuentes66@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Friday, November 26, 2021, 09:36 AM MST

Shiela Fuentes

548 E. Embassy Dr.

San Tan Valley, AZ 85143

Shiela Fuentes

①

Apartment complexes being proposed

From: Irene Milinkovich (imilin113@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 04:02 PM MST

NO!NO!NO! We have too much congestion now. That corner will become very accident prone. Please do not add to the housing that is going up now.

Sent from Yahoo Mail on Android

1

Stop apartments

From: Stu Hayward (tcs.stu@sasktel.net)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 10, 2021, 12:44 PM MST

I do not want the apartment complex where it is proposed. The county has to stick to its comprehensive plan and not allow changes or variances for profit. It undermines the plan and reasoning for having one.

I live at:

31684 N Skyline Ct, San Tan Valley 85143

Phone 1-306-441-5885

Stuart Hayward

1

Apartments

From: Shelly Friesen (shellyf499@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 10, 2021, 12:43 PM MST

Hello, I am not in favour of the proposed apartment blocks in question. From what I read, they are not adhering to the comprehensive plan in place for variances and setbacks for Pinal County.

My name is

Shelly Friesen

31416 North Goldfield Rd., San Tan Valley, AZ

85143

Shelly 😊😊

Please stop the high density housing in San Tan Valley.

From: Daniel Knecht (danieleknecht@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 10, 2021, 02:01 PM MST

Best regards,
Dan Knecht
Sent from my iPhone

A handwritten mark, possibly a signature or initials, consisting of a circle with a vertical line through it, located in the bottom right corner of the page.

Rezoning

From: Vance Stueness (vance_stueness@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 10, 2021, 01:54 PM MST

Stop the insanity.

Keep the zoneing as is..no change needed
We can't handle the traffic

Vance Stueness
336 W Bismarck St
San Tan Valley AZ 85143
7013670022

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

①

PETITION TO HALT CONSTRUCTION OF HIGH-DENSITY DEVELOPMENTS NEAR HUNT HIGHWAY AND GARY ROAD

I EVAN D CARLSON JR who lives at 32096 N LETCHER CANYON RD - SAN TAN VALLEY, AZ 85143 requests The Board of Supervisors, The Planning Commission, and The Planning Department of Pinal County, Arizona DENY the following applications and requests based on the following criteria below.

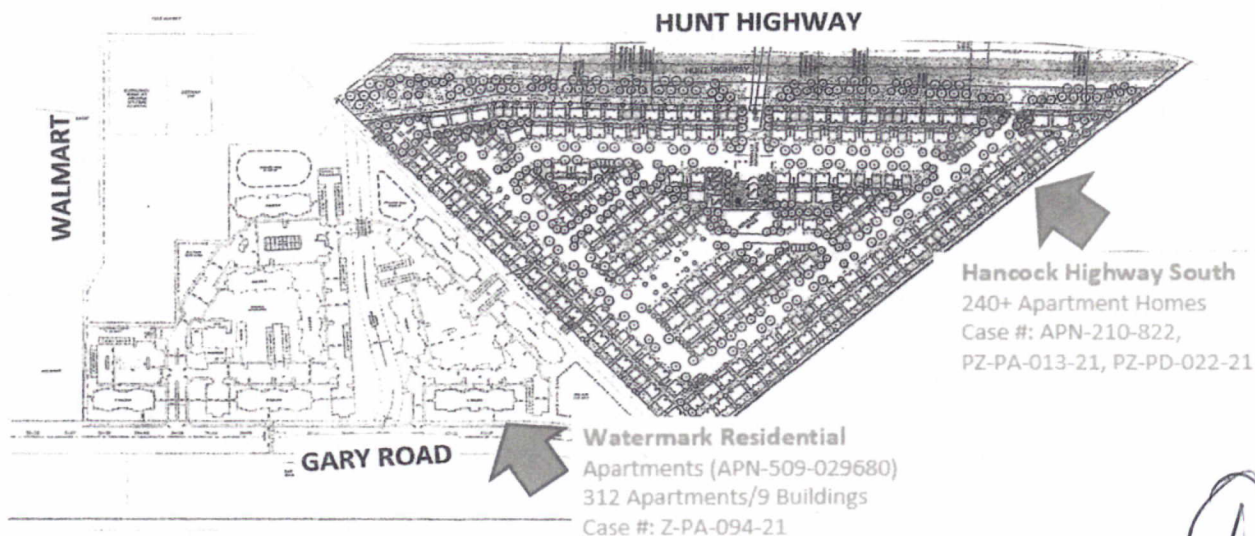
Watermark Residential
312 Apartments/9 Buildings
Case #: Z-PA-094-21

Hancock Highway South
240+ Apartment Homes
Case #: APN-210-822, PZ-PA-013-21, PZ-PD-022-21

1. The Hancock Highway South development does not meet the requirements as set forth in the Pinal County Comprehensive Plan of November 2019.
2. The Watermark Apartment development area allows for single family attached or multifamily stand-alone homes. Maximum height of 30 feet. They are requesting three story apartments exceeding the style and height regulations for the property designation.
3. Each development is requesting major changes to current regulations such as setbacks, rezoning for their project and changes again not consistent with the Comprehensive Plan.
4. The Vision of Pinal County states that the values emphasized by residents are for Open Space, Rural Atmosphere and Environment and that they do not want to lose these. A high residential development negates the Vision of Pinal County.
5. There is a lack of Mobility and Connectivity along this corridor. There are no public transportation capabilities to support this. Therefore, as noted by the developer of Watermark Apartments and statements from Pinal County Planning Department on the Hancock Project, these developments may well produce over 2,500 additional vehicles passing through the intersection of Gary Road and Hunt Highway.
6. With the drought that has been going on for 22 years and now the reduction of the water allocation to Pinal County, where will be go when the wells do dry up? With high density developments such as these, the increase of water usage is over 5 times that of single-family dwellings in a medium density development.

As stated in the Pinal County Comprehensive Plan, "Growth itself is neither positive or negative, but cumulative effects of population growth, its patterns and form have long-term social, environmental, and economic consequences. Smart growth is guiding growth in ways that result in vibrant communities, strong economics, and a healthy environment." Arizona Smart Growth Scorecard 2007.

My request of the governmental bodies of Pinal County, Arizona is to make the right decision by following the County Comprehensive Plan, the existing developmental requirements such as setbacks, and keep the residents foremost in their decision-making process.



Evall / Carlson Jr 11/5/21

①

**PETITION TO HALT CONSTRUCTION OF HIGH-DENSITY DEVELOPMENTS
NEAR HUNT HIGHWAY AND GARY ROAD**

SAN TAN VALLEY, AZ

BRENDA A. CARLSON who lives at 32046 N. Echo Canyon Rd. requests The Board of Supervisors, The Planning Commission, and The Planning Department of Pinal County, Arizona DENY the following applications and requests based on the following criteria below.

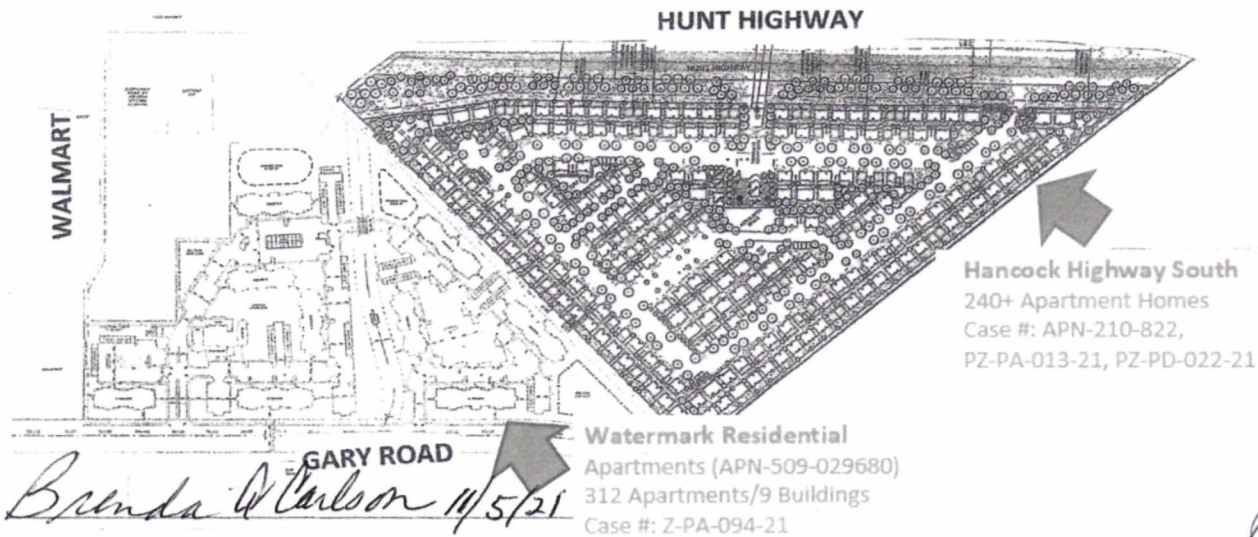
Watermark Residential
312 Apartments/9 Buildings
Case #: Z-PA-094-21

Hancock Highway South
240+ Apartment Homes
Case #: APN-210-822, PZ-PA-013-21, PZ-PD-022-21

1. The Hancock Highway South development does not meet the requirements as set forth in the Pinal County Comprehensive Plan of November 2019.
2. The Watermark Apartment development area allows for single family attached or multifamily stand-alone homes. Maximum height of 30 feet. They are requesting three story apartments exceeding the style and height regulations for the property designation.
3. Each development is requesting major changes to current regulations such as setbacks, rezoning for their project and changes again not consistent with the Comprehensive Plan.
4. The Vision of Pinal County states that the values emphasized by residents are for Open Space, Rural Atmosphere and Environment and that they do not want to lose these. A high residential development negates the Vision of Pinal County.
5. There is a lack of Mobility and Connectivity along this corridor. There are no public transportation capabilities to support this. Therefore, as noted by the developer of Watermark Apartments and statements from Pinal County Planning Department on the Hancock Project, these developments may well produce over 2,500 additional vehicles passing through the intersection of Gary Road and Hunt Highway.
6. With the drought that has been going on for 22 years and now the reduction of the water allocation to Pinal County, where will be go when the wells do dry up? With high density developments such as these, the increase of water usage is over 5 times that of single-family dwellings in a medium density development.

As stated in the Pinal County Comprehensive Plan, "Growth itself is neither positive or negative, but cumulative effects of population growth, its patterns and form have long-term social, environmental, and economic consequences. Smart growth is guiding growth in ways that result in vibrant communities, strong economics, and a healthy environment." Arizona Smart Growth Scorecard 2007.

My request of the governmental bodies of Pinal County, Arizona is to make the right decision by following the County Comprehensive Plan, the existing developmental requirements such as setbacks, and keep the residents foremost in their decision-making process.



①

**PETITION TO HALT CONSTRUCTION OF HIGH-DENSITY DEVELOPMENTS
NEAR HUNT HIGHWAY AND GARY ROAD**

I Steve Hooper who lives at 30573 N. Bismark St. San Tan Valley
requests The Board of Supervisors, The Planning Commission, and The Planning Department of Pinal County, Arizona DENY the following applications and requests based on the following criteria below.

Watermark Residential

312 Apartments/9 Buildings

Case #: Z-PA-094-21

Hancock Highway South

240+ Apartment Homes

Case #: APN-210-822, PZ-PA-013-21, PZ-PD-022-21

1. The Hancock Highway South development does not meet the requirements as set forth in the Pinal County Comprehensive Plan of November 2019.
2. The Watermark Apartment development area allows for single family attached or multifamily stand-alone homes. Maximum height of 30 feet. They are requesting three story apartments exceeding the style and height regulations for the property designation.
3. Each development is requesting major changes to current regulations such as setbacks, rezoning for their project and changes again not consistent with the Comprehensive Plan.
4. The Vision of Pinal County states that the values emphasized by residents are for Open Space, Rural Atmosphere and Environment and that they do not want to lose these. A high residential development negates the Vision of Pinal County.
5. There is a lack of Mobility and Connectivity along this corridor. There are no public transportation capabilities to support this. Therefore, as noted by the developer of Watermark Apartments and statements from Pinal County Planning Department on the Hancock Project, these developments may well produce over 2,500 additional vehicles passing through the intersection of Gary Road and Hunt Highway.
6. With the drought that has been going on for 22 years and now the reduction of the water allocation to Pinal County, where will be go when the wells do dry up? With high density developments such as these, the increase of water usage is over 5 times that of single-family dwellings in a medium density development.

As stated in the Pinal County Comprehensive Plan, "Growth itself is neither positive or negative, but cumulative effects of population growth, its patterns and form have long-term social, environmental, and economic consequences. Smart growth is guiding growth in ways that result in vibrant communities, strong economics, and a healthy environment." Arizona Smart Growth Scorecard 2007.

My request of the governmental bodies of Pinal County, Arizona is to make the right decision by following the County Comprehensive Plan, the existing developmental requirements such as setbacks, and keep the residents foremost in their decision-making process.



①

PETITION TO HALT CONSTRUCTION OF HIGH-DENSITY DEVELOPMENTS NEAR HUNT HIGHWAY AND GARY ROAD

I Joyce Carlson who lives at 6159 S White PL, Chandler, AZ 85249
requests The Board of Supervisors, The Planning Commission, and The Planning Department of Pinal County, Arizona DENY the following applications and requests based on the following criteria below.

Watermark Residential
312 Apartments/9 Buildings
Case #: Z-PA-094-21

Hancock Highway South
240+ Apartment Homes
Case #: APN-210-822, PZ-PA-013-21, PZ-PD-022-21

1. The Hancock Highway South development does not meet the requirements as set forth in the Pinal County Comprehensive Plan of November 2019.
2. The Watermark Apartment development area allows for single family attached or multifamily stand-alone homes. Maximum height of 30 feet. They are requesting three story apartments exceeding the style and height regulations for the property designation.
3. Each development is requesting major changes to current regulations such as setbacks, rezoning for their project and changes again not consistent with the Comprehensive Plan.
4. The Vision of Pinal County states that the values emphasized by residents are for Open Space, Rural Atmosphere and Environment and that they do not want to lose these. A high residential development negates the Vision of Pinal County.
5. There is a lack of Mobility and Connectivity along this corridor. There are no public transportation capabilities to support this. Therefore, as noted by the developer of Watermark Apartments and statements from Pinal County Planning Department on the Hancock Project, these developments may well produce over 2,500 additional vehicles passing through the intersection of Gary Road and Hunt Highway.
6. With the drought that has been going on for 22 years and now the reduction of the water allocation to Pinal County, where will be go when the wells do dry up? With high density developments such as these, the increase of water usage is over 5 times that of single-family dwellings in a medium density development.

As stated in the Pinal County Comprehensive Plan, "Growth itself is neither positive or negative, but cumulative effects of population growth, its patterns and form have long-term social, environmental, and economic consequences. Smart growth is guiding growth in ways that result in vibrant communities, strong economics, and a healthy environment." Arizona Smart Growth Scorecard 2007.

My request of the governmental bodies of Pinal County, Arizona is to make the right decision by following the County Comprehensive Plan, the existing developmental requirements such as setbacks, and keep the residents foremost in their decision-making process.



Find messages, documents, photos or people



Home

Compose

Back Archive Move Delete Spam



Inbox

- Unread
- Starred
- Drafts
- Sent
- Archive
- Spam
- Trash
- Less

3

Halting the construction of the high density developments

Yahoo/Inbox



Jan Scearcy <jrscearcy@gmail.co> Sun, Nov 7 at 10:28 AM To: stopstvhighdensity@yahoo.com

Jan Scearcy. Solera Johnson Ranch 30022 N Jillian Dr 85143--

Jan Scearcy jrscearcy@gmail.com



Jan Scearcy jrscearcy@gmail.com + Add to contacts

Reply, Reply All or Forward

Received, thank you.

Thank you.

Got it, thanks!



Views Hide

- Photos
- Documents
- Subscriptions
- Deals
- Groceries
- Receipts
- Travel

Folders Hide

- + New Folder
- Letters
- Signed Petition



Find messages, documents, photos or people

Home

Compose

Back Archive Move Delete Spam

glmodlin@ya... 35
solerveteransfrstr...

Fw: Petition - Stop High Density Apartments in San Tan Valley 6
Yahoo/Inbox

Tom Searcy
scearcy@gmail.com
(320) 491-6564
Edit contact

Gary Modlin <glmodlin@...> Thu, Nov 4 at 1:41 PM
Bcc: Justin Smith Home

Show original message



PETITION t... .docx
748.3kB

Navigation icons

Gary Modlin Sent from Yahoo Thu, Nov 4 at 4:26 PM

Gary Modlin It counts. Don't need to Thu, Nov 4 at 4:28 PM

Gary Modlin ----- Forwarded M Fri, Nov 5 at 11:02 AM

Thomas Searcy <scearcy@gmail.com> Sun, Nov 7 at 10:25 AM
To: Gary Modlin

Signed, Thomas I. Searcy
30022 N. JILLIAN DR
SAN TAN VALLEY AZ. 85143

Show original message

Navigation icons

Gary Modlin <glmodlin@yahoo.com> Sun, Nov 7 at 10:45 AM
To: Stop High Density STV

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Sunday, November 7, 2021, 10:25 AM, Thomas Searcy <scearcy@gmail.com> wrote:

Show original message

- Inbox 35
- Unread
- Starred
- Drafts
- Sent
- Archive
- Spam
- Trash
- Less
- Views Hide
- Photos
- Documents
- Subscriptions
- Deals
- Groceries
- Receipts
- Travel
- Folders Hide
- + New Folder
- 3-5 CAV 16
- Allegiant 2
- ARC 1
- Bismark
- computer 1
- Dish
- Disney World 3
- Garrison House 3
- Greg
- Hacked Info
- Hancock Devel...
- Medical
- State Farm 2
- Travel Vouchers
- Tyler
- Verizon
- Vets & 1st Res...

Holiday Flash Sale

HP Pavilion Gaming Desktop
TG01-2285t Bundle PC
with Intel Core i7

from \$1,249.99 **\$1,349.99**



SHOP NOW




PETITION TO HALT CONSTRUCTION OF HIGH-DENSITY DEVELOPMENTS NEAR HUNT HIGHWAY AND GARY ROAD

I Stephen R. Carlson who lives at 6159 S White PL, Chandler, AZ 85249
requests The Board of Supervisors, The Planning Commission, and The Planning Department of Pinal County, Arizona DENY the following applications and requests based on the following criteria below.

Watermark Residential
312 Apartments/9 Buildings
Case #: Z-PA-094-21

Hancock Highway South
240+ Apartment Homes
Case #: APN-210-822, PZ-PA-013-21, PZ-PD-022-21

1. The Hancock Highway South development does not meet the requirements as set forth in the Pinal County Comprehensive Plan of November 2019.
2. The Watermark Apartment development area allows for single family attached or multifamily stand-alone homes. Maximum height of 30 feet. They are requesting three story apartments exceeding the style and height regulations for the property designation.
3. Each development is requesting major changes to current regulations such as setbacks, rezoning for their project and changes again not consistent with the Comprehensive Plan.
4. The Vision of Pinal County states that the values emphasized by residents are for Open Space, Rural Atmosphere and Environment and that they do not want to lose these. A high residential development negates the Vision of Pinal County.
5. There is a lack of Mobility and Connectivity along this corridor. There are no public transportation capabilities to support this. Therefore, as noted by the developer of Watermark Apartments and statements from Pinal County Planning Department on the Hancock Project, these developments may well produce over 2,500 additional vehicles passing through the intersection of Gary Road and Hunt Highway.
6. With the drought that has been going on for 22 years and now the reduction of the water allocation to Pinal County, where will be go when the wells do dry up? With high density developments such as these, the increase of water usage is over 5 times that of single-family dwellings in a medium density development.

As stated in the Pinal County Comprehensive Plan, "Growth itself is neither positive or negative, but cumulative effects of population growth, its patterns and form have long-term social, environmental, and economic consequences. Smart growth is guiding growth in ways that result in vibrant communities, strong economics, and a healthy environment." Arizona Smart Growth Scorecard 2007.

My request of the governmental bodies of Pinal County, Arizona is to make the right decision by following the County Comprehensive Plan, the existing developmental requirements such as setbacks, and keep the residents foremost in their decision-making process.



Muti family dwellings...

From: scott.j.stellman (scott.j.stellman@att.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 10, 2021, 05:06 PM MST

We as homeowners in Solera@Johnson Ranch are requesting that Pinal County follow the standard protocols in determining what would be allowed to be built on the open land behind Wal mart on Hunt highway and bordering Gary Road.

No special considerations should be given to any builder by altering the Master Plans currently in place.

We are trusting our county leadership to do the right thing and consider seriously residents that have been here for years.

We do not want our community to be swallowed by over building...locating excessive dwellings on to little space.

Please...do the right thing...

Scott J. Stellman

Sent via the Samsung Galaxy S20 5G, an AT&T 5G smartphone



petition

From: Beatrice Jager (nanabjager@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 10, 2021, 03:44 PM MST

I request the county to adhere to their
comprehensive plan.

--
Beatrice

A handwritten number '1' inside a hand-drawn circle, located in the bottom right corner of the page.

Gary and Hunt HWY

From: Justin Herigstad (herigstad824@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Friday, November 12, 2021, 10:04 AM MST

Petition against high density living

①

I request the county to adhere to their comprehensive plan.

From: Deanne Ostwald (deanne1214@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Friday, November 12, 2021, 02:20 PM MST

Deanne Ostwald
30836 N Orange Blossom Cir
San Tan Valley AZ 85143

①

I request the county to adhere to their comprehensive plan.

From: Deanne Ostwald (deanne1214@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Friday, November 12, 2021, 02:21 PM MST

Dana Ostwald
30836 N Orange Blossom Cir
San Tan Valley AZ 85143

①

Planned Development Petition

From: Richard Adams (richard@texasadams.com)

To: stopstvhighdensity@yahoo.com

Date: Monday, November 29, 2021, 10:16 AM MST

Hello,

My name is Richard Adams and I live at 30584 N. Sunray Dr. in San Tan Valley. I would like to be a member of the petition against the building of high density residential in the proposed location (corner of Hunt Hwy and Gary Blvd.). I have only been a resident here for a year and can already see the problem with traffic in our area without the addition of high density residences in that location. Traffic would become exponentially worse especially since there are few amenities here to support our community and most people travel Hunt Hwy or Gary Blvd to head north for groceries, medical attention, hardware stores, etc. There is also Gantzel which is becoming more congested as well.

Thank you,

Richard Adams

①

Stop High Density Johnson Ranch

From: Broderick Walter (broderickwalter@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Monday, November 29, 2021, 08:33 AM MST

Hello

My name is Broderick Walter. I am a home owner in the Johnson Ranch community.

This email is regarding a signature for petition to stop the construction of an apartment building. Hope our efforts are a success.

Address
28607 N. Spur Dr.
San Tan, AZ

Sent from my iPhone

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

Stop High Density STV

From: Yvonne Caro (yvonne_caro@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Sunday, November 28, 2021, 10:51 AM MST

To Whom It May Concern,

The road ways are already beyond congested, the infrastructure cannot support more residence. Please do not allow the apartments to be built at Gary/Hunt Hwy

Yvonne Caro
676 W Twin Peaks Parkway
San Tan Valley, AZ 85143

Regards,
Yvonne Caro



Apartment development

From: Renae Arneson (renae.arneson@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Friday, November 12, 2021, 09:05 PM MST

I am a resident of San tan valley Johnson ranch and I am very opposed to the development of apartment units in this area. There is already far too much development than the infrastructure can handle.

Development of this type of housing in our area will bring in unwanted traffic in an area that is already sort of infrastructure such as utilities, water, roads, shopping, restaurants, etc. Let's not ruin the quality of life for everybody else living in the area by adding this type of housing!

Please reconsider and deny!

Thank you

Sent from my iPhone

①

Stop High Density Project

From: heartlandusa@bis.midco.net (heartlandusa@bis.midco.net)

To: stopstvhighdensity@yahoo.com

Date: Saturday, November 13, 2021, 05:10 AM MST

I wish to sign the petition by way of this email to STOP the high density projects proposed for San Tan Valley.

I request that the county adhere to their comprehensive plan that has already been established. These studies and plans are created for a reason, and the proposed developments proposed do NOT meet the Pinal County Comprehensive Plan! And as such, I very strongly oppose approval of such variances.

Rita Fuller

923 W. Mountain Peak Way

San Tan Valley, AZ 85143

①

Fwd: Stop the High Density

From: Ellen Whitesell (ejwhitesell@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, November 11, 2021, 01:39 PM MST

Sorry should have added address:
31467 N Gold Field Rd

Thanks
Ellen

----- Forwarded message -----

From: **Ellen Whitesell** <ejwhitesell@gmail.com>

Date: Thu, Nov 11, 2021 at 1:37 PM

Subject: Stop the High Density

To: <StopSTVHighDensity@yahoo.com>

HOA

Please add my name to those who wish to oppose the high density housing,

Please let me know if I need to do anything else.

Thanks
Ellen Whitesell
Lot #199
480-390-4893



Fw: Petition - Stop High Density Apartments in San Tan Valley

From: Gary Modlin (gmodlin@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, November 11, 2021, 07:54 PM MST

----- Forwarded Message -----

From: dave carrano <davecarrano@gmail.com>

To: Gary Modlin <gmodlin@yahoo.com>

Sent: Thursday, November 11, 2021, 06:26:38 PM MST

Subject: Re: Fw: Petition - Stop High Density Apartments in San Tan Valley

To Pinal County,

I would like to petition to halt these high density apartments going up on Hunt Hwy in San Tan Valley, AZ.

Dave Carrano

62329 East Iron Crest Dr

Saddlebrooke, AZ

Pinal County

On Thu, Nov 4, 2021 at 12:47 PM Gary Modlin <gmodlin@yahoo.com> wrote:

Hi, we are attempting to thwart the construction of high density apartments in San Tan Valley along Hunt Highway and Gary Road. Please consider responding according to the information below.

We are requesting your assistance in supporting the recommendation that the Pinal County Board of Supervisors **DENY** the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley. The proposed developments do not meet the Pinal County Comprehensive Plan criteria. The developers are requesting rezoning of the two parcels of property, variances to setbacks, and they have identified that there could be upwards of 2,500 additional vehicles going through the intersection on a daily basis.

We recognize that many have not been able to return to the area for various reasons. Therefore, if you agree to the attached petition to halt construction of **TWO** high density residential apartments near the intersection of Hunt Highway and Gary Road, please respond to this email address: **StopSTVHighDensity@yahoo.com**

In your response, please include your name and address. We will then add your response to petition documents that will be presented at any county meeting when the issue comes up.

Please feel free to forward this along to others. If you have already signed a hard copy of the petition, please do not sign this one. However, if others in your household have not signed a hard copy, please feel free to add their name and address on the returned email.

We greatly appreciate your consideration,

Gary



variance

From: Jerome Botko (jtb3326@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, November 11, 2021, 10:47 AM MST

Please do not change the variance. We do not want more traffic.

Judy Botko

①

More housing More traffic

From: Ellie Newson (enews@charter.net)

To: stopstvhightdensity@yahoo.com

Date: Thursday, November 11, 2021, 04:52 AM MST

I do not want you to pass a variant for zoning. We have enough traffic as it is and not enough roads to handle it all

Sent from my iPad

A handwritten number '1' inside a circle, located in the bottom right corner of the page.

PETITION TO HALT CONSTRUCTION OF HIGH-DENSITY DEVELOPMENTS

I have affixed my signature and address to the attached documents to request that the Board of Supervisors, The Planning Commission, and The Planning Department of Pinal County, Arizona DENIES the applications and requests for Hancock Highway South and Watermark Residential. Case numbers may be found on the map below.

Our request for denial is based upon the following criteria:

1. The Hancock Highway South development does not meet the requirements as set forth in the Pinal County Comprehensive Plan of November 2019.
2. The Watermark Apartments development area allows for single family attached or multi family stand alone homes. Maximum height of 30 feet. They are requesting three story apartments exceeding the style and height regulations for the property designation.
3. Each development is requesting major changes to current regulations such as setbacks, rezoning for their project and changes again not consistent with the Comprehensive Plan.
4. The Vision of Pinal County states that the values emphasized by residents are for Open Space, Rural Atmosphere and Environment and that they do not want to lose these. A high residential development negates the Vision of Pinal County.
5. There is a lack of Mobility and Connectivity along this corridor. There are no public transportation capabilities to support this. Therefore, as noted by the developer of Watermark Apartments and statements from Pinal County Planning Department on the Hancock Project, these developments may well produce over 2,500 additional vehicles passing through the intersection of Gary Road and Hunt Highway.
6. With the drought that has been going on for 22 years and now the reduction of the water allocation to Pinal County, where will we go when the wells do dry up? With high density developments such as these, the increase of water usage is over 5 times that of single-family dwellings in a medium density development.

As stated in the Pinal County Comprehensive Plan, "Growth itself is neither positive or negative, but cumulative effects of population growth, its patterns and form have long-term social, environmental, and economic consequences. Smart growth is guiding growth in ways that result in vibrant communities, strong economics, and a healthy environment." Arizona Smart Growth Scorecard 2007

Our request of the governmental bodies of Pinal County, Arizona is to make the right decision by following the County Comprehensive Plan, the existing developmental requirements such as setbacks, and keep the residents foremost in their decision-making process.

I fully support the letter addressed to Lester Chow, Director of Community Developed dated September 2, 2021. The letter requests that Pinal County abide by their County Comprehensive Plan and by the requirements as they pertain to setbacks,

I request that the County adhere to their comprehensive plan —

Paula R

32024 N. Echo Cyn
San Tan Valley, AZ.

1

Pinal County Comprehensive Plan

From: Barbara Nance (aznance@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 10, 2021, 06:39 PM MST

I request that Pinal County follow their comprehensive plan and not allow for variances regarding the Watermark and Hancock proposed apartments in San Tan Valley. Thank you.

①

Zoning

From: Doug Federley (dfederley@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 10, 2021, 06:48 PM MST

Please keep that parcel of land commercial zoned. That is what San Tan valley needs is more business. And that is absolutely the best piece of land for business. We are a retirement community and need more business around us. Not some high density housing. The roads and lack of public transportation is not there. This really looks like a developer is looking for a big payday. Nothing in the interests of the people of San Tan valley.
Sent from my iPhone

Deny

From: Jordan Brewer (harley.jordanbrewer@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:44 PM MST

Jordan brewer
986 e Taylor trail San tan valley 85143

Get [Outlook for iOS](#)

①

DENY Construction

From: Jill Pietrzak (jill.pietrzak@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Saturday, December 4, 2021, 12:12 PM MST

Please stop the construction-
Jill Pietrzak
Jill.pietrzak@gmail.com

①

Apartments on Gary Road

From: Cindy Betz (betzfamily@ymail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 07:19 PM MST

Hello

My name is Cindy Betz and I oppose the apartments on Gary and Hunt. Please include me on communications.

Thank you

Cindy

30442 N Bernie Ln
Queen Creek AZ 85142
602-432-67620

Get [Outlook for iOS](#)

A handwritten mark, possibly a signature or initials, consisting of a large, stylized letter 'D' or 'O' with a vertical line through it, located in the bottom right corner of the page.

DENY Construction

From: Becky Cherry (beckycherry49@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Saturday, December 4, 2021, 12:55 PM MST

Deny construction
Becky Cherry
Billy Cherry
3103 West Five Mile Peak Drive
San Tan Valley, AZ 85142

Sent from Yahoo Mail for iPhone



DENY Construction

From: Toni Udod (toniudod@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Saturday, December 4, 2021, 02:46 PM MST

I want to add my name and my husbands name to stop the DENY construction. This is insane.

Toni Udod
33819 N Barbara Dr
San Tan Valley, AZ 85142

Bill Udod
33819 N Barbara Dr
San Tan Valley, AZ 85142

Thank you

Sent from my iPad

②

Halt Construction

From: Joyce (joycemfarnsworth@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Saturday, December 4, 2021, 07:18 PM MST

Please halt the construction of the TWO high density residential apartments near the intersection of Hunt HWY and Gary road.

Joyce Farnsworth
San Tan Heights Community
3118 W Silver Creek Dr
San Tan Valley AZ 85142

Sent from my iPhone

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or a stylized '1'.

DENY Construction

From: lilsavesal lilsavesalot@co (lilsavesalot@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Sunday, December 5, 2021, 03:11 PM MST

Gaynelle Blair

32250 N Cherry Creek Rd.

San Tan Valley, AZ. 85142



Apt complexes at Hunt and Gary

From: Ron Rustad (rustad_r@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Sunday, December 5, 2021, 06:58 PM MST

Elaine and Ron Rustad vote
no

2

DENY Construction

From: Jennifer Smith (jensmith_az@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Monday, December 6, 2021, 06:13 AM MST

To Whom It May Concern,

Please accept this electronic message regarding the construction of two apartment complexes near the intersection of Hunt Highway and Gary Roads as my denial. The increase in traffic would become even more congested with the rapid increase of single family homes already in progress.

Respectfully,
Jennifer Smith
3740 W Santa Cruz Ave
San Tan Valley, AZ 85142



DENY Construction

From: Brian Vasa (bkvasa@icloud.com)

To: stopstvhightdensity@yahoo.com

Date: Sunday, December 5, 2021, 06:54 PM MST

Brian Vasa
33773 North Barbara Drive
San Tan Valley

Sent from my iPhone



DENY Construction

From: Richard Owen (linden471@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Sunday, December 5, 2021, 05:34 PM MST

Mary Ann Owen
2824 W Jasper Butte Dr
Queen Creek, AZ 85142

Richard Owen
2824 W Jasper Butte Dr
Queen Creek, AZ 85142

Sent from Yahoo Mail on Android

2

DENY Construction

From: Jeff Blair (jeff@sellingaz.us)

To: stopstvhightdensity@yahoo.com

Date: Sunday, December 5, 2021, 04:36 PM MST

Deny. 32250 N Cherry Creek Rd Queen Creek 85142

Thanks

Jeff

Jeffrey Blair HomeSmart



Please add our names to the petition to stop the high density building

From: Robin Brucker (rbrucker1@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Monday, December 6, 2021, 10:17 PM MST

Bruce and Robin Brucker
249 West Twin Peaks Parkway
San Tan Valley

Thanks.

Sent from my iPhone

A handwritten mark consisting of a circle with a stylized number '2' inside, located in the bottom right corner of the page.

DENY Construction

From: Dave and Cheryl Smit (dcsmitbiz@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 8, 2021, 11:58 AM MST

Please include my name in support of denying construction- thank you

David Smit
2010 W Mineral Butte Dr, Queen Creek, AZ 85142

①

Construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley

From: Michael Edwin McDonald (macsuser@churchofjesuschrist.org)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 8, 2021, 05:07 PM MST

My name is Michael McDonald and I live at 29194 N Rosewood Dr, San Tan Valley. I oppose the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley.

A handwritten mark consisting of a vertical line inside a circle, possibly a signature or a stamp.

Stop STV High Density

From: marcela villegas (marcela062003@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Sunday, December 5, 2021, 04:20 PM MST

Marcela Villegas
3598 W Roberts Rd
San Tan Valley Az 85142

Sent from my iPhone



Stop STV High Density

From: marcela villegas (marcela062003@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Sunday, December 5, 2021, 04:21 PM MST

Edwin Moncado
3598 W Roberts Rd
San Tan Valley Az 85142
Sent from my iPhone



Stop STV High Density

From: marcela villegas (marcela062003@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Sunday, December 5, 2021, 04:22 PM MST

Maylynn Santana
3598 W Roberts Rd
San Tan Valley AZ 85142

Sent from my iPhone



Stop STV High Density

From: marcela villegas (marcela062003@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Sunday, December 5, 2021, 04:23 PM MST

Delia Aviles
3598 W Roberts Rd
San Tan Valley AZ 85142

Sent from my iPhone



DENY Construction

From: Laura Ahles (loahles@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Monday, December 6, 2021, 09:06 PM MST

Signing petition to halt construction.

Chad Ahles
4092 W Federal Way
San Tan Valley 85142

And

Laura Ahles
4092 W Federal Way
San Tan Valley 85142

Sent from Yahoo Mail on Android

A handwritten number '2' is enclosed within a hand-drawn circle, located in the bottom right corner of the page.

DENY Construction

From: Elizabeth Geib (simplegma52@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Sunday, December 12, 2021, 05:47 PM MST

I am against the construction of apartment complexes near Gary and Hunt Highway, Pinal County, AZ.

Homeowner: Elizabeth Geib
3198 W Belle Ave
San Tan Valley AZ 85142
480-570-8147

Sent from my iPad



DENY Construction

From: Michelle Ryba (rybazona@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Sunday, December 12, 2021, 06:29 PM MST

Michelle Ryba 2718 W Silver Creek Ln, Queen Creek, AZ 85142



Stop San Tan Valley High Density Development

From: L (ronnpita@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Monday, December 6, 2021, 07:41 AM MST

Stop San Tan Valley High Density Development because we are already going back to the time when a 2 lane Hunt Hwy was not enough for the amount of traffic in this area. This development will create more traffic and rental housing has the potential to create crime in the area.

Thank you
Ron Borgen
8 E Paso Fino Way
San Tan Valley, AZ,85143
480-882-3703



DENY Construction

From: Joyce Pederson (joycemyers88@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Monday, December 6, 2021, 07:12 PM MST

Please deny any more construction on Gary and Hunt. It is already difficult to get out of SanTan Heights subdivision by way of Gary.

Joyce and Leslie Pederson
2850 W. Mira Drive
SanTan Heights Subdivision
Queen Creek AZ

A handwritten signature consisting of a stylized letter 'V' enclosed within a hand-drawn circle.

Stop high density

From: Kimberlee Hancock (kimhancock2@mac.com)

To: stopstvhightdensity@yahoo.com

Date: Friday, December 10, 2021, 03:36 PM MST

Kimberlee Hancock

Isabel Hancock

Same address: 29063 N. Mountain View Rd.; San Tan Valley, AZ 85143

Sent from my iPad

2

DENY Construction

From: felecia & tim leggitt (bearfam003@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Friday, December 10, 2021, 03:13 PM MST

1. Felecia leggitt-Hill and

2. Tim Hill

Vote no. We do not want the apt there.

4647 W Maggie Dr, QC 85142

Thank you

2

(No Subject)

From: Carol Helland (chelland2@me.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, December 9, 2021, 08:28 PM MST

Carol Helland
3736 West Morgan Lane
Queen Creek, AZ 85142



DENY Construction

From: Marilyn Baker (mgb2575@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 9, 2021, 02:13 PM MST

We are against the construction of two apartment complexes near Gary and Hunt. We live at 2730 W Alkens Peak in San Tan Heights and would like to deny this construction.
Gary and Marilyn Baker

Sent from my iPhone

②

DENY Construction

From: Andy Studer (studes07@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Monday, December 13, 2021, 10:36 PM MST

Andrew Studer
4390 w. Kirkland Ave
San Tan Valley, AZ 85142

Sent from Yahoo Mail on Android

A handwritten mark or signature, possibly a stylized letter 'D' or a similar symbol, located in the bottom right corner of the page.

Johnson Ranch home owners object

From: Bill Meeks (bill.meeks51@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, December 7, 2021, 04:07 AM CST

My name is Bill Meeks, I own property in Johnson Ranch and live at 1352 E Barrett Dr, San Tan Valley, AZ 85153. My wife, Teri Stephens Meeks also lives at this same address, and we are both Arizona residents & registered voters in Pinal County.

We both want to add both our names to the organized formal petition objecting to the proposed high density construction projects that are near the intersection of Hunt Hwy & Gary Rd in San Tan Valley. We object on several grounds, but principally feel these proposed construction projects are not appropriate for the area & will not only cause traffic safety issues with the large influx of traffic that would be generated, but would also reduce property values due to the character & design of the projects.

Please keep us apprised of any action taken by the county or other agencies related to this matter.

Thank you,
Bill Meeks

Sent from my iPhone

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

Apartment buildings

From: Teresa Durley (tmdurley@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:31 PM MST

I am against the building of these apartment buildings. Our infrastructure cannot handle that many vehicles. It can barely handle all the traffic that is here already.

Teresa Durley
361 E Angeline Avenue
San Tan Valley, AZ 85140

Sent from my iPhone

A handwritten mark or signature, possibly a stylized letter 'D' or a similar symbol, located in the bottom right corner of the page.

Petition to Deny the construction of two apartment complexes

From: doreendooo@cs.com (doreendooo@cs.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:32 PM MST

I support the the recommendation that the Pinal County Board of Supervisors **DENY** the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley.

John Douglas
31207 N Orange Blossom Circle,
San Tan Valley, AZ 85143

A handwritten signature, likely "John Douglas", enclosed in a hand-drawn oval.

Please Stop STV High Density

From: LAUREL LUZZI (laurelluzzi@outlook.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:35 PM MST

Please include my name to STOP San Tan Valley High Density. Thank you.

Laurel Luzzi
282 E Canyon Rock Rd, San Tan Valley, AZ, 85143



Vote No

From: Vicki Luster (vluster2001@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:41 PM MST

Vicki Luster
28272 N Varnum rd
QC, AZ 85143

Sent from my iPhone



Deny construction of apartment complexes

From: uhlman@bis.midco.net (uhlman@bis.midco.net)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:44 PM MST

We agree that property in San Tan Valley should not be rezoned for apartment complexes.

Jay and Mary Uhlman
31224 N Cavalier Drive
San Tan Valley, AZ

A handwritten signature in black ink, consisting of a stylized, cursive letter 'J' enclosed within an oval shape.

I am against this high density building

From: john cook (johncook62@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:45 PM MST

John Cook
1089E Mountain View Rd
Santan Valley, AZ

A handwritten mark consisting of a vertical line with a loop at the top, resembling a stylized '1' or a signature.

High density Gary Rd

From: John (jksk3@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:47 PM MST

Please do not allow this plan to go through. Water and traffic alone are enough reason by themselves, and you know there more .

John Kosir
30861 N Glory Grove
STV AZ



Against the rezoning and building of apartment complexes

From: John (bigskyjb1@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:27 PM MST

John J. Brennan, 525 E Shawnee Ave., San Tan Valley, AZ 85143

Sent from my iPad



Opposing rezoning

From: Terry Montagna (terrytag2001@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:24 PM MST

My name is Teresa Montagna
I live at 28651 N Spur Dr
San Tan Valley Arizona

As a resident of San Tan Valley I feel we don't need congestion with the roads we have.

Sent from my iPad



Not in favor of apartments

From: Robert Stahl (robertstahl95@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:25 PM MST

Robert Stahl
29321 N Broken Shale Dr, San Tan Valley, AZ 85143

1

Re: Signed for DENY

From: Keaton Watt (keatonktw121@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 03:28 PM MST

Whoops, missed a part of a sentence, corrected in bold below.

Considering the Arizona Supreme Court still has yet to make a decision on the Pinal RTA's excise tax for transportation and it's highly doubtful that the additional tax revenue from upwards of 2,500 additional vehicles going through the intersection on a daily basis alongside the additional residents spending would be sufficient to fund further expansions of the roadway to be able to handle the extra traffic load **these builds should not be allowed to go through**. Ideally, construction of high density projects should probably be located further out with better equipped arterial and feeder roadways prebuilt that don't act as major transit paths between Maricopa and Pinal cities/towns. At least until the North South Corridor project is able to at minimum be completed in its first phase of construction so the local traffic load can (hopefully) be greatly reduced.

That being said, I hope the recommendation that the Pinal County Board of Supervisors DENY the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley is taken to action.

Keaton Watt
122 W. Pasture Canyon Dr.
San Tan Valley, Arizona
85143-6236

On Tue, Nov 23, 2021 at 3:25 PM Keaton Watt <keatonktw121@gmail.com> wrote:

Hi,

Considering the Arizona Supreme Court still has yet to make a decision on the Pinal RTA's excise tax for transportation and it's highly doubtful that the additional tax revenue from upwards of 2,500 additional vehicles going through the intersection on a daily basis alongside the additional residents spending would be sufficient to fund further expansions of the roadway to be able to handle the extra traffic load. Ideally, construction of high density projects should probably be located further out with better equipped arterial and feeder roadways prebuilt that don't act as major transit paths between Maricopa and Pinal cities/towns. At least until the North South Corridor project is able to at minimum be completed in its first phase of construction so the local traffic load can (hopefully) be greatly reduced.

That being said, I hope the recommendation that the Pinal County Board of Supervisors DENY the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley is taken to action.

Keaton Watt
122 W. Pasture Canyon Dr.
San Tan Valley, Arizona
85143-6236

A handwritten number '1' enclosed within a hand-drawn circle, located in the bottom right corner of the page.

(No Subject)

From: Kevin Cowles (selwock01@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 03:18 PM MST

Kevin Cowles
14 E Peppergrass Pl
San Tan Valley, AZ 85143

Sent from my iPhone

①

High density residential apartments petition

From: Ryan Laviers (ralaviers@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 03:04 PM MST

I am Ryan Laviers, a resident of Pinal County Arizona. My address is 714 E Navajo Trl, San Tan Valley AZ 85143, my phone number is 480-789-2974.

I agree to the petition to halt construction of the high density residential apartments near the intersection of Hunt Highway and Gary Road.

Sent from my iPhone

①

Please stop the high density residential buildings

From: Peter (pcarton@accesscomm.ca)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 01:12 PM MST

Please stop the high density projects slated for Hunt highway and Gary Road.

Peter Carton
969 Whistling Wind Dr
San Tan Valley, AZ
85143.

①

Stop high density apartments

From: Darlene (darway38@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:53 PM MST

Sent from my iPhone

1

Stop!

From: Beverly Boyer (boyerbeverly@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:51 PM MST

Beverly Boyer. 23 E Lupine Place, San Tan Valley, AZ 85143

Sent from Yahoo Mail for iPhone



PETITION TO HALT CONSTRUCTION OF HIGH-DENSITY DEVELOPMENTS

I have affixed my signature and address to the attached documents to request that the Board of Supervisors, The Planning Commission, and The Planning Department of Pinal County, Arizona DENIES the applications and requests for Hancock Highway South and Watermark Residential. Case numbers may be found on the map below.

Our request for denial is based upon the following criteria:

1. The Hancock Highway South development does not meet the requirements as set forth in the Pinal County Comprehensive Plan of November 2019.
2. The Watermark Apartments development area allows for single family attached or multi family stand alone homes. Maximum height of 30 feet. They are requesting three story apartments exceeding the style and height regulations for the property designation.
3. Each development is requesting major changes to current regulations such as setbacks, rezoning for their project and changes again not consistent with the Comprehensive Plan.
4. The Vision of Pinal County states that the values emphasized by residents are for Open Space, Rural Atmosphere and Environment and that they do not want to lose these. A high residential development negates the Vision of Pinal County.
5. There is a lack of Mobility and Connectivity along this corridor. There are no public transportation capabilities to support this. Therefore, as noted by the developer of Watermark Apartments and statements from Pinal County Planning Department on the Hancock Project, these developments may well produce over 2,500 additional vehicles passing through the intersection of Gary Road and Hunt Highway.
6. With the drought that has been going on for 22 years and now the reduction of the water allocation to Pinal County, where will we go when the wells do dry up? With high density developments such as these, the increase of water usage is over 5 times that of single-family dwellings in a medium density development.

As stated in the Pinal County Comprehensive Plan, "Growth itself is neither positive or negative, but cumulative effects of population growth, its patterns and form have long-term social, environmental, and economic consequences. Smart growth is guiding growth in ways that result in vibrant communities, strong economics, and a healthy environment." Arizona Smart Growth Scorecard 2007

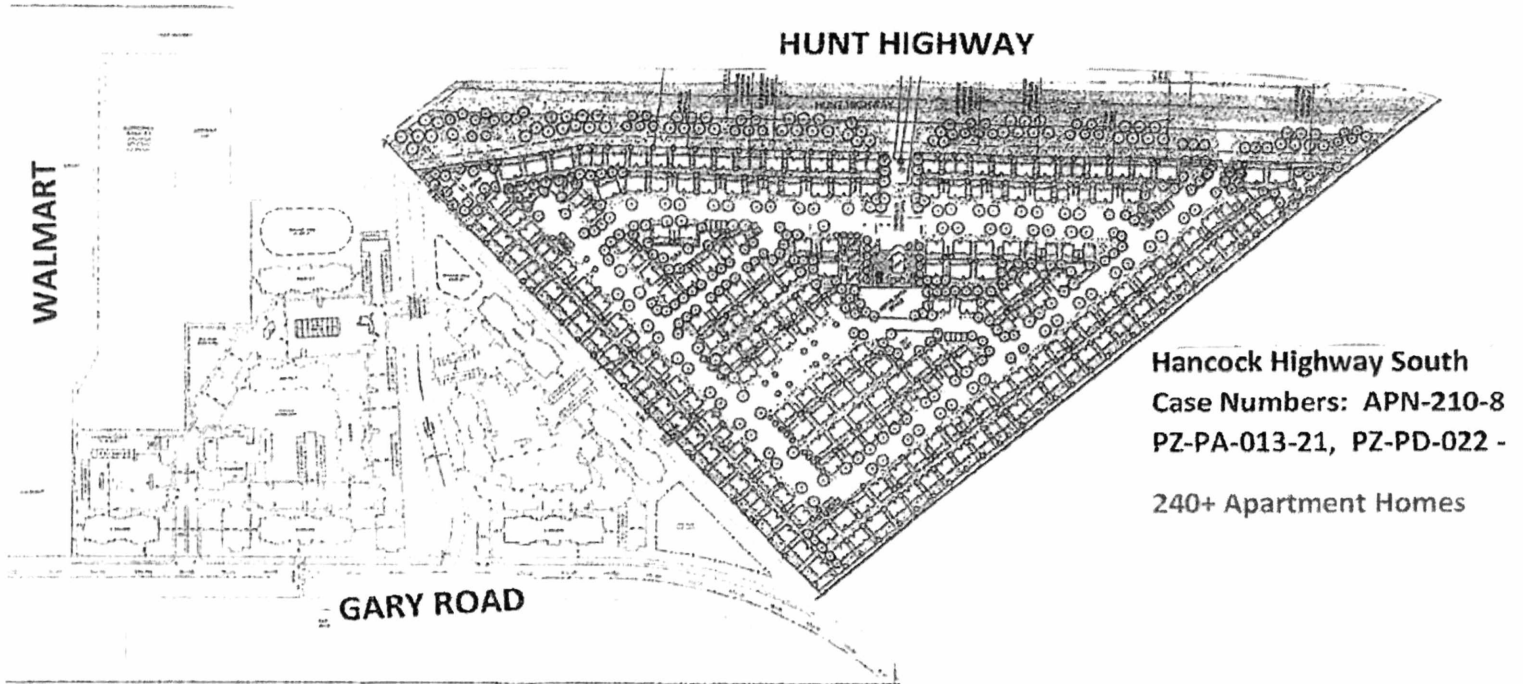
Our request of the governmental bodies of Pinal County, Arizona is to make the right decision by following the County Comprehensive Plan, the existing developmental requirements such as setbacks, and keep the residents foremost in their decision-making process.

I fully support the letter addressed to Lester Chow, Director of Community Developed dated September 2, 2021. The letter requests that Pinal County abide by their County Comprehensive Plan and by the requirements as they pertain to setbacks,

I request that the County adhere to their comprehensive plan —

FWOS/RL

32024 N. Echo Cyn
Sun Tan Valley, AZ.



Watermark Residential
Apartments (APN-509-02-9680)
Case Number: Z-PA-094-21

9 Apartment Buildings
312 Apartments

Stop STV High Density

From: y (rodwyatt13@gmail.com)

To: stopstvhighdensity@yahoo.com

Cc: rodney.s.wyatt@gmail.com

Date: Thursday, November 18, 2021, 10:13 AM MST

I strongly request the county to adhere to their comprehensive plan and stop the complex !!!!!!!!!

Rod WYATT

717 W Twin Peaks Pkwy

San Tan Valley , Az 85143

Sent from Mail for Windows

①

Building and Zoning changes on Gary & Hunt

From: Arlette Pavarini (ms.pav2001@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 17, 2021, 08:49 PM MST

Please add me to the petition against the development.

I am totally opposed to this project. #1. Water We are in problems with that now. #2. Traffic We don't need that off of Gary. We bought out here to get away from that.

Arlette Pavarini
27961 N. Varnum Rd.
San Tan valley, AZ 85143

Thank you

--

Arlette Pavarini
480-478-5446
ms.pav2001@gmail.com



Notice to STOP this action!

From: Jeanne Harris (harris_jeanne@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 16, 2021, 03:58 PM MST

STOP!!!! we all moved out here to get away from High Density for profit only !

Sent from Mail for Windows 10

①

the 3 story apartments and a variety of variances for setbacks

From: Rose Trench (rosetrench@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 16, 2021, 11:19 AM MST

The developer is requesting of the county to rezone the area AND to allow variances for the height of the 3 story apartments and a variety of variances for setbacks. Neither of these developments meet the Pinal County Comprehensive Plan for a variety of reasons.

I do not want this development to get rezoned approval.

Thanks

Rose Trench.

31597 N Larkspur Dr.

San Tan Valley, AZ 85143

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

I have added my signature and address to the attached documents to request that the Board of Supervisors, The Planning Commission, and The Planning Department of Pinal County, Arizona DENIES the applications and requests for Hancock Highway South and Watermark Residential. Case numbers may be found on the map below.

Our request for denial is based upon the following criteria:

1. The Hancock Highway South development does not meet the requirements as set forth in the Pinal County Comprehensive Plan of November 2019.
2. The Watermark Apartments development area allows for single family attached or multi family stand alone homes. Maximum height of 30 feet. They are requesting three story apartments exceeding the style and height regulations for the property designation.
3. Each development is requesting major changes to current regulations such as setbacks, rezoning for their project and changes again not consistent with the Comprehensive Plan.
4. The Vision of Pinal County states that the values emphasized by residents are for Open Space, Rural Atmosphere and Environment and that they do not want to lose these. A high residential development negates the Vision of Pinal County.
5. There is a lack of Mobility and Connectivity along this corridor. There are no public transportation capabilities to support this. Therefore, as noted by the developer of Watermark Apartments and statements from Pinal County Planning Department on the Hancock Project, these developments may well produce over 2,500 additional vehicles passing through the intersection of Gary Road and Hunt Highway.
6. With the drought that has been going on for 22 years and now the reduction of the water allocation to Pinal County, where will we go when the wells do dry up? With high density developments such as these, the increase of water usage is over 5 times that of single-family dwellings in a medium density development.

As stated in the Pinal County Comprehensive Plan, "Growth itself is neither positive or negative, but cumulative effects of population growth, its patterns and form have long-term social, environmental, and economic consequences. Smart growth is guiding growth in ways that result in vibrant communities, strong economics, and a healthy environment." Arizona Smart Growth Scorecard 2007

Our request of the governmental bodies of Pinal County, Arizona is to make the right decision by following the County Comprehensive Plan, the existing developmental requirements such as setbacks, and keep the residents foremost in their decision-making process.

I fully support the letter addressed to Lester Chow, Director of Community Developed dated September 2, 2021. The letter requests that Pinal County abide by their County Comprehensive Plan and by the requirements as they pertain to setbacks,

Susan Bennett
99.5 W. Twin Peaks Pkwy
San Tan Valley AZ 85143

more amended, signature and address to the attached documents to request that the Board of Supervisors, the Planning Commission, and The Planning Department of Pinal County, Arizona DENIES the applications and requests for Hancock Highway South and Watermark Residential. Case numbers may be found on the map below.

Our request for denial is based upon the following criteria:

1. The Hancock Highway South development does not meet the requirements as set forth in the Pinal County Comprehensive Plan of November 2019.
2. The Watermark Apartments development area allows for single family attached or multi family stand alone homes. Maximum height of 30 feet. They are requesting three story apartments exceeding the style and height regulations for the property designation.
3. Each development is requesting major changes to current regulations such as setbacks, rezoning for their project and changes again not consistent with the Comprehensive Plan.
4. The Vision of Pinal County states that the values emphasized by residents are for Open Space, Rural Atmosphere and Environment and that they do not want to lose these. A high residential development negates the Vision of Pinal County.
5. There is a lack of Mobility and Connectivity along this corridor. There are no public transportation capabilities to support this. Therefore, as noted by the developer of Watermark Apartments and statements from Pinal County Planning Department on the Hancock Project, these developments may well produce over 2,500 additional vehicles passing through the intersection of Gary Road and Hunt Highway.
6. With the drought that has been going on for 22 years and now the reduction of the water allocation to Pinal County, where will we go when the wells do dry up? With high density developments such as these, the increase of water usage is over 5 times that of single-family dwellings in a medium density development.

As stated in the Pinal County Comprehensive Plan, "Growth itself is neither positive or negative, but cumulative effects of population growth, its patterns and form have long-term social, environmental, and economic consequences. Smart growth is guiding growth in ways that result in vibrant communities, strong economics, and a healthy environment." Arizona Smart Growth Scorecard 2007

Our request of the governmental bodies of Pinal County, Arizona is to make the right decision by following the County Comprehensive Plan, the existing developmental requirements such as setbacks, and keep the residents foremost in their decision-making process.

I fully support the letter addressed to Lester Chow, Director of Community Developed dated September 2, 2021. The letter requests that Pinal County abide by their County Comprehensive Plan and by the requirements as they pertain to setbacks,

John Bernhart
995 W TWIN PEAKS PKWY
SAN TAN VALLEY AZ 85143

①

My objections to High Density Housing as well as new developments

From: me@robrose.org (me@robrose.org)

To: stopstvhighdensity@yahoo.com

Cc: reply@rs.email.nextdoor.com

Date: Monday, November 15, 2021, 10:52 AM MST

I object strenuously to approval of the proposed high density developments proposed for N. Gary as well as adjacent to Hunt Hwy. The development proposed for N Gary is especially onerous considering the limited traffic capacity and access off of Gary. That area would seem to be one of the worst places to build these kinds of developments. And in light of recent reductions in the local water allocations, I find it appalling that the AZ Department of Water Resources continues to issue the required certificates of a "guarantee of 100 years of water". They do this in spite of the Department's own forecasts of continuing reductions of water and huge increases in costs and "infrastructure" to existing and future customers.

Robert Rose

27961 N. Varnum Road San Tan Valley, 85143

480.696.9609

①

DENY Construction

From: Keith Bratlien (keithbratlien1@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Friday, December 3, 2021, 05:27 AM MST

I do not wish to see construction of this project take place. It will increase the traffic congestion too much and this will make it undesirable to live here any longer.

Keith Bratlien
2934 W. Mira dr.

Sent from my iPad

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized 'D' or a signature.

Re: DENY Construction

From: Heather Tenconi (h_rudolph10@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Friday, December 3, 2021, 06:01 AM MST

Hello,

We do not support the new construction proposal. The proposal is requesting to rezone property to build high rise buildings that are not consistent with keeping the community rural and open. The roads do not support the addition of over 2,500 people and are congested as it is. There is also not enough water to support this proposal either.

Please deny this construction proposal.

If you have questions, please email me at h_rudolph10@hotmail.com.

Thank you,
Heather Tenconi & Steve Tenconi
4382 West South Butte Road
Queen Creek, AZ 85142

On Dec 2, 2021, at 11:55 AM, Stop High Density STV <stopstvhighdensity@yahoo.com> wrote:

Heather, attached is the petition. You may respond directly to StopSTVHighDensity@yahoo.com with your name and address and that you are not in favor of the construction for what ever reason you deem appropriate.

Thanks, Gary

On Thursday, December 2, 2021, 09:24:09 AM MST, Heather Tenconi <h_rudolph10@hotmail.com> wrote:

Hello,

I received the email and see the post on the community, but I can't find the petition to sign. If you can point me the right direction, that would be great!

Thanks!
Heather

 Petition Word.docx
1.4MB



Petition

From: Jennybrooke82 (jennybrooke82@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Monday, November 15, 2021, 11:05 AM MST

I would like to sign the petition to keep pinal county area rural and for the apartment complexes to follow our county rules and regulations.

Jenny McGee
30743 N Gary Rd.
San Tan Valley, Az, 85142

①

Against building the apartments

From: Gloria Pellegrin (glo.pellegrin51@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Sunday, November 14, 2021, 08:53 AM MST

I live here in San Tan Heights, behind the Mormon Temple on Gary, very close to where this apartment development is being proposed.

I strongly oppose this development!

There is already heavy traffic volume in this area; there is a mega drought; the area cannot sustain more cars, trucks, or people.

I say NO TO THIS CONSTRUCTION PROPOSAL!

Gloria Pellegrin
2123 West Jasper Butte Dr.
San Tan Valley, 85142

Regards,
Gloria Pellegrin

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

Sign the petition

From: charlie zens (ckzens@itctel.com)

To: stopstvhighdensity@yahoo.com

Date: Sunday, November 14, 2021, 11:29 AM MST

Greetings,

I would like to include my name on the petition to halt construction of high density developments. I request that the county adhere to their comprehensive plan and not allow the proposed rezoning and variance setback changes.

Best regards,
Charles Zens
32224 N Echo Canyon Rd
San Tan Valley

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or a stamp.

Sign the Petition

From: Kathy Zens (ckzens@itctel.com)

To: stopstvhighdensity@yahoo.com

Date: Sunday, November 14, 2021, 11:44 AM MST

Hello,

I would like to have my name included, on the petition, requesting the county to follow their comprehensive plan, and not allow variances on their setbacks for construction of high density developments.

Thank you,

Kathy Zens
32224 N. Echo Canyon Rd.
San Tan Valley, AZ. 85143

Sent from Kathy's iPad



Petition Against Apt. Complexes

From: Wendy Bernardy (wendyglake@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Sunday, November 14, 2021, 02:13 PM MST

I request the county to adhere to their comprehensive plan and NOT allow these apt. complexes to be built. I feel the infrastructure is not built to hold that much more traffic. I moved to San Tan Valley as I did not want to live in a congested, busy area. Sincerely,
Wendy Bernardy
30299 N. Saddlebag Lane
San Tan Valley, AZ

①

Proposed apartment complexes

From: julia.anderson@cox.net

To: stopstvhightdensity@yahoo.com

Date: Saturday, November 13, 2021, 06:18 AM MST

I am writing to oppose the two apartment complexes being proposed between Solera and Walmart.

These complexes do not fit into the County Comprehensive Plan and as such would be outside the county's commitment to open space, rural atmosphere and environment.

Along with hundreds, perhaps thousands of area homeowners who have signed petitions or sent written statements to oppose these proposed complexes, I implore you to consider the goals of the Comprehensive Plan and deny the proposals.

Julia D. Anderson

630 West Sundance Circle

San Tan Valley, Arizona

480-686-7132

①

HALT CONSTRUCTION

From: Anita Speece (arspeece47@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Saturday, November 13, 2021, 09:30 AM MST

I AM REQUESTING THAT YOU DENY THE APPLICATIONS AN REQUESTS FOR HANCOCK
HIGHWAY SOUTH AND WATERMARK RESIDENTIAL.

ANITA SPEECE
31835 N LARKSPUR DRIVE
SAN TAN VALLEY
AZ 85143



Hancock Highway South and Watermark Residential

From: mrizuto@gmail.com (mrizuto@gmail.com)

To: stopstvhighdensity@yahoo.com

Cc: mellerbusch@hoamco.com

Date: Saturday, November 13, 2021, 09:55 AM MST

Board of Supervisors, The Planning Commission, and The Planning Department of Pinal County, Arizona

Hancock Highway South and Watermark Residential

Seeing the forest for the trees...

I understand this can bring financial success to many and I am for the American way, within limits of course. Too high a cost to all but the investors. Current and future residents will suffer. Future residents of the apartments will not realize what they are impacting on the area until it's too late. *Can't put it back...*

I wholly support the 6 bullet points below. Well thought out comments in the interest of the community any one of each could stand on its own. I did not author the bullet points but as stated I do support them. Because of this I support denying the applications and requests for Hancock Highway South and Watermark Residential.

1. The Hancock Highway South development does not meet the requirements as set forth in the Pinal County Comprehensive Plan of November 2019.
2. The Watermark Apartments development area allows for single family attached or multifamily standalone homes. Maximum height of 30 feet. They are requesting three story apartments exceeding the style and height regulations for the property designation.
3. Each development is requesting major changes to current regulations such as setbacks, rezoning for their project and changes again not consistent with the Comprehensive Plan.
4. The Vision of Pinal County states that the values emphasized by residents are for Open Space, Rural Atmosphere and Environment and that they do not want to lose these. A high residential development negates the Vision of Pinal County.
5. There is a lack of Mobility and Connectivity along this corridor. There are no public transportation capabilities to support this. Therefore, as noted by the developer of Watermark Apartments and statements from Pinal County Planning Department on the Hancock Project, these developments may well produce over 2,500 additional vehicles passing through the intersection of Gary Road and Hunt Highway.
6. With the drought that has been going on for 22 years and now the reduction of the water allocation to Pinal County, where will we go when the wells do dry up? With high density developments such as these, the increase of water usage is over 5 times that of single-family dwellings in a medium density development.

I support denying the applications and requests for Hancock Highway South and Watermark Residential

Respectfully,

Michael Rizuto, San Tan Vly resident

254 W Saddlebag Ln

San Tan Valley, AZ 85143

mrizuto@gmail.com



Development Focus Group

From: sharon remmers (remmers.sharon@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Saturday, November 27, 2021, 07:31 AM MST

Please add my name to the list to oppose the development plan for apartment housing on Gary Road near Hunt highway.

Sharon Remmers
288 West Bismark Street
San Tan Valley AZ 85143
Sent from Yahoo Mail on Android

①

(No Subject)

From: Ross Vogelsang (rcvogelsang@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Saturday, November 27, 2021, 09:07 AM MST

Stop this project. We do not need more traffic at this intersection. Hunt highway is hard enough to get on to right now. With the traffic trying to get out and into Walmart and a huge apartment complex adding more and more traffic! Look at the traffic patterns between the hours of 4 to 9 am and 3:00 to 7:00 pm we have huge problems now and that is with alot of people working from home. My vote is a big NO.

1

Agree to the Halt of construction

From: Barbara Coleman (bacoleman2954@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Saturday, November 27, 2021, 08:24 AM MST

Yes, I agree to the halt of construction of apartments to be constructed @ Hunt Highway & Gary.

Sent from my iPhone



Hunt Highway and Gary

From: Judy Thorson (thorson.stvadisorycouncil@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Friday, November 26, 2021, 07:06 PM MST

I am concerned about high density development in the area of Hunt and Gary. Roads will not handle the cars.

Sincerely,

Judy Thorson, Resident
SanTan Heights

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or a stylized letter 'I'.

Re: add my name to the petition

From: Shannon Palmen (shaputa2@gmail.com)

To: stopstvhigdensity@yahoo.com

Date: Friday, November 26, 2021, 03:41 PM MST

Shannon Palmen
29933 N Candlewood Dr, San Tan Valley, AZ 85143

On Fri, Nov 26, 2021, 11:20 AM Stop High Density STV <stopstvhigdensity@yahoo.com> wrote:

Shannon, would you be so kind as to respond again with your address? It will be needed when we submit everything to the county.

Thank you

On Thursday, November 25, 2021, 01:35:09 PM MST, Shannon Palmen <shaputa2@gmail.com> wrote:

Shannon Palmen
29933

①

Deny Apartments

From: Jane Venegoni (jivenegoni@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Friday, November 26, 2021, 04:21 PM MST

I'd like to sign the petition to deny the 2 apartment complexes near Gary Rd and Hunt Hwy.

Jane Venegoni
1639 E Omega Dr
San Tan Valley, AZ

Sent from my iPhone

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

"Stop more development

From: Janice Barrett (janiceflowers@live.com)

To: stopstvhightdensity@yahoo.com

Date: Friday, November 12, 2021, 09:08 AM MST

Please do not allow more building. I don't want the traffic increased . We moved here to get away from urban sprawl . We live in Solara . Janice Barrett

Sent from my iPad

/

A handwritten mark consisting of a vertical line inside a circle, possibly a signature or a specific symbol.

Apartments

From: Timothy Mueller (timothy.mueller1982@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Friday, November 12, 2021, 09:04 AM MST

Hello, please add my name to the petition against apartments being built near Walmart on Hunt highway.

Sent from my iPhone

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

add to petition

From: Mike and Debbie Fortin (mdivxs@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 12:56 PM MST

Mike F Fortin
Debora A Fortin

31171 N Claridge Cir, San Tan Valley, AZ 85143



Stop apartment complex!

From: Paul Chacon (paulchacon8@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 12:47 PM MST

Sent from my iPhone



Apartment construction

From: Jenn Bowers (jennsaur@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 12:53 PM MST

I request that the Pinal County Board of Supervisors DENY the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley.

A handwritten mark consisting of a circle with a diagonal slash through it, located in the bottom right corner of the page.

petition

From: Janis Dawn (jrdawn1128@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 12:53 PM MST

Hello,

I did not see an attached petition, but I would like my name added to support the recommendation that the Pinal County Board of Supervisors **DENY** the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley.

Janis RayAnn Dawn
28710 N. Coyote Creek Rd.
San Tan Valley, AZ 85143

①

Petition

From: Mr. Torrez (btorrez11@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 12:52 PM MST

I Brandon Torrez petition the building of apartments.
4063 w Dayflower, Queen Creek, AZ 85142

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or a stylized symbol.

Stop STV High Density Development

From: John Angove (johnfangove@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:20 PM MST

I am joining the petition to Stop San Tan Valley High Density Development. Our roads and intersections, as well as our water and sewage treatment infrastructures are already beyond capacity. In fact, we for safety reasons regularly have to drive additional miles to avoid the intersections of Hunt Highway and Gary Road, and Hunt Highway and Bella Vista.

Serious accidents are regular occurrences.

Please add my name to the petition.

John Angove
87 W Sundance Ct.
San Tan Valley, AZ 85143
317-645-3864

Sent from my iPad

①

Petition

From: Susan (sdeal7632@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:23 PM MST

Please add my name to the petition to deny the two apartment complexes the do not meet the Pinal County Comprehensive Plan, that would be located close to the Hunt Hwy and Gary Rd intersection.
Susan Deal address 31938 N. Larkspur Dr., SanTan Valley 85143

Sent from my iPhone



Stop Apartment Complex

From: Kim Heiser (hollyhiker@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:43 PM MST

Robert Petrisko
32068 N. Chestnut Trail
San Tan Valley, AZ 85143

1

Stop Apartment Builds (Hunt/Gary)

From: Nicole Biddinger (nicolesmith1217@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Friday, December 3, 2021, 09:23 AM MST

Nicole Biddinger
34000 N Mercedes Drive
Queen Creek Az 85142

Sent from my iPhone



Apartment Complex Petition

From: Krista Werking (kmyers309@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Friday, December 3, 2021, 09:33 AM MST

Krista Werking
4544 W Foldwing Dr
San Tan Valley, AZ 85142

①

(No Subject)

From: victoria nissan (vicnlor2@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Friday, December 3, 2021, 09:38 AM MST

We highly object to the proposed development, which drastically infringes on the one story single family homes right next to it and, with setback variances, overshadowed by it. This development ignores the serious traffic situation, the impact on existing property owners, and the puposes of county zoning regulations.

Victoria & Lorin Nesson
28788 N Spur Dr.
San Tan Valley, AZ 85143

2

Stop high density

From: joanne vandiver (joannevandiver@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Friday, December 3, 2021, 12:12 PM MST

Please put my name down to stop the high density on Gary road

Joanne Vandiver
3519 west goldmine mountain cove
San Tan Valley az 85142

Joanne Vandiver

"Always be a flamingo amongst the pigeons"



DENY Construction

From: William Schaas (schaasw@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Friday, December 3, 2021, 02:06 PM MST

We vote NO on the two (2) high density apartment complexes.

85142-3056

3221 W. Sunshine Butte Dr.

William L and Beverly A. Schaas

Signed :

San Tan Valley,AZ

2

Do not build

From: Sally Stewart (ssbnb9@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Friday, December 3, 2021, 06:14 PM MST

This area is already highly congested with traffic. Pinal County didn't plan for the large flow of traffic that we currently have. The lengthy road construction project that everyone endured to widen Hunt Highway was difficult for anyone traveling to and fro deeper into STV. If there are 2500 more cars daily on this stretch of road it would create more accidents and congested roads that have no allowance for expansion to relieve the congestion.

Sally Stewart
724 W Agrarian Hills Dr,
San TanValley, AZ 85143



DENY Construction

From: Renee Bohannon (renee.m.bohannon@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Friday, December 3, 2021, 09:00 PM MST

Renee Bohannon
3440 W Tanner Ranch Rd, San Tan Valley, AZ 85142

NO, DENY! Please don't let this happen!

Renee Bohannon

--

Thanks,

Renee Bohannon
480-410-2002

A handwritten mark consisting of a large, irregular oval shape with a vertical line running through its center, resembling a stylized '1' or a signature.

DENY Construction

From: Steven Knettles (stevenknettles789@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Saturday, December 4, 2021, 05:07 AM MST

I do NOT want this apartment buildings being built in the San Tan community. Our roads CANNOT handle the current level of construction. We do not want continual re zoning to be allowed. The city is already reeling in roads and highways that are littered with trash, this will make things worse.

No re zoning please!!

Thank you

Steven Knettles
33439 North Roadrunner Lane
Queen Creek AZ
85142

801 824 9396

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

Stop Apartment Complex

From: Kim Heiser (hollyhiker@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:42 PM MST

Kimberly Heiser
480-216-0035



Apartment petition

From: skitmarie (skitmarie@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:41 PM MST

To Whom it May concern,

My name is Andrea Wills. I would like to sign the petition regarding DENYING the proposed apartments in San Tan Valley.

My address is 28320 N Gold Ln, San Tan Valley, AZ 85143

Please put my information on the petition.

Thank you,

Andrea Wills

A handwritten signature in black ink, consisting of a large, stylized letter 'A' with a vertical line through it, enclosed in a circular loop.

Re:stop high density

From: Cynthia ODonohue (clodonohue@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:35 PM MST

I go not want height density near this major intersection which already struggles to Jeet the traffic needs.

Sent from my iPhone

A handwritten mark consisting of a vertical line inside a hand-drawn oval, located in the bottom right corner of the page.

High Density Development

From: Linda Shon (ljshon3@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:13 PM MST

I am opposed to the building of high density housing on Hunt Highway and Gary. Please add my name to your petition. I reside at 325 W. Twin Peaks Parkway, STV 85143.

Thanks,
Linda Shon

Sent from my iPhone

A handwritten signature in black ink, appearing to be the name 'Linda Shon', located in the bottom right corner of the page.

(No Subject)

From: molinas2020@aol.com (molinas2020@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:05 PM MST

Stop

Sent from the all new AOL app for iOS



Stop high density

From: Jakob Mines (jakobmines@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:54 PM MST

Hello, I would definitely agree to stop the apartment building. My name is jakob mines, I live at 1227 E Saddle Way, San Tan Valley, AZ 85143.

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or a stylized letter 'I'.

Stp the building of multiple apartment buildings in San Tan Valley.

From: MICHAEL J GLORIA lord (lord8414@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:53 PM MST

Michael Lord

21W Sun Ray Drive
San Tan Valley, AZ 85143

A handwritten signature or set of initials, possibly 'MJG', enclosed within a hand-drawn circle. The signature is located in the bottom right corner of the page.

(No Subject)

From: Hanukah Pastrano (hanukahp@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:45 PM MST

Hanukah Pastrano
1090 E Saddle Way, San Tan Valley, AZ 85143

A handwritten mark or signature, possibly a stylized letter 'P' or a similar symbol, enclosed in an oval shape.

(No Subject)

From: Audrey Stanley (audstan@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:28 AM MST

I am against these apartments being built.



Development Hunt/Gary Road

From: Kuttler Keith (frog53261@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:28 AM MST

As a resident of San Tan Valley, I am requesting that you deny the construction of two apartment complexes that are being proposed near the intersection of Hunt Highway and Gary Road in San Tan Valley. This development does not meet the Pinal County Comprehensive Plan criteria and will add too much traffic to the roads in this area.

Respectfully,

Keith Kuttler
29658 N Gecko Tr
STV, AZ 85143
619-838-7325

Sent from Yahoo Mail for iPhone



High density petition

From: Mark Hansen (mark.hansen2@comcast.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:52 AM MST

Please add my name to the petition

Mark Hansen
29901 N Gecko Trl
San Tan Valley AZ 85143

Sent from my iPhone

A handwritten signature in black ink, appearing to be the name 'Mark Hansen' written in a cursive style.

Halt construction of TWO high density residential apartments

From: CenturyLink Customer (jet@q.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:46 AM MST

I agree with the petition to halt construction of **TWO** high density residential apartments near the intersection of Hunt Highway and Gary Road.

James Thomas
28327 N. Welton Place
San Tan Valley AZ 85143

①

No apartments

From: Marshall Gray (abug95@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:45 AM MST

Marshall Gray
73 W Pasture Canyon Drive
Queen Creek, AZ 85143



Signature on Petition to stop high density construction

From: Michelle Batke (michelle.batke@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:42 AM MST

Please add my name to the petition to stop the nigh density construction at Johnson Ranch.

Michelle Batke
1187 E Country Crossing Way
San Tan Valley, AZ
85143

Canadian home:
105, 53226 Range Road 261
Spruce Grove, AB Canada
T7Y1A3

Sincerely,
Michelle Batke

A handwritten signature in black ink, consisting of a large, stylized letter 'M' with a vertical line through it, enclosed within a circular loop.

Deny

From: PAUL GMELIN (paulaug6@msn.com)

To: stopstvhighdensity@yahoo.com


Date: Tuesday, November 23, 2021, 11:38 AM MST

We strongly support the construction of the proposed two apartment constructions in San Tan Valley. Traffic is already horrendous to add more to it!

Sincerely,

Paul and Laura Gmelin

Get [Outlook for Android](#)

A handwritten number '2' is enclosed within a hand-drawn circle. The circle is slightly tilted and has a rough, sketchy appearance.

Proposed Building

From: BETTY SOUKUP (soukupbetty@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 12:34 PM MST

I am asking Pinal County to deny this building permit.

***Betty Soukup
Iowa State Senate, Ret.
30643 Maple Chase Drive
San Tan Valley, AZ 85143
641.330.1252***

A handwritten mark or signature, possibly the letter 'O', located in the bottom right corner of the page.

(No Subject)

From: Ross Vogelsang (rcvogelsang@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 12:38 PM MST

Ross Vogelsang, 385 west stirrup lane, san tan valley az 85143

①

Petition

From: Tom (jft92099@cox.net)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 12:15 PM MST

Please add my name to the petition, Thanks Tom

Thomas Yardley
275 W Angus Rd
San Tan Valley, AZ 85143



Stop apartments

From: David Noel (noeldavid@cox.net)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 12:15 PM MST

Please add me to the list of concerned citizens not wanting the apartment complexes here in STV.

David Noel
28298 N Cactus Flower Cir, San Tan Valley, AZ 85143
480-434-3975

A handwritten number '1' is enclosed within a hand-drawn circle, located in the bottom right corner of the page.

Deny building code Variance

From: Kent Olson (kentolsonnd@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:59 AM MST

Respectfully request a DENIAL of building code change for property located at Hunt and Gary in San Tan Valley, AZ 85143

Kent Olson

706 E Beargrass Pl, San Tan Valley, AZ 85143



High Density Housing

From: Lloyd Polivka (lloyd_polivka@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:58 AM MST

Lloyd Polivka
232 E Red Mesa Trl
San Tan Valley, AZ 85143
NO
Sent from my iPad



I vote Deny the apt construction hunt hwy

From: Vickie Downes (vickie@edwardjacks.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:58 AM MST

Vickie Downes
30026 N Royal Oak Way
San Tan Valley, AZ 85143

Sent from Vickie Downes, CPA

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or a stylized '1'.

No To High Density Building

From: Lloyd Polivka (lloyd_polivka@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:56 AM MST

Sent from my iPad

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or a stylized letter 'I'.

Stop changing our construction plans

From: Jim (jlajf61@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:56 AM MST

James Ferguson
32108 N Dog Leg Ct
San Tan Valley, Az 85143
480-459-8180

Sent from my iPad

Jim

A handwritten mark consisting of a vertical line inside a hand-drawn oval, resembling the number 1.

Apartment complexes

From: Cameron Lang (lang23808@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:56 AM MST

I'm not in favour of The construction of these apartment complex
Cameron Lang
1299 E Sarona st
STV 85143

Sent from my iPhone

A handwritten number '1' is enclosed within a hand-drawn circle, located in the bottom right corner of the page.

(No Subject)

From: Renee Pacek (reneepacek@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:56 AM MST

Please STOP the building of these high density apartment buildings in San tan Valley.

My name is:

Renee pacek....reneepacek@gmail.com



No to apartments

From: Nolah68 (nolah68@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 12:42 PM MST

Nola Hillner
153 W Pinto Ct
San Tan Valley, AZ 85143



(No Subject)

From: C Ho (crhoct@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 12:44 PM MST

Ceirra Hoctor
226 E Canary Ct
San Tan Valley, AZ 85143

Sent from my iPhone

①

Petition

From: DENNIS E DEAL (deal4497@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:15 PM MST

I would like to add my name to the petition to deny the two apartment developments that do not meet the Pinal County Comprehensive Plan intended near the intersection of Hunt Hwy and Gary Rd
Dennis Deal address 31938 N. Larkspur Dr. , SanTan Valley 85143

Sent from my iPhone

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

StopSTVHighDensity

From: pcraig51 (pcraig51@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 12:57 PM MST

Phillip Craig
27812 N Amira Way
San Tan Valley, AZ 85143

Phillip Craig
pcraig51@gmail.com

①

Halt construction of apartments

From: Sandra Thompson (mike.sandra0401@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:33 AM MST

Michael Thompson
81 E Paso Fino Way
San Tan Valley, AZ 85143



Halt construction of residential apartments

From: SANDRA THOMPSON (mikesandra@verizon.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:32 AM MST

Sandra Thompson
81 E Paso Fino Way
San Tan Valley, AZ 85143

A handwritten mark or signature, possibly a stylized letter 'P' or a similar symbol, enclosed in a circular scribble.

Zoning change

From: Kent Olson (kentolsonnd@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:31 AM MST

Please DENY zoning change to multi family at Hunt and Gary in San Tan Valley.

Kent Olson
706 E. Beargrass Pl.
San Tan Valley, AZ 85143

Sent from my iPad

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized 'i' or a signature.

Deny

From: Jennifer De Mello (jennifer_demello@outlook.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:59 AM MST

Jennifer De Mello

360 E canyon rock rd
San tan valley, AZ 85143

Sent from my iPhone

①

Deny

From: Victor De Mello (victor_demello@outlook.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:57 AM MST

Victor De Mello
360 E Canyon Rock Rd
San Tan Valley, Az 85143

No apartments!! Strong Deny please.

Sent from my iPhone



Halt construction of TWO high density residential apartments near Hunt Hwy & Gary in STV

From: Paul R. Black (paulrblack@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 02:59 PM MST

Dear Commissioners. Please count me as agreeing to the attached petition to Halt construction of **TWO** high density residential apartments near the intersection of Hunt Highway and Gary Road.

If you have any questions, please do not hesitate to contact me. Have an inspiring day!

Best regards,

Paul

Paul R Black

PaulRBlack@Hotmail.com

29931 N Maravilla Drive

San Tan Valley, Az 85143

△

♻️ Please consider the environment before printing this e-mail

NOTICE OF CONFIDENTIALITY: This message may contain confidential business information. It is intended solely for the use of the individual/s to whom it is addressed. Unauthorized use of this E-Mail and its attachments is strictly prohibited.

CAUTION: This e-mail and attachments, if any, may contain confidential and/or proprietary information. Please be advised that the unauthorized use or disclosure of the information is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by reply e-mail and delete all copies of this message and attachments. Access, copying, forwarding, or re-use of information by/for non-intended or non-authorized recipients is prohibited.

DISCLAIMER: Sender is NOT a United States Securities Dealer or Broker or United States Investment Adviser. This email letter and any and all attachments and related documents are never considered to be a solicitation for any purpose in any form or content. The Recipient is to hereby acknowledge this Warning and Disclaimer. These Confidential communications are protected under Gramm-Leach-Bailey Act 15 USC, Subchapter 1, sections 6801-6809 and other laws addressing the disclosure of Non-Public Personal Information.

①


(No Subject)

From: Connie McGahan (cmcgahan0422@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:49 AM MST

Connie McGahan
838 E Pasture Canyon Drive
San Tan Valley 85143
Sent from my iPhone

A handwritten mark or signature, possibly the number '1' inside a circle, located in the bottom right corner of the page.

Deny apartments

From: Audrey Sarbo (audreysarbo@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:44 AM MST

Audrey Sarbo
29696 N. Yellow Bee Dr.

DENY apartments to be built in Santan Valley at the intersection of Gary and Hunt Highway.



High density

From: bigsunsfan@centurylink.net (bigsunsfan@centurylink.net)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:41 AM MST

I do not want high density housing in our area!

Marcos Maldonado
29615 N Balmoral pl
San Tan Valley AZ 85143

Sent from my Sprint Phone.



Signed Petition

From: Thomas OToole (tomallbenefits@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:40 AM MST

Good morning. My name is Tom O'Toole. My cell is 732 322-8208. My address is 30393 North Maple Chase Drive, San Tan Valley AZ. 85143.

Please honor my request and DO NOT BUILD the two proposed high density housing developments that are proposed for Hunt Highway and Gary Road.

Thanks in advance for your cooperation. Please confirm receipt.

Sincerely Yours;

Tom O'Toole 732 322-8208

A handwritten signature in black ink, appearing to be the name 'Tom O'Toole', written in a cursive style.

Apartment complexes

From: Scott huffer (4546huffer@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:39 AM MST

I am asking the Pinal county supervisors to deny the building of apartment complexes at the corner pf Gary road and Hunt highway.

Scott Huffer
899 east pasture canyon drive
San Tan Valley Az. 85143

A handwritten mark or signature, possibly the initials 'SH', located in the bottom right corner of the page.

No to high density apartments in STV

From: Connie Mays (crmays@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:01 AM MST

I am OPPOSED to any high density (apartments) being considered in STV, specifically on Hunt Highway. Hunt Highway is NOT constructed to handle an onslaught of additional vehicles. It is already congested at all times of the day and has frequent accidents.

Connie Mays

205 E. Desert Holly Drive

San Tan Valley, AZ 85143

480-888-0647

(Equestrian Manor/Johnson Ranch Community)

1

Proposed apartment buildings on gary and hunt hwy

From: nibaga (nibaga@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:58 AM MST

This would cause a traffic congestion, which we already are dealing with. We are expanding this area with no concern of the residents who live here already. Are car accidents are at a high because its too hard to drive just locally and be able to get out parking lots and businesses because of the amount of vehicles. Please reconsider this plan.

Seshena Watkins

Sent from my T-Mobile 4G LTE Device



STOP

From: Deanne Palmer (deanne.palmer@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:25 AM MST

P.S.

Deanne Palmer

1173 E Desert Rose Trail, Queen Creek, AZ 85143

①

No high density residential apartments

From: enrtdcode3 (null) (enrtdcode3@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:25 AM MST

NO high density residential apartments near the intersection of Hunt Highway and Gary Road,

Hunt highway cannot handle the additional traffic.

The police department and fire departments cannot handle the additional calls.

Our grocery stores cannot supply the additional population.

This project does not benefit the residents of San tan valley.

Dean Kellum
30259 N Sunray Dr
San tan valley, AZ 85143
Sent from my iPhone



DENY the construction

From: Star Fist (xkhsvcct@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:24 AM MST

William J Grubbs
28446 N Broken Shale Dr, San Tan Valley, AZ 85143



"No" on Apartment Construction

From: Tina Aceves (taceves26@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:22 AM MST

My name is Tina Cope. I live at 1316 E Taylor Trail, San Tan Valley AZ 85143 and would like to go on record opposing such a variance to allow construction of 2 new apartment complexes. The rapid growth in Queen Creek and San Tan has already caused major traffic congestion as well as collisions. We shouldn't be making it easier on companies who are just out for a profit to the detriment of our community.

Yes I completely oppose the variance they are seeking. You can count on my support.

Tina Cope

Sent from my iPhone

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or a stylized '1'.

Hold construction

From: Thomas Gianoulas (tgianoulas@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:11 AM MST

I agree to hold construction of the residential apartments near the intersection of Hunt highway and Gary Road

Thomas Gianoulas
30684 N Royal Oak Way
San Tan Valley, AZ 85143

Sent from my iPhone

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or a stylized '1'.

Stop apartment development

From: tagbear (tagbear@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:17 AM MST

I am opposed to the rezone to allow the development of 2 apartment complexes near Hunt Highway and Gary Road.
Bill Saur
199 East Gold Dust Way
San Tan Valley 85143

Sent from my Verizon, Samsung Galaxy smartphone

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or initials.

Apartment Buildings

From: Les Sigette (lessigette@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:08 AM MST

Dear Sirs: Please deny the construction of two high density residential apartment buildings at the intersection of Hunt Highway and Gary Road.

Les Sigette

29908 North Welton Place

San Tan Valley, AZ 85143



No apartments please!!!

From: Cheryl (cherylgillespie2041@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:06 AM MST

That corner has enough accidents already. We surely don't need to add to it.
Cheryl Gillespie
1421 W. Rylie Ct, QC, Az. 85142

Brian and



Deny construction

From: Jon Knudsen (knudsencrew@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:04 AM MST

This email is sign the petition to deny the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road

Angela Knudsen
30162 N Little Leaf Dr
San Tan Valley, AZ 85143

A handwritten signature, likely of Angela Knudsen, enclosed in a hand-drawn oval. The signature is written in black ink and appears to be a stylized name.

Object to apts

From: tlaug@msn.com (tlaug@msn.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:04 AM MST

--

Sent from Outlook Email App for Android



Stop San Tan Valley High Density Development Focus Group

From: Richard Silberer (rick.silberer@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:04 AM MST

Please stop high density development.

Richard Silberer
29774 N. Broken Shale Dr.
San Tan Valley, AZ 85143

Sent from my iPhone



Construction of two apartments

From: Deb Lang (lang23808@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:28 AM MST

I am not in favour of construction of these two apartment complexes.

Deborah Lang
1299 E Sarona Street
STV. 85143

Sent from my iPhone

6

No apartments

From: Ron Treffert (rtreffert@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 02:28 PM MST

Ron Treffert 30311 n plantation dr San tan valley AZ 85143
Sent from my iPhone



Halt construction

From: lee charles (locharles1@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:35 AM MST

The high density two apartment complexes planned for Gary Road would greatly impact my community in Solera in a negative way. I am requesting that building be denied.

Lee Charles

30649 N. Bismark St

San Tan Valley, Az. 85143

Sent from my iPad

A handwritten mark or signature, possibly the letter 'O' or a similar symbol, located in the bottom right corner of the page.



Fwd: San Tan Valley High Density Development Focus Group

From: Sandy Lane (sandylane41@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:33 AM MST

Sandy Lane
364 W Stirrup Lane
San Tan Valley, AZ 85143

Thank you,

Sandy Lane

Sent from my iPhone

Begin forwarded message:

From: Johnson Ranch Community <bethany.eldredge@fsresidential.com>
Date: November 23, 2021 at 9:26:42 AM MST
To: sandylane41@yahoo.com
Subject: San Tan Valley High Density Development Focus Group
Reply-To: bethany.eldredge@fsresidential.com



CALL TO ACTION IN SAN TAN VALLEY

Your assistance is being requested in supporting the recommendation that the Pinal County Board of Supervisors **DENY** the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley. The proposed developments do not meet the Pinal County Comprehensive Plan criteria. The developers are requesting rezoning of the two parcels of property, variances to setbacks, and they have identified that

(No Subject)

From: Jill Fleming (jflem50@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:30 AM MST

Yes I am highly AGAINST REZONING the Hunt Highway property for multidwelling housing. It will add a huge burden to the traffic flow and the water reserves. This plan is NOT in the best interest of Pinal County citizens.

Jill Fleming
286 E Pasture Canyon Dr
San Tan Valley

A handwritten number '1' enclosed within a hand-drawn circle, located in the lower right quadrant of the page.

No Apartments

From: Leni Royston (lroyston12@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:20 AM MST

I don't want these built.

Leni Royston
3394 W South Butte Road
San Tan Valley AZ 85142



No to Apartments on Hunt Hwy & Gary Ave

From: Buesgens, Debra A (dbuesgens@cbburnet.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:31 AM MST

Stop the building of these apartment buildings we already have trouble getting onto Hunt Hwy.

Debra Buesgens
30254 N Royal Oak Way
San Tan Valley AZ 75143

Sent from my T-Mobile 4G LTE Device

Get [Outlook for Android](#)

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.**

A handwritten mark or signature, possibly a stylized letter 'D' or a similar symbol, located in the bottom right corner of the page.

San Tan Valley High Density Development

From: Jerelyn Beil (jerelynbeil@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:30 AM MST

San Tan Valley has been growing way too fast with the current roads along with expansion projects not being to effectively handle the increased volume. The proposed zoning changes for the two parcels south of Walmart on Hunt Highway is not an intelligent necessary change. The traffic is already overloaded and the additional population and vehicles that a project such as this would only intensify an already horrendous situation.

PLEASE DO NOT APPROVE THIS ZONING CHANGE!

Jerelyn Bennett-Beil
25 E. Mill Reef Dr.
San Tan Valley, AZ 85143

A handwritten signature in black ink, consisting of a large, stylized loop followed by a smaller mark.

petition

From: Mitch Desoe (mitchdesoe@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:27 AM MST

You may add both of us to your petition.

Mitch Desoe

Julie Desoe

32118 N Chestnut trail. STV, 85143



Petition

From: Brittany Conti (dremgirl@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:39 AM MST

I oppose the building of the 2 apartment complexes zoned by Gary and hunt hwy.

Brittany Conti
3688 W Carlos Ln
San Tan Valley Az 85142

Sent from my iPhone

①

Multi family complex

From: Donald Obremski (d.obremski@comcast.net)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:37 AM MST

We are signing the petition to stop the building of the apartments on Hunt and Gary. We agree this would create traffic on Hunt that is already over capacity!
Sent from my iPhone



Stop the apartment construction in STV

From: Edward Porter (e.porter2010@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:37 AM MST

Sent from my iPhone

①

High density building

From: cathyc52 (cathyc52@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:36 AM MST

I moved to Johnson Ranch 21 years ago the problem then and now is infrastructure. Before adding more traffic backup, infrastructure needs to be addressed. Town of Gilbert had the right plan. Developers had to work infrastructure before building. Pain points are still getting in and out of San Tan Valley.

Sent from my T-Mobile 4G LTE Device

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or initials.

Stop the Construction

From: Michael sudzzz (sudzzz@q.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:35 AM MST

Michael Finley
30242 N Royal Oak Way
San Tan Valley, AZ 85143

Stop the construction of apartments at Hunt HWY & Gary!!!



Fwd: Petition I vote not to approve

From: Kim Hutchinson (khmbaz@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:35 AM MST

Kim Hutchinson
409 E. Diamond Trl
San tan valley, AZ 85143

----- Forwarded message -----

From: **Kim Hutchinson** <khmbaz@gmail.com>

Date: Tue, Nov 23, 2021, 10:33 AM

Subject: Petition I vote not to approve

To: <StopSTVHighDensity@yahoo.com>

Kim Hutchinson



Apartments

From: Rich (greekacres@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:34 AM MST

Please add me into the petition to stop the high density aparts on Gary Road.

Rich Fotes
31089 N Trail Dust Dr
San Tan Valley, AZ 85143

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or a stylized letter 'I'.

(No Subject)

From: Mary Ellen Zisette (marz627@comcast.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:23 AM MST

This area is congested enough, and traveling along this road/intersection is time consuming now. After these appointment buildings are constructed it WILL be worse.

Mary Ellen Zisette

A small, handwritten mark or signature, possibly a stylized letter or initials, enclosed in a circular scribble.

Deny!!!

From: Chad Sosias (chadsosias@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:23 AM MST

Deny the building of two apartment complex! Are area in San tan valley is not made for much more growth in that area!!
697 e saddle way. San Tan valley, 85143

Sent from Yahoo Mail for iPhone

A handwritten number '1' inside a hand-drawn circle, located in the bottom right corner of the page.

Stop STV High Density!

From: Judi Harder (judiharder@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:22 AM MST

Please stop this project. Judi Harder, 30477 N Coral Bean Drive , San Tan Valley 85143

Sent from my iPhone

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized 'P' or a signature.

apartment construction

From: Robert Green (bobs64avanti@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:22 AM MST

no more building in this area of hunt and gary roads. the traffic is bad now, any apartments will add to the mess. with apartments, comes crime . build apartments out in the desert.

robert green 30045 n candlewood dr san tan valley az 85143 602-421-0766



(No Subject)

From: Linda KELNOSKY (lindak327@sbcglobal.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:21 AM MST

Linda Kelnosky
468 E Mountainview Rd
San Tan Valley AZ

Sent from AT&T Yahoo Mail for iPhone



Stop apartments

From: Douglas Runyan (mdrunyan@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:00 AM MST

Douglas Runyan
30266 North Royal Oak Way
San Tan Valley, AZ 85143

Sent from my iPhone

1

Stop development

From: Wayne Ostash (ostashexteriors@me.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:59 AM MST

Wayne Ostash
869E Beargrass Pl
San Tan

Sent from my iPad



Stop the build project

From: John Satterlee (j.satterlee@outlook.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:19 AM MST

Traffic is bad now.

John Satterlee

Sent from Mail for Windows



Petition to stop apartment complexes Gary rd and Hunt Highway

From: Rosemary Barkley (cobaltbusiness@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:18 AM MST

Rosemary Barkley
34 W Pasture Canyon Dr, San Tan Valley Az 85143

Sent from my iPhone



Stop

From: Ellaroy (geri@ellaroy.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:16 AM MST

No on apartment complexes on Gary and hunt
Geri compeau
388 w stirrup lane
San tan valley Az 85143
602-622-2894

Sent from my iPhone



Stopstvhightdensity@yahoo.com

From: Joe Bishop (jonanbishop2@icloud.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:12 AM MST

Sent from my iPhone

A handwritten mark consisting of a large, loopy circle with a vertical line through the center, resembling a stylized '1' or a signature.

Proposed High Density building Hunt Highway and gary Road

From: Don McNiven (mcmason@shaw.ca)

To: stopstvhighdensity@yahoo.com

Cc: donmcniven@yahoo.com

Date: Tuesday, November 23, 2021, 10:11 AM MST

Please add my dissenting voice to the concerned citizens about the proposed **high density development on Hunt Hwy and Gary Road**.

As the development does not meet the current Pinal County Comprehensive Plan Critea and the location is already densely populated and already has congested highways and sewage disposal issues I believe a development of this size in this area will adversely affect the many people who have already settled in this area expecting the area to remain in compliance with the existing Community Plan.

Don McNiven

472 east diamond trail

San Tan, Johnson ranch

Queen creek

85143

Thank you

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or initials.

Add me to the petition

From: Gregg Davis (gdavis7559@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:09 AM MST

Gregg Davis
30013 N.Candlewood Dr
San Tan Valley , AZ 85143

①

(No Subject)

From: Len and Shannon Motta (lenshanmot@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:50 AM MST

I am against the construction of multiple apartment complexes on Hunt Highway and Gary Road. Not only will it create terrible traffic conditions but we are concerned about the water situation in our area.

Totally against this construction..

Len Motta
178 W. Latigo Circle
San Tan Valley, AZ. 85143

Solera at Johnson Ranch.

Len Motta

Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)

A handwritten mark consisting of a vertical line with a loop at the top, enclosed within an oval shape.

Halt Construction

From: jclark6656@aol.com (jclark6656@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:49 AM MST

Jclark6656@aol.com

Please halt construction!!! Very against these.

Joan Clark
1153W Desert Aster Rd
San Tan Valley. 85143

Sent from the all new AOL app for iOS

①

Deny high density project

From: M Taylor (loba917@outlook.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:45 AM MST

Please add me as opposed to development of high density project.

Michael Taylor
231 E CANYON ROCK RD
SAN TAN VALLEY AZ 85143

Sent from my Galaxy



I oppose Construction of Apartment Complexes at Gary and Hunt Highway

From: jo (jo300m@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:08 AM MST

Please accept this email as my official signature for saying "NO" and denying the constructoin of 2 apartment complexes at Gary and Hunt Highway. If you need any additional information, please let me know.

Jo Joswick
480-848-2997
340 W Stirrup Lane, San Tan Valley AZ 85143

A handwritten signature consisting of a large, loopy 'J' followed by a vertical line.

Please add me to the petition

From: Gregg Davis (gdavis7559@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:07 AM MST

Gregg Davis

A handwritten number '1' is enclosed within a hand-drawn circle. The circle is slightly irregular and the number is written in a simple, vertical stroke.

Stop apartments

From: Kari klb (klb.60@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:04 AM MST

Kari Bakkum
39 W Cooper Canyon Rd
San Tan Valley AZ 85143

①

StopSTVHD

From: William Hutchinson (wbhutch@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:03 AM MST

William Hutchinson
566 E. Renegade Pl., San Tan Valley, AZ 85143

--

Thank you,
William Hutchinson

A handwritten mark or signature, possibly a stylized 'W' or 'H', located in the bottom right corner of the page.

Please stop construction

From: Ed Peterson (pete@ecentral.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:01 AM MST

Edward Peterson

29403 N. Broken Shale Dr.

STV

Sent from [Mail](#) for Windows

A handwritten mark or signature, possibly the number '1', enclosed in a hand-drawn oval shape.

Stop apartments

From: Douglas Runyan (mdrunyan@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:00 AM MST

Myrna Runyan
30266 North Royal Oak Way
San Tan Valley, AZ 85143

Sent from my iPhone



I too feel already that traffic is too congested already! Too many accidents occurring already in San Tan Valley because of heavy traffic volume!

From: MAXINE DENOFRÉ (mxnden@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:44 AM MST

Sent from my iPad

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

(No Subject)

From: kfcaraol.com (kfcaraol.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:41 AM MST

I do not, not, not approve. Karl F. Schwarz

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or a stylized letter 'I'.

The Proposed development at Hunt and Gary Road

From: Eric Zukowsky (ericzuke@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:43 AM MST

My name is Eric Zukowsky and I reside at 186 West Saddle Way in San Tan Valley. I am opposed to the proposed apartment development located near Hunt Highway and Gary Road.

Sent from my iPad



objection to rezoning

From: jamesyockim@nemont.net (jamesyockim@nemont.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:39 AM MST

I object to the rezoning and change in the plan. I bought under the current rules and a change would be detrimental to my quality of life as well as my property values. There are lots of alternative building sites available.

James Yockim 727 W Twin Peaks Pkwy, San Tan Valley, Az

①

High density developments on Gary Rd

From: Patricia Robichaux (patty_robichaux@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:39 AM MST

I am asking the Pinal County panel to vote against the two high density developments that are being requested by developers at Gary Rd. My name is Patricia Robichaux and my address is 884 W. Cactus Mint Circle, San Tan Valley, AZ. 85143.

Get [Outlook for Android](#)



Apartment development & refining

From: Joan Camburn (joan.camburn@icloud.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:37 AM MST

I vote No to rezoning on Gary Road & Hunt Highway for apartment building.
Joan E Camburn, 30074 N Royal Oakway, San Tan Valley, Az 85143
Sent from my iPhone

A handwritten number '1' enclosed within a hand-drawn circle, located in the bottom right corner of the page.

StopSTVHighDensity development in San Tan Valley

From: Jim cardwell (surferjim1@live.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:37 AM MST

Jimmy Cardwell, 32153 N Echo Canyon Rd, San Tan Valley, Az 85243. Please Do NOT approve the zoning changes requested!!!

Sent from my iPhone



Proposed refining

From: realty@sasktel.net (realty@sasktel.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:57 AM MST

I oppose the proposed rezoning. I own at 519 W Twin Peaks Pkwy, San Tan Valley AZ 85143
Don Sylvester

Sent from my iPhone



stop the project

From: Myerski, John (john.myerski@t-mobile.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:52 AM MST

Name:

John Myerski

Address:

31285 N Cavalier Drive, Sant Tan Valley



29747 N Desert Angel Dr

From: klgalles@aol.com (klgalles@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:28 AM MST

Kristen Boyer

Sent from the all new AOL app for iOS

①

Stop apartments

From: dave mikelson (dhdclassic@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:30 AM MST

David Mikelson
753 W Sundance Circle
San Tan Valley, AZ 85143

Sent from Yahoo Mail on Android



Agree

From: Jeff Rawles Sr. (jrawles@me.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:30 AM MST

Jeffrey Rawles
53 E. Nolana pl.
san tan valley, az 85143

Jeffrey Rawles
jrawles@me.com

①

Stop STV

From: michael brown (liquefied1@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:31 AM MST

I vote NO!!

Mike Brown
30077 N Candlewood Dr
San Tan Valley, AZ 85143

Sent from Yahoo Mail on Android

1

Stop apartments

From: dave mikelson (dhdclassic@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:31 AM MST

Kathleen Mikelson
753 W Sundance Circle
San Tan Valley, AZ 85143

Sent from Yahoo Mail on Android



(No Subject)

From: Jerry Nadeau (genman32@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:32 AM MST

Pinal County Board of Supervisors **DENY** the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley.

Gerald Nadeau
618 E Mule Train Trail
San Tan Valley, AZ 85143

A handwritten mark consisting of a vertical line inside an oval shape, possibly a signature or initials.

Apartments

From: Sandra Lorenz (sklweston@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:35 AM MST

Please do not allow the building of apartments. The traffic will be horrendous.

Sent from my iPad

A handwritten mark, possibly a signature or initials, consisting of a circle with a vertical line through it, located in the bottom right corner of the page.

Stop the apartment complex

From: Maureen Dailey (azsun85@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:36 AM MST

Please add my name to the list to stop this approval by Pinal County to allow the proposed construction of apartments in San Tan Valley
Maureen Dailey
30173 N Candlewood Dr
San Tan Valley AZ. 85143

Sent from my iPad

~~9~~ ①

Stop the Construction

From: Danny Flippo (dannyf4436@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 09:32 AM MST

Danny Flippo
Sharon Flippo
715. Horizon Heights
San Tan Valley 85143

Sent from my iPhone

②

Petition

From: Jim & Leslie Tadvick (thetads@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 10, 2021, 12:16 PM MST

Jim Tadvick 32161 N Dog Leg Ct San Tan Valley, Az 85143
Leslie Tadvick 32161 N Dog Leg Ct San Tan Valley, Az 85143

2

DENY Construction

From: Dulcie Clark (dulcie_clark@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 05:40 PM MST

We agree to this petition!

David and Dulcie Clark
2125 West Golfmine Mountain Drive

Sent from my iPhone

2

DENY Construction

From: JON NALDER (jnalder2259@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 01:32 PM MST

Jon & Natalie Nalder
2381 W Jasper Butte Dr
Queen Creek, AZ 85142

Sent from my iPhone

2

DENY Construction

From: Jina Kondrat (jinakondrat21@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 03:23 PM MST

Please add Jina Marie Lake and Luke Lake to the petition to stop the building of apartments by us.
Our address is 34130 N Barbara Dr
Queen Creek, AZ 85142

Sent from my iPhone

A handwritten scribble or signature, possibly the number '2', located in the bottom right corner of the page.

DENY Construction

From: Randall Joseph Partee (rjpartee@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 01:57 PM MST

I agree to the petition against the apartment communities.

Randall Partee
3023 W Goldmine Mountain Dr,
San Tan Valley, AZ 85142

R. Joey Partee
Educator, Vinyl Record Collector, Traveler, Cocktail Enthusiast
480-516-2937 | rjpartee@gmail.com

"If you are living for tomorrow, you will always be one day behind." -Bill Hicks.

②

DENY Construction

From: Dan Geisler (danthemayoman@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 04:21 PM MST

Our votes are NO

Dan and Francine Geisler
4403 W Goldmine Mountain Dr
San Tan Valley AZ 85142
530-355-9409

2

DENY Construction

From: Ray Mitchell (raym6972@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 04:08 PM MST

Robert R. Mitchell
Christy L. Mitchell
3558 W Mineral Butte Dr,
Queen Creek, AZ 85142



DENY Construction

From: Nancy Wandling (myronnancy@juno.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:34 PM MST

We are AGAINST this proposal!!! Congestion is already a problem. The lives of current residents will be put at risk!
Myron & Nancy Wandling. 3547 W. Belle Avenue. 85142

Sent from my iPhone

Choose to be safer online.

Opt-in to Cyber Safety with NortonLifeLock.

Plans starting as low as \$6.95 per month.*

https://store.netzero.net/account/showService.do?serviceId=nz-nLifeLock&utm_source=mktg&utm_medium=taglines&utm_campaign=nzlifelk_launch&utm_content=tag695&promoCode=A34454

2

DENY Construction

From: Julie And Megan Hunsen (julieandmeganh@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:32 PM MST

Please do not go forth with the apartments at Hunt and Gary!!!

Signed

Julie and Megan Hunsen
2561 W Tanner Ranch Road
San Tan Valley AZ 85142

A handwritten mark or signature, possibly the number '2', enclosed in a circular scribble.

We object to the Apartment Complexes/ Please put us on the Petition

From: PAM LAUCK (plauck@centurylink.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:27 PM MST

Pamela Anne Lauck, 4402 W South Butte Rd., San Tan Valley AZ 85142

John David Lauck, 4402 W South Butte Rd., San Tan Valley, AZ 85142

②

DENY Construction

From: Steve Brunk (sbrunk5000@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:24 PM MST

Stephan V Brunk
Janice R Brunk
33094 N Falcon Trail
Queen Creek AZ 85142

Sent from my iPhone

②

Please add our names to the petition to halt construction of TWO high density apartments!!!

From: Christine Klimek (cviglietta@yahoo.com)

To: stopstvhightdensity@yahoo.com; jayson383855@gmail.com; cviglietta@yahoo.com

Date: Wednesday, December 1, 2021, 12:24 PM MST

Please add my name and my husbands name to the petition to stop the two high density apartments!!! Please let me know if you need anything else from us!

Christine Klimek
33172 N Cherry Creek Road
Queen Creek AZ 85142
San Tan Heights

Jason Klimek
33172 N Cherry Creek Road
Queen Creek AZ 85142
San Tan Heights

Br,

Chris Klimek

Per your notification beblow:

Your Voice Needs to be Heard!

Your assistance is being requested in supporting the recommendation that the Pinal County Board of Supervisors DENY the construction of two apartment complexes near the intersection of Hunt Highway and Gary Roads. The proposed developments do not meet the Pinal County Comprehensive Plan criteria. The developers are requesting rezoning of the two parcels of property, variances to setbacks, and they have identified that there could be upwards of 2,500 additional vehicles going through the intersection on a daily basis.

We recognize that many have not been able to return to the area for various reasons. Therefore, if you agree to the [attached petition to halt construction of TWO high density apartments](#), please email StopSTVHighDensity@yahoo.com. Please include your name and address in your response. Your response will be then added to petition documents that will be presented at any county meeting when the issue comes up.

If you have already signed a hard copy of the petition, please do not sign this one. However, if others in your household have not signed, please feel free to add their name and address.

We greatly appreciate your consideration,

2

DENY Construction

From: Dara Rider (stewballrider@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:14 PM MST

To Whom It May Concern:

Hello - My name is Dara Rider & I live at 2080 W. Goldmine Mountain Drive in San Tan Valley. My roommate & I are very upset at the news of developers proposing construction of two high density apartment buildings by Hunt Highway & Gary Road. This area has already experienced rapid growth & the traffic & congestion is multiplying much faster than the area is equipped to handle.

There is a school nearby, on San Tan Heights Blvd. & Village Lane, & the traffic at the intersection of Gary & San Tan Heights Blvd. is very heavy much of the day. Combine this with the fact that there is no traffic light & it's just a matter of time before children are hit & maimed and/or killed. As a matter of fact, there was just an accident there last week.

In addition to that intersection, anyone leaving the Walmart parking lot, halfway between San Tan Heights Blvd. & Hunt Highway, takes their life in their hands when attempting a left hand (southbound) turn. Even right hand turns are risky, due to the fact that there is a very limited view of traffic rounding the curve.

It is inevitable that an additional 2500 cars a day in this area will result in a nightmare of hazardous situations, multiple accidents & probable deaths. As residents of the area, we strongly advise the denial of this proposed construction.

Thank You for your time & consideration.

Sincerely,

Dara Rider & Michael Serra

2080 W. Goldmine Mountain Drive

San Tan Valley, AZ 85142



Petition

From: Andrea Curro (acurro4884@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 08:20 AM MST

Hi I would like to have my name added to the petition please

Andrea Curro

2396 W Camp River Rd, STV, AZ 85142

and my husband as well

Brandon Curro

Same address

Thank you!

2

DENY Construction

From: Michelle Shockley (mshockley920@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:03 AM MST

Michelle and Charles Shockley
33252 N Roadrunner Ln, Queen Creek, AZ 85142

Thanks,
Michelle

A handwritten number '2' is enclosed within a hand-drawn circle. The lines are slightly irregular, suggesting it was drawn with a pen or marker.

Stop STV High Density

From: Derek Weissinger (dweiss1146@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:04 AM MST

Hello,

Please cast our votes AGAINST the construction of two apartment complexes at the Hunt and Gary Intersection and for the Petition to halt this construction.

Derek Weissinger
32535 N Hidden Canyon Drive

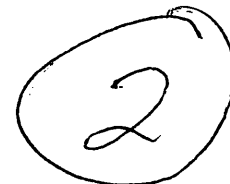
Crystal Weissinger
32535 N Hidden Canyon Drive

Thank you
Derek & Crystal Weissinger

We recognize that many have not been able to return to the area for various reasons. Therefore, if you agree to the attached petition to halt construction of TWO high density apartments, please email StopSTVHighDensity@yahoo.com. Please include your name and address in your response. Your response will be then added to petition documents that will be presented at any county meeting when the issue comes up.--

Sincerely,

Derek Weissinger

A handwritten number '2' is enclosed within a hand-drawn circle. The circle is slightly irregular and the number is written in a simple, cursive style.

DENY Construction

From: trina kingery (trinakingery09@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:02 AM MST

My name is Trina Fridel and I am a homeowner in the San Tan Heights community residing at 33085 N Sonoran Trl San Tan Valley Az 85142. I do not approve of the proposed building of two apartment complexes located at the intersections of Hunt Hwy and Gary Rd. Please add my name to the petition to stop this from happening.

My husband would also like his name to be added to this petition. He resides at the same address listed above. His name is Phillip Fridel.

Thank you
Trina Fridel

A handwritten signature in black ink, appearing to be "Trina Fridel", enclosed within a hand-drawn circle.

DENY Construction

From: Shalece Beyler (shalece.beyler@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:05 AM MST

Shalece Beyler
33199 N Sonoran Trail, Queen Creek, AZ 85142

Craig Beyler
33199 N Sonoran Trail, Queen Creek, AZ 85142

2

DENY Construction

From: David and Patrice W (dwpw0404@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:05 AM MST

David & Patrice Wiens. 33424 N Falcon Trail. We strongly say NO to construction of apartments at Gary and Hunt Hwy.
Thanks David & Patrice Wiens --
Regards,

David & Patrice Wiens



DENY Construction

From: KYLE COOK (kscconnect@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:17 AM MST

Please add our names to the deny construction list:

Susan Cook
2669 W Mira Dr
Queen Creek, AZ 85142

Kyle Cook
2669 W Mira Dr
Queen Creek, AZ 85142

Thank you!

Sent from my iPhone

A handwritten mark or signature, possibly a stylized '2' or a similar symbol, enclosed in a circular scribble.

DENY Construction

From: Steven Burk (marlinman66@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:11 AM MST

Steve and Tammy Burk
3880 W Roberts Road

We do not agree with the proposal to change the existing plan.

Thank you,

Steve Burk

Sent from my iPhone

2

Zone change

From: M Farris (mfarrisaz@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 03:21 PM MST

I am home owner in San Tan Heights

2251 W. ANGEL WAY

And strongly OPPOSE any and all efforts

To rezone property on Hunt hwy between Thompson Bl. And Mountain Vista from
Commercial to Residential.

Please do NOT California my Arizona

Maria Farris, Arizona Tax Payer

Sent from Yahoo Mail on Android

①

DENY Construction

From: Widline L. Compere (widline.luctama@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 03:42 PM MST

Widline Luctama-Compere
3288 W Mineral Butte Dr,
San Tan Valley, NY 85142

Signing the petition to deny new Appartments construction.

Sent from Wid' 😊 iPhone!

A handwritten mark or signature, possibly the initials 'W' or 'L', enclosed in a circle.

DENY Construction

From: Treble F. (elbert.fabio@outlook.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 04:17 PM MST

Elbert Fabio
3040 W Dancer Lane
Queen Creek Az 85142

DENY CONSTRUCTION!

Sent from my iPhone

①

DENY Construction

From: Laurie Cox Email (lauriejh@cox.net)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 05:13 PM MST

Taylor & Laura Howe
2840 W Phillips Rd
San Tan Heights

Sent from my iPhone

2

DENY Construction

From: Mariah Carlin (ourlittletreehouse) (mariahrae96@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 05:33 PM MST

Do not let them build those apartments!! Mariah Carlin 3167 w sunshine butte dr

Sent from my iPhone

①

DENY Construction

From: Gary Walberg (ggwalberg@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, December 2, 2021, 05:47 PM MST

①

DENY Construction

From: Jake Werner (avgas24@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 06:56 PM MST

Jacob werner 2686 w silver creek lane san tan valley 85142

①

DENY Construction

From: Jake Werner (avgas24@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 06:57 PM MST

Kathryn werner 2686 w silver creek lane san tan valley az 85142

①

Apartments on Gary Road

From: Cindy Betz (betzfamily@ymail.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, December 2, 2021, 07:19 PM MST

Hello

My name is Cindy Betz and I oppose the apartments on Gary and Hunt. Please include me on communications.

Thank you

Cindy

30442 N Bernie Ln
Queen Creek AZ 85142
602-432-67620

Get [Outlook for iOS](#)

①

DENY Construction

From: Cherie Owings (cowings513@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:21 AM MST

Please do not agree to this. Adhere to the county rules. If everyone flaunts the rules then why even have rules.
We do not need apartments in this neighborhood when further south there is vast quantities of land. Build them there.
Lloyd and Cheryl Owings
4421 W South Butte
Queen Creek, Pinal County 85142-6331

A handwritten mark, possibly a signature or initials, consisting of a large, stylized letter 'D' or '2' enclosed in a circular scribble.

DENY Construction

From: Paul Hunt (prh1035@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 05:57 PM MST

Paul and Tiffany Hunt
2856 w White Canyon Rd.

A handwritten number '2' is enclosed within a hand-drawn circle. The lines are slightly irregular, suggesting it was drawn with a pen or marker.

DENY Construction

From: Jorgensen (kncjorg@frontier.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 06:12 PM MST

WE DO NOT WANT THE APRTMENT COPLEX TO BE BUILT

KYLE AND CATHY JORGENSEN
3790W WHITE CANYON RD
85142

2

DENY Construction

From: Mark Wise (yznjo@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:38 AM MST

yznjo@yahoo.com

Mark and Jo Wise

Sent from Yahoo Mail on Android

2

DENY Construction

From: A Terry (aubreehterry@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:32 AM MST

Hello,

Please DENY the construction of two apartment complexes near the intersection of Hunt Highway and Gary Roads.

Sincerely,
Aubree Terry
Brendon Terry
1971 W Hayden Peak Dr
San Tan Valley AZ 85142

2

DENY Construction

From: John Allen (iammrbrakeman@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:29 AM MST

John and Colleen Allen

32821 N Mildred Lane

San Tan Valley, AZ 85142

Sent from Mail for Windows

2

TWO High Density Apartment Buildings at Hunt and Gary intersection in San Tan Valley

From: erin.graham (erin.graham@shaw.ca)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 05:04 PM MST

We support Pinal County Supervisors recommendation to DENY the above rezoning construction proposal.

Erin Graham and Richard O'Brien
30156 N. Desert Valley Blvd.
San Tan Valley AZ

Sent from my Galaxy

2

Apt complexes

From: Vicki Richard (vickirichard1951@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 05:14 PM MST

I support the group that is opposed to the rezoning of land to build apartments near Walmart in San Tan Valley.

Vicki Richard & Dan Richard
32189 N. Echo Canyon Road
San Tan Valley, AZ. 85143

2

Stop development

From: Duane Verschoor (vertech@telus.net)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 05:18 PM MST

Duane and Nadine Verschoor
31195 n trail dust dr
85143

Sent from my iPhone

2

High density apartment complex at Gary road and Hunt highway.

From: Pat Thatcher (jthatcher@tbaytel.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 04:33 PM MST

I object to the development of 2 apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley.

John and Patricia Thatcher
1078 E Desert Moon Trail
Johnson Ranch
San Tan Valley, AZ

2

Stop apt building

From: Connie Dickenson (cdickenson@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 04:14 PM MST

Please include our names on the petition.

Kevin & Connie Dickenson
39 W Mill Reef Drive
San Tan Valley, AZ. 85143

Thank you.

Sent from my iPhone

2

Peter c Bartoli 29679 n gecko trail San tan valley Az 85154

From: Donna Bartoli (dmwaldru@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 03:43 PM MST

Sent from my iPhone

②

Please STOP HOUSING PROJECTS

From: jweber7694 (jweber7694@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 03:46 PM MST

TO ALL INVOLVED

For the sake of future accidents on Gary Road and a entrance to Solera community from Gary road,PLEASE DON'T ADD ANYMORE HOUSING....NOR POPULATION FOR TRAFFIC. LIVES WILL BE SAVED BY NO ADDITIONAL HOUSING TO ADD TRAFFIC. GARY ROAD AND HUNT HWY ARE MORE THAN FILLED WITH TRAFFIC NOW!!!!

By Jim and Connie Weber

Solera resident and user of Gary gate entrance for Solera. It is at the top of a hill for a left turn and already a dangerous entrance

We live at:

1215 West Desert Aster Road. San Tan Valley, Az 85143

Sent from my Verizon, Samsung Galaxy smartphone

Sent from my Verizon, Samsung Galaxy smartphone

2

Petition

From: CHARLES DARONE (cjd520@msn.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 03:57 PM MST

Please add my wife and I to the petition:

Charles and Carol Darone
61 W. Diamond Trail
San Tan Valley, AZ 85143

Thank you
Sent from my iPhone

2

No high density housing

From: Jolene Petersen (kevinlovesjolene93@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 03:32 PM MST

Please deny the request to add high density housing to the area of Hunt/Gary. We feel that we don't have the infrastructure to support the number of people that would inhabit these homes, especially with the water issues that plague San Tan Valley.

Thank you,

Kevin Petersen
Jolene Petersen
91 W Yellow Bee Dr
San Tan Valley, 85153

Residents since 9/11/04
Sent from my iPhone

2

NO apartments

From: Audrey Mattocks (audrey_mattocks@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 12:57 PM MST

Mike Bieke
Audrey Mattocks

home owners in skyline ranch-

1743 w desert hills dr
Queen Creek, AZ 85142

audrey_mattocks@yahoo.com

480-695-8701

2

Stop construction

From: Deborah Reiss (gd.reiss@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 03:28 PM MST

Add our names to the petition.

Gary Reiss

31755 Poncho Ln.

SanTan Valley, Arizona 85143

Deborah Reiss

31755 Poncho Ln.

SanTan Valley, Arizona 85143

Sent from my iPad

2

High Density Developments

From: Jorge Henriquez (jorge@ourazfamily.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 07:42 AM MST

Jorge Henriquez
31274 N Saddlebag LN
San Tan Valley, AZ 85143

Diane Henriquez
31274 N Saddlebag LN
San Tan Valley, AZ 85143

2

responding to the construction

From: Bev Veenstra (beveen@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 06:30 AM MST

We do not support the construction of the apartments at the corner of Hunt and Gary
John and Bev Veenstra
28428 Crimm Rd



High Density Petition

From: Daryl O'Neill (doneill530@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 12:01 AM MST

Please add the following names to the petition to stop high density housing in San Tan Valley

Daryl O'Neill
102 W Pasture Canyon Dr
San Tan Valley, AZ 85143

And

Bridget O'Neill
102 W Pasture Canyon Dr
San Tan Valley, AZ 85143

Thank you

Sent from my iPhone

A handwritten mark, possibly a signature or initials, consisting of a large, loopy '2' or similar character enclosed in an oval shape.

Stop

From: Debby Richard (dkrichard54@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 06:43 PM MST

Lester and Debby Richard
226 W Ironhorse Lane
San Tan Valley, AZ 85143
dkrichard54@yahoo.com

Sent from my iPhone

2

Deny Hugh density at Gary and hunt

From: Marcia McElroy (mcelroymarcia@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:04 PM MST

Please add out names to petition.

Marcia McElroy
31435 N Sonza Way, Queen Creek, AZ 85143

Russ McElroy
31435 N Sonza Way, Queen Creek, AZ 85143

2

DENY permit for High Density residential apartments

From: Sean Countryman (sean.countryman@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:01 PM MST

I hereby join the petition to DENY the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road.

Sean Countryman
28566 N Clover Cir, San Tan Valley, AZ 85143
Homeowner

Danielle Countryman
28566 N Clover Cir, San Tan Valley, AZ 85143
Homeowner

A handwritten mark, possibly a signature or initials, enclosed within a hand-drawn circle. The mark is located in the bottom right corner of the page.

Petition

From: Lauryn Moster (laurynmoster@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:50 PM MST

Please add my name to the petition about the apartment on Gary and Hunt, as well as my husband's.

Daniel Moster, 2169 W Allens Peak Dr, San Tan Valley, AZ 85142

Lauryn Moster, 2169 W Allens Peak Dr, San Tan Valley, AZ 85142

2

Stop hi-density

From: Cathy Carey (chaoseight@roadrunner.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 04:56 PM MST

Would not like to see this construction take place!
Tim and Cathy Carey
1216 E Omega
San Tan Valley

Sent from my iPhone

2

Petition

From: Dan & Annelie Vistica (dvistica@telus.net)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 05:05 PM MST

I am the home owner of 12 W Saddle Way in San Tan Valley. I agree for you to add my name to the petition to stop construction of apartment towers.

Thanks Dan Vistica

A handwritten mark consisting of a vertical oval shape with a stylized number '2' inside, located in the bottom right corner of the page.

StopSTVHigh Density

From: Ralph Platt (rbplatt@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 08:29 AM MST

Ralph Platt
Gloria Platt

Sent from my iPad



Please add us to petition

From: Patricia Wallace (pjfwrites@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 09:21 AM MST

Hello. My husband and I are very much opposed to apartment buildings at Hunt and Gary in San Tan Valley. There's way too much traffic in that area already.

Patricia Wallace
1040 E Pasture Canyon Dr
San Tan Valley, AZ 85143

Harley Wallace
1040 E Pasture Canyon Dr
San Tan Valley, AZ 85143

②

Deny Construction

From: Ed Sienicki (ed.sienicki@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 11:31 AM MST

DENY the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley.

From Edward & Joan Sienicki
122 W. Twin Peaks Pkwy
San Tan Valley, AZ, 85143

2

Stop

From: Terry Dresen (tshots@icloud.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 09:18 AM MST

Please stop the build of apartments at Hunt Hwy and Gary Rd.
Terry and Gregg Dresen
110 E Saddle Way

Sent from my iPhone

2

Responding to petition

From: Stan Feekes (sjfeeke@mtcnet.net)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 07:46 AM MST

Yes, I am signing the petition concerning the proposed high density building project. I do not want to see a huge apartment complex built in our area.

Judy Feekes
31387 N Claridge Circle
San Tan Valley, Arizona

Stan Feekes
31387 N Claridge Circle
San Tan Valley, Arizona
Thank you!

Sent from my iPad

A handwritten number '2' is enclosed within a hand-drawn circle in the bottom right corner of the page.

No Apartments

From: collyarddiane@gmail.com (collyarddiane@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 24, 2021, 07:18 AM MST

Bruce & Diane Thompson
100 East Zinnia Place
San Tan Valley, AZ. 85143

Sent from Yahoo Mail for iPad

2

deny

From: Judy Hubbard (judithmhubbard@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Sunday, November 28, 2021, 08:02 PM MST

Jerome and Judy Botko vote against the apartment buildings.

2

Stop high density apt

From: Sandy Black (sandyblack1@sbcglobal.net)

To: stopstvhightdensity@yahoo.com

Date: Saturday, November 27, 2021, 07:34 PM MST

Sandra L Black, 156 W Saddle Way, 85143. Carol A Garven, 156 W Saddle Way, 85143

Sent from my iPhone

2

(No Subject)

From: RnF Zalaski (rzalaski@telus.net)

To: stopstvhighdensity@yahoo.com

Date: Saturday, November 27, 2021, 06:06 PM MST

WE OWN A HOUSE AT 32009N BUCKSKIN ROAD IN SAN TAN VALLEY AND WE ARE OPPOSED TO THE CONSTRUCTION OF HIGH DENSITY RESIDENTIAL APARTMENTS BEING CONTEMPLATED NEAR THE INTERSECTION OF HUNT HIGHWAY AND GARY ROAD.

RAYMOND AND FLORENCE ZALASKI

②

(No Subject)

From: Don Tholander (donlori00@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Saturday, November 27, 2021, 05:42 PM MST

We sign this petition to **DENY** the construction of two apartment complexes near the intersection of Hunt Highway and Gary Road in San Tan Valley.

Lori Tholander
32057 N. Buckskin Rd.
San Tan Valley, Az 85143

Don Tholander
32057 N. Buckskin Rd.
San Tan Valley, Az 85143

A handwritten mark, possibly a signature or initials, consisting of a circle with a stylized '2' or similar character inside.

Hunt Highway and Gary Road Development

From: Mark Cameron (camair1@telusplanet.net)

To: stopstvhightdensity@yahoo.com

Date: Monday, November 29, 2021, 10:54 AM MST

We are against the development of these (2) apartment complexes.

This should NOT be rezoned as it does not conform to the current Pinal County guidelines. This area already experiences too high of a daily traffic count and this proposal will only make traffic conditions worse.

Regards,

Mark and Donna Cameron

29864 No. Desert Willow Blvd.

San Tan Valley 85143

2

Find messages, documents, photos or people



Home

Compose

Back Reply Reply All Forward Archive Move Delete Spam



Inbox

12

Petition

Yahoo/Inbox



David Yost <dryost1944@gmail.com> Fri, Nov 5 at 6:08 AM
To: stopstvhighdensity@yahoo.com

David R. Yost, 31406 N. Desert Star St., San Tan Valley, AZ 85143.
Nancy J. Yost, 31406 N. Desert Star St., San Tan Valley, AZ 85143.

Reply Reply All Forward More



David Yost

dryost1944@gmail.com
+ Add to contacts

Reply, Reply All or Forward

Thank you.

Got it, thanks!

Received, thank you.

- Unread
- Starred
- Drafts
- Sent
- Archive
- Spam
- Trash

Less

Views

Hide

- Photos
- Documents
- Subscriptions
- Deals
- Groceries
- Receipts
- Travel

Folders

Hide

- + New Folder
- Signed Petition

2

Stop High Density Apartments in STV

From: Bryan Garinger (garingerbd@msn.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, November 4, 2021, 01:48 PM MST

Please add our names to the petition list to stop zoning changes for the properties north of Solera of Johnson Ranch.

Bryan & Laura Garinger
30439 N Saddlebag Ln
San Tan Valley, AZ 85143

Sent from my iPad

2

PETITION TO HALT CONSTRUCTION OF HIGH-DENSITY DEVELOPMENTS

NEAR HUNT HIGHWAY AND GARY ROAD

Marilyn Hooper who lives at 30573 N. Bismark St. San Tan Valley
requests The Board of Supervisors, The Planning Commission, and The Planning Department of Pinal County, Arizona DENY the following applications and requests based on the following criteria below.

Watermark Residential

312 Apartments/9 Buildings

Case #: Z-PA-094-21

Hancock Highway South

240+ Apartment Homes

Case #: APN-210-822, PZ-PA-013-21, PZ-PD-022-21

1. The Hancock Highway South development does not meet the requirements as set forth in the Pinal County Comprehensive Plan of November 2019.
2. The Watermark Apartment development area allows for single family attached or multifamily stand-alone homes. Maximum height of 30 feet. They are requesting three story apartments exceeding the style and height regulations for the property designation.
3. Each development is requesting major changes to current regulations such as setbacks, rezoning for their project and changes again not consistent with the Comprehensive Plan.
4. The Vision of Pinal County states that the values emphasized by residents are for Open Space, Rural Atmosphere and Environment and that they do not want to lose these. A high residential development negates the Vision of Pinal County.
5. There is a lack of Mobility and Connectivity along this corridor. There are no public transportation capabilities to support this. Therefore, as noted by the developer of Watermark Apartments and statements from Pinal County Planning Department on the Hancock Project, these developments may well produce over 2,500 additional vehicles passing through the intersection of Gary Road and Hunt Highway.
6. With the drought that has been going on for 22 years and now the reduction of the water allocation to Pinal County, where will be go when the wells do dry up? With high density developments such as these, the increase of water usage is over 5 times that of single-family dwellings in a medium density development.

As stated in the Pinal County Comprehensive Plan, "Growth itself is neither positive or negative, but cumulative effects of population growth, its patterns and form have long-term social, environmental, and economic consequences. Smart growth is guiding growth in ways that result in vibrant communities, strong economics, and a healthy environment." Arizona Smart Growth Scorecard 2007.

My request of the governmental bodies of Pinal County, Arizona is to make the right decision by following the County Comprehensive Plan, the existing developmental requirements such as setbacks, and keep the residents foremost in their decision-making process.



Petition Request

From: Harry and Barb Ross (harrybarbross@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Friday, November 5, 2021, 01:56 PM MST

Please add our names to the petition! Two h.d. residential projects is too many!!!

Harry and Barb Ross
2594 Buffalo Ridge Drive
Buffalo, MN. 55313

2

Apartment complex

From: bshelstad8@gmail.com (bshelstad8@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 10, 2021, 03:33 PM MST

We request the county to adhere to their comprehensive plan.

Signed: Allen Shelstad
29873 N Gecko Trail
San Tan Valley, Az 85143

Signed: Barbara Shelstad
29873 N Gecko Trail
San Tan Valley, Az 85143

Sent from my iPhone

2

Petition

From: Milton Fender (milt.fender@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 10, 2021, 09:59 AM MST

Please add our names to the petition to halt high density developments.

Milton Fender - 32145 N Dog Leg Ct, San Tan Valley, AZ 85143

Debi Fender - 32145 N Dog Leg Ct, Queen Creek, AZ 85143

Thank you.

A handwritten mark, possibly a signature or initials, enclosed within a hand-drawn circle. The mark is located in the bottom right corner of the page.

No apartments

From: Laura Wipfler (lwipfler01@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 10:02 AM MST

Apartments anywhere in STV is a terrible plan.

First, the additional traffic would be horrendous. Second, our schools are already at capacity and we have a massive teacher shortage. There is no place for additional students. Third, STV does not have the commercial business to support apartments or the additional amount of people it will bring. We have 2 stores Walmart and Frys both are busy all the time. Adding 3,000 more households isn't viable.

Fourth, if apartments are in the plans for us then the roadways and commercial businesses need to be in place first. Please use your abilities to bring commercial businesses instead of additional housing of any kind to STV.

A resounding NO to apartments anywhere in San tan valley from
Laura wipfler 29382 n yellow bee dr
Eric wipfler 29382 n yellow bee dr.

Sent from my iPhone

2

Comprehensive Plan

From: Clay Sherlin (pistolpreacher@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 10, 2021, 08:10 PM MST

I would like to sign the petition by email.

Harvey and Brenda Sherlin
31685 N. Skyline Court
San Tan Valley, AZ 85143

I would like Pinal County to adhere to the comprehensive plan and not allow for these apartments. We have lived here since 2006 and this is our full time home. We bought and desired to live in a rural area.

Thank you,
Harvey and Brenda Sherlin

Sent from my iPad

2

Apartment development

From: Dominique McLean (dominiquemclean6@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 10, 2021, 06:06 PM MST

As Solera residents we have been working to make sure that we continue to enjoy the suburban environment that we moved out here for. Our vision of the county for San Tan Valley is for open space, rural atmosphere and environment.

We request that you stop this development from rezoning and ask the county to adhere to their comprehensive plan.

Ron and Dominique McLean
32141 N. Echo Canyon Rd.
San Tan, AZ 85143

A handwritten signature or mark, possibly the number '2', enclosed in a circle.

Density

From: don80085@yahoo.ca

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 10, 2021, 12:41 PM MST

I wish to add my name to the request that the county adhere to their regulations regarding density and set backs. The proposed apartments do not meet the current regs and will adversely affect our quality of life in Solera. Please do not entertain any adverse amendments to density etc. Thanks for your help. Don/Bonnie Simpson. 940 w Whistling wind dr Solera, Santan valley

Sent from my iPhone

2

Comprehensive Plan for San Tan Valley

From: Donna Piwarczyk (piwar@shaw.ca)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 10, 2021, 03:23 PM MST

Good Afternoon,

We are writing this email to voice our considerable concerns regarding the proposed High Density Apartment complexes to be located between the community of Solera and Walmart in San Tan Valley.

These proposed high density complexes do not meet the guidelines of the Pinal County Comprehensive Plan. We deliberately moved to San Tan Valley and in particular the Solera community to enjoy the open space, rural atmosphere and the quiet environment. The traffic has already increased considerably with just single family homes being built and multiple apartment complexes would seriously overload the existing roads of Hunt Highway and Gary Road.

Allowing for rezoning and the overheight buildings will seriously change the landscape of San Tan Valley and the feel of the community. Please do not allow this or any future developer to ruin this wonderful community with high density projects.

Thank you for your kind consideration.

Donna and Kelly Piwarczyk
32176 North Dog Leg Court
San Tan Valley, AZ

Sent from my iPad



Pineal County Comprehensive plan

From: Deborah Reiss (gd.reiss@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 10, 2021, 03:09 PM MST

We strongly request the county to adhere to their comprehensive plan , do not allow rezoning, or variance of setbacks.

Thank you

Gary Reiss

31755 Poncho Ln.

SanTan Valley, Az. 85143

Deborah Reiss

31755 Poncho Ln.

SanTan Valley, Az 85143

Sent from my iPad

2

Stop developing

From: Janice Barrett (janiceflowers@live.com)

To: stopstvhightdensity@yahoo.com

Date: Friday, November 12, 2021, 09:10 AM MST

My address is 162 w twin peaks parkway. San tan valley . Tom and janice Barrett

Sent from my iPad

②

Pinal County please follow your comprehensive plan and do not allow rezoning or variances for setbacks that will ruin our entire community. Brent and Jenny Hamre (32231 N Echo Canyon Rd in San Tan Valley)

From: ghamre69@gmail.com (ghamre69@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, November 11, 2021, 12:59 PM MST

Sent from my iPhone

2

Allowing any rezoning next to Solera community will create an unpleasant atmosphere and create a dangerous situation for us all as neighbors to the Solera community. Drew and Lynnae Larson

From: ghamre69@gmail.com (ghamre69@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, November 11, 2021, 01:21 PM MST

Sent from my iPhone

A handwritten number '2' is enclosed within a hand-drawn circle. The lines are slightly irregular, suggesting it was drawn with a pen or marker.

Petition To Halt Construction of High-Density Developments

From: Daphne Proke (proke.rocky@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, November 11, 2021, 08:08 AM MST

We fully support the letter addressed to Lester Chow, Director of Community Development dated September 2, 2021. The letter requests that Pinal County abide by their County Comprehensive Plan and by the requirements as they pertain to setbacks.

Daphne & Greg Proke
207 W Twin Peaks Pkwy,
San Tan Valley, AZ
85143, USA

2

Stop apartment density

From: Lynee Davis (jimlynee@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, November 11, 2021, 07:56 AM MST

Solera, San Tan Valley has a cleanliness that is being destroyed by noise and people pollution. Please consider that overcrowding is never acceptable. Our beautiful space needs to be protected. No high density, no high rise apartments PLEASE!

Jim and Lynee Davis
30809 N Raindance Rd, San Tan Valley, AZ 85143

A handwritten number '2' is enclosed within a hand-drawn circle in the bottom right corner of the page.

Pinal County Comprehensive Plan and Hancock South Watermark Apartments

From: Rod Westenbarger (n2stox6@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Monday, November 15, 2021, 09:42 AM MST

Pinal County and Lester Chow:

We oppose the request by Hancock Homes to change the existing Pinal County Comprehensive Plan to make way for high density apartment buildings that violate the County's original vision for San Tan Valley. The infrastructure can't absorb either the traffic or the water issues which are already problematic in this area. Quality of life for current residents will be drastically affected and this isn't the way San Tan Valley should proceed in it's growth. Profits for a few shouldn't take precedence over the sensible original growth plan for open spaces and rural environment.

Sincerely,

Rod Westenbarger

Myra Westenbarger

683 W Bismark St
San Tan Valley, AZ 83646
Solera@JohnsonRanch

2

High Density Apartments on Hunt Hwy and Gary

From: Fran Woeber (goldj1@att.net)

To: stopstvhighdensity@yahoo.com

Date: Saturday, November 13, 2021, 12:24 PM MST

I am strictly against the high density approval for this area. This will bring so much more traffic to this area and we do not have the roads to support this much traffic as it is horrible now. During rush hour traffic it takes 2 or 3 lights to get through the left turn lane from Gary onto Hunt Hwy, then you have a back up of traffic with the light at Walmart on Hunt Hwy. Then people tail gate and cut you off and, drive 15 to 20 miles over the speed limit and it causes so many accidents. We hear the sirens each and every day and then see the traffic at a stand still because of an accident. Plus with the impact on our water systems that is bad already with the pressure and where our water comes from, we will run out of water. Pinal county Planning and Zoning should not rezone this area for that purpose. We are a black sky area and we do not need the extra lighting that all this will cause. We bought in this area for that purpose and the lights just keep getting closer and closer. Not to mention with High Density the crime that will come with these apartments. I have seen this time and time again. Please do not ruin San Tan Valley for this developers.

Thanks

Fran and Ron Woeber
330 W Morgan Way
San Tan Valley, AZ 85143
Sent from my iPad

2

(No Subject)

From: gckeen (gckeen@telus.net)

To: stopstvhighdensity@yahoo.com

Date: Saturday, November 13, 2021, 08:36 PM MST

My wife and I (Constance and George Keen) owners of 269 W Summit Circle are opposed to the developers request of Pinal County to remove or amend development set backs and height restrictions.

Sent from my Galaxy

2

Apartments

From: JES Allen (jesilajay@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Saturday, November 13, 2021, 11:00 PM MST

Dear sirs,

San tan is not ready for this assignment. You are going to put people's lives at risk adding that many apartments with no road improvement. The accidents will triple with all people and road rage. Its already happened. Do better and don't allow this to happen.

Jes and Audi Allen
3611 W Santa Cruz Ave, Queen Creek, AZ 85142

2

Rezoning

From: Lynn Arndt (ljarndt@centurylink.net)

To: stopstvhightdensity@yahoo.com

Date: Sunday, November 14, 2021, 12:19 AM MST

Please do not rezone the area of Hunt HW and Gary to allow for apartment complexes. The traffic is already a night mare in this area and there is no way around it.

Lynn Arndt
29955 N Sedona PL.
San Tan Valley AZ. 85143

①

Petition against apartments in STV

From: Aaron Fritzinger (motcomm19@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, November 11, 2021, 08:58 PM MST

Hello, My wife and I oppose the proposed changes to allow rezoning and/or variances to the established plan for the land in San Tan Valley near the Walmart at Hunt Hwy and Gary, where new apartments are being proposed.

The amount of additional traffic this will create will cripple an already busy area, and cause significant delays in response for emergency vehicles trying to navigate the area.

We moved to this area for the mixture of light development yet still having open areas. If we wanted house's and apartments all crammed together, we would have moved to Mesa, Chandler or Gilbert, closer to my job in Phoenix. Please keep the established zoning and do not cave in to the developers trying to change our beautiful town.

Aaron and Catrina Fritzinger
812 East Lovegrass Drive
San Tan Valley AZ 85143

Sent from Yahoo Mail on Android

2

Proposed development

From: sunmike@shaw.ca (sunmike@shaw.ca)

To: stopstvhightdensity@yahoo.com

Date: Friday, November 12, 2021, 09:23 AM MST

With regards to the proposed development between Solera and the Walmart:

Please adhere to the Comprehensive Plan and do not approve this development.

Michael and Patricia Srigley,

30428 N Saddlebag Lane,

San Tan Valley, Az. 85143

2

Find messages, documents, photos or people

Home

Compose

← Back ↶ ↷ → Archive Move Delete Spam [Icons] ? [Settings]

Inbox

5

Re: Petition 3 Yahoo/Inbox

- Unread
- Starred
- Drafts
- Sent
- Archive
- Spam
- Trash
- ^ Less

Views

Hide

- Photos
- Documents
- Subscriptions
- Deals
- Groceries
- Receipts
- Travel

Folders

Hide

- + New Folder
- Letters
- Signed Petition

Stop High Density STV Herb, if you Wed, Nov 10 at 5:01 PM

Stop High Density STV Herb Wed, Nov 10 at 5:12 PM

herbder@shaw.ca To: 'Stop High Density STV' Tue, Nov 16 at 5:16 PM

Please place our names on the petition:

Herb Der & Shirley Der,
264 West Summit Circle,
(Solera at Johnson Ranch),
San Tan Valley, AZ
85143

> Show original message



herbder@shaw.ca

herbder@shaw.ca
+ Add to contacts

Reply, Reply All or Forward

2

Petition Electronic Signature

From: Sandy Grivy (sandygrivy@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Monday, November 15, 2021, 12:18 PM MST

We request that the county NOT rezone the area, nor allow variances, between Solera and Walmart for the addition of 2 apartment complexes.

Please adhere to the comprehensive plan and keep this neighborhood low density and safe!

Sam & Sandy Grivy
306 West Twin Peaks Parkway, San Tan Valley, AZ 85143

Thank you.

Sam & Sandy

A handwritten signature in black ink, consisting of a large, stylized number '2' enclosed within a circular scribble.

Stop STV High Density

From: Susan & Robert Lipson (koolfolk@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Sunday, November 14, 2021, 02:32 PM MST

This massive construction must be prevented. Our air will be increasingly polluted as will our water supply becoming more and more limited. STV will turn into a horrific nightmare of a place to live. The traffic is already out of control. All this new construction will create a more unsafe environment for all of us, including our children. Our real estate values will be diminished as well.

I suffer from respiratory disease and moved here solely for the purpose of cleaner air. We moved here for peace and quiet as well. This may necessitate a move.

STV is already crowded. Should these developments be permitted to go ahead, San Tan Valley will be CHEAPENED. It will more than lose its glow and charm and turn into a dirty, noisy city that fewer and fewer people will chose as their homestead.

Robert & Susan Lipson

31508 North Gold Field Road

San Tan Valley, Az 85143

A handwritten mark consisting of a large, stylized number '2' enclosed within a circular scribble.

High Density Housing

From: Twylia McKee (twyliamc@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:23 PM MST

Please add us to the petition to stop the construction of high density housing at Hunt and Gary.

Tim and Twylia McKee
123 E Rosebud dr.
STV, AZ 85143

You can never do a kindness too soon, for you never know how soon it will be too late. ~Ralph Waldo Emerson

2

Petition

From: Randall Garske (rbgarske@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:21 PM MST

Randall Garske
AND
Marlene Garske

412 W Stirrup Ln,
San Tan Valley, AZ 85143

A handwritten mark consisting of a circle with a stylized number '2' inside, tilted slightly to the right.

Fw: Petition for re-zoning

From: Patrick Quinney (pquinney@live.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:44 PM MST

My wife Fran would like to sign the petition as well. Her information is:

Frances J. Quinney

Same address.

Thanks,

Patrick D. Quinney

From: Patrick Quinney

Sent: Tuesday, November 23, 2021 1:42 PM

To: StopSTVHighDensity@yahoo.com <StopSTVHighDensity@yahoo.com>

Subject: Petition for re-zoning

I would like to sign the petition protesting the application for re-zoning to higher density dwelling units on the property located on the southwest side of Hunt Highway, south of the Gary Road intersection.

My information is:

Patrick D. Quinney

31450 N. Sonza Way

San Tan Valley, AZ 85143.

I am currently visiting my summer home in Colorado which is:

7146 S. Kline Street

Littleton, Colorado 80127.

I will be returning to San Tan Valley on December 18th.

Thank you,

Patrick D, Quinney

2

(No Subject)

From: RICHARD (rocneliz@msn.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, November 24, 2021, 01:35 PM MST

Elizabeth Turner

and

Richard Turner

724 East Drifter Place

San Tan Valley , AZ 85143

Johnson Ranch Residents

DENY

High Density apartments in the STV area.



Stop high density

From: Kristy Elliott (kelliott97@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:02 PM MST

Kirby & Kristy Elliott
88 W Sundance Ct
San Tan Valley, AZ 85143

Sent from my iPhone

2

Halt construction of TWO high density residential apartments.

From: Rudy (rudy_hagedorn@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:50 PM MST

To whom it may concern

Please add the following two names to the petition to halt construction of TWO high density residential apartments near the intersection of Hunt Highway and Gary Road.

Ruediger Hagedorn, CPA, CA.
Virginia Lynn Hagedorn

Our address is: 28213 N. Welton Place
San Tan Valley, AZ
85143

We would like to DENY the construction of the TWO high residential apartments mentioned above.

Sent from my iPad

A handwritten mark or signature, possibly a stylized 'R' or 'L', enclosed in an oval shape, located in the bottom right corner of the page.

(No Subject)

From: Amy Harper (amybyharper@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:47 PM MST

Amy and Steve Harper
31921 N Caspian Way, Queen Creek, AZ 85143

2

Stop High Density Development

From: STEPHEN BUCKERT (sbuckert@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:48 PM MST

Please add our Names to the list of persons who request the stoppage of the high density apartment complex at Gary and Hunt in STV.

Thank-you,

Steve & Nina Buckert
1174 W Desert Aster Rd.
San Tan Valley, AZ
85143

Sent from my Galaxy Tab® A

2

Stop construction

From: DIANE BOB GORDEN (bdgorden@msn.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 03:17 PM MST

Please add our names to the petition to halt construction plans of 2 high density apartment buildings on Hunt Hwy and Gary Ave.

Diane Gorden

Bob Gorden

31013 N Claridge Circle, STV 85143

Get [Outlook for iOS](#)

2

StopSTVHighDensity

From: Donnee Huffer (dhuffer01@comcast.net)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 02:52 PM MST

We agree. Scott and DonneeHuffer
899E. Pasture Canyon Drive
SanTan Valley, AZ 85143
Sent from my iPhone

2

PETITION TO HALT CONSTRUCTION OF HIGH-DENSITY DEVELOPMENTS

I have affixed my signature and address to the attached documents to request that the Board of Supervisors, The Planning Commission, and The Planning Department of Pinal County, Arizona DENIES the applications and requests for Hancock Highway South and Watermark Residential. Case numbers may be found on the map below.

Our request for denial is based upon the following criteria:

1. The Hancock Highway South development does not meet the requirements as set forth in the Pinal County Comprehensive Plan of November 2019.
2. The Watermark Apartments development area allows for single family attached or multi family stand alone homes. Maximum height of 30 feet. They are requesting three story apartments exceeding the style and height regulations for the property designation.
3. Each development is requesting major changes to current regulations such as setbacks, rezoning for their project and changes again not consistent with the Comprehensive Plan.
4. The Vision of Pinal County states that the values emphasized by residents are for Open Space, Rural Atmosphere and Environment and that they do not want to lose these. A high residential development negates the Vision of Pinal County.
5. There is a lack of Mobility and Connectivity along this corridor. There are no public transportation capabilities to support this. Therefore, as noted by the developer of Watermark Apartments and statements from Pinal County Planning Department on the Hancock Project, these developments will result in additional vehicles passing through the intersection of Garv Road and Hunt Highway.

Signees are:

Tim and Cheryl Zenkewich
31366 North Desert Star Street
San Tan Valley, AZ 85143

As outlined in the actual petition, we respectfully request that the county adhere to their comprehensive plan.

Thank you,
Tim & Cheryl Zenkewich

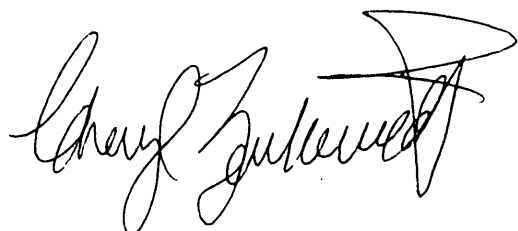


Zenkewich Solera Petition_11_15_21.pdf
524.5kB

I fully support the letter addressed to Lester Chow, Director of Community Developed dated September 2, 2021. The letter requests that Pinal County abide by their County Comprehensive Plan and by the requirements as they pertain to setbacks,

 - TIM ZENKEWICH

②

 - CHERYL ZENKEWICH

(No Subject)

From: Bonni Tillman (kanzamom@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:36 AM MST

Bonita Tillman
30043 N Maravilla Dr.
San Tan Valley, AZ 85143

Dan Anderson
30043 N Maravilla Dr.
San Tan Valley, AZ 85143

②

High density apartment complex rezonong

From: Pam Munkvold (munkp1@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:34 AM MST

We DO NOT agree with rezoning. Vernon and Pamela Munkvold. 1049 E Pasture Canyon Drive, santan valley 85143.

Sent from my iPhone

A handwritten mark, possibly a signature or initials, consisting of a circle with a stylized '2' or similar character inside.

(No Subject)

From: kay Wolfe (kaykandyann@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Saturday, November 27, 2021, 12:29 PM MST

Patrick Wolfe 31672 N Poncho Ln. San Tan Valley, AZ 85143

Matthew Wolfe 31672 N Poncho Ln San Tan Valley AZ 85132

2

stop the apartments

From: Donna Dunsey (sewdunsey@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Saturday, November 27, 2021, 05:55 AM MST

I Donna Dunsey, and Milton Dunsey deny the construction of the two high density resident apartment. We live at 31054 N Gecko Trail San Tan Valley Az . 85143.

Thank-you Donna and Milton Dunsey

Sent from Mail for Windows

2

Stop the building

From: Liz Weston (lizweston@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:48 AM MST

Stanley and Elizabeth Weston of 291 E Chicory Pl, San Tan Valley oppose the construction of the apartment buildings at Hunt Hwy and Gary Rd.

Add our names to the petition please.

E. Weston

Sent from my iPhone

A handwritten signature in black ink, appearing to be the name "Elizabeth Weston" written in a cursive style, enclosed within a hand-drawn oval border.

Stop

From: lormampeter@gmail.com (lormampeter@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:46 AM MST

Hello. We are Rick and Lorie Peter. We reside at 28426 N Sunset Drive, San Tan Valley.
Please add our names to this petition.
That intersection cannot handle the volume of cars it has already!
Thank you

Sent from my iPhone

A handwritten number '2' is circled in black ink, located in the bottom right corner of the page.

STOP STV HIGH DENSITY DEVELOPMENT FOCUS GROUP FOR TWO APARTMENT COMPLEXES

From: Susan Fox (swimmer12@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:48 AM MST

We lived in Solera, bought in 2006
We live here year round

So many valid reasons to maintain the integrity of this land.

Additional cars/trucks/fire/delivery/trash/ lawn services/repair vehicles/service vehicles would cause major delays for everyone

Air pollution from these vehicles needs to also be considered.

Additional people consume WATER in all arenas along with electricity and these rates would definitely go up.

There is a reason to maintain this land as it was intended.

Money and greed does not buy health or happiness.

Richard and Susan Fox
432 West Bismark Street
San Tan Valley, AZ. 85143

Thank you for sending this information out.

Sent from my iPhone

2

Construction of apartments near hunt Highway and Gary Rd.)

From: JANICE KERLEY (redhenk1@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 12:27 PM MST

name :James and Janice Kerley31459 no. Claridge Circle.San Tan Valley,Az85143.
We are against the construction of theses apartments being in built .

Get [Outlook for iOS](#)

2

(No Subject)

From: Mary Ycedo (mycedo@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 12:20 PM MST

I say no to the projected housing plain .

David Ycedo

1248 EV OMEGA DR

SAN TAN VALLEY AZ 85143

Sent from Mail for Windows

2

Objection

From: Kathy O'shea-webb (kittyo1978@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:02 PM MST

Kathy & Bill Webb
27998 N Sedona Way
San Tan Valley AZ 85143
Sent from my iPhone

A handwritten mark, possibly a signature or initials, enclosed within a hand-drawn circle. The mark is located in the bottom right corner of the page.

High Density Apartment Buildings on Hunt & Gary

From: Jennifer Kohler (jennifer.kohler7@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:26 AM MST

I am against these High Density apartment buildings going up. The hwy and area does not have the capacity to carry that much more traffic to that area.

Jennifer Kohler

31219 N Claridge Cir, Queen Creek, AZ 85143

John Kohler

31219 N Claridge Cir, Queen Creek, AZ 85143

--

Jennifer Kohler

Cell #701-840-0411

Email: jennifer.kohler7@gmail.com

2

Petition.

From: Marsha Ard (marshaard@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:21 AM MST

Dennis and Marsha Ard ask that no variances be provided for the proposed development south of Walmart on hunt highway. We want to sign the petition. Our address is 800 E Dry Creek Rd. San Tan Valley. AZ

Sent from my iPhone

2

Stop these developments

From: Abby (abby.harris@cox.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:19 AM MST

Abigail and Shael Harris
384 W Bismark Street
San Tan Valley AZ 85143

2

Don't want these 2 projects to go through

From: Lori Fleming (blfleming76@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:11 AM MST

Bob and Lori Fleming
32013 N Skyline Dr
San Tan Valley. AZ. 85143

Sent from my iPhone

A handwritten number '2' is enclosed within a hand-drawn circle. The lines are slightly irregular, suggesting it was drawn with a pen or marker.

Deny Zoning

From: Diane Combes (diane.combes@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:10 AM MST

We do not support the building of Apartment units near Gary and Hunt Highway:

Ron and Diane Combes
31262 N Latigo Lane
San Tan Valley, AZ 85143
Diane.combes@yahoo.com

Ron and Diane Combes

Sent from Yahoo Mail for iPhone

2

Stop Apt Complexes

From: Cassy Readette (cassy.readette@isagenixcorp.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:06 AM MST

Dear Focus Group,

Please add my name to the petition to deny the construction of two apartment complexes near the intersection of Hunt Hwy and Gary Rd.

Our roads are already extremely overpopulated out here. We cannot afford to add any more vehicles or homes.

My name is Cassy Readette and my husband is Brandon Readette. Our address is 3323 W. White Canyon Rd. San Tan Valley, AZ 85142.

Best Regards,

Cassy Readette

Sr. Manager of Global Compliance

Direct | 480.356.6325



ISAGENIX INTERNATIONAL, LLC | 155 E Rivulon Blvd., Gilbert, AZ 85297 USA | 480.636.5700 (Main)

Warning: This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and immediately delete this message and all attachments.

2

Randy and Sharon DuFord

From: Sharon K DuFord (sharon.d0585@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:05 AM MST

830 E Mule Train Trail, San Tan Valley, AZ 85143

We are against this development proposal.

--

Sharon K. DuFord



Stop the building of two apartment complexes

From: Fraser Gray (fraserdgray286@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:37 AM MST

Please add our names to the petition to stop construction of two apartment complexes at the corner of Hunt Highway and Gary Road. With all the other new construction, the area's infrastructure would not be able to cope with this proposal.

Fraser Gray

Audrey Gray

2580 W Bow Ct, Queen Creek, AZ 85142.

Thanks.

--

Fraser and Audrey Gray

High River, Alberta

Queen Creek, Arizona

2

STV High Density Apartments

From: Lee Fragoso (ltfragoso@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:35 AM MST

Please add our names to the petition documents to DENY this project's approval:
Ronald J. Fragoso and Lee T. Fragoso. Our address is 430 W. Palomino Ct., San Tan Valley.
We are full time residents for almost 14 yrs. and DO NOT want or need the extra volume
these apartments will produce.
Thank you.

A handwritten number '2' is enclosed within a hand-drawn circle. The circle is slightly irregular and the number is written in a cursive style.

petition

From: DOUG SAUNDERS (db.saunders@shaw.ca)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:34 AM MST

we agree to deny construction of 2 apartment complexes at Hunt Highway and Gary Road

Doug Saunders and Barb Saunders address in San Tan Valley is 1074 E Canyon Trail 85143

②

Opposed to high density construction at Gary Rd and Hunt Hwy.

From: Toni Nelson (toniandgene@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:53 AM MST

We are Toni and Gene Nelson and live at 632 E Taylor Trail, San Tan Valley

Thank you for coordinating this opposition effort.

Sent from my iPhone

2

Stop!

From: mnfun101 (mnfun101@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:47 AM MST

Do NOT approve the construction of ANY type of high density housing! Rezoning would be tragic step to the destruction of a quiet, beautiful San Tan Valley! The proposed construction will bring increased traffic and crime to the area! It recognized this proposal is part of "the fair housing act" intended to destroy the suburbia!!!!

Carroll & Joyce Rohrich
31346 N Desert Star Street, San Tan Valley

Sent from my Galaxy Tab A

2

Stop Apartment construction

From: Old Lady (lynn68.ew@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:45 AM MST

Elizabeth Wilhelm
52 E Paso Fino Way, San Tan Valley, AZ 85143

Guy Wilhelm
52 E Paso Fino Way, San Tan Valley, AZ 85143

②

Density

From: Janet Lindberg (janetlindberg910@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:44 AM MST

We are opposed to the high density plan and are against it.

Larry and Janet Lindberg

2

Apartments

From: Dona Thorsgard (luv2farmnd24@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:01 AM MST

Not a good idea!!

John & Dona Thorsgard
30715 N. Coral Bean Dr
San Tan Valley, AZ

Sent from my iPhone

②

stop high density in San Tan Valley

From: rollie.n@q.com (rollie.n@q.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 11:21 AM MST

Rolland & Lila Nelson

5 W Cooper Canyon Rd

San Tan Valley, AZ

85143

Rollie Nelson

rollie.n@q.com

602-377-6775

②

Please stop the development

From: bobkarenmartin@aol.com (bobkarenmartin@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:09 AM MST

Please do not allow residential development! This area is so congested all the time especially at 7:00a.m. and from 3 to 7 p.m. It has become a real hazard for our area and we just do not need more problems. Getting in and out of Solera is sometimes impossible and I feel like I am taking my life in my hands every time I leave Solera. Can you help us by not allowing the change from commercial to residential?

Thank you so much for listening to all of us.

Karen and Bob Martin
612-518-9796

A handwritten signature or scribble, possibly the name 'Bob', written in black ink.

Apt

From: Don Simpson (don80085@yahoo.ca)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:25 AM MST

Please be advised my wife and I appose the development at hunt highway,as it will greatly effect our life style in santan valley. Change is inevitable but high density housing in this rural area is a poor decision based on? Thanks
Don/Bonnie Simpson. 940 w whistling wind dr santan valley

Sent from my iPad

2

Petition

From: Nancy Nemec (nancy@joshmail.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:25 AM MST

Please sign mine and my husbands name to the petition.

We both request and expect the county to adhere to its comprehensive plan.

Nancy Nemec
Joseph Hoffman

31758 N Poncho Ln
San Tan Valley, AZ
85143

Thank you
Nancy

Sent from my iPad

A handwritten mark consisting of a large, stylized number '2' enclosed within a circular scribble.

STOP THE BUILD

From: ESTEBAN PEREZ (emp1957@prodigy.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:29 AM MST

ESTEBAN PEREZ
KATHLEEN PEREZ

310 E. RED MESA TRL.
SAN TAN VALLEY

2

No Apartments on HuntHwy and Gary

From: Brian Royston (broyston78@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:29 AM MST

We strongly oppose the construction of Apartments in Hunt Hwy and Gary.

Brian and Leni Royston
3394 W South Butte Rd, Queen Creek, AZ 85142

A handwritten mark, possibly a signature or initials, consisting of a circle with a stylized '2' or similar character inside.

High density residential apartments

From: Carol (clamb1959@sbcglobal.net)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:09 AM MST

I do not want this proposal to be approved

David and Carol Ballantine
41 E Macaw Ct
San Tan Valley AZ. 85143

Sent from my iPhone



Petition

From: Holly Bob K (hmknob@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:14 AM MST

Please add our names to the petition

Holly Knoblauch
765 Mule train Trl
San Tan Valley

Robert Knoblauch
765 Mule Train Trl
San Tan Valley

2

Petition to change

From: Tamra Brabec (tbrabec@live.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:11 AM MST

I am requesting to go on record as against changing the codes to allow the two apartment buildings. It would cause increased traffic and overload to existing infrastructure.

Thank you,

John Brabec 208 390-7714

Tamra Brabec 208 523-7714

2

Stop 2 High Density Apartments off Hunt Hwy. & Gary Road...

From: Tammy Jelinski (tammyjelinski@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:14 AM MST

Please add our name to the petition to STOP the building of two high density apartments that do NOT meet the current zoning requirements. The traffic is already bad and this will significantly make it worse!

Thank you!

Tom & Tammy Jelinski
30840 N. Royal Oak Way
San Tan Valley, AZ 85143

A handwritten mark or signature, possibly the number '2', enclosed in a circular scribble.

StopSTVHighDensity

From: Randy McLachlan (randallmclachlan@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:15 AM MST

Count us in.

Randall McLachlan

31218 N Latigo Ln

San Tan Valley, AZ

85143

Jill Klein

31218 N Latigo Ln

San Tan Valley, AZ

85143

2

Stop the building of 2 high density buildings in San Tan Valley...

From: Tammy Jelinski (tammyjelinski@msn.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:15 AM MST

Please add our name to the petition to prevent the building of two high density apartments that do not meet the current zoning requirements. The traffic is already bad and this will make it worse!

Sincerely,

Tony & Elaine Dombrowski
30313 N. Royal Oak Way
San Tan Valley, AZ 85143

A handwritten mark or signature, possibly the number '2', written in black ink in the bottom right corner of the page.

Apartments proposed at hunt hwy and Gary rd. Opposed.

From: Mindy Helms (helmsmindy@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:05 AM MST

Opposition to apartment proposal at skyline ranch area. Jeff and Mindy helms 30615 n sunray drive San tan valley Az 85143
Sent from my iPhone

A handwritten signature or scribble, possibly the name 'Mindy', written in black ink.

Stop High Density Development

From: Mike Gustaveson (mikegustaveson@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, November 25, 2021, 03:48 PM MST

Michael and Christine Gustaveson
28576 N Horizon Way, San Tan Valley, AZ 85143



Petition

From: John Steele (jbsteele48@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, November 25, 2021, 04:08 AM MST

Please add our names to the petition to stop the building of high density apartments din San tan Valley.
John and Susan Steele
58 W Sundance Ct,
Santan Valley AZ

Sent from my iPhone

A handwritten mark consisting of a circle with a stylized number '2' inside, located in the bottom right corner of the page.

Stop the Apartment complexes

From: Larry Loots (bigbird32047@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, November 25, 2021, 05:09 AM MST

Larry Loots
Debra Harmon

32047 N Skyline Dr
San Tan Valley AZ 85143

Thank you !

2

StopSTVHighDensity

From: Tony and Marie Gutierrez (amgutierrez5@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 10:50 PM MST

My name is Anthony A Gutierrez 4322 W Federal Way, Queen Creek (San Tan Heights Community) 85142

Sent from my iPhone

A handwritten number '1' inside a hand-drawn circle, located in the bottom right corner of the page.

DENY Construction

From: Julia Asencio (jasencio1026@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 10:43 PM MST

Ryan and Julia Asencio

3854 W Yellow Peak Dr
San Tan Valley, AZ 85142

2

DENY Construction

From: sweetnelly726 (sweetnelly726@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 10:30 PM MST

Deny the building of apartments at Hunt and Gary.

Fedele Salas
2985 W. Angel Way
San Tan Valley, AZ 85142
602-463-2268

Sent from my Verizon, Samsung Galaxy smartphone

①

DENY Construction

From: Robert Dennis (robertdennis46@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 11:44 AM MST

Robert Dennis 32433 N.North Butte Dr San Tan Valley Az

①

DENY Construction

From: rickey.j1913 (rickey.j1913@att.net)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 12:28 PM MST

Rickey Jones, 4458 W. Federal Way Queen Creek, Az 85142

Sent via the Samsung Galaxy, an AT&T 4G LTE smartphone

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '0' or a signature.

DENY Construction

From: Linda Cotton (lmcotton5@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 01:14 PM MST

Linda Cotton
4170 W Crescent Rd
Queen Creek, AZ 85142
San Tan Heights Community

①

Please add up to the Petation

From: Kathy Tucker (kathyt48@cox.net)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 01:23 PM MST

Please add my husband and I to the petition to block the rezoning of the property near Gary Ave. and Hunt Hwy. for Apartments.

Thank you,

Kathleen Tucker 4031 W. Coneflower Ln. San Tan Valley, AZ 85142

And

Daniel J. Tucker 4031 W. Coneflower Ln. San Tan Valley, AZ 85142

②

Petition

From: K Scott (kokopelli413@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 11:39 AM MST

Kimber Scott
27944 N Edwards Rd.

Melissa Scott
27944 N Edwards Rd.

Sent from Yahoo Mail on Android

②

DENY Construction

From: dave vis (dave.vis@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 11:12 AM MST

David Vis 33425 N Roadrunner Ln.

Sent via the Samsung Galaxy S21 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

A handwritten mark, possibly a signature or initials, consisting of a large, stylized letter 'D' with a vertical line through it, located in the bottom right corner of the page.

Apartments

From: kctell@yahoo.com (kctell@yahoo.com)

To: stopstvhightdensity@yahoo.com

Cc: jaimecramirez5@gmail.com

Date: Thursday, December 2, 2021, 10:40 AM MST

Please add my name and address to the petition. Traffic is already ridiculous and there are hundreds more Qc houses coming!!

Karen Tellefson
887 W Desert Sky Dr
STV 85143

Thank you!!

Sent from my iPhone

A handwritten mark or signature, possibly a stylized letter 'D' or a similar symbol, located in the bottom right corner of the page.

Petition

From: Jill Johnson (azjppjohnson@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 10:34 AM MST

I am against proposed rezoning of the area at hunt highway and Gary. This area cannot handle the additional traffics and headcount

Jill Johnson
999 W Desert Basin Drive
STV, 85143

Sent from Yahoo Mail for iPhone

A handwritten mark or signature, possibly a stylized letter 'D' or a similar symbol, located in the bottom right corner of the page.

DENY Construction

From: Erica Sorenson (sorenson_eric@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 10:13 AM MST

Erica Sorenson
2600 West Gold Dust Ave
San Tan Heights HOA

Sent from Yahoo Mail on Android

①

DENY Construction

From: Kathryn Doty (kdoty2761@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 09:34 AM MST

Kathryn L Doty
3946 Alabama Ln
Queen Creek Az 85142

Sent from my iPhone

A handwritten mark or signature, possibly a stylized letter 'D' or a similar symbol, located in the bottom right corner of the page.

DENY Construction

From: Chris Lynch (calynch1108@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 09:09 AM MST

Chris Lynch
2951 West South Butte Rd
Queen Creek AZ 85142

Please stop the density

Regards

A handwritten signature or set of initials, possibly 'D', written in black ink.

DENY Construction

From: ilie2007@peoplepc.com (ilie2007@peoplepc.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, December 2, 2021, 09:03 AM MST

Julian I Tudor
3692 W.White Canyon Rd
San Tan Valley AZ 85142

Sent from my iPhone



DENY Construction

From: Steve Chiodo (schiodo984@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, December 2, 2021, 09:01 AM MST

Deny construction now.

Steve Chiodo

P: 503-780-3218 | E: schiodo984@yahoo.com

Sent from my iPhone

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

DENY Construction

From: Jennifer Cleland-Halle (jclelandhalle@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, December 2, 2021, 08:40 AM MST

My name is Jennifer Cleland-Halle. I live at 3466 W Mineral Butte Dr, Queen Creek Az 85142, in SanTan Heights. I am Responding to the request to sign the petition to stop the binding of high density apartments near SanTan Heights.

Please add me to the petition.

Thank you.

Get [Outlook for iOS](#)

A handwritten signature, possibly reading 'JCH', enclosed in a circular scribble.

DENY Construction

From: Wojtek W (wojciech.worwag@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, December 2, 2021, 08:31 AM MST

Hello,

I agree to

halt construction of TWO high density apartments.

Wojciech Worwag

2826 W San Carlos LN

STV, AZ 85142

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

DENY Construction

From: Demia Perkins (patriot199293@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, December 2, 2021, 08:26 AM MST

Demia Perkins

Dylan Perkins

Joni Leiding

3146 W Silver Creek Dr, Queen Creek, AZ 85142

③

Proposed Apartment for Gary Road and Hunt Highway

From: Sherri Collins (sherri.1223@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, December 2, 2021, 08:19 AM MST

I am not in favor of the resining of this property.

My address is 2004 W Goldmine Mtn Dr, Queen Creek Arizona 85142

Please add my name to the petition.

Sherri Collins
(Chapman)

Sent from Sherri's iPhone

①

DENY Construction

From: Chris Gossett (cgossett72@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 08:20 PM MST

Please DENY the proposed rezoning request for apartments near Hunt Hwy and Gary Rd.

Chris Gossett
32968 N Jamie Ln, Queen Creek, AZ 85142

A handwritten mark, possibly a signature or initials, consisting of a large, stylized letter 'G' or similar shape.

DENY Construction

From: Nestor Figueroa (nestorf.913@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 08:22 PM MST

Please add both myself and my wife to the petition.

Nestor Figueroa
4555 W Federal Way, Queen Creek, AZ 85142

Brittany Figueroa
4555 W Federal Way, Queen Creek, AZ 85142

2

DENY Construction

From: laura sepulveda (laura122070@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 08:50 PM MST

33299 N Windmill Run, Queen Creek, AZ 85142
Laura Sepulveda
Christian Morales



Proposed development

From: Deborah Horvath (dhorvath123@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 09:02 PM MST

We just moved in to 2641 West Gold Dust Ave Queen Creek, AZ 85142 in the San Tan Heights development.

Deborah Horvath

I am definitely not for this development especially given current volume of road traffic and the poorly designed setup around WalMart and Gary road. Hunt Highway is also already an issue that we have experienced too

A handwritten mark, possibly a signature or initials, consisting of a vertical line with a loop at the top and a horizontal line at the bottom, all enclosed within an oval shape.

DENY Construction

From: Heather Lucadamo (hleighaz@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 09:04 PM MST

Hello,

I am a homeowner in San Tan Heights and opposed to the proposed new construction of high density apartments nearby our home.

Our address is 2834 W Hayden Peak, San tan valley

~Heather Lucadamo



Deny

From: Susan Manning (ssnmanning@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 09:31 PM MST

PLEASE DENY the apartment complexes approval at Hunt and Gary.

Susan Manning

2302 W Goldmine Mountain Cove, San Tan Valley, AZ 85142

--

Drum Circles 4 All Seasons! HealthRHYTHMS facilitator - It's about Expression, NOT Experience.

①

DENY Construction

From: Scott Moran (skmoran75@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 09:42 PM MST

We have enough problem out here. Don't need apartments put in. Traffic is is bad enough

Sent from my iPhone

①

DENY Construction

From: sweetnelly726 (sweetnelly726@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 10:28 PM MST

Please DENY the construction of the apartments.

Paula Salas
2985 W. Angel Way
San Tan Valley, AZ 85142
602-463-3933

Sent from my Verizon, Samsung Galaxy smartphone

A handwritten mark or signature, possibly the letter 'D' with a vertical line through it, located in the bottom right corner of the page.

DENY Construction

From: debbie stolns (debstolns@hotmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 10:28 PM MST

Please add our names to the petition to STOP the high density apartment complexes.

Debra Stolns
Arthur Stolns
2247 W Kristina Ave
San Tan Valley AZ 85142

2

Response

From: Stacy L Davies (sthhoastacy@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 01:46 PM MST

I am not interested in apartment complexes being built.

***Sincerely,
Stacy L Davies
3413 W Mineral Butte Dr, San Tan Valley, AZ 85142
President
San Tan Heights HOA
480-430-9652***



Objection

From: Carol (carolann.main.brinkman@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, December 2, 2021, 02:20 PM MST

I absolutely object to any developer building high density condos or apartments in San Tan Valley. I did not move to this area to be surrounded with this type of development. Deny their request.

Please consider our opinions on this matter.

15 year resident and voter.

Thank you,

Carol Main

33401 N. North Butte Drive

85242

Sent from Mail for Windows

A handwritten mark consisting of a large, stylized letter 'O' with a vertical line through its center, resembling a signature or a specific symbol.

DENY Construction

From: Dawn Antoniak-Mitchell (dawnantoniamitchell@icloud.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, December 2, 2021, 01:58 PM MST

Please deny the request to develop additional apartments near the intersection of Hunt and Gary.

Dawn Antoniak-Mitchell
2505 W Goldmine Mountain Cv

Sent from my iPhone

A handwritten mark, possibly a signature or initials, consisting of a stylized letter 'D' with a vertical line through it, located in the bottom right corner of the page.

High Density housing

From: William Clausing (wjclaus@cox.net)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 07:56 AM MST

Stop the building!!

William Clausing

31637 N Larkspur Dr, San Tan Valley AZ 85143

①

DENY Construction

From: Lyn Anderson (azcricket1@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, December 2, 2021, 07:55 AM MST

Please deny construction, our area is over whelmed by traffic and housing. Controled growth is nessecary.



DENY Construction

From: MONIQUE HANNON (moniquehannon@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 07:41 AM MST

Monique Rushing
1985 W Jasper Butte Dr
San Tan Valley, AZ
85142

NO APARTMENTS AT GARY/HUNT HWY

Sent from Yahoo Mail on Android

①

DENY Construction

From: Frank Massey (azmassey@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 07:06 AM MST

This is to let you know that we are totally opposed to this high density project. We pay attention and we always vote.

Frank and Joyce Massey
3469 W Goldmine Mountain Cove, Queen Creek, AZ 85142

2

DENY Construction

From: Melisa and Ulysses Rosalez (umrosalez@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 06:56 AM MST

Please halt the construction of these apartment complexes in Hunt & Gary.

Melisa Rosalez

Ulysses Rosalez

Adryan Rosalez

32898 N. Cat Hills Ave

San Tan Valley, AZ 85142

Thank you,

The Rosalez Family

3

DENY Construction

From: Robert Lukasavitz (rlukasavitz@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 06:49 AM MST

Robert Lukasavitz. 2927 w. goldmine mountain dr.

1

DENY Construction

From: Michael Dungey (mikedungey69@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 06:39 AM MST

I do not agree with the high density construction of the two apartment complexes at the intersection of Hunt Highway and Gary Road in San Tan Heights.

Michael Dungey
2774 W Kristina Ave
San Tan Heights 85142



DENY Construction

From: JUSTIN HINES (jandmhines@msn.com)

To: stopstvhighdensity@yahoo.com; jandmhines@msn.com

Date: Thursday, December 2, 2021, 06:37 AM MST

Justin Hines

and

Michelle Hines

2311 W Tanner Ranch Rd

San Tan Valley, AZ 85142

2

Petition

From: Natalie Szepesy (gnszepesy@hotmail.ca)

To: stopstvhighdensity@yahoo.com

Date: Thursday, December 2, 2021, 06:36 AM MST

Gerry Szepesy
29097 N Shannon Dr
San Tan Valley
85143

Natalie Szepesy
29087 N Shannon Dr
San Tan Valley
85143

Gerry & Natalie Szepesy

Sent from my iPhone

2

DENY Construction

From: Dominick Mansueto (damansueto@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, December 2, 2021, 06:35 AM MST

My name is Dominick Mansueto and I live at 2943 W Tanner Ranch Rd, San Tan Valley AZ 85142 deny the construction of the apartment complexes as proposed

Sent from my iPad

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

DENY Construction

From: Glo Pellegrin (glo.pellegrin@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 05:51 AM MST

I am a homeowner in San Tan Heights, close to Gary and Hunt highway. I strongly oppose the rezoning effort to allow construction of high density apartments - it doesn't fit with the neighborhood and would cause extreme traffic congestion, which is already bad.

In addition, our home values would suffer.

I vote NO to change the zoning.

Gloria Pellegrin
2123 West Jasper Butte Drive
San Tan Valley, AZ 85142

Sent from my iPhone

A handwritten mark consisting of a circle with a vertical line through it, resembling a stylized '1' or a signature.

DENY Construction

From: Jill Jamison (jamison419@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 12:14 AM MST

I do NOT want TWO or any number of high density apartment buildings built in San Tan Valley.

Mitchell Hostetter
4526 West Federal Way
San Tan Valley, AZ 85142



DENY Construction

From: Scott Moran (skmoran75@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 09:41 PM MST

STOP CONSTRUCTION

Sent from my iPhone

A handwritten mark, possibly a signature or initials, consisting of a circle with a vertical line through it, located in the bottom right corner of the page.

DENY Construction

From: Jill Jamison (jamison419@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, December 2, 2021, 12:10 AM MST

I do NOT want apartment buildings constructed, especially not high density apartment buildings, in San Tan Valley, AZ!!

Jill Jamison
4526 West Federal Way
San Tan Heights
San Tan Valley, AZ 85142

717-269-4302



DENY Construction

From: HAROLD KILBER (kpkilber@cox.net)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:27 PM MST

Do not allow apartment complexes to be built in the area of Hunt Hwy and Gary... we already suffer from traffic congestion as it is... not to mention that it is not right to change the density growth plans originally set. Where is all the water going to come from to support even more people?

Kelcy Kilber - San Tan Heights

2842 W. Santa Cruz Ave. QC 85142

①

DENY Construction

From: RICHARD HALLMAN (rbhok@att.net)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:22 PM MST

I would like to add our names to the oposition for the apartments.

Richard Hallman Sr, Bette Hallman, Rich Hallman Jr., Jovan Nicholes, Cooper Nicholes.
32051 N. Lepa Dr., Queen Creek AZ. 85142

A handwritten mark consisting of a circle with a stylized 'S' or similar character inside, located in the bottom right corner of the page.

DENY Construction

From: Jean Rodriguez (jeanniebug25@aol.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:17 PM MST

Against this building project. We have way too much traffic and this project will only make it worse. Jean Rodriguez
3243 W South Butte Rd
San Tan Valley, AZ

Sent from my iPhone



Deny construction

From: Joan Ripplinger (joanaripp@icloud.com)

To: stopstvhightdensity@yahoo.com

Date: Thursday, November 25, 2021, 08:23 AM MST

Please add our names to those who wish to deny construction of two high density apartments near Hunt and Gary.
Thank you, Joan and Henry Ripplinger, 31369N Gecko Trail, San Tan Valley.

Sent from my iPad

A handwritten mark, possibly a signature or initials, enclosed in a circle. The mark is scribbled and difficult to decipher, but appears to be a stylized 'J' or 'R'.

Deny construction

From: Sharon Brattvet (sbrattvet@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Thursday, November 25, 2021, 09:34 AM MST

276 E Senna Way

Blair and Sharon Brattvet
Sent from my iPad

2

Residential apartments

From: Home (bandmwatson@shaw.ca)

To: stopstvhighdensity@yahoo.com

Date: Friday, November 26, 2021, 09:21 AM MST

Please add our names to the petition to stop the development.

Robert Watson

Mardene Watson

Johnson Ranch
29181 N Mountain View Road
San Tan Valley
85143

Thanks!
The Watsons

Sent from my iPhone



No to building apartments

From: Launa Rose (rlrose2015@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:01 AM MST

Robert and Launa Rose
31700 N Sunflower Way San Tan Valley AZ 85143

We say no to building apartments.

2

Add our names to the petition

From: Linda Storoz (babydoc99@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:05 AM MST

Please add my name and my husband's name to this petition;

Linda Storoz
29515 N Little Leaf Drive
San Tan Valley, Az
85143

Bill Persley
29515 N Little Leaf Drive
San Tan Valley, Az
85143

Thanks, L

Linda L. Storoz
3501 Arbutus Drive South
Cobble Hill, British Columbia
V0R 1L1
Cell Phone: 480 217 1285

2

Two Apartment Building on Gary and Hund

From: Diane Morris (damorris07@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:06 AM MST

Thirteen years ago we moved from LA to San Tan Valley. In the past two years the area has grown so much that it resembles

LA. Just in the past several months the cotton fields have disappeared and more homes added. Crime has increased as has panhandling.

Please don't let this area become another Los Angeles.

George and Diane Morris
31408 N. Gecko Tr.
San Tan Valley, 85143

2

Apartment complexes

From: gail mackay (mackaygail@hotmail.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:49 AM MST

To whom it may concern

We bought at Solera in San Tan based on the Pinal county comprehensive plan as this was conducive to our life style.

To allow the high density apartments in this area is against this plan and not what we were told would happen in this area. We are against this proposal.

Scott and Gail MacKay

1077 West Desert Lily

San Tan

Sent from my iPad

2

Apartment

From: beth Robinson (bethrobinson95@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:52 AM MST

No no no to the apartments!

Elizabeth Robinson
Robert Robinson
28337 N Quartz Street
San Tan Valley AZ 85143
Bethrobinson95@yahoo.com

Sent from my iPhone

A hand-drawn number '2' inside a circle, located in the bottom right corner of the page.

Construction

From: Deb Dykema (debdykema@arvig.net)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:54 AM MST

Please halt construction of the apartments at the intersection of Hunt & Gary rd in San Tan Valley.
Deberah & Benjamin Dykema
4570 E Daisy Way
San Tan Valley

Sent from my iPhone

2

Do not build Two High Density complexes at Gary and Hunt Hwy

From: Lynda (lpeterson40@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:54 AM MST

The auto and foot traffic would be horrendous.

John and Lynda Peterson
35 W Mountain View Road
San Tan Valley, AZ 85143

480-361-6016

Sent from my magical iPad

A handwritten number '2' is enclosed within a hand-drawn circle. The lines are slightly irregular, suggesting it was drawn with a pen or marker.

DENY High Density Housing

From: jimbannon306 (jimbannon306@gmail.com)

To: stopstvhighdensity@yahoo.com

Cc: rkretschman@aol.com

Date: Tuesday, November 23, 2021, 09:54 AM MST

Do not allow zoning changes in San Tan Valley to permit high density apartment housing within 1 mile of main road arteries.

Jim Bannon
Jimbannon306@gmail.com

Marilyn Bannon
Msbannon397@gmail.com

397 W Twin Peaks Parkway
San Tan Valley, AZ. 85143

Sent from my T-Mobile 4G LTE Device

2

STOP THE APARTMENT BUILDING

From: Linda Sasseen (linda.sasseen.croh@statefarm.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:53 AM MST

Linda Sasseen

30770 N Raindance Rd

San Tan Valley, AZ 85143

Jim Sasseen

30770 N Raindance Rd

San Tan Valley, AZ 85143

PLEASE STOP THE APARTMENT BUILDING!!!!!!!!!!!!

2

Stop Apartments

From: S B (spbaptiste20@gmail.com)

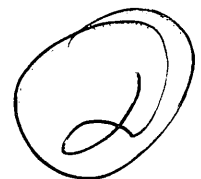
To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:36 AM MST

Please add our names to the petition.

Sharon and Peter Baptiste
30143 N Royal Oak Way
San Tan Valley, AZ

Thank you,
Sharon Baptiste

A handwritten signature in black ink, consisting of a large, stylized letter 'S' that loops back and ends with a small flourish.

Stop 


From: RONALD KRETSCHMAN (rkretschman@aol.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:39 AM MST

Ron and Billie Kretschman
662 W. Sundance Circle, Santan Valley, AZ 85143 Solera at Johnson Ranch

Thank You,

Ron Kretschman
520-820-6892
rkretschman@aol.com
 *Substitute Teacher*
"Bean Bag Toss Member"



Re; Stop High Density Development

From: Mark Nahmias (reborninaz@msn.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:40 AM MST

Add our names to the petition:

Mark Nahmias
703 E. Drifter Place
San Tan Valley, AZ 85143

Maria Nahmias
703 E. Drifter Place
San Tan Valley, AZ 85143

②

Please add me to your petition

From: Leslie Weise (leslieweise@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:41 AM MST

Hi,
My husband and I oppose these apartments. Please add our names/address to your petition.

Brett Christianson
Leslie Weise Christianson
28065 N Welton Pl
San Tan Valley, AZ 85143

Thank you!

Sent from my iPhone

2

Petition

From: Bob Kemp (bobkemp@genesus.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:33 AM MST

Robert Kemp 28287 N Castle Rock Drive, San Tan Valley, AZ 85143

Janice Kemp 28287 N Castle Rock Drive, San Tan Valley, AZ 85143

2

Stop STV High Density Petition

From: Angie Wilsford (teachwilsford@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:33 AM MST

Please add our names to the petition!

Brent and Angela Wilsford
29749 N Blackfoot Daisy Drive
STV, AZ 85143
(903) 399-3083

2

Petition

From: Bob Kemp (bobkemp@genesus.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:33 AM MST

Robert Kemp 28287 N Castle Rock Drive, San Tan Valley, AZ 85143

Janice Kemp 28287 N Castle Rock Drive, San Tan Valley, AZ 85143

A handwritten mark or signature, possibly a stylized '2' or a similar symbol, enclosed in a circular scribble.

Agreement to attached petition against high density apartments

From: Paula Epp (pauapp@sasktel.net)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 09:35 AM MST

We agree with attached petition that wants to halt the building of 2 high density apartment buildings.

Sincerely
Richard and Paula Epp
2978)N Broken Shale Dr
San Tan Valley
85143

Sent from my iPhone

2

(No Subject)

From: L (ronnpita@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Monday, November 22, 2021, 05:55 PM MST

Hello,

I would like to add my name to the list

Maria Borgen

8 E Pasó Fino Way

San Tan Valley, AZ, 85143

I have lived here for 16 yrs and have seen how this area has grown without any planning, but the time the 4 lane road was built it was already too late for the amount of cars using Hunt Hwy. This development will increase tremendously the traffic on this area, there is simply no room for a development like this. And what about our water supply how are we going to be affected by it?

Thank you

Maria



housing

From: Barb Slegel (babsqc63@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Monday, November 22, 2021, 04:34 PM MST

I am against high density housing. The traffic is already bad enough. Roads out here have never kept up with development. Please vote against. Barbara Slegel

A handwritten mark consisting of a vertical line inside a circle, resembling the number 1.

(No Subject)

From: Max Miller (maxmill1969@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Sunday, November 21, 2021, 09:46 PM MST

Wrong area to build. These apartment it will ruin the. Community.bringing more drugs and more crime to area.

A handwritten mark in the bottom right corner of the page, consisting of a circle with a vertical line through it, resembling a circled '1' or a signature.

Voting Against Apartment Construction

From: Gina Billings (gb4ever@live.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 10:26 AM MST

Here are the names of the 3 adults who live at our address. We are all **against** the building of the apartment complexes off Hunt Hwy and Gary Road.

Please add us to the list of residents who are **opposed** to its construction please.

Grayson Billings
Gina Billings
Joseph Kieffer

442 E. Taylor Trl
San Tan Valley, AZ 85143

If you have any questions, please reach out to us.

Thanks,

Gina Billings

~Love & Peace
Gina

3

DENIAL OF apartments on hunt and gary

From: amy haines (ahaines24511@yahoo.com)

To: stopstvhightdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:16 PM MST

Amy Hall
Daniel Hall
Wayne Hall

68 w saddle way
San tan valley az 85143

Sent from Yahoo Mail on Android



Opposing rezoning for high density apartment

From: Lou (powerload11@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Tuesday, November 23, 2021, 01:46 PM MST

We highly oppose the rezoning and or building of these high density apartments. We the people listed below are against rezoning and or building high density housing at hunt highway and Gary rd.

Lou Isaac

Rose Isaac

Justin Isaac

648 W. Triboulet In
San Tan Valley, Az.

3



**PINAL COUNTY PLANNING AND ZONING COMMISSION
MEETING ACTION REPORT OF October 21, 2021**

PRESENT

RIGGINS, Chairman

MENNENGA, Member

DEL COTTO, Member (telephonic)

LIZARRAGA, Member (telephonic)

HARTMAN, Vice Chairman

HEATON, Member (telephonic)

FLISS, Member

SCHNEPF, Member

PINAL COUNTY ATTORNEY STAFF PRESENT

Deputy County Attorney Allen Quist

COMMUNITY DEVELOPMENT STAFF PRESENT

Mr. Steve Abraham, Planning Manager

Mr. Gilbert Olgin, Senior Planner

Mr. Mario Saldivar, Engineering Div. Manager

Mr. Lester Chow, Planning and Dev. Director

Mr. Patrick Roberts, Senior Planner

Mr. Ryan Green, Planner

Ms. Susan Baker, Planning Technician

The meeting was called to order at 9:12 am, this date by Chairman Riggins, in the Board of Supervisors Chambers, Historic Courthouse, 135 N. Pinal St., Florence, AZ 85132.

DISCUSSION OF MEETING MINUTES/ Action Item Report

September 16, 2021

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

SUP-006-21: Nate LeSueur, SUP for retail sales of feed and/or tack (Hay Barn), Approved, 12 stipulations

PZ-PD-001-20: Amarillo Creek South, LLC/Coe & Van Loo Consultants, Inc., PAD amendment, Approved, 25 stipulations

SUP-004-21: Robert Schoose / Goldfield Ghost Town & Mine Tours, Inc., SUP to operate 73' tall wireless communication lattice tower, Approved, 15 stipulations

PZ-PA-009-20: Dalmead LLC/Sanks and Associates LLC, Approved

PZ-016-20: Dalmead LLC/Sanks and Associates LLC, Approved, 2 stipulations

PZ-PD-016-20: Dalmead LLC/Sanks and Associates LLC, Approved, 19 stipulations

COMMUNITY DEVELOPMENT
Planning Division

MAJOR COMPREHENSIVE PLAN AMENDMENT CASES:

PZ-PA-002-21 PUBLIC HEARING/ACTION: Arizona State Land Department, landowner, Box Canyon Solar Project, BOCA Bn, LLC (Erik Ellis, BrightNight), agent, requesting approval of a Major Comprehensive Plan Amendment to the 2019 Pinal County Comprehensive Plan to re-designate 2,424± acres from High Intensity Activity Center, MLDR (Moderate Low Density Residential) to Green Energy Production for a photovoltaic Solar Power Plant, situated portions of Sections 7, 8, 17, 18, 19, and 30 in T3S, R10E and Sections 13, 24, and 25 in T3S, R9E G&SRB&M, tax parcels Portions of parcels 210-33-7000 and 201-01-7000 (legal on file), the site is approximately 4.6 miles east of the Salt River Project Abel Substation, 9 miles north of Florence, 5.6 miles south of State Route (SR) 60, and directly adjacent to and west of SR 79

MOTION: Vice Chairman Hartman made motion to approve, Commissioner Lizarraga sec-onds the motion. Motion passed 6-2.

TEXT AMENDMENT:

PZ-C-005-21 – ACTION: in accordance with A.R.S. § 11-813(D) and PCDSC 2.165.030.A and at the request of the Pinal County Community Development Department the initiation of a zoning regulation amendment to Title 2 of the Pinal County Development Services Code to modify:

- Title 2 – ZONING: (and all sections within the enumerated Chapters)
 - CHAPTER 2.05. - PURPOSE AND APPLICATION
 - CHAPTER 2.10. – DEFINITIONS
 - CHAPTER 2.15. - ZONING DISTRICTS, MAPS AND BOUNDARIES
 - CHAPTER 2.20. - SR SUBURBAN RANCH ZONE
 - CHAPTER 2.25. - SR-1 SUBURBAN RANCH ZONE
 - CHAPTER 2.30. - SH SUBURBAN HOMESTEAD ZONE
 - CHAPTER 2.35. - CAR COMMERCIAL AGRICULTURE RANCH ZONE
 - CHAPTER 2.40. - GR GENERAL RURAL ZONE
 - CHAPTER 2.45. - GR-5 GENERAL RURAL ZONE
 - CHAPTER 2.50. - GR-10 GENERAL RURAL ZONE
 - CHAPTER 2.55. - CR-1A SINGLE RESIDENCE ZONE
 - CHAPTER 2.60. - CR-1 SINGLE RESIDENCE ZONE
 - CHAPTER 2.65. - CR-2 SINGLE RESIDENCE ZONE
 - CHAPTER 2.70. - CR-3 SINGLE RESIDENCE ZONE
 - CHAPTER 2.75. - CR-4 MULTIPLE RESIDENCE ZONE
 - CHAPTER 2.80. - CR-5 MULTIPLE RESIDENCE ZONE
 - CHAPTER 2.85. - TR TRANSITIONAL ZONE
 - CHAPTER 2.90. - CB-1 LOCAL BUSINESS ZONE
 - CHAPTER 2.95. - CB-2 GENERAL BUSINESS ZONE
 - CHAPTER 2.100. - CI-B INDUSTRIAL BUFFER ZONE
 - CHAPTER 2.105. - CI-1 LIGHT INDUSTRY AND WAREHOUSE ZONE
 - CHAPTER 2.110. - CI-2 INDUSTRIAL ZONE
 - CHAPTER 2.115. - GUEST RANCH REGULATIONS
 - CHAPTER 2.120. - MH MANUFACTURED HOME ZONE
 - CHAPTER 2.125. - RV RECREATIONAL VEHICLE HOMESITE ZONE

- CHAPTER 2.130. - MHP - MANUFACTURED HOME PARK ZONE
- CHAPTER 2.135. - PARK MODEL (PM) AND RECREATIONAL VEHICLE (RVP) PARK ZONE
- CHAPTER 2.140. - OFF-STREET PARKING AND LOADING - PUBLIC GARAGES AND GAS STATIONS
- CHAPTER 2.145. - SIGNS, BILLBOARDS, NAME PLATES AND OTHER OUTDOOR ADVERTISING
- CHAPTER 2.150. - GENERAL PROVISIONS, STANDARDS AND EXCEPTIONS
- CHAPTER 2.151. - PERMITS: SPECIAL USE, SPECIAL DENSITY, TEMPORARY USE AND SPECIAL EVENT
- CHAPTER 2.155. - BOARD OF ADJUSTMENT, VARIANCES AND APPEALS
- CHAPTER 2.160. - ENFORCEMENT
- CHAPTER 2.165. - ZONING REGULATIONS AMENDMENTS
- CHAPTER 2.166. - REZONINGS
- CHAPTER 2.175. - PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT
- CHAPTER 2.176. - PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT ON AND AFTER FEBRUARY 18, 2012
 - 2.176.260. - Amendments to the PAD overlay zoning district
- CHAPTER 2.180. - DESIGN REVIEW OVERLAY (DRO) ZONING DISTRICT
- CHAPTER 2.185. - OUTSIDE STORAGE AND PARKING
- CHAPTER 2.190. - ADULT ORIENTED BUSINESSES AND ADULT SERVICE PROVIDERS
- CHAPTER 2.191. - MEDICAL MARIJUANA DISPENSARY, MEDICAL MARIJUANA DISPENSARY OFF-SITE CULTIVATION LOCATION AND MEDICAL MARIJUANA FOOD ESTABLISHMENT
- CHAPTER 2.195. - OUTDOOR LIGHTING
- CHAPTER 2.200. - SITE PLANS AND REVIEWS
- CHAPTER 2.205. - WIRELESS COMMUNICATIONS FACILITIES
- CHAPTER 2.210. - RESIDENTIAL PHOTOVOLTAIC SOLAR ENERGY DEVICES
- CHAPTER 2.215. - ADDRESSING AND STREET NAMING
- CHAPTER 2.220. - RU-10 RURAL ZONING DISTRICT
- CHAPTER 2.225. - RU-5 RURAL ZONING DISTRICT
- CHAPTER 2.230. - RU-3.3 RURAL ZONING DISTRICT
- CHAPTER 2.235. - RU-2 RURAL ZONING DISTRICT
- CHAPTER 2.240. - RU-1.25 RURAL ZONING DISTRICT
- CHAPTER 2.245. - RU-C RURAL COMMERCIAL ZONING DISTRICT
- CHAPTER 2.250. - R-43 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.255. - R-35 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.260. - R-20 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.265. - R-12 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.270. - R-9 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.275. - R-7 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.280. - MD MIXED DWELLING ZONING DISTRICT
- CHAPTER 2.285. - MR MULTIPLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.290. - AC-1 ACTIVITY CENTER ZONING DISTRICT
- CHAPTER 2.295. - AC-2 ACTIVITY CENTER ZONING DISTRICT
- CHAPTER 2.300. - AC-3 ACTIVITY CENTER ZONING DISTRICT
- CHAPTER 2.305. - O-1 MINOR OFFICE ZONING DISTRICT
- CHAPTER 2.310. - O-2 GENERAL OFFICE ZONING DISTRICT
- CHAPTER 2.315. - C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT
- CHAPTER 2.320. - C-2 COMMUNITY COMMERCIAL ZONING DISTRICT
- CHAPTER 2.325. - C-3 GENERAL COMMERCIAL ZONING DISTRICT
- CHAPTER 2.330. - I-1 INDUSTRIAL BUFFER ZONING DISTRICT

- CHAPTER 2.335. - I-2 LIGHT INDUSTRIAL AND WAREHOUSE ZONING DISTRICT
- CHAPTER 2.340. - I-3 INDUSTRIAL ZONING DISTRICT
- CHAPTER 2.345. - MH-8 MANUFACTURED HOME ZONING DISTRICT
- CHAPTER 2.350. - MHP-435 MANUFACTURED HOME PARK ZONING DISTRICT
- CHAPTER 2.355. - PM/RVP-435 PARK MODEL/RECREATIONAL VEHICLE PARK ZONING DISTRICT
- CHAPTER 2.360. - MULTI-PURPOSE COMMUNITY MASTER PLAN (MP-CMP) ZONING DISTRICT
- APPENDIX. - SIGN REVIEW COMMITTEE EVALUATION SHEET FOR PCDCS 2.145.150
- adding new chapters for the new zoning district classifications and establishing the uses, standards and requirements for each zoning district; and
- adding design manuals, development guidelines, integrating digital technology into processes;
- converting zoning districts adopted prior to 2012 to their equivalent zoning classifications adopted after 2012
- to make any other amendments deemed necessary during the amendment process to meet the current needs of the county.

MOTION: Commissioner Mennenga made motion to move process forward, Vice Chairman Hartman seconds the motion. Motion passed unanimous 8-0.

NEW CASES:

SUP-001-21 – PUBLIC HEARING/ACTION: Kristofer Emanuel, property owner, Greg Davis, Iplan consulting requesting approval of a Special Use Permit to allow a commercial kennel which performs grooming, boarding, bathing and/or training services for dogs on approximately 2.50± acre parcel in a General Rural (GR) Zoning District, situated in the Southeast Quarter of Section 18, Township 9 South, Range 13 East of the G.R.S.B.&M., Pinal County, Arizona, Tax Parcel 304- 12-009P (legal on file), located on the Southside of Highway 79 and south of East Panther Butte Rd within proximity to the unincorporated Saddlebrooke Ranch Area.

MOTION: Commissioner Del Cotto made motion to approve, Vice Chairman Hartman seconds the motion. Motion passed 8-0.

PZ-PA-020-21-PUBLIC HEARING/ACTION: EMC Management, LLC, landowner, Jordan Rose with Rose Law Group, pc, applicant, requesting a Non-Major Comprehensive Plan amendment to re-designate 36± acres from Suburban Neighborhood and Community Center land use designations to Community Center land use designation to allow a higher density development, a portion of land located in the Northwest Quarter of Section 5, Township 3 South, range 8 East of the Gila and Salt River Meridian, Pinal county, Arizona (legal on file) tax parcel 210-06-001K, located at the Southeast corner of the intersection of Gantzel/Ironwood Road and Hashknife Draw/Algarve Road in San Tan Valley, Pinal County

MOTION: Commissioner Schnepf made motion to deny, Vice Chairman Hartman seconds the motion. Motion passed 6-2.

PZ-015-21-PUBLIC HEARING/ACTION: EMC Management, LLC, landowner, Jordan Rose with Rose Law Group, pc, applicant, requesting approval of the rezoning of 29± acres from Neighborhood Commercial (CB-1) Zone to Multiple Residential (MR) Zone to allow for development standards for a multiple dwelling residential community, a portion of land located in the Northwest Quarter of Section 5, Township 3 South, range 8 East of the Gila and Salt River Meridian, Pinal county, Arizona (legal attached and submitted with application) tax parcel 210-06-001K, located at the south of Southeast corner of the intersection of Gantzel/Ironwood Road and Hashknife Draw/Algarve Road in San Tan Valley, Pinal County

MOTION: Commissioner Schnepf made motion to deny, Vice Chairman Hartman seconds the motion. Motion passed 6-2.

PZ-PD-025-21-PUBLIC HEARING/ACTION: MC Management, LLC, landowner, Jordan Rose with Rose Law Group, pc, applicant, requesting approval of the Village at San Tan PAD Overlay Zoning District, on 29± acres, to allow for development standards for a multiple dwelling residential development, a portion of land located in the Northwest Quarter of Section 5, Township 3 South, range 8 East of the Gila and Salt River Meridian, Pinal county, Arizona (legal on file) tax parcel 210-06-001K, located south of the Southeast corner of the intersection of Gantzel/Ironwood Road and Hashknife Draw/Algarve Road in San Tan Valley, Pinal County.

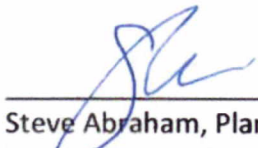
MOTION: Commissioner Schnepf made motion to deny, Vice Chairman Hartman seconds the motion. Motion passed 6-2.

MOTION TO ADJOURN

Vice Chairman made a motion to adjourn.
Commissioner Mennenga seconds the motion.

Meeting Adjourned 2:06 p.m.

RESPECTFULLY submitted October 29, 2021.



Steve Abraham, Planning Manager
PINAL COUNTY PLANNING AND ZONING COMMISSION

Re: Hancock Highway South
PZ-PA-013-21, PZ-PD-022-21 (APN 210-18-822)

September 2, 2021

Lester Chow
Director Community Development
31 North Pinal Street
Building F
Florence, Arizona 85132

Dear Mr. Chow,

On behalf of Johnson Ranch and Solera at Johnson Ranch, we wish to submit this letter in response to the pending formal applications for development approvals for the above noted project. Being located immediately adjacent to the subject property, we represent 6071 households that have a vested interest in the future of the lands in question. We have enjoyed the tranquility of this community area since the time that it was developed, but we do realize that change is inevitable. However, change must respect the established communities, minimize impact on adjacent lands, and be compatible with those existing uses. Adherence to existing plans, rules, and designs is tantamount in maintaining a consistent approach to new development.

We offer the following preliminary comments to the consultation that has occurred so far:

- a. Introductory statements found on Page 5 that outlines the guiding principles of Smart Growth with specific mention of private property rights.
- b. The CPP on Page 17 sets out basic motherhood questions when referring to/using the CPP, compatibility, consistent with goals and objectives of the CCP, and what are the cumulative impacts or benefits of the project. We understand that this is standard language in CP's.
- c. The CPP is designed to be used by staff to review projects/applications as they review and ultimately make a recommendation to the approval authority.
- d. The CPP is also meant to be used by the proponent to guide them.
- e. A review is done to determine conformity with the Plan's policies including the Vision Components on Page 19, Key Concepts on Page 20, the specific land use designations, etc. It has already been determined that an amendment is needed.
- f. It also states that existing zoning may or may not comply with the CPP, but should ultimately be aligned, hence the need for the concurrent zoning amendment application.
- g. Page 25 sets out the reasons for and process to amend the CPP. It states clearly that "While many amendments propose a change in the land use designation for a particular property, compatibility with the policies of the Plan text should be



consistent. Therefore, all amendments will be reviewed to determine general consistency with Plan elements.” In our view, this is where their requested amendment fails as there are specific policies found in later sections that set out criteria for residential density that they are seeking and the subject property does not comply with some specific criteria.

- h. Under the residential land use section on Page 60, it states that the designation covers a range of densities in “Suburban developments that will expand to include a full range of residential options such as higher density neighborhoods in appropriate locations”. This is likely what the proponent will rely upon to help justify the minor amendment. This section also includes the following statement; “The level of density should be determined based on the location and appropriateness of the site, relationship to surrounding land uses, and using the planning guidelines.” In our experience, most high-level Official Plan’s typically contain such language to allow for and encourage all forms of residential types (albeit in certain areas and under certain criteria) to address affordable housing, housing for all economic and social sectors, and age brackets. It further states that, “It is important to recognize that low density residential does not always relate to or result in “quality” development. The same can be said about higher density developments.”
- i. Under the Residential Land Use Designation section commencing on page 61, the current designation is Suburban Residential - Moderate Low Density Residential (1-3.5 du/ac). It does suggest that certain areas within a larger development so designated could be higher density but overall, the target density is as such. What the proponent is seeking would fall into another designation, Urban Residential - High Density Residential (8-24 du/ac). That proposed density is higher than even the most aggressive Suburban Residential density referred to as Medium Density Residential (3.5 – 8 du/ac) so in our view, not even envisaged in the Suburban Area of the County. It is also interesting to note that in the brief description of what is required to support density in the Urban Residential - High Density Residential designation, “A full range of urban services and infrastructure is required, including an adequate street network.”
- j. Page 62 contains policies for areas of the County that are designated as Alternative Land Uses for Moderate Low Density Residential. Amongst other lands uses suggested as appropriate to create “sustainable developments”, Medium and High Density Residential uses are permitted, subject to certain guidelines being met. The focus is in the various types of intersections that could support more density. The subject property is approximately 27.71 acres gross and 25.44 net acres. Therefore, as stated on Page 63 of the CPP, even with a slightly lower density of 3.5-8 du/ac), a site of up to 25 acres needs to be located at an intersection of two proposed or existing principal arterials or higher roadway classification OR allowed as part of a 150 acre or larger master planned community. The proposed development on the subject lands fails both criteria. If the subject property falls within the 25 to 50 acre criteria on page 63 & 64, it must be located at the intersection of a proposed or existing principle arterial

and a proposed or existing parkway or higher roadway classification, OR allowed as part of a 250 acre or larger master planned community. It fails both tests as well. It appears that Hunt Highway is classified as a Principal Arterial in the CPP but there is no other Principal Arterial or higher roadway along the frontage of the subject property, hence no intersection so classified. /



- k. The CPP contains policies (General Planning Guidelines) on page 68 that are to be considered by the proponent, staff and elected officials in developing and reviewing a residential project. One key guideline is to “encourage new development to be compatible with existing adjacent neighborhoods”. The proposed density and type of housing/parking arrangement, dwellings without garages, linked structures, etc. fails this test. Furthermore, it states that “compatibility and transition of residential land use intensity is important.” We would opinion that the immediate adjacency does not meet this guideline, shallower rear yards, and 4 dwelling units abutting a single lot within Solera is very onerous.
- l. There are other suggestions/guidelines on Page 69 that should be implemented if the development proceeds, even if the density is reduced, to address the interface between Solera and the development.
- m. Page 70 contains Suburban Residential Planning Guidelines and although it appears that the proposed density exceeds the upper threshold to consider it as suburban (as mentioned previously), the need to provide compatible development is included along with density to be reviewed by the approval authority (without specific direction, albeit other sections of the CPP do so) and the need to have a host of other facilities in the area. I suggest that they can satisfy that requirement.
- n. In Implementation Section 10, on page 335-336, the CPP establishes what would be considered as a Major Amendment, and it is our opinion that the proposed amendment that is being sought to change the land use designation from Suburban Residential - Moderate Low Density Residential to a designation that would permit the type of density that is being requested. As noted on Page 337, a development proposal “Requires a Major Amendment based on the criteria specified within the Moderate Low Residential category as set forth in Chapter 3 of this Plan”. Specifically, since the project is greater than 25 acres in size and does not meet the locational requirements for medium density residential uses set out on Page 63 of the CCP, it should be considered as a Major Amendment. The CCP states that Major Amendments are only considered once a year and have different litmus test. The CCP further states that “The burden of providing that the change constitutes an improvement to the Pinal County Comprehensive Plan and that the shared Vision and the applicable goals, objectives, policies, and planning guidelines of the Plan are still met under the proposed amendment lie with the party requesting the amendment.” It is our view that the applicant has so far not provided this information in a convincing manner.
- o. Finally, the County Plan contains a Compliance Checklist in Appendix A that is required to be completed by the proponent/County staff to determine if a

development proposal meets the County's Vision Statement and the Key Concepts included on page 19 & 20 of the CP. This would have to be part of the formal submission to the County.

2. In reviewing the STV SAP that was adopted in 2018, the following are relevant policies;
 - a. The introduction states that "all land use decisions should be made in a consistent manner with this plan to ensure that the community's long-term vision for San Tan Valley will be achieved as intended." It further states that where there is a conflict between this Plan and other Plans (such as the CPP), the more restrictive policy would apply. This is standard practice.
 - b. There is a section to deal with amendments to this plan. Minor amendments to this plan shall be performed on an as needed basis. It appears that the proposed amendment required is not considered a major amendment but a minor amendment. With the rezoning request of Moderate Low Density Residential to High Density Residential, it is our belief that this should result be viewed as a Major amendment and dealt with as such.
 - c. The current land use designation is Moderate Low Density Residential. It is however adjacent to a Mid-Intensity Activity Center (one of the types of mixed-use activity center). The Moderate Low Density Residential designation permits housing at a density of 1-4 du/acre. It is interesting to note that the Urban Transitional designation permits densities at 4-10 du/acre which is still less than what Hancock is seeking.
 - d. Under the Development Characteristics section on Page 41, there are 4 "criteria", Suitable Land Use, Development Intensity, Compatibility, and Form. Each characteristic is examined for each designation. For Suburban Neighborhoods, this is found on Page 46. The key element is density at a rate of 4-8 du/ac. Again, the proposed density far exceeds this range.
 - e. The only area within the entire STV SAP for higher density is focused around the intersection of Gantzel Road and Skyline Road and designated Urban Transitional and Urban Center. These designations permit housing (amongst other land uses) at a density of 4-10 du/ac and 10+ du/ac respectively.
 - f. The Implementation policies are found on Page 80 with a Goal 1.1 to Preserve and Enhance Existing Neighbourhood Character. In our view, these policies work against Hancock.

Major concerns that our communities have with this project and what we would like to see are:

1. DENSITY:

-  a. Staff Comments on August 2, 2021 states in General Comments #5, "Project is not consistent with the San Tan Area Plan." We believe that this comment is directly related to the request of rezoning the area from Moderate Low Density to High Density Residential. This is inconsistent with the County Comprehensive plan as indicated on page 55 of the plan, Land Use Plan Tile A that clearly identifies this area as Moderate Low Density and does not conform to the county's vision.
-  b. The planning commission is willing to accept a Modified Development Standard on the distance between the proposed homes of 15 foot. The developer is

requesting 10 feet. The standard for the distance between multi-family buildings is 20 feet. The developer has stated that Pinal County Planning Commission has agreed to 10 feet to other developments in the county. This referral was directed towards the Ovation Development that is currently being completed. However, this development is single family homes and should not be considered as a point of contention by the developer for approval of 10 feet.

2. **TRAFFIC:** As stated by the planning commission that a third entrance to this development intersecting with Gary Road is required. This certainly would reduce the impact of traffic on Hunt Highway. As it is today, trying to make a turn to the north on Hunt Highway is extremely dangerous. Openings in traffic during peak travel times are few and the developer is not considering any traffic signal at the main entrance into their proposed development.

In closing, as residents of Johnson Ranch and Presidents of our respective Home Owners Associations, we respectfully would like to ask that as the proposed development for Hancock Communities progresses through the system, that your department follows the plans and design criteria that has been established by the county.

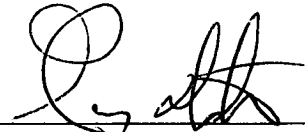
Sincerely,

CLYDESDALE.STEPHEN
HEN.ANDREW.108
9465245

Digitally signed by
CLYDESDALE.STEPHEN.ANDREW
W.1089465245
Date: 2021.08.31 09:34:34
-07'00'

Steve Clydesdale
President
Johnson Ranch Home Owner's Association

253 E Diamond Trail
San Tan Valley, AZ 85143



Gary Modlin
President
Solera At Johnson Ranch HOA

30262 Bismark
San Tan Valley, AZ 85143

cc: Mike Goodman, Pinal County Supervisor, District 2
Steve Abraham, Pinal County Planning Manager
Gilbert Olgin, Pinal County Senior Planner

November 12, 2021

Pinal County Board of Supervisors:

Mike Goodman
Stephen Miller

Jeff Serdy
Jeffrey McClure

Kevin Cavanaugh

Ref: Watermark Residential Apartments (APN-509-02-9680) Case Number: Z-PA-094-21
(9 buildings to accommodate 312 apartments.)

Hancock Highway South (APN-210-822) Case Number: PZ-PZ-013-21, PZ-PD-022-21
(for the construction of 240+ Apartment homes.)

Copy of Petition to Halt Construction of High Density Developments (attached)

To the Honorable Board of Supervisors listed above:

Several individuals in the San Tan Valley community are circulating petitions to address the zoning changes that have been presented to the Board of Supervisors on behalf of investment and development companies. In addition to the criteria listed in the petition to deny the zoning change, the people in the immediate area are also concerned with other items that were not documented at the time the petition was drafted. It is important that those concerns be considered as well.

LACK OF POLICE PATROL: The community is not an incorporated area and lacks adequate policing due to it's reliance on the Pinal County Sheriff's Office. The additional of approximately one thousand people in a condensed area will certainly be a safety concern for the residents that currently live in that area, the businesses in that area and a safety concern for the new people that would be living in those newly constructed facilities. There has been an uptick of crime across the San Tan Valley community and bringing thousands of additional residents amongst us will potentially see those crimes increase exponentially.

LOSS OF DARK SKIES DUE TO ADDITIONAL LIGHTS: The loss of dark skies will be imposed on the nearby residents as we witnessed when land was annexed into the Town Of Queen Creek and the "night sky ordinance" was not adhered to and has actually caused drivers to be blinded by their bright lights after the sun goes down.

Although some walls could be built, those walls or other deterrants would take away from the beauty of the desert surroundings not only for the residents of Solera, but the residents in the entire San Tan Valley area. We should not be covering up our beautiful surroundings with bricks and blocks, but should encourage development away from the beauty of the San Tan Mountains.

INCREASED TRAFFIC AND CONGESTION: This area of Hunt Highway has had more than its fair share of accidents due to the congestion and people trying to "beat the lights" There are housing areas whereas the residents sit for a significant amount of time trying to get onto Hunt Highway and often times, they throw caution to the wind and pull out in front of traffic regardless. A new business is being built in this area and will bring in additional traffic as it is without taking into consideration of the additional resident's vehicles and school buses. It is

hard to fathom how and additional 1000 cars and transportation needs for the children in this area will be satisfied without a careful traffic assessment beforehand. If all the traffic will be gaining access by Walmart, a HUGE bottleneck will certainly frustrate individuals.

Please review the petition and take the time to understand that our community is not against progress, but only urges the county to hold true to their commitments and allow zoning changes where zoning changes will enhance the established community and not encroach on the current resident's environment. The residents invested in something tangible whereas the potential developers invested in a "potential" opportunity. The developers should be prepared to develop based on how the property was zoned and not expect the county to approve rezoning just to enrich a developer at the expense of expense of the current resident's living standards and environment.

We also ask that you provide any information as to whom we should reach out to with regards to appealing the rezoning of this area.

A copy of the petition is attached for your review and reference. The signatures will be provided upon request by those who are coordinating the collection of same.

Re: Hancock Highway South
PZ-PA-013-21, PZ-PD-022-21 (APN 210-18-822)

September 2, 2021

Lester Chow
Director Community Development
31 North Pinal Street
Building F
Florence, Arizona 85132

Dear Mr. Chow,

On behalf of Johnson Ranch and Solera at Johnson Ranch, we wish to submit this letter in response to the pending formal applications for development approvals for the above noted project. Being located immediately adjacent to the subject property, we represent 6071 households that have a vested interest in the future of the lands in question. We have enjoyed the tranquility of this community area since the time that it was developed, but we do realize that change is inevitable. However, change must respect the established communities, minimize impact on adjacent lands, and be compatible with those existing uses. Adherence to existing plans, rules, and designs is tantamount in maintaining a consistent approach to new development.

We offer the following preliminary comments to the consultation that has occurred so far:

- a. Introductory statements found on Page 5 that outlines the guiding principles of Smart Growth with specific mention of private property rights.
- b. The CPP on Page 17 sets out basic motherhood questions when referring to/using the CPP, compatibility, consistent with goals and objectives of the CCP, and what are the cumulative impacts or benefits of the project. We understand that this is standard language in CP's.
- c. The CPP is designed to be used by staff to review projects/applications as they review and ultimately make a recommendation to the approval authority.
- d. The CPP is also meant to be used by the proponent to guide them.
- e. A review is done to determine conformity with the Plan's policies including the Vision Components on Page 19, Key Concepts on Page 20, the specific land use designations, etc. It has already been determined that an amendment is needed.
- f. It also states that existing zoning may or may not comply with the CPP, but should ultimately be aligned, hence the need for the concurrent zoning amendment application.
- g. Page 25 sets out the reasons for and process to amend the CPP. It states clearly that "While many amendments propose a change in the land use designation for a particular property, compatibility with the policies of the Plan text should be

consistent. Therefore, all amendments will be reviewed to determine general consistency with Plan elements.” In our view, this is where their requested amendment fails as there are specific policies found in later sections that set out criteria for residential density that they are seeking and the subject property does not comply with some specific criteria.

- h. Under the residential land use section on Page 60, it states that the designation covers a range of densities in “Suburban developments that will expand to include a full range of residential options such as higher density neighborhoods in appropriate locations”. This is likely what the proponent will rely upon to help justify the minor amendment. This section also includes the following statement; “The level of density should be determined based on the location and appropriateness of the site, relationship to surrounding land uses, and using the planning guidelines.” In our experience, most high-level Official Plan’s typically contain such language to allow for and encourage all forms of residential types (albeit in certain areas and under certain criteria) to address affordable housing, housing for all economic and social sectors, and age brackets. It further states that, “It is important to recognize that low density residential does not always relate to or result in “quality” development. The same can be said about higher density developments.”
- i. Under the Residential Land Use Designation section commencing on page 61, the current designation is Suburban Residential - Moderate Low Density Residential (1-3.5 du/ac). It does suggest that certain areas within a larger development so designated could be higher density but overall, the target density is as such. What the proponent is seeking would fall into another designation, Urban Residential - High Density Residential (8-24 du/ac). That proposed density is higher than even the most aggressive Suburban Residential density referred to as Medium Density Residential (3.5 – 8 du/ac) so in our view, not even envisaged in the Suburban Area of the County. It is also interesting to note that in the brief description of what is required to support density in the Urban Residential - High Density Residential designation, “A full range of urban services and infrastructure is required, including an adequate street network.”
- j. Page 62 contains policies for areas of the County that are designated as Alternative Land Uses for Moderate Low Density Residential. Amongst other lands uses suggested as appropriate to create “sustainable developments”, Medium and High Density Residential uses are permitted, subject to certain guidelines being met. The focus is in the various types of intersections that could support more density. The subject property is approximately 27.71 acres gross and 25.44 net acres. Therefore, as stated on Page 63 of the CPP, even with a slightly lower density of 3.5-8 du/ac), a site of up to 25 acres needs to be located at an intersection of two proposed or existing principal arterials or higher roadway classification OR allowed as part of a 150 acre or larger master planned community. The proposed development on the subject lands fails both criteria. If the subject property falls within the 25 to 50 acre criteria on page 63 & 64, it must be located at the intersection of a proposed or existing principle arterial

and a proposed or existing parkway or higher roadway classification, OR allowed as part of a 250 acre or larger master planned community. It fails both tests as well. It appears that Hunt Highway is classified as a Principal Arterial in the CPP but there is no other Principal Arterial or higher roadway along the frontage of the subject property, hence no intersection so classified.

- k. The CPP contains policies (General Planning Guidelines) on page 68 that are to be considered by the proponent, staff and elected officials in developing and reviewing a residential project. One key guideline is to “encourage new development to be compatible with existing adjacent neighborhoods”. The proposed density and type of housing/parking arrangement, dwellings without garages, linked structures, etc. fails this test. Furthermore, it states that “compatibility and transition of residential land use intensity is important.” We would opinion that the immediate adjacency does not meet this guideline, shallower rear yards, and 4 dwelling units abutting a single lot within Solera is very onerous.
- l. There are other suggestions/guidelines on Page 69 that should be implemented if the development proceeds, even if the density is reduced, to address the interface between Solera and the development.
- m. Page 70 contains Suburban Residential Planning Guidelines and although it appears that the proposed density exceeds the upper threshold to consider it as suburban (as mentioned previously), the need to provide compatible development is included along with density to be reviewed by the approval authority (without specific direction, albeit other sections of the CPP do so) and the need to have a host of other facilities in the area. I suggest that they can satisfy that requirement.
- n. In Implementation Section 10, on page 335-336, the CPP establishes what would be considered as a Major Amendment, and it is our opinion that the proposed amendment that is being sought to change the land use designation from Suburban Residential - Moderate Low Density Residential to a designation that would permit the type of density that is being requested. As noted on Page 337, a development proposal “Requires a Major Amendment based on the criteria specified within the Moderate Low Residential category as set forth in Chapter 3 of this Plan”. Specifically, since the project is greater than 25 acres in size and does not meet the locational requirements for medium density residential uses set out on Page 63 of the CCP, it should be considered as a Major Amendment. The CCP states that Major Amendments are only considered once a year and have different litmus test. The CCP further states that “The burden of providing that the change constitutes an improvement to the Pinal County Comprehensive Plan and that the shared Vision and the applicable goals, objectives, policies, and planning guidelines of the Plan are still met under the proposed amendment lie with the party requesting the amendment.” It is our view that the applicant has so far not provided this information in a convincing manner.
- o. Finally, the County Plan contains a Compliance Checklist in Appendix A that is required to be completed by the proponent/County staff to determine if a

development proposal meets the County's Vision Statement and the Key Concepts included on page 19 & 20 of the CP. This would have to be part of the formal submission to the County.

2. In reviewing the STV SAP that was adopted in 2018, the following are relevant policies:
 - a. The introduction states that "all land use decisions should be made in a consistent manner with this plan to ensure that the community's long-term vision for San Tan Valley will be achieved as intended." It further states that where there is a conflict between this Plan and other Plans (such as the CPP), the more restrictive policy would apply. This is standard practice.
 - b. There is a section to deal with amendments to this plan. Minor amendments to this plan shall be performed on an as needed basis. It appears that the proposed amendment required is not considered a major amendment but a minor amendment. With the rezoning request of Moderate Low Density Residential to High Density Residential, it is our belief that this should result be viewed as a Major amendment and dealt with as such.
 - c. The current land use designation is Moderate Low Density Residential. It is however adjacent to a Mid-Intensity Activity Center (one of the types of mixed-use activity center). The Moderate Low Density Residential designation permits housing at a density of 1-4 du/acre. It is interesting to note that the Urban Transitional designation permits densities at 4-10 du/acre which is still less than what Hancock is seeking.
 - d. Under the Development Characteristics section on Page 41, there are 4 "criteria", Suitable Land Use, Development Intensity, Compatibility, and Form. Each characteristic is examined for each designation. For Suburban Neighborhoods, this is found on Page 46. The key element is density at a rate of 4-8 du/ac. Again, the proposed density far exceeds this range.
 - e. The only area within the entire STV SAP for higher density is focused around the intersection of Gantzel Road and Skyline Road and designated Urban Transitional and Urban Center. These designations permit housing (amongst other land uses) at a density of 4-10 du/ac and 10+ du/ac respectively.
 - f. The Implementation policies are found on Page 80 with a Goal 1.1 to Preserve and Enhance Existing Neighbourhood Character. In our view, these policies work against Hancock.

Major concerns that our communities have with this project and what we would like to see are:

1. DENSITY:

- a. Staff Comments on August 2, 2021 states in General Comments #5, "Project is not consistent with the San Tan Area Plan." We believe that this comment is directly related to the request of rezoning the area from Moderate Low Density to High Density Residential. This is inconsistent with the County Comprehensive plan as indicated on page 55 of the plan, Land Use Plan Tile A that clearly identifies this area as Moderate Low Density and does not conform to the county's vision.
- b. The planning commission is willing to accept a Modified Development Standard on the distance between the proposed homes of 15 foot. The developer is

requesting 10 feet. The standard for the distance between multi-family buildings is 20 feet. The developer has stated that Pinal County Planning Commission has agreed to 10 feet to other developments in the county. This referral was directed towards the Ovation Development that is currently being completed. However, this development is single family homes and should not be considered as a point of contention by the developer for approval of 10 feet.

2. TRAFFIC: As stated by the planning commission that a third entrance to this development intersecting with Gary Road is required. This certainly would reduce the impact of traffic on Hunt Highway. As it is today, trying to make a turn to the north on Hunt Highway is extremely dangerous. Openings in traffic during peak travel times are few and the developer is not considering any traffic signal at the main entrance into their proposed development.

In closing, as residents of Johnson Ranch and Presidents of our respective Home Owners Associations, we respectfully would like to ask that as the proposed development for Hancock Communities progresses through the system, that your department follows the plans and design criteria that has been established by the county.

Sincerely,

CLYDESDALE.STEPHEN.ANDREW.1089465245
HEN.ANDREW.1089465245
9465245

Digitally signed by
CLYDESDALE.STEPHEN.ANDREW.1089465245
W.1089465245
Date: 2021.08.31 09:34:34
-07'00'

Steve Clydesdale
President
Johnson Ranch Home Owner's Association

253 E Diamond Trail
San Tan Valley, AZ 85143



Gary Modlin
President
Solera At Johnson Ranch HOA

30262 Bismark
San Tan Valley, AZ 85143

cc: Mike Goodman, Pinal County Supervisor, District 2
Steve Abraham, Pinal County Planning Manager
Gilbert Olgin, Pinal County Senior Planner

CHRISTINE E TRASK REVOCABLE TRUST
CHRISTINE E TRASK, TRUSTEE
455 W TWIN PEAKS PKWY
SAN TAN VALLEY, AZ 85143

October 25, 2021

Mr. Kevin Cavanaugh
118 Catalina Avenue
Mammoth, AZ 85618

Re: Proposed Hancock Development and Watermark Development Projects

Dear Mr. Cavanaugh,

As a homeowner in Solera at Johnson Ranch, I am opposed to the above-mentioned developments. My background is in local government, where I was the Chief of Building Inspection and Code Enforcement for over 28 years and previously to working for the government I was a partner in a construction company. I sat on many local and state boards reviewing projects such as what Hancock and Watermark want to develop in San Tan Valley. I have reviewed their proposals and believe both projects are not the right fit for this location.

I have several concerns, which I will address:

1. San Tan Valley needs diverse housing, I agree, but Hancock Development's project which Hancock has told us will be high-end rentals, would not benefit the working people of San Tan Valley with the rental they will be charging for their apartments. I do not know what the rents will be at the Watermark complex but from reviewing their site plan and material submitted to Pinal County, I do not believe that the average working family will be able to afford to live at this complex.
2. The traffic on Hunt Highway is horrendous, even with the improvements made in the last several years. The stretch of Hunt Highway that is in front of Solera is bumper to bumper and turns into a parking lot during morning and evening rush hours. There is no practical way to widen Hunt Highway at this location with the previous development of residential and commercial between Gary and Bella Vista. With the Watermark and Hancock projects it is projected that an additional 2,500 vehicles daily will be added to the congestion that is already in this area.
3. The local police and fire departments are remarkably busy in this area and already are experiencing trouble being able to travel through this area safely and efficiently in emergency situations. If you are the one waiting for the police or fire departments to assist you, you may have to wait additional time for their arrival, which in some incidents could mean life or death to a loved one.
4. The water situation is critical with the drought causing Lake Mead and the Colorado River to be far below the average water levels. Allocations of water from the Colorado River have already been reduced by 18% for The State of Arizona. If the levels continue to decrease at Lake Mead and the Colorado River, further reductions to Arizona's water allotments will continue to decrease.

5. With the mismanagement for years of Johnson Utilities, the new owners are having to make major changes to the wastewater system which may take years to complete. This past year there were complaints again about the odor from the wastewater system.

6. Both projects as submitted cannot meet the current requirements for setbacks and zoning and Watermark would need a variance for their proposed nine (9) 3-story buildings for the 30-foot height restrictions for building at this location. The area where Watermark wants to build this complex has a magnificent view of the foothills of the San Tan Mountains and allowing 3-story buildings to be built in this area is a horrible thing to do to the local terrain and esthetics of the area.

7. When I purchased my property at Solera at Johnson Ranch in May of 2008, I was drawn to the area because it was around to the south side of the San Tan Mountains where the air quality was better than the Phoenix side of the San Tan Mountains. You can see the difference in the air quality as you drive toward Queen Creek from the San Tan Valley area. Pinal County needs to maintain the air quality and not allow for overcrowding in San Tan Valley by granting permission for building projects that do not comply with the zoning and development standards that Pinal County has in place to preserve the quality of life in San Tan Valley and Pinal County.

8. As I previously stated I bought my house in May of 2008. This year I was offered twice what I paid for the property. Our home values have increased and the amount of taxes that Pinal County collects has increased. I fear if the Watermark and Hancock projects are allowed to be built the property values not only for Solera and Johnson Ranch, but also San Tan Heights, will see property values decrease, which in turn will decrease the amount of taxes that Pinal County will collect.

Please vote no to both the Hancock and Watermark projects to save our community. There are no benefits for the residents of San Tan Valley with either of the projects. High-end rental properties and increased traffic brings no benefit to San Tan Valley.

Sincerely,

Christine E. Trask Revocable Trust

Christine E. Trask, Trustee

David R. Trask
455 West Twin Peaks Parkway
Facsimile 480) 625-0224 or email = traskdr@gmail

October 31, 20021

Pinal County Supervisors, Jeff Serdy, Roy Hudson County Complex, 575 North Idaho Road,
Suite 101, Apache Junction, AZ 85119

Dear District 5 Supervisor and Pinal County Planning Commission Members:

Request each and every one of you vote NO to ALL HIGH DENSITY REAL ESTATE DEVELOPMENTS fronting on Hunt Highway or Gary Road, specifically the proposed Hancock and Watermark Development Projects. I have served as an officer and Director in all of the numerous Homeowner's Associations I have lived in and / or owned property in California, Arizona, Illinois, Iowa, Wisconsin, South Carolina and Texas, both single family home and townhouse building types during my 39 year military career. Here are my concerns:

1. Currently the TRAFFIC IS SO INTENSE on our stretch of Hunt Highway, EMERGENCY VEHICLES HAVE GREAT DIFFICULTIES GETTING NORTH FROM THEIR FIRE STATION toward the hospitals or SOUTH to Ironwood Banner Hospital. More multiple family apartments will only exacerbate the current abhorrent traffic congestion conditions. As a resident who has had 3 heart attacks, I find this delayed access to immediate emergency medical care could literally cost me my life as well as Pinal County liability for ignoring onerous vehicle traffic surveys .

2. The current and worsening shortage of water from Lake Mead and the Colorado River basin threatens the future of our supply of water, which will only deteriorate more rapidly with such high density apartments versus lower density 2 story townhomes and / or single family or townhouse building type homes.

3. The current systems that EPCOR "inherited" from the grossly mismanaged, family first advantaged, Johnson Utilities that ignored the growth and public health with undersized wastewater treatment and handling systems will take years to catch up, let alone accommodate additional high density apartment wastewater. The extremely noxious odor from the undersized facilities by San Tan Heights on Hunt Highway is already causing complaints, mine included. This odor will detract from apartment dwellers, townhome and single family home owners wanting to secure housing in the Hunt Highway corridor by my home, lowering demand, and eventually value, and subsequently property taxes for Pinal County.

Finally, I realize no one wants high density apartments in their neighborhood, in the midst of single family homes. However, the lower density 2 story townhomes or condominiums would lower the density still allowing developers to subsist, but not further endanger our public health and quality of life that has made this area of the county so desirable.

David R. Trask
455 West Twin Peaks Parkway
San Tan Valley, AZ 85143-5828
(480) 625-0224 or email = traskdr@gmail

October 31, 20021

Pinal County Supervisors, Mr. Stephen Q. Miller, 820 East Cottonwood Lane, Building A,
Casa Grande, AZ 85122

Dear District 3 Supervisor and Pinal County Planning Commission Members:

Request each and every one of you vote NO to ALL HIGH DENSITY REAL ESTATE DEVELOPMENTS fronting on Hunt Highway or Gary Road, specifically the proposed Hancock and Watermark Development Projects. I have served as an officer and Director in all of the numerous Homeowner's Associations I have lived in and / or owned property in California, Arizona, Illinois, Iowa, Wisconsin, South Carolina and Texas, both single family home and townhouse building types during my 39 year military career. Here are my concerns:

1. Currently the TRAFFIC IS SO INTENSE on our stretch of Hunt Highway, EMERGENCY VEHICLES HAVE GREAT DIFFICULTIES GETTING NORTH FROM THEIR FIRE STATION toward the hospitals or SOUTH to Ironwood Banner Hospital. More multiple family apartments will only exacerbate the current abhorrent traffic congestion conditions. As a resident who has had 3 heart attacks, I find this delayed access to immediate emergency medical care could literally cost me my life as well as Pinal County liability for ignoring onerous vehicle traffic surveys .

2. The current and worsening shortage of water from Lake Mead and the Colorado River basin threatens the future of our supply of water, which will only deteriorate more rapidly with such high density apartments versus lower density 2 story townhomes and / or single family or townhouse building type homes.

3. The current systems that EPCOR "inherited" from the grossly mismanaged, family first advantaged, Johnson Utilities that ignored the growth and public health with undersized wastewater treatment and handling systems will take years to catch up, let alone accommodate additional high density apartment wastewater. The extremely noxious odor from the undersized facilities by San Tan Heights on Hunt Highway is already causing complaints, mine included. This odor will detract from apartment dwellers, townhome and single family home owners wanting to secure housing in the Hunt Highway corridor by my home, lowering demand, and eventually value, and subsequently property taxes for Pinal County.

Finally, I realize no one wants high density apartments in their neighborhood, in the midst of single family homes. However, the lower density 2 story townhomes or condominiums would lower the density still allowing developers to subsist, but not further endanger our public health and quality of life that has made this area of the county so desirable.

David R. Trask
455 West Twin Peaks Parkway
Facsimile 480) 625-0224 or email: traskdr@gmail.

October 31, 20021

Pinal County Supervisor, Jeffrey McClure, 19955 North Wilson Avenue, Suite 100,
Maricopa, AZ 85139

Dear District 4 Supervisor and Pinal County Planning Commission Members:

Request each and every one of you vote NO to ALL HIGH DENSITY REAL ESTATE DEVELOPMENTS fronting on Hunt Highway or Gary Road, specifically the proposed Hancock and Watermark Development Projects. I have served as an officer and Director in all of the numerous Homeowner's Associations I have lived in and / or owned property in California, Arizona, Illinois, Iowa, Wisconsin, South Carolina and Texas, both single family home and townhouse building types during my 39 year military career. Here are my concerns:

1. Currently the TRAFFIC IS SO INTENSE on our stretch of Hunt Highway, EMERGENCY VEHICLES HAVE GREAT DIFFICULTIES GETTING NORTH FROM THEIR FIRE STATION toward the hospitals or SOUTH to Ironwood Banner Hospital. More multiple family apartments will only exacerbate the current abhorrent traffic congestion conditions. As a resident who has had 3 heart attacks, I find this delayed access to immediate emergency medical care could literally cost me my life as well as Pinal County liability for ignoring onerous vehicle traffic surveys .

2. The current and worsening shortage of water from Lake Mead and the Colorado River basin threatens the future of our supply of water, which will only deteriorate more rapidly with such high density apartments versus lower density 2 story townhomes and / or single family or townhouse building type homes.

3. The current systems that EPCOR "inherited" from the grossly mismanaged, family first advantaged, Johnson Utilities that ignored the growth and public health with undersized wastewater treatment and handling systems will take years to catch up, let alone accommodate additional high density apartment wastewater. The extremely noxious odor from the undersized facilities by San Tan Heights on Hunt Highway is already causing complaints, mine included. This odor will detract from apartment dwellers, townhome and single family home owners wanting to secure housing in the Hunt Highway corridor by my home, lowering demand, and eventually value, and subsequently property taxes for Pinal County.

Finally, I realize no one wants high density apartments in their neighborhood, in the midst of single family homes. However, the lower density 2 story townhomes or condominiums would lower the density still allowing developers to subsist, but not further endanger our public health and quality of life that has made this area of the county so desirable.

David R. Trask
455 West Twin Peaks Parkway
(480) 625-0224 or email = traskdr@gmail

October 31, 20021

Pinal County Supervisors, Mike Goodman, 31505 North Schnepf Road, San Tan Valley AZ 85142

Dear District 2 Supervisor and Pinal County Planning Commission Members:

Request each and every one of you vote NO to ALL HIGH DENSITY REAL ESTATE DEVELOPMENTS fronting on Hunt Highway or Gary Road, specifically the proposed Hancock and Watermark Development Projects. I have served as an officer and Director in all of the numerous Homeowner's Associations I have lived in and / or owned property in California, Arizona, Illinois, Iowa, Wisconsin, South Carolina and Texas, both single family home and townhouse building types during my 39 year military career. Here are my concerns:

1. Currently the TRAFFIC IS SO INTENSE on our stretch of Hunt Highway, EMERGENCY VEHICLES HAVE GREAT DIFFICULTIES GETTING NORTH FROM THEIR FIRE STATION toward the hospitals or SOUTH to Ironwood Banner Hospital. More multiple family apartments will only exacerbate the current abhorrent traffic congestion conditions. As a resident who has had 3 heart attacks, I find this delayed access to immediate emergency medical care could literally cost me my life as well as Pinal County liability for ignoring onerous vehicle traffic surveys .

2. The current and worsening shortage of water from Lake Mead and the Colorado River basin threatens the future of our supply of water, which will only deteriorate more rapidly with such high density apartments versus lower density 2 story townhomes and / or single family or townhouse building type homes.

3. The current systems that EPCOR "inherited" from the grossly mismanaged, family first advantaged, Johnson Utilities that ignored the growth and public health with undersized wastewater treatment and handling systems will take years to catch up, let alone accommodate additional high density apartment wastewater. The extremely noxious odor from the undersized facilities by San Tan Heights on Hunt Highway is already causing complaints, mine included. This odor will detract from apartment dwellers, townhome and single family home owners wanting to secure housing in the Hunt Highway corridor by my home, lowering demand, and eventually value, and subsequently property taxes for Pinal County.

Finally, I realize no one wants high density apartments in their neighborhood, in the midst of single family homes. However, the lower density 2 story townhomes or condominiums would lower the density still allowing developers to subsist, but not further endanger our public health and quality of life that has made this area of the county so desirable.

David R. Trask
455 West Twin Peaks Parkway
San Tan Valley, AZ 85143-5828
(480) 62509224 or email = traskdr@gmail

October 31, 20021

Pinal County Supervisors, Kevin Cavanaugh, 118 Catalina Avenue, Mammoth, AZ 85618

Dear District 1 Supervisor and Pinal County Planning Commission Members:

Request each and every one of you vote NO to ALL HIGH DENSITY REAL ESTATE DEVELOPMENTS fronting on Hunt Highway or Gary Road, specifically the proposed Hancock and Watermark Development Projects. I have served as an officer and Director in all of the numerous Homeowner's Associations I have lived in and / or owned property in California, Arizona, Illinois, Iowa, Wisconsin, South Carolina and Texas, both single family home and townhouse building types during my 39 year military career. Here are my concerns:

1. Currently the TRAFFIC IS SO INTENSE on our stretch of Hunt Highway, EMERGENCY VEHICLES HAVE GREAT DIFFICULTIES GETTING NORTH FROM THEIR FIRE STATION toward the hospitals or SOUTH to Ironwood Banner Hospital. More multiple family apartments will only exacerbate the current abhorrent traffic congestion conditions. As a resident who has had 3 heart attacks, I find this delayed access to immediate emergency medical care could literally cost me my life as well as Pinal County liability for ignoring onerous vehicle traffic surveys .

2. The current and worsening shortage of water from Lake Mead and the Colorado River basin threatens the future of our supply of water, which will only deteriorate more rapidly with such high density apartments versus lower density 2 story townhomes and / or single family or townhouse building type homes.

3. The current systems that EPCOR "inherited" from the grossly mismanaged, family first advantaged, Johnson Utilities that ignored the growth and public health with undersized wastewater treatment and handling systems will take years to catch up, let alone accommodate additional high density apartment wastewater. The extremely noxious odor from the undersized facilities by San Tan Heights on Hunt Highway is already causing complaints, mine included. This odor will detract from apartment dwellers, townhome and single family home owners wanting to secure housing in the Hunt Highway corridor by my home, lowering demand, and eventually value, and subsequently property taxes for Pinal County.

Finally, I realize no one wants high density apartments in their neighborhood, in the midst of single family homes. However, the lower density 2 story townhomes or condominiums would lower the density still allowing developers to subsist, but not further endanger our public health and quality of life that has made this area of the county so desirable.

Fw: Rezoning concern

From: Gary Modlin (modlinbod@yahoo.com)
To: stopstvhighdensity@yahoo.com
Date: Wednesday, November 3, 2021, 06:26 AM MST

----- Forwarded Message -----

From: Pat Kramer <patkramerhome@gmail.com>
To: Gary Modlin <modlinbod@yahoo.com>
Sent: Tuesday, October 19, 2021, 11:01:21 AM MST
Subject: Fwd: Rezoning concern

----- Forwarded message -----

From: **Gilbert Olgin** <gilbert.olgin@pinal.gov>
Date: Wed, Oct 13, 2021 at 1:43 PM
Subject: Re: Rezoning concern
To: Pat Kramer <patkramerhome@gmail.com>
CC: Info - Planning Division DL <planningdivision@pinal.gov>, DJ Stapley <djstapley@pewandlake.com>, Sean Lake <Sean.Lake@pewandlake.com>

Thank you Pat for the letter, staff will add this to the record and make sure the Commission and Board members receive a copy.

Gilbert Olgin
Pinal County, Senior Planner
85 N Florence Street
First Floor
P O Box 2973
Florence, AZ 85132
(Email) Gilbert.Olgin@pinal.gov
(P) 520-866-6452
(F) 520-866-6530

On Wed, Oct 13, 2021 at 12:40 PM Pat Kramer <patkramerhome@gmail.com> wrote:

Dear Pinal County Board of Supervisors,

I'm writing in hope that you will please help maintain the quality of life for the Solera at Johnson Ranch senior community. I respectfully ask that you stand against the zoning changes and special accommodations being sought by entities representing Watermark Properties and Hancock Communities. These groups wish to build (high density) apartments on land situated between Gary Road and Hunt Highway, which is inconsistent with the Pinal County Comprehensive Plan and very detrimental to our adjacent 700+ homes and over one thousand residents in our 55+ residential neighborhood. There surely are other parcels better suited to handle the demands and needs of these types of projects. Allowing high-density apartments right next to a 55+ senior community is disruptive and not conducive to our quality of life.

I purchased my Solera home in 2018 and I hope to enjoy the beauty of San Tan Valley for years to come. I understand and support that growth will happen. I just hope that impact and

continuity of adjoining neighborhoods are a major consideration of a well-thought out growth plan (i.e. the current Pinal County Comprehensive Plan). The Solera community prides itself in keeping well-maintained homes and a stringent adherence to the homeowners association bylaws. We are a quiet and close-knit community that values safety and a healthy lifestyle for all residents. Please help me protect these important attributes that were the primary reasons for me purchasing the home.

I plan to attend the upcoming Neighborhood Meeting on October 14th and also trust that my voice will be heard through this email.

Sincerely,
Thank you,

Pat
Pat Kramer
29914 N Gecko Trail
San Tan Valley AZ 85143

--
Thank you,

Pat
Pat Kramer
M 319.431.6345
patkramerhome@gmail.com

Fw: Proposed Apartment Complexes in San Tan Valley

From: Gary Modlin (gmodlin@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 3, 2021, 06:22 AM MST

----- Forwarded Message -----

From: dave mikelson <dhdclassic@yahoo.com>

To: Mike.Goodman@pinal.gov <mike.goodman@pinal.gov>

Sent: Friday, October 8, 2021, 04:49:31 PM MST

Subject: Proposed Apartment Complexes in San Tan Valley

Hi Mike,

My name is Dave Mikelson. I live in Solera at Johnson Ranch, our address is 753 W. Sundance Circle, STV 85143. We have lived here since June of 2016 and we love being in Solera and STV.

My wife and I are very concerned about the possibility of two large apartment complexes being built in our area, between Solera and Walmart and then south of Walmart on Gary Road, as are all the residents of Solera and I imagine the surrounding area too. We really struggle with how the county can justify adding that many addresses to our area, between the ongoing water situation and the traffic overload we are already experiencing.

We have always felt that you have really gone to battle for us with different issues, like Johnson Utilities for instance, and have faith that you will attack this bad idea with all your might in our behalf and that of San Tan Valley.

Sincerely,

David & Kathleen Mikelson
720-837-5201

Fw: Proposed Waterford Apartment Development on Gary Road

From: Gary Modlin (gmodlin@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 3, 2021, 06:21 AM MST

----- Forwarded Message -----

From: E John Carlson <bearcat111@gmail.com>

To: "mike.goodman@pinal.gov" <mike.goodman@pinal.gov>

Sent: Wednesday, October 13, 2021, 11:53:25 AM MST

Subject: Proposed Waterford Apartment Development on Gary Road

Dear Commissioner Goodman;

We will be unable to attend the meeting on October 14th concerning the proposed development south of the Gary Road Walmart of the 8-9 apartment buildings that Waterford Development is considering.

We think that type of proposed apartments development would greatly undermine the value of the homes in the present Solera Johnson Ranch development and create traffic problems on Gary Road and Hunt Highway that would be intolerable. We wish to express our views that this proposed development should not be approved.

Thank you,

E. John & Brenda Carlson
32046 N Echo Canyon Rd
San Tan Valley, AZ 85143

Fw: Two High Density Apartments South of Walmart

From: Gary Modlin (gmodlin@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, November 3, 2021, 06:22 AM MST

----- Forwarded Message -----

From: Gary Modlin <gmodlin@yahoo.com>

To: Gary Modlin <modlinbod@yahoo.com>

Sent: Wednesday, October 13, 2021, 10:52:15 AM MST

Subject: Fw: Two High Density Apartments South of Walmart

----- Forwarded Message -----

From: Mike Goodman <mike.goodman@pinal.gov>

To: Gary Modlin <gmodlin@yahoo.com>

Cc: Haylie Studebaker <haylie.studebaker@pinal.gov>; Ashley Heinrich <ashley.taylor@pinal.gov>; Jordan Haight <jordan.haight@pinal.gov>

Sent: Tuesday, October 12, 2021, 04:19:50 PM CDT

Subject: Re: Two High Density Apartments South of Walmart

Hello,

We've received several communications regarding proposed apartment complex developments throughout our Community. I appreciate your engagement in this process. It's imperative that you as residents provide input and feedback and are involved in these decisions.

After reviewing each message we received, we hope this response addresses all questions. If anything is missed or you have follow up questions please let us know.

I completely understand concerns regarding traffic and water/wastewater services. Since taking office, be assured that these items have always been at the forefront of our decision making process. For any new developments, the State, as well as the County, have requirements for builders to ensure there is adequate water supply. They also will need to participate in traffic studies that will likely result in developers making road enhancements to support additional traffic. If developers are not able to address water supply and road concerns, they will not be permitted to build.

As far as the overall plan for our community, we have always been focused on ensuring we have a balance of commercial and residential. That being said, we do know that commercial and retail centers are not being built on a large scale like they used to be, in the form of malls, etc. This shift has come as a result of increases in online shopping. However, there is a need for larger retailers and restaurants in our community. We are working diligently to reserve space for these types of developments and have made changes to attract more retailers.

With respect to housing, there is a need for diverse housing options, which includes apartments. Currently we do not have this option available in San Tan Valley, and it serves a great purpose in helping us become a more robust and well-rounded community. The best location for these amenities is what has to be determined.

I greatly appreciate you taking the time to give your input. As far as the vote on whether we would approve a rezone, I am only one of five supervisors who would vote on this item. It's imperative that you share your thoughts with the other supervisors as well, so they can be better informed in their decision making process. The best way to accomplish this is by also sharing your feedback with the planning and zoning commission who will make a recommendation to the board regarding this case. Then your comments will become a part of the official zoning case for all the supervisors to see. Their email address is:

Planningdivision@pinal.gov

Thank you,

-Supervisor Goodman's Office

On Sun, Oct 10, 2021 at 8:27 AM Gary Modlin <gmodlin@yahoo.com> wrote:

Mike, according to the narrative from Watermark Development 9 provided to the county (dated August 6, 2021) and the county planning department comments (dated September 12, 2021), the traffic created by the two developments will be nearly 2,500 vehicles on a daily basis. Watermark is projecting 1,828 vehicles coming and going and the county projects as little as 600 (county comments dated August 6, 2021) on a daily basis from the Hancock Development. With this in mind at the Hunt Highway and Gary Road, even more congestion (and perhaps accidents) will occur. Life safety for San Tan Valley residents is critical in the decision making process.

There are water issues also. From what I understand, the state of Arizona has been reduced 18% of their allocation from the Colorado River due to the droughts this year. Only Mother Nature knows when this will be corrected.

Pinal County several years ago put together the San Tan Valley Comprehensive Plan. On both of these developments, the developer is requesting rezoning of the areas, requesting variances on set backs from the 25 foot requirement to 15 feet. Also, they are requesting approval for three story buildings in the Watermark development while the county regulations only allow for 30' tall buildings.

The Hancock development along Hunt Highway is currently zoned for single family homes. Allowing multi-family in this development goes against everything that the county has set forth in their plan. The Watermark development along Gary Road is zoned for commercial, single family, and multi-family (with the 30' high roof stipulation and 25' setbacks).

Mike, I believe that the county commissioners should stand by their plan that they spent a lot of time, effort, and money to develop. We do not need high density residential in this area since it dramatically impacts traffic. Should the Watermark development be approved, San Tan Heights Boulevard will become the favorite short cut to access Hunt Highway via Mountain View to avoid the congestion at Hunt and Gary. Unfortunately, this increases traffic through the San Tan Heights residential streets and runs right by the San Tan Heights grade school. Again, the more traffic at the school may increase the possibility of a vehicle/pedestrian accident.

Watermark Developers elected to send notification out to residents within 600 feet of the property even though the planning department specifically stated 1200 feet in their comments (comment #18) back to Watermark on September 12, 2021. They also elected to not hold the meeting via Zoom, perhaps in hopes of fewer people attending in comparison to the Hancock developers Zoom meetings. It seems that the developers are playing by their own set of rules

throughout the process and are not willing to abide by the established zoning requirements nor the direction from the planning department.

Mike, please consider not approving these projects should they come up for a vote amongst the commissioners. You have proven to be a great supporter for San Tan Valley in the past.

Respectfully,

Gary Modlin
30262 N. Bismark
San Tan Valley, AZ 85143

Re: Hancock Highway South (PZ-PA-013-21) and Watermark Residential Apartments (APN-509-02-9680)

From: Milton Fender (milt.fender@gmail.com)

To: steve.abraham@pinal.gov; mike.goodman@pinal.gov; kevin.cavanaugh@pinal.gov; stephen.miller@pinal.gov; bosdistrict4@pinal.gov; jeff.serby@pinal.gov; scott.riggins@pinal.gov

Cc: stopstvhghdensity@yahoo.com

Date: Wednesday, November 10, 2021, 11:41 AM MST

Good morning,

I am writing you today to let you know that my wife and I are not in favor of the high density developments being proposed near the intersection of Hunt Highway and Gary Road and ask that you DENY these applications:

Watermark Residential
312 Apartments/9 Buildings
Case #: Z-PA-094-21

Hancock Highway South
240+ Apartment Homes
Case #: APN-210-822, PZ-PA-013-21, PZ-PD-022-21

Our reasoning...

The CCP:

In reference to Pinal County's Comprehensive Community Plan, as stated on Page 63, even with a slightly lower density of 3.5-8 du/ac), a site of up to 25 acres needs to be located at an intersection of two proposed or existing principle arterials or higher roadway classification OR allowed as part of a 150 acre or larger master planned community. The proposed development on the subject lands fails both criteria. If the subject property falls within the 25 to 50 acre criteria on page 63, it must be located at the intersection of a proposed or existing principle arterial and a proposed or existing parkway or higher roadway classification, OR allowed as part of a 250 acre or larger master planned community. It fails both of these tests as well.

STVCP

Pinal County several years ago put together the San Tan Valley Comprehensive Plan. For both of these new developments, the developers are requesting rezoning of the areas, requesting variances on set backs from the 25 foot requirement to 15 feet. Also, they are requesting approval for three story buildings in the Watermark development while the county regulations only allow for 30' tall buildings.

The Hancock development along Hunt Highway is currently zoned for single family homes. Allowing multi-family in this development goes against everything that the county has set forth in their plan. The Watermark development along Gary Road is zoned for commercial, single family, and multi-family (with the 30' high roof stipulation and 25' setbacks).

It is understood that there is a need for higher density accomodations in our community, and within the STV SAP, an area for higher density has been established. It is focused around the intersection of Gantzel Road and Skyline Road and designated Urban Transitional and Urban Center. These designations permit housing (amongst other land uses) at a density of 4-10 du/ac and 10+ du/ac respectively.

There is another concern regarding residential traffic. Should the Watermark development be approved, San Tan Heights Boulevard will become the favorite shortcut to access Hunt Highway via Mountain View to avoid the congestion at Hunt and Gary. Unfortunately, this will increase traffic through the San Tan Heights residential streets that run right by the San Tan Heights grade school. A potentially very dangerous situation for the children of San Tan Heights.

There are many other reasons for denying these applications, water resources, open space, a sense of community versus transient rentals. Many of us moved to San Tan Valley to escape high density, to live in a more rural setting. Growth is inevitable and sometimes desirable, but adhering to the Pinal County Comprehensive Community Plan, and forcing developers to abide by that plan seems the best course for the county and the residents who reside here.

Thank you for your consideration.

Milton and Debi Fender
32145 N Dog Leg Ct.
San Tan Valley, AZ 85143
303-564-3300

(No Subject)

From: Marleen Smouse (owsi170867@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Saturday, November 27, 2021, 01:24 AM MST

Marleen Smouse-Bangerter, Janice Smouse, and Victoria Bangerter.
28520 North Sunset Drive
STV, AZ 85143

3

Halt Apartment Construction!!

From: Bridgett Kempf (bridgett.kempf@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Monday, November 29, 2021, 10:04 AM MST

The roads & stores CANNOT handle this additional traffic!! We do NOT want this in our community!!
Please add the following people to this petition:

Bridgett Kempf
31256 N. Saddlebag Ln.
San Tan Valley, AZ 85143

Seth Kempf
31256 N. Saddlebag Ln.
San Tan Valley, AZ 85143

Kyra Nichols
31256 N. Saddlebag Ln.
San Tan Valley, AZ 85143

Thank you! We are praying for a favorable outcome!

③

A big NO to apartments going in on Gary and Hunt Highway!

From: Elva Parker (parkermamabear@gmail.com)

To: stopstvhighdensity@yahoo.com

Date: Monday, November 29, 2021, 07:08 AM MST

We strongly disagree with apartments being built in that area! We're all drivers and feel the congestion of all the traffic already in this area. Apartments there would be a disaster.

Gene Parker
Elva Parker
Crystal Parker
Natalie Parker
Chelsea Parker
Ammon Parker

206 E. Paso Fino Way
San Tan Valley, AZ. 85143

6

DENY Construction

From: Arianna Martinez (arimarie85@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:08 AM MST

Arianna Martinez
Alex Verdugo
Dionicio Contreras

33183 N Cat Hills Ave

Sent from my iPhone

3

DENY Construction

From: Kimberly Somers (kssomers11@yahoo.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 11:07 AM MST

Our household strongly disagrees with building apartment complexes on the proposed land. San Tan Valley is already losing its identity as a beautiful rural getaway. All of its charm including rural roadways, farmland, and sparseness that make it unique are dissipating. Absolutely no to apartments!

Kimberly Somers
Andrew Geavaras
Michael Geavaras
2109 W. Goldmine Mountain Dr
San Tan Valley, AZ 85142

Sent from Yahoo Mail on Android

3

DENY Construction

From: Viki Patch (vipatch3279@gmail.com)

To: stopstvhightdensity@yahoo.com

Date: Wednesday, December 1, 2021, 12:58 PM MST

PLEASE halt construction of two high density developments at the hunt highway and gary roads intersection. VIKI PATCH, ORTON PATCH AND PATRICIA PATCH 32984 N JAMIE LANE, SAN TAN VALLEY, AZ

3

DENY Construction

From: brad.johnson@us.tel.com (brad.johnson@us.tel.com)

To: stopstvhighdensity@yahoo.com

Date: Wednesday, December 1, 2021, 06:12 PM MST

To whom it may concern,

Absolutely NO to the construction of two apartment complexes near the intersection of Hunt Highway and Gary Roads! We already do not have the infrastructure to support all the new homes being built. Certainly can not handle TWO high density apartment complexes!

Sincerely,

Brad, Nga, Amber, Ashley, Anisha, and Aleah Johnson

3934 W South Butte Rd.

Queen Creek, AZ 85142

Bradley Johnson

TEL Clean Track I-PRO Team - PHX

Cell: 480-290-9566

Fab Phone: 480-316-7588

Desk: 480-539-2008

Email: brad.johnson@us.tel.com

6